

**APPLICATION FOR PERMISSION UNDER SECTION 16
OF THE TOWN PLANNING ORDINANCE (CAP.131)**

**Proposed Temporary Warehouse
(Excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated
Filling of Land for a Period of 3 Years in Lot
No. 1550 RP in D.D. 107, Fung Kat Heung,
Kam Tin, Yuen Long, New Territories**

Supplementary Planning Statement

Applicant: Cheung Shun Kiu

July 2025

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Executive Summary

This Planning Statement is submitted in support of proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and associated filling of land for a period of 3 years in Lot No. 1550 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (“the Application Site”), to seek the approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance. The Application Site falls within an area zoned “Agricultural” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11. According to the Notes of the OZP, the proposed “Warehouse (other than Dangerous Goods Godown) with Ancillary Facilities” is neither a Column 1 nor Column 2 use under (“AGR”). According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB, notwithstanding that the use or development is not provided for in terms of the Plan.

Please also note that any new 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), on land falling within the “AGR” zone on the Kam Tin North OZP requires permission from the TPB under section 16 of the Town Planning Ordinance.

The proposal is justified for the following reasons:

- The proposed development is not incompatible with the surrounding areas;
- The proposed development would not jeopardize the long-term planning intention of the “AGR” zone; and
- Similar approved applications in the vicinity;

In view of the planning justifications put forth in the Supplementary Planning Statement, the Town Planning Board is kindly invited to give favourable consideration to this application.

行政摘要

（內容如與英文版本有任何差異，應以英文版本為準）

此規劃綱領是為一宗位處新界元朗錦田逢吉鄉丈量約份第 107 約地段第 1550 號餘段（「申請地盤」）用作擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期三年) 及相關填土工程，並根據《城市規劃條例》第 16 條希望得到城市規劃委員會的申請規劃許可。申請處所位於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11（「該大綱核准圖」）的「農業」地帶。根據該大綱核准圖的《註釋》所述，擬議的「貨倉(危險品倉庫除外) 連附屬設施」既不是第一欄用途或第二欄用途。根據大綱核准圖的註釋，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，即使圖則沒有作出規定。

此外，所有在「農業」地帶內的土地進行新的填土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)，須向城市規劃委員會申請規劃許可。

該規劃申請的規劃理據基於以下原因：

- 擬議發展與毗鄰的土地用途相容;
- 擬議發展不會阻礙「農業」地帶的長遠發展; 及
- 擬議發展附近有類似的項目獲批准;

基於規劃綱領中的規劃理據，懇請城規會支持是項規劃申請。

Section One – Introduction

1.1 Project Background

- 1.1.1 The Applicant, Cheung Shun Kiu, the registered land owner of Lot No. 1550 RP in D.D. 107, to submit this section 16 town planning application to the Town Planning Board (TPB) for using the Application Site for a proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for period of 3 years in “Agriculture” (“AGR”) zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP). The location of the Application Site is shown in **Figure 1**.
- 1.1.2 According to the OZP, the proposed “Warehouse (other than Dangerous Goods Godown with Ancillary Facilities)” is neither a Column 1 nor Column 2 use under the “AGR” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. 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, or refuse to grant permission.
- 1.1.3 The proposed warehouse is compatible with the nearby miscellaneous character of rural developments intermixed with grasslands, farmlands, plant nurseries, vacant land, open storage yards and residential structures/dwellings. Also, the proposed development would not cause any adverse impacts to the surroundings.

Section Two - Site Context and History

2.1 Site Context and Surrounding Land Uses

- 2.1.1 The Application Site is accessible from Castle Peak Road-Tam Mei via a local access (Mei Fung Road). The site has a site area of about 1,860 sq. m. The site is vacant with a few temporary structures deposited in the middle of the site.
- 2.1.2 The surrounding areas are rural in character and mainly intermixed with grasslands, farmlands, plant nurseries, vacant land, open storage yards and residential structures/dwellings. A number of previously approved temporary uses include:
- a. A revoked planning application for temporary Animal Boarding Establishment with Ancillary Facilities (No. A/YL-KTN/908) is located further east;
 - b. An approved planning application for temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities (No. A/YL-KTN/951) is located to the south;
 - c. A revoked planning application for temporary Animal Boarding Establishment with Ancillary Facilities (No. A/YL-KTN/871) is located further south;
 - d. Two revoked planning application for Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities (No. A/YL-KTN/916) and Temporary Holiday Camp with Ancillary Facilities (No. A/YL-KTN/911) are located further southeast; and
 - e. An approved planning application for temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities (No. A/YL-KTN/953) is located further southeast;

