

寄件日期: 2026年04月01日星期三 10:57  
收件者: tpbpd/PLAND

主旨: Fw: Planning Application No. A/YL-KTN/1226 - Submission of replacement pages  
附件: KTN1226\_P25094\_Replacement pages\_31.3.2026.pdf

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**From:** Rich Gold <[REDACTED]>  
**Sent:** Tuesday, March 31, 2026 5:26 PM  
**To:** Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>  
**Subject:** Planning Application No. A/YL-KTN/1226 - Submission of replacement pages

Dear Athena,

Attached please find our replacement pages for the captioned application. Thank you.

Regards,  
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)

[REDACTED]

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
TSOI Tak Lee (蔡德理)	(Mr. 先生)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot No. 1348 (Part) in D.D. 109 and Lot No. 76 RP (Part) in D.D. 110, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1705 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 682 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	1023	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	682	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	8	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	682	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	682	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Refer to Plan 3		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	4	
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <u>Kong Po Road via a local track</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
	No 否	<input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table border="0"> <tr> <td>Yes 是</td> <td><input checked="" type="checkbox"/></td> <td>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Diversion of stream 河道改道</td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Filling of pond 填塘</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Area of filling 填塘面積 .....</td> <td>sq.m 平方米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td></td> <td>Depth of filling 填塘深度 .....</td> <td>m 米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/></td> <td>Filling of land 填土</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Area of filling 填土面積 1705 .....</td> <td>sq.m 平方米 <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td></td> <td>Depth of filling 填土厚度 0.2 .....</td> <td>m 米 <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Excavation of land 挖土</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Area of excavation 挖土面積 .....</td> <td>sq.m 平方米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td></td> <td>Depth of excavation 挖土深度 .....</td> <td>m 米 <input type="checkbox"/> About 約</td> </tr> <tr> <td>No 否</td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/>	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)			<input type="checkbox"/>	Diversion of stream 河道改道			<input type="checkbox"/>	Filling of pond 填塘				Area of filling 填塘面積 .....	sq.m 平方米 <input type="checkbox"/> About 約			Depth of filling 填塘深度 .....	m 米 <input type="checkbox"/> About 約		<input checked="" type="checkbox"/>	Filling of land 填土				Area of filling 填土面積 1705 .....	sq.m 平方米 <input checked="" type="checkbox"/> About 約			Depth of filling 填土厚度 0.2 .....	m 米 <input checked="" type="checkbox"/> About 約		<input type="checkbox"/>	Excavation of land 挖土				Area of excavation 挖土面積 .....	sq.m 平方米 <input type="checkbox"/> About 約			Depth of excavation 挖土深度 .....	m 米 <input type="checkbox"/> About 約	No 否	<input type="checkbox"/>		
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	_____																	
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<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規畫資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 1348 (Part) in D.D. 109 and Lot No. 76 RP (Part) in D.D. 110, Yuen Long, New Territories		
Site area 地盤面積	1705 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	Agriculture ( "AGR" )		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	682 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	8
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	40 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	6
	Private Car Parking Spaces 私家車車位	4
	Motorcycle Parking Spaces 電單車車位	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	_____	_____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	_____
	Taxi Spaces 的士車位	_____
	Coach Spaces 旅遊巴車位	_____
	Light Goods Vehicle Spaces 輕型貨車車位	_____
	Medium Goods Vehicle Spaces 中型貨車車位	_____
	Heavy Goods Vehicle Spaces 重型貨車車位	_____
	Others (Please Specify) 其他 (請列明)	_____
	_____	_____

### Executive Summary

1. The application site (the Site) is on Lot No. 1348 (Part) in D.D. 109 and Lot No. 76 RP (Part) in D.D. 110, Yuen Long, New Territories.
2. The site area is about 1,705 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a Period of 3 Years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 8 nos. of single-storey temporary structures are provided for warehouse with ancillary office uses. The gross floor area is about 682 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1348 號（部分）及丈量約份第 110 約地段第 76 號餘段（部分）。
2. 申請地點的面積約 1,705 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 8 個臨時單層構築物作貨倉連附屬辦公室用途，總樓面面積約 682 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years’ (“the Development”) at Lot No. 1348 (Part) in D.D. 109 and Lot No. 76 RP (Part) in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 1348 (Part) in D.D. 109 and Lot No. 76 RP (Part) in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its south.
3. The site area is about 1,705 m<sup>2</sup>. No Government Land is involved.

### Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

### Development Parameters

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

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	193	193	8	1
2	Warehouse	50	50	8	
3	Warehouse	225	225	8	
4	Warehouse with Ancillary Office	143	143	8	
5	Storeroom	5	5	4.5	
6	Ancillary Office	22	22	4.5	
7	Storeroom	22	22	4.5	
8	Storeroom	22	22	4.5	
<b>Total</b>		<b><u>682</u></b>	<b><u>682</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.4	40%		

9. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. The Applicant undertakes that no open storage activities will be carried out within the Site. The construction materials will be stored in the enclosed structures. No maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.
11. Structure No. 3 is a proposed structure to be erected on site. The area of structure No. 1 is proposed to be expanded from about 122 m<sup>2</sup> to 193 m<sup>2</sup>.
12. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
13. 4 no. of parking space for private car and 2 nos. of parking space for light goods vehicles (LGV) are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its south. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
14. About 1,230 m<sup>2</sup> of the Site has been filled with concrete of about 0.2 m in depth (from 7.3mPD to 7.5mPD). The remaining area of the Site (about 475 m<sup>2</sup>) is proposed to be filled with concrete of about 0.2 m in depth (from 7.5mPD to 7.7mPD) for the provision of solid ground for erection of temporary structures and vehicle manoeuvring (**Plan 5**).

### Similar Applications

15. There are 41 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval

A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024
A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
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 Office for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024
A/YL-KTN/979	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	5.7.2024
A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.7.2024
A/YL-KTN/1040	Proposed Temporary Open Storage for Construction Materials and Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	20.9.2024
A/YL-KTN/1010	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1004	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	25.10.2024
A/YL-KTN/1017	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.10.2024

A/YL-KTN/1052	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1027	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1081	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	28.2.2025
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/1083	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	28.2.2025
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/1090	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	11.4.2025
A/YL-KTN/1078	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.5.2025
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/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.7.2025
A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	4.7.2025

A/YL-KTN/1126	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	1.8.2025
A/YL-KTN/1118	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/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	5.9.2025
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/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/1123	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025
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/1175	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.12.2025
A/YL-KTN/1178	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.12.2025
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 3 Years	19.12.2025
A/YL-KTN/1190	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.1.2026

16. The similar applications were approved by the Committee between 2023 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

## No Adverse Impacts to the Surroundings

### Visual and Landscape

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

### Drainage

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

### Fire Safety

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

### Traffic

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

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	1	0
10:00 – 11:00	2	0
11:00 – 12:00	0	1
12:00 – 13:00	1	1
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	2	0
17:00 – 18:00	0	3
18:00 – 19:00	0	1
<b>Total Trips</b>	<b><u>7</u></b>	<b><u>7</u></b>

