
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE,**

**LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND
HA TSUEN, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

First Champion Limited

Consultancy Team

R-riches Planning Limited



March 2026

Version 1.0

FILE CONTROL

FILE NAME : DD128 Lot 385 RP - Planning Statement (20260309) Ver1.0
FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD128 Lot 385 RP - Warehouse in HTF (NDA)\Submission (Mar 26)\Planning Statement
REVISION NO. : 1.0

APPLICANT : First Champion Limited
TYPE OF APPLICATION : S.16 Planning Application
PROPOSED USE : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
SITE LOCATION : Lot 385 RP (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260309)	CC (20260309)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the Original Premises affected by the HSK/HT NDA development</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>The nature of the applied use is similar to the affected business at the Original Premises</i>	8
<i>Approval of the application would not frustrate the long-term planning intention of the "AGR" zone</i>	9
<i>The proposed development is not incompatible with surrounding land uses</i>	9
3. SITE CONTEXT	10
<i>Site location</i>	10
<i>Accessibility</i>	10
<i>Existing site condition</i>	10
<i>Surrounding area</i>	10
4. PLANNING CONTEXT	11
<i>Zoning</i>	11
<i>Planning intention</i>	11
<i>Restriction on filling of land</i>	11
<i>Previous and similar applications</i>	11
<i>Land Status</i>	11
5. DEVELOPMENT PROPOSAL	12
<i>Development details</i>	12
<i>Filling of land at the Site</i>	13
<i>Operation mode</i>	13
<i>Minimal traffic impact</i>	14
<i>Minimal environmental impact</i>	14
<i>Minimal landscape impact</i>	15
<i>Minimal drainage impact</i>	15
<i>Fire safety aspect</i>	15
<i>Geotechnical aspect</i>	15
6. CONCLUSION	16

LIST OF APPENDICES

Appendix I	Memorandum of Understanding
Appendix II	Drainage proposal accepted under previous application

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning of the Site
Plan 3	Land status of the Site
Plan 4	Original Premises – location and zoning
Plan 5	Aerial photo of the Site
Plan 6	Layout plan
Plan 7	Filling of land at the Site
Plan 8	Swept path analysis

LIST OF TABLES

Table 1	Differences between the Original Premises and various relocation sites
Table 2	Planning conditions under planning application No. A/YL-HTF/1179
Table 3	Development parameters
Table 4	Details of the proposed structure
Table 5	Provision of parking and L/UL spaces
Table 6	Estimated trip generation/attraction

EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lot 385 RP (Part) in D.D. 128 and adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12. The Site occupies an area of 3,514 m² (about), including GL of 147 m² (about). A single-storey structure is proposed for warehouse (excl. D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total gross floor area (GFA) of 1,970 m² (about). The remaining area is reserved for vehicle parking and L/UL spaces and circulation area.
- The Site is accessible from Kai Pak Ling Road via a local access. The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the affected business operator's premises (the original premises) is affected by Government's land resumption for the development of the Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the affected business premises;
 - the proposed development is considered not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site area	3,514 m ² (about), including GL of 147 m ² (about)
Covered area	1,970 m ² (about)
Uncovered area	1,544 m ² (about)
Plot ratio	0.56 (about)
Site coverage	56% (about)
No. of Structure	1
Total GFA	1,970 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,970 m ² (about)
Building height	5 m to 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元朗廈村丈量約份第 128 約地段第 385 號餘段（部分）及毗連政府土地的規劃申請，於上述地點作「擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期 3 年）」（擬議發展）。
- 申請地點所在的地區在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」地帶。申請地盤面積為 3,514 平方米（約），當中包括 147 平方米（約）的政府土地。申請地點將設有 1 座單層構築物作貨倉（危險品倉庫除外）、場地辦公室、洗手間及上／落貨簷篷用途。構築物的總樓面面積共為 1,970 平方米（約）。申請地點的其餘地方將預留作車輛停泊和上／落貨位及流轉空間。
- 申請地點可從雞伯嶺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八時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 在地經營者原來的經營處所受到政府的「洪水橋／廈村新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與受影響的經營處所用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	3,514 平方米（約），包括 147 平方米（約）的政府土地
上蓋總面積：	1,970 平方米（約）
露天地方面積：	1,544 平方米（約）
地積比率：	0.56（約）
上蓋覆蓋率：	56%（約）
樓宇數目：	1 座
總樓面面積	1,970 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	1,970 平方米（約）
構築物高度：	5 米至 11 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **First Champion Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 385 RP (Part) in D.D. 128 and adjoining GL, Ha Tsuen, Yuen Long, 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 for a Period of 3 Years**' (the proposed development). The Site currently falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is not a Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 8**) and supplementary information (**Appendices I and II**) are provided with the Planning Statement. Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

