

## Planning Statement Report

Report : Version 1.0



## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for a Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years ("**the Proposed Development**") at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To ("**the Application Site**").

The Application Site falls within an area of "Agriculture" zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5. The Application Site can be directly accessible via the Lin Ma Hang Road. The site area is about 395 sq.m., with a total gross floor area of about 150 sq.m. There will be 2 various temporary structures of not more than 5.3 metres high for retail shops, toilet, ancillary office and storage. There will be one private car parking space of about 5 metres x 2.5 metres, and one loading/ unloading area for light goods vehicle of about 7 metres x 3.5 metres. The operation hours are from 8am to 8pm, Monday to Sunday(including Public Holidays). There will be proposed land filling for a depth of not more than 0.6 metres.

In view that no shops/ convenience stores are currently available in the vicinity, this Application hopes to address the demand of retail space for the villagers and workers in the vicinity. The Proposed Development will not jeopardize the long term planning intention of "Agriculture" zone. There will be no adverse traffic, visual, landscape and environment impact as well.

There is a precedent approved planning application for temporary use in the subject "Agriculture" zone. Similar applications for temporary shop and services is also supported by the similar approved planning application in the "Agriculture" zone.

In view of the above justification, we would sincerely seek the favourable consideration of the Board to approve this Application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就丈量約份第 90 約地段第 610 號 A 分段餘段(「**申請地點**」)向城市規劃委員會 (下稱「**城規會**」)申請作擬議臨時商店及服務行業(為期 3 年)及填土工程 (下稱「**擬議發展**」)。

申請地點現時於《文錦渡分區計劃大綱草圖編號 S/NE-MKT/5》劃作「農業」地帶。申請地點可經蓮麻坑路直接到達。地盤面積約 395 平方米。總樓面面積約 150 平方米。申請地點有 2 座不高於 5.3 米的臨時構築物用作商店、廁所及附屬辦公室及儲物。申請地點提供 1 個 5 米 x 2.5 米的私家車停車位及 1 個 7 米 x 3.5 米的輕型貨車上落客貨車位。申請地點的營運時間為星期一至星期日上午 8 時至晚上 8 時，包括公眾假期。申請地點將會有填土工程，深度將不多於 0.6 米。

有鑑於附近地區相繼發展卻沒有商店服務村民及鄰近員工，擬議發展冀提供零售服務以支持地區需要。擬議發展不會影響「農業」地帶的長遠規劃意向，亦不會對交通、視覺、景觀和環境造成不利影響。

於本大綱核准圖的「農業」地帶經已有先例，批准作臨時用途的規劃申請。新界東北的「農業」地帶亦有類似的先例，批准作臨時店鋪及服務的規劃申請。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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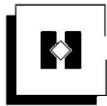
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## **1 INTRODUCTION**

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### **1.1 The Application**

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed temporary shop and services (convenience store) for a period of three years and filling of land (hereinafter referred to as the “**Proposed Development**”) in Man Kam To (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Agriculture” (“**AGR**”) zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5 (“**the OZP**”) (**Figure 3**). According to the OZP, ‘shop and services’ use is neither a Column 1 nor Column 2 uses. Nevertheless, temporary use or development not exceeding a period of three years requires permission from the Town Planning Board.



## 2 THE APPLICATION SITE AND SURROUNDINGS

### 2.1 Condition of the Application Site

2.1.1 The Application Site covers a total of about 395 square metres ("sq. m."). The Application Site is currently vacant and fenced.

2.1.2 The Application Site is located at the intersection of Lin Ma Hang Road and an extended village road connecting Muk Wu which is located in its north. It is also situated in the north of San Uk Ling and the east of Man Kam To.



*Application Site from Lin Ma Hang Road*



*Road junction going to the Muk Wu Village*

2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity.



## **2.2 Land Status**

- 2.2.1 The Application Site falls within the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To ("**the Lot**") (**Figure 2**).

## **2.3 Surrounding Context**

- 2.3.1 Man Kam To is a sub-urban area, predominantly occupied by agricultural land and village clusters. It is located in the northeast of the New Territories and next to the Shenzhen River. Man Kam To Control Point is situated within the Frontier Closed Area which allows visitors to travel between Mainland and Hong Kong. There are two major roads (Man Kam To Road and Lin Ma Hang Road) in Man Kam To, and the major transportation mode is by minibus connecting Man Kam To to Sheung Shui MTR station and Lin Ma Hang. Refer to **Figure 4** for surrounding context.
- 2.3.2 The Application Site is in the north of San Uk Ling, in the south of Muk Wu, and in the west of Lo Shue Ling. There are two village clusters in Muk Wu and Muk Wu Nga Yiu, which are situated in the north and the southwest of the Application Site respectively.

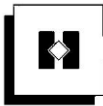


### 3 PLANNING CONTEXT

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#### 3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5 (**Figure 3**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes”*.
- 3.1.2 According to the Notes of the OZP, temporary uses (expected to be 3 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 3 years, the uses must conform to the zoned use or the Notes.
- 3.1.3 Besides, according to the Notes of “AGR” zone, any filling of land to effect a change of use requires permission from the Town Planning Board.
- 3.1.4 The Explanatory Statement of the OZP also states the planning objective to preserve the existing amenity and character, and to avoid excessive development overburdening the infrastructure provisions and external transport capacity of the Area.



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S/NE-MKT/5

AGRICULTURE

| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|---|--|
| Agricultural Use<br>Government Use (Police Reporting Centre<br>only)<br>On-Farm Domestic Structure<br>Public Convenience<br>Religious Institution (Ancestral Hall only)<br>Rural Committee/Village Office | Animal Boarding Establishment<br>Barbecue Spot<br>Burial Ground<br>Field Study/Education/Visitor Centre<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>House (New Territories Exempted House only,<br>other than rebuilding of New Territories<br>Exempted House or replacement of<br>existing domestic building by New<br>Territories Exempted House<br>permitted under the covering Notes)<br>Picnic Area<br>Place of Recreation, Sports or Culture<br>(Horse Riding School, Hobby Farm,<br>Fishing Ground only)<br>Public Utility Installation<br>Religious Institution (not elsewhere specified)<br>School<br>Utility Installation for Private Project |

Planning Intention

This 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.

Remarks

Any diversion of streams or filling of land/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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

(Source: Town Planning Board)



## **4 THE DEVELOPMENT PROPOSAL**

### **4.1 Proposed Temporary Shop and Services (Convenience Store)**

- 4.1.1 The proposed development intends to be a temporary shop and services for a period of 3 years. It is mainly to provide retail service to support the surrounding developments.

