
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. 91 AND D.D. 100,
LIN TONG MEI, FANLING, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Able Delight Holdings Limited

Consultancy Team

R-riches Planning Limited



February 2026

Version 1.0

FILE CONTROL

FILE NAME : *DD91 Lot 3350 S.B RP & VL - Planning Statement (20260205) Ver1.0*

FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD91 Lot 3350 S.B RP & VL –Warehouse in KTS (NDA)\Submission (Feb 26)\Planning Statement*

REVISION NO. : *1.0*

APPLICANT : *Able Delight Holdings 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. 91 and D.D. 100*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260210)	LT (20250209)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the applicant's original premises affected by the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Applied use is the same as the affected business in Ha Tsuen</i>	7
<i>Approval of the application would not frustrate the long-term planning intention of the "AGR" zone</i>	8
<i>The proposed development is not incompatible with surrounding land use</i>	8
3. SITE CONTEXT	10
<i>Site Location</i>	10
<i>Accessibility</i>	10
<i>Existing Site Condition</i>	10
<i>Surrounding Area</i>	10
4. PLANNING CONTEXT	10
<i>Zoning</i>	10
<i>Planning Intention</i>	10
<i>Filling of Land Restriction</i>	10
<i>Previous Applications</i>	10
<i>Similar Applications</i>	10
<i>Land Status</i>	11
5. DEVELOPMENT PROPOSAL	11
<i>Development Details</i>	11
<i>Filling of Land at the Site</i>	11
<i>Operation Mode</i>	12
<i>Minimal Traffic Impact</i>	12
<i>Minimal Environmental Impact</i>	13
<i>Minimal Landscape Impact</i>	14
<i>Minimal Drainage Impact</i>	14
<i>Fire Safety Aspect</i>	14
6. CONCLUSION	15

LIST OF APPENDICES

Appendix I	Details of the affected business premises
Appendix II	Details of alternative sites for relocation

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Original Premises – location and zoning
Plan 5	Plan showing the Development Phasing of the Hung Shui Kiu/Ha Tsuen New Development Area
Plan 6	Plan showing the alternative sites for relocation
Plan 7	Aerial photo of the Site
Plan 8	Layout plan
Plan 9	Plan showing the filling of land at the Site
Plan 10	Swept path analysis

LIST OF TABLES

Table 1	Difference between the Original Premises and the Site
Table 2	Development Parameters of the Proposed Development
Table 3	Details of Proposed Structures
Table 4	Parking and Loading / Unloading Provisions
Table 5	Trip Generation and Attraction of the Proposed Development
Table 6	Public Transport Serving the Site

EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use *Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling, 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'** (proposed development).
- The Site falls within an area zoned as "Agriculture" on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22. The Site consists of an area of 6,604 m² (about). A total of 2 structures are proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and loading/unloading (L/UL) activities with total GFA of 4,134 m² (about), the remaining area is designated as area for parking, L/UL spaces and circulation area.
- The Site is accessible from Fan Kam Road via a local access. The operation hours of the Site 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 is affected by Government's land resumption for the Development of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
 - The applied use is the same as the applicant's original premises in Ha Tsuen
 - 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:

Application Site Area	6,604 m ² (about)
Covered Area	4,134 m ² (about)
Uncovered Area	2,470 m ² (about)
Plot Ratio	0.63 (about)
Site Coverage	63% (about)
Number of Structure	2
Total GFA	4,134 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,134 m ² (about)
Building Height	5 m - 11 m (about)
No. of Storey	1