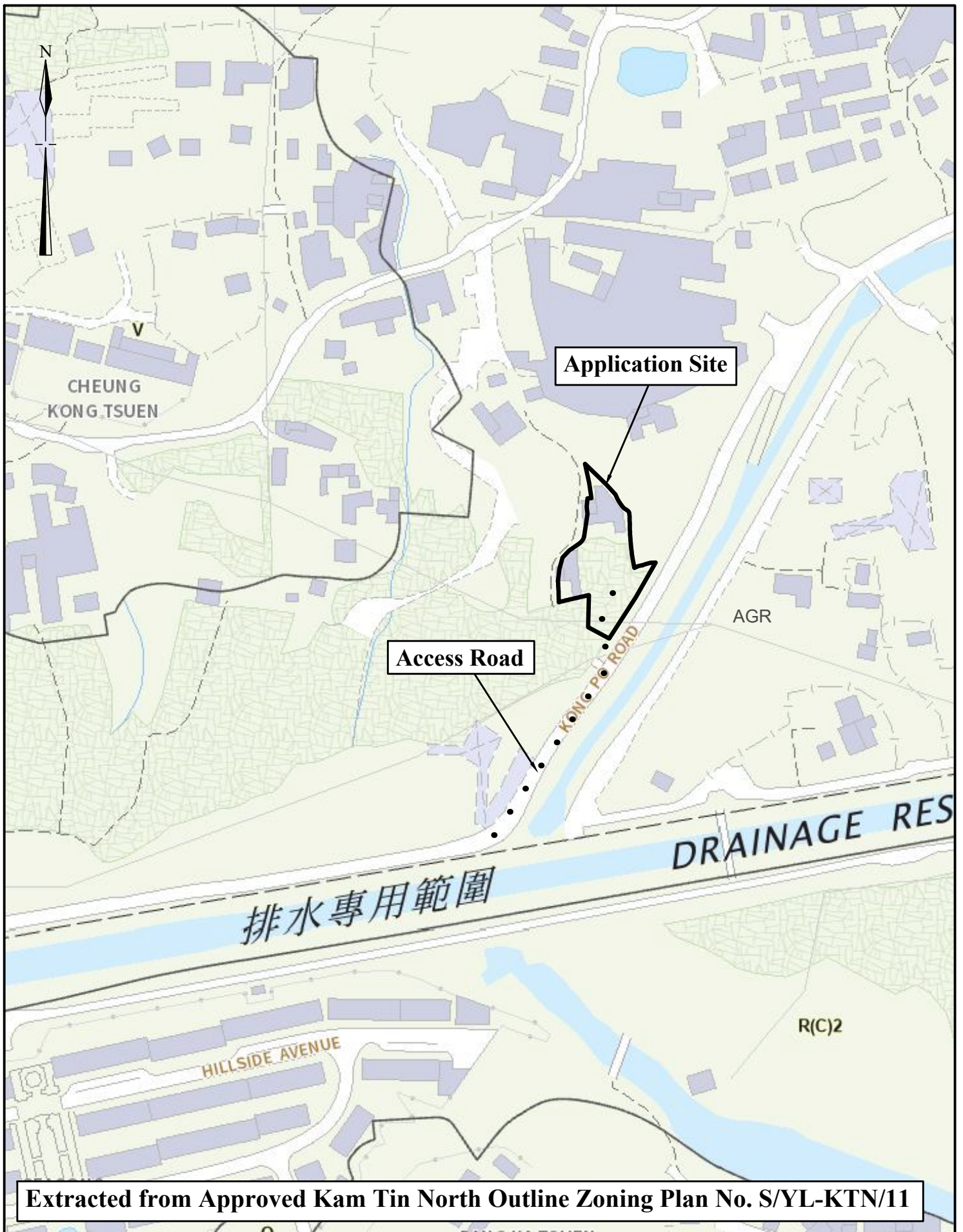
22. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. 4 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided at the Site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

