LCH Planning and Development
Consultants Limited

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

Supporting Planning Statement

Prepared by

Planning Consultant : LCH Planning & Development Consultants Limited

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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 proposed temporary workshop and warehouse with ancillary office use and associated filling of land for a period of 3 years ("**the Proposed Development**") at Kwan Tei North, Fanling ("**the Application Site**").

The Application Site falls within an area of "Open Storage" ("**OS**") and "Agriculture" ("**AGR**") zone on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("**the OZP**"). The Application Site falls entirely within Category 1 and Category 2 areas as defined under Town Planning Board Planning Guidelines No. 13G ("TPB PG-No. 13G"). The previous planning application was approved by the Board on 10 January 2025. Notwithstanding the approval, the requisite short-term waiver and short-term tenancy have yet to be granted by the Lands Department owing to the prolonged processing time. Hence, the Applicant has been unable to comply with the time limit stipulated under the planning approval. As a result, the remaining planning conditions, namely Conditions (b) and (e) relating to the provision and implementation of drainage facilities and fire services installations, cannot be fulfilled within the required time limits.

The Applicant therefore seeks planning permission to continue the temporary workshop and warehouse use with ancillary office use, together with the proposed filling of land, at the Application Site for a period of 3 years. No change to the existing development parameters is proposed.

Upon completion, the Proposed Development will comprise one building structure with solar panels installed on the roof. The Application Site has an area of 2,565 sq.m. The proposed building will comprise two storeys, with a maximum building height of not more than 15 m and a covered area of 1,445 sq.m. In addition, it is proposed to fill an area of approximately 335 sq.m. with concrete to a height of approximately 0.3 m.

This Application aims to provide simple warehouse and workshop facilities and cater the needs of the existing and future development in the New Territories North. The Proposed Development does not hinder the long-term planning intention of "OS" and "AGR" zones. Similar applications in the "OS" and "AGR" zones in the Kwan Tei area have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, 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，就軍地北 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時工場和貨倉連附屬辦公室用途及相關填土工程，為期 3 年 (下稱「**擬議發展**」)。

申請地點現時於《坪輋及打鼓嶺分區計劃大綱圖編號 S/NE-TKL/14》(下稱「**大綱圖**」) 劃作「露天貯物」和「農業」地帶，並位於《城規會規劃指引編號 13G》的第一類和第二類地區。早前的規劃申請已於 2025 年 1 月 10 日獲委員會批准。然而，儘管已獲批准，由於地政總署處理時間較長，所需的短期豁免書及短期租約尚未於規劃許可所訂明的期限內批出。因此，申請人未能於規劃許可所訂明的期限內完成相關要求。結果，餘下的規劃條件，即關於提供及實施排水設施及消防裝置的第(b)及(e)項條件，無法在規定期限內完成。有見及此，申請人現尋求規劃許可，以繼續於申請地點進行臨時工場及倉庫用途，並附設辦公室用途，連同建議進行的填土工程，為期三年。申請不涉及任何現有發展參數的改動。

擬議發展完工後，將包括一個兩層高的構築物作為工場和貨倉以及附屬辦公室用途，構築物的頂部設有附屬太陽能電池板。申請場地面積約 2,565 平方米，擬議構築物的高度約不多於 15 米，覆蓋面積約為 1,445 平方米。部分請地塊約 335 平方米將會進行填土，深度將不多於 0.3 米。

申請旨在提供更多簡單工場和貨倉設施，以滿足新界北部現在和將來的發展需求。擬議發展不會妨礙軍地北「露天貯物」和「農業」地帶的長遠規劃意向。而且於軍地北的「露天貯物」和「農業」地帶亦已有不少相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、排水和環境造成不利影響。

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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1 INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for proposed temporary workshop and warehouse with ancillary office use and associated filling of land for a period of 3 years (hereinafter referred to as the "**Proposed Development**") in Kwan Tei North, Fanling (**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 "Open Storage" ("**OS**") zone and "Agriculture" ("**AGR**") zone on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("**the OZP**") (**Figure 2**).

1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

1.1.4 According to the Notes of the OZP for "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 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

1.1.5 The Application Site was subject to a previous planning application, which was approved by the Board on 10 January 2025. However, notwithstanding such approval, the requisite short-term waiver and short-term tenancy have yet to be granted by the Lands Department due to the prolonged processing time. As a result, the Applicant has been unable to comply with the time limit stipulated under the planning approval, and the remaining planning conditions, namely Conditions (b) and (e) relating to the provision and implementation of drainage facilities and fire services installations, cannot be fulfilled within the required time limits.

1.1.6 Hence, the Applicant seeks planning permission to continue the temporary workshop and warehouse use with ancillary office use, together with the proposed filling of land, at the Application Site for a period of three years. No changes to the existing development parameters are proposed.

2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

2.1.1 The Application Site covers a total of about 2,565 square metres ("sq.m."), including about 1,995 sq.m. of private land and about 570 sq.m. of the adjoining Government Land. The Application Site is paved with concrete and it has been accommodating workshop/storage uses in the past 20 years. Refer to **Annex 1** for the aerial photos of the Application Site.



Existing Run-in/out



Existing Storage in the Application Site



Existing Access



Existing Workshop in the Application Site

Diagram 1 Current Condition of the Application Site

2.1.2 The Application Site is attached to a local access road that connects the site to Sha Tau Kok Road – Lung Yeuk Tau. The site is located at the eastern area of Kwan Tei North which is also situated at the northwest of Sha Tau Kok Road – Lung Yeuk Tau and west of Ko Po North. Besides, there is a river known as Ng Tung River which is located further southeast of the Site.

2.1.3 **Figures 1 and 2** illustrate the location of the Application Site and its immediate vicinity.

2.1.4 The Application Site is located at the Kwan Tei North area in Ping Che and it was surrounded by warehouses, factories and temporary structures. A metal and marble workshop under approved application No. A/NE-TKL/209 is situated on the immediate northeast of the site. The vicinity is dominated by workshops/ warehouses.

2.2 Land Status

2.2.1 The Application Site falls partly within the boundary of part of Subsection 1 of Section A of Lot No. 77, part of Subsection 1 of Section B of Lot No. 78, Section A of Lot No. 82, Section B of Lot No. 82, the Remaining Portion of Lot No. 82, part of Lot No. 83 and the adjoining Government land in Demarcation District 83, Kwan Tei North ("**the Lots**") (**Figure 2**).

2.2.2 The Lots are subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the respective lots, in order to temporarily relax user restriction of the Government Lease of the Subject Lots for the erection of temporary structure in different forms.

2.2.3 The Application Site involves adjoining Government Land (about 570 sq.m. or 22% of total application site) and would apply to Lands Department for a short-term tenancy for the proposed development.

2.2.4 Latest boundary survey has revealed the actual boundary of the private lots. The latest survey would be submitted to the District Survey Office for registration, and this result has been adopted in this planning application to avoid future discrepancy.

2.3 Surrounding Context

2.3.1 Kwan Tei North is a sub-urban area located northeastern area in Fanling in the New Territories. The major uses of land are warehouses, open storage sites, factories and temporary structures, with a small number of residential dwellings and houses. There is a major road known as Sha Tau Kok Road in Fanling, and the major transportation mode is by minibuses, connecting Kwan Tei North to Fanling MTR station. The run-in and out is located at the northern boundary of the Applications Site, and the site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via a local access road.

2.4 Existing Warehouses and Factories in the Vicinity

2.4.1 The predominant uses in the vicinity at the north of the Application Site are warehouses and factories such as logistic companies and recycling centres which store goods and materials as well as engage in manufacturing and production activities. The concentration of warehouses and factories indicates the industrial nature of Kwan Tei North area and its significant role in supporting storage and supply chain activities.



Diagram 2 Existing Warehouses and Factories in the Vicinity (Brown area are the brownfield operation sites as identified by Planning Department in previous Study at 2020 or before) *(Source: HK GEODATA STORE and Planning Department, HKSAR Government)*

2.5 Temporary Workshop and Warehouse

2.5.1 The Application Site covers an area of about 2,565 sq.m. The Proposed Development will consist of a 2-storey structure for workshop and warehouse purposes and ancillary office, with solar panels on top of the roof. The total covered area of the site is about 1,445 sq.m.. A total of four loading/unloading bay will be provided for Medium Goods Vehicles, and a total of two car parking spaces for private cars will also be provided.

Parameters	Proposed Development
Site Area	About 2,565 sq.m.
No. of Structures	1
Covered Area	About 1,445 sq.m.
Maximum Height of Structure	Not more than 15 meters/ 2 storeys
Maximum Total Site Coverage	About 56%
Maximum Plot Ratio	About 1.13
No. of Parking Spaces for Private Cars	2
No. of Loading/ Unloading Bays for Medium Goods Vehicles	4

2.5.2 The proposed structure will be built with aluminium frame and corrugated steel. Most of the site is already hard-paved, so only a small scale of site formation works would be required. A 1.5 m metal fencing will be erected

along the site boundary to separate the Application Site from the adjacent sites. Minor portion of land for about 335 sq.m. will be filled by concrete of about 0.3 metre in height to tally with the existing paved site. The indicative layout plan of the Proposed Development is shown in **Annex 2** with the indicative land filling portion in **Annex 3.**

2.6 Operation Arrangement

2.6.1 The Proposed Development will operate from 9:00 am to 6:00 pm during weekdays and occasionally on weekends. During the operation hours, there will be an average of about 6 staff on the Application Site. The operation hours align with those of the nearby industrial establishments and open storage facilities.

