

Section 16 Application under Town Planning Ordinance

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

Lots 40 (Part), 44 RP (Part), 45 RP and 46 (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long, New Territories

Supporting Planning Statement

Applicant

Snowball Land Development Limited

Consultant

Tensor Planning and Surveying Limited

March 2026

1 Introduction

- 1.1 This Supporting Planning Statement is submitted on behalf of Snowball Land Development Limited (the applicant) in accordance with Section 16 of the Town Planning Ordinance, seeking permission from the Town Planning Board (the TPB) for 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 40 (Part), 44 RP (Part), 45 RP and 46 (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long, New Territories (the Site).
- 1.2 The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP), which is directly accessible from Kong Po Road. The current application strives to seek permission from the TPB for the proposed development on a temporary basis for a period of 3 years.
- 1.3 This supporting planning statement aims to provide necessary information to facilitate TPB’s consideration. The applicant respectfully requests favourable consideration of this 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, occupying an area of about 6,543m², is located to the east of Tai Kong Po Tsuen in Pat Heung, Yuen Long. It is a piece vacant land covered by vegetation and is partly fenced off along the eastern and southern boundary. It is directly accessible through the ingress/egress at the northeast of the Site from Kong Po Road (**Plan 2**).
- 2.2 The surrounding area of the Site is rural in nature intermixed with temporary residential dwellings, open storage yards, warehouses and inactive farmland.
- 2.3 To the north of the Site is a piece of vacant farmland, while to the further north are active farmland, temporary farmhouses, open storage yards, temporary warehouse. To the east across Kong Po Road and a public drain are temporary open storage yards and active/fallow farmland. To the immediate south are some temporary dwellings. To the further south and southeast across Kong Po Road are temporary warehouses and open storage yards. To the west is the village cluster of Tai Kong Po.

Statutory Land Use Zoning

- 2.4 The Site falls within an area zoned “AGR” on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP for the “AGR” zone, ‘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 also stipulate that 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 does not involve any planning application considered by the TPB previously.

2.6 There are 18 planning permissions involving warehouse use in the vicinity and within the same “AGR” zone approved by the TPB between 2023 and 2026. Table 1 below summarises the similar applications approved by the TPB.

Table 1 – Similar Applications within the same “AGR” zone approved by the TPB between 2023 and 2026

Application No.	Applied Use	Date of Approval Granted
A/YL-KTN/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/940	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of 3 Years and Filling of Land	10.11.2023
A/YL-KTN/970	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	1.3.2024
A/YL-KTN/988	Proposed Temporary Warehouse (Excluding	5.4.2024

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	Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	
A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.7.2024
A/YL-KTN/1010	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	4.7.2025
A/YL-KTN/1091	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025
A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	28.3.2025
A/YL-KTN/1100	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years	2.5.2025
A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/YL-KTN/1149	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	24.10.2025
A/YL-KTN/1190	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and	23.1.2026

	Associated Filling of Land for a Period of 3 Years	
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Land Status

- 2.7 The land status plan is shown on **Plan 3**. The private lots being occupied by the Site 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 permit erection of temporary structures on the concerned private lots.

