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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS  
(TIMBER, IRON FRAMES AND ALUMINUM PLATES) FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND,  
TAI TONG, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Mang Sang Timber Trading Limited**

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use *Lots 1339 S.A to S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land'** (proposed development).
- The Site falls within an area zoned as "Agriculture" on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Site consists of an area of 3,109 m<sup>2</sup> (about), including 925 m<sup>2</sup> (about) of GL. A total of 3 structures are proposed at the Site for warehouse for storage of construction materials, site office, transformer room and washroom with total GFA of 1,841 m<sup>2</sup> (about), the remaining area is designated as area for erection of H-pole, parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Tai Tong Road via a local access. The operation hours of the Site are Monday to Saturday from 08:30 to 17:30. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
  - The applicant's original premises are affected by the development of Kwu Tung North New Development Area (KTN NDA)
  - The applied use is similar to the applicant's original premises in Ma Tso Lung
  - The proposed development is not incompatible with surrounding land use
  - No significant adverse impact is anticipated to the surrounding area
  - The proposed development is on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone
- Details of development parameters are as follows:

<b>Application Site Area</b>	3,109 m <sup>2</sup> (about), incl. 925 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	1,762 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,347 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.59 (about)
<b>Site Coverage</b>	57% (about)
<b>Number of Structure</b>	3
<b>Total GFA</b>	1,841 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,841 m <sup>2</sup> (about)
<b>Building Height</b>	2.5 m - 12 m (about)
<b>No. of Storey</b>	1-2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗大棠丈量約份第 117 約地段第 1339 號 A 分段至 G 分段 (部分)、第 1339 號 H 分段第 1 小分段 (部分) 及第 1339 號餘段 (部分) 及毗連政府土地的規劃申請，於上述地段作「擬議臨時貨倉存放建築材料 (木材、鐵架及鋁板) (為期 3 年) 及相關填土工程」。
- 申請地點所在的地區在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」用途地帶。申請地盤面積為 3,109 平方米 (約)，當中包括 925 平方米 (約) 的政府土地。申請地點將設有 3 座構築物作貨倉存放建築材料、場地辦公室，變壓器房及洗手間，構築物的總樓面面積合共為 1,841 平方米 (約)，其餘地方將預留作擺放 H 型電線桿、泊車位、上/落貨位及流轉空間。
- 申請地點可從大棠路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 8 時 30 分至下午 5 時 30 分，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到古洞北新發展區影響
  - 申請的用途與申請人先前於馬草壟的發展用途大致相同
  - 擬議發展與周邊用途並非不協調
  - 擬議發展不會對周邊地區帶來負面影響
  - 擬議發展屬臨時性質，不會影響「農業」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	3,109 平方米 (約)， 包括 925 平方米 (約) 政府土地
上蓋總面積：	1,762 平方米 (約)
露天地方面積：	1,347 平方米 (約)
地積比率：	0.59 (約)
上蓋覆蓋率：	57% (約)
樓宇數目：	3 座
總樓面面積	1,841 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,841 平方米 (約)
構築物高度：	2.5 米- 12 米 (約)
構築物數：	1-2 層

## 1. INTRODUCTION

### *Background*

- 1.1 R-riches Property Consultants Limited has been commissioned by *Mang Sang Timber Trading Limited* (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) in respect to *Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D.117 and adjoining GL, Tai Tong, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant seeks to use the Site for '**Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land**'. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the proposed use is not column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 The Site is the subject of a previous S.16 planning application (No. A/YL-TT/544) for the same use, which was also submitted by the applicant. The current application involves of decrease in site area and gross floor area (GFA) to meet the operational need (**Appendix I**).
- 1.4 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 6**). Furthermore, a set of proposal, i.e. run-in/out, drainage and fire service installations (FSIs) proposals are provided to demonstrate that the proposed development will not induce adverse impacts to the surrounding area through providing adequate mitigation measures (**Appendices II to IV**).

