

S.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 in "Agriculture" Zone, Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Planning Statement

Section 16 Planning Application
Approved Kam Tin North Outline Zoning Plan
No. S/YL-KTN/11

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Supporting Planning Statement

Applicant
Maxtop Sky Limited

February 2026

Supplementary Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (the proposed development) at Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site). The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which is accessible from Mei Fung Road.
- 1.2 Due to the growing in demand for warehouse spaces in New Territories, the applicant would like to utilise the Site for storage of miscellaneous goods (i.e. furniture, packaged food, apparel, footwear, electric goods, etc.) to support the logistics supply chain.
- 1.3 This supporting planning statement aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.
- 1.4 Following this Introduction, the planning context of the Site will be set out in Section 2. The development proposal is detailed in Section 3, while its planning justifications are discussed in Section 4. Section 5 concludes and summarises this Supporting Planning Statement.

2 Planning Context

The Site and its surroundings

- 2.1 The Site is situated in Fung Kat Heung, Yuen Long, which occupies an area of about 2,956m² (**Plan 1** and **Plan 2**). The Site abuts Mei Fung Road, is partly fenced-off, partly hard-paved with concrete in the southern part; there are some agricultural land at the northern part; grassland with some shrubs at the southern part and some temporary structures erected at the eastern part.
- 2.2 The surrounding areas of the Site are predominantly rural in nature intermixed with brownfield uses such as open storage/ storage yards and temporary structures for warehouse uses, farmland, grassland and vacant land.
- 2.3 To the immediate north of the Site are some farmland with some trees and shrubs as well as residential dwellings, while to the further north is the land zoned "Industrial (Group D)" with some warehouse and open storage/ storage yards. To the east are warehouses under construction, some open storage/storage yards and vacant land. To its south across Mei Fung Road are some open storage/ storage yards and vacant land. To its west are some grassland, farmland and vacant land. There is a section of footpath with a width of about 1.2m traversing the Site, serving as a pedestrian connection between Mei Fung Road and the inner lots abutting the western boundary of the Site.

Statutory Land Use Zoning

- 2.4 The Site falls within an area zoned "Agriculture" on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP, 'Warehouse (Excluding Dangerous Goods Godown)' is neither a Column 1 nor a Column 2 use; and according to the covering Notes of the OZP, the temporary use not exceeding three years requires planning permission from the TPB. Moreover, the Notes for the "AGR" zone stipulates that any filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department) requires planning permission from the TPB.

Previous and Similar Planning Applications

- 2.5 The Site, in part, is the subject of one previous planning application (No. A/YL-KTN/807) for proposed temporary animal boarding establishment (ABE) for a period of 5 years, which was approved by the Rural and New Town Planning Committee of the Board in 2022. As this planning application does not involve the use for ABE, planning considerations of the previous application are considered irrelevant.
- 2.6 There are several planning applications for similar warehouse along Mei Fung Road which is also zoned as ‘AGR’ zone being approved by the TPB in 2024 to 2026. Approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “AGR” zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same “AGR” zone approved by the TPB between 2024 and 2026 along Mei Fung Road

Application No.	Applied Use	Approval Date
A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024

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Application No.	Applied Use	Approval Date
A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1129	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	21.11.2025
A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	5.9.2025
A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years	19.12.2025
A/YL-KTN/1136	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of Three Years	6.2.2026

Land Status

2.7 The land status plan is shown on **Plan 3**. The Site occupies Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver to allow for erection of temporary structure.

