

敏志顧問及建築工程有限公司

MC Man Chi
Consultants And Construction Limited

Date : 26.06.2025
Our Ref.: MCCCL/4/25
The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Hand

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at of Lots 1350, 1351, 1352, 1353, 1374(Part), 1375(Part), 1377 RP, 1378 RP in DD 109 and Lot No. 76 RP (Part) in DD 110, Kam Tin, Yuen Long.

Pursuant to section 16 of the Town Planning Ordinance (CAP. 131), we act on behalf of the applicant submitting herewith a planning application to the Town Planning Board for the above captioned application.

The application site currently falls within an area zoned "Agricultural "(AGR)" on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023. Please find attached the following items for your onward processing:-

- i. 1 signed original copy of the duly completed Application Form (No. S16-III);
- ii. 4 hard copies of the supporting Planning Statement;
- iii. Relevant Notice to the Land Owners;
- iv. Signed original authorisation letter from the Applicant; and
- v. Particulars of Applicant and Authorised Agent.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours sincerely,

For and on behalf of
MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司

Authorized Signature(s)

(LIT Ying-cheung, Edward)

Encl.

2025年 7月 11日
此文件在 收到。城市規劃委員會
只有在收到所有必需的資料及文件後才正式確認收到
申請。
11 JUL 2025
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



Section 16 Planning Application

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.

Planning Statement

Prepared by
**Man Chi Consultants And
Construction Limited**

June, 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.1350, 1351, 1352, 1353 , 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories (hereinafter referred to (“the Application Site”). The Application Site has a total area of approximately 6,658.8 sq. m. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site locates at Kam Tin, Yuen Long and falls within an area zoned “Agricultural” (“AGR”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023 (hereinafter referred to as “the current OZP”). The overriding goal of the current application is to fully utilize the land for the proposed use to assist/ease the insufficient supply of land for storage of bulky construction materials in the New Territories recently. Without any nearby river or stream, the location of the Application Site is not ideal for farming activities and it also lacks nutrients to nourish the land. It is very difficult for the modern farmers to rehabilitate the agricultural activities in the application site. According to the current (OZP), “the proposed use” is neither Column 1 Use nor Column 2 Use. However, as stipulated in section (11)(b) of the Notes of the current OZP, “*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,*”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

(a) The Proposed Use at the Application Site is able to ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) The Current Application involves no substantial change to the Application Site as well as the surrounding areas. There are not much agricultural activities in these areas and rehabilitation of agricultural activities is difficult;

(c) The proposed use will be compatible with the existing land uses in the immediate vicinity as the application site has long been surrounded by temporary structures for storage purposes and open storage of building materials in this "Agricultural" ("AGR") zone areas;

(d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of "Agricultural (AGR)" zone or any planned infrastructural development (if any) in the future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the "Agricultural" (AGR) zone is anticipated within the coming 3 years;

(e) The Current Applications aims to enable an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(f) No adverse drainage impact nor flooding problems shall be envisaged. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;

(g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant and there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;

(h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;

(i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 09:00am to 06:00pm, hence no adverse noise impact shall be envisaged;

(j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature; and

(k) No undesirable precedent will be set given the proposed use is only temporary nature;