¹ **First Champion Limited** 豐上有限公司, the applicant, is authorised by **Sum Kee Metal Company Limited** 森記五金有限公司, the affected business operator/Tenant A, to facilitate the relocation of the original premises. The Memorandum of Understanding signed by both parties is provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the HSK/HT NDA development

- 2.1 The current application intends to facilitate the relocation of the Original Premises of the business operator due to land resumption and to pave way for the development of HSK/HT NDA. According to the implementation programme, the Original Premises falls within the land resumption limit for the Second Phase Development of HSK/HT NDA.
- 2.2 In 2022 and 2024, two planning applications (Nos. A/YL-HTF/1133 and 1166) were approved by the Board with policy support respectively in order to facilitate the relocation of the Original Premises of five different business operators in HSK, namely Tenants A to E. Compared with planning application No. A/YL-HTF/1133, there was a reduction of 5,986 m² in the site area of planning application No. A/YL-HTF/1166 due to various land administrative issues, of which 5,478 m² were part of the area originally designated for the relocation of the affected business of Tenant A, i.e. Sum Kee Metal Company Limited (**Plan 4**). Subsequently, the planning application No. A/YL-HTF/1179 was approved in December 2024 by the Board with policy support to compensate for the reduced site area for the relocated operation of Tenant A. The comparison of the change in site area is shown at **Table 1** below.

Table 1 – Differences between the Original Premises and various relocation sites

Location		Site Area
Original Premises in HSK		
(a)	Various Lots in D.D. 124 (formerly)	27,176 m ²
Area designated for Tenant A at the relocation sites		
(b)	Under planning application No. A/YL-HTF/1133	25,745 m ²
(c)	Under planning application No. A/YL-HTF/1166	20,267 m ²
(d)	Difference - (b) - (c)	5,478 m²
(e)	Under planning application No. A/YL-HTF/1179 / current application	3,514 m ²
	Difference (d) – (e)	-1,964 m²

- 2.3 The current site area is relatively smaller than the site area being excluded in planning application No. A/YL-HTF/1166 (-1,964 m²; -36%), which was originally designated for the relocation of the affected business of Tenant A.
- 2.4 The applicant has spent effort in complying most of the planning conditions under the previous application No. A/YL-HTF/1179. Details are shown at **Table 2** below:

Table 2 – Planning conditions under planning application No. A/YL-HTF/1179

Planning conditions under planning application No. A/YL-HTF/1179		Compliance
(a)	The submission of a drainage proposal	08.12.2025
(b)	The implementation of the drainage proposal	Not yet complied
(d)	The provision of fire extinguisher(s)	21.01.2025

(e)	The submission of a fire service installations (FSI) proposal	30.04.2025
(f)	The implementation of the FSI proposal	09.06.2025
(g)	The submission of an archaeological impact assessment (AIA)	Not yet complied
(h)	The implementation of the mitigation measures in the AIA	Not yet complied

- 2.5 The drainage proposal submitted by the applicant was accepted by the Drainage Authority in December 2025 (**Appendix II**). The applicant is currently seeking quotations from drainage contractors to implement the drainage facilities at the Site. Upon obtaining the planning permission from the Board, the applicant will launch relevant works and submit photographic records of the drainage facilities for the consideration of the Drainage Authority.
- 2.6 The AIA report submitted by the applicant in April 2025 and October 2025 were not accepted by the Antiquities and Monuments Office (AMO). The AIA report is currently under revision in response to the comments from AMO, and will be submitted for the consideration of AMO in due course. Upon acceptance by the AMO, the applicant will proceed to implement the mitigation measures identified in the AIA report.

Applicant's effort in identifying suitable site for relocation

- 2.7 Whilst the applicant has spent effort to relocate the affected portion of the Tenant A's premises to a number of alternative sites in the New Territories, the current site is identified suitable as it is relatively flat, easily accessible and in close proximity to the tenant's remaining relocated business at the adjoining open storage site approved by the Board under planning application Nos. A/YL-HTF/1133 and 1166.

The nature of the applied use is similar to the affected business at the Original Premises

- 2.8 The proposed development involves the operation of a warehouse (excl. D.G.G.) with ancillary facilities to support the daily operation of the Site. The nature of the proposed development applied for under the current application, i.e. warehouse for storage of construction materials and machinery, is similar to the affected business at the Original Premises, where open storage of construction materials and machinery had taken place.
- 2.9 The applicant intends to mitigate the potential adverse environmental impacts that would arise from the open storage operations through the transformation from open storage to warehouse operations with proper implementation of the development scheme under the current application. As open storage operations would create dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse impacts by erecting boundary fencing and enclosed structures, so as to minimise the potential visual, noise and air quality impacts to the surrounding areas.