3 Development Proposal

3.1 The Site occupies an area of about 2,956m² (**Plan 3**). As stated on the layout plan (**Plan 1**), five single-storey structures with height of not more than 9m and a total floor area of about 772m² will be erected at the Site for warehouse (excluding dangerous goods godown), and the ancillary guard room uses. The ancillary guard room is for access control purposes. The distance between the residential dwellings to the northern application boundary and the nearest proposed warehouse structure is about 10m. The remaining uncovered area will be reserved for circulation of vehicles, parking and loading/unloading (L/UL) of goods. The operation hours of the Site are from 9:00 to 19:00 from Mondays to Saturdays, with no operation on Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' use which does not involve any provision of direct customer services, no visitor is anticipated. Details of the development parameters and the proposed structures are shown at **Table 2 and Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 2,956m ²
Covered Area	About 772m ²
Uncovered Area	About 2,184m ²
Plot Ratio	About 0.26
Site Coverage	About 26%
Number of Structure(s)	5
Total Gross Floor Area	About 772m ² (non-domestic)
Building Height	Not more than 9 m
Number of Storey	Not more than 1 storey
Internal Transport Facilities	
- Parking Space	3 for private car
- L/UL Space	4 for light goods vehicle (LGV)

Table 3 – Details of the Proposed Structures

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Warehouse	226	226	9m (1 storey)
B2	Warehouse	228	228	9m (1 storey)
B3	Warehouse	111	111	9m (1 storey)
B4	Warehouse	201	201	9m (1 storey)
B5	Guard Room	6	6	4m (1 storey)
Total		772	772	-

- 3.2 Since a portion of the Site has been hard-paved with concrete, the applicant applies to regularise the existing filling of land (about 1,163 m²/ 39% of the Site). To serve the site formation and vehicular circulation purposes, the entire Site (i.e. about 2,956m²) is proposed to be filled with soil and concrete to a depth not exceeding 0.2m.
- 3.3 The applicant will follow the proposed scheme strictly, and no further filling of land will be carried out during the planning approval period. The applicant will also reinstate the Site to an amenity area after the planning approval period. Details of the filled area and corresponding site levels are illustrated on **Plan 4**.
- 3.4 The proposed warehouse is intended for storage of miscellaneous goods (e.g. furniture, packaged food, apparel, footwear, electric goods, etc.). No storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities will be stored/conducted at any time during the planning approval period. Periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to the surrounding area.

Traffic and Access Arrangements

- 3.5 The Site is accessible from Mei Fung Road (**Plan 2**). A 11m wide ingress/egress is proposed at the southern part of the Site. A total of 3 parking spaces for private car (PC) and 4 L/UL spaces for light goods vehicle (LGV) are proposed for the Site. Only PCs and LGVs are allowed to enter/exit the Site, whilst other

vehicles are not allowed to be parked/stored or enter/exit the Site at all time. Sufficient manoeuvring space will be provided within the Site to facilitate vehicle turning as shown in the swept path analysis on **Plan 5**. Therefore, no queuing of vehicles onto the public road is anticipated.

- 3.6 As mentioned in paragraph 3.1, only 5 staff will work on-site and there is no provision of direct customer service that attracts visitors. The staff is expected to commute to the Site by PCs. For the miscellaneous goods, the goods will be transported by LGV to the Site. In view of the above, the traffic generation and attraction by the development is expected to be negligible. **Table 4** below provides details of the estimated traffic generation and attraction:

Table 4 – Estimated Traffic Generation and Attraction

Time Period	Private Car		LGV		2-way total
	In	Out	In	Out	
Trips at morning peak (9:00 to 10:00 a.m.)	3	0	0	0	3
Trips at afternoon peak (5:00 to 7:00 p.m.)	0	3	0	0	3
Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	3	3	4	4	14

- 3.7 As there is an existing footpath passing through the Site, part of the proposed development is setback from the application boundary to provide an alternative pedestrian footpath as compensation. The re-provisioned footpath not less than 1.2m is proposed along the western boundary of the Site (**Plan 1**). The footpath is opened 24 hours daily to allow nearby residents to walk from inner lots abutting the western boundary of the Site to Mei Fung Road.