2.6.2 Similar to the existing use, the Proposed Development will solely serve as workshop and storage purposes of non-polluting and non-dangerous goods with extension of covered area only. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated.

2.6.3 Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements in respect of fire safety, hygiene, drainage and noise nuisance.

3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

3.1.1 The Application Site falls within an area designated as "Open Storage" zone which comprises about 265 sq.m. (10%) and "Agriculture" zone which comprises about 2,300 sq.m. (90%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (**Figure 3**) (also known as the "**OZP**"). The planning intention of "OS" zone is *"intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses"* and the planning intention of "AGR" zone is *"intended 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 use not exceeding a period of three years within "OS" zone is always permitted and that within "AGR" zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

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S/NE-TKL/14

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) On-Farm Domestic Structure Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Rural Workshop Shop and Services (Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Cargo Handling and Forwarding Facility Cement Manufacturing Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use (not elsewhere specified) Open Storage of Cement/Sand Open Storage of Chemical Products/ Dangerous Goods Petrol Filling Station Shop and Services (not elsewhere specified) Vehicle Stripping/Breaking Yard Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

(Source: Town Planning Board, HKSAR Government)

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S/NE-TKL/14

AGRICULTURE

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

(a) 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 Town Planning Board under section 16 of the Town Planning Ordinance.

(Source: Town Planning Board, HKSAR Government)

3.1.3 According to the Notes of the OZP for "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 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

3.1.4 Approval of this application on a temporary basis for a period of 3 years and proposed filling of land would not jeopardize the long-term planning intention of both the "OS" and "AGR" zones.

3.2 Existing Use in Nature

3.2.1 Planning Department has commissioned the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories – Feasibility Study" with a detail survey of brownfield operation in Hong Kong, According to the latest survey data, most of the application site has already undergone brownfield operation



Diagram 3 Existing Brownfield Operation in the Application Site

(Brown area are the brownfield operation sites as identified by Planning Department in previous Study at 2020 or before)
(Source: HK GEODATA STORE and Planning Department, HKSAR Government)

3.3 Falls within Category 1 and Category 2 Areas for open storage and port back-up uses

3.3.1 According to the Town Planning Board Planning Guidelines No. 13G which was revised in April 2023, the Application Site falls within Category 1 and Category 2 areas for open storage and port back-up uses.

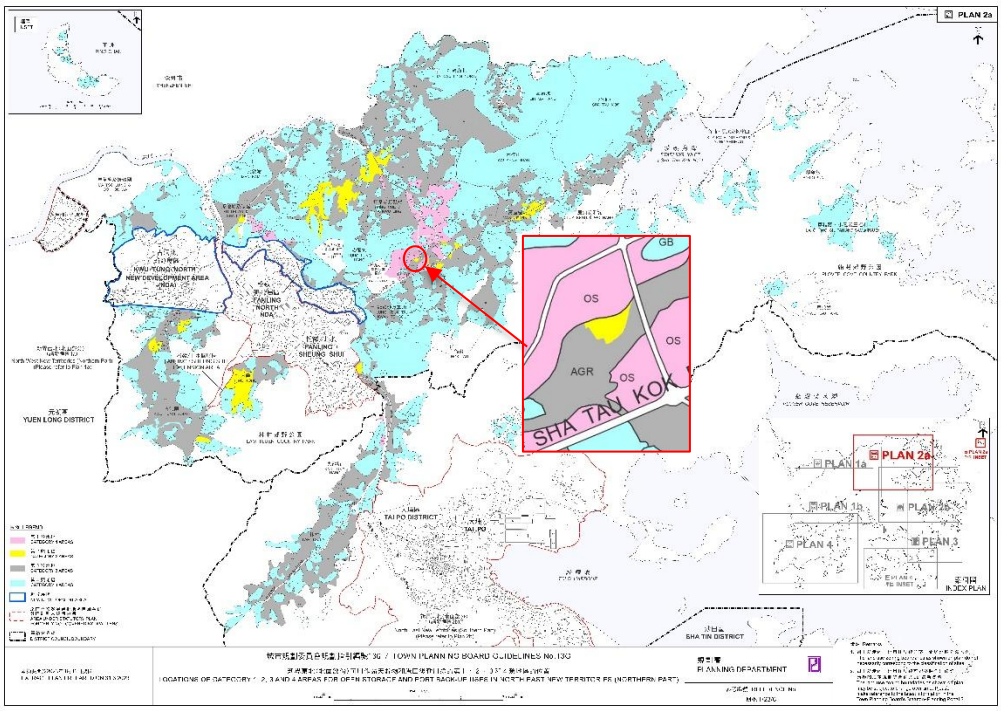


Diagram 4 Distribution of Category 1 and Category 2 Areas for Open Storage and Port Back-up Uses *(Source: Planning Department, HKSAR Government)*

3.3.2 As for Category 1 areas, they are considered "*suitable for open storage and port back-up uses. In general, such uses should be sited in areas zoned "OS", "OU(PBU)", "Industrial" ("I") or "I(D)"where there are compatible uses such as industrial uses, public utility installations and other port back-up and open storage activities. Apart from the above zones, other suitable sites in the North East and North West New Territories are included within this category. Generally, open storage/ port back-up uses are permitted of right under such zones…*" Therefore, about 265 sq.m. of the Application Site which is zoned as "OS" that falls within Category 1 area is permitted to be used for open storage/ port back-up purposes, given that the Proposed Development does not involve container storage, storage of dangerous goods and container trailer/ tractor park which may cause significant environmental nuisance, safety hazard or transport problems.

3.3.3 As for Category 2 areas, there are considered as areas "*mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects ; areas within or close to clusters of open storage, port back-up or other types of brownfield sites / temporary uses…Subject to no*

adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years." Therefore, about 2,300 sq.m. of the Application Site which is zoned as "AGR" that falls within Category 2 area may be granted for temporary open storage use for a maximum period of 3 years, subject to the planning approval of the Board.

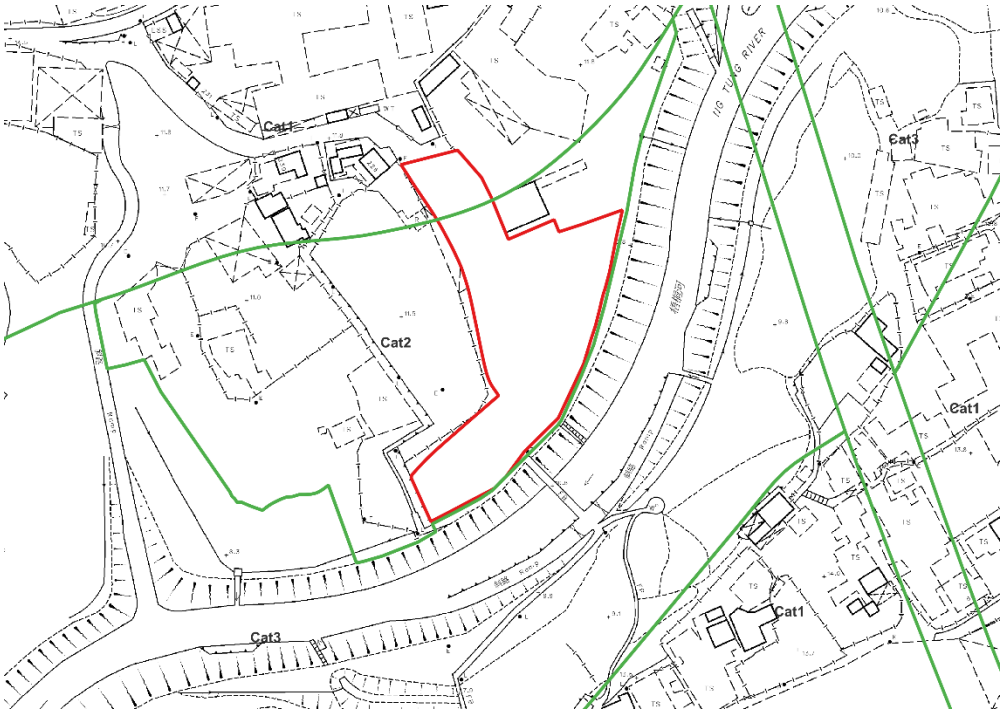


Diagram 5 Category 1 and Category 2 Areas for Open Storage and Port Back-up Uses within Application Site *(Source: Planning Department and HK GEODATA STORE, HKSAR Government)*

3.4 Future Development in the New Territories North

3.4.1 According to "Hong Kong 2030+ Study" [1], the Northern Metropolis Development Strategy involves four major zones in the Northern area of Hong Kong namely 'High-end Professional Services and Logistics Hub', 'I&T Zone', 'Boundary Commerce and Industry Zone' and 'Blue and Green Recreation, Tourism and Conservation Circle' which contribute to integration between Hong Kong and other cities in Greater Bay Area, the economic growth, innovation and technology, tourism as well as expansion of transport infrastructure, etc. Being the second economic engine of Hong Kong, the expansion in business and investment opportunities in the Northern Metropolis ensures long-term growth and enhances the overall competitiveness of Hong Kong.

