

---

---

**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND  
FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE,  
LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Honour Well Development Limited**

Consultancy Team

**R-riches Planning Limited**



**May 2026**  
Version 1.0

## FILE CONTROL

**FILE NAME** : DD90 Lot 826 - Planning Statement (20260519) Ver1.0  
**FILE LOCATION** : \\R-SERVER\Planning\Planning Application\DD90 Lot 826 - Warehouse in MKT (NDA)\Submission (Apr 26)\Planning Statement  
**REVISION NO.** : 1.0

---

**APPLICANT** : Honour Well Development Limited  
**TYPE OF APPLICATION** : S.16 Planning Application  
**PROPOSED USE** : Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years  
**SITE LOCATION** : Lot 826 in D.D. 90, Man Kam To, New Territories

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260519)	CC (20260519)

## CONTENT PAGE

<b>EXECUTIVE SUMMARY</b>	<b>4</b>
行政摘要	5
<b>1. INTRODUCTION</b>	<b>6</b>
<i>Background</i>	6
<b>2. JUSTIFICATION</b>	<b>7</b>
<i>To facilitate the relocation of the Original Premises affected by the San Tin Technopole development</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Applied use is similar to the Original Premises</i>	7
<i>Approval would not frustrate the long-term planning intention of the "AGR" zone</i>	8
<i>The proposed development is not incompatible with surrounding land uses</i>	8
<b>3. SITE CONTEXT</b>	<b>9</b>
<i>Site location</i>	9
<i>Accessibility</i>	9
<i>Existing site condition</i>	9
<i>Surrounding area</i>	9
<b>4. PLANNING CONTEXT</b>	<b>10</b>
<i>Zoning</i>	10
<i>Planning intention</i>	10
<i>Restrictions on filling of land and pond</i>	10
<i>Previous and similar applications</i>	10
<i>Land status</i>	10
<b>5. DEVELOPMENT PROPOSAL</b>	<b>12</b>
<i>Development details</i>	12
<i>Filling of land and pond</i>	12
<i>Operation mode</i>	13
<i>Minimal traffic Impact</i>	13
<i>Minimal environmental Impact</i>	14
<i>Minimal landscape Impact</i>	15
<i>Minimal drainage Impact</i>	15
<i>Fire safety aspect</i>	15
<b>6. CONCLUSION</b>	<b>16</b>

## **LIST OF APPENDICES**

<b>Appendix I</b>	Details of the original premises
<b>Appendix II</b>	Details of alternative sites for relocation

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Original Premises – location and zoning
<b>Plan 5</b>	Original Premises – NDA phasing and resumption
<b>Plan 6</b>	Alternative sites for relocation
<b>Plan 7</b>	Aerial photo
<b>Plan 8</b>	Layout plan
<b>Plan 9</b>	Plan showing the filling of land
<b>Plan 10</b>	Swept path analysis

## **LIST OF TABLES**

<b>Table 1</b>	Difference between the original premises and the application site
<b>Table 2</b>	Development parameters
<b>Table 3</b>	Details of proposed structures
<b>Table 4</b>	Provision of parking and L/UL spaces
<b>Table 5</b>	Estimated trip generation/attraction

## 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) to use *Lot 826 in D.D. 90, Man Kam To, New Territories* (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "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 2,624 m<sup>2</sup> (about). 2 nos. of temporary structure are proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office, meter room and washroom with total gross floor area (GFA) of 2,501 m<sup>2</sup> (about). The remaining area is reserved for ancillary open storage and vehicle parking, loading/unloading (L/UL) and circulation area.
- 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 09:00 to 19:00. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's affected business premises (the Original Premises) is affected by Government's land resumption for the development of the San Tin Technopole;
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is similar to the affected business premises;
  - the proposed development is considered not incompatible with surrounding land uses; and
  - 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.
- Details of development parameters are as follows:

<b>Site area</b>	2,624 m <sup>2</sup> (about)
<b>Covered area</b>	1,319 m <sup>2</sup> (about)
<b>Uncovered area</b>	1,305 m <sup>2</sup> (about)
<b>Plot ratio</b>	
	0.95 (about)
<b>Site coverage</b>	
	50% (about)
<b>No. of structure</b>	
	2
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-domestic GFA	2,501 m <sup>2</sup> (about)
<b>Building height</b>	
	3 m to 13 m (about)
<b>No. of storey</b>	
	1 to 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 90 約地段第 826 號的規劃申請，於上述地點作「擬議臨時貨倉(危險品倉庫除外)連附屬設施和相關填土及填塘工程(為期 3 年)」(擬議發展)。
- 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」地帶。申請地盤面積為 2,624 平方米(約)。申請地點將設 2 座臨時構築物作貨倉(危險品倉庫除外)連附屬辦公室、電錶房及洗手間用途，總樓面面積合共為 2,501 平方米(約)，申請地點的其餘地方將預留作附屬露天貯物和車輛停泊、上落貨位及流轉空間。
- 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九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到政府的「新田科技城」收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與受影響的經營處所用途相近；
  - 擬議發展與周邊地方的用途並非不協調；及
  - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」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：	2,624 平方米(約)
上蓋總面積：	1,319 平方米(約)
露天地方面積：	1,305 平方米(約)
地積比率：	0.95 (約)
上蓋覆蓋率：	50% (約)
樓宇數目：	2 座
總樓面面積	2,501 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	2,501 平方米(約)
構築物高度：	3 米至 13 米(約)
構築物層數：	1 至 2 層

## **1. INTRODUCTION**

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Honour Well Development Limited** (the applicant) to make submission on its behalf to the Board under S.16 of the Ordinance in respect to *Lot 826 in D.D. 90, Man Kam To, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**'. The Site falls within an area zoned "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 applied use is neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 10**), and supplementary information (**Appendices I and II**) are provided with the Planning Statement. Other assessments will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

## 2. JUSTIFICATIONS

*To facilitate the relocation of the Original Premises affected by the San Tin Technopole development*

- 2.1 The current application intends to facilitate the relocation of the applicant's affected premises in San Tin, i.e. formerly various lots in D.D. 105 (hereafter known as Original Premises A and various lots in D.D. 105 (hereafter known as Original Premises B), due to land resumption and to pave way for the development of the San Tin Technopole. Original Premises A currently falls within an area zoned "Other Specified Uses" annotated "Effluent Polishing Plant and Food Waste Pre-treatment Facilities" ("OU(EPPFWPF)") on the Approved San Tin Technopole OZP No. S/STT/2, whereas Original Premises B currently falls within an area zoned "Residential (Group A)2" ("R(A)2") on the same OZP (**Appendix I; Plan 4**).
- 2.2 With reference to the implementation programme, Original Premises A falls within the land resumption limit for the Phase 1 Development of the San Tin Technopole, whereas Original Premises B falls within the land resumption limit for the Phase 2 Development (**Appendix I; Plan 5**). Given that Original Premises A was resumed and reverted to the Government in October 2025 under G.N. 4235, and Original Premises B is scheduled to be resumed as proposed under G.N. 8094, the applicant desperately needs to identify a suitable site for the relocation of the affected business in order to continue the business operation.

*Applicant's effort in identifying suitable site for relocation*

- 2.3 Whilst the applicant has spent effort to relocate the Original 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 issue or accessibility (**Appendix II; Plan 6**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, easily accessible and not incompatible to surrounding land uses.

*Applied use is similar to the Original Premises*

- 2.4 The proposed development involves the operation of warehouse for storage of construction materials and machinery with ancillary facilities to support the daily operation of the Site. Whilst the affected business involves warehouse and storage (Original Premises A) and open storage activities (Original Premises B), the applicant intends to accommodate most of the current open storage activity within the proposed enclosed structures under the current application in order to minimise the potential visual, noise and air quality impacts on the surrounding areas. This also echoes with Government's intention to consolidate brownfield operations in a land-efficient manner. Details of the difference between the Original Premises and the Site are shown at **Table 1** below.

