
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE,**

**VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
MAN KAM TO, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Standard Billion Limited

Consultancy Team

R-riches Planning Limited



April 2026

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FILE CONTROL

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APPLICANT : *Standard Billion Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Various Lots in D.D. 89 and Adjoining Government Land*

AMENDMENT RECORD

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) to use *Various Lots in D.D. 89 and Adjoining Government Land (GL), Man Kam To, New Territories* (the Site) for **‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’** (the proposed development).
- The Site falls within an area zoned as “Agriculture” (“AGR”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. The Site occupies an area of 16,256 m² (about), including 80 m² (about) of GL. A total of three 2-storey structures are proposed at the Site for warehouses (excluding D.G.G), offices, canteen and washrooms with a total GFA of 9,998 m² (about), the remaining area is reserved for vehicle parking and loading/unloading (L/UL) spaces, circulation area and preserved wetland.
- The Site is accessible from Man Kam To Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant’s original premises are affected by land resumption for the development of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
 - The current application is similar to the previously approved S.16 planning application No. A/NE-FTA/247;
 - The applicant has spent effort in identifying suitable site for relocation;
 - The applied use is the same as the applicant’s original premises;
 - The proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “AGR” zone; and
 - *The proposed development is not incompatible with surrounding land use.*
- Details of development parameters are as follows:

Application Site Area	16,256 m ² (about), incl. 80 m ² (about) of GL
Covered Area	4,999 m ² (about)
Uncovered Area	11,257 m ² (about)
Plot Ratio	
	0.62 (about)
Site Coverage	
	31% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	9,998 m ² (about)
Building Height	
	16.5 m (about)
No. of Storey	
	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文錦渡丈量約份第 89 約多個地段及毗鄰政府土地的規劃申請，於上述地點作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」。
- 申請地點所在的地區在《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18》上劃為「農業」用途地帶。申請地盤面積為 16,256 平方米 (約)，包括 80 平方米 (約) 的政府土地。申請地點將設有 3 座兩層高的構築物作貨倉 (危險品倉庫除外)、辦公室、飯堂及洗手間，構築物的總樓面面積合共為 9,998 平方米 (約)，其餘地方將預留作車輛上／落貨及停泊位、流轉空間及保護濕地。
- 申請地點可從文錦渡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七時至下午七時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 本申請旨在協助申請人原來的經營處所受到洪水橋／厦村新發展區發展收地影響而需遷移業務處所；
 - 是次申請與先前已獲批之規劃申請 (編號：A/NE-FTA/247) 大致相同；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請的用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」用途地帶的長遠規劃意向；及
 - 擬議發展不會對周邊地區帶來重大負面影響。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	16,256 平方米 (約) (包括 80 平方米 (約) 的政府土地)
上蓋總面積：	4,999 平方米 (約)
露天地方面積：	11,257 平方米 (約)
地積比率：	0.62 (約)
上蓋覆蓋率：	31% (約)
樓宇數目：	3 座
總樓面面積	9,998 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	9,998 平方米 (約)
構築物高度：	16.5 米 (約)
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Standard Billion Limited**¹ (the applicant) to make submission on their behalf to the Board under the S.16 of the Ordinance in respect to *Lots 427 RP (Part), 427 S.D (Part), 427 S.E RP (Part), 433 (Part), 445 (Part), 446 (Part), 447 (Part), 458 S.B RP (Part), 462 (Part), 463, 464 (Part), 465 (Part), 466 (Part), 518 RP (Part), 520 RP (Part), 521 (Part), 522 (Part), 523 (Part), 524 (Part), 525 S.A, 525 RP, 526 (Part) in D.D. 89 and Adjoining GL, Man Kam To, New Territories* (the Site)(**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (proposed development). The Site currently falls within an area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, the proposed use, i.e. '*warehouse (excluding D.G.G)*' is not a column one nor 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 In support of the proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 10** and **Appendices I to VI**). Other assessments will be submitted, if required at a later stage for the consideration of Government departments and members of the Board.

¹ **Standard Billion Limited** (the applicant) is authorized by **Top Concept Logistics Limited** 佳宏物流有限公司 (the originals operator) to facilitate the relocation of their existing business premises in Hung Shui Kiu. Details of the original operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the development of the HSK/HT NDA