Environmental, Drainage, Fire Safety and Other Considerations

- 3.8 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.
- 3.9 Regarding the drainage impact, adequate mitigation measure would be provided, which are shown in the drainage proposal, to minimise any adverse drainage impact arising from the proposed development (**Appendix A**). Moreover, fire service installations (FSIs) will be provided as per relevant Government departments' latest requirement. Hence, it is anticipated that no adverse drainage and fire safety impact will be generated with relevant mitigation measures implemented.
- 3.10 It is noted that overhead electricity lines are traversing the Site which will be in conflict with the proposed development. Hence, the proposal for the realignment of the overhead electricity lines was raised to CLP for their consideration. Upon initial liaison with CLP, they have no preliminary comments on the proposed re-alignment. Relevant approvals from government departments will be obtained before the commencement of the alignment works. CLP letter is attached at **Appendix B**.

4 Planning Justifications

The proposed development is temporary in nature and would not jeopardising the long-term planning intention of the "AGR" zone

- 4.1 Although the proposed development is not in line with the planning intention of the "AGR" zone, it is temporary in nature that would not jeopardise the long-term planning intention of the "AGR" zone and could better utilise the vacant agricultural land. The proposed filling of land is for site formation and vehicular circulation purposes only to cater for the operational needs. Upon expiry of the planning approval, the applicant is also committed to reinstate the Site to an amenity area.

Re-provisioned Footpath as Planning Merits

- 4.2 Although the existing footpath within the application lots would be resumed for the proposed development, the applicant noted the needs of a pedestrian connection for the neighbours living/working at the inner lots. As such, part of the proposed development is setback from the application boundary in order to re-provision the footpath (maintaining the same width as the existing footpath), which the proposed alignment is considered as the most direct way to connect between the inner lots and Mei Fung Road. This is a public benefit as the re-provisioned footpath will provide a comfortable, pleasant and safe pedestrian connection for the neighbourhood and the general public.

Land use compatibility and no undesirable precedent

- 4.3 The surroundings of the Sites are rural in nature and intermixed with brownfield uses such as open storage/ storage yards and temporary structures for warehouse uses, farmland, grassland and vacant land. A distance of about 10m has been set between the residential dwelling to the northern application boundary and the nearest proposed warehouse structure such that the nuisance (e.g. noise and visual) could be minimised. Hence, the proposed warehouse use is considered compatible with the surrounding areas.
- 4.4 As listed in Table 1, there are several planning applications for similar warehouse along Mei Fung Road which is also zoned as 'AGR' zone approved by the TPB

in 2024 and 2026. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No adverse impacts to the surrounding areas

Traffic

- 4.5 The Site is accessible from Mei Fung Road. 4 L/UL spaces for LGV are proposed for the transportation of miscellaneous goods. Moreover, as there is no provision of customer service, the proposed development will not attract visitors. Thus, only 3 private car parking spaces are proposed for the staff. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 5**. As a result, no vehicle queueing onto the public road will be anticipated. The estimated traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

- 4.6 The proposed development would not involve any storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities that generate noise, emission of dust and effluent. The operation hours of the proposed development are limited to 9:00 to 19:00 from Mondays to Saturdays and periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to the surrounding area. As a result, nuisance to the nearby users and/or residential dwellings is minimised. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire Safety

- 4.7 Adequate drainage facilities will be provided in accordance with the submitted proposed drainage proposal (**Appendix A**) to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments.

5 Conclusion

- 5.1 The applicant seeks planning permission from the TPB for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories.
- 5.2 The proposed development is well-justified on the grounds that the development is temporary in nature and would not jeopardise the long-term planning intention of the "AGR" zone, compatible with the surrounding land uses which are rural in nature and intermixed with brownfield uses, farmland, grassland and vacant land. In addition to the above, the proposed development also provides planning merits to the neighbourhood through the re-provisioning of the footpath connecting between Mei Fung Road and the inner lots. Adequate mitigation measures and works have been proposed by the applicant to alleviate any adverse impact arising from the proposed development.
- 5.3 In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant's strong commitment to strictly comply with all control ordinances, the applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Maxtop Sky Limited

February 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Land Filling Plan
Plan 5	Swept Path Analysis

Appendices

Appendix A	Drainage Proposal
Appendix B	Letter from CLP regarding the proposed realignment of the overhead electricity lines