### **4.2 Development Scheme**

- 4.2.1 The Application Site covers an area of about 395 sq.m. There will be two various two-storey structures compound of about 150 sq.m. floor area for retail shop, ancillary office, storage and toilet, with a maximum height of 5.3 metres. The proposed site coverage is not more than 20% and proposed plot ratio is about 0.38.

- 4.2.2 The indicative layout plan of the Proposed Development is shown in **Figure 5**. The development parameters of the Proposed Development are as follow:

| <b>Major Development Parameters</b> |                   |
|-------------------------------------|-------------------|
| Site Area                           | About 395 sq.m.   |
| Proposed No. of Structures          | 2                 |
| Covered Area                        | About 150 sq.m.   |
| Plot Ratio                          | About 0.38        |
| Height of Structures                | About 5.3 m       |
| Site Coverage                       | Not more than 20% |

### **4.3 Proposed Filling of Land**

- 4.3.1 Site formation is proposed to form a stable platform for structures and vehicles manoeuvring. It is proposed to fill the land for a maximum of 0.6m of concrete to form a stable platform. Refer to **Figure 6** for the land filling plan.

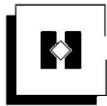
### **4.4 Operation Arrangement**

- 4.4.1 The proposed temporary shop and services is to support the local economy by providing retail services. There will be ancillary office, storage and toilet in assisting the operation of the convenience store. The operation hours are from 8 a.m. to 8 p.m., Monday to Sunday (including public holidays).

### **4.5 Traffic Arrangement**

- 4.5.1 With the site directly abut Lin Ma Hang Road, an ingress/ egress point of at least 7.3 metres wide will be provided. A manoeuvring circle of about 11.5 metres is proposed to provide adequate space for manoeuvring within the application site. One car parking space and one loading/ unloading bay for light goods vehicle will be provided.





4.5.2 The estimated average traffic generation and attraction rate at peak hours are as follows:

| Types   | Traffic Generation Rate<br>at Peak Hours<br>(pcu/hr) | Traffic Attraction Rate<br>at Peak Hours<br>(pcu/hr) |
|---|--|--|
| Private Car   | 2  | 2  |
| Light Goods Vehicle   | 2  | 2  |
| Total   | 4  | 4  |
| Note: Morning peak is from 7am to 9am while afternoon peak is from 4pm to 6pm |  |  |

4.5.3 Minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours. The proposed internal transport facilities are considered adequate. Thus, with adequate space for manoeuvring space, no queuing back of vehicles is anticipated as well. There will be no interface issue with the upgrading works of Lin Ma Hang Road.



Traffic Condition of Lin Ma Hang Road



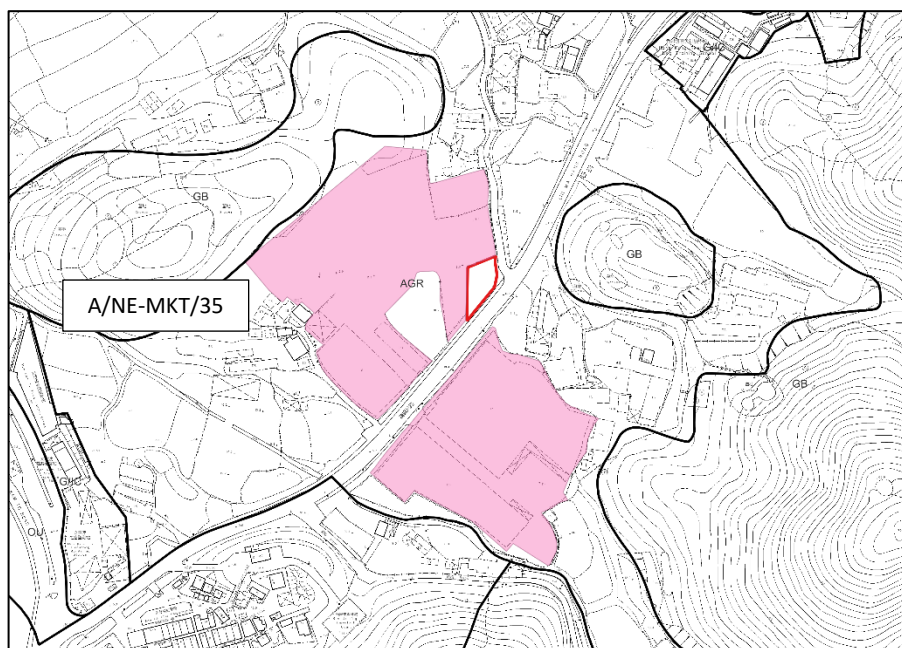
Villagers and works access on foot and by bicycle



- 4.5.4 Situated in a convenient location, the proposed convenience store is intended to serve the local community where workers from the workshops/ storage sites and villagers in the surrounding areas can easily access the application site on foot and/or by bicycle.

#### 4.6 Visual and Landscape Compatibility

- 4.6.1 The vicinity is of rural landscape character which are intermixed with workshops, open storage and car parks along the Lin Ma Hang Road. Further towards the village clusters are agricultural land, scattered village houses and temporary structures. The temporary sawmills, which is just adjacent from the Application Site, is of 12 metres high. The proposed 2-storey structures will have a maximum height of 5.3 metres only. With a site coverage of not more than 20%, the proposed development is visually compatible with the surrounding, and has no adverse impact on the existing rural landscape character as the nearby approval case (A/NE-MKT/35) allowing building structures no more than 12 metres.



*Extract of Outline Zoning Plan  
(Source: Town Planning Board and Lands Department, HKSAR Government)*

- 4.6.2 There will be greenery and planting of trees along the western periphery of the Site. No trees are recorded at the Application Site and hence no tree felling activities will be proposed. The Proposed Development will be well integrated with the surrounding. Refer to **Figure 7** for indicative photomontage.

#### 4.7 Environmental Consideration

- 4.7.1 The latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites” will be observed and followed. It is





anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.

## **5 PLANNING ANALYSIS**

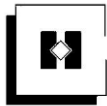
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### **5.1 Existing Village Clusters and Developments**

- 5.1.1 The vicinity is rural in character. Muk Wu and Muk Yu Nga Yiu are the two village clusters along Lin Ma Hang Road, with San Uk Ling in the southward. Besides, there are workshops and open storage along the Lin Ma Hang Road. However, no shop and services are available in the surroundings.