**Table 1** - Difference between the Original Premises and the Site

	<u>Original Premises A</u> (a)	<u>Original Premises B</u> (b)	<u>The Site</u> (c)	<i>Difference</i> [(a)+(b)]- (c)
<b>Site Area</b>	1,698 m <sup>2</sup>	1,677 m <sup>2</sup>	2,624 m <sup>2</sup>	-751 m <sup>2</sup> ; -22%

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

- 2.5 Although the Site situates in an area zoned "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, the Site is currently vacant, abandoned and without active agricultural activities. 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 utilise deserted land in the New Territories.
- 2.6 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the 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 uses*

- 2.7 The proposed development situates in a relatively remote area, which is far away from sensitive receivers. The surroundings of the Site comprise of vacant/unused land, land for cultivation, ponds, residential dwellings, open storage of containers, and temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site location*

- 3.1 The Site is located approximately 270 m west of Man Kam To Border Control Point (BCP); 4.7 km southwest of Heung Yuen Wai BCP; 9.7 km northeast of Lok ma Chau BCP; 4.4 km north of Sheung Shui Town Centre; and 11.1 km and 12.0 km northeast of Original Premises A and Original Premises B respectively.

#### *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 generally flat and covered with overgrown grass (**Plans 1, 3 and 7**).

#### *Surrounding area*

- 3.4 The Site and its surrounding comprise of vacant/unused land, land for cultivation, ponds, residential dwellings, open storage of containers, and temporary structures. The Man Kam To BCP is located to the north of the Site.
- 3.5 To its immediate north are some temporary structures and land covered with vegetation. To its further north is the Man Kam To BCP and its ancillary facilities.
- 3.6 To its east are vacant/unused land covered with vegetation. To its further east is Man Kam To Road, across which is the village proper of San Uk Ling and the site of a warehouse under planning permission No. A/NE-MKT/35.
- 3.7 To its south are vacant/unused land covered with vegetation. To its further south are land for cultivation.
- 3.8 To its west is are vacant/unused land covered with vegetation and open storage of containers.

#### 4. PLANNING CONTEXT

##### *Zoning*

- 4.1 The Site falls within an area zoned "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 applied use is neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.

##### *Planning intention*

- 4.2 The planning intention of the "AGR" zone is *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.*

##### *Restrictions on filling of land and pond*

- 4.3 According to the Remarks of the "AGR" zone on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, *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 Fu Tei Au and Sha Ling OZP No. S/NE-FTA/8 without the permission from the Board under S.16 of the Ordinance.*
- 4.4 According to the Remarks of the "AGR" zone on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, *any filling of pond, 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 interim development permission area plan without the permission from the Board under S.16 of the Ordinance.*

##### *Previous and similar applications*

- 4.5 The Site is not subject of any previous application.
- 4.6 Two similar application Nos. A/NE-FTA/238 and 247 for the same applied use were approved by the Board within the same "AGR" zone on the OZP in 2024.

##### *Land status*

- 4.7 The Site falls entirely on a private lot, i.e. *Lot 826 in D.D. 90*, with total private land area of 2,624 m<sup>2</sup> (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**).

- 4.8 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit an application for Short Term Waiver (STW) to the District Lands Officer/North, Lands Department (DLO/N, LandsD) to make way for the erection of the proposed structures after obtaining relevant planning permission from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development details

- 5.1 The Site consists of an area of 2,624 m<sup>2</sup> (about). Details of the development parameters are shown at **Table 2** below.

**Table 2** - Development parameters

<b>Site area</b>	2,624 m <sup>2</sup> (about)
<b>Covered area</b>	1,319 m <sup>2</sup> (about)
<b>Uncovered area</b>	1,305 m <sup>2</sup> (about)
<b>Plot ratio</b>	
	0.95 (about)
<b>Site coverage</b>	
	50% (about)
<b>No. of structure</b>	
	2
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,501 m <sup>2</sup> (about)
<b>Building height</b>	
	3 m to 13 m (about)
<b>No. of storey</b>	
	1 to 2

- 5.2 2 nos. of temporary structure are proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office, meter room and washroom with total GFA of 2,501 m<sup>2</sup> (about). The remaining open area is reserved for ancillary open storage and vehicle parking, L/UL and circulation spaces (**Plan 8**). Details of the proposed structure are shown at **Table 3** below.