## 2. JUSTIFICATIONS

### *To Facilitate the Relocation of the Applicant's Original Business Premises Affected by the Implementation of KTN NDA*

- 2.1 The applicant has been operating their construction materials trading business premises in Ma Tso Lung (i.e. *Lot 2240 S.B (Part) in D.D. 96*) since the 2000s. However, the business premises were resumed by the Government to facilitate the implementation of KTN NDA in February 2022. The applicant subsequently applied to the Board to facilitate the relocation of the affected business premises to portion of the Site under S.16 planning application No. A/YL-TT/544. The application was later approved by the Board with conditions on a temporary basis of 3 years on 20/5/2022.
- 2.2 However, the applicant did not have sufficient time to comply with the approval conditions within the designated time period, which led to revocation of the application on 20/2/2024. During the planning approval period of the previous application (No. A/YL-TT/544), the applicant has shown effort to comply with the approval conditions, details are shown at **Table 1** below:

**Table 1:** Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TT/544		Date of Compliance
(c)	<i>Provision of Boundary Fencing</i>	Not Complied with
(d)	<i>Submission of a Run-in/out Proposal</i>	30/11/2022
(e)	<i>Implementation of the Run-in/out Proposal</i>	Not Complied with
(f)	<i>Submission of a Revised Drainage Proposal</i>	19/7/2023
(g)	<i>Implementation of the Drainage Proposal</i>	Not Complied with
(i)	<i>Submission of a FSIs Proposal</i>	2/2/2023
(j)	<i>Implementation of FSIs Proposal</i>	Not Complied with

- 2.3 As mentioned at paragraph 2.2, the applicant did not have sufficient time to comply with the approval conditions in relation to the provision of boundary fencing, as well as the implementation of run-in/out, drainage and FSIs proposals. As the application site of the previous application (No. A/YL-TT/544) comprises both *Old Schedule Agricultural Lots held under the Block Government Lease* and GL, prior permissions have to be obtained from the Government for the erection of structures and occupation of GL respectively.
- 2.4 The applicant submitted Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department (LandsD) to facilitate the approved scheme after planning permission has been obtained from the Board. The approval of STW (STW5508) and STT (STTYL0199) were subsequently obtained by the applicant on 30/1/2024 and 31/1/2024 respectively. As the applicant could not complete the constructions works for compliance with the aforesaid approval conditions within the designated time period, the current planning application is therefore submitted to the

Board to continue to facilitate the relocation of the premises.

*Applied Use Is The Same as The Affected Business in Ma Tso Lung and the Previous Application*

- 2.5 The proposed development involves a warehouse for storage of construction materials (timber, iron frames and aluminum plates) with site office to support the daily operation of the Site (**Plan 4**). The applied use is the same as the affected business premises in Ma Tso Lung. The area of the Site (i.e. about 3,109 m<sup>2</sup>, +11%) is similar to the applicant's original premises in Ma Tso Lung (i.e. about 2,800 m<sup>2</sup>) which has already been resumed and reverted to the Government in 2022.
- 2.6 When compared with the previous application No. A/YL-TT/544, there are decreases in site area, plot ratio, covered area and GFA, while the applied use, number of structures, building height, operation hours (**Plan 4** and **Appendix I**).

*Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" zone*

- 2.7 Despite the proposed development is not in line with planning intention of the "AGR", the special background of the application should be considered on its individual merit. In addition, application for the same use was also approved by the Board previously, therefore, approval of the current application would not set an undesirable precedent for the "AGR" zone.
- 2.8 Although the Site currently falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural activity (**Plans 1** and **3**). Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories, especially for the relocation of business premises affected by the implementation of KTN NDA.

*The Proposed Development is Not Incompatible with Surrounding Land Use*

- 2.9 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by open storage/storage yards, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses. In support of the current application, the applicant has submitted the accepted run-in/out proposal of the previous application (No. A/YL-TT/544), drainage and FSIs proposals to mitigate the potential impacts generated from the proposed development (**Appendices II to IV**).



