
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,**

LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

PLANNING STATEMENT

Applicant

Surplus Success Engineering Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : *DD118 Lot 1594 & VL - Planning Statement (20251107) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD118 Lot 1594 & VL - Warehouse in TT (NDA)\Submission (Sep 25)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Surplus Success Engineering 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 : *Lot 1594 (Part) in D.D. 118*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20251107)	DN (20251107)

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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 *Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) 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 864 m² (about). Five 1 to 2-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown (D.G.G.)), site office, meter room, washroom, ancillary workshop and covered parking and loading/unloading (L/UL) spaces with total gross floor area (GFA) of 377 m² (about). The remaining area is reserved for circulation purpose.
- The Site is accessible from Tai Shu Ha Road West via a local access. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by Government's land resumption for the development of the Yuen Long South New Development Area (YLS NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the original premises;
 - 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;
 - the proposed development is not incompatible with surrounding land uses; and
 - applications of the same "warehouse" use had been approved within the same "AGR" zone.

- Details of development parameters are as follows:

Site Area	864 m ² (about)
Covered Area	349 m ² (about)
Uncovered Area	515 m ² (about)
Plot Ratio	0.43 (about)
Site Coverage	40 % (about)
Number of Structure	5
Total GFA	377 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	377 m ² (about)
Building Height	3 m - 7 m (about)
No. of Storey	1 - 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大棠丈量約份第 118 約地段第 1594 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》上被劃為「農業」地帶。申請地盤面積為 864 平方米(約)。申請地點將設 5 座 1 至 2 層高的構築物作貨倉(危險品倉庫除外)、地盤辦公室、電錶房、洗手間、附屬工場以及有蓋泊車位及上落貨車位用途，總樓面面積合共為 377 平方米(約)，申請地點的其餘地方將預留作流轉空間。
- 申請地點可從大樹下西路經一條地區小路前往。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：
 - 申請人原來的經營處所受到政府「元朗南新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展只屬臨時性質，批出規劃許可將不會影響「農業」地帶的長遠規劃意向；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 於同一「農業」地帶內具有已批出之「貨倉」用途申請。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	864 平方米(約)
上蓋總面積：	349 平方米(約)
露天地方面積：	515 平方米(約)
地積比率：	0.43 (約)
上蓋覆蓋率：	40 % (約)
樓宇數目：	5 座
總樓面面積	377 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	377 平方米(約)
構築物高度：	3 米 - 7 米(約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Success Surplus Engineering Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 1594 (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 (Excluding Dangerous Goods Godown) 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 Tai Tong OZP No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the proposed use is neither a Column 1 nor Column 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 are provided with the planning statement (**Plans 1 to 10 and Appendices I and 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.

¹ **Surplus Success Engineering Limited** 威利工程有限公司, the applicant, is authorised by **Forest Development & Construction Company Limited** (the affected business operator) to facilitate the relocation of the existing affected business premises in Tong Yan San Tsuen. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by YLS NDA

- 2.1 The current application is intended to facilitate the relocation of the affected business operator's premises in Tong Yan San Tsuen, i.e. Lot 1523 RP (Part) in D.D. 119 (the original premises), due to land resumption and to pave way for the YLS NDA (**Plan 4**). The site of the original premises is covered by various valid planning applications No. A/YL-TYST/907, 1081 and 1268 for the same applied use, which was approved by the Board in 2018, 2021 and 2024 respectively (**Plan 4** and **Appendix I**). Details of the applicant's original premises are summarised at **Appendix I** and **Table 1** below:

Table 1 - Details of the Applicants' Original Premises

Original Business Operator	Location	OZP	Zoning	Development Involved
Forest Development & Construction Limited	Government Land near Tong Yan San Tsuen <i>(formerly lot 1523 RP (Part) in D.D.119, Tong Yan San Tsuen; resumed by the Government in 2025)</i>	S/YL-TYST/14	"G/IC (1)", "R(A)3" and area shown as 'Road'	YLS NDA Development (Remaining Phase)