[1] Planning Department as at October 2021 https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet.pdf

3.4.2 The Application Site is situated within the designated area for the New Territories North (NTN) New Town development, which is a part of Northern Metropolis Development Strategy. In addition to housing development plans in NTN New Town, a diverse range of economic activities has been proposed, such as industrial uses, innovative and technology, commercial/business and modern logistics. It is expected to accommodate an approximate population of at least 200,000 and generate about 130,000 job opportunities. The vision for the New Town entails creating a thriving and dynamic hub that accommodates various sectors, which fosters economic growth and urbanization in the New Territories North area.

3.4.3 The future development in the Northern area of Hong Kong indicates a change in the land use pattern as well as reconfiguration of the built environment, promoting urban-rural integration of the Northern area of Hong Kong. As the population as well as the economic and industrial activities continue to grow in the area, it become crucial to optimize the use of land resources for storage purposes in order to cater the evolving needs of the community.

3.5 Similar Approved Applications for Workshop, Warehouse and Open Storage

3.5.1 There are 4 similar applications approved by the Town Planning Board in 2024 and 2025 which falls within "AGR" zone in the Ping Che and Ta Kwu Ling Outline Zoning Plan for Temporary Workshop, Warehouse and Open Storage uses.

Application No.	Applied Use	Decision
A/NE-TKL/762	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 2 August 2024
A/NE-TKL/779	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 22 November 2024
A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 14 March 2025
A/NE-TKL/803	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	Approved with conditions on 1 August 2025

3.6 Drainage Consideration

3.6.1 Currently the Application Site is served by existing 400mm UC running along the eastern site boundary, and the existing drainage condition and pattern of

the area will not be altered. The surface run-off of the Application Site will be discharged directly into the existing stormwater catchpit at the southern boundary of the Application Site, which is connected to Ng Tung River. Refer to **Annex 4** for the existing drainage connection.

3.6.2 Considering the intended use is solely for the intended purposes, the proposed development is not anticipated have any detrimental effects on drainage. Thus, the Proposed Development will not cause any adverse drainage impact onto the area.

3.7 Traffic Consideration

3.7.1 The Proposed Development comprises a total of 4 Medium Goods Vehicle loading/unloading bays which are intended solely for the purpose of delivering materials to meet operational needs. A manoeuvring space of 11.6 m will be provided to ensure sufficient turning space for Medium Goods Vehicles. Also, 2 private car parking spaces are included for the staff members. Only an average of 6 staff members will be arriving at the Application Site for operation. They will commute by public transport or private cars. There are also bus and minibus stops on Sha Tau Kok Road – Lung Yeuk Tau containing a total of 3 routes to Fanling Station is reachable within 5 minutes walking distance from the Application Site.

3.7.2 The ingress/egress located at the northern area of the Application Site is 9.3 m wide, which allows the vehicles to access to/from the local access road at the north of the site. As the Application Site is surrounded by warehouses and factories for storage and industrial purposes which do not attract visiting members, queuing up of vehicles at the ingress/egress is not anticipated due to the low traffic flow in the vicinity. Refer to **Annex 5** for the swept path analysis.

3.7.3 It is estimated that there will only be 2 roundtrips of Medium Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads.

Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Medium Goods Vehicles	2	2
Private Cars	2	2

3.8 Environmental Consideration

3.8.1 As the Proposed Development accommodates workshop and storage of non-polluting and non-dangerous goods, which is similar to the existing use, it is not expected to generate any contaminated waste or pollution. Besides, no

complaint from environmental perspective has been received in the past years.

3.8.2 The Applicant will follow the relevant mitigation measures and requirements in the latest "*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*" to minimize any potential environmental impact. There will be no heavy goods vehicle accessing the Application Site, and no dust generating activities will be happened. No adverse environmental impact is anticipated.

3.8.3 There are currently some structures at the northeast of the Application Site. As revealed from our inspection, there is no residents living inside and these structures have been left vacant for a period of time. While there is no possible air and noise sensitive receivers adjacent to the Proposed Development, it is proposed to plant a row of trees in the northeast boundary. Besides, it is proposed to avoid door opening in the northern tip in order to avoid direct line of slight towards those vacant structures.



Diagram 6 Existing Vacant Structures in the Vicinity

3.9 Visual and Landscape Compatibility

3.9.1 The Application Site is situated in rural area which are surrounded by warehouses, temporary structures and workshop activities. The proposed warehouse and open storage use is compatible with the surrounding use and will disturb the prevailing rural village landscape character. Existing trees of about 15 metres tall along the eastern boundary of the Application Site will be kept to maintain the landscape environment. The proposed structure with a maximum height of about 15 metres is visually compatible with the warehouses and factories in the vicinity. No adverse visual impact is anticipated. Refers to the **Annex 6** for the Photomontages.

4 PREVIOUS PLANNING APPROVAL AND JUSTIFICATION FOR THE CURRENT APPLICATION

4.1 Previous Planning Approval and Outstanding Approval Conditions

4.1.1 The previous planning application was approved by the Town Planning Board (TPB) on 10 January 2025. Following the planning approval, the Applicant submitted an application for a short-term waiver to the Lands Department on 9 April 2025. However, the Applicant only received the Department's comments on 23 July 2025. Since then, the Applicant has been awaiting further comments from the Lands Department while continuing to revise and clarify the application, particularly in respect of the extent of the Government land portion involved.

4.1.2 Since the grant of the previous planning approval, the Applicant has made continued efforts to comply with the approval conditions. In particular, the drainage proposal and the fire services installations (FSI) proposal were prepared and submitted, and were duly complied with on 31 March 2026 and 29 June 2026 respectively. Notwithstanding these efforts, the implementation of both proposals remains subject to the approval and finalization of the requisite short-term waiver and the associated tenancy arrangements for the Government land portion by the Lands Department. As the short-term waiver has yet to be granted, the Applicant has been unable to implement the drainage facilities and FSI within the time limits stipulated under the previous planning approval.

4.1.3 Thus, the outstanding planning conditions, namely Conditions (b) and (e), relating to the provision and implementation of drainage facilities and FSI respectively, cannot be fully discharged within the specified time limits, despite the Applicant's efforts to address the relevant requirements.

4.1.4 In view of the above circumstances, the Applicant seeks to submit a application for planning permission to continue the temporary workshop and warehouse use with ancillary office use, together with the proposed filling of land, at the Application Site for a further period of three years. No changes to the existing development parameters or temporary use and development arrangements are proposed. This application seeks to maintain the temporary use while the outstanding short-term waiver and associated land arrangements are being processed, therefore allowing sufficient time for the implementation of the approved drainage and FSI proposals upon resolution of the outstanding matters.

4.2 Previous Planning Application

4.2.1 Compared with the previously approved application (No. A/NE-TKL/754), the proposed development parameters incorporate only minor adjustment. The site area has been reduced from about 2,730 sq.m. to about 2,565 sq.m., the covered area from approximately 1,665 sq.m. to about 1,445 sq.m., and the plot ratio from about 1.21 to about 0.89, while the number of structures,

building height, parking provision and loading/unloading facilities remain unchanged. These adjustments reduce the overall development intensity while retaining the approved operational requirements, and therefore represent an improvement over the previously approved scheme.

Parameters	Previous Approved Application (A/NE-TKL/754)	Proposed Development in this Application	Changes
Site Area	About 2,730 sq.m.	About 2,565 sq.m.	- 165 sq.m
No. of Structures	1	1	Same
Covered Area	About 1,650 sq.m.	About 1,445 sq.m.	- 205 sq.m
Maximum Height of Structure	15 meters/ 2 storeys	Not more than 15 meters/ 2 storeys	Same
Maximum Total Site Coverage	About 61%	About 56%	- 5%
Maximum Plot Ratio	About 1.21	About 1.13	- 0.08
No. of Parking Spaces for Private Cars	2	2	Same
No. of Loading/ Unloading Bays for Medium Goods Vehicles	4	4	Same

5 PLANNING MERITS & FURTHER JUSTIFICATIONS

5.1 Change in the Land Use Pattern of New Territories North

5.1.1 The Northern Metropolis Development Strategy envisions a substantial transformation in the land use pattern in the Northern area of Hong Kong to accommodate the future residential development and the four major zones. It involves converting the underutilized land resources for specific purposes and integration of urban and rural areas which maximize the potential for economic growth and sustainable development in the future metropolitan region.

5.1.2 The growth of economic and industrial activities in the northern region implies the need of warehouse and open storage facilities which offer a centralized location for storage of goods. Not only does it facilitate efficient logistics and supply chain management, but it also serves as a hub for businesses involved in warehousing and storage. The warehouse and storage use of the Application Site can support the development in the northern

metropolitan region.

5.2 Compliance with Town Planning Board Guideline

5.2.1 The Proposed Development is complied with Town Planning Board Guideline No. 13G. It falls within Category 1 and Category 2 areas of open storage and port back-up uses. Category 1 areas are considered suitable for open storage and port-back up uses which are generally sited in areas zoned "OS", "OU(PBU)", "Industrial" ("I") or "I(D)", while Category 2 areas are areas affected by major upcoming infrastructural projects or areas within or close to clusters of open storage, and planning permission could be granted on a temporary basis up to a maximum period of 3 years.

5.2.2 As the Application Site is currently used as workshop and warehouse of non-polluting and non-dangerous activities and goods, it is not anticipated to cause any significant environmental nuisance, safety hazards or transport problems. Moreover, the Proposed Development would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding area.