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粉嶺蓮塘尾丈量約份第 91 約地段第 3339 號餘段(部分)，第 3340 號餘段(部分)，第 3346 號餘段(部分)，第 3347 號(部分)，第 3348 號(部分)，第 3349 號(部分)及第 3350 號 B 分段餘段及丈量約份第 100 約地段第 1486 號餘段(部分)，第 1490 號(部分)，第 1491 號(部分)及第 1493 號餘段(部分)的規劃申請，於上述地段作「擬議臨時貨倉(危險品貨倉除外)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《古洞南分區計劃大綱核准圖編號 S/NE-KTS/22》上劃為「農業」用途地帶。申請地盤面積為 6,604 平方米(約)。申請地點將設有 2 座構築物作貨倉(危險品貨倉除外)、有蓋上/落貨區、辦公室及洗手間用途。構築物的總樓面面積合共為 4,134 平方米(約)，其餘地方將預留作車輛停車位、上/落客貨車位及流轉空間。
- 申請地點可從粉錦公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 7 時至下午 7 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洪水橋/廈村新發展區影響
 - 申請的用途與申請人先前於廈村的發展用途一致
 - 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：	6,604 平方米(約)
上蓋總面積：	4,134 平方米(約)
露天地方面積：	2,470 平方米(約)
地積比率：	0.63(約)
上蓋覆蓋率：	63%(約)
樓宇數目：	2 座
總樓面面積	4,134 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	4,134 平方米(約)
構築物高度：	5 米- 11 米(約)
構築物數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Able Delight Holdings Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant seeks 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**'. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 (**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 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 II**). Sets of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Able Delight Holdings Limited** 卓愉集團有限公司, the applicant, is authorized by **Elegant Logistics Group Limited** 海航物流集團有限公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in Ha Tsuen. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

The applicant's original premises are affected by the development of HSK/HT NDA

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in HSK/HT NDA due to land resumption and to pave way for the development of HSK/HT NDA. The site of the affected premises (i.e., Lots 1302 (Part), 1303 (Part), 1327 (Part), 1328 (Part), 1334 (Part), 1336 (Part), 1337 (Part), 1338 (Part), 1339 (Part), 1340 (Part), 1341 (Part), 1342 S.A (Part), 1342 S.B (Part) and 1343 (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories.) currently falls within an area zoned "Other Specified Uses" annotated "Sewage Treatment Works" and "Other Specified Uses" annotated "Logistics Facility" and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, the original premises fall within the Second Phase Development of the HSK/HT NDA (**Plan 5**). As land where the affected business premises has already been resumed and reverted to the Government in August 2024. Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators 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** and **Plan 6**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible.

Applied use is the same as the original premises

- 2.4 The proposed development involves a warehouse for storage of miscellaneous goods with site office to support the daily operation of the Site. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1 - Difference between the Original Premises and the Site

Tenant	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	6,173 m ²	6,604 m ²	+431 m ² , +7%

Although the site area is slightly larger than that of the Original Premises, the additional space is intended to provide a substantial amount of circulation space within the Site so as to enhance the overall efficiency of the Site, as well as to minimise the potential adverse traffic

impact to the surrounding road network. It is also intended to alleviate the pressing demand for indoor storage space, as well as to support the local construction industry. The increase in site area can offer an excellent opportunity to enhance the operational efficiency by providing additional space for the storage of miscellaneous goods, which can impose a positive impact on the efficiency, competitiveness and growth of the construction sector, thereby contribute to the overall economic development of Hong Kong.

- 2.5 Circulation space is reserved at the Site for manoeuvring of vehicle in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road network.

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

- 2.6 Although the Site falls within area zoned as "AGR" on the Approved Kwu Tung South OZP No. S/NE-KTS/22, the Site is currently vacant with no active agricultural activity. Therefore, 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 land in the New Territories.
- 2.7 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

- 2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by storage yards, shop and services, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses (**Plans 1, 3 and 7**).
- 2.9 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 in Ling Tong Mei, Fanling, New Territories (**Plan 1**). It is approximately 20m west of Fan Kam Road; 2.5km south of Fanling Highway; 4.3 km southwest of Fanling MTR Station; and 15.3 km northeast of the original premises in Tong Yan San Tsuen.

Accessibility

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

Existing Site Condition

3.3 The Site is currently vacant, unfenced and covered by vegetation (**Plans 1, 3 and 7**).

Surrounding Area

3.4 The Site is mainly surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures (**Plans 1, 3 and 7**).

3.5 To its immediate north are temporary structures occupied by eating place and parking of vehicle. To its further north are land areas mostly covered by woodland and vacant land covered by vegetation (**Plans 1, 3 and 7**).

3.6 To its immediate east is Fan Kam Road. To its further east across Fan Kam Road is an area zoned as "Green Belt" are mostly lands covered by vegetation, woodland and grasses (**Plans 1, 3 and 7**).

3.7 To its immediate south are land covered by tree groups and vacant land. To its further south is an area zoned as "Residential (Group C)" for permitted residential development – 'Cadenza' (**Plans 1, 3 and 7**).