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

- 2.10 Although the Site falls within area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, the Site is currently vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.11 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.12 The surrounding areas of the Site are considered to be predominately in semi-rural character, and is surrounded by vacant/unused land intermixed with ponds, residential dwellings, areas used for storage/open storage and parking of vehicles. The proposed development is considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with planning conditions in relation to fire safety and drainage aspects, so as to minimise potential adverse impacts arisen from the proposed development.

3. SITE CONTEXT

Site location

- 3.1 The Site is located at approximately 70 m north of Deep Bay Road; 4.9 km west of Tin Shui Wai MTR Station; 7.9 km south of Shenzhen Bay Border Control Point; and 250 m northeast of the application site of planning application Nos. A/YL-HTF/1133 & 1166.

Accessibility

- 3.2 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**).

Existing site condition

- 3.3 The Site is vacant, generally flat and partly covered with overgrown grass (**Plans 1, 3 and 5**).

Surrounding area

- 3.4 The Site is mainly surrounded by vacant/unused land intermixed with ponds, residential dwellings, areas used for storage/open storage and parking of vehicles (**Plans 1, 3 and 5**).
- 3.5 To its immediate north is the site of an approved planning application (No. A/YL-HTF/1202) for storage use. To its further north is Deep Bay Road, across which are unused/vacant land and a pond.
- 3.6 To its immediate east is Kong Sham Western Highway, across which are the sites of approved planning applications (Nos. A/YL-HTF/1185 and 1205) for open storage use.
- 3.7 To its immediate south is vegetated land. To its further south is a knoll covered with vegetation.
- 3.8 To its west are the sites of approved planning applications (Nos. A/YL-HTF/1133 and 1166) for open storage and storage uses.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**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.*

Restriction on filling of land

- 4.3 According to the Remarks of the "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 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 Ha Tsuen OZP No. S/YL-HT/6 without the permission from the Board under S.16 of the Ordinance.*

Previous and similar applications

- 4.4 The Site is subject of a previous application No. A/YL-HTF/1179 for open storage use submitted by the same applicant and approved by the Board in 2024.
- 4.5 There are 7 similar applications for/partly for warehouse/storage use within the same "AGR" zone in the past 5 years (Nos. A/YL-HTF/1141, 1150, 1158, 1166, 1190, 1197 and 1202).

Land status

- 4.6 The Site consists of a private lot, i.e. *Lot 385 RP (Part) in D.D. 128*, with private land area of 3,514 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the private lot, the Site also comprises GL of 147 m² (about) (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures and occupation of GL without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department (LandsD) to make way for the erection of the proposed structure and occupation of GL 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 3,514 m² (about), including GL of 147 m² (about). Details of development parameters are shown at **Table 3** below.

Table 3 – Development parameters

Site area	3,514 m ² (about), including GL of 147 m ² (about)
Covered area	1,970 m ² (about)
Uncovered area	1,544 m ² (about)
Plot ratio	
	0.56 (about)
Site coverage	
	56% (about)
No. of structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,970 m ² (about)
Building height	
	5 m to 11 m (about)
No. of storey	
	1

5.2 A single-storey structure is proposed at the Site for warehouse (excl. D.G.G.) site office, washroom and rain shelter for L/UL activity with total GFA of 1,970 m² (about). The remaining open area is reserved for vehicle parking and L/UL space and circulation area (**Plan 6**). Details of the structure are shown at **Table 4** below.

Table 4 – Details of the proposed structure

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.), site office and washroom	1,861 m ²	1,861 m ²	11 m (1-storey)
	Rain shelter for L/UL activities	109 m ²	109 m ²	5 m
Total		1,970 m² (about)	1,970 m² (about)	-

Filling of land at the Site

5.3 The existing site levels range from +8.3 mPD to +9.1 mPD. The Site is proposed to be entirely filled with concrete of not more than 0.2 m in depth for the site formation of structure, and the provision of vehicle parking and L/UL spaces and circulation area. The

proposed site levels after filling of land will range between +8.5 mPD and +9.3 mPD (**Plan 7**). The filling of land 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.