### **5.2 Substantial Change in Planning Context of Man Kam To Area**

- 5.2.1 Based on the Northern Metropolis Development Strategy and the Northern Metropolis Action Agenda promulgated in 2022 and 2023 respectively, Muk Wu as well as Man Kam To Area fall within the Boundary Commence and Industry Zone. Under the latest development proposal of New Territories North New Town (NTN NT), the Application Site and its vicinity fall into the area around Man Kam To Boundary Mixed Use Area, with the proposed uses for mixed use/residential developments, indicating that there will be substantial changes in planning context in the near future.
- 5.2.2 Upon re-planning the rural land use around Man Kam To Area, there will be a steady housing supply in the long run, which meets the growing demand by the coming development of the Hong Kong-Shenzhen Close Interaction Circle. In addition, the Northern Link Eastern Extension recommended under the Strategic Studies on Railways and Major Roads beyond 2030 will enhance connections within the Man Kam To Area. The upgrading works of Lin Ma Hang Road will also help unleash the development potential of the rural land use.



Extract of Board Land use Concept of New Territories North New Town Development Proposal (source: Planning Department, HKSAR Government)

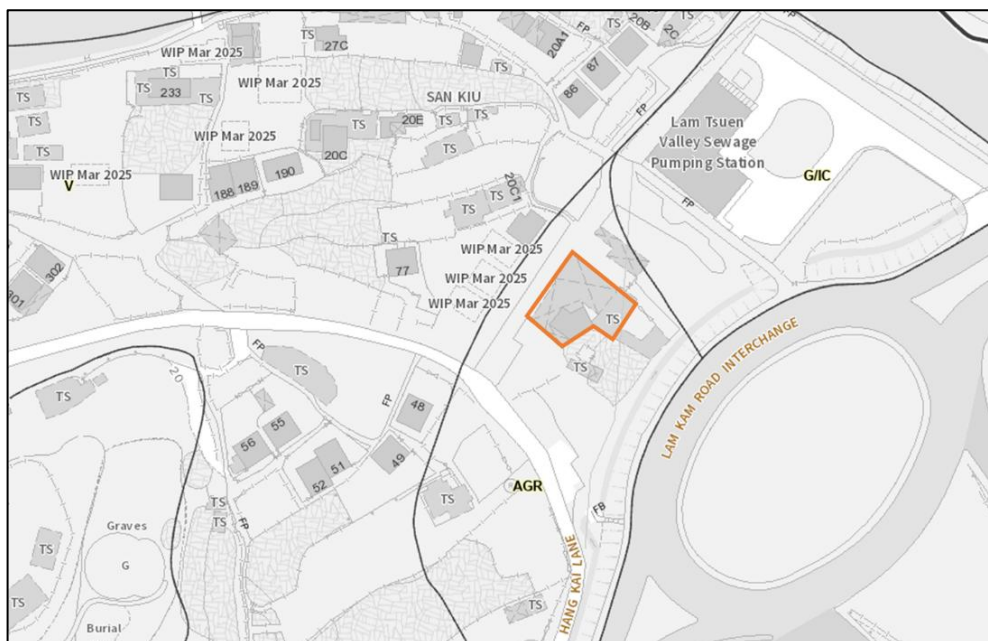
- 5.2.3 Echoing this comprehensive development concept, development proposals in the vicinity are realising recently. Along the Lin Ma Hang Road and just to the southwest of the application site, there was an approved s.16 planning application for temporary rural workshop (timber yard and sawmill) under No. A/NE-MKT/17. With a site area of about 12,085.9 sq.m., a plot ratio of 0.81 and a maximum building height of 12 metres, it accommodates 6 timber yards and sawmill workshops. Subsequently the timber yard extended its scale under No. A/NE-MKT/35 and was approved by the Town Planning Board on 19 July 2024. With a site area of about 20,512.5 sq.m., a plot ratio of 0.695 and a maximum building height of 12 metres, it accommodates 14 warehouses and 24 parking spaces.
- 5.2.4 The former Sam Wo Public School, just to the north of the Application Site along the Lin Ma Hang Road, has been granted to the Hong Kong Seeing Eye Dogs Services as a guide dog training school with an area of 24,500 sq.ft.. Refer to **Figure 4** for details.
- 5.3 **Precedent Approved Planning Applications**
- 5.3.1 To cope with the updates in the New Territories North New Town Development Proposal, there are numbers of applications approved in the recent three years, which brings more traffic flows and population to the community, following the living demand of the district has increased. Refer to **Figure 9** for locations of approved planning applications in the vicinity.



| Application No. | Proposed use  | Decision Date | Decision  |
|-----------------|---|---------------|---|
| A/NE-MKT/19     | Proposed Public Utility Installation (Sewage Pumping Station)   | 10/06/2022    | Approved with condition(s)                      |
| A/NE-MKT/24     | Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years      | 31/03/2023    | Approved with condition(s)                      |
| A/NE-MKT/34     | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land   | 20/09/2024    | Approved with condition(s) on a temporary basis |
| A/NE-MKT/35     | Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land | 19/07/2024    | Approved with condition(s) on a temporary basis |
| A/NE-MKT/37     | Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Associated Filling of Land          | 10/01/2025    | Approved with condition(s) on a temporary basis |
| A/NE-MKT/39     | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land   | 24/01/2025    | Approved with condition(s) on a temporary basis |
| A/NE-MKT/41     | Proposed Public Utility Installation (Radio Base Station) and Associated Excavation of Land                                 | 20/12/2024    | Approved/<br>Agreed                             |

#### 5.4 Similar Planning Application in the “Agriculture” zone of North East New Territories

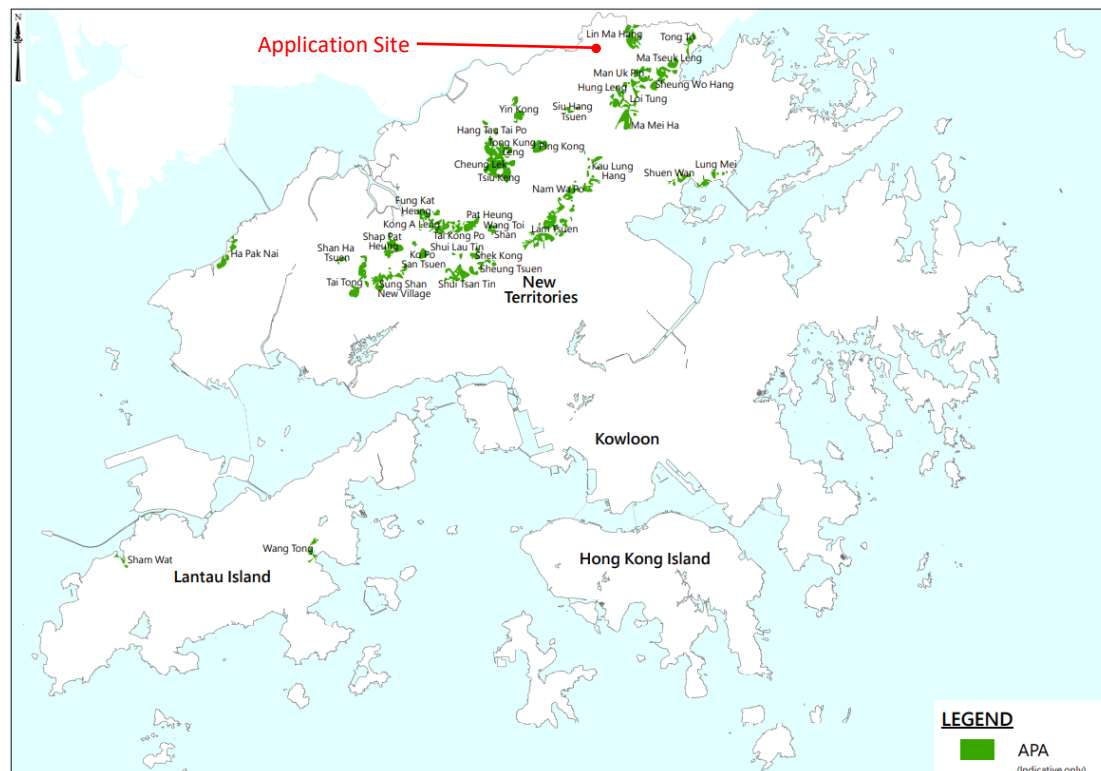
- 5.4.1 While there is no planning application for similar nature of use in the Subject OZP, there is a recent similar planning application no. A/NE-LT/776 for temporary shop and services on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11. It was approved with conditions on temporary basis by the Rural and New Town Planning Committee on 10 January 2025. The aforesaid application was subject to conditions regarding implementation of drainage facilities, fire service installations and water supplies for firefighting, and traffic management measures.