In view of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作臨時貨倉（危險品倉庫除外）及露天存放建築材料連附屬設施及相關的填土工程（為期三年）（以下簡稱「擬議用途」）該申請所涉及地點位於新界元朗錦田丈量約份第109約地段第1350號、1351號、1352號、1353號、1374號(部份)、1375號(部份)、1377 號餘段、1378 號餘段、丈量約份第110約地段第76號餘段(部份)(以下簡稱「申請地點」)。申請地點的面積約為 6,658.8 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於元朗錦田及位於2023年12月15日刊憲公佈的錦田北分區規劃大綱核准圖編號（編號：S/YL-KTN/11）內被劃為「農業」用途（以下簡稱「大綱核准圖」）。「該申請」的首要目標是盡量利用該等土地以幫助及減輕近來新界地區未能提供足夠土地作為儲存龐大建築材料之用。「申請地點」並不是理想開拓農業活動的地方因附近並沒有河流或小溪並缺乏足夠養份去滋養該等土地。現代農夫進行復耕是有困難的。根據大綱核准圖，擬議用途不屬 的第一欄或第二欄。但根據大綱草圖的注釋11(b)“任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。對於有關用途或發展，即使圖則沒有作出規定，城市規劃委員會可批給或拒絕批給許可，規劃許可的有效期限最長為三年”。因此，申請人希望申請規劃許可作擬議用途為期三年。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 「擬議用途」在「申請地點」能夠幫助及減輕因為因受洪水橋及古洞地區的大形收地引至未能提供足夠土地作為儲存龐大建築材料之用；
- (二) 該申請並不涉及於申請點及毗鄰土地作出重大改變。該處並沒有太多農業活動而進行復耕亦有困難；
- (三) 「擬議用途」與周邊現有土地使用特質協調。因為「申請地點」已長期被這「農業」區內臨時儲存倉庫及露天存放建築材料用途的土地所包圍；
- (四) 擬議用途之申請屬臨時性質，將不會佔有或阻礙政府於申請地點覆行「農業」的長遠規劃意向或其他基礎建設發展（如有）。再者未來三年預計未有於「農業」土地相關的徵用土地及清拆安排，故該申請將不會影響政府未來的發展計劃；
- (五) 該申請旨在規範目前作業並有助申請人將擬建用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (六) 擬議用途不會造成嚴重的排水或水浸問題。申請人亦願意就該申請批准後提交並履行詳細渠務報告；
- (七) 擬議用途不會造成嚴重的交通影響，理由是擬建用途所產生的車輛數目不顯著及擬建用途只涉及每日少次輕型貨車出入；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬建貨倉內所存放的封箱貨品全屬非污染及非危險性；
- (九) 擬議用途不會造成嚴重的視覺及噪音影響，理由是擬建貨倉將會是密封式，所存放的封箱貨品在任何時間亦屬靜止性質，相較現時的工業用途，擬議用途的性質更為穩定、環保。此外貨車進出入申請地點時間將限於早上 9:00 至晚上 6:00，因此，擬議用途不會造成嚴重的噪音影響；
- (十) 擬議用途不會造成火災憂患，理由是擬建貨倉內所存放的封箱貨品全屬非危險性；及
- (十一) 擬議用途不會構成開拓不良先例，理由是擬建用途只是臨時性質。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.1350, 1351, 1352,1353 , 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 6,658.8 sq. m. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

1.1.2 Prepared on behalf of Ms. TANG Hiu Wun Tammy (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the current application.

1.1.3 The application site currently falls completely within an area zoned “Agricultural” (“AGR”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”).

1.2 Background

1.2.1 The Application Site with a site area of approximately 6,658.8 sq. m that entirely falls within an area zoned “Agricultural” (“AGR”) on the Current OZP. According to the Schedule of Uses for “Agricultural” (“AGR”) zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, “...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

1.2.2 The Applicant is the tenant of the at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.

1.3 Purpose

1.3.1 The Current Application strives to achieve the following objectives:-

(a) *To be given an opportunity to the Applicant to utilise the application site to serve the needs of insufficient supply of land for logistic, transportation and storage of bulky*

construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) To induce no adverse environmental, visual nor infrastructural impacts on its surroundings;

(c) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(d) To tap into the opportunity brought by the future development in the surrounding areas and support the development of Kam Tin North; and

(e) The temporary use will not frustrate the long-term planning intention of the “AGR” zone.

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 The Application Site has an approximate site area of about 6,658.8 sq. m. As shown in **Figure 1**, the application site locates at Kam Tin North, Yuen Long and is surrounded by a number temporary structures for storage purposes and open storage of building materials in this “Agricultural” (“AGR”) zone areas. The application site is accessible from Kong Po Road. The location of the application site is shown in **Figure 1** whilst **Figure 3** indicates the relevant private lots the application site involved.

2.1.2 As shown in **Illustration 1**, the periphery of the application site is mostly bounded by galvanized sheeting and chain-link fencing. Part of the application site had been paved with thin clement and also filled by earth of about 0.3 m in depth.

2.2 Surrounding Land-use Characteristics

2.2.1 The application site is predominantly rural in character, comprising temporary dwellings/structures, fallow agricultural land, open storage yards, car park, workshops and vacant /unused land. Application Site is surrounded by numerous temporary warehouse structures similar to its kind.