3 Development Proposal

- 3.1 The planning application is submitted for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a period of 3 years. The Site consists of an area of about 6,543m². As illustrated on the layout plan (Plan 1), a total of 12 one-storey temporary structures, adding up to a total gross floor area (GFA) of about 2,168m² with a plot ratio of about 0.3, are proposed in the Site. Among them, 9 temporary warehouses, each with floor area of about 226m² and a maximum height of 9m (1-storey), are proposed in the east and south part of the Site. The proposed warehouses will accommodate general goods such as electrical appliances, tableware, metalware and homeware. No Dangerous Goods¹ will be stored in the proposed warehouses.
- 3.2 Moreover, two temporary ancillary site offices with GFA of about 64m² and 3m in height are proposed to support the operation of the proposed development. Also, a guard room with GFA of 6m² and 3m in height is placed next to the ingress/egress at the northeast corner of the Site. The resultant site coverage will be about 33%. In relation to this, the open area of the Site is reserved for parking or loading/unloading (L/UL) spaces, circulation area and drainage facilities. No open storage activity will be allowed in the Site during the approval period.
- 3.3 The Site is currently vacant with vegetation covered. The applicant proposes to fill the entire site (i.e. 6,543m²) with soil and concrete to a depth of not exceeding 0.3m. This can achieve a general flat surface for construction of structures, area for vehicular circulation and parking and loading/unloading (L/UL) spaces to meet operational requirements. The details of the land filling proposal are illustrated on the Land Filling Area Plan (Plan 4).
- 3.4 The proposed development will operate from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. Approximately 15 staff members will work on-site. There is no provision of direct customer service at the Site, and thus no visitor is anticipated. Periphery solid metal wall of 2.5m high will be erected along the site boundary

¹ As defined under Dangerous Goods Ordinance (Cap.295).

to minimise nuisance to the surrounding area. Furthermore, as shown in **Plan 1**, the proposed development is kept a minimum distance of 25m from the adjacent lot boundary to the west in order to act as a buffer area between the proposed development and the village cluster.

3.5 Details of main development parameters are shown in Table 2 as follows:

Table 2 – Main Development Parameters

Application Site Area	About 6,543 m ²
Covered Area	About 2,168 m ²
Uncovered Area	About 4,375 m ²
Plot Ratio	About 0.3
Site Coverage	About 33%
Number of Structure(s)	12
Total GFA	About 2,168 m ² (non-domestic)
Building Height	Not more than 9 m
Number of Storey	Not more than 1 storey
Filling of Land Area	About 6,543 m ²
Land Filling Depth	Not more than 0.3m (with soil and concrete)
Internal Transport Facilities	
- Parking Space	4 for private car
- L/UL Space	6 for medium goods vehicle (MGV)

Traffic and Access Arrangements

3.6 The Site is directly accessible from Kong Po Road by a proposed 11m-wide ingress/egress located at the northeast tip of the Site (**Plan 2**). In terms of passenger vehicles, as mentioned, there will be about 15 staffs working on-site, who will commute to the Site by driving. There is no provision of direct customer service that attracts visitors. Regarding goods vehicles, the goods will be transported by LGV and/or MGV according to the needs of each warehouse.

3.7 In view of the above, a total of four parking spaces for private car and six L/UL spaces for MGV are designed for the proposed development. Sufficient manoeuvring space will be provided within the Sites to facilitate vehicle turning as demonstrated in the swept path analysis on **Plan 5**. With the proposed

internal transport facilities, no queueing of vehicles onto the public road is anticipated.

3.8 Consequently, the traffic generated by the development is expected to be not significant. Table 3 below provides details of the estimated traffic generation and attraction generated by the proposed development:

Table 3 – Estimated Traffic Generation and Attraction

Time Period	Private Car		MGV		2-way total
	In	Out	In	Out	
Trips at morning peak (9:00 to 10:00 a.m.)	4	0	2	2	8
Trips at afternoon peak (5:00 to 7:00 p.m.)	0	4	2	2	8
Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	2	2	6	6	16

Environmental, Drainage and Fire Safety Considerations

3.9 The Site is solely for storage purpose with supporting uses including office and guard room. No dismantling, repairing, recycling, cleaning, paint spraying, assembling or other workshop activities will be carried out in the Site.

3.10 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. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. 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.

3.11 Regarding the drainage impact, adequate mitigation measures such as peripheral drainage channels would be provided, which are shown in the

drainage proposal, to minimise any adverse drainage impact arising from the proposed development (**Appendix 1**). 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.