Approved Planning Application No. A/NE- LT/776 on “AGR” zone of the Lam Tsuen Outline Zoning Plan (Source: Town Planning Board, HKSAR Government)

## 5.5 Not Falling within the Proposed Agricultural Priority Area

- 5.5.1 The Application Site does not fall within any of the Agricultural Priority Areas (APAs) as proposed by Agriculture, Fisheries and Conservation Department (AFCD), suggesting that no negative impacts to the goal of developing agricultural area, and provides supporting measures to promote the active development in the district are anticipated.
- 5.5.2 According to the *Proposed delineation of quality farmland as Agricultural Priority Areas* under LC Paper No. CB(2)1591/2024(01), “As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective”



Locations of 37 Proposed APAs

(Source: Agriculture, Fisheries and Conservation Department, HKSAR Government)

## 5.6 Strong Demand for Retail Services

- 5.6.1 We have conducted a Demand and Supply Assessment for retail services in **Appendix I**. Currently there is no retail services in the vicinity, but strong/uprising demand from the residents and nearby workers are expected.
- 5.6.2 The Proposed Development is designed to serve 2,418 local residents, employees and visitors. It aligns with sustainable land-use optimization, robust transport connectivity, and enhanced recreational corridors. The temporary Shop and Services facility meets latent retail demand in an environmentally conscious manner by providing hyperlocal services that reduce the need for longer vehicle trips. Strategically located along Lin Ma Hang Road, the facility supports pedestrian-friendly connectivity across three village clusters, existing workshops and upcoming construction.
- 5.6.3 Recreationally, the facility complements the Northern Metropolis Action Agenda of a blue and green recreation, tourism and conservation circle by providing ancillary amenities for users of the MacIntosh Fort-Lo Shue Ling eco-tourism trail network, fostering an integrated live-work-recreate framework. This integrated approach—combining environmental efficiency, enhanced transport access, and strengthened recreational connectivity—provides clear planning merit for the approval of the Proposed Development for temporary shop and services use.



## **6 PLANNING MERITS & JUSTIFICATIONS**

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### **6.1 Strong Planning Merit by Supporting the Local Economy and Surrounding Development**

6.1.1 There are existing village clusters and workshops in the vicinity, with temporary sawmills/ workshops and the guide dog training school in placed. However, there is currently no retail shop/ convenience store in the vicinity. To cope with the existing/rising demand and as a planning merit, the proposed temporary shop and services situating at a convenient location along the Lin Ma Hang Road will support the local economy and satisfy the commercial need. The Demand and Supply Assessment strongly supports the provision of retail services in this Application Site.

### **6.2 Embracing Urban-Rural Integration**

6.2.1 According to the NTN NT Development Proposal, the Man Kam To area will gradually change in planning context, in the future expect to have rezoning for Mixed Use/ Residential. Massive construction work will be anticipated. As an interim measures, this proposal helps to provide more services for the existing rural villages and workers. This is in line with the urban-rural integration guidelines to enhance living quality and standards of the villages.

### **6.3 Would Not Jeopardize the Long Term Planning Intention and Conform to the Statutory Plan**

6.3.1 The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the “Agriculture”. The proposed temporary use for a period of 3 years also conforms to the Notes of the OZP.

6.3.2 The Application Site falls completely within the “AGR” zone, however, the Application Site in nature has no good potential for agricultural rehabilitation.

6.3.3 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. The scale and soil condition of the Application Site do not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

6.3.4 Nevertheless, decommission of the proposed development could easily convert the application site back to the existing status, which will allow for future agricultural purpose. The proposed temporary shop and service use is considered to be required by the local community at the current stage, permission on temporary basis is thus sought.

6.3.5 Besides, with the implementation of Man Kam To Boundary Mixed Use Area, the vicinity will definitely not be zoned as “Agricultural” in the future. This proposal is temporary in nature which allows flexibility for future changes.





#### **6.4 Not Required for Agricultural Use**

- 6.4.1 The Application Site also not fall within any proposed Agricultural Priority Area. In the future, this land is expected no longer to be designated for agricultural use. Thus, it is expected that no objection will be raised by the Agriculture, Fisheries and Conservation Department.

#### **6.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

- 6.5.1 The proposed development of about 5.3 meters in building height and a site coverage of not more than 20% is considered visually compatible with surrounding that comprises open storage, workshops, sawmills, carpark, scattered dwelling and agricultural land. The proposed development will not affect the prevailing rural landscape character.
- 6.5.2 Upon planting of the trees, the landscape value of the application site is expected to be further enhanced, and the proposed development will be better integrated with the surroundings.

#### **6.6 No Adverse Traffic Impact**

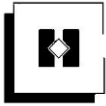
- 6.6.1 The proposed development will not incur adverse traffic impact. Workers and villagers in the vicinity can easily access the Application Site on foot or by bicycle. The proposed internal transport facilities can accommodate the estimated traffic trips. Adequate manoeuvring space is also provided to avoid queuing back toward Lin Ma Hang Road.
- 6.6.2 The proposed development will not have any potential interface issue with the upgrading works along Lin Ma Hang Road. Close liaison during the construction work period will be maintained with the relevant Government departments.

