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**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 1610 S.A (PART), 1611, 1612, 1613 AND 1616 (PART) IN D.D. 129  
LAU FAU SHAN, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Honorable Holding Group Limited**

Consultancy Team

**R-riches Planning Limited**

## FILE CONTROL

**FILE NAME** : *DD129 Lot 1611 & VL - Planning Statement (20251222) Ver1.0*  
**FILE LOCATION** : *\\R-SERVER\Planning\Planning Application\DD129 Lot 1611 &  
VL - Warehouse in LFS (NDA)\Submission (Nov 25)\Planning  
Statement*  
**REVISION NO.** : *1.0*

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**APPLICANT** : *Honorable Holding Group 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 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D.  
129, Lau Fau Shan, Yuen Long, New Territories*

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20251222)	CC (20251222)

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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 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D. 129, Lau Fau Shan, 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 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11. The Site occupies an area of 2,787 m<sup>2</sup> (about). 5 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 1,096 m<sup>2</sup> (about). The remaining area is reserved for area for vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Tin Wah Road 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:

<b>Site Area</b>	2,787 m <sup>2</sup> (about)
<b>Covered Area</b>	1,096 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,691 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.39 (about)
<b>Site Coverage</b>	39% (about)
<b>No. of Structure</b>	5
<b>Total GFA</b>	1,096 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,096 m <sup>2</sup> (about)
<b>Building Height</b>	11 m (about)
<b>No. of Storey</b>	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 129 約地段第 1610 號 A 分段（部分）、第 1611 號、第 1612 號、第 1613 號及第 1616 號（部分）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《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11》上劃為「綠化地帶」。申請地盤面積為 2,787 平方米（約）。申請地點將設 5 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 1,096 平方米（約），申請地點的其餘地方將預留作車輛停泊／上落貨位及流轉空間。
- 申請地點可從天華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／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相近；
  - 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：	2,787 平方米（約）
上蓋總面積：	1,096 平方米（約）
露天地方面積：	1,691 平方米（約）
地積比率：	0.39（約）
上蓋覆蓋率：	39%（約）
樓宇數目：	5 座
總樓面面積	1,096 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	1,096 平方米（約）
構築物高度：	11 米（約）
構築物層數：	1 層

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Honorable Holding Group Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D. 129, Lau Fau Shan, 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 Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11 (**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.

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<sup>1</sup> **Honorable Holding Group Limited** 德高控股集團有限公司, the applicant, is authorised by **Huan Yu Environmental Limited** 環宇環保有限公司, 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, i.e. formerly Lot 496 RP in D.D. 125 (hereafter known as Original Premises 1 (OP1)) and formerly various lots in D.D. 124 (hereafter known as Original Premises 2 (OP2)), due to land resumption and to pave way for the development of the HSK/HT NDA. OP1 currently falls within an area zoned "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBU&SWU)") and "Other Specified Uses" annotated "Refuse Transfer Station" ("OU(RTS)") on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2, whereas OP2 currently falls within an area zoned "Residential (Group A)2" ("R(A)2") on the same OZP (**Appendix I; Plan 4**).
- 2.2 With reference to the implementation programme, both of the Original Premises falls within the land resumption limit for the Second Phase Developments of the HSK/HT NDA (**Appendix I; PPlan 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**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, easily accessible and not incompatible to surrounding land uses.

*Applied use is similar to the Original Premises*

- 2.4 The proposed development involves the operation of warehouse for storage of construction materials with ancillary facilities to support the daily operation of the Site. Whilst OP1 and OP2 in Hung Shui Kiu involve open storage activities, the applicant intends to accommodate the current open storage activity within the proposed enclosed structures under the current application in order to minimise the potential visual, noise and air quality impacts on the surrounding areas. This also echoes with Government's intention to consolidate brownfield operations in a land-efficient manner. Details of the difference between the Original Premises and the Site are shown at **Table 1** below.

**Table 1** - Difference between the Original Premises and the Site

	<b>OP 1</b> <b>(a)</b>	<b>OP 2</b> <b>(b)</b>	<b>The Site</b> <b>(c)</b>	<b>Difference</b> <b>[(a)+(b)]- (c)</b>
<b>Site Area</b>	819 m <sup>2</sup>	2,423 m <sup>2</sup>	2,787 m <sup>2</sup>	+455 m <sup>2</sup> ; +14%



*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 Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11, 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 located approximately 4.0 km north of Tin Shui Wai MTR Station; 5.2 km west of Long Ping MTR Station; 13.0 km southeast of Shenzhen Bay Border Control Point; 4.6 km northeast of OP1; and 6.4 km northeast of OP2.

#### *Accessibility*

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

#### *Existing Site Condition*

- 3.3 The Site is generally flat and covered with overgrown grass (**Plans 1, 3 and 8**).

#### *Surrounding Area*

- 3.4 The Site and its surrounding comprise of vacant/unused land, ponds, residential dwellings, parking of vehicles, and areas for storage/open storage uses.
- 3.5 To its north is vacant/unused land. To its further north is the Hong Kong Institute of Construction Tin Yuet Road Training Ground.
- 3.6 To its east is vacant/unused land covered with vegetation and Tin Shui Wai Nullah, across which is a public housing estate i.e. Tin Chak Estate.
- 3.7 To its south is an open storage yard. To its further south is a hobby farm, some ponds and vacant/unused land covered with vegetation.
- 3.8 To its west is fallow agricultural land. To its further west is a vegetated slope.

#### 4. PLANNING CONTEXT

##### *Zoning*

- 4.1 The Site falls within an area zoned "GB" on the Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11 (**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 "GB" zone on the Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11, *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 interim development permission area plan without the permission from the Board under S.16 of the Ordinance.*

##### *Previous and Similar Applications*

- 4.4 Part of the Site was subject of 2 previous applications (No. A/YL-LFS/304 & 363) for different applied uses, which are considered irrelevant to the current application.
- 4.5 There is no similar application within the same "GB" zone on the OZP.

##### *Land Status*

- 4.6 The Site falls entirely on private lots, i.e. *Lots 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D. 129*, with total private land area of 2,787 m<sup>2</sup> (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structure without prior approval from the Government, the applicant will submit an application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 2,787 m<sup>2</sup> (about). Details of the development parameters are shown at **Table 2** below.

**Table 2 - Development Parameters**

<b>Site Area</b>	2,787 m <sup>2</sup> (about)
<b>Covered Area</b>	1,096 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,691 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.39 (about)
<b>Site Coverage</b>	39% (about)
<b>No. of Structure</b>	5
<b>Total GFA</b>	1,096 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,096 m <sup>2</sup> (about)
<b>Building Height</b>	11 m (about)
<b>No. of Storey</b>	1

- 5.2 A total of 5 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 1,096 m<sup>2</sup> (about). The remaining open area is reserved for vehicle parking and L/UL 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 <sup>2</sup> (about)	216 m <sup>2</sup> (about)	11 m (about) (1-storey)
B2 and B5	Warehouse (excl. D.G.G.)	220 m <sup>2</sup> (about) each	220 m <sup>2</sup> (about) each	
B3 and B4	Warehouse (excl. D.G.G.), site office and washroom			
Total		1,096 m <sup>2</sup> (about)	1,096 m <sup>2</sup> (about)	-

### Filling of Land at the Site

- 5.3 The existing site levels range from +5.8 mPD to +6.3 mPD. 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 and L/UL and circulation space. Upon completion of the filling, the site levels will be increased to a range between +6.0 mPD and +6.5 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 construction materials with ancillary facilities to support the daily operation of the Site. The construction materials (e.g. steel beam, bricks, scaffold 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 Tin Wah Road via a local access (**Plan 1**). An 11 m-wide (about) vehicular ingress/egress is proposed at the eastern periphery of the Site. A total of 6 parking and L/UL spaces will be provided at the Site (**Plan 9**). 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)	4
Type of L/UL Space	No. of Space
L/UL Spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 5.7 Parking spaces are reserved solely for staff use. LGV and CV 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		LGV		CV		2-Way Total
	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

- 5.8 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 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*

- 5.12 The Site is covered with overgrown grass. 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 approval 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 Premises 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.
- 6.3 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**'.

**R-riches Planning Limited**  
**December 2025**