24. The Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. The parking space for private car is for staff use only.

Environment

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

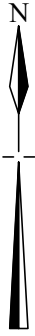
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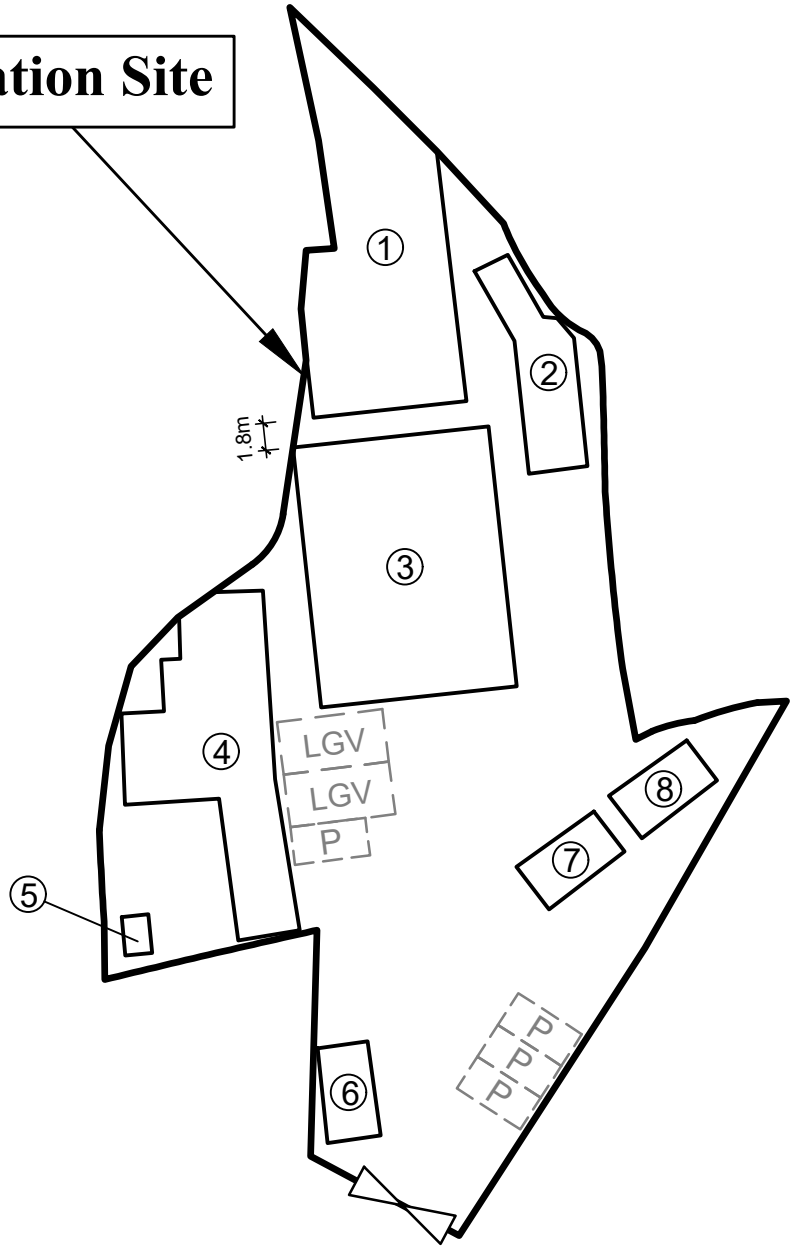
**Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11**

N.T.S	<b>Location Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
February 2026	Lot 1348(Part) and 76RP (part) in DD.109	<b>Plan 1 ( P 25094 )</b>








# Application Site



## Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))

**Site Area(about): 1,705m<sup>2</sup>**

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse with Ancillary Office	193 m <sup>2</sup>	193 m <sup>2</sup>	1	8m
2	Warehouse	50 m <sup>2</sup>	50 m <sup>2</sup>	1	8m
3	Warehouse	225 m <sup>2</sup>	225 m <sup>2</sup>	1	8m
4	Warehouse with Ancillary Office	143 m <sup>2</sup>	143 m <sup>2</sup>	1	8m
5	Storeroom	5 m <sup>2</sup>	5 m <sup>2</sup>	1	4.5m
6	Ancillary Office	22 m <sup>2</sup>	22 m <sup>2</sup>	1	4.5m
7	Storeroom	22 m <sup>2</sup>	22 m <sup>2</sup>	1	4.5m
8	Storeroom	22 m <sup>2</sup>	22 m <sup>2</sup>	1	4.5m
Total		<u>682 m<sup>2</sup></u>	<u>682 m<sup>2</sup></u>		