#### **6.7 No Adverse Environmental Impact**

- 6.7.1 Following the latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites”, the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.

#### **6.8 Similar Approved Planning Application in the “Agriculture” Zone of North East New Territories**

- 6.8.1 The recently approved similar planning application no. A/NE-LT/776 for temporary shop and services on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 demonstrates the suitability of the proposed temporary shop and services in “Agriculture” zone.



**6.9 Precedent Approved Planning Application in the Subject “Agriculture” Zone**

- 6.9.1 The approval of s.16 planning application for Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land under No. A/NE-MKT/35 in the vicinity of the Application Site confirms the suitability of temporary use in the subject “AGR” zone. Comparatively, the scale of the proposed development (site area of 395 sq.m.) is only 1.93% of the scale of application no. A/NE-MKT/35 (site area of 20,512.5 sq.m.). Adverse impacts under this application, if any, is expected significantly smaller than that under the application no. A/NE-MKT/35.

**7 CONCLUSION**

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- 7.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.





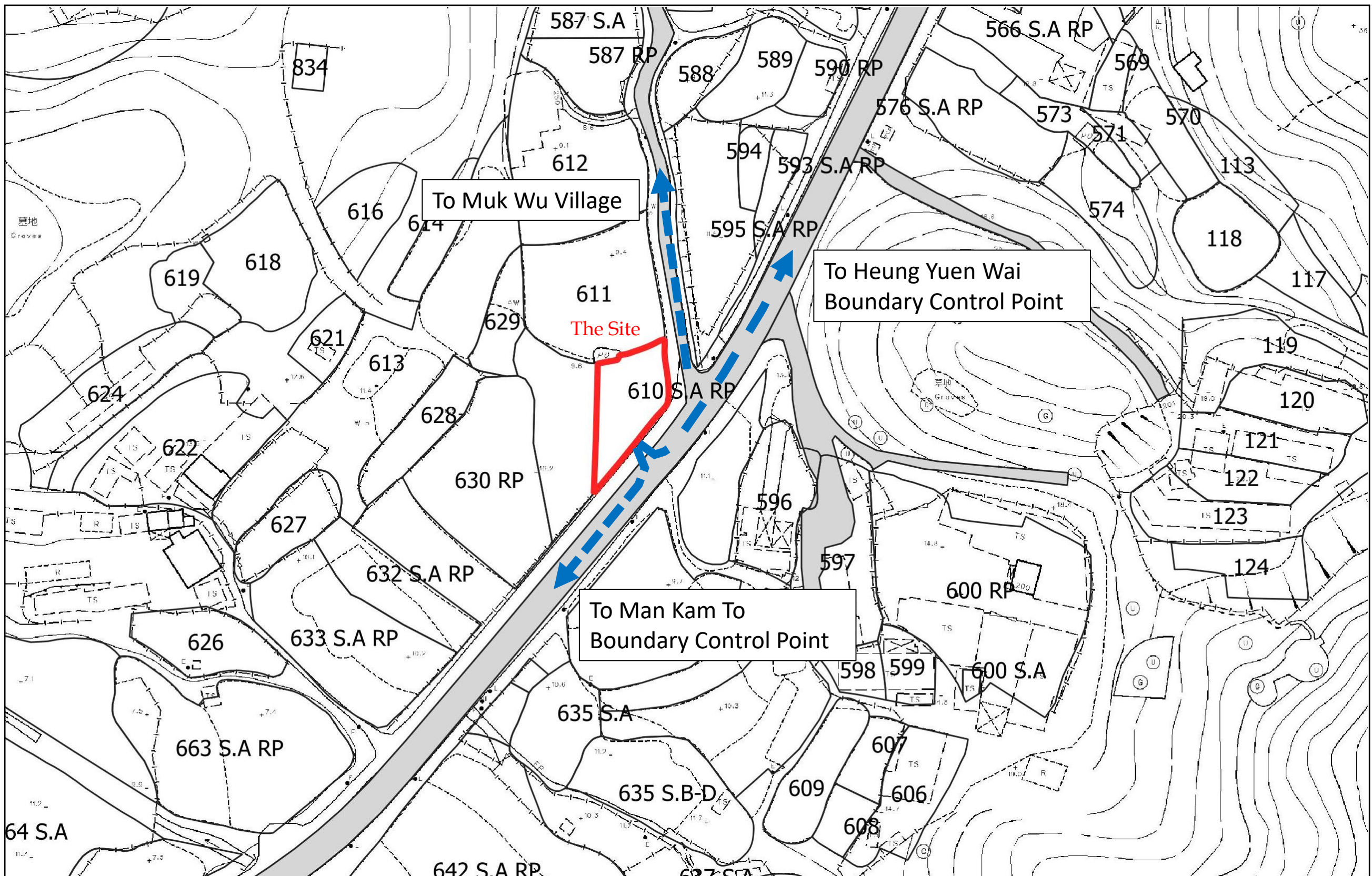
**LCH Planning and Development  
Consultants Limited**

