

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Xiao Ming Engineering Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years’ (“the Proposed Development”) at Lot Nos. 479 and 480 in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 479 and 480 in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories. The Site is accessible from Lin Ma Hang Road leading to the ingress to its south.
3. The site area is about 685 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Kam To Outline Zoning Plan (the “OZP”) No. S/NE-MKT/7.
5. 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.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, 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.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Warehouse	228	228	9	1
2	Ancillary Office	185	185		
Total		<u>413</u>	<u>413</u>		
		Plot Ratio	Site Coverage		
		0.6	60.3%		

9. The Proposed Development serves to meet the strong demand for warehouses in the area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. The Applicant undertakes that no open storage activities will be carried out within the Site. The construction materials will be stored in the enclosed structures. No maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.
11. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
12. 1 no. of parking space for heavy goods vehicle (HGV) is proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Lin Ma Hang Road leading to the ingress to its south. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
13. The Site is proposed to be filled with concrete of about 1.3 m in depth (from 12.6mPD to 13.9 mPD) for the provision of solid ground for erection of temporary structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

14. There are 6 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Associated Filling of Land	10.1.2025
A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	18.7.2025
A/NE-MKT/56	Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years	6.2.2026
A/NE-MKT/55	Proposed Temporary Warehouse (Cold Store for Iced Poultry)	8.5.2026

	and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years	
A/NE-MKT/61	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years	8.5.2026

15. The similar applications were approved by the Committee between 2025 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

17. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage yards and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

18. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

19. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

20. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0

12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	0	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>2</u>	<u>2</u>

21. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. The Site is accessible by vehicles from Lin Ma Hang Road leading to the ingress to its south. 1 no. of parking space for HGV is provided at the Site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

23. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

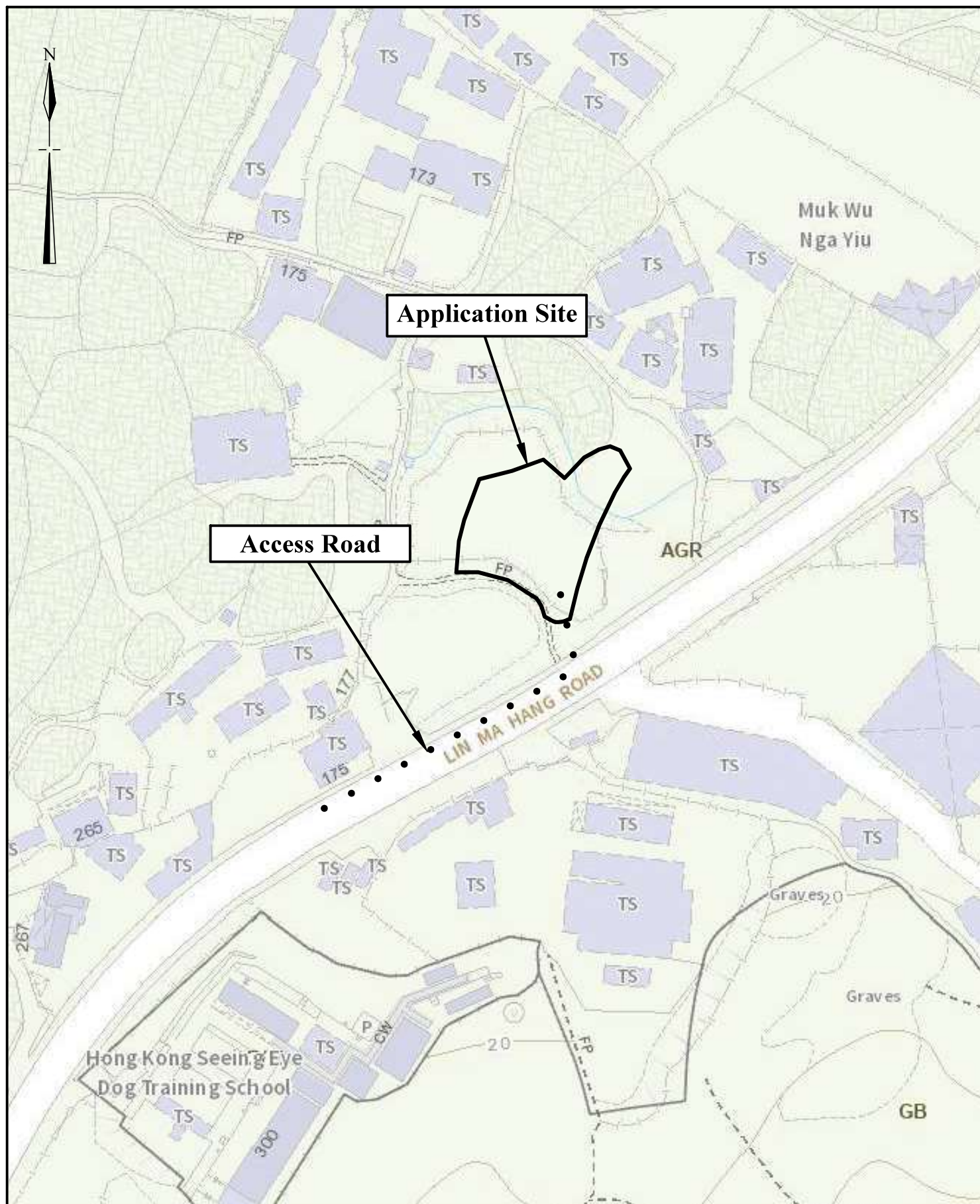
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Executive Summary

