
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 1439 (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



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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 *Lot 1439 (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 476 m² (about). One single-storey structure is proposed for warehouse (excl. D.G.G.), site office and washroom with total gross floor area (GFA) of 228 m² (about). The remaining area is reserved for vehicle parking, loading/unloading (L/UL) and circulation space.
- The Site is accessible from Tai Shu Ha Road West via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the affected premises of the applicant (the Original Premises) is affected by the Government's land resumption for the Public Housing Development near Shap Pat Heung, Yuen Long;
 - the applicant has spent effort in identifying suitable sites for relocation under the previously approved application;
 - the applied use is the same as those in the Original Premises;
 - the applicant has spent effort in compliance with conditions under the previous application;
 - 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	476 m ² (about)
Covered area	228 m ² (about)
Uncovered area	248 m ² (about)
Plot ratio	0.48 (about)
Site coverage	48% (about)
No. of structure	1
Total GFA	228 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	228 m ² (about)
Building height	8 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大棠丈量約份第 118 約地段第 1439 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 476 平方米（約）。申請地點將設有 1 座單層構築物作貨倉（危險品倉庫除外）、場地辦公室及洗手間用途，總樓面面積合共為 228 平方米（約），申請地點的其餘地方將預留作車輛停泊、上／落貨及流轉空間。
- 申請地點可從大樹下西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：
 - 申請人原來的經營處所受到「元朗十八鄉公營房屋發展計劃」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；
 - 申請用途與申請人先前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：	476 平方米（約）
上蓋總面積：	228 平方米（約）
露天地方面積：	248 平方米（約）
地積比率：	0.48（約）
上蓋覆蓋率：	48%（約）
樓宇數目：	1 座
總樓面面積	228 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	228 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** (the applicant) to make submission on its behalf to the Board under S.16 of the Ordinance in respect to *Lot 1439 (Part) in D.D. 118, Tai Tong, 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 proposed development). 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 applied use is not a Column 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 and drawings (**Plans 1 to 11**), relevant details of the Original Premises and alternative sites for relocation (**Appendices I and II**), as well as an updated fire service installations (FSIs) proposal and a drainage proposal (**Appendices III and IV**) are provided with the Planning Statement. Other assessments to mitigate potential adverse impacts would be submitted, if required, at a later stage for the consideration of relevant government bureau/departments and members of the Board.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the public housing development

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in Shap Pat Heung, *i.e. Lot 5189 (Part) in D.D. 116*, due to land resumption and to pave way for the Public Housing Development at Shap Pat Heung, Yuen Long (**Appendix I; Plan 4**).
- 2.2 The applicant is a pot cuisine (poon choi) provider which has been serving the community for decades in the New Territories. The applicant has been using the Original Premises for storage of miscellaneous goods, e.g. tables and chairs, electrical appliance, kitchenry, cutlery, etc., to support the daily operation of the business.
- 2.3 The Original Premises currently falls within an area zoned "Residential (Group A)1" on the Approved Tai Tong OZP No. S/YL-TT/20 (**Plan 5**). According to the implementation programme, the Original Premises has fallen within the land resumption limit for the public housing (**Plan 6**). Therefore, the applicant desperately needed to identify a suitable site to relocate its business operation.
- 2.4 In 2025, a planning application No. A/YL-TT/717 for the same applied use was approved by the Board to facilitate the relocation of part of the applicant's business at the Original Premises. Comparing with the Original Premises, 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 planning application No. A/YL-TT/717 with site area of 623 m² (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 –Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	A/YL-TT/717 (c)	Difference (b) + (c) – (a)
Site Area	1,128 m ²	476 m ²	623 m ²	-29 m ² , -2.6%
Covered Area	416 m ²	228 m ²	216 m ²	-28 m ² , -6.7%
GFA	416 m ²	228 m ²	216 m ²	-28 m ² , -6.7%

Applicant's effort in identifying suitable site for relocation

- 2.5 Ahead of the submission of the previous application No. A/YL-TT/671, which was approved by the Board in October 2024, applicant has spent effort to relocate the affected business 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; Plan 7**). After a lengthy site searching process, the Site was identified for relocation as it is relatively flat, in close proximity to the Original Premises and easily accessible.