Figure 1 : Location Plan

Source: HK Geodata Store, HKSAR Government

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To





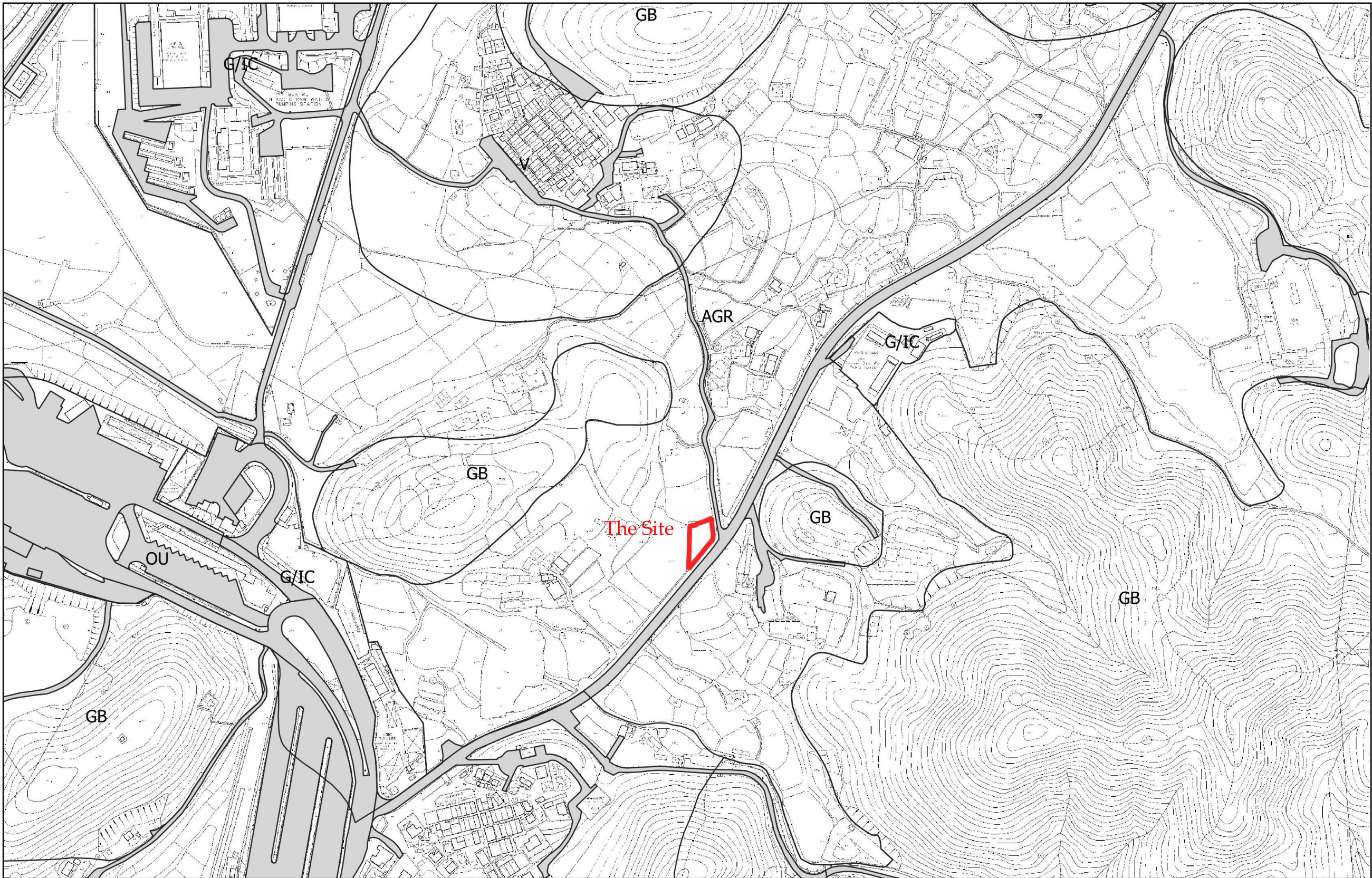
**LCH Planning and Development  
Consultants Limited**

Figure 2 : Land Status Plan

Source: HK Geodata Store, HKSAR Government

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To





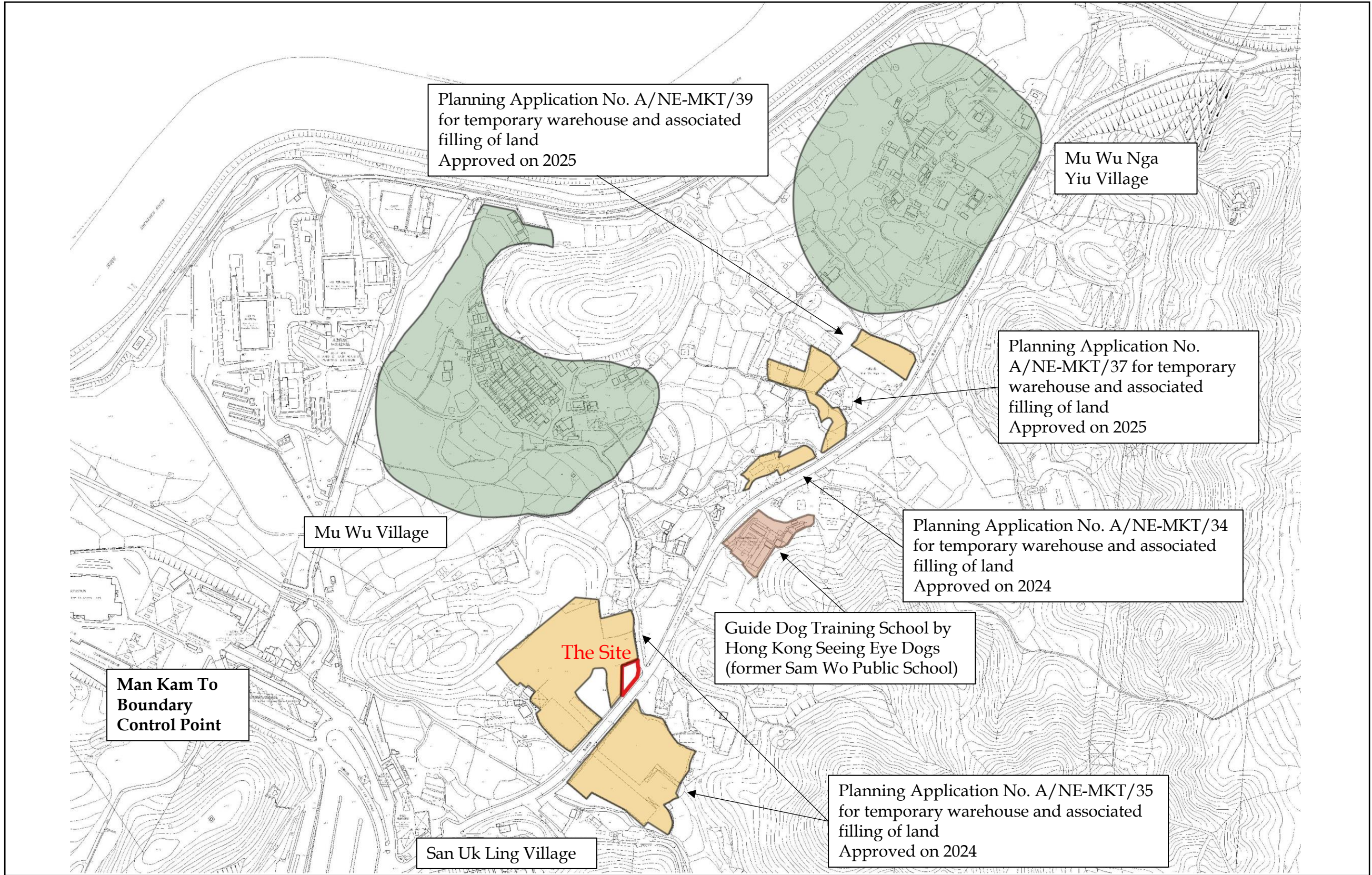
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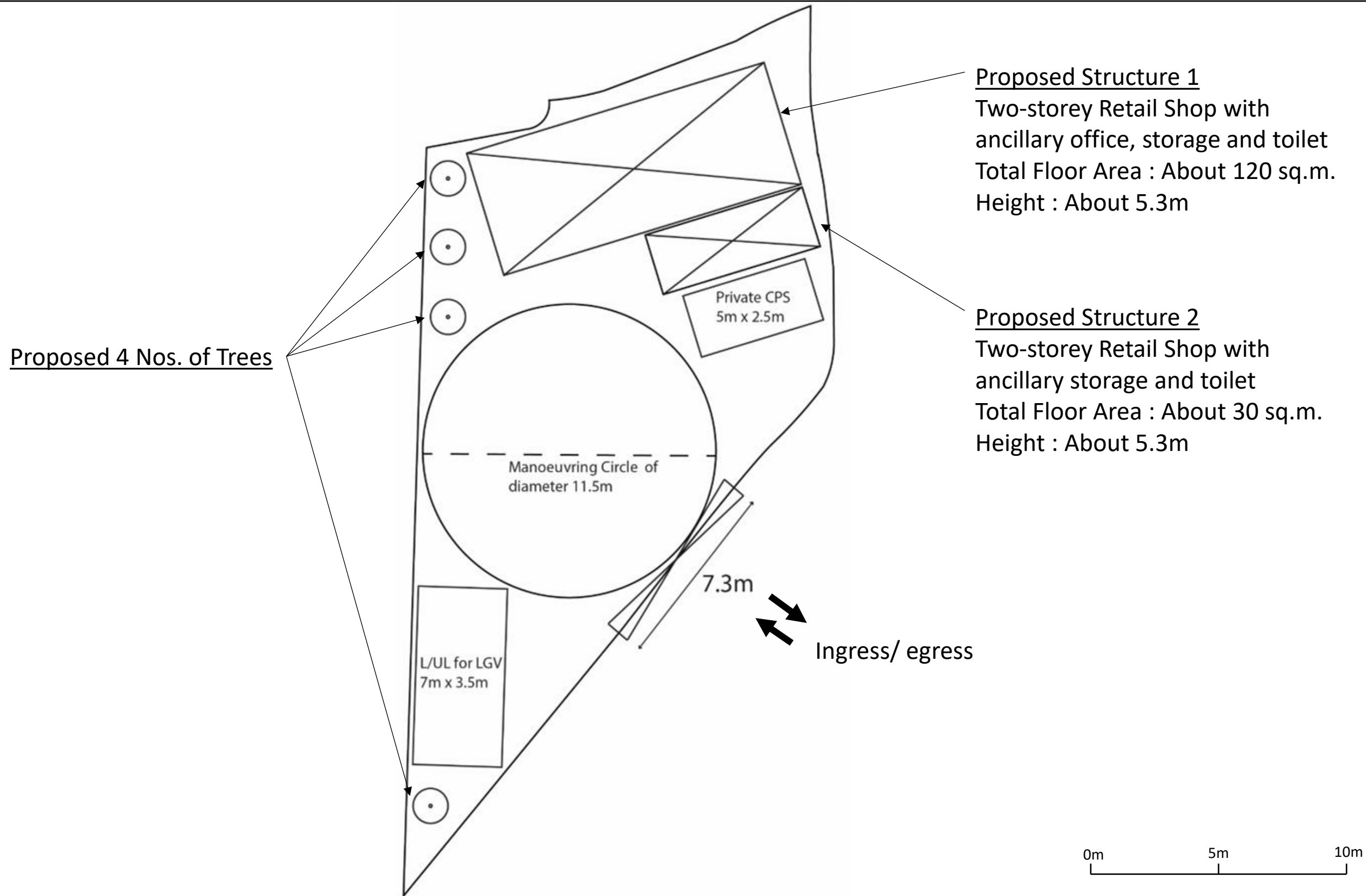
Figure 3 : Extract of Outline Zoning Plan No. S/NE-MKT/5