### **3. SITE CONTEXT**

#### *Site Location*

3.1 The Site is located in Tai Tong, Yuen Long, New Territories (**Plan 1**). It is approximately 50m east of Tai Tong Road; 3.2 km south of Yuen Long Highway; 4.3 km south of Yuen Long MTR Station and 15 km southwest of the original premises in Ma Tso Lung.

#### *Accessibility*

3.2 The Site is accessible from Tai Tong Road via a local access (**Plan 1**).

#### *Existing Site Condition*

3.3 The Site is currently vacant, unfenced and covered by vegetation (**Plans 1 and 3**).

#### *Surrounding Area*

3.4 The Site is mainly surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop (**Plans 1 and 3**).

3.5 To its immediate and further north in an area zoned as "Green Belt" are mostly lands covered by vegetation, woodland and burial grounds (**Plans 1 and 3**).

3.6 To its immediate and further east are some vacant lands covered by vegetation, temporary structures for agricultural use and woodland (**Plans 1 and 3**).

3.7 To its immediate south are farmlands and occupied by temporary structures. To its further south are occupied by temporary structures for workshop and hobby farm uses (**Plans 1 and 3**).

3.8 To its immediate west are a cluster of trees and Tai Tong Road. To its further west are Tai Tong Tsuen and residential developments (**Plans 1 and 3**).

#### 4. PLANNING CONTEXT

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is not a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

##### *Planning Intention*

- 4.2 This planning intention of the subject "AGR" zone is *intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

##### *Filling of Land Restrictions*

- 4.3 According to the Remarks of the subject "AGR" zone, any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai Tong OZP No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

##### *Previous Application*

- 4.4 The Site is the subject of two previous approved S.16 planning applications (Nos. A/YL-TT/515 and A/YL-TT/544) for 'place of recreation, sports or culture (hobby farm)' and 'warehouse' uses, which were approved by the Board in 2021 and 2022 respectively. The latest application (No. A/YL-TT/544) was submitted by the same applicant for the same use, which was approved by the Board on a temporary basis for 3 years on 20/5/2022. Therefore, approval of the current application is considered in line with the Board's previous decision.

##### *Similar Application*

- 4.5 There is no similar application for temporary 'warehouse' use within in the same "AGR" zone.

##### *Land Status*

- 4.6 The Site consists of 9 private lots in D.D. 117 with an area of 2,184 m<sup>2</sup>(about) of Old

Schedule Lots held under the Block Government Lease. The remaining area falls on GL, i.e. 925 m<sup>2</sup> (about) (**Plan 3**). The ownership details are provided at **Table 2** below:

**Table 2:** Land Ownership of the Site

Lots in D.D. 117		Ownership
1	1339 S.A	<i>Mang Sang Timber Trading Limited</i> (the applicant)
2	1339 S.B	
3	1339 S.C	
4	1339 S.D	
5	1339 S.E	
6	1339 S.F	
7	1339 S.G	
8	1339 S.H ss1	
9	1339 RP	

- 4.7 The applicant has obtained approval of STW (STW5508) and STT (STTYL0199) from the LandsD to facilitate the approved scheme of the previous application and the occupation of GL at the Site respectively. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The area of the Site is 3,109 m<sup>2</sup> (about), including 925 m<sup>2</sup> (about) of GL. Details of development parameters are shown at **Table 3** below.

**Table 3:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	3,109 m <sup>2</sup> (about), including 925 (about) of GL
<b>Covered Area</b>	1,762 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,347 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.59 (about)
<b>Site Coverage</b>	57% (about)
<b>Number of Structure</b>	3
<b>Total GFA</b>	1,841 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,841 m <sup>2</sup> (about)
<b>Building Height</b>	2.5 m - 12 m (about)
<b>No. of Storey</b>	1-2