5.3 Would Not Jeopardize the Long-term Planning Intention

5.3.1 Approval of the application on a temporary basis for a period of 3 years and the proposed filling of land would not jeopardize the long-term planning intention of the "OS" and "AGR" zones. Also, the site is currently predominated by workshop/ warehouse and storage uses and is mostly hard-paved which does not require extensive site formation work. Optimizing the use of underutilized land resources for storage purposes can effectively cater the future development needs in the northern region.

5.4 Supported by Previous Planning Approvals of Similar Applications

5.4.1 There has been changes in the planning context of the Application Site and the surrounding. The concerned area falls within Category 2 area under the latest version of the Town Planning Board Guideline No. 13G. However, the private lots of the Application Site has been using for workshop/ storage purposes for over 20 years.

5.4.2 There were seven similar applications of warehouse and/or open storage uses within the same "AGR" zone of Ta Kwu Ling and Ping Che Outline Zoning Plan (Nos. A/NE-TKL/714, 721, 734, 724, 737, 735 and 731) approved with conditions on a temporary basis by the Rural and New Town Planning Committee in the past year. The aforesaid applications were subject to conditions such as implementation of drainage facilities, fire service installations and water supplies for firefighting.

5.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

5.5.1 The Proposed Development is visually compatible with the surrounding environment, which is mainly composed of warehouses, factories and

temporary structures. There is no change to the sub-urban landscape character. Also, the existing trees within the Application Site will not be removed. Hence, no adverse visual and landscape impact is anticipated.

5.6 No Adverse Traffic Impact

5.6.1 The Proposed Development will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is minimal with an estimation of less than 4 roundtrips per peak operation hour, including both Medium Goods Vehicles and private cars. Therefore, it is expected that there will not be significant negative impacts regarding the traffic network of the area concerned.

5.7 No Adverse Environmental Impact

5.7.1 The Proposed Development will only accommodate simple manufacturing process and storage purpose of non-polluting and non-dangerous goods. No leakage of pollutant or contamination of water is anticipated.

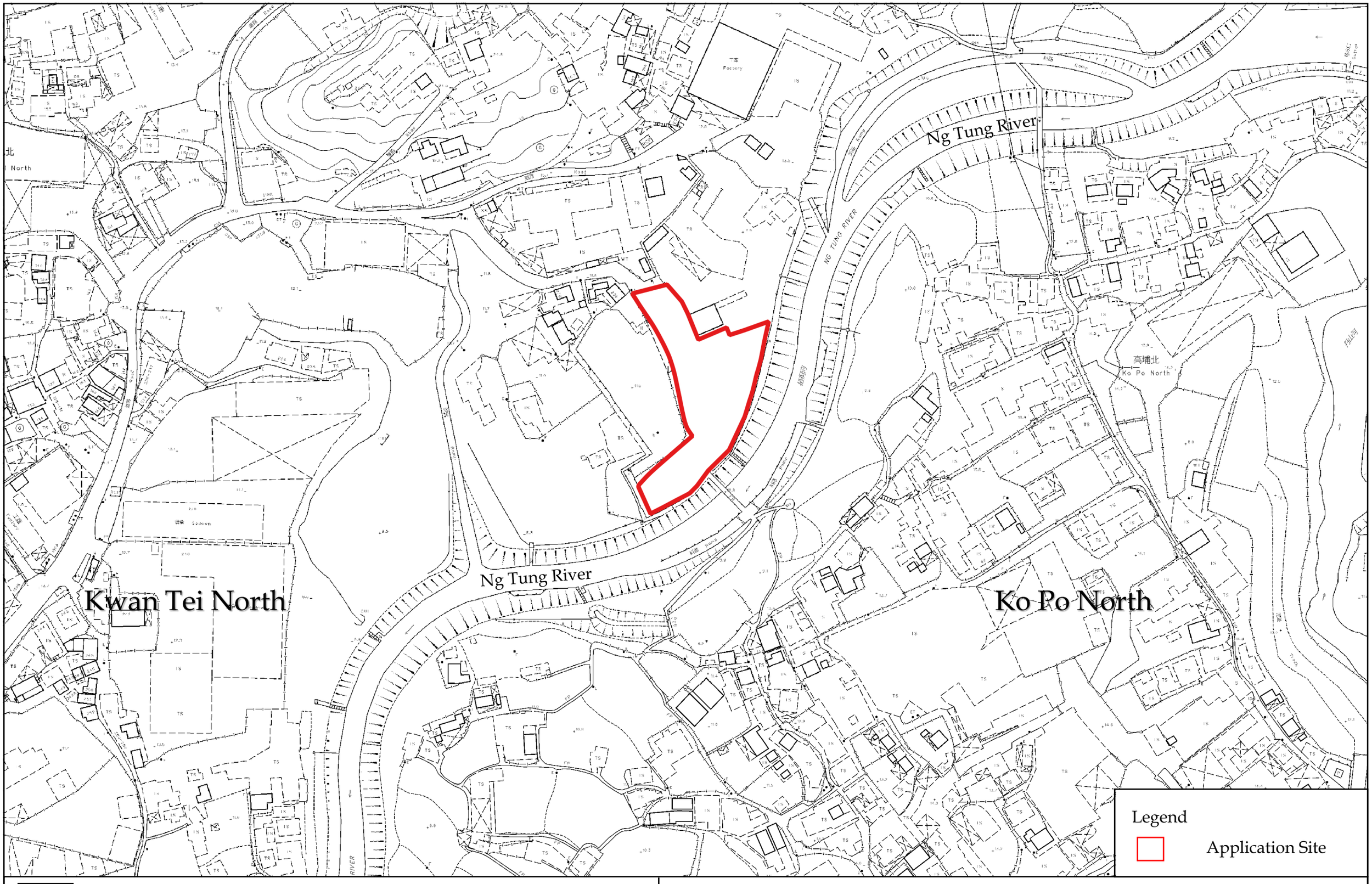
5.7.2 The latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

5.8 No Adverse Drainage Impact

5.8.1 Currently the Application Site is served by existing 400mm UC running along the eastern site boundary. The surface-run off of the subject site will be diverted directly into the existing stormwater manhole attached to Ng Tung River. The existing drainage condition and pattern of the area will not be altered. Thus, no adverse drainage impact is anticipated.

6 CONCLUSION

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



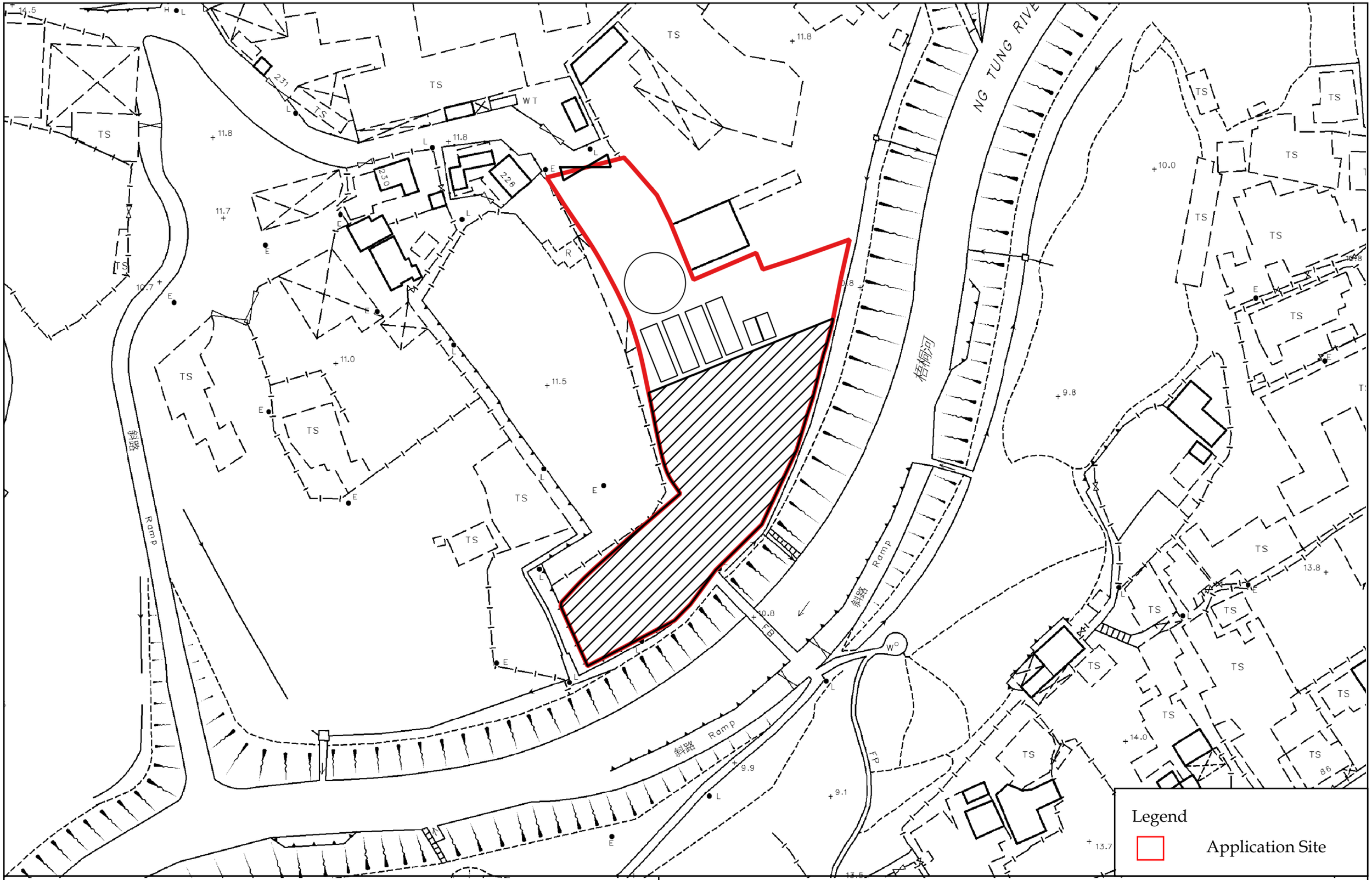
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Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



