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**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 777 IN D.D. 78,  
CHUK YUEN, TA KWU LING, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Brilliant Mega Limited**

Consultancy Team

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



**October 2025**  
Version 1.0

## FILE CONTROL

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**APPLICANT** : Brilliant Mega Limited  
**TYPE OF APPLICATION** : S.16 Planning Application  
**PROPOSED USE** : Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary  
Facilities and Associated Filling and Pond for a Period of 3 Years  
**SITE LOCATION** : Lot 777 in D.D. 78, Chuk Yuen, Ta Kwu Ling, New Territories

## AMENDMENT RECORD

| REVISION NO. | DESCRIPTION  | APPROVED BY<br>(Date) | PREPARED BY<br>(Date) |
|--------------|--------------|-----------------------|-----------------------|
| 1.0          | Final Report | MN<br>(20251002)      | CC<br>(20251002)      |

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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 *Lot 777 in D.D. 78, Chuk Yuen, Ta Kwu Ling, 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 Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2. The Site occupies an area of 3,413 m<sup>2</sup> (about). A single-storey structure is proposed at the Site for warehouse (excl. D.G.G.), ancillary office, washroom, and covered loading/unloading (L/UL) area with total gross floor area (GFA) of 1,490 m<sup>2</sup> (about). The remaining area is reserved for vehicle parking and circulation space.
- The Site is accessible from Lin Chuk Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's Original Premises is affected by Government's land resumption for the Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA);
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant's Original Premises in Kwu Tung;
  - 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:

|                    |                              |
|--------------------|------------------------------|
| Site Area          | 3,413 m <sup>2</sup> (about) |
| Covered Area       | 1,490 m <sup>2</sup> (about) |
| Uncovered Area     | 1,923 m <sup>2</sup> (about) |
|                    |                              |
| Plot Ratio         | 0.44 (about)                 |
| Site Coverage      | 44% (about)                  |
|                    |                              |
| No. of Structure   | 1                            |
| Total GFA          | 1,490 m <sup>2</sup> (about) |
| - Domestic GFA     | Not applicable               |
| - Non-Domestic GFA | 1,490 m <sup>2</sup> (about) |
|                    |                              |
| Building Height    | 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打鼓嶺竹園丈量約份第 78 約地段第 777 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《打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2》上劃為「農業」地帶。申請地盤面積為 3,413 平方米(約)。申請地點將設有一座單層構築物作貨倉(危險品倉庫除外)、附屬辦公室、洗手間及有蓋車輛和上／落貨區用途，構築物的總樓面面積為 1,490 平方米(約)，其餘地方將預留作車輛停泊和流轉空間。
- 申請地點可從蓮竹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六時，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「古洞北／粉嶺北新發展區」收地影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 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：

|           |              |
|-----------|--------------|
| 地盤面積：     | 3,413 平方米(約) |
| 上蓋總面積：    | 1,490 平方米(約) |
| 露天地方面積：   | 1,923 平方米(約) |
|           |              |
| 地積比率：     | 0.44 (約)     |
| 上蓋覆蓋率：    | 44% (約)      |
|           |              |
| 樓宇數目：     | 1 座          |
| 總樓面面積     | 1,490 平方米(約) |
| 住用總樓面面積：  | 不適用          |
| 非住用總樓面面積： | 1,490 平方米(約) |
|           |              |
| 構築物高度：    | 11 米(約)      |
| 構築物層數：    | 1 層          |

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Brilliant Mega Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 777 in D.D. 78, Chuk Yuen, Ta Kwu Ling, New Territories* (the Site) (**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 proposed development). The Site currently falls within an area zoned "AGR" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 (**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 and drawings are provided with the planning statement (**Plans 1 to 11** and **Appendices I to IV**). 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.

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<sup>1</sup> **Brilliant Mega Limited** 上越有限公司, the applicant, is authorised by **Wang Bo Co., Limited** 環保油廠有限公司, the affected business operator, to facilitate the relocation of the affected business premises (the Original Premises). The Memorandum of Understanding signed by both parties is enclosed at **Appendix I**. Details of the affected business operator are provided at **Appendix II**.