1. The application site (the Site) is on Lot Nos. 479 and 480 in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories.
2. The site area is about 685 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7.
4. The applied use is ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a Period of 3 Years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 2 nos. of single-storey temporary structures are provided for warehouse and ancillary office uses. The gross floor area is about 413 m².
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

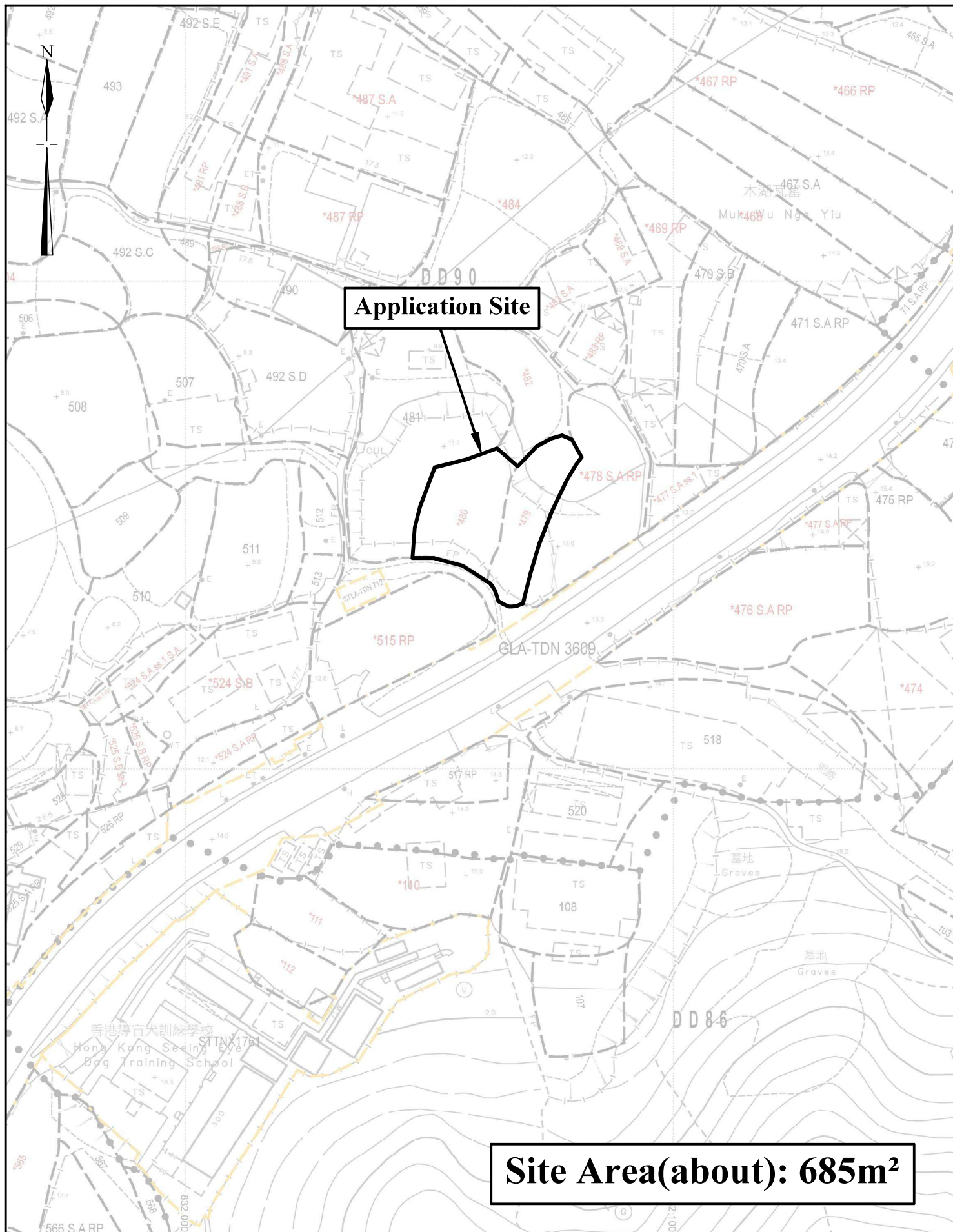
行政摘要

1. 申請地點位於新界打鼓嶺蓮麻坑路丈量約份第 90 約地段第 479 號及第 480 號。
2. 申請地點的面積約 685 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《文錦渡分區計劃大綱核准圖編號 S/NE-MKT/7》上劃為「農業」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 2 個臨時單層構築物作貨倉及附屬辦公室用途，總樓面面積約 413 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。



Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

Not to scale	Location Plan Lots 479 and 480 in DD.90	Goldrich Planners & Surveyors Ltd.
March 2026		Plan 1 (P 26019)



1:1000

Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

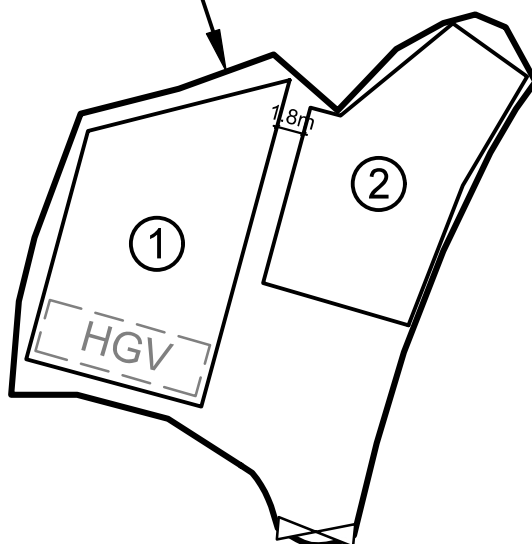
March 2026

Lots 479 and 480 in DD.90

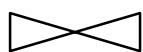
**Plan 2
(P 26019)**



Application Site



Legend



Vehicular Ingress/ Egress



Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

Site Area(about): 685m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse	228 m ²	228 m ²	1	9m
2	Ancillary Office	<u>185 m²</u>	<u>185 m²</u>	1	9m
Total		<u>413 m²</u>	<u>413 m²</u>		