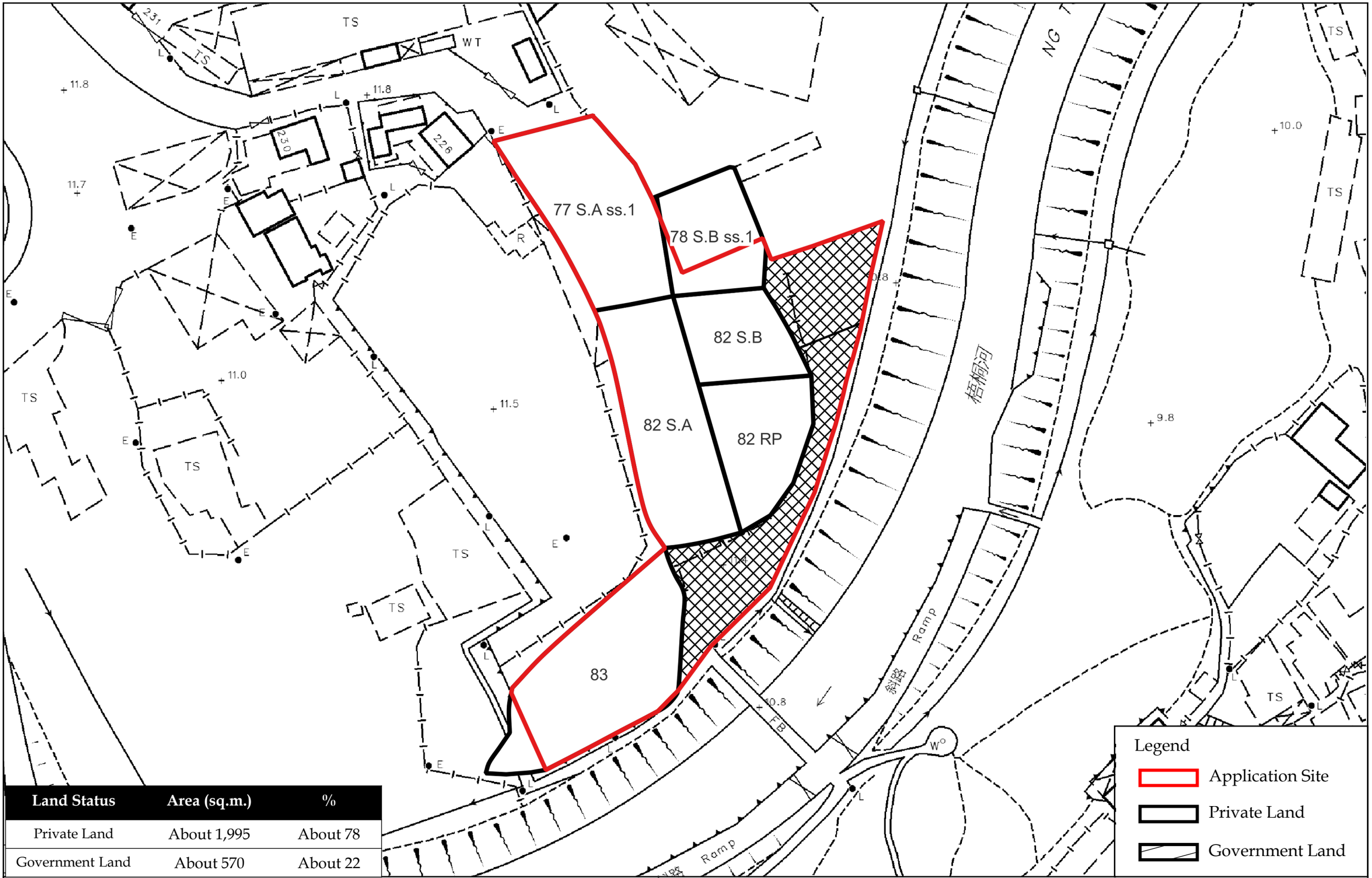
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Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Land Status	Area (sq.m.)	%
Private Land	About 1,995	About 78
Government Land	About 570	About 22

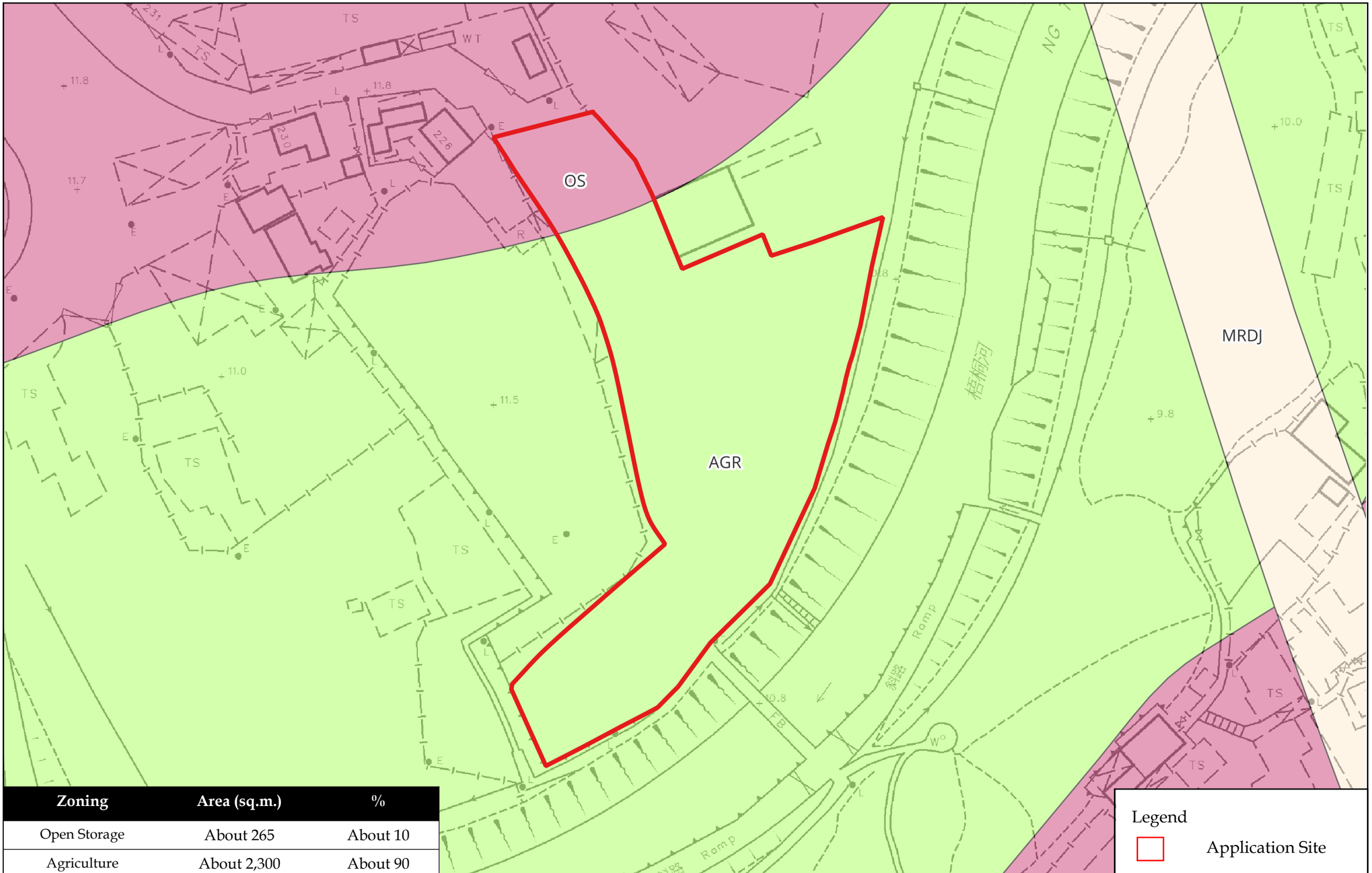
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Figure 3 : Land Status Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Zoning	Area (sq.m.)	%
Open Storage	About 265	About 10
Agriculture	About 2,300	About 90

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Figure 4 : Extract of Outline Zoning Plan No. S/NE-TKL/14

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



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Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no A51078 taken on 9.8.2000 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no RS02845 taken on 25.5.2010 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no E093578C taken on 15.4.2020 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



