
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 “GREEN BELT” ZONE,**

**LOTS 1363 RP (Part) and 1364 (Part) IN D.D. 125 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Koda International Holdings Limited

Consultancy Team

R-riches Planning Limited



March 2026

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FILE CONTROL

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APPLICANT : *Koda International Holdings Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Lots 1363 RP (Part) and 1364 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories*

AMENDMENT RECORD

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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) to use *Lots 1363 RP (Part) and 1364 (Part) in D.D. 125 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 “Green Belt” (“GB”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12. The Site occupies an area of 1,379 m² (about), including 98 m² (about) of GL. 3 single-storey temporary structures are proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office and washroom uses with total gross floor area (GFA) of 545 m² (about). The remaining area is reserved for area for vehicle parking spaces and circulation area.
- The Site is accessible from Kong Sham Western Highway via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday 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 similar to 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 will not frustrate the long-term planning intention of the “GB” zone.

- Details of development parameters are as follows:

Site Area	1,379 m ² (about), including 98 m ² of GL (about)
Covered Area	545 m ² (about)
Uncovered Area	834 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	40% (about)
No. of Structure	3
Total GFA	545 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	545 m ² (about)
Building Height	8 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流浮山丈量約份第 125 約地段第 1363 號餘段(部分)及第 1364 號(部分)的規劃申請，於上述地點和毗連政府土地作「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《厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「綠化地帶」。申請地盤面積為 1,379 平方米(約)，包括 98 平方米(約)的政府土地。申請地點將設 3 座單層臨時構築物作貨倉(危險品倉庫除外)連附屬辦公室及洗手間用途，總樓面面積合共為 545 平方米(約)，申請地點的其餘地方將預留作車輛停泊及流轉空間。
- 申請地點可從港深西部公路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，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／厦村新發展區」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相同；
 - 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「綠化地帶」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：	1,379 平方米(約) (包括 98 平方米(約)的政府土地)
上蓋總面積：	545 平方米(約)
露天地方面積：	834 平方米(約)
地積比率：	0.4 (約)
上蓋覆蓋率：	40% (約)
樓宇數目：	3 座
總樓面面積	545 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	545 平方米(約)
構築物高度：	8 米(約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Koda International Holdings Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1363 RP (Part) and 1364 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories (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 Site falls within an area zoned “GB” 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 “GB” 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 10**), and supplementary information (**Appendices I and II**) are provided with the Planning Statement. Other assessments will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Koda International Holdings Limited** 高達國際集團有限公司, the applicant, is authorised by **Champion Renewable Energy Company Limited** 冠軍再生能源有限公司, the affected business operator, to facilitate the relocation of the Original Premises. The Memorandum of Understanding signed by both parties, as well as details of the affected business operator are 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 is intended to facilitate the relocation of the business operators’ premises in Hung Shui Kiu due to land resumption and to pave way for the development of HSK/HT NDA (**Appendix** and **Plan 4**). The Original Premises (*i.e. formerly Various Lots in D.D. 124*) currently falls within an area zoned “Commercial (1)” (“C(1)”) on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the Second Phase Developments of the HSK/HT NDA in 2024 (**Appendix I** and **Plan 5**). As the Original Premises have been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.

Applicant’s effort in identifying suitable site for relocation

- 2.3 Whilst the applicant has spent effort to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II; Plan 6**). Following a comprehensive site-searching process, the Site has been identified for relocation due to the relatively flat topography, extensive uncovered area and not incompatible to surrounding land uses

Applied use is similar to the Original Premises

- 2.4 The proposed development involves a warehouse for storage of miscellaneous goods with site office to support the daily operation of the Site, which is similar to the ‘warehouse’ and ‘open storage’ uses of the Original Premises. Compared with the Original Premises in Hung Shui Kiu, the Site only accounts for 53% of the Site area of the Original Premises. In view of this, the current application with site area of 1,379m² (about) would almost compensate for the site area of the Original Premises in order to maintain the applicant’s business. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1 - Difference between the Original Premises and the Site

Tenant	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	2,584 m ²	1,379 m ²	-1,205 m ² , -47%

Approval of the application would not frustrate the long-term planning intention of the “GB” zone

- 2.5 Although the Site situates in an area zoned “GB” on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, the Site is currently vacant, abandoned and without active agricultural activities.

Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "GB" zone and would better utilise deserted land in the New Territories.

- 2.6 Despite the fact that the proposed development is not in line with the planning intention of the "GB" 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 "GB" zone.

The proposed development is not incompatible with surrounding land uses

- 2.7 The proposed development situates in a relatively remote area, which is far away from sensitive receivers. The surrounding area is considered to be predominated by vacant /unused land and ponds intermixed with residential dwellings and areas for storage/open storage uses. 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 approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

3.1 The Site is in close vicinity of the Kong Sham Western Highway. It is located approximately 100 m west of the Kong Sham Western Highway; 2.2 km (about) east of the Tin Shui Wai MTR Station; 3 km (about) north from the Original Premises and 3.1 km (about) south of the Tuen Mun Station.

Accessibility

3.2 The Site is accessible from Kong Sham Western Highway via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is generally flat and currently vacant (**Plans 1, 3 and 7**).

Surrounding Area

3.4 The Site is mainly surrounded by temporary structures for warehouses, open storage yards, vacant/unused land covered by vegetation, land area covered by hard-paving and woodland (**Plans 1, 3 and 7**).

3.5 To its immediate north are Kong Sham Western Highway and some vacant land covered by vegetation. To its further north across Kong Sham Western Highway are some warehouses, open storage yards and vacant lands.

3.6 To its further east are vacant/unused land covered with vegetation. To its further east across Kong Sham Western Highway are some temporary structures for logistic centres and warehouses.

3.7 To its immediate south are some agricultural lands. To its further south are the application site for an approved application (No. A/YL-HTF/1183) for 'warehouse' use.

3.8 To its immediate and further west are vacant land covered by vegetations and woodland.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "GB" 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 "GB" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "GB" zone is *primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.*

Restriction on Filling of Land

- 4.3 According to the Remarks of the subject "GB" zone, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen interim Development Permission Area Plan without the permission from the Board under S.16 of the Ordinance.*

Town Planning Board Guidelines for 'Application for Development within GB Zone under S.16 of the Town Planning Ordinance' (TPB PG-No. 10)

- 4.4 According to TPB PG-No. 10, the following assessment criteria are relevant to the application and are summarized as follows:
- (a) *there is a general presumption against development (other than redevelopment) in "GB" zone;*
 - (b) *an application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning ground.*
 - (c) *the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.*
 - (d) *the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area; and*

(e) *the proposed development should not be acceptable to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.*

4.5 Although the proposed development is not in line with planning intention of the "GB" zone, the special background of the application should be considered on individual merit. Approval of the application on a temporary basis would not frustrate the long term planning intention of the "GB" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire service and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

Previous Application

4.6 There is no previously approved application in respect of the Site.

Similar Application

4.7 There is a similar S.16 planning application (No. A/YL-HTF/1183) for 'warehouse' use within the same "GB" zone, with a site area of about 41,569m², which was approved by the Board with on a temporary basis of 3 years in 2025.

Land Status

4.8 The Site comprises 2 private lots, i.e. *Lots 1363 RP (Part) and 1364 (Part) in D.D. 125*, with private land area of 1,281 m² (about) Old Schedule Lot held under Block Government Lease (**Plan 3**). The remaining area, i.e. 98 m² (about) falls on GL.

4.9 Given that there is restriction on the erection of structure without prior approval from the Government, the applicant will liaise with the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) for the Short Term waiver (STW) and Short Term Tenancy (STT) applications to make way for the erection of the proposed structures at the Site and the occupation of GL respectively, 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 1,379 m² (about), including 98 m² (about) of GL. Details of the development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	1,379 m ² (about), including 98 m ² (about) of GL
Covered Area	545 m ² (about)
Uncovered Area	834 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	40% (about)
No. of Structure	3
Total GFA	545 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	545 m ² (about)
Building Height	8 m (about)
No. of Storey	1

- 5.2 A total of 3 single-storey temporary structures is proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office and washroom uses with total GFA of 545 m² (about). The remaining open area is reserved for vehicle parking spaces and circulation area (**Plan 8**). Details of the proposed structure are shown at **Table 3** below.