Section Three - Planning Context

3.1 Statutory Planning Context

- 3.1.1 The Application Site is currently zoned “AGR” on the Kam Tin North OZP and the Applicant intends to use the Site for the purpose of Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and associated filling of land for a period of 3 years. According to the Notes of the OZP with regard to “AGR” zone, the planning intention of “AGR” 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. In addition, the proposed “Warehouse (other than Dangerous Goods Godown) with Ancillary Facilities” is neither a Column 1 nor Column 2 use under the “AGR” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. 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, or refuse to grant permission.

3.2 Similar Planning Application

- 3.2.1 As shown in **Tables 1 and 2**, there are Five (5) approved planning cases in the vicinity and Eight (8) approved planning cases in “AGR” zone within the same OZP in 2025. These applications share similarities in terms of temporary warehouse use. The circumstances surrounding these similar applications are largely applicable to the current application.

Table 1 – Approved Planning Application for Temporary Warehouse in “AGR” in the Vicinity

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/1017 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land / Lot 1864 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories	794.4 sq. m.	0.29	25/10/2024
A/YL-KTN/953 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a	8,154 sq. m.	0.53	8/12/2023

	<p>Period of 3 Years and Filling of Land /</p> <p>Lots 1505 RP, 1506 RP, 1510 and 1511 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long</p>			
A/YL-KTN/951 (Approved with condition(s) on a temporary basis)	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /</p> <p>Lots 1508 RP, 1509, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories</p>	17,052 sq. m.	0.56	8/12/2023
A/YL-KTN/938 (Approved with condition(s) on a temporary basis)	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land/</p> <p>Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories</p>	2,366 sq. m.	0.41	25/8/2023
A/YL-KTN/916 (Approved with condition(s) on a temporary basis)	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land/</p> <p>Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories</p>	2,366 sq. m.	0.41	25/8/2023

Table 2 – Approved Planning Application for Temporary Warehouse in “AGR” within the Same OZP in 2025

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/1100 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years / Lots 201 (Part), 202 (Part), 205 (Part) and 206 (Part) in D.D. 110, Yuen Long, New Territories	2,246 sq. m.	0.5	2/5/2025
A/YL-KTN/1090 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years/ Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories	5,685 sq. m.	1.5	11/4/2025
A/YL-KTN/1096 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land / Lot 1376 RP in D.D. 109, Kam Tin, Yuen Long, New Territories	2,394 sq. m.	0.38	28/3/2025
A/YL-KTN/1081 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /	3,611 sq. m.	0.6	28/2/2025

	Lots 945 (Part), 946 S.A (Part), 946 S.B, 946 S.C, 946 S.D, 946 S.E (Part), 946 S.F, 946 S.G, 946 S.H, 946 S.I, 946 S.J (Part), 946 RP (Part), 947, 948 and 1120 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/1083 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land / Lots 1222 S.A (Part) and 1224 S.B in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	516 sq. m.	0.43	28/2/2025
A/YL-KTN/1082 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land / Lots 207 S.A (Part) and 207 S.B (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories	858 sq. m.	0.64	28/2/2025
A/YL-KTN/1078 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land / Lot 27 RP in D.D. 110 and Adjoining Government Land, Tai Kong Po, Kam Tin, Yuen Long, New Territories	1,624 sq. m.	0.41	2/5/2025
A/YL-KTN/1050 (Approved with condition(s) on a temporary basis)	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land /	5,448 sq. m.	0.11	24/1/2025

	Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories			
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- 3.2.1 In summary of the above-mentioned planning applications, temporary warehouse use for a period of three years would not frustrate the long-term planning intention and is considered not incompatible with the surrounding land uses which are grasslands, farmlands, plant nurseries, vacant land, open storage yards and residential structures/dwellings. These justifications support the purpose of the proposed development.

