
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 “OTHER SPECIFIED USES” ANNOTATED “COMPREHENSIVE DEVELOPMENT
TO INCLUDE WETLAND RESTORATION AREA” ZONE,**

**LOTS 1212 S.A SS.2 (PART) AND 1212 S.A SS.3 (PART) IN D.D. 115
AND ADJOINING GOVERNMENT LAND AND DISCREPANT AREA (PART),
YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Extensive Novel Limited

Consultancy Team

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



August 2026

Version 1.0

FILE CONTROL

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REVISION NO. : *1.0*

APPLICANT : *Extensive Novel 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 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land and Discrepant Area (Part), 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) (the Ordinance) to use *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL) and discrepant area (Part), 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 "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12. The Site occupies an area of 11,816 m² (about), including 593 m² (about) of GL. Two structures are proposed at the Site for warehouse (excl. D.G.G.), site office, washroom and fire service installations (FSIs) with total gross floor area (GFA) of 13,643 m² (about). The remaining area is reserved for vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Lau Yip Street via Chung Yip Road and a local access. The operation hours are Monday to Saturday from 08:00 to 20:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the premises of the affected business operator (the Original Premises) is affected by Government's land resumption for the Northern Link Main Line (NOL);
 - the applicant has spent effort in identifying suitable sites for relocation under the previous application;
 - the applied use is the same as that in the Original Premises;
 - the applicant has spent effort in compliance with conditions under the previous planning permission;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "OU(CDWRA)" zone.

- Details of the development parameters are as follows:

Site area	11,816 m ² (about), including GL of 593 m ² (about)
Covered area	6,886 m ² (about)
Uncovered area	4,930 m ² (about)
Plot ratio	1.2 (about)
Site coverage	58% (about)
No. of structure	2
Total GFA	13,643 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,643 m ² (about)
Building height	7.5 m - 13 m (about)
No. of storey	2

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丈量約份第 115 約地段第 1212 號 A 分段第 2 小分段（部分）及第 1212 號 A 分段第 3 小分段（部分）和毗連政府土地及差異範圍（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《南生圍分區計劃大綱核准圖編號 S/YL-NSW/12》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」地帶。申請地盤面積為 11,816 平方米（約），當中包括 593 平方米（約）的政府土地。申請地點將設有 2 座兩層構築物作貨倉（危險品倉庫除外）、場地辦公室、洗手間及消防設施用途，構築物的總樓面面積合共為 13,643 平方米（約），其餘地方將預留作車輛停泊、上／落貨及流轉空間。
- 申請地點可從流業街經涌業路及一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午八時，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「北環線主線」收地影響；
 - 申請人就早前獲批准的申請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；
 - 申請人曾經致力履行先前規劃許可的附帶條件；
 - 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「其他指定用途」註明「綜合發展包括濕地修復區」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：	11,816 平方米（約），包括 593 平方米（約）的政府土地
上蓋總面積：	6,886 平方米（約）
露天地方面積：	4,930 平方米（約）
地積比率：	1.2（約）
上蓋覆蓋率：	58%（約）
樓宇數目：	2 座
總樓面面積：	13,643 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	13,643 平方米（約）
構築物高度：	7.5 米- 13 米（約）
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Extensive Novel Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining GL and discrepant area (Part), Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant intends 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 "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column 1 nor 2 uses within the "OU(CDWRA)" zone, which requires planning permission from the Board.
- 1.3 In support of the application, a set of indicative development plans and drawings (**Plans 1 to 9**), details of the affected business premises and potential alternative relocation sites (**Appendices I and II**), as well as a drainage impact assessment (DIA) (**Appendix III**), are provided with this Statement. Other assessments will be submitted, if deemed to be required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

¹ **Extensive Novel Limited** 新博有限公司 (the applicant) is authorised by **Harvest Hill (Hong Kong) Limited** 溢峰 (香港) 有限公司 (the affected business operator) to facilitate the relocation of the Original Premises. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by NOL development

- 2.1 The current application is intended to facilitate the relocation of the Original Premises of the affected business operator in Sha Po due to land resumption and to pave way for the NOL development (**Plans 4 and 5**). The Original Premises currently falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)"), "Industrial (Group D)", ("I(D)"), "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plan 4**). With reference to the implementation programme, the Original Premises has fallen within the land resumption limit for the NOL Main Line (**Plan 5**). Given that the Original Premises has been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the affected business to continue the business operation.

Applicant's effort in identifying suitable site for relocation

- 2.2 The Site was subject of a planning permission under previous planning application No. A/YL-NSW/334. Ahead of the submission of the previous application, which was approved by the Board in April 2025, the applicant had spent effort to relocate the Original Premises to a number of alternative sites in the New Territories. However, 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**). Subsequently, the Site was identified for relocation after a lengthy site searching process as it is relatively flat and easily accessible, and not incompatible to surrounding land uses.

Applicant's effort in compliance with conditions under the previous planning permission

- 2.3 The Site was subject of a previous application No. A/YL-NSW/334 for the same applied use and submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in April 2025. During the approval period of the previous application, the applicant has made effort for compliance with all the planning conditions. Details of the compliance progress are shown at **Table 1** below:

Table 1 – Compliance progress of the previous application

Planning conditions		Compliance status
(a)	The submission of a revised DIA	Not yet complied with under several submissions
(b)	The implementation of the mitigation measures identified in the revised DIA	Not complied with
(d)	The submission of a FSIs proposal	Complied on 25.08.2026
(e)	The implementation of the FSIs proposal	Not complied with

- 2.4 In regard to the drainage aspect of the application, the applicant made several submissions for compliance with planning condition (a) on 14.04.2025, 20.05.2025, 30.07.2026, 27.10.2026 and 19.05.2026. However, these submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). As the DIA report has not yet been approved by CE/MN, DSD, construction works for the proposed drainage works could not be commenced.
- 2.5 In regard to the fire safety aspect of the application, the applicant made several submissions for compliance with approval condition (d) on 11.05.2026, 03.07.2026 and 21.07.2026. The latest submission was considered acceptable by the Director of Fire Services (D of FS) on 25.08.2026.
- 2.6 In support of the current application, the applicant has submitted the updated DIA report to minimise the potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendix III**).
- 2.7 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 applied use is the same as that approved under the previous planning permission No. A/YL-NSW/334, as well as the Original Premises in Sha Po. Upon approval of the current application, the applicant will continue to make effort to facilitate the relocation of the Original Premises.

Not frustrating the long-term planning intention of the "OU(CDWRA)" zone

- 2.8 Although the Site falls within the "OU(CDWRA)" zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/12, the Site is currently vacant with no known long-term planned residential and recreational development. Therefore, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA)" zone and would better utilise deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "OU(CDWRA)" zone. Upon approval of the planning application, the applicant will make effort in complying with planning conditions in relation to the drainage and fire services aspects, so as to minimise any potential adverse impacts that would have arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is approximately 3.5 m west of Chung Yip Road; 180 m north of Tung Tau Industrial Area; 1.2 km south of Yuen Long InnoPark; 12 km from Shenzhen Bay/Lok Ma Chau Border Control Points; and 4.4 km west of the Original Premises in Sha Po.

Accessibility

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

Existing site condition

- 3.3 The Site is currently vacant, fenced, generally flat and mostly hard-paved (**Plans 1 and 3**).

Surrounding area

- 3.4 The Site is mainly surrounded by industrial and residential uses and some unused/vacant land (**Plans 1 and 3**).
- 3.5 To its immediate north is Chung Yip Road. To its further north are some unused/vacant land, the site of Hong Kong School of Motoring Yuen Long Road Safety Centre and Shan Pui River. The Yuen Long InnoPark is across the river.
- 3.6 To its immediate east is a temporary transitional housing site i.e. The United Court (Application No. A/YL-NSW/321) and a pond surrounded by some vegetation, further east is the village cluster of Shan Pui Tsuen.
- 3.7 To its immediate south is vacant land covered with vegetation. To its further south are Tung Tau Industrial Area and a private residential development i.e. The Parcville.
- 3.8 To its immediate west is Chung Yip Road. To its further west are Shan Pui Chung Hau Tsuen, Yuen Long Kau Hui Stormwater Pumping Station and Shan Pui River.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "OU(CDWRA)" on the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (**Plan 2**). According to the Notes of the OZP, the applied use is not a Column 1 nor 2 uses within the "OU(CDWRA)" zone, which requires planning permission from the Board.

Planning intention

- 4.2 The planning intention of the "OU(CDWRA)" zone is *to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.*

Restriction on filling of land

- 4.3 According to the Remarks of the "OU(CDWRA)" 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 interim development permission area plan without the permission from the Board under S.16 of the Ordinance.*

Previous application

- 4.4 The Site was subject of several previous planning applications, among which the latest application No. A/YL-NSW/334 was submitted by the same applicant for the same applied use, which was approved by the Board with conditions for a temporary basis of 3 years in April 2025.

Similar application

- 4.5 There is no similar approved application within the same "OU(CDWRA)" zone.

Land status

- 4.6 The Site consists of 2 private lots in D.D. 115, i.e. *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115*, with private land area of 8,946 m² (about) of Old Schedule Lots held under Block Government Lease; and a portion of the discrepant area i.e. claimed area (about 2,231 m²) under order of Final Appeal No. 5 of 2011 (Civil) (FACV 5/2011). Apart from the above, the Site also consists of 593 m² (about) of GL (**Plan 3**).

- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant has submitted applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department to make way for the erection of the proposed structure at the Site and the occupation of GL respectively. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 11,816 m² (about), including 593 m² (about) of GL. Details of development parameters are shown at **Table 2** below:

Table 2 – Development parameters

Site area	11,816 m ² (about), including GL of 593 m ² (about)
Covered area	6,886 m ² (about)
Uncovered area	4,930 m ² (about)
Plot ratio	1.2 (about)
Site coverage	58% (about)
No. of structure	2
Total GFA	13,643 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,643 m ² (about)
Building height	7.5 m - 13 m (about)
No. of storey	2

- 5.2 Two temporary structures are proposed for warehouse (excl. D.G.G.), site office, washroom and FSIs with total GFA of 13,643 m² (about). The remaining area is reserved for vehicle parking, L/UL and circulation area (**Plan 6**). Details of the proposed structures are shown at **Table 3** below:

Table 3 – Details of the proposed structures

Structure	Use	Covered area	GFA	Building height
B1	Warehouse (excl. D.G.G.), site office, washroom and FSIs	6,726 m ²	13,375 m ²	13 m (about) (2-storey)
B2	Site office and washroom	160 m ²	268 m ²	7.5 m (about) (2-storey)
Total		6,886 m² (about)	13,643 m² (about)	-

Hard-paving at the Site

- 5.3 The Site has been entirely filled with concrete of not more than 0.2 m in depth for site formation of structure, parking and L/UL spaces and circulation area (**Plan 7**). The concrete site formation, which has been kept to a minimum, is considered necessary to provide a relatively flat and solid surface for the applied use. The applicant will strictly

follow the proposed scheme and no further filling of land will be carried out at the Site.

Operation mode

- 5.4 The proposed development is designated for warehouse (excl. D.G.G.) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which is the same as the Original Premises. The uncovered area will be used for vehicle parking, L/UL and circulation area. The operation hours are Monday to Saturday from 08:00 to 20:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the proposed development would accommodate not more than 30 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal traffic impact

- 5.6 The Site is accessible from Lau Yip Street via Chung Yip Road and a local access (**Plan 1**). A 20 m (about) wide ingress/egress is provided at the western part of the Site (**Plan 6**). Same as the arrangement under the previous application No. A/YL-NSW/334, medium goods vehicles (MGV) and container vehicles (CV) will be deployed for the transportation of goods. A total of 12 parking and L/UL spaces are provided at the Site. All private car (PC) parking spaces are reserved for staff use only. Details of the parking and L/UL provision are shown at **Table 4** below:

Table 4 – Parking and L/UL provisions

Type of space	No. of space
Parking space for PC - 2.5 m (W) x 5 m (L)	6
Type of space	No. of space
L/UL space for MGV - 3.5 m (W) x 11 m (L)	3
L/UL space for CV - 3.5 m (W) x 16 m (L)	3

- 5.7 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 (**Plans 8 and 9**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation/attraction of the proposed development at AM/PM peak hours are provided at **Table 5** below:

Table 5 – Estimated trip generation and attraction

Time Period	Trip Generation/Attraction						
	PC		MGV		CV		2-way total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	2	0	2	0	8
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	1	0	2	6
Average trip per hour (09:00 – 17:00; 18:00 – 20:00)	1	1	1	1	1	1	6

- 5.8 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.
- 5.9 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 approval period of the planning permission.

Minimal environmental impact

- 5.10 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise any adverse environmental impact and nuisance to 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 approval period of the planning permission.
- 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 rainstorm, 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 washrooms generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

- 5.13 All goods will be stored within enclosed structure and no dangerous goods will be stored at the Site at any time during the approval period. In addition, 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise and environmental 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 by the applicant on a regular basis.

Minimal landscape impact

- 5.14 No old and valuable tree or protected species has been identified at the Site. Due to hard-paving works for vehicle parking, L/UL activities and circulation, majority of the Site will be disturbed. The remaining area will be affected by the erection of the proposed structure. Consequently, all existing trees will be affected, and no tree is proposed to be retained (**Plan 6**).

Minimal drainage impact

- 5.15 The applicant submitted an updated DIA report to mitigate potential drainage arising from the proposed development (**Appendix III**). The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by CE/MN, DSD.

Fire safety aspect

- 5.16 Upon obtaining relevant planning permission from the Board, the applicant will submit an updated FSIs proposal, with a view to reflecting the revised layout, for the consideration of D of FS to enhance fire safety of the proposed development. Upon receiving the STW approval from LandsD for the erection of the proposed structure (as mentioned in Section 4.7 above), 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 Original Premises of the an affected business operator, which is affected by the Government's land resumption for the NOL Main Line. Whilst the applicant has attempted to relocate the Original Premises to a number of alternative sites across the New Territories, those sites were considered not suitable or impracticable whilst the applicant was preparing for the submission of the previous application No. A/YL-NSW/334. Since the applied use is the same as that of the Original Premises and the previous application No. A/YL-NSW/334, approval of the current application could facilitate relocation due to land resumption, thereby minimise the impact on the implementation programme of the NOL Main Line.
- 6.2 Despite planning permission had previously been granted under the previous application No. A/YL-NSW/334, the applicant was not able to comply with all planning conditions, albeit with multiple submissions for compliance, within the limited timeframe. As such, the current application is submitted and considered crucial for the smooth and continuous relocation of the entire affected business.
- 6.3 Although the Site is not in line with the long-term planning intention of the "OU(CDWRA)" zone, there is no known long-term planned residential and recreational development for the "OU(CDWRA)" zone. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "OU(CDWRA)" zone and better utilise deserted land in the New Territories. In connection with the special background of the affected business operator in facilitating railway development, approval of the current application would not set an undesirable precedent within the "OU(CDWRA)" zone, and should be considered on its own merits.
- 6.4 The proposed development is not anticipated to create significant nuisance to the surrounding areas. The applicant has made excessive effort in compliance with the planning conditions under the previous application in relation to the drainage and fire safety aspects to mitigate any adverse impact arising from the proposed development. The applicant will continue to implement the proposed scheme and will also strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' 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
August 2026