**Table 3** – Details of proposed structure

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.), site office and washroom	1,301 m <sup>2</sup> (about)	2,483 m <sup>2</sup> (about)	13 m (about) (2-storey)
B2	Meter room	18 m <sup>2</sup> (about)	18 m <sup>2</sup> (about)	3 m (about) (1-storey)
<b>Total</b>		<b>1,319 m<sup>2</sup> (about)</b>	<b>2,501 m<sup>2</sup> (about)</b>	-

### Filling of land and pond

- 5.3 The Site consists of a dried pond of about 0.5 m in depth with an area of 193 m<sup>2</sup> (about). The existing sit level of the remaining site area is at +6.9 mPD (about). The applicant intends to carry out filling of pond with soil of not more than 0.5 m in depth to level the Site

to the level of +6.9 mPD (about). Subsequently, the entire Site is proposed to be hard-paved with concrete of not more than 0.5 m in depth to provide a relatively flat and solid surface for site formation of structures, ancillary open storage, and vehicle parking, L/UL and circulation space. Upon completion of the filling, the site level of the entire site will be increased to +7.4 mPD (**Plan 9**). The hard-paving is considered necessary and has been kept to a minimum to meet the operational need of the proposed development. No further filling of land beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

#### Operation mode

- 5.4 The proposed development involves the operation of a warehouse for storage of construction materials and machinery with ancillary facilities to support the daily operation of the proposed development. The construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.) will be stored within the proposed enclosed structures. Some machinery of larger sizes will be placed at the ancillary open storage area. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays. No dangerous goods will be allowed to be stored within the Site.
- 5.5 It is estimated that the Site would be able to accommodate about 6 nos. of staff. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated.

#### Minimal traffic impact

- 5.6 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). An 11 m-wide (about) vehicular ingress/egress is proposed at the southern periphery of the Site. A total of 6 parking and L/UL spaces will be provided at the Site (**Plan 9**). Details of the parking and L/UL provision are shown at **Table 4** below.

**Table 4** – Provision of parking and L/UL spaces

Type of parking space	No. of space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	3
Type of L/UL space	No. of space
L/UL spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 5.7 Parking spaces are reserved solely for staff use. CV and LGV will be deployed for the transportation of materials into and out of the Site, which will only be conducted beyond

peak hours between 10:00 and 18:00. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian and road safety. Sufficient space is provided for vehicles to manoeuvre smoothly 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**). The breakdown of the estimated trip generation/attraction are provided at **Table 5** below:

**Table 5** – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						2-way total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	0	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	0	0	0	3
Average trips per hour (10:00 – 18:00)	0	0	1	1	0.5	0.5	3

- 5.8 As the proposed development is solely for 'warehouse' use, infrequent trips arising from the operation will be anticipated. Therefore, adverse traffic impact to the surrounding road network should not be expected.

*Minimal environmental impact*

- 5.9 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.
- 5.10 The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. 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 approval period of the planning permission.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise 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 rain season, to ensure that these facilities are always operational.

- 5.12 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 within the Site. 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

*Minimal landscape impact*

- 5.13 The Site is covered with overgrown grass. Given that the majority of the Site is expected to be disturbed by the proposed filling of land and pond, which is essential for the erection of structures and provision of vehicle parking, L/UL and circulation space. As such, it is not proposed to retain any of the existing vegetation at the Site.

*Minimal drainage impact*

- 5.14 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Authority.

*Fire safety aspect*

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the proposed development after planning permission has been granted from the Board. Upon receiving relevant approval for STW from the LandsD for erection of the proposed structures, the applicant will implement the accepted FSIs proposal at the Site and submit the valid Certificate of Fire Service Installation and Equipment (FS 251) for the consideration of the D of FS.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business in San Tin, which will be affected by Government's land resumption practice for the San Tin Technopole development (**Appendix I; Plans 4 and 5**). Whilst the applicant has attempted to relocate the Original Premises to a number of alternative sites across the New Territories, those sites were considered not suitable or impracticable (**Appendix II; Plan 6**). Given that the relocation is to facilitate the San Tin Technopole development, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant, abandoned and without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone and better utilise deserted land in the New Territories.
- 6.3 The surroundings of the Site comprise of vacant/unused land, land for cultivation, ponds, residential dwellings, open storage of containers, and temporary structures. The proposed development is considered not incompatible with the surrounding areas. Given that the current application serves to facilitate the relocation of affected business of the applicant, the special background of the applicant should be considered on its individual merit, hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided (e.g. submission of drainage and FSIs proposals etc.) to mitigate any adverse impact that would have arisen from the proposed development upon obtaining relevant planning permission from the Board. The applicant will also strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and relevant Practice Notes and guidelines issued by EPD to minimise all possible environmental impacts on 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 and Pond for a Period of 3 Years**'.

R-riches Planning Limited

May 2026