2.3 Land Status

2.3.1 As shown in **Figure 3**, the Application Site comprises 9 private lots, i.e. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories. The total area of the Application Site is about 6,658.8 sq. m and all held under Block Government Lease.

2.4 Filling of Land

2.4.1 In order to facilitate the future erection of infrastructures on the application site and provide sufficient space for vehicle manoeuvring, the applicant had levelled the application site by filling of land with earth of 0.3 m in depth. The application for Filling of Land aims at regularization of the unauthorized filling works on the application site. Land Filling Plan is at **Figure 4**. The applicant shall reinstate the Application Site upon the lapse of planning approval.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls completely within an area zoned “Agricultural” (“AGR”) on the Current OZP (please refer to **Figure 2**). According to the notes of the current OZP, this zone is intended primarily to retain and safeguard good quality agricultural and/fish ponds for agricultural purposes.

3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for (“AGR”) zone attached to Notes of the current OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, *“temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”*. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

3.2 Previous Planning Applications

3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

3.3.1 As tabulated in the **Table 1**, there are 5 similar applications for warehouse use within the same OZP approved by the TPB recently.

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP approved recently.

Application No.	Proposed Use(s)	Decisions
A/YL-KTN/925	Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with Conditions on 11.08.2023
A/YL-KTN/940	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 25.08.2023
A/YL-KTN/927	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 11.08.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land.	Approved with Conditions on 10.11.2023
A/YL-KTN/976	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land.	Approved with Conditions on 19.04.2024

3.3.3 There were a number of applications in this OZPs for proposed temporary warehouse approved by the Board in recent years. These applications are usually approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

4.1.1 The Application Site has a site area of approximately 6,658.8 sq. m, comprising of 9 private lots, i.e. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories. They are all held under Block Government Lease.

4.1.2 The proposed use for storage of goods (excluding Dangerous Goods) will be operated within the eight proposed warehouses (20 m x 10 m x 7.5 m(h) each. The proposed warehouses are mainly used for storage of construction materials, e.g. toilet/bathroom/kitchen appliances, small manual machineries used in construction site, bronze pipes and PVC pipes. A proposed office of 10m x 10 m x 7.5 m (h) will be erected for carrying management support and logistic aids. A small portion (about 245.2 sq. m) (i.e. about 3.68 %) of the application site a of application site will be used for open storage for construction materials (such as scaffolding bamboos, bricks and sands). Please see the Layout Plan at **Figure 5**.

4.1.3 The remaining area is a piece of flat land for parking and loading and unloading activities. The open area will assist serving as loading and unloading and parking purposes in Current Application without spillover of storage activities.

4.1.4 In general, the proposed use comprises of 8 warehouse structures (single storey), and

1 office (single storey) of temporary structures (See Figure 5)

Table 2: Proposed Key Development Parameters

Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
Uncovered Area	About 4,958.8 sq. m (86.5%)
Total Plot Ratio	About 0.255
Total Gross Floor Area	About 1,700 sq. m
Warehouses	About 1,600 sq. m
Office	About 100 sq. m
Total No of Structures	9
Warehouses	8
Office	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 25.5%
Total No. of Vehicle Parking Space	8
Private Cars	4
Light Goods Vehicles	4
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

4.1.5 As tabulated in **Table 2**, the warehouses are of maximum building height of about 7.5 m and built over area for the subject warehouses of a total of about 1,600 sq. m. The ancillary office uses that comprises of about 100 sq. m for general administrative work and supporting use. Portion of the application site (about 245.2 sq. m) will be used for open storage of construction materials such as scaffolding bamboos, PVC pipes, bricks and sands etc.

The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities. The Applicant will ensure that the short-stay vehicles will not give rise to any adverse traffic impact to the vicinity area.

4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and nondangerous in nature and will remain stagnant all the time whilst being stored within the proposed warehouses. These items will be in from of packed boxes upon arrival at and when being

stored within the proposed warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. There will be no unpacking or packing activities required to be undertaken within the warehouses. Storage activities would be carried out in the confined and enclosed structures. LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4-5 trips will be made by the LGVs per week.