- 2.2 The affected premises of the applicant currently falls within areas zoned as "Government, Institution and Community (1)" ("G/IC(1)"), "Residential (Group A) 3" ("R(A)3") and area shown as 'Road' on the Approved Tong Yan San Tsuen OZP No.: S/YL-TYST/14 (**Plan 4**). With reference to the implementation programme of the YLS NDA, the original premises falls wholly within sites under the Second Phase Development of the YLS NDA (**Plan 5** and **Appendix I**). As the original premises will be resumed and reverted to the Government, the affected business operator desperately needs to identify a suitable site for relocation in order to continue the business operation.
- 2.3 The original premises account for a portion of the application site of A/YL-TYST/1268 (i.e. 21% (about)). Comparing with the original premises, a smaller site has been adopted by the applicant. The applicant believed the applied area is suitable for one's projected business development plan currently. Details of the difference of Site area among the original premises and the Site of the current application are shown at **Table 2** below.

Table 2 - Difference of Site area between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (b) - (a)
Site Area	Site area of A/YL-TYST/1268: 6,090 m ² (about) Within which, site area of the Original Premises: 1,283 m ² (about)	864 m ² (about)	- 419 m ² , - 32.7 % (about)

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the affected 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 (**Plan 6** and **Appendix II**). After a lengthy site-searching process, the current Site is identified for relocation as it is easily accessible, relatively flat and vacant, no active agricultural activities and in close proximity to original premises.

Applied use is the same as the original premises

- 2.5 The proposed development involves the operation of warehouse (excluding D.G.G.) with ancillary facilities to support the daily operation of the Site. The applied use is the same as the original premises in Tong Yan San Tsuen.
- 2.6 Large portion of the Site is uncovered (i.e. 515 m², 60 % of the Site (about)) are designated for circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise any potential adverse traffic impact 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 (**Plans 2** and **7**). 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.

- 2.8 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 therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 7**). The surrounding area is considered to be predominately rural in mix with industrial character comprising warehouses, workshops, open storages as well as domestic/temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to drainage and fire service aspects to minimise potential adverse impacts arising from the proposed development.

Similar applications of the same use were approved within the same "AGR" zone

- 2.11 7 similar applications (Nos. A/YL-TT/575, 608, 642, 648, 651, 671 and 717) for/partly for 'warehouse' use were approved by the Board between 2022 and 2025 within the same "AGR" zone. 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 decisions and would not set an undesirable precedent within the "AGR" zone.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 250 m east of Tai Shu Ha Road West; 2.9 km south of Yuen Long MTR Station; 3.5 km southeast of Long Ping MTR Station; and 1.8 km south of the Shap Pat Heung Interchange.
- 3.2 The Site is approximately 2.2 km southeast of the original premises (**Plan 4**).

Accessibility

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

Existing Site Condition

- 3.4 The Site is generally flat and vegetated (**Plans 1, 3 and 7**).

Surrounding Area

- 3.5 The Site and its surroundings comprises of vegetated and fallow land, open storage yards as well as temporary structures for warehouse and residential uses. (**Plans 1, 3 and 7**).
- 3.6 To its immediate north are some temporary structures. To its further north are vacant/unused land.
- 3.7 To its immediate east are some unused/fallow land. To its further east are some unused land covered by vegetation and woodland.
- 3.8 To its immediate south comprises of filled land and temporary structures. To its further south are some vegetated land and woodland.
- 3.9 To its immediate west is filled land for access purpose. To its further west is a open storage yard, some temporary structures for storage uses and a vehicle repairing workshop. Across which is Tai Shu Ha Road West.

4. PLANNING CONTEXT

Zoning of the Site

- 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 a Column 1 nor Column 2 use within the "AGR" zone, which will require planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "AGR" zone is *intended 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 Application

- 4.4 The Site is not subject of any previous approved application.

Similar Applications

- 4.5 Within the same "AGR" zone on the same OZP, 7 similar applications (Nos. A/YL-TT/575, 608, 642, 648, 651, 671 and 717) for/partly for 'warehouse' use were approved by the Board between 2022 and 2025. All similar applications were approved on a temporary basis for a period of 3 years.