Source: HK Geodata Store & Town Planning Board, HKSAR Government





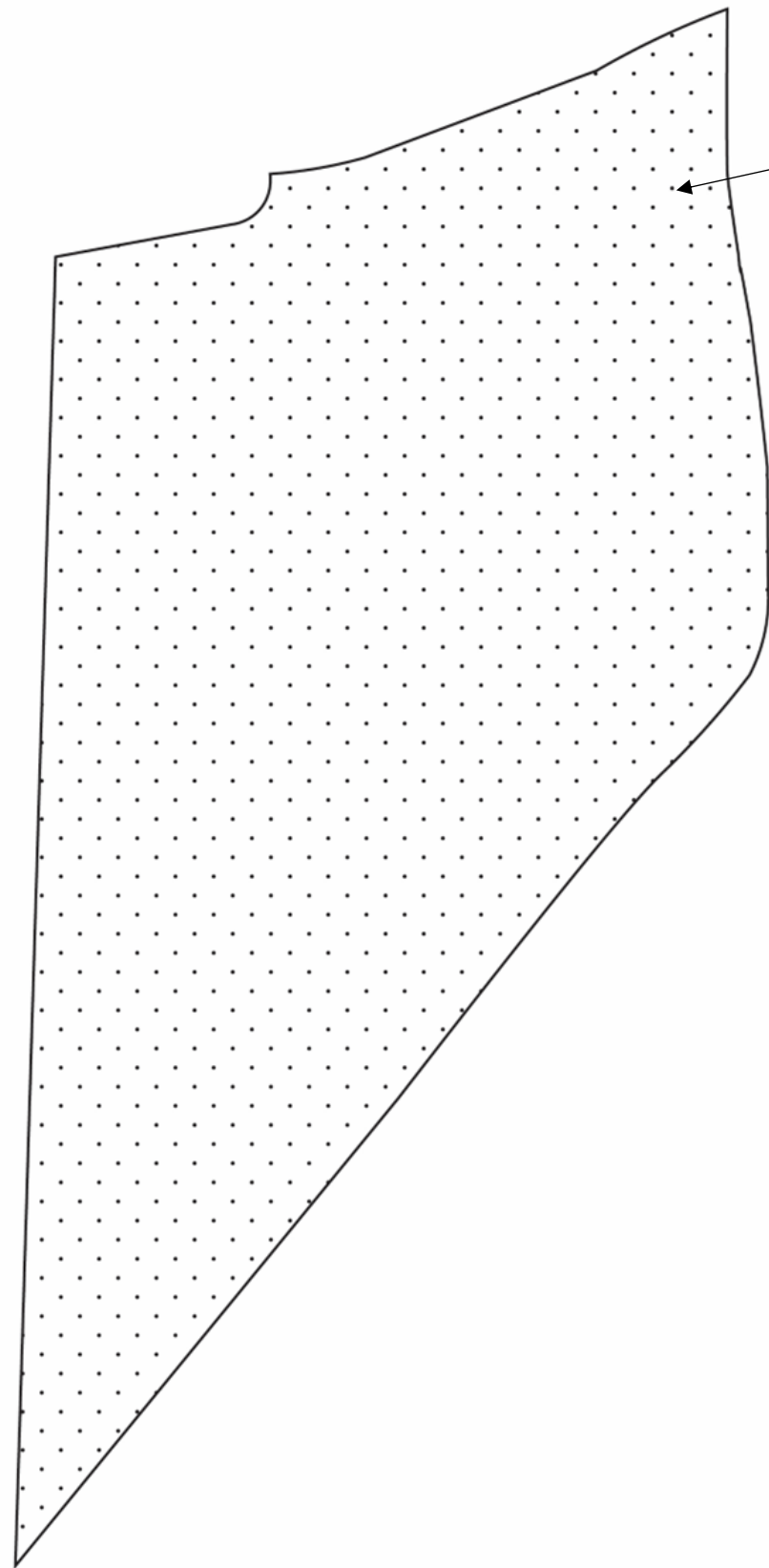




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Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 5 : Indicative Layout Plan



Proposed Land Filling  
Concrete Bed for a depth of  
not more than 0.6 and an area  
of about 395 sq.m.