4.2.2 As tabulated in **Table 3**, transportation vehicles (type: not exceeding 5.5 tonnes goods vehicles) entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the proposed warehouse.

4.2.3 Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any). Due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance.

Table 3: Traffic Flow Estimation of the Application Site

Time	No. of Trips of LGVs Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4

4.3 Vehicular Access and Parking Arrangement

4.3.1 The Application Site is directly accessible via Kong Po Road (Please see **Figure 1**). The proposed use would make use of the current ingress/egress location at Lot 76 that directly connects with the Kong Po Road. The width of the ingress/egress point of the Application Site is about 10m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage

of the Application Site. It is envisaged that there will not be any queuing back issue (**See Illustration 1**). As shown in **Figure 5**, manoeuvring circle with a diameter of 15 m is proposed within the Application Site to ensure smooth manoeuvring of vehicles. Moreover, a long earth path of more than meters in width had been formed in front of this manoeuvring circle. As such, vehicles entering and leaving the application site would not cause any queuing back effect or obstruction to the Kong Po Road.

4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay/ parking spaces in Light Goods Vehicles ("hereinafter referred to as "LGV") standard are proposed fronting the entrance of Application Site. Two parking spaces for private cars(P/C) and two, van-type light goods (LGV) vehicles are proposed at the north-east of the Application Site.

4.3.3 Considering that the proposed operation and traffic arrangement will strictly be implemented and will only generate minimal traffic impact. Hence, the proposed use is considered to be acceptable from traffic point of view.

4.4 Landscape Treatment

4.4.1 There is no existing tree within the Application Site, hence no existing tree is expected to be affected. the Application Site has been bounded by the existing galvanised sheeting and chain link fencing along the Application Site boundary.

4.5 Provision of Drainage Facilities

4.5.1 The Application Site is partly paved with thin cement flat and also filled with earth of about 0.3 m in depth.

4.5.2 It is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant more than willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5 PLANNING JUSTIFICATIONS

5.1 Meeting the needs of the locals and Bring Vitality to the Areas

5.1.1 The proposed use at the application site creates additional job opportunities to the local residents in the Kam Tin North. It also supports the development of the surrounding area and further boosts the local economy and to contribute to the development of the local areas.

5.2 No Substantial Change to Land Use

5.2.1 The nature as storage of non-dangerous goods within this area is quite common. The proposed development is in a moderate scale (i.e. total GFA of the warehouse and ancillary office is only 1,700 sq. m and the building height of not more than 7.5 m). The Current Application involves no substantial change of the land use

5.3 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

5.3.1 The immediate surrounding of the Application site is characterised by warehouse and open storage activities. These brownfield operations in the subject area were already in existence. In this regard, the proposed use at the Application Site is deemed fully compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.3.2 The proposed use at the Application Site would help the storage of non-dangerous goods under a more controlled and environmentally friendly activity. Compared to the other industrial undertaking, the proposed use for storage of non-dangerous goods would greatly mitigate noise impact to the neighbourhood by changing to an industrial use with stagnant nature and relocating activities to an indoor controlled environment as well as having a minimal, restricted trips rate. It is considered that the proposed use could be better tolerated and not incompatible with the adjoining land uses.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “(AGR)” zone and Allow Optimization of Valuable Land Resources

5.4.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “(AGR)” zone should the Board consider essential to implement in future.

5.4.2 The surroundings are still characterised by warehouse and open storage activities

which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to agricultural use, bringing forward the planning intention of “(AGR)” zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.5 No Infrastructural Impacts

5.5.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainage network without generating additional discharge as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.6 No Adverse Traffic Impact

5.6.1 The Application site is directly accessible via Kong Po Road. The current traffic volume is low.

5.6.2 According to the Applicant, there will be only an average of 4 to 5 trips per week generated by LGVs entering to and getting out of the Application Site per week. Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. Also, due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).

5.6.3 Furthermore, a long earth track has been formed within the Application site abuts the Kong Po Road and it anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/ egress to other warehouse/open storage operation along the Kong Po Road. Taking into account the above, there will only be a amounts of trips generation, it is anticipated that vehicles trip due to the operation of the proposed use will be very insignificant to the generation of the overall traffic in the local network.