## 2. JUSTIFICATIONS

*To facilitate the relocation of the Original Premises affected by the KTN/FLN NDA development*

- 2.1 The current application intends to facilitate the relocation of the applicant's affected business in Kwu Tung (formerly Lots 839 S.B (Part), 839 S.C ss.1 (Part) and 839 S.C RP (Part) in D.D. 96 and adjoining Government Land, Kwu Tung, New Territories, which were reverted to Government on 12.04.2024 under G.N. 158 and G.N. 205) due to land resumption and to pave way for the development of the KTN/FLN NDA (**Appendix II** and **Plan 4**). The Original Premises currently falls within an area zoned "Government, Institution or Community" and an area shown as 'Road' on the Approved Kwu Tung North OZP No. S/KTN/4 (**Plan 4**).
- 2.2 The affected business operator is an eligible waste cooking oils (WCO) collector (No. WCO-CR1602021) registered under the WCO Recycling Administrative Registration Scheme of the Environmental Protection Department (EPD), which has been using the Original Premises for temporary storage of WCO collected from restaurants and food manufacturing premises.
- 2.3 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the Remaining Phase Development of the KTN NDA (**Plan 5**). As the Original Premises have already been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for the relocation in order to continue the business operation.

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

- 2.4 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 or accessibility (**Appendix III** and **Plan 6**). After a lengthy site-searching process, the Site has been identified for relocation as it is relatively flat, easily accessible, not incompatible to surrounding land uses, and away from sensitive receivers.

*The applied use is the same as the Original Premises*

- 2.5 The proposed development involves the operation of a warehouse for temporary storage of WCO with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Kwu Tung. Details of the difference between the Original Premises and the Site are shown at **Table 1** below:

**Table 1** – Differences between the Original Premises and the Site

|           | Original Premises<br>(a) | The Site<br>(b)      | Difference<br>(b) – (a)       |
|-----------|--------------------------|----------------------|-------------------------------|
| Site Area | 1,237 m <sup>2</sup>     | 3,413 m <sup>2</sup> | +2,176 m <sup>2</sup> , +176% |



- 2.6 The Site is designated for warehouse use for temporary storage of WCO with ancillary office and vehicle parking, L/UL and circulation area to support the daily operation of the business. The actual area designated for the warehouse operation (i.e. about 1,490 m<sup>2</sup>) is similar to that of the Original Premises.
- 2.7 Although the site area of the Site is larger than that of the Original Premises, a substantial portion of the Site (i.e. 1,923 m<sup>2</sup>; about 56%) is uncovered. 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. Moreover, the increase in site area can also offer an excellent opportunity to enhance the operational efficiency of the business by providing additional space for WCO storage, which can impose a positive impact on the efficiency, competitiveness and growth of the recycling sector, thereby contribute to the overall sustainable development of Hong Kong.
- 2.8 The Site is also geographically close and with convenient access to nearby highway network, which help facilitate the efficient cross-district logistics, reduce cross-district traffic cost, and enhance the overall operation.

*The approval would not frustrate the long-term planning intention*

- 2.9 Although the Site falls within an area zoned "AGR" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2, the Site is currently vacant without active agricultural activities. Hence, 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.
- 2.10 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 approval of the current application would not set an undesirable precedent for the "AGR" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.11 The surrounding area of the Site is considered to be predominately semi-rural in character comprising unused/vacant land partly covered with vegetation, pigsty, and some 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 safety and drainage aspects, so as to alleviate the potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 350 m east of Lin Chuk Road; 1.2 km east of Heung Yuen Wai Boundary Control Point (BCP); 7.5 km east of Man Kam To BCP; 9.3 km northeast of Fanling MTR Station; and 18.6 km northeast of the Original Premises in Kwu Tung.

#### *Accessibility*

- 3.2 The Site is accessible from Lin Chuk Road via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is vacant, fenced, generally flat, and partly vegetated (**Plans 1, 3 and 7**).

#### *Surrounding Area*

- 3.4 The Site and its surrounding are predominantly semi-rural in character comprising unused/vacant land partly covered with vegetation, pigsty, and some temporary structures (**Plans 1, 3 and 7**).
- 3.5 To its immediate north are unused/vacant land covered with vegetation, and a dried pond. To its further north is Heung Yuen Wai BCP and some vegetated slopes.
- 3.6 To its immediate east are some temporary structures and some pigsties in operation. To its further east is North East New Territories Landfill.
- 3.7 To its immediate south are some pigsties in operation. To its further south are unused/vacant land scattered with some pigsties in operation.
- 3.8 To its immediate west are some temporary structures for storage use. To its further west is Chuk Yuen Village and Heung Yuen Wai Highway.