Section Four - The Proposed Development Scheme

- 4.1 The proposed temporary warehouse is for goods storage with ancillary office. It is a single-storey structure with a total floor area of about 944 sq. m. The operation hours of the Application Site would be 9:00 am to 7:00 pm from Mondays to Saturdays and no operation on Sundays and public holidays. No repairing, dismantling, assembling or other workshop activities are proposed. It is estimated that the proposed development would be able to accommodate 4 staffs. Please refer to **Figure 2** for the proposed layout plan.
- 4.2 The proposed development will be served by a proposed 6m run-in/out as vehicular access at Mei Fung Road (i.e., a local track). To meet the operational needs, FOUR (4) private car parking space will be provided within the Site for the exclusive use of the operator of the proposed development and TWO(2) space for loading and unloading of light goods vehicles (LGV L/UL) will be provided. Sufficient space for manoeuvring and queuing of vehicles is allowed within the Site such that no waiting or queuing of vehicles on the public road will be resulted under any circumstances.
- 4.3 The associated filling of land with not more than 0.3m of concrete is to facilitate the proposed use.
- 4.4 The key development parameters of the proposed development are summarized in Table 3 below:

Table 3: Development Parameters for the Proposed Development

Proposed Warehouse	
Site Area	About 1,860 sq.m.
Total Floor Area	About 944 sq.m.
Plot Ratio	About 0.51
No. of block	1
Building height	Not exceeding 8 m
No. of storey	1
No. of parking spaces and loading/unloading spaces	<ul style="list-style-type: none">▪ 4 private car parking space (5m x 2.5m)▪ 2 LGV L/UL (7m x 3.5m)
Operation Hours	<ul style="list-style-type: none">▪ 9:00 am to 7:00 pm from Mondays to Saturdays▪ No operation on Sundays and public holiday

Section Five – Planning Justifications

5.1 The Proposed Development is Not Incompatible with the Surrounding Areas

- 5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for grasslands, farmlands, plant nurseries, vacant land, open storage yards and residential structures/dwellings etc. Furthermore, similar S.16 planning applications for ‘warehouse’ use and associated filling of land were approved by TPB within the same “AGR” zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the “AGR” zone and it is considered in line with TPB’s previous decisions.

5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the “AGR” Zone

- 5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that 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. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

5.3 Similar Approved Application in the Vicinity

- 5.3.1 As shown in Section 3.3, there are Five (5) approved planning cases in the vicinity and Eight (8) approved planning cases in “AGR” zone within the same OZP in 2025. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

5.4 Increasing Demand for Warehouse in the Vicinity

The implementation of various New Development Areas (NDAs) across the New Territories—such as Kwu Tung North, Fanling North, Hung Shui Kiu, and Ha Tsuen—has necessitated extensive land resumption by the Government. As a result, a significant number of business operators were displaced and required to relocate in order to sustain their operations. This situation has contributed to a marked increase in both the demand for and the rental levels of local indoor storage facilities. It is worth noting that many of the affected businesses, particularly those not covered by the pre-clearance survey, were excluded from government compensation schemes. These operators have since encountered considerable difficulties in identifying suitable premises for relocation, with some ultimately ceasing operations or moving their warehouse facilities elsewhere. Against this backdrop, the applicant proposes to utilise the Site to help meet the strong demand for the proposed use, while also contributing to the ongoing development of the local warehousing sectors.

5.5 **Optimisation of Valuable Land Resources**

- 5.5.1 The site is relatively flat and in close vicinity of the existing road network. Although the site is currently zoned as “Agriculture” on the OZP, there is no active agriculture activities within the Site. Therefore, the approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “AGR” zone and better utilize deserted agricultural land.

Section Six - Conclusion

- 6.1 The section 16 planning application is submitted to seek support from TPB for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and associated filling of land for Period of 3 Years in Lot No. 1550 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.
- 6.2 The Application Premises is fully justified on the following grounds:
- a. The proposed development is not incompatible with the surrounding areas;
 - b. The proposed development would not jeopardize the long-term planning intention of the “AGR” zone; and
 - c. Similar approved applications in the vicinity;
- 6.3 To conclude, the Proposed Development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favourably consider the present application in support of the proposed warehouse in Yuen Long District.