3.8 To its immediate and further west is an area zoned as "Village Type Development" and a cluster of village house development (**Plans 1, 3 and 7**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as "AGR" on the Approved Kwu Tung South OZP No. S/NE-KTS/22 (**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.*

Land Filling Restriction

- 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 Kwu Tung South OZP No. S/NE-KTS/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Applications

- 4.4 The Site is the subject of a previous S.16 planning application (No. A/NE-KTS/551) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown)' use submitted by the different applicant, which was approved by the Board in 2025.

Similar Applications

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

Land Status of the Site

- 4.6 The Site consists of 7 private lots in D.D. 91 and 4 private lots in D.D 100 with an area of 6,604 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department to make way for erection of the proposed structures at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The area of the Site is 6,604 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	6,604 m ² (about)
Covered Area	4,134 m ² (about)
Uncovered Area	2,470 m ² (about)
Plot Ratio	
	0.63 (about)
Site Coverage	
	63% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,134 m ² (about)
Building Height	
	5 m - 11 m (about)
No. of Storey	
	1

5.2 A total of 2 structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office, covered L/UL area and washroom with total GFA of 4,134 m² (about), the remaining area is reserved for parking, L/UL spaces and circulation area (**Plan 8**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (excluding dangerous goods godown) and washroom	4,013 m ²	4,013 m ²	11 m (1-storey)
B2	Covered L/UL area	121 m ²	121 m ²	5 m (1-storey)
Total		4,134 m² (about)	4,134 m² (about)	-

Filling of Land at the Site

5.3 The entire Site has already been filled with concrete of not more than 2.3m in depth for site formation of structures, parking and L/UL spaces and circulation area (**Plan 9**). The current application serves to regularize the existing filling of land on the Site. 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. No further filling of land will be carried out by the applicant after planning permission has been granted from the Board.

Operation Mode

- 5.4 The proposed development will operate from Monday to Saturday from 07:00 to 19:00. 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.

Minimal Traffic Impact

- 5.6 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). One 9 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 8**). A total of 8 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 4** below:

Table 4: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) X 5 m (L)	5
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) X 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	1

- 5.7 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 10**). 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 5** below), adverse traffic impact should not be anticipated.
- 5.8 The breakdown of estimated trips generation/attraction arising from the proposed development are provided at **Table 5** below.

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	PC		MGV		CV		
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (07:30 – 08:30)	4	0	0	0	0	0	4
Trip at <u>PM peak</u> per hour (17:30 – 18:30)	0	4	0	0	0	0	4
Trip per hour (average)	0	0	1	1	1	1	4

- 5.9 As the vehicular trip generated/attraction by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.
- 5.10 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 6** and below:

Table 6: Public Transport Serving the Site

Route No.	Termination Points		Frequency
Franchised Bus			
77K	Yuen Long (Fung Cheung Road)	Sheung Shui	15 to 20 minutes

Source: KMB Website

Minimal Environmental Impact

- 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 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.
- 5.12 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 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.

- 5.13 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.
- 5.14 2.5m high solid metal wall 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.

Minimal Landscape Impact

- 5.15 No Old and Valuable Tree (OVT) or protected species has been identified at the Site. Due to the proposed hard-paving works for erection of warehouse and vehicle circulation spaces, majority of the Site area will be disturbed. Consequently, all existing trees within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.16 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted from the Board. 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

- 5.17 The applicant will submit a fire service installation (FSIs) proposal after planning approval has been granted by the Board. 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 affected business in Ha Tsuen which will be affected by the development of HSK/HT NDA (**Appendix I, Plans 4 to 5**). Whilst the applicant attempted to relocate the original premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 6**). Since the applied use is the same as the affected business premises, 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 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. The proposed development is therefore considered not incompatible with the surrounding areas.
- 6.3 The proposed development is considered not incompatible with surroundings as the Site is surrounded by storage yards, vacant land and occupied by temporary structures for storage, shop and services and eating place uses. Although the Site currently falls within an area zoned as "AGR" on the Approved Kwu Tung South OZP No. S/NE-KTS/22, 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 will be provided, i.e. submission of the drainage and FSIs proposals etc. to mitigate any adverse impact arising from the proposed development upon obtaining relevant planning permission from the Board. The applicant will 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 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**'.

R-riches Planning Limited
February 2026