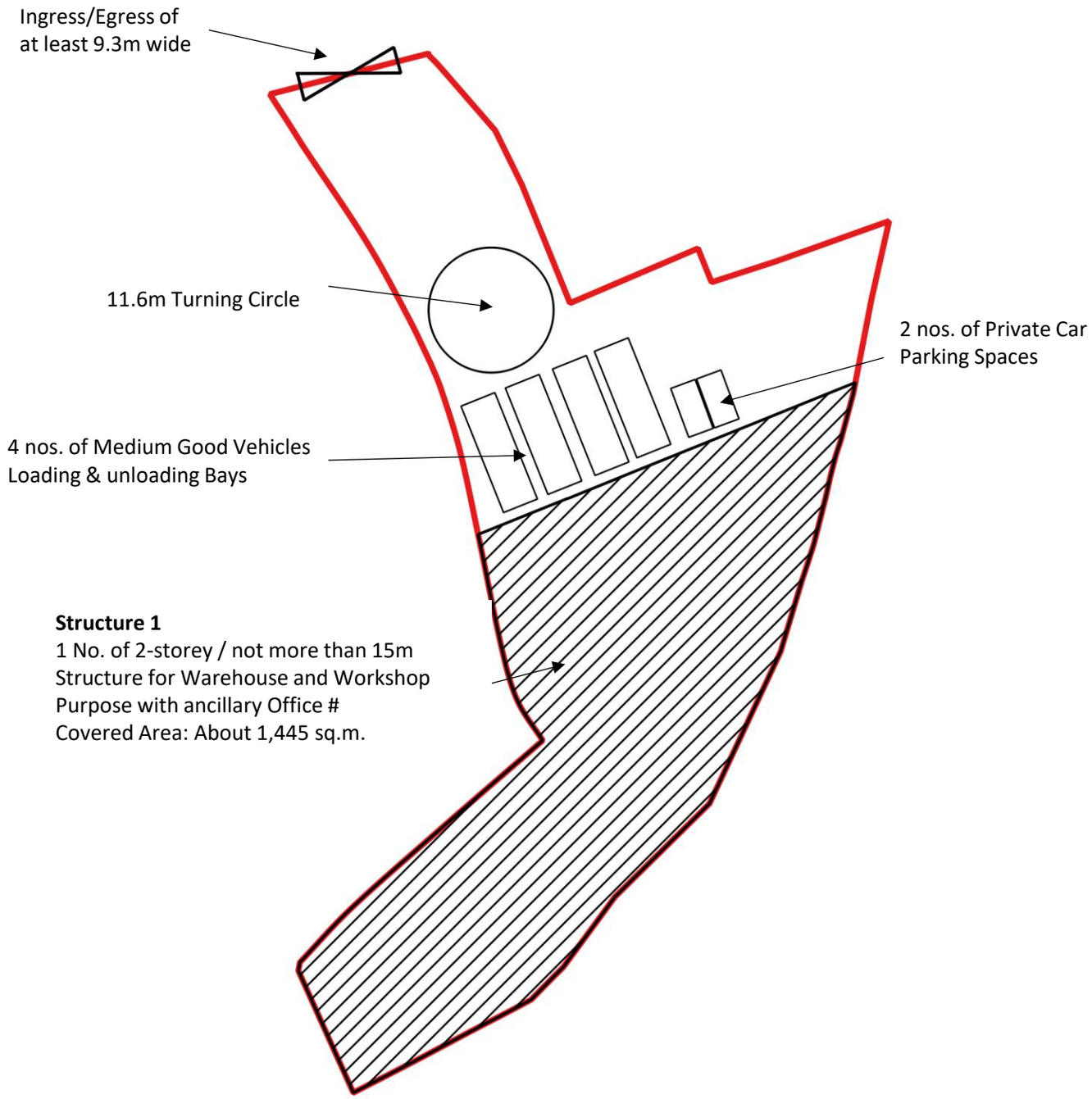
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Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no E146440C taken on 19.1.2022 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Structure 1
1 No. of 2-storey / not more than 15m
Structure for Warehouse and Workshop
Purpose with ancillary Office #
Covered Area: About 1,445 sq.m.

Legend

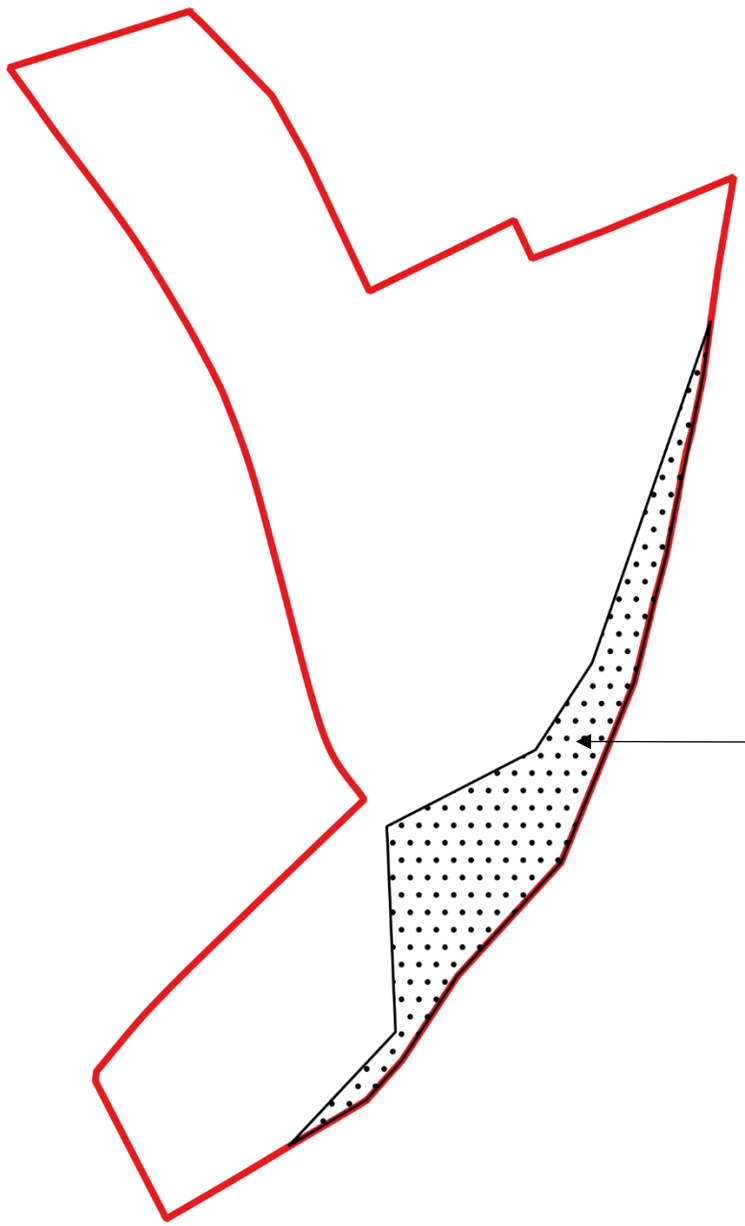
- Application Site
- Warehouse and Workshop with ancillary office
- Car parking space (private car)
- Loading-unloading bay (Medium Goods Vehicle)

 # Structures with ancillary solar panels on rooftop

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Annex 2 : Indicative Layout Plan

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling



Proposed Land Filling
Filling of concrete for not more than 0.3m in height for about 335 sq.m.