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

- 2.6 The applicant has spent effort in complying all submission-related planning conditions under the previous application No. A/YL-TT/671. Details are shown at **Table 2** below:

Table 2 –Planning conditions under previous application No. A/YL-TT/671

Planning conditions		Compliance status
(a)	The submission of a drainage proposal	05.02.2026
(b)	The implementation of the drainage proposal	Not yet complied with
(d)	The submission of an FSIs proposal	13.11.2024
(e)	The implementation of the FSIs proposal	Not yet complied with

- 2.7 The FSIs proposal submitted by the applicant under the previous planning permission was considered acceptable by the Director of Fire Services (D of FS) (**Appendix III**). In view of the current 'Fire safety requirements for temporary storage and structures under planning application, Short Term Tenancy & Short Term Waiver (STW)' published by the Fire Services Department (FSD), the applicant has provided an updated FSIs proposal to ensure the proposed development be complied with relevant fire safety requirements (**Appendix III**). Upon receiving the STW approval from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (refer to Section 4.6 below), the applicant will construct the proposed structure and implement the FSIs proposal therewithin. F.S. 251 certificates will be submitted for the consideration of D of FS in due course.
- 2.8 The drainage proposal submitted by the applicant under the previous planning permission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) in February 2026. In order to reflect the recent drainage works being taken in the vicinity of the Site, the applicant has provided a revised drainage proposal to mitigate the potential adverse drainage impacts (**Appendix IV**). Upon obtaining the planning permission from the Board, the applicant will carry out the implementation works and submit photographic records for the consideration of CE/MN, DSD.

Applied use is the same as the Original Premises

- 2.9 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 business. The applied use is the same as the Original. Sufficient circulation space is reserved within the Site so as to increase the 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

2.10 Although the Site falls within area zoned "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently hard-paved 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.

2.11 Similar applications for various brownfield uses have been approved within the "AGR" zone on the same OZP in recent years. 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 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

2.12 The proposed development situates in a relatively remote area, which is far away from possible sensitive receivers. The surrounding area is considered to be predominately in semi-rural character comprising unused/vacant land and some temporary structures for various brownfield uses. 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 relevant planning conditions in relation to the implementation of fire safety and drainage aspects, so as to minimise the potential adverse impacts that would have arisen from the proposed development.

3. SITE CONTEXT

Site location

- 3.1 The Site is located approximately 70 m west of Tai Shu Ha Road West; 3.5 km south of Yuen Long MTR Station; 6 km southeast of Tin Shui Wai MTR Station; and 3 km south of the original premises in Shap Pat Heung.

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 currently vacant and generally flat (**Plans 1, 3 and 8**).

Surrounding area

- 3.4 The Site is mainly surrounded by unused/vacant land, vehicle repair workshops, open storage yards and temporary structures for warehouse and workshop (**Plans 1, 3 and 8**).
- 3.5 To its immediate north are the sites of an approved planning application No. A/YL-TT/695 for vehicle repair workshop and open storage. To its further north are unused/vacant land and sites of approved planning application Nos. A/YL-TT/675, 757 and 776 for vehicle repair workshop, open storage and/or warehouse.
- 3.6 To its immediate east is unused land covered with vegetation.
- 3.7 To its immediate south are some vacant land and graves. To its further south are unused land covered with vegetation, graves and burial urns.
- 3.8 To its immediate west is the site of an approved planning application No. A/YL-TT/782 for vehicle repair workshop and warehouse. Across Tai Shu Ha Road West are some vacant land, plant nursery and the sites of approved planning applications for animal boarding establishment (Nos. A/YL-TT/655 and 701) and warehouse (No. A/YL-TT/717).

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 not a Column 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.*

Restriction on filling of land

- 4.3 According to the Remarks of the "AGR" 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 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 subject of a previous application No. A/YL-TT/671 for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in October 2024.
- 4.5 Within the same "AGR" zone on the OZP, 17 similar applications (Nos. A/YL-TT/575, 608, 642, 648, 650, 651, 717, 737, 739, 741, 755, 757, 758, 759, 766, 775 and 782) for/partly for the same applied use were approved by the Board since 2022.

Land status

- 4.6 The Site consists of Lot 1439 (Part) in D.D. 118, with private land area of 476 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**). Given that there is restriction on erection of structures without the prior approval from the Government, the applicant submitted an application for STW to DLO/YL, LandsD in November 2024 to make way for the erection of the proposed structure at the Site. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 476 m² (about). Details of the development parameters are shown at **Table 3** below:

Table 3 – Development parameters

Site area	476 m ² (about)
Covered area	228 m ² (about)
Uncovered area	248 m ² (about)
Plot ratio	0.48 (about)
Site coverage	48% (about)
No. of structure	1
Total GFA	228 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	228 m ² (about)
Building height	8 m (about)
No. of storey	1