- 2.1 The current application is intended to facilitate the relocation of the applicant's original premises in HSK due to land resumption to pave way for the development of the HSK/HT NDA (**Plans 4 to 5**). The original premises (i.e. Various Lots in D.D. 125) have been occupied by 'storage' use since the early-1990s. Until the mid-2000s, there was a significant demand for local warehouses due to the proliferation of e-commerce. As the original premises had been storing goods in an unorganized and exposed manner since the 1990s, the premises were later transformed into a warehouse in the 2000s in order to increase efficiency and alleviate the pressing demand for the local warehousing and logistics industry.
- 2.2 The original premises currently fall within an area zoned as "Other Specified Uses" Annotated "Industry Park" ("OU(IP)"), "Other Specified Uses" Annotated "Logistics Facility(1)" ("OU(LF1)") and "Other Specified Uses" Annotated "Logistics Facility" ("OU(LF)") on the Draft HSK/HT OZP No. S/HSK/3 (**Plan 4**). According to the implementation programme for the development of HSK/HT NDA, the applicant's original premises fall within sites under the 'Second Phase Development' and 'Remaining Phase Development' (**Plan 5**). As land where the original premises has already been resumed and reverted to the Government in 2024. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

Applicant's effort in identifying suitable site for relocation

- 2.3 While the applicant has spent effort to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small (**Appendix II and Plan 7**). After a lengthy site search process, the Site was identified for relocation as it is relatively flat and easily accessible from Man Kam To Road via a local access (**Plan 1**).

The current application is similar to the previously approved S.16 planning application No. A/NE-FTA/247

- 2.4 The applicant subsequently submitted a planning application (No. A/NE-FTA/247) to comprehensively relocate the applicant's original premises in Hung Shui Kiu. The previous application involves the operation of the same applied use as the current application, which was approved by the Board with condition for period of 3 years in December 2024.

- 2.5 During the planning approval period of the previous application (No. A/NE-FTA/247), the applicant has shown effort in complying with the planning approval conditions in regard to ecological, drainage and fire safety aspects. 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/NE-FTA/247		Date of Compliance
(a)	The submission of a revised ecological impact assessment (EcoIA)	05.02.2025
(b)	The implementation of the revised EcoIA	Not complied with
(c)	The submission of a revised drainage impact assessment (DIA)	24.07.2025
(d)	The implementation of the flood mitigation measures and drainage facilities	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	Not complied with
(g)	The implementation of the FSIs proposal	Not complied with
(h)	The implementation of traffic management measures	Not complied with

- 2.6 Regarding condition (f), the applicant made submissions with a FSIs proposal for compliance with this condition on 09.03.2026 31.03.2026 and 22.04.2026. As of May 2026, the latest submission is still under consideration by the Director of Fire Services (D of FS).
- 2.7 In view of the aforesaid works in relation to buildings and lands matter, the applicant intended to commence all the construction works (i.e. erection of structures, implementation of proposals and traffic mitigation measures) within the same timeframe to maximum the efficiency of the project delivery.
- 2.8 In support of the application, the applicant has submitted the accepted EcoIA and DIA of the previous application (No. A/NE-FTA/247), tree survey and landscape proposal to minimize potential impact(s) to the surrounding areas, as well as for the consideration of relevant Government bureaux/departments and members of the Board (**Appendices III to VI**).
- 2.9 As stated above, the Site is the subject of one previous S.16 planning application (No. A/NE-FTA/247) for the same use, which was submitted by the same applicant. When compared with the previous application, there are slight changes in the layout of the Site, whilst GFA, site coverage and number of structures are slightly revised to meet the operation needs of the proposed development so as to maximum the operation efficiency. The nature and operation of the applied use remain unchanged. Details differences in development parameters are shown at **Appendix I** and **Table 2** below:

Table 2: Differences between the current and previous applications

	Previous application (No. A/NE-FTA/247) (a)	Current Application (b)	Difference (b) – (a)
Site Area	16,256 m ²	16,256 m ²	No change
Covered Area	7,369 m ²	4,999 m ²	-2,370 m ² , -32%
GFA	14,738 m ²	9,998 m ²	-4,740, m ² , -32%
No. of Structure	2	3	+1
Building Height	16.5 m	16.5 m	No change

2.10 Since the major development parameters and operation mode of the current application are similar to the previously approved application (No. A/NE-FTA/247), approval of the current application is considered in line with the Board's previous decision.

Applied use is the same as the original premises in HSK

2.11 The proposed development involves the operation of warehouse (excluding D.G.G) with ancillary facilities to support the daily operation of the Site. The applied use is also the same as the original business premises in HSK. The area of the Site (*i.e. about 16,256 m², -11%*) and GFA (*i.e. about 9,998 m², -63%*) are smaller to the original premises, details of the original premises are shown at **Table 1** below:

Table 3: Differences between the Original Premises and The Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	18,279 m ²	16,256 m ²	-2,023 m ² , -11%
Covered Area	13,533 m ²	4,999 m ²	-8,534 m ² , -63%
GFA	13,533 m ²	9,998 m ²	-3,535, m ² , -26%

2.12 A significant portion of the Site (*i.e 11,257 m²*) is uncovered and designated for manoeuvring and parking of vehicles, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for vehicles for L/UL of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

2.13 Although the Site falls within area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, the Site is currently vacant with no active agricultural activity. Therefore, approval of the current application on a temporary basis would

not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.