Legend

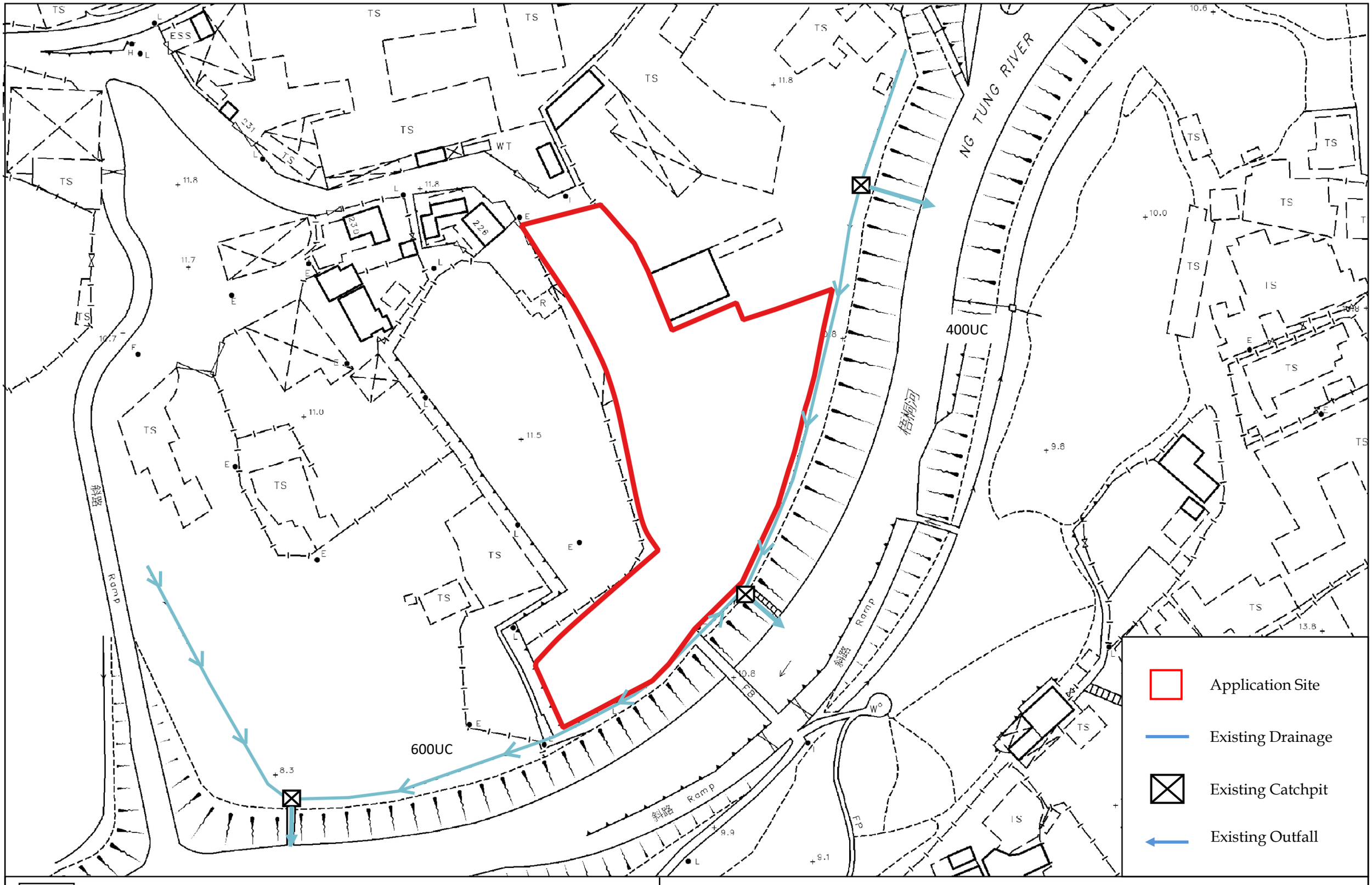
Application Site

Proposed Land Fill

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Annex 3 : Proposed Land Filling

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

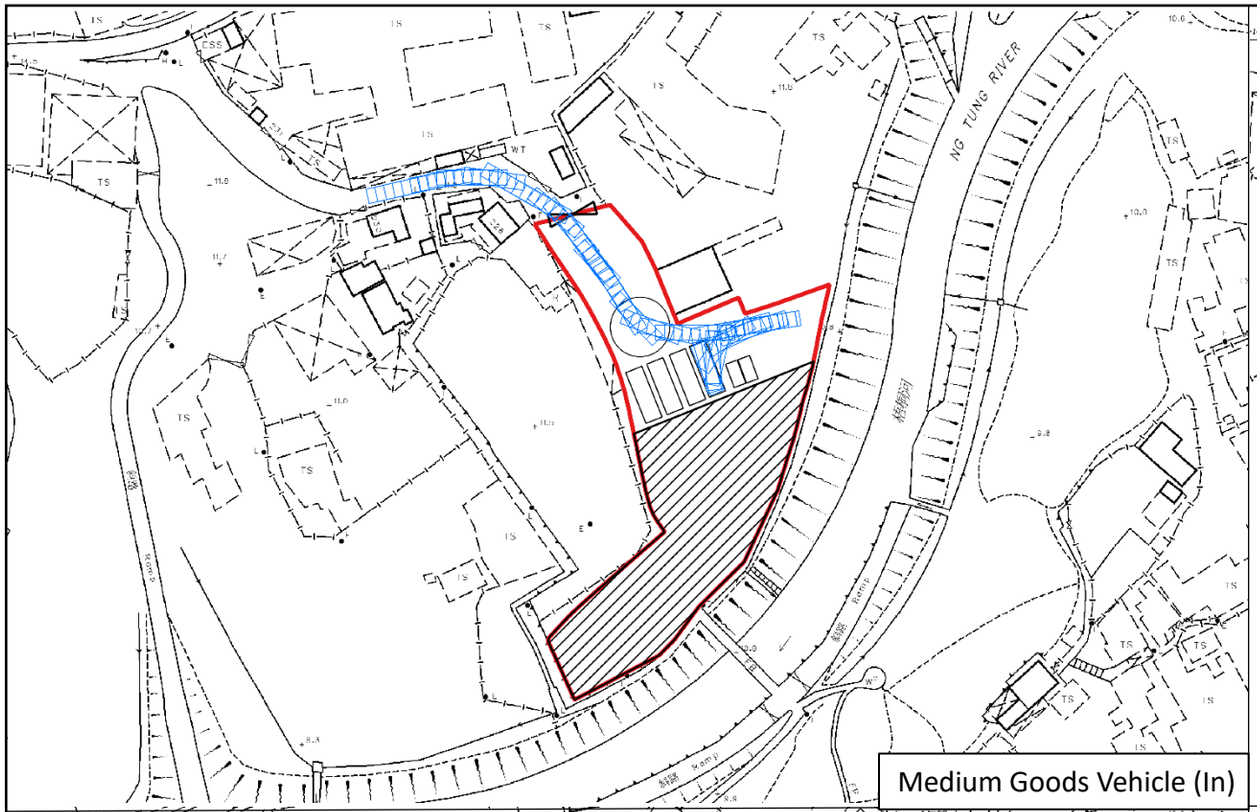


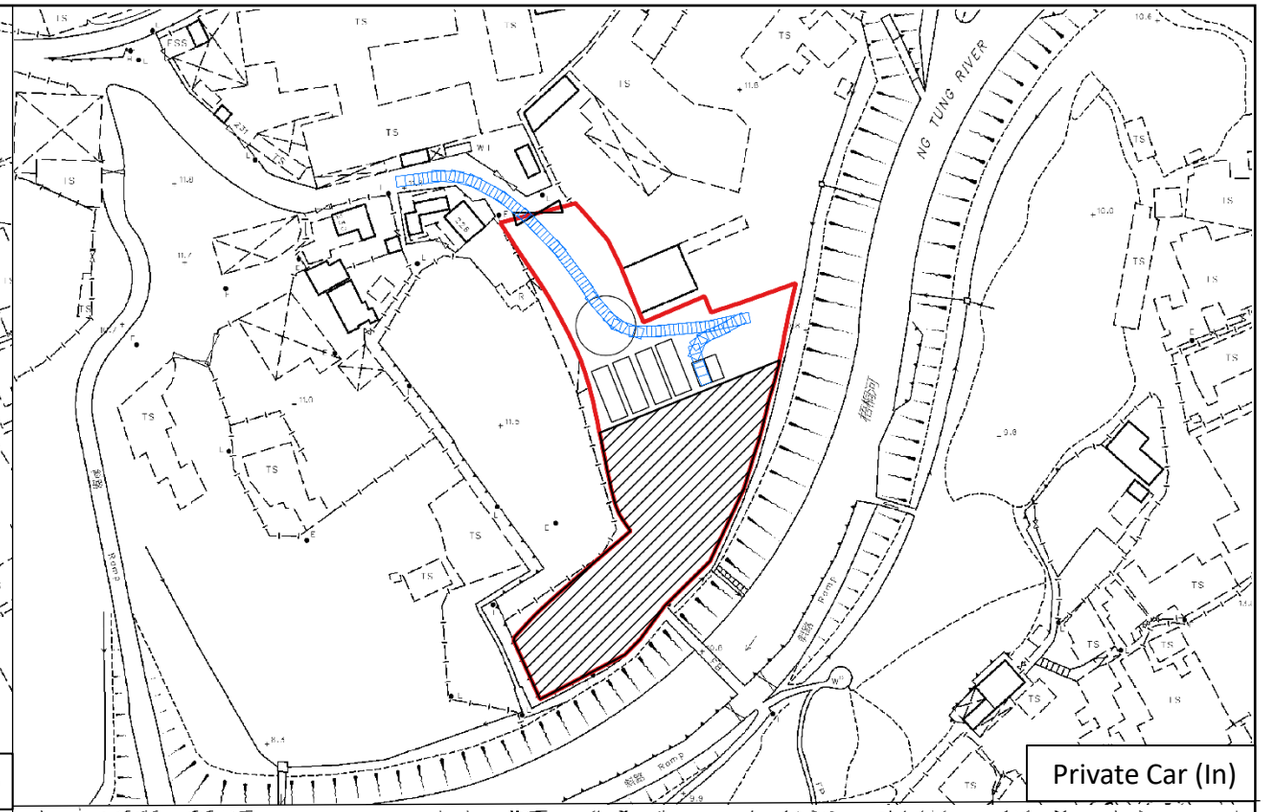
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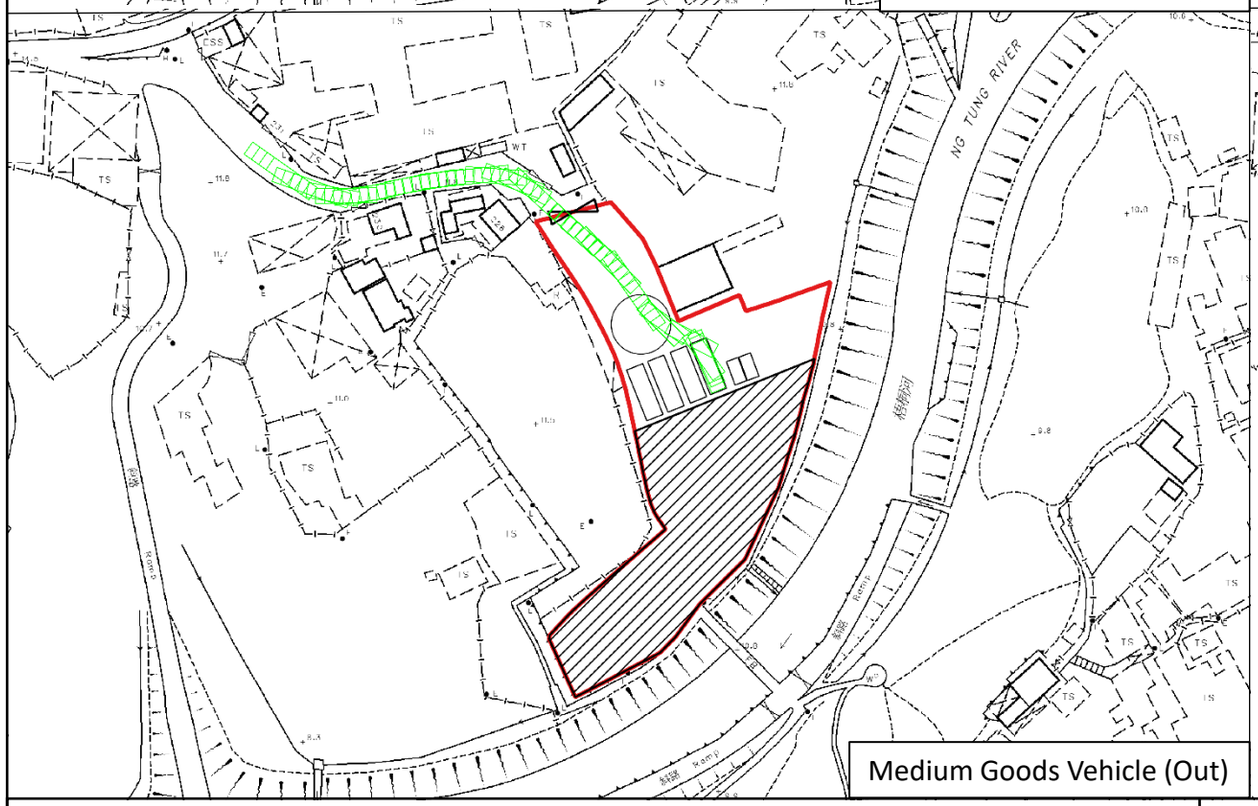
Annex 4 : Existing Drainage Connection