Table 3 – Details of the Proposed Structure

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.)	216 m ² (about)	216 m ² (about)	8 m (about) (1-storey)
B2	Warehouse (excl. D.G.G.)	180 m ² (about)	180 m ² (about)	
B3	Warehouse (excl. D.G.G.), site office and washroom	149 m ² (about)	149 m ² (about)	
Total		545 m² (about)	545 m² (about)	-

Filling of Land at the Site

5.3 The existing site level is +18.0 mPD (about). The entire Site is proposed to be hard-paved with concrete of not more than 0.2 m in depth to provide a relatively flat and solid surface for site formation of structures, and vehicle parking spaces and circulation area. Upon completion of the filling, the site level will be increased to +18.2 mPD (**Plan 9**). The hard-paving is considered necessary and has been kept to a minimum to meet the operational need of the proposed development. No further filling of land beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

Operation Mode

5.4 The proposed development involves the operation of warehouse for storage of miscellaneous goods with ancillary facilities to support the daily operation of the Site. The miscellaneous goods, including but not limited to construction materials, construction machinery, used electrical/electronic appliances and scrap metal etc., will be stored with the proposed enclosed structures. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays. No dangerous goods will be allowed to be stored within the Site.

5.5 It is estimated that the Site would be able to accommodate about 4 nos. of staff. The site office is 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.

Minimal Traffic Impact

5.6 The Site is accessible from Kong Sham Western Highway via a local access (**Plan 1**). An 11 m-wide (about) vehicular ingress/egress is proposed at the northeastern periphery of the Site. A total of 4 parking and L/UL spaces will be provided at the Site (**Plan 8**). Details of the parking and L/UL provision are shown at **Table 4** below.

Table 4 – Provision of Parking and L/UL Spaces

Type of Parking Space	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	3
Type of L/UL Space	No. of Space
L/UL Spaces for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	1

5.7 Parking spaces are reserved solely for staff use. HGV will be deployed for the transportation of materials into and out of the Site, which will only be conducted beyond peak hours between 10:00 and 18:00. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian 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 10**). 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				
	PC		HGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	0	3
Average trips per hour (10:00 – 18:00)	0	0	1	1	2

- 5.8 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. 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

- 5.9 The applicant will strictly follow the latest '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.
- 5.10 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.
- 5.11 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 sewage 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

5.12 The Site is currently vacant. Due to the proposed filling of land and 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

5.13 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission 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 Authority.

Fire Safety Aspect

5.14 The applicant will submit a fire service installations (FSIs) 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 relevant STW and STT approvals from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSIs proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the affected operator's business in Hung Shui Kiu, which will be affected by the HSK/HT NDA development (**Appendix I; Plans 4 and 5**). Whilst the affected business operator has attempted to relocate the Original Premise to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II; Plan 6**). Given that the relocation is to facilitate the HSK/HT NDA development, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.2 Although the Site is not in line with the long-term planning intention of the "GB" zone, the Site is currently vacant, abandoned and without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "GB" zone and better utilise deserted land in the New Territories. Similar application for 'warehouse' use on a larger scale has been previously approved by the Board in 2025. Hence, approval of the current application would not set an undesirable precedent.
- 6.3 The Site is mainly surrounded by temporary structures for warehouses, open storage yards, vacant/unused land covered by vegetation, land area covered by hard-paving and woodland. The Site is surrounded by unused/vacant land, ponds and sites occupied by various brownfield operations. The proposed development is considered not incompatible with the surrounding areas. Given that the current application is intended to facilitate the relocation of affected business premises operator and the special background of the application should be considered on its individual merit, hence, approval of the current application would not set an undesirable precedent within the "GB" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage proposal, FSIs proposals etc., to mitigate any adverse impact that would have arisen from the proposed development upon obtaining relevant planning permission from the Board. 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**'.