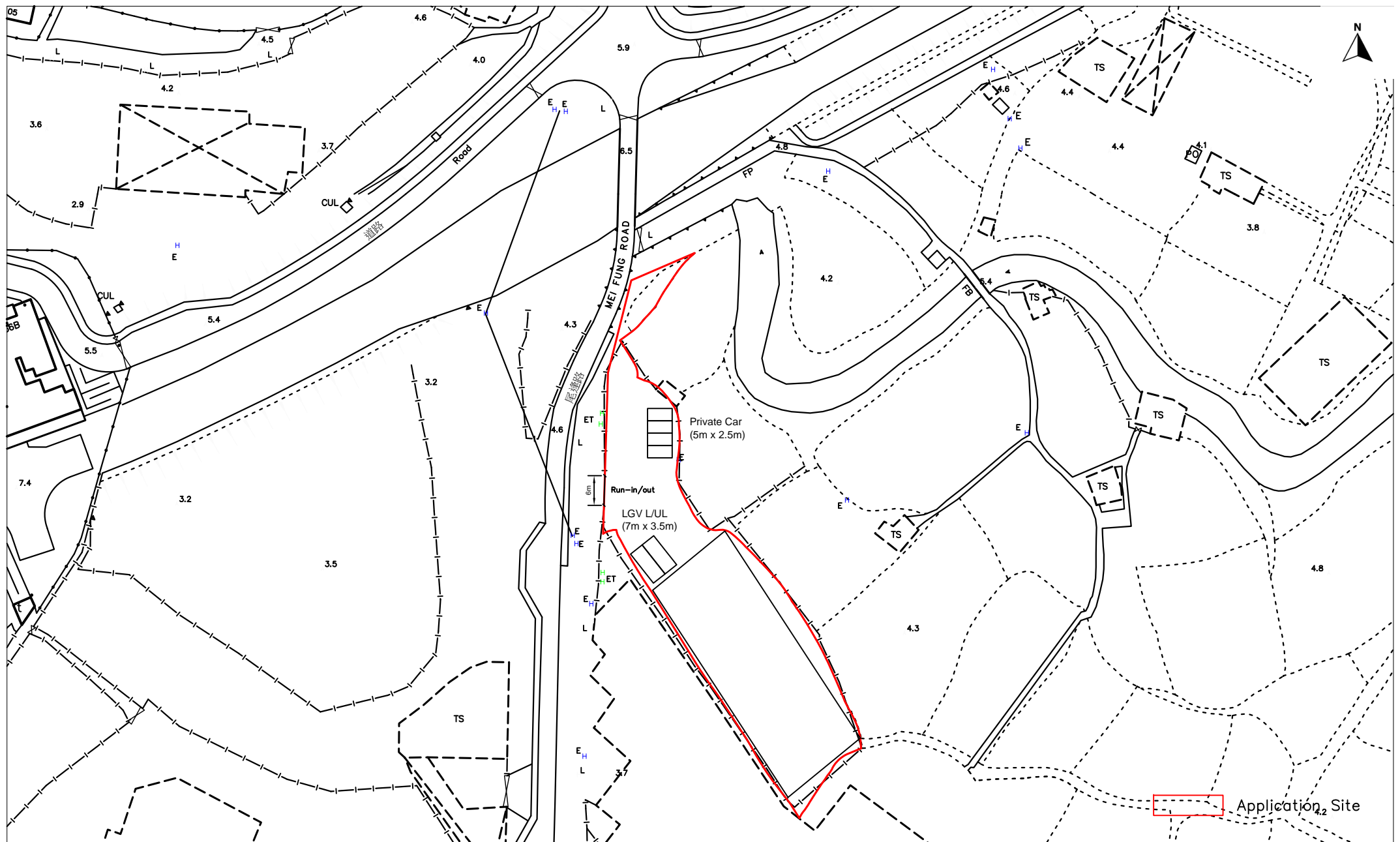


Figure	Drawing	Application	Scale
2	Layout Plan	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Land Filling for a Period of 3 Years	1:1000 (A4)