#### 4. PLANNING CONTEXT

##### *Zoning*

- 4.1 The Site falls within an area zoned "AGR" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 (**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, *any **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 coordinated 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 Board under S.16 of the Ordinance.*

##### *Previous and Similar Applications*

- 4.4 The Site is not subject of any previous and similar applications.

##### *Land Status*

- 4.5 The Site falls entirely on private lot i.e. *Lot 777 in D.D. 78*, with private land area of 3,413 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**). The ownership of the subject private lot is currently held by a registered company.
- 4.6 Given that there is restriction on the erection of structure without prior approval from the Government, the applicant will submit an application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the proposed structure 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 Site consists of an area of 3,413 m<sup>2</sup> (about). Details of the development parameters are shown at **Table 2** below:

**Table 2** – Development Parameters

|                         |                              |
|-------------------------|------------------------------|
| <b>Site Area</b>        | 3,413 m <sup>2</sup> (about) |
| <b>Covered Area</b>     | 1,490 m <sup>2</sup> (about) |
| <b>Uncovered Area</b>   | 1,923 m <sup>2</sup> (about) |
|                         |                              |
| <b>Plot Ratio</b>       | 0.44 (about)                 |
| <b>Site Coverage</b>    | 44% (about)                  |
|                         |                              |
| <b>No. of Structure</b> | 1                            |
| <b>Total GFA</b>        | 1,490 m <sup>2</sup> (about) |
| - Domestic GFA          | Not applicable               |
| - Non-Domestic GFA      | 1,490 m <sup>2</sup> (about) |
|                         |                              |
| <b>Building Height</b>  | 11 m (about)                 |
| <b>No. of Storey</b>    | 1                            |

- 5.2 A single-storey structure is proposed at the Site for warehouse (excl. D.G.G.), ancillary office, washroom and covered L/UL area with total GFA of 1,490 m<sup>2</sup> (about). The remaining open area is reserved for vehicle parking and circulation space (**Plan 8**). Details of the structure are shown at **Table 3** below:

**Table 3** – Details of the Proposed Structure

| Structure    | Use                                                                        | Covered Area                       | GFA                                | Building Height         |
|--------------|----------------------------------------------------------------------------|------------------------------------|------------------------------------|-------------------------|
| B1           | Warehouse (excl. D.G.G.), washroom, ancillary office and covered L/UL area | 1,490 m <sup>2</sup>               | 1,490 m <sup>2</sup>               | 11 m (about) (1-storey) |
| <b>Total</b> |                                                                            | <b>1,490 m<sup>2</sup> (about)</b> | <b>1,490 m<sup>2</sup> (about)</b> | -                       |

### Filling of Pond and Land

- 5.3 The Site consists of a dried pond with an area of 263 m<sup>2</sup> (about). The existing site level of the bottom of the dried pond is at +13.8 mPD (about), whilst the existing site level of the remaining area of the Site (about 3,150 m<sup>2</sup>) is at +14.1 mPD (about). The applicant intends to fill the dried pond of not more than 0.3 m in depth. Once the dried pond is filled, the entire Site will be filled with concrete of not more than 2.4 m in depth to

provide a relatively flat and solid surface for site formation of structure, vehicle parking and L/UL spaces, and circulation area. The proposed site level of the entire Site will be increased to +16.5 mPD (about) upon completion of the filling of pond and land (**Plan 9**), in order to match the existing level of the local access connecting the Site. The filling of pond and land at the Site is considered required and has been kept to a minimum to meet the operational need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

#### Operation Mode

- 5.4 The Site is designated for warehouse (excl. D.G.G.) use for temporary storage of WCO, which are the same as that in the Original Premises. WCO are oils abandoned from any cooking process for human consumption other than those from household such as used cooking oil, unused cooking oil abandoned for reasons such as spoilage, oil/grease separated from grease trap waste etc. The proper recycling of WCO not only can convert WCO into industrial products such as biodiesel, soap etc., but also avoid environmental pollution arising from improper handling of WCO. The collected WCO will be temporarily stored within the oil tanks at the Site, which will be further transported to other WCO processing facilities.
- 5.5 Operation hours are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays. It is estimated that the Site would be able to accommodate not more than 5 staff. The ancillary facilities (i.e. office, washroom etc.) are 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 at the Site.

