
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,**

**LOTS 293 (PART), 297 S.A SS.2 (PART), 297 S.B SS.2 (PART), 298(A-D) S.A (PART),
298(A-D) RP (PART), 410 S.I-M (PART) AND 413 (PART) IN D.D. 112
AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Most Powerful Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : DD112 Lot 297 S.A & VL - Planning Statement (20260918) Ver1.0

FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD112 Lot 297 S.A & VL – Warehouse in SK (NDA)\Submission (Sep 26)\Planning Statement

REVISION NO. : 1.0

APPLICANT : Most Powerful 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 in "AGR" Zone, Various Lots in D.D. 112 and Adjoining GL, Shek Kong, Yuen Long, New Territories

SITE LOCATION : Lots 293 (Part), 297 S.A ss.2 (Part), 297 S.B ss.2 (Part), 298(A-D) S.A (Part), 298(A-D) RP (Part), 410 S.I-M (Part) and 413 (Part) in D.D. 112 and Adjoining Government Land, Shek Kong, 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 *Various Lots in D.D. 112 and adjoining Government Land (GL), Shek Kong, 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 Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11. The Site occupies an area of 6,718 m² (about), including GL of 348 m² (about). 10 nos. of temporary structure are proposed at the Site for warehouse (excl. D.G.G.), site office and washroom with total gross floor area (GFA) of 2,040 m² (about). The remaining area is reserved for vehicle parking, loading/unloading (L/UL) and circulation area, as well as preservation of an existing watercourse therewithin.
- The Site is accessible from Kam Sheung 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 premises of the applicant (the Original Premises) is affected by Government's land resumption for the public housing development in Tai Kei Leng, Yuen Long;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is same as that at the Original 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 "AGR" zone.
- Details of development parameters are as follows:

Site area	6,718 m ² (about), including GL of 348 m ² (about)
Covered area	2,040 m ² (about)
Uncovered area	4,678 m ² (about)
Plot ratio	0.3 (about)
Site coverage	30% (about)
No. of structure	10
Total GFA	2,040 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	2,040 m ² (about)
Building height	3 m to 6 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石崗丈量約份第 112 約多個地段的規劃申請，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）連附屬設施和相關填土工程（為期 3 年）**」（擬議發展）。
- 申請地點所在的地區在《石崗分區計劃大綱核准圖編號 S/YL-SK/11》上劃為「農業」地帶。申請地盤面積為 6,718 平方米（約），包括 348 平方米（約）的政府土地。申請地點將設 10 座臨時構築物作貨倉（危險品倉庫除外）、辦公室及洗手間用途，總樓面面積合共為 2,040 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，以及保留申請地點的現有水道。
- 申請地點可從錦上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：
 - 申請人的受影響經營處所受到政府的「元朗大旗嶺公營房屋發展」收地影響；
 - 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「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：	6,718 平方米（約），包括 348 平方米（約）的政府土地
上蓋總面積：	2,040 平方米（約）
露天地方面積：	4,678 平方米（約）
地積比率：	0.3（約）
上蓋覆蓋率：	30%（約）
樓宇數目：	10 座
總樓面面積	2,040 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	2,040 平方米（約）
構築物高度：	3 米至 6 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Most Powerful Limited** (the applicant) to make submission on its behalf to the Board under S.16 of the Ordinance in respect to *Various Lots in D.D. 112 and adjoining GL, Shek Kong, Yuen Long, New Territories (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 Site currently falls within an area zoned "AGR" on the Approved Shek Kong OZP No. S/YL-SK/11 (**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.
- 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 will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the public housing development in Tai Kei Leng, Yuen Long

- 2.1 The current application intends to facilitate the relocation of the affected premises of the applicant, i.e. Lots 4245 RP, 4259, 4267 S.A and 4267 S.B in D.D. 116 (hereafter known as the Original Premises), due to land resumption and to pave way for the public housing development in Tai Kei Leng, Yuen Long. The Original Premises currently falls within an area zoned "Residential (Group A)6" ("R(A)6") on the Approved Yuen Long OZP No. S/YL/29 (**Appendix I; Plan 4**).
- 2.2 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the public housing development in Tai Kei Leng (**Plan 5**). Given that the Original Premises will be resumed and reverted to the Government in October 2026 under G.N. 4383, the applicant desperately needs to identify a suitable site for the relocation of the affected businesses in order to continue the 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**). 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 the same as that at the Original Premises

- 2.4 The proposed development involves the operation of a warehouse for storage of construction materials and machinery with ancillary facilities to support its daily operation. 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

	Original Premises (a)	The Site (b)	Difference (b)-(a)
Site Area	2,815 m ²	6,718 m ²	+3,903 m ² ; +139%

- 2.5 The Site is horizontally intersected by an existing watercourse. With a view to minimising the potential adverse impact to the watercourse, the applicant proposes to provide a 3 m buffer area along each side of the watercourse (about 485 m²). Besides, a significant portion of the Site is uncovered (i.e. 4,678 m² (about); 70% of the site area). Although the site area is larger than that of the Original Premises, the additional space serves to provide a substantial amount of circulation space therewithin so as to enhance the Site's overall efficiency, and provide a common access (721 m²) for the local villagers at the inner lots as

well as to alleviate the potential adverse traffic impact to the surrounding road network.

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

- 2.6 Although the Site situates in an area zoned "AGR" on the Approved Shek Kong OZP No. S/YL-SK/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 "AGR" zone and would better utilise deserted land in the New Territories.
- 2.7 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 not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.8 The proposed development situates in a relatively remote area, which is not in close proximity to sensitive receivers. The surroundings of the Site comprise of vacant/unused land, land for cultivation, residential dwellings, warehouses, open storage of containers, and temporary structures. The proposed development is therefore 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 safety 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 m north of Kam Sheung Road; 4.4 km east of Kam Sheung Road MTR station; 17.3 km south of Lok Ma Chau Border Control Point; and 8.2 km east of the Original Premises.

Accessibility

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

Existing site condition

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

Surrounding area

- 3.4 The Site and its surrounding comprise of vacant/unused land, plant nursery, residential dwellings, warehouses, open storage yards, and temporary structures.
- 3.5 To its immediate north are some temporary structures and land covered with vegetation.
- 3.6 To its east are some residential dwellings and plant nurseries. To its further east are various sites of shop and services under planning permission Nos. A/YL-SK/356, 404, 416 and 457.
- 3.7 To its south is Kam Sheung Road, across which are some open storage yards and warehouses.
- 3.8 To its west are some temporary structures and the sites of place of recreation, sports or culture, public vehicle park, animal boarding establishment, and shop and services under planning permission Nos. A/YL-SK/398, 421, 422 and 435 respectively.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "AGR" on the Approved Shek Kong OZP No. S/YL-SK/11 (**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.*

Restrictions on filling of land

- 4.3 According to the Remarks of the "AGR" zone on the Approved Shek Kong OZP No. S/YL-SK/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 draft Shek Kong OZP No. S/YL-SK/7 without the permission from the Board under S.16 of the Ordinance.*

Previous and similar applications

- 4.4 The Site is not subject of any relevant previous application.
- 4.5 A similar application No. A/YL-SK/383 for 'Warehouse' was approved by the Board within the "AGR" zone on the same OZP in 2025.

Land status

- 4.6 The majority of the Site falls on private lots, i.e. *Lots 293 (Part), 297 S.A ss.2 (Part), 297 S.B ss.2 (Part), 298(A-D) S.A (Part), 298(A-D) RP (Part), 410 S.I-M (Part) and 413 (Part) in D.D. 112*, with total private land area of 6,370 m² (about) of Old Schedule Lot held under Block Government Lease. The Site also comprises GL of 348 m² (**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 an application for Short Term Waiver (STW) and Short Term Tenancy (STT) to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) to make way for the erection of the proposed structures and occupation of GL after obtaining relevant planning permission from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 6,718 m² (about). Details of the development parameters are shown at **Table 2** below.

Table 2 – Development parameters

Site area	6,718 m ² (about), including GL of 348 m ² (about)
Covered area	2,040 m ² (about)
Uncovered area	4,678 m ² (about)
Plot ratio	0.3 (about)
Site coverage	30% (about)
No. of structure	10
Total GFA	2,040 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,040 m ² (about)
Building height	3 m to 6 m (about)
No. of storey	1

- 5.2 10 nos. of temporary structure are proposed at the Site for warehouse (excl. D.G.G.), site office and washroom with total GFA of 2,040 m² (about). The remaining open area is reserved for vehicle parking, L/UL and circulation spaces, as well as the preservation of an existing watercourse therewithin (**Plan 6**). Details of the proposed structure are shown at **Table 3** below.

Table 3 – Details of the proposed structures

Structures	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.)	228 m ² (about)	228 m ² (about)	6 m (about) (1-storey)
B2	Warehouse (excl. D.G.G.)	228 m ² (about)	228 m ² (about)	6 m (about) (1-storey)
B3	Warehouse (excl. D.G.G.)	228 m ² (about)	228 m ² (about)	6 m (about) (1-storey)
B4	Warehouse (excl. D.G.G.)	228 m ² (about)	228 m ² (about)	6 m (about) (1-storey)
B5	Warehouse (excl. D.G.G.)	190 m ² (about)	190 m ² (about)	6 m (about) (1-storey)

B6	Warehouse (excl. D.G.G.)	228 m ² (about)	228 m ² (about)	6 m (about) (1-storey)
B7	Warehouse (excl. D.G.G.)	228 m ² (about)	228 m ² (about)	6 m (about) (1-storey)
B8	Site office and washroom	76 m ² (about)	76 m ² (about)	3 m (about) (1-storey)
B9	Warehouse (excl. D.G.G.)	184 m ² (about)	184 m ² (about)	6 m (about) (1-storey)
B10	Warehouse (excl. D.G.G.)	222 m ² (about)	222 m ² (about)	6 m (about) (1-storey)
Total		2,040 m² (about)	2,040 m² (about)	-

Filling of land

- 5.3 The existing site levels are ranging between +22.9 mPD (about) and +24.1 mPD (about). The applicant intends to carry out filling of land of not more than 0.4 m in depth at a portion of the Site (i.e. about 6,280 m²; 93% of the Site) to provide a relatively flat and solid surface for site formation of structures and vehicle parking, L/UL and circulation space. Upon completion, the site level of the paved portion of the Site will be increased to a range between +23.3 mPD and +24.5 mPD (**Plan 7**). 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.
- 5.4 The existing watercourse within the Site will be undisturbed. No filling of land will be carried out within 3 m (about) from both side of the watercourse.

Operation mode

- 5.5 The proposed development involves the operation of warehouses for storage of construction materials and machinery with ancillary facilities to support the daily operation of the proposed development. The construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.) will be stored within the enclosed structures.
- 5.6 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 and dusty goods will be allowed to be stored therewithin. It is estimated that the Site would be able to accommodate about 12 nos. of staff. As no shopfront is proposed, visitor is not anticipated.

Minimal traffic impact

- 5.7 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress, which also serves as a common access for the inner lots, is proposed at the southern periphery of the Site. A total of 10 parking and L/UL spaces will be provided at the Site (**Plan 6**). Details of the parking and L/UL provision are shown at **Table 4** below.

Table 4 – Provision of the 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 light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	3
L/UL spaces for medium/heavy goods vehicle (M/HGV) - 3.5 m (W) x 11 m (L)	4

- 5.8 PC parking spaces are reserved for staff use only. L/M/HGV will be deployed for the transportation of materials into/out of the proposed warehouses, which will be conducted beyond peak hours between 10:00 and 18:00. Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian and road safety.
- 5.9 Sufficient space is provided for vehicles 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 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		M/HGV		2-way total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Average trips per hour (10:00 – 18:00)	1	1	1	1	1	1	6

- 5.10 In view of the low traffic generation/attraction arising from the proposed development, the adverse traffic impact to the surrounding road network should not be expected.
- 5.11 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

- 5.12 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 approval period of the planning permission.
- 5.13 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.
- 5.14 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. Maintenance will be conducted on a regular basis.

Minimal landscape impact

- 5.15 The Site is covered with overgrown grass. Given that the majority of the Site is expected to be disturbed by the proposed filling of land, which is essential for the erection of structures and provision of vehicle parking, L/UL and circulation space. As such, it is not proposed to retain any of the existing vegetation at the Site.

Minimal drainage impact

- 5.16 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

- 5.17 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 the STW and STT approvals from the

DLO/YL, LandsD as mentioned in Section 4.7 above for erection of the proposed structures and occupation of GL, 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 business of the applicant in Yuen Long, which will be affected by Government's land resumption practice for the public housing development in Tai Kei Leng, Yuen Long. 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. Given that the relocation is to facilitate public housing 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 "AGR" 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 "AGR" zone and better utilise deserted land in the New Territories.
- 6.3 The surroundings of the Site comprise of vacant/unused land, plant nursery, residential dwellings, warehouses, open storage yards, and temporary structures. The proposed development is considered not incompatible with the surrounding areas. Given that the current application serves to facilitate the relocation of the affected business of the applicant, the special background should be considered on its individual merit. Hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided (e.g. submission of drainage and 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
September 2026