- 5.4 The Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). The drainage proposal submitted by the applicant under the previous application No. A/YL-HTF/1179 was accepted by the Drainage Authority on 08.12.2025, in which peripheral drainage u-channels within the layer of filling materials were proposed along the site boundary to collect the run-off, so as to minimise the potential adverse drainage impact to the surrounding area (**Appendix II**). Other than the proposed drainage work, no other ground excavation work will be proposed. Given that the scale of works is minimal and **no excavation** is required for the proposed drainage work, the potential adverse impact to the SAI is not anticipated.

Operation mode

- 5.5 The Site is designated for warehouse (excl. D.G.G.) use for storage of construction materials and machinery, which are the same as those in the Original Premises. Operation hours are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would accommodate not more than 4 staff. The ancillary facilities such as site office and washroom 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

- 5.7 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the eastern part of the Site (**Plan 6**). A total of 6 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL space provision are shown at **Table 5** below:

Table 5 –Provision of parking and L/UL spaces

Type of parking space	No. of space
Parking spaces for private car (PC)	4
- 2.5 m (W) x 5 m (L)	
Type of L/UL spaces	No. of space
L/UL spaces for light goods vehicles (LGV)	1
- 3.5 m (W) x 7 m (L)	
L/UL spaces for container vehicle (CV)	1
- 3.5 m (W) x 16 m (L)	

5.8 Parking spaces are reserved for staff use only. LGV and CV will be deployed for the transportation of materials into/out of the Site. Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian and road safety. Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 8**). The delivery of construction materials and machinery will be conducted during non-peak hours. The breakdown of the estimated trip generation/attraction of the proposed development are provided at **Table 6** below.

Table 6 –Estimated trip generation/attraction

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	0	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	0	4
Average trips per hour (10:00 – 18:00)	0	0	1	1	1	1	4

5.9 As the vehicular trip generated/attracted are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

Minimal environmental impact

5.10 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system within the Site. 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

Minimal landscape impact

- 5.13 The Site is mainly covered with overgrown grass. No trees as defined under the Lands Administration Office (LAO) Practice Note (PN) No. 6/2023² have been identified within the site boundary. No dead, old, or valuable trees were found therewithin.

Minimal drainage impact

- 5.14 The drainage proposal submitted by the applicant under the previous application No. A/YL-HTF/1179 was accepted by the Drainage Authority on 08.12.2025, in which peripheral drainage u-channels were proposed along the site boundary to collect the run-off, so as to minimise the potential adverse drainage impact to the surrounding area (**Appendix II**). Upon obtaining relevant planning permission, the applicant will implement the proposed drainage facilities and submit photographic records for the consideration of the Drainage Authority.

Fire safety aspect

- 5.15 The applicant will submit an FSI proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the proposed development after planning permission has been granted from the Board. Upon receiving the STW and STT approvals from LandsD for erection of the proposed structure and occupation of GL as mentioned in Section 4.9 above, the applicant will implement the accepted FSI proposal and submit FS251 certificates for the consideration of D of FS.

Geotechnical aspect

- 5.16 A 2 m (about) buffer zone, which is the same as that under previous application No. A/YL-HTF/1179, is proposed between the proposed structure and the registered man-made slope feature No. 6NW-A/C 172 (**Plan 6**). There will be no construction of structures and storage of materials within the buffer zone. As such, it is envisaged that the proposed development would not induce adverse any geotechnical concern over the existing feature nearby.

² With reference to LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the affected business premises due to land resumption and to pave way for the HSK/HT NDA development. Planning approval with policy support had been previously granted to relocate several tenants' business premises from HSK to the application sites of the approved planning application No. A/YL-HTF/1133. A portion of the open storage site originally designated to one of the tenants, i.e. Tenant A, was excluded in the renewal application No. A/YL-HTF/1166 due to land administrative issues, resulting in the reduction of usable site area. Subsequently, the reduced site area for the relocated operation of Tenant A was compensated for under planning application No. A/YL-HTF/1179.
- 6.2 The proposed development under the current application, i.e. warehouse for storage of construction materials and machinery, is similar to the affected business involving open storage of construction materials and machinery. The applicant intends to mitigate the potential adverse environmental impacts that would arise from the open storage operations through the transformation from open storage to warehouse operations with proper implementation of the development scheme under the current application.
- 6.3 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 "AGR" zone and better utilise deserted land in the New Territories. The Site is also surrounded by vacant/unused land intermixed with ponds, residential dwellings, areas used for storage/open storage and parking of vehicles, and is closely connected to nearby road network; the proposed development is considered not incompatible with the surroundings.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. implementation of the drainage proposal accepted by the Drainage Authority under the previous application, and the provision of FSI etc., to mitigate any adverse impact that would have arisen 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 Practice Notes and guidelines issued by EPD to minimise all possible environmental impacts on nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited
March 2026