- 5.2 A total of 3 structures are proposed at the Site for storage of construction materials, site office, transformer room and washroom with total GFA of 1,841 m<sup>2</sup> (about), the remaining area is reserved for erection of H-poles, erection of H-pole, parking, L/UL spaces and circulation area (**Plan 4**). Details of structures are shown at **Table 4** below:

**Table 4:** Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse for Storage of Construction Materials and Site Office	1,738m <sup>2</sup>	1,817m <sup>2</sup>	12 m (2-storey <sup>#</sup> )
B2	Transformer Room	9 m <sup>2</sup>	9 m <sup>2</sup>	3 m (1-storey)
B3	Washroom	15 m <sup>2</sup>	15 m <sup>2</sup>	2.5 m (1-storey)
<b>Total</b>		<b>1,762 m<sup>2</sup> (about)</b>	<b>1,841 m<sup>2</sup> (about)</b>	-

<sup>#</sup>Only site office portion of the structure B1 is 2-storey, the remaining area of structure B1 is 1-storey

### *Filling of Land at the Site*

- 5.3 The Site is proposed to be filled wholly with concrete of not more than 0.2m in depth for site formation of structures, parking and L/UL spaces and circulation area (**Plan 5**). Concrete site formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

### *Operation Mode*

- 5.4 The proposed development will operate on Monday to Saturday from 08:30 to 17:30. No operation on Sunday and public holiday. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

### *No Adverse Traffic Impact*

- 5.6 The Site is accessible from Tai Tong Road via a local access (**Plan 1**). One 9 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A total of 3 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

**Table 5: Parking and L/UL Provisions**

Type of Parking Space:	Number of Space
Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L)	2
Type of L/UL Space:	Number of Space
L/UL Space for Container Vehicle - 3.5 m (W) X 16 m (L)	1

- 5.7 A run-in/out proposal is submitted by the applicant to demonstrate the smooth manoeuvring of vehicles enter/exit from Tai Tong Road (**Appendix I**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 6**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 6** below), adverse traffic impact should not be anticipated.

**Table 6: Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction				
	Private Car (Staff)		Container Vehicle		2-Way Total
	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (08:30 – 09:30)	2	0	1	0	3
Trip at <u>PM peak</u> per hour (17:30 – 18:30)	0	2	0	1	3
Trip per hour (average)	0.5	0.5	1	1	3

- 5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 130m south of the Site with frequent bus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 7** and below:

**Table 7: Public Transport Serving the Site**

Route No.	Termination Points		Frequency
MTR Bus			
K66	Long Ping	Tai Tong Wong Nai Tun Tsuen	4 to 15 minutes

Source: MTR Website

#### *No Adverse Environmental Impact*

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *ProPECC PN 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase must be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always

operational.

- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.12 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

*No Adverse Landscape Impact*

- 5.13 No old and valuable tree or protected species has been identified at the Site.

*No Adverse Drainage Impact*

- 5.14 There is no existing drainage system within the Site. The applicant has submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development (**Appendix III**). The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

*Fire Safety Aspect*

- 5.15 The applicant has submitted a FSIs proposal to ensure fire safety within the Site (**Appendix IV**). The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ma Tso Lung, which will be affected by the development of KTN NDA. The Site is the subject of 1 previously approved S.16 planning application (No. A/YL-TT/544) for the same use, which was submitted by the current applicant. However, the applicant did not have sufficient time to comply with the approval conditions within the designated time period, which led to revocation of the application on 20/2/2024.
- 6.2 When compared with the previous application No. A/YL-TT/544, only the site area, GFA and number of parking space are decreased while the other major development parameters remain unchanged. Given that the application's special background is to facilitate the development of KTN NDA, approval of the current application would not set an undesirable precedent within the "AGR" and should be considered on its own merits.
- 6.3 The proposed development is considered not incompatible with surroundings as the Site is surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop. Although the Site currently falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and to facilitate the relocation of the applicant's business premises.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted run-in/out of the previous application, drainage and FSIs proposals to mitigate potential impact arising from the proposed development (**Appendices II to IV**). The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**  
**March 2024**