5.6.4 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. The Applicant will also ensure that there will not be any vehicles exceeding 5.5 tonnes enters the Application Site.

5.7 No Adverse Environmental Impact

5.7.1 Unlike other brownfield operation in the immediate surrounding, the proposed use as temporary warehouse for non-dangerous goods is stagnant and inactive in nature. The

proposed use that involves solely storage of packed goods without any breakbulk nor packing and unpacking activities, is comparatively clean, non-polluting, and nondangerous. It is anticipated that the proposed use shall not pose any adverse environmental impact to the surrounding areas nor itself.

5.8 No Adverse Noise Impact

5.8.1 The nature of the proposed use demands high degree of security; the proposed use will be fully enclosed with doors. Goods to be stored within the Application site will remain stagnant all the time whilst being stored within the warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. Hence, there will be no unpacking or packing nor breakbulk activities required to be undertaken within or outside the warehouses. Storage activities would be carried out in the confined and enclosed structures.

5.8.2 On the other hand, LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4 to 5 trips will be made by the LGVs per week. LGV entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within out any active operation within than outside the proposed warehouse. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.9 No Fire Risk

5.9.1 As shown in **Figure 5**, the ingress/egress point locates at the east of the Application Site is of a width of 10m would ensure smooth passage of vehicles and emergency vehicles. Again, the proposed use is for storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.10 Not Setting an Undesirable Precedent

5.10.1 Given the unique history and nature of the Application Site and a number of warehouse and open storage activities and development within the "AGR" zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6.CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories. The Application Site has a total area of approximately 6,658.8 sq. m. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The Application Site locates at Kam Tin, Yuen Long and falls within an area zoned "Agricultural" ("AGR") on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023 (hereinafter referred to as "the current OZP"). The overriding goal of the current application is to fully utilize the land for the proposed use to assist/ease the insufficient supply of land for storage of bulky construction materials in the New Territories recently. Without any nearby river or stream, the location of the Application Site is not ideal for farming activities and it also lacks nutrients to nourish the land. It is very difficult for the modern farmers to rehabilitate the agricultural activities in the application site. According to the current (OZP), "the proposed use" is neither Column 1 Use nor Column 2 Use. However, as stipulated in section (11)(b) of the Notes of the current OZP, "temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,". In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

(a) The Proposed Use at the Application Site is able to ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) The Current Application involves no substantial change to the Application Site as well as the surrounding areas. There are not much agricultural activities in these areas and rehabilitation of agricultural activities is difficult;

(c) The proposed use will be compatible with the existing land uses in the immediate vicinity as the application site has long been surrounding by temporary structures for storage purposes and open storage of building materials in this "Agricultural" ("AGR") zone areas;

(d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of "Agricultural (AGR)" zone or any planned infrastructural development (if any) in the future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the "Agricultural (AGR) zone is anticipated within the coming 3 years;

(e) The Current Applications aims to enable an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(f) No adverse drainage impact nor flooding problems shall be envisaged. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;

(g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;

(h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;

(i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 09:00am to 06:00pm, hence no adverse noise impact shall be envisaged;

(j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature; and

(k) No undesirable precedent will be set given the proposed use is only temporary nature;

In view of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

List of Tables

Table 1	Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP approved recently
Table 2	Proposed Key Development Parameters
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Table 1: Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP approved recently.

Application No.	Proposed Use(s)	Decisions
A/YL-KTN/925	Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with Conditions on 11.08.2023
A/YL-KTN/940	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 25.08.2023
A/YL-KTN/927	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 11.08.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land.	Approved with Conditions on 10.11.2023
A/YL-KTN/976	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land.	Approved with Conditions on 19.04.2024

Table 2: Proposed Key Development Parameters

Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
Uncovered Area	About 4,958.8 sq. m (86.5%)
Total Plot Ratio	About 0.255
Total Gross Floor Area	About 1,700 sq. m
Warehouses	About 1,600 sq. m
Office	About 100 sq. m
Total No of Structures	9
Warehouses	8
Office	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 25.5%
Total No. of Vehicle Parking Space	8
Private Cars	4
Light Goods Vehicles	4
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

Table 3: Traffic Flow Estimation of the Application Site

Time	No. of Trips of LGVs Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4