- 5.2 A single-storey structure is proposed for warehouse (excluding D.G.G.), site office and washroom with total GFA of 248 m² (about). The remaining open area is reserved for vehicle parking, L/UL and circulation space (**Plan 9**). Details of the proposed structure are shown at **Table 4** below:

Table 4 – Details of the proposed structures

Structure	Use	Covered area	GFA	Building height
B1	Warehouse (excluding D.G.G.), site office and washroom	228 m ²	228 m ²	8 m (about) (1-storey)
Total		228 m² (about)	228 m² (about)	-

Hard-paving

- 5.3 The Site has been entirely hard-paved with concrete of not more than 0.2 m in depth, as approved under the previous application No. A/YL-TT/671, for the operation of the proposed development and provision of vehicle parking and L/UL and circulation space (**Plan 10**). The existing site level is at +22.4 mPD. 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.

Operation mode

- 5.4 The Site is designated 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 are Monday to Saturday from 09:00 to 19:00. There is no operation on Sundays and public holidays.
- 5.5 It is estimated that the proposed development would be able to accommodate not more than 2 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 proposed development. As no shopfront is proposed at the proposed development, no visitor is anticipated. The proposed development is solely for warehouse purpose; no cooking or food processing procedures will take place therewithin.

Minimal traffic impact

- 5.6 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 6 m (about) wide ingress/egress is proposed at the southwestern part of the Site (**Plan 9**). A total of 2 parking and L/UL spaces are proposed for the daily operation of the proposed development. Details of parking and L/UL space provision are shown at **Table 5** below:

Table 5 – Provision of parking and L/UL spaces

Type of space	No. of space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	1
L/UL space for light goods vehicle (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 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 of the Site to direct incoming/outgoing vehicles to enhance pedestrian and road 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 approval period of the planning permission.
- 5.8 The breakdown of estimated trip generation and attraction arising from the proposed development are provided at **Table 6** below:

Table 6 – 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> per hour (09:00 – 10:00)	1	1	1	1	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	1	1	4
Average trip per hour (10:00 – 18:00)	1	1	1	1	4

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

Minimal environmental impact

- 5.9 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimise the 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

- 5.13 The Site was hard-paved with concrete as permitted under the previous planning permission under planning application No. A/YL-TT/671. No old and valuable tree or protected species has been identified thereon.

Fire safety aspect

- 5.14 The FSIs proposal submitted under the previous planning permission under planning application No. A/YL-TT/671 was considered acceptable by D of FS. In view of the current 'Fire safety requirements for temporary storage and structures under planning application, Short Term Tenancy & STW' published by FSD, the applicant has provided an updated FSIs proposal to ensure the proposed development be complied with relevant fire safety requirements (**Appendix III**). Upon receiving the STW approval from DLO/YL, LandsD as discussed in Section 4.6 above, the applicant will construct the proposed structure and proceed to implement the accepted FSIs proposal therewithin. F.S. 251 certificates will be submitted for the consideration of D of FS in due course.

Minimal drainage impact

- 5.15 There is a 3 m setback from the existing nullah located to the east of the Site. Although the drainage proposal submitted under the previous planning permission was considered acceptable by CE/MN, DSD in February 2026, the applicant has submitted a revised drainage proposal in the current application to reflect the recent drainage works being taken in the vicinity of the Site (**Appendix IV**). The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by CE/MN, DSD.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the applicant's affected business in Shap Pat Heung, which will be affected by the Government's public housing development in Shap Pat Heung, Yuen Long. 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 whilst the applicant was preparing for the submission of the previous application No. A/YL-TT/671. Since the applied use is the same as the Original Premises, approval of the application could facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of the public housing development.
- 6.2 Although planning permission had previously been granted under the previous application No. A/YL-TT/671, the applicant was not able to comply with all planning conditions at once within the limited timeframe. The applicant has already complied with all submission-related planning conditions. As such, the current application is submitted and considered crucial for the smooth relocation of the entire affected business.
- 6.3 Despite the proposed development is not in line with the long-term planning intention of the "AGR" zone, the Site and its surroundings are currently without active agricultural activities. Similar applications for the same applied use have also been approved by the Board within the same "AGR" zone. Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of "AGR" zone and better utilise deserted land in the New Territories.
- 6.4 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. In connection with the special background of the applicant to facilitate Government projects, 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, such as the accepted FSIs proposal under the previous planning permission and a drainage proposal, have been provide to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by EPD to minimise all possible environmental impacts on the nearby 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'**.

R-riches Planning Limited

July 2026