- 2.14 Despite the fact that the proposed development is not in line with planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land use

- 2.15 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites occupied by temporary structures for logistics centres, open storage yards and vacant land, the proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire services and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 10 m west of Man Kam To Road; 2 km west of Man Kam To Boundary Control Point; 3.1 km north of Sheung Shui MTR Station; 5.5 km southwest of Heung Yuen Wai Boundary Control Point; 9.5 km east of Lok Ma Chau Boundary Control Point; and 27.7 km northeast of the original premises in HSK (**Plan 1**).

Accessibility

- 3.2 The Site is accessible from Man Kam To Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant and unfenced. The Site is generally flat and majority of the Site is covered with soil (**Plans 1, 3 and 7**).

Surrounding Area

- 3.4 The Site is mainly surrounded by vacant land, woodland, public roads and temporary structures (**Plans 1, 3 and 7**).
- 3.5 To its immediate north are woodland and Sha Ling Playground. To its further north are Lo Wu Station Road and the application site of an approved S.16 planning application (No. A/NE-FTA/258) for 'Temporary Cold Storage for Poultry and Distribution Centre'.
- 3.6 To its immediate east is the Dongjiang Water pipelines. To its further east across the pipelines are Man Kam To Road, land covered by vegetation and some temporary structures for workshop and warehouse uses.
- 3.7 To its immediate south are some land covered by vegetation. To its further south are sites occupied by temporary structures for warehouse (i.e. the application site of the approved S.16 planning application No. A/NE-FTA/271) for 'Temporary Warehouse (Excluding Dangerous Goods Godown)' use, land covered by vegetation and woodland.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west are some structures for domestic use, Lo Wu Station Road and Sandy Ridge Um Cemetery.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G)' use 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 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 a previous S.16 planning application (No. ANE-FTA/247) for the same use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in December 2024.

Similar Application

- 4.5 There are two similar S.16 planning applications for 'warehouse' and 'storage' uses within the same "AGR" zone. Application No. (A/NE-FTA/271) for 'warehouse (excluding D.G.G)' use was approved with condition by the Board on a temporary basis of 3 years in February 2026.

Land Status of the Application Site

- 4.6 The Site mostly consisting on private lots, i.e. *Lots 427 RP (Part), 427 S.D (Part), 427 S.E RP (Part), 433 (Part), 445 (Part), 446 (Part), 447 (Part), 458 S.B RP (Part), 462 (Part), 463, 464 (Part), 465 (Part), 466 (Part), 518 RP (Part), 520 RP (Part), 521 (Part), 522*

(Part), 523 (Part), 524 (Part), 525 S.A, 525 RP, 526 (Part) in D.D. 89 with total land area of 16,176 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**). The remaining area, i.e. 80 m² (about) falls on GL (**Plan 3**).

- 4.7 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department to make way for erection of the proposed structures and occupation of GL at the Site respectively after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The site consists of an area of 16,256 m² (about), including 80 m² of GL. Details of development parameters are shown at **Table 4** below.

Table 4: Development Parameters of the Proposed Development

Application Site Area	16,256 m ² (about), incl. 80 m ² (about) of GL
Covered Area	4,999 m ² (about)
Uncovered Area	11,257 m ² (about)
Plot Ratio	
	0.62 (about)
Site Coverage	
	31% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	9,998 m ² (about)
Building Height	
	16.5 m (about)
No. of Storey	
	2

- 5.2 A total of three 2-storey structures are proposed at the Site for warehouses (excluding D.G.G), offices, canteen and washrooms with total GFA of 9,998 m² (about), the remaining area is reserved for parking and L/UL spaces and circulation area (**Plan 8**). Details of structures are shown at **Table 5** below:

Table 5: Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouses (excluding D.G.G.), Site Offices and Washrooms	3,866 m ²	7,732 m ²	16.5 m (2-storey)
B2		863 m ²	1,726 m ²	
B3	Office, Washroom and Canteen	270 m ²	540 m ²	
Total		4,999 m² (about)	9,998 m² (about)	-

Filling of Land at the Site

- 5.3 Majority of the Site (i.e. About 14,160 m²) is proposed to be filled wholly with concrete (of not more than 2.5 m in depth) for site formation of structures, parking, L/UL spaces and circulation area (**Plan 9**). As the Site currently consists of soiled ground, concrete

site formation is required to provide a relatively flat surface for erection of structures and circulation purpose. Therefore, the proposed filling of land at the Site is considered necessary and that has been kept to minimal to meet the operational needs of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 5.4 An existing wetland (i.e. about 1,833m²) is located at the northern part of the Site, which will be preserved by the applicant during the planning approval period (**Plan 9**). No filling of land will be carried out in the wetland area to avoid any disturbance to the wetland habitats.