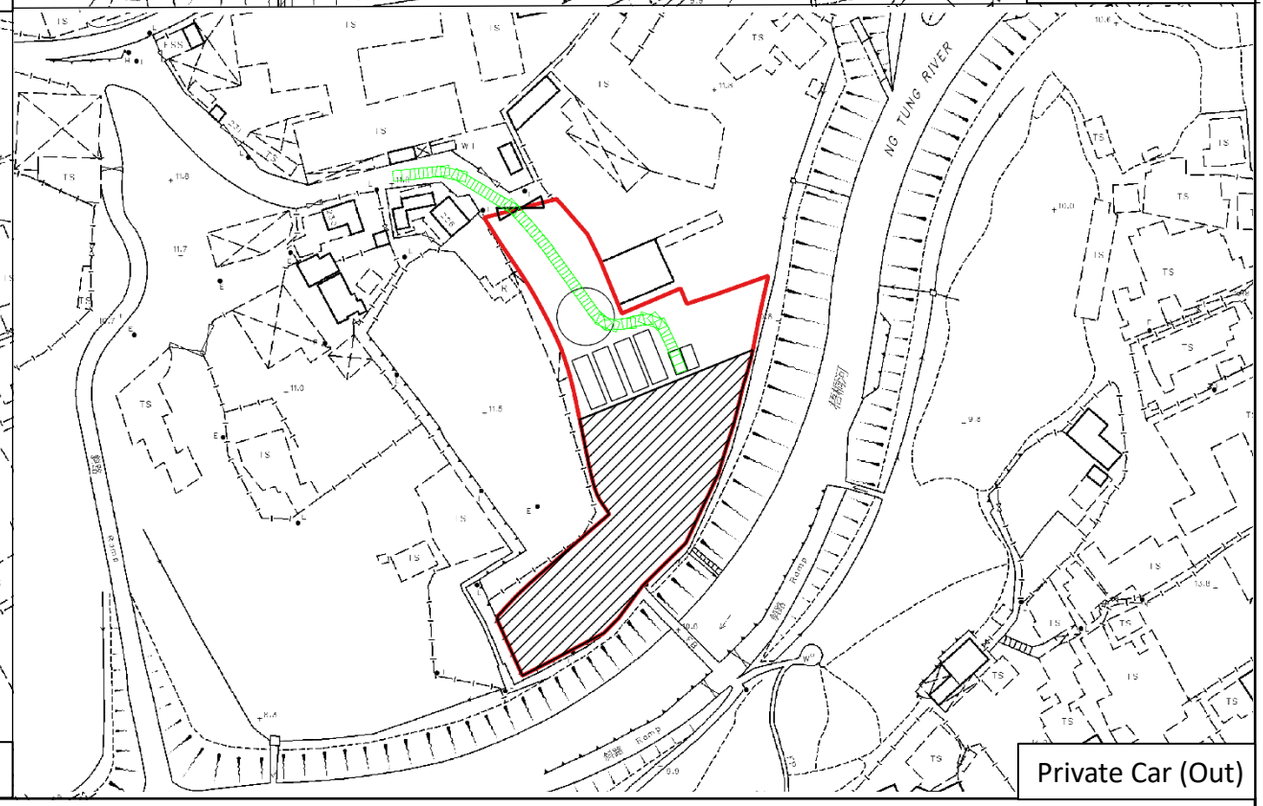
Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)







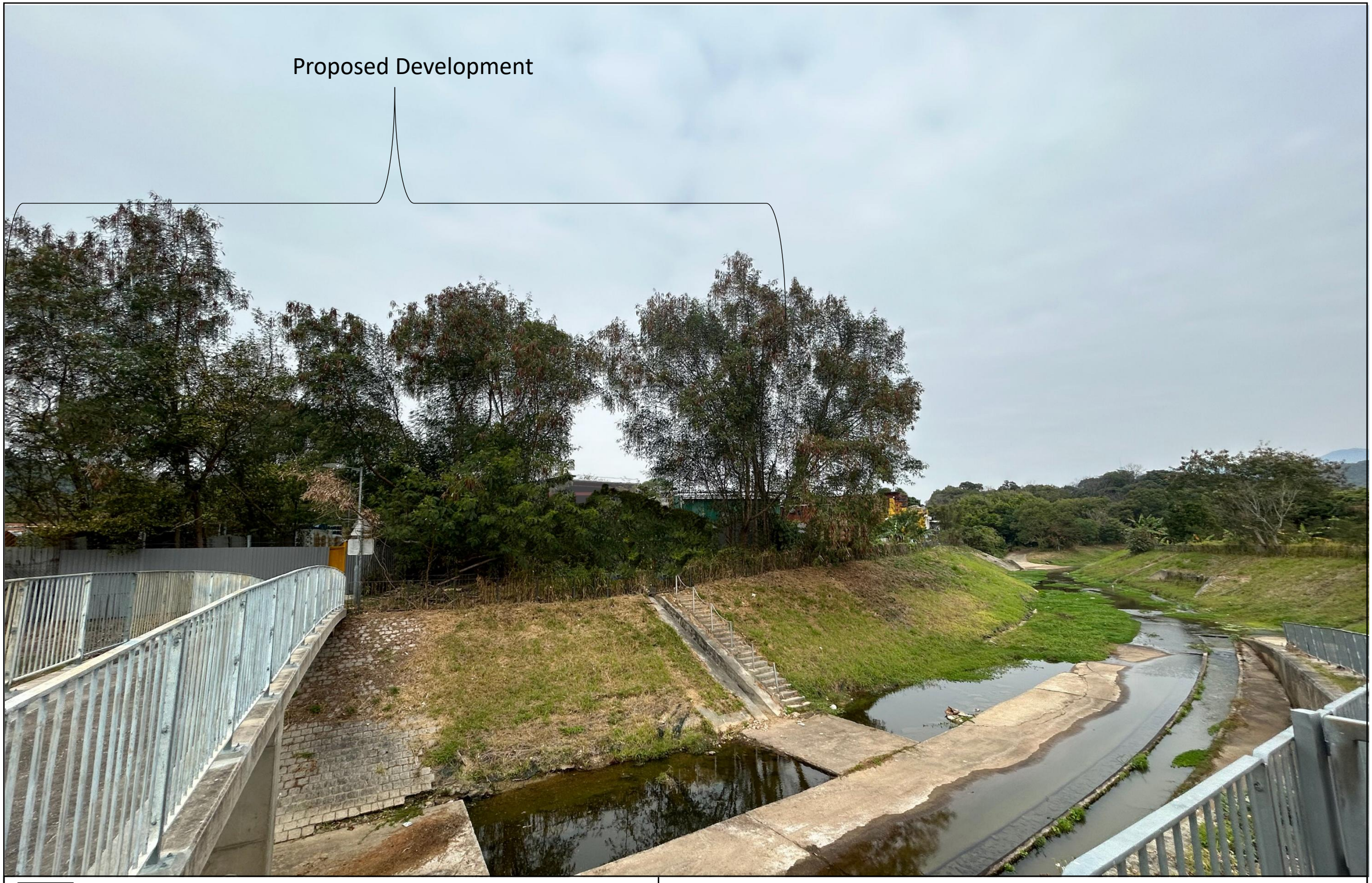


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Annex 5 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 6 : Photomontage

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office and Associated Filling of Land for a period of 3 Years at Lot Nos. 77 S.A ss.1 (part), 78 S.B ss.1 (part), 82 S.A, 82 S.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling