

---

---

**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 1266 (PART) AND 1267 (PART) IN D.D. 118,  
TAI TONG, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Yau Tin Pot Cuisine Limited**

Consultancy Team

**R-riches Planning Limited**

## FILE CONTROL

**FILE NAME** : *DD128 Lot 505 RP & VL - Planning Statement (20250627) Ver1.0*

**FILE LOCATION** : *\\R-SERVER\Planning\Planning Application\DD118 Lot 1267 & VL – Warehouse in TT (NDA)\Submission (Jun 25)\Planning Statement*

**REVISION NO.** : *1.0*

---

**APPLICANT** : *Yau Tin Pot Cuisine Limited*

**TYPE OF APPLICATION** : *S.16 Planning Application*

**PROPOSED USE** : *Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*

**SITE LOCATION** : *Lots 1266 (Part) and 1267 (Part) in D.D. 118*

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20250627)	CC (20250627)

## CONTENT PAGE

<b>EXECUTIVE SUMMARY</b>	<b>4</b>
行政摘要	5
<b>1. INTRODUCTION</b>	<b>6</b>
<i>Background</i>	6
<b>2. JUSTIFICATION</b>	<b>7</b>
<i>To facilitate the relocation of the applicant's business premises affected by the public housing development</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Applied use is the same as the original premises</i>	8
<i>Approval of the application would not frustrate the long-term planning intention of the "AGR" zone</i>	8
<i>The proposed development is not incompatible with surrounding land uses</i>	8
<b>3. SITE CONTEXT</b>	<b>9</b>
<i>Site Location</i>	9
<i>Accessibility</i>	9
<i>Existing Site Condition</i>	9
<i>Surrounding Area</i>	9
<b>4. PLANNING CONTEXT</b>	<b>10</b>
<i>Zoning</i>	10
<i>Planning Intention</i>	10
<i>Restriction on Filling of Land</i>	10
<i>Previous and Similar Applications</i>	10
<i>Land Status</i>	10
<b>5. DEVELOPMENT PROPOSAL</b>	<b>11</b>
<i>Development Details</i>	11
<i>Filling of Land at the Site</i>	11
<i>Operation Mode</i>	12
<i>Minimal Traffic Impact</i>	12
<i>Minimal Environmental Impact</i>	13
<i>Minimal Landscape Impact</i>	14
<i>Minimal Drainage Impact</i>	14
<i>Fire Safety Aspect</i>	14
<b>6. CONCLUSION</b>	<b>15</b>

## **LIST OF APPENDICES**

<b>Appendix I</b>	Details of the affected business premises
<b>Appendix II</b>	Details of alternative sites for relocation

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Original Premises – location
<b>Plan 5</b>	Original Premises – zoning
<b>Plan 6</b>	Plan showing the public housing development at Shap Pat Heung
<b>Plan 7</b>	Plan showing the alternative sites for relocation
<b>Plan 8</b>	Aerial photo of the Site
<b>Plan 9</b>	Layout plan
<b>Plan 10</b>	Plan showing the filling of land at the Site
<b>Plan 11</b>	Swept path analysis

## **LIST OF TABLES**

<b>Table 1</b>	Difference between the original premises and the Site
<b>Table 2</b>	Development parameters
<b>Table 3</b>	Details of proposed structures
<b>Table 4</b>	Provision of parking and L/UL spaces
<b>Table 5</b>	Estimated trip generation/attraction

## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Lots 1266 (Part) and 1267 (Part) in D.D. 118, Tai Tong, 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 Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. The Site occupies an area of 623 m<sup>2</sup> (about). A single-storey structure is proposed at the Site for warehouse, site office and washroom uses with total gross floor area (GFA) of 216 m<sup>2</sup> (about). The remaining area is reserved for vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Tai Shu Ha Road West via a local access. The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's original premises is affected by Government's land resumption for the public housing development at Shap Pat Heung, Yuen Long;
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant's original premises;
  - 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 "AGR" zone.

- Details of development parameters are as follows:

<b>Site Area</b>	623 m <sup>2</sup> (about)
<b>Covered Area</b>	216 m <sup>2</sup> (about)
<b>Uncovered Area</b>	407 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.35 (about)
<b>Site Coverage</b>	35% (about)
<b>No. of Structure</b>	1
<b>Total GFA</b>	216 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	8 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大棠丈量約份第 118 約地段第 1266 號（部分）及第 1267 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《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」地帶。申請地盤面積為 623 平方米（約）。申請地點將設 1 座單層構築物作貨倉、場地辦公室及洗手間用途，總樓面面積合共為 216 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。
- 申請地點可從大樹下西路經一條地區道路前往。擬議發展的作業時間為每日上午九時至下午七時，包括公眾假期。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到政府的「元朗十八鄉公營房屋發展計劃」收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展不會對周邊地區帶來重大負面影響；及
  - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	623 平方米（約）
上蓋總面積：	216 平方米（約）
露天地方面積：	407 平方米（約）
地積比率：	0.35（約）
上蓋覆蓋率：	35%（約）
樓宇數目：	1 座
總樓面面積	216 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	216 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 **Yau Tin Pot Cuisine 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 1266 (Part) and 1267 (Part) in D.D. 118, Tai Tong, 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 "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20 (**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 and supplementary information are provided with the planning statement (**Plans 1 to 11 and Appendices I to II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

---

<sup>1</sup> **Yau Tin Pot Cuisine Limited** 悠田盆菜有限公司, the applicant, is the affected business operator affected by Government's land resumption for the public housing development at Shap Pat Heung, Yuen Long. Details of the affected business operator is provided at **Appendix I**.

## 2. JUSTIFICATIONS

*To facilitate the relocation of the applicant's business premises affected by the public housing development*

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Shap Pat Heung i.e. Lot 5189 (Part) in D.D. 116 (the original premises), due to land resumption and to pave way for the public housing development in Shap Pat Heung, Yuen Long (**Plan 4**). The original premises currently falls within an area zoned "Residential (Group A) 1" ("R(A)1") on the Approved Tai Tong OZP No.: S/YL-TT/20 (**Plan 5**).
- 2.2 With reference to the implementation programme, the original premises falls within the land resumption limit for the public housing development in Shap Pat Heung, Yuen Long (**Plan 6**). Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.
- 2.3 In 2024, a planning application No. A/YL-TT/671 for the same applied use was approved by the Board with policy support to facilitate the relocation of the applicant's business at the original premises. Compared with the original premises in Shap Pat Heung, the site of planning application No. A/YL-TT/671 only accounts for about 42% of the site area of the original premises. In view of this, the current application with site area of 623 m<sup>2</sup> (about) would almost compensate for the remaining site area of the original premises in order to maintain the applicant's business. Details of the difference among the original premises, the site of planning application No. A/YL-TT/671 and the Site of the current application are shown at **Table 1** below.

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

	Original Premises (a)	A/YL-TT/671 (b)	The Site (c)	Difference (b) + (c) – (a)
Site Area	1,128 m <sup>2</sup>	476 m <sup>2</sup>	623 m <sup>2</sup>	-29 m <sup>2</sup> , -2.6%
Covered area	416 m <sup>2</sup>	228 m <sup>2</sup>	216 m <sup>2</sup>	-28 m <sup>2</sup> , -6.7%
GFA	416 m <sup>2</sup>	228 m <sup>2</sup>	216 m <sup>2</sup>	-28 m <sup>2</sup> , -6.7%

*Applicant's effort in identifying suitable site for relocation*

- 2.4 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** and **Plan 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible.



*Applied use is the same as the original premises*

- 2.5 The proposed development involves the operation of a warehouse for storage of miscellaneous goods with ancillary facilities to support the daily operation of the applicant's pot cuisine ('poon choi') business. The applied use is the same as the original premises in Shap Pat Heung.
- 2.6 Circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road network.

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

- 2.7 Although the Site situates in an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20, the Site is currently vacant without active agricultural activities (**Plan 8**). Hence, 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.
- 2.8 Similar applications for 'warehouse' use (Nos. A/YL-TT/575, 608, 642, 648, 651 and 671) were approved by the Board between 2022 and 2024 within the same "AGR" zone on the OZP. All similar applications were approved on temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.
- 2.9 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*

- 2.10 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 8**). The surrounding area is considered to be predominated rural in character comprising open storage/storage yards, warehouses, plant nursery, graves, vacant/unused land, and some dog kennels. 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 140 m west of Tai Shu Ha Road West; 3.7 km south of Yuen Long MTR Station; and 3.1 km south of the original premises.

#### *Accessibility*

- 3.2 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is current vacant, fenced and generally flat (**Plans 1, 3 and 8**).

#### *Surrounding Area*

- 3.4 The Site and its surrounding are predominantly rural in character comprising open storage/ storage yards, warehouses, plant nursery, graves, vacant/unused land, and some dog kennels (**Plans 1, 3 and 8**).
- 3.5 To its north are some cultivated land and fallow agricultural land, further north are vacant land scattered with graves.
- 3.6 To its east are the sites of various animal boarding establishment with planning permissions under application nos. A/YL-TT/551, 616, 655 and 701. To its further east is Tai Shu Ha Road West, across which are the sites of some warehouses with planning permissions under application nos. A/YL-TT/648 and 671 under implementation.
- 3.7 To its east, south and west, graves and burial urns are found on the grassed knoll.

#### **4. PLANNING CONTEXT**

##### *Zoning*

- 4.1 The Site falls within an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 used within the "AGR" zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

##### *Restriction on Filling of Land*

- 4.3 According to the Remarks of the "AGR" zone on the Approved Tai Tong OZP No.: S/YL-TT/20, *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 Tai Tong OZP No. S/YL-TT/12 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 previous application. Within the same "AGR" zone on the OZP, 6 similar applications (Nos. A/YL-TT/575, 608, 642, 648, 651 and 671) for 'Warehouse' use were approved by the Board between 2022 and 2024. All similar applications were approved on a temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

##### *Land Status*

- 4.5 The Site falls entirely on private lots, i.e. *Lots 1266 (Part) and 1267 (Part) in D.D. 118*, with total land area of 623 m<sup>2</sup> (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**). Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit 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 623 m<sup>2</sup> (about). Details of the development parameters are shown at **Table 2** below.

**Table 2** - Development Parameters

<b>Site Area</b>	623 m <sup>2</sup> (about)
<b>Covered Area</b>	216 m <sup>2</sup> (about)
<b>Uncovered Area</b>	407 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.35 (about)
<b>Site Coverage</b>	35% (about)
<b>No. of Structure</b>	1
<b>Total GFA</b>	216 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	8 m (about)
<b>No. of Storey</b>	1

- 5.2 A single-storey structure is proposed at the Site for warehouse (excl. D.G.G.), site office and washroom uses with total GFA of 216 m<sup>2</sup> (about). The remaining open area is reserved for vehicle parking and L/UL spaces and circulation area (**Plan 9**). 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.), site office and washroom	216 m <sup>2</sup>	216 m <sup>2</sup>	8 m (about) (1-storey)
<b>Total</b>		<b>216 m<sup>2</sup> (about)</b>	<b>216 m<sup>2</sup> (about)</b>	-

### Filling of Land at the Site

- 5.3 The existing site level is at +31.3 mPD. The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth for area for erection of structure, and area for vehicle parking, L/UL and circulation. The site level will be raised to +31.5 mPD upon completion of the proposed filling of land (**Plan 10**). The filling of land is considered required and has been kept to minimal to meet the operation need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

### Operation Mode

- 5.4 The Site will be used for storage of miscellaneous goods, e.g. tables and chairs, electrical appliance, kitchenry, cutlery etc., for the applicant's pot cuisine business, which is the same as the original premises. 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.
- 5.5 It is estimated that the Site would accommodate not more than 2 staff. The ancillary facilities i.e. site office and washroom, are intended to provide indoor workspace for staff to support the daily operation of the proposed development. As no shopfront is proposed at the Site, visitor is not anticipated at the Site. The proposed development is solely designated for warehouse purpose, no cooking or food processing procedures will take place at the Site.

### Minimal Traffic Impact

- 5.6 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the eastern tip of the Site. A total of 3 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)	2
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

- 5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian safety. No vehicle without valid licences issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* will be allowed to park/store at the Site at any time during the planning approval period.

- 5.8 The breakdown of estimated trips generation/attraction arising from the proposed development are provided at **Table 5** below.

**Table 5 – Estimated Trip Generation/Attraction**

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

- 5.9 As the vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

#### *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 adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.
- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site drainage system within the Site.
- 5.13 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*

- 5.14 The Site is mainly covered with grass. No tree has been identified at the Site. Due to the proposed erection of structure 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*

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been obtained from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

#### *Fire Safety Aspect*

- 5.16 The applicant will submit a fire service installations (FSI) 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 approval from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSI proposal at the Site.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business due to the Government's public housing development in Shap Pat Heung, Yuen Long (**Plans 4 to 6**). Planning approval with policy support has been previously granted to relocate portion of the original premises (about 42%) to the site of the planning application No. A/YL-TT/671. The current application would almost compensate for the remaining site area of the original premises in order to maintain the applicant's business.
- 6.2 Whilst the applicant 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 and Plan 7**). Given that the relocation is to facilitate the Government's public housing development in Shap Pat Heung, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.3 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis 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.
- 6.4 The Site and its surrounding are predominantly rural in character comprising open storage/storage yards, warehouses, plant nursery, graves, vacant/unused land, and some dog kennels. The proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Given that similar applications for the same applied use have been approved by the Board within the same "AGR" zone on the OZP, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures e.g. submission and provision of FSI and drainage proposals will be provided upon obtaining relevant planning permission. The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and relevant issued by EPD to minimise all possible environmental impacts on nearby potential sensitive receivers.
- 6.6 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**'.