Operation Mode

- 5.5 The Site will be used as warehouse (excluding D.G.G) for storage of miscellaneous goods, including but not limited to packaged food, package beverage, apparel, footwear, electronic goods, etc.. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- 5.6 It is estimated that the Site would be able to accommodate not more than 30 staff. The ancillary facilities (i.e. office, washroom etc.) is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The ancillary canteen will only serve staff working at the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

No Traffic Impact

- 5.7 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). One 10 m (about) wide ingress/egress is provided at northeastern part of the Site (**Plan 10**). A total of 19 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 6** below:

Table 6: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car (PC) Parking Space - 2.5 m (W) X 5 m (L)	10
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) X 11 m (L)	3
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	6

- 5.8 Sufficient space is 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

to the public road (**Plan 10**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development at AM and PM peak hours are provided at **Table 7** below:

Table 7: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (07:30 – 08:30)	7	1	2	0	3	0	13
Trips at <u>PM</u> peak per hour (16:30 – 17:30)	1	4	1	4	2	3	15
Traffic trip per hour (average)	1	1	2	2	2	2	10

5.9 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

No Environmental Impact

5.10 The applicant submitted the accepted EcoIA of the previous application No. A/NE-FTA/247 to assess the potential ecological impact arising from the proposed development (**Appendix III**). The existing wetland within the Site will be preserved by the applicant. According to the EcoIA report, due to the low ecological value of the habitats, the potential impact due to the loss of wetland habitats within the Site is considered minor.

5.11 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 also 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.

5.12 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 2/24 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will 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.

- 5.13 During the operation of the proposed development, the major source of wastewater will be sewage from washrooms generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.14 The applicant will follow '*Control of Oil Fume and Cooking Odour from Restaurants and Food Business*' issued by Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the canteen during operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions and odour before being discharged to the environment which would fulfill the requirements of the Air Pollution Control Ordinance.
- 5.15 3 m buffer area is proposed along the entire Site to separate the proposed development from the existing natural stream. 2.5 m high solid metal wall will be erected along the site boundary by the applicant to minimize noise nuisance to the surrounding area. 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. In addition, maintenance will be conducted by the applicant on a regular basis.

No Landscape Impact

- 5.16 A tree survey has been conducted by the applicant in October 2024, a total of 28 nos. of trees are recorded within the Site (**Appendix IV**). No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.
- 5.17 To compensate for the proposed tree felling, 28 new trees with continuous soil trench, are proposed to be planted along the southwest and northwest periphery boundary of the Site as a landscape buffer to minimize any potential impact to the surroundings areas (**Appendix V**). All these new trees within the Site will be maintained by the applicant during the planning approval period.

No Drainage Impact

- 5.18 The applicant submitted the accepted DIA of the previous application No. A/NE-FTA/247 to mitigate potential drainage impact generated from the proposed development (**Appendix VI**). According to the DIA, storage tank, orifice and channels are proposed to mitigate the drainage impact to the nearby area. Temporary drainage system is also proposed to minimize the drainage impact during construction stage. The DIA revealed that no unacceptable drainage impact is anticipated.

Fire Safety Aspect

- 5.19 The applicant will submit and implement the fire service installations (FSIs) proposal after planning permission has been granted by the Fire Services Department/Board to enhance fire safety of the Site.

6. CONCLUSION

- 6.1 The Site is the subject of a previous application (No. A/NE-FTA/247) for the same use and was submitted by the same applicant. The application was approved with conditions by the Board on a temporary basis in 2024. Approval of the current application is in line with the Board's previous decision. The applicant has shown effort in complying with approval conditions of the previous application (No. A/NE-FTA/247). Furthermore, as the current application is intended to facilitate the relocation of the original premises due to land resumption for HSK/HT NDA development, sympathetic consideration could be given by the Board. Since the applied use is the same as the original premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the HSK/HT NDA implementation program.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, there is no active agricultural activity within the Site, which approval of the application on a temporary basis would better utilize deserted land in the New Territories. Furthermore, the application site of a similar S.16 planning application (No. A/NE-FTA/271) for 'Warehouse (excluding D.G.G)' is located approximately 50 m southeast of the Site, which was approved by the Board in February 2026. As the current application is in similar nature, approval of the current application is in line with the Board's previous decisions.
- 6.3 The Site is surrounded by vacant land, sites occupied by temporary structures for various uses and closely connected to nearby public road network; the proposed development is considered not incompatible with surroundings. Given that the application's special background is to facilitate the development of the HSK/HT NDA, approval of the current application would not set an undesirable precedent within the "AGR" zone and should be considered on its own merits.
- 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 EcolA and DIA in the previous application, tree survey and landscape proposal to mitigate any adverse impact arising from the proposed development (**Appendices III to VI**). The applicant will also 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 (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.