Site level:

0m 5m 10m



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Figure 6 : Land Filling Plan

Approved Planning Application No. A/NE-MKT/35

Application Site



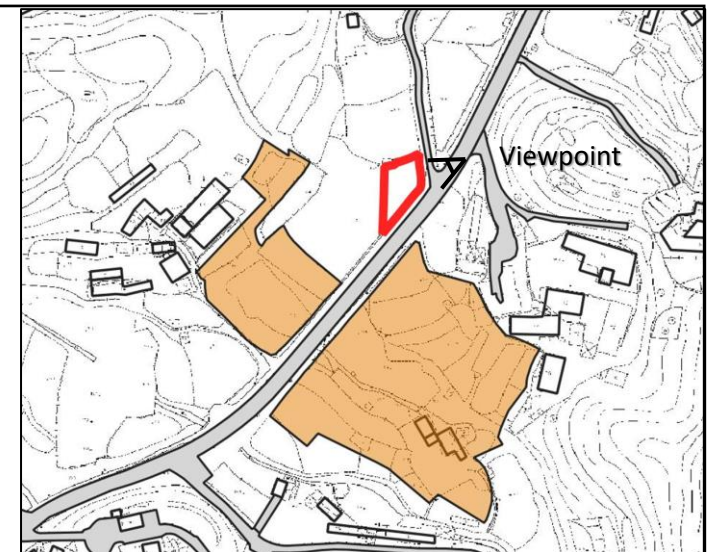
*Current Condition (from Lin Ma Hang Road)*

Approved Planning Application  
No. A/NE-MKT/35

Proposed Temporary  
Structures



*Full Operation (from Lin Ma Hang Road)*

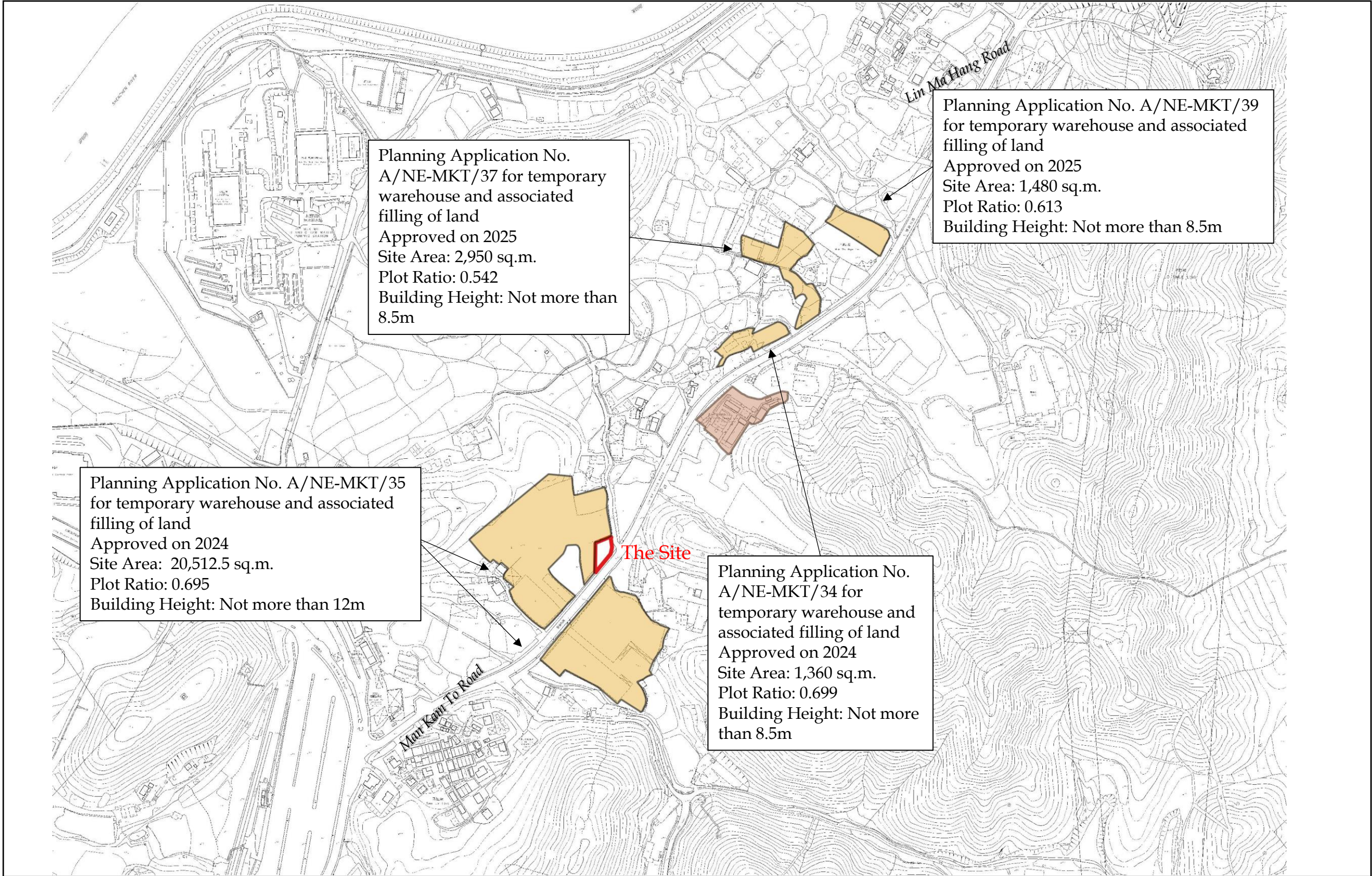


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Figure 7 : Indicative Photomontage

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To





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Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 8 : Approved Planning Applications in “Agriculture” zone

Source: HK Geodata Store & Town Planning Board, HKSAR Government