1:500

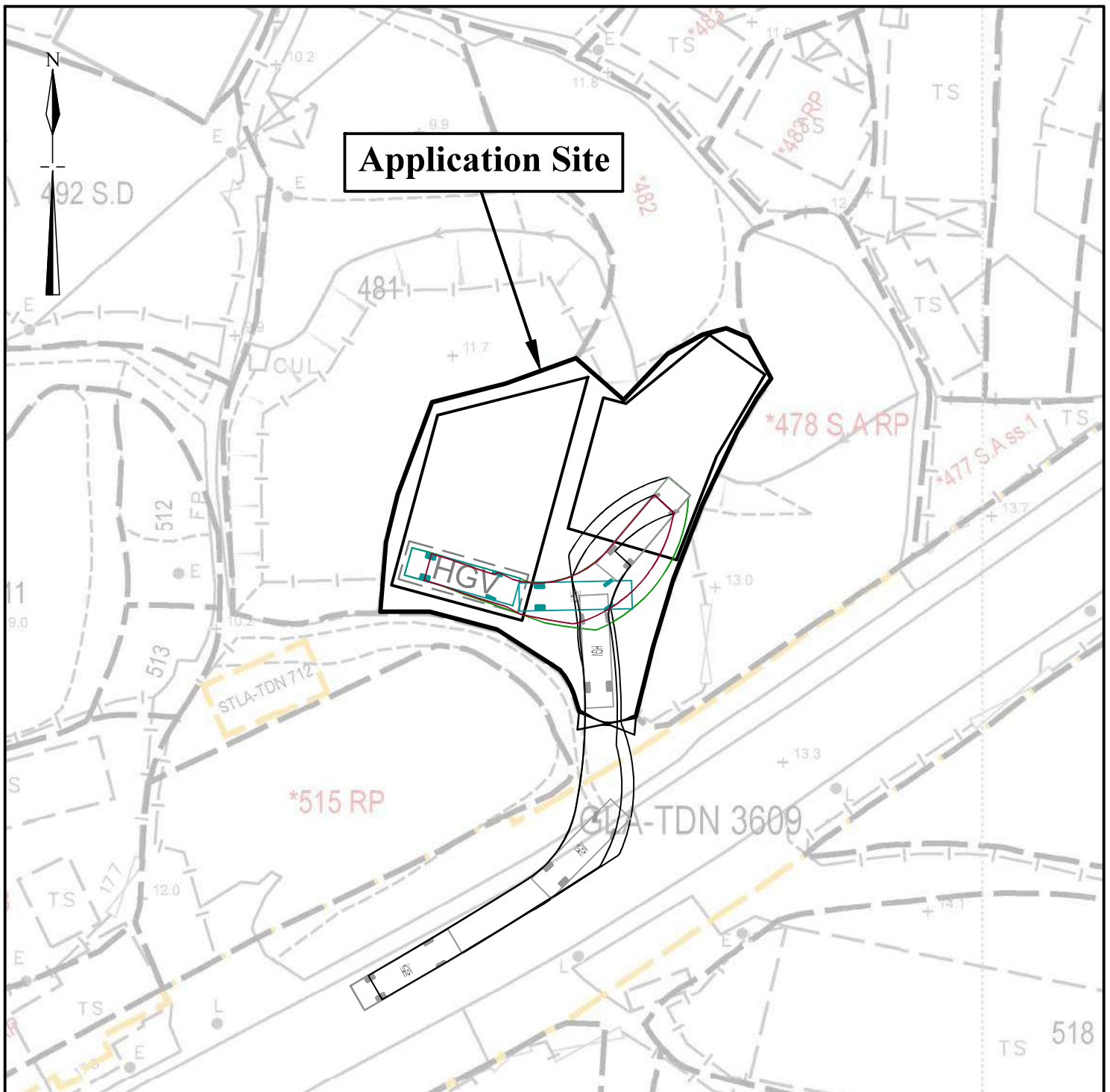
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

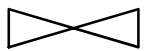
March 2026

Lots 479 and 480 in DD.90

**Plan 3
(P 26019)**



Legend



Vehicular Ingress/ Egress



Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))



Heavy goods vehicle
(7m (L) x 3.5m (W))

1:500

Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

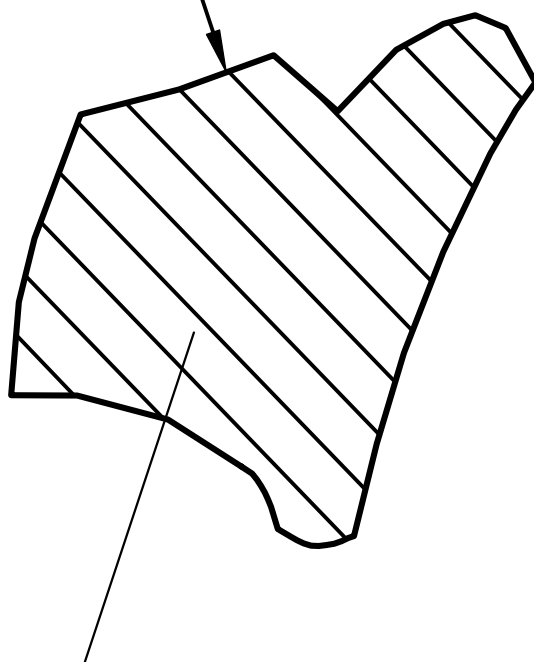
March 2026

Lots 479 and 480 in DD.90

Plan 4
(P 26019)



Application Site



**The site is proposed to be filled
with concrete of about 1.3m in
depth for erection of structures
and vehicle maneuvering.**

N.T.S

Plan Showing Proposed Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

June 2026

Lots 479 and 480 in DD.90

**Plan 5
(P 26019)**