4 Planning Justifications

To meet the imminent demand of covered storage facilities in the northwest New Territories

- 4.1 Owing to the development of the Northern Metropolis (NM) underway, existing storage businesses located in NM area have to give way to future development, resulting in rising demand of storage spaces in other areas in New Territories. The Site is within 10 minutes' driving distance from Yuen Long Highway which is well connected to the border checkpoints with Shenzhen. The proposed development could provide covered storage floor areas for cross-boundary goods, thus meeting the imminent demand of such use.

Setback of the Site boundary as Planning Merits and being compatible with the surrounding area

- 4.2 The surroundings of the Sites are rural in nature in general. Other than the nearby open storage yards, warehouses, temporary dwellings and fallow farmland, the village cluster of Tai Kong Po is located to the west of the Site. In view of the site context, the applicant provides a setback of the Site boundary for no less than 25m from the adjacent lot boundary to the west in order to reserve a buffer between the proposed development and the village cluster of Tai Kong Po. This is a public benefit as the buffer distance could minimise the nuisance created to the residential neighbourhood of Tai Kong Po village, and hence the proposed development is considered compatible with the surrounding area.

Not jeopardising the long-term planning intention of "AGR" zone and in line with the TPB's previous decisions

- 4.3 While the proposed development is not entirely 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. The proposed filling of land to cater for operational needs of the proposed development, including parking, L/UL spaces, circulation area and foundation of temporary structures. The applicant will reinstate the Site to an amenity area after the planning approval is expired.

- 4.4 As listed in Table 1, there are 18 planning applications for similar temporary warehouse use in the vicinity within the same “AGR” zone approved by the TPB between 2023 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 uses in the area.

No adverse drainage, traffic and environmental impacts on the surroundings

Traffic

- 4.5 The Site is accessible from directly accessible from Kong Po Road. A total of four parking spaces for private car and six L/UL spaces for MGW are proposed at the Site to cater operational needs. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 5**. In this regard, no vehicle queueing onto the public road will occur. Additionally, as there is no provision of customer service, the proposed development will not attract visitors. In view of the above, the estimated traffic generation illustrates that the additional traffic generated is insignificant and will not pose negative impact on the traffic condition surrounding road network, including Kong Po Road.

Environmental

- 4.6 The operation hours of the proposed development are restricted from 9:00 a.m. to 7:00 p.m. (Monday to Saturdays) to minimise nuisance to nearby users. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as follow the relevant mitigation measures and requirements stipulated in the latest COP issued by the EPD. There will be no dismantling, repairing, recycling, cleaning, paint spraying, assembling or other workshop activities such that no associated noise, dust emission and effluent will be generated. A periphery solid metal fencing of 2.5m high will be erected to separate the proposed development with nearby users. Therefore, nuisance to the surroundings is not anticipated.

Drainage and Fire Safety

- 4.7 Adequate drainage facilities will be provided in accordance with the submitted proposed drainage proposal (**Appendix 1**) to minimise flood risk. Furthermore, fire service installations will be provided in the Site to ensure no adverse fire

safety issues. Upon requested by concerned Government departments, the applicant is committed to submit relevant proposals in accordance with the latest technical requirements.

5 Conclusion

- 5.1 This supporting planning statement is submitted to provide necessary information supporting the permission sought for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a period of 3 years at Lots 40 (Part), 44 RP (Part), 45 RP and 46 (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long, New Territories.
- 5.2 The proposed development aims to response to the imminent demand of warehouse and storage area in the northwest New Territories. It is compatible with the surrounding land uses which are rural in nature intermixed with open storage yards, warehouses and some temporary dwellings, and will not create nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant after planning approval is granted from the TPB to alleviate any possible adverse impact arising from the proposed development.
- 5.3 In light of the planning justifications furnished in this planning statement supported by the various assessment and the applicant's strong commitment to strictly comply with all control ordinances, it is believed that this s.16 planning application should be favourably considered by the TPB.

Tensor Planning and Surveying Limited
March 2026