Land Status of the Site

- 4.6 The Site falls entirely on a private lot, i.e. *Lot 1594 (Part) in D.D. 118*, with a total land area of 864 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).

- 4.7 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 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 864 m² (about). Details of development parameters are shown at **Plan 8** and **Table 3** below:

Table 3 - Development Parameters of the Proposed Development

Site Area	864 m ² (about)
Covered Area	349 m ² (about)
Uncovered Area	515 m ² (about)
Plot Ratio	0.43 (about)
Site Coverage	40 % (about)
No. of Structure	5
Total GFA	377 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	377 m ² (about)
Building Height	3 m - 7 m (about)
No. of Storey	1 - 2

- 5.2 Five 1 to 2-storey structures are proposed at the Site for warehouse (excluding D.G.G.), site office, meter room, washroom, ancillary workshop, and covered parking and L/UL spaces uses with a total GFA of 377 m² (about). The remaining open area is reserved for circulation space (**Plan 8**). Details of proposed structures are shown at **Table 4** below:

Table 4 - Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Site office	28 m ² (about)	56 m ² (about)	6 m (about) (2-storey)
B2	Meter room	9 m ² (about)	9 m ² (about)	3 m (about) (1-storey)
B3	Washroom	12 m ² (about)	12 m ² (about)	3 m (about) (1-storey)
B4	Warehouse (excluding D.G.G.), and Ancillary Workshop	200 m ² (about)	200 m ² (about)	7 m (about) (1-storey)
B5	Warehouse (excluding D.G.G.), and covered parking and L/UL spaces	100 m ² (about)	100 m ² (about)	7 m (about) (1-storey)
Total		349 m² (about)	377 m² (about)	

Filling of Land at the Site

- 5.3 The existing site level of the Site is +25.0 mPD (about) and covered with soil. The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth for site formation of structures, vehicle parking and L/UL spaces and circulation area. The proposed site levels after filling of land would be +25.2 mPD (**Plan 9**). The filling of land is considered required and has been kept to minimal to meet the operational need. No further filling of land will be made by the applicant within the planning approval period.

Operation Modes

- 5.4 The Site will be used as warehouse for storage of miscellaneous goods, including but not limited to construction materials, construction machinery, used electrical/electronic appliances and parts and scrap metal etc., which are the same as those at the original premises. There will be no storage of dangerous goods at the Site. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 4 staff. The site office, meter room, washroom, ancillary workshop and covered parking and L/UL spaces are intended to provide indoor workspace and essential facilities for administrative staff, as well as enclosed spaces for vehicles to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated (**Plan 8**).

Minimal Traffic Impact

- 5.6 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is proposed at the eastern boundary of the Site. A total of 2 parking and L/UL spaces will be provided (**Plan 8**). Details of the parking and L/UL provision are shown at **Table 5** below:

Table 5 - Provision of Parking and L/UL Spaces

Type of Parking Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	1
Type of L/UL Space	No. of Space
L/UL Space for Light Goods Vehicles (LGV) - 3.5 m (W) x 7 m (L)	1

- 5.7 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 via the local access (**Plans 8 and 10**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.8 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

Table 6 - Estimated Trips Generation and Attraction

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

- 5.9 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.

Minimal Environmental Impact

- 5.10 The applicant will strictly follow the '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 rainstorm, to ensure that these facilities are always operational.
- 5.12 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with 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 by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No trees has been identified at the Site. Due to the erection of structures, majority of the Site area will be disturbed. The remaining area will be affected by the proposed hard-paving works for site formation of structures, parking and L/UL spaces and vehicle circulation purposes.

Minimal Drainage Impact

- 5.14 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal to the Chief Engineer/Mainland North, Drainage Services Department after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Tong Yan San Tsuen which will be affected by the development of YLS NDA (**Appendix I** and **Plans 4** and **5**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Given that the relocation is to facilitate the development of YLS NDA, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development 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 would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for brownfield uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, 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 by the applicant, *e.g. submission and implementation of drainage and FSI proposals*, upon obtaining planning approval. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimise all possible environmental impacts on the 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
November 2025