#### Minimal Traffic Impact

- 5.6 The Site is accessible from Lin Chuk Road via a local access (**Plan 1**). A 16 m (about) wide ingress/egress is provided at the southeastern part of the Site (**Plan 8**). A total of 6 parking and L/UL spaces are proposed for the daily operation of the proposed development. Details of the provisions of parking and L/UL space are shown at **Table 4** below:

**Table 4 – Provision of Parking and L/UL Spaces**

| Type of Space                                                     | No. of Space |
|-------------------------------------------------------------------|--------------|
| Parking space for Private Cars (PC)<br>- 2.5 m (W) x 5 m (L)      | 3            |
| Type of Space                                                     | No. of Space |
| L/UL space for Light Goods Vehicle (LGV)<br>- 3.5 m (W) x 7 m (L) | 2            |
| L/UL Space for Container Vehicle (CV)<br>- 3.5 m (W) x 16 m (L)   | 1            |

- 5.7 The Site is about 400 m and 700 m away from the nearest green minibus (GMB) stop and franchised bus stop respectively. It is expected that a fraction of the staff would get access to the proposed development by public transportation services. For details of the public transportation services, please refer to **Appendix IV**.
- 5.8 LGV and CV will be deployed for the transportation of WCO into/out of the Site, which will only be carried out beyond peak hours between 10:00 and 18:00. 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 local access (**Plans 10 and 11**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. 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<br>(09:00 – 10:00) | 2                                    | 0   | 0   | 0   | 0  | 0   | 2           |
| Trips at <u>PM peak</u> per hour<br>(18:00 – 19:00) | 0                                    | 2   | 0   | 0   | 0  | 0   | 2           |
| Average trips per hour<br>(10:00 – 18:00)           | 0                                    | 0   | 1   | 1   | 1  | 1   | 4           |

- 5.9 As the nos. of vehicular trip generated/attracted are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

#### *Minimal Environmental Impact*

- 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 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 planning approval period.
- 5.11 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. 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 properly maintained, and the deposited silt/grit will be removed regularly at the start/end of rainstorm to ensure that these facilities are always operational.

- 5.12 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated from the proposed development. The design and construction of the septic tank and soakaway system will strictly follow the requirements stipulated in *ProPECC PN 1/23*. Licensed collectors will be employed to collect and dispose of sewage regularly.
- 5.13 2.5 m high 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. Maintenance will be conducted on a regular basis.
- 5.14 The applicant will comply with the registration requirements stipulated in the '*Good Practice Guide for Registered WCO Collectors (Regular Collectors)*' published by EPD, which provides guidelines on WCO collection, delivery and record keeping.

#### *Minimal Landscape Impact*

- 5.15 The Site is mainly covered with overgrown grass. No old or valuable tree has been identified at the Site. Due to the operation of the proposed development and the provision of vehicle parking, L/UL and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetation at the Site.

#### *Minimal Drainage Impact*

- 5.16 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development 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 the Drainage Services Department.

#### *Fire Safety Aspect*

- 5.17 The applicant will submit a fire service installations proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning permission has been granted from the Board. Upon receiving the STW approval from LandsD for erection of the proposed structure as mentioned in Section 4.6 above, the applicant will implement the accepted proposal at the Site.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business in the Original Premises in Kwu Tung, which will be affected by Government's land resumption for the KTN/FLN NDA development. Whilst the applicant has attempted to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable. Given that the relocation is to facilitate Government's KTN/FLN NDA development, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development project.
- 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 would not frustrate the long-term planning intention of the "AGR" zone and better utilise deserted land in the New Territories.
- 6.3 The Site and its surrounding are predominantly semi-rural in character comprising unused/vacant land partly covered with vegetation, pigsty, and some temporary structures. The proposed development is considered not incompatible with the surrounding area. Despite the fact that the Site falls within the "AGR" zone, given the applicant's special background to facilitate Government's KTN/FLN NDA development, 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 area. Adequate mitigation measures will be provided, i.e. submission of drainage proposal, fire service installations proposals etc., to mitigate any adverse impact arising from the proposed development. 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 guidelines and practice notes issued by EPD to alleviate all possible environmental impacts on nearby sensitive receivers, if any.
- 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**  
**October 2025**