**1:500**

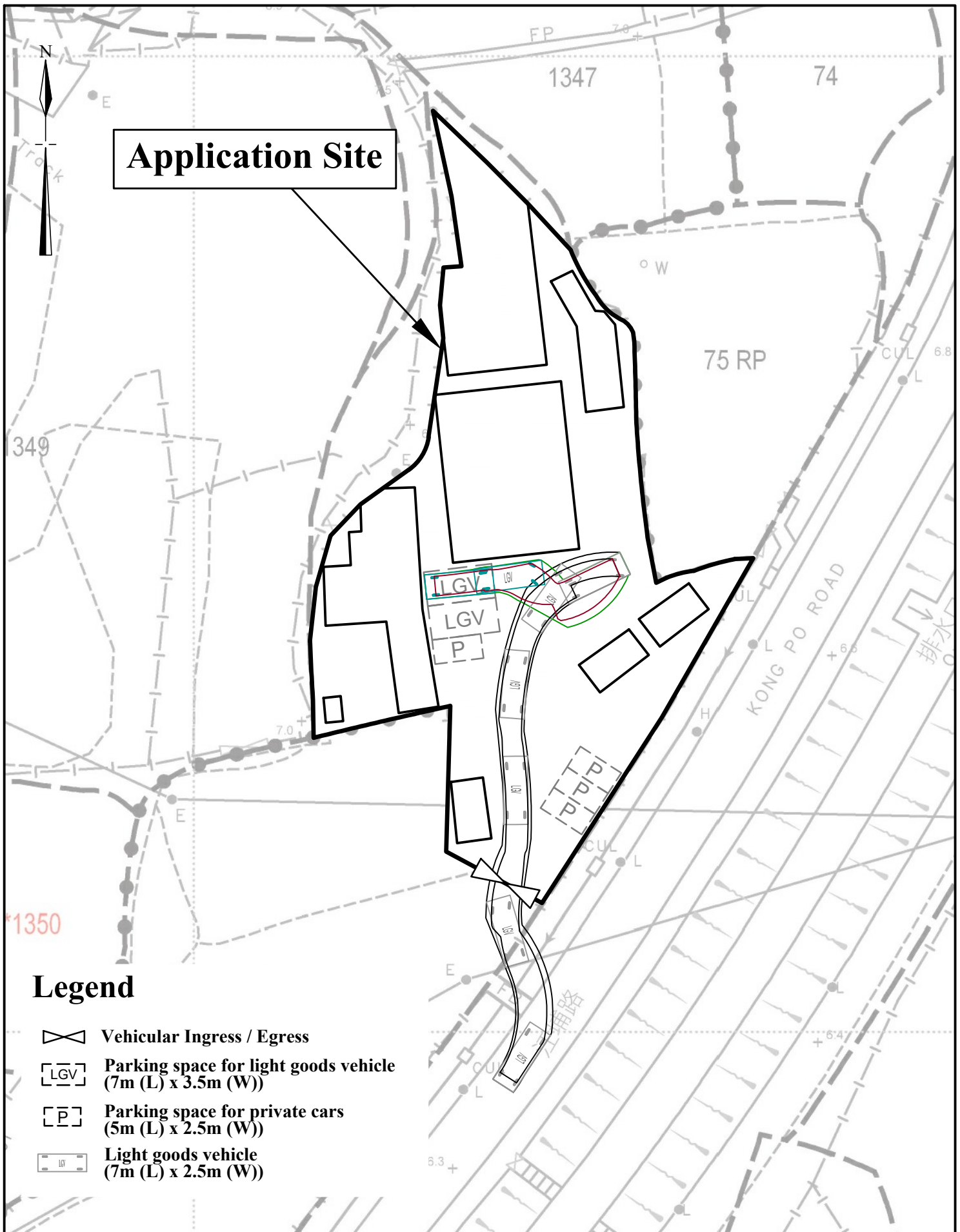
## Layout Plan

**Goldrich Planners & Surveyors Ltd.**

**February 2026**





**Lot 1348(Part) and 76RP (part) in DD.109**

**Plan 3  
( P 25094 )**



**Application Site**

**Legend**

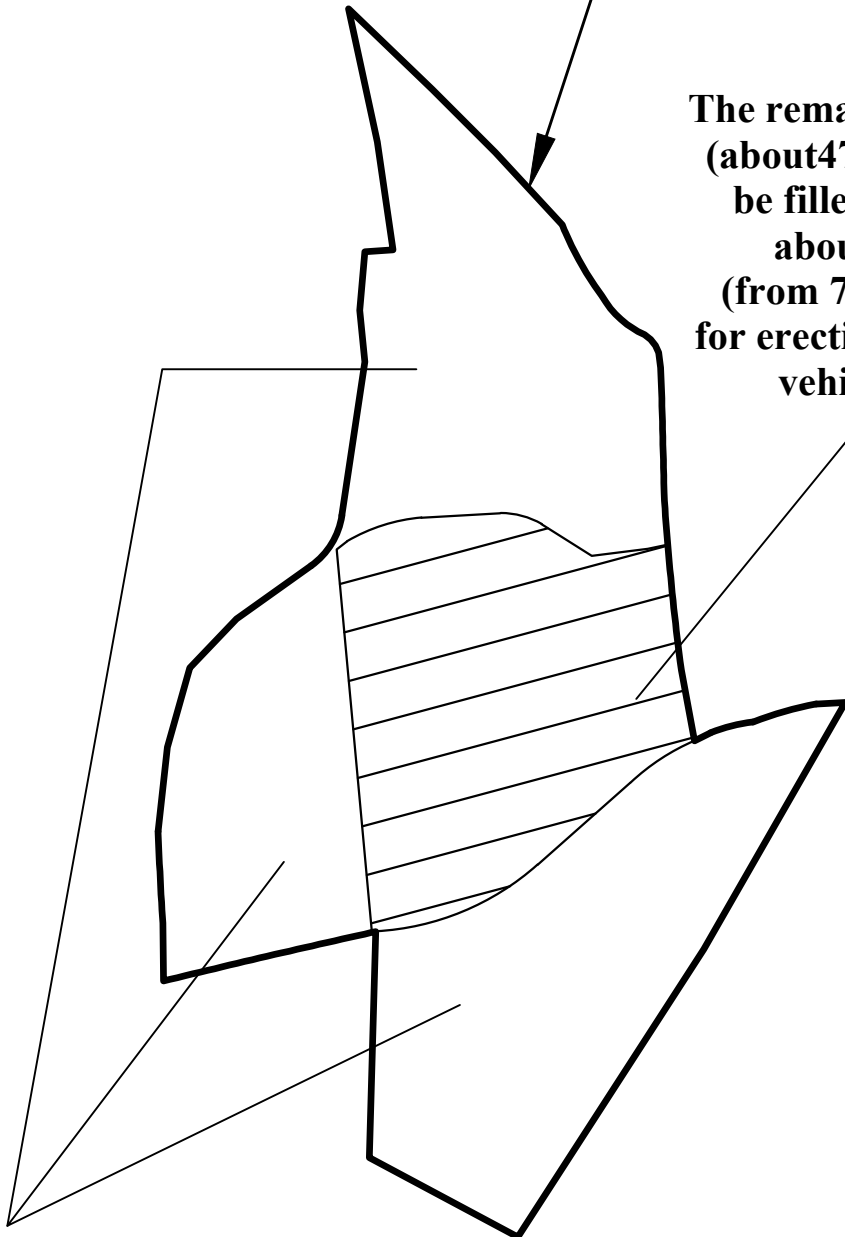
-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Light goods vehicle (7m (L) x 2.5m (W))

1:500	<b>Swept Path Analysis</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
February 2026	Lot 1348(Part) and 76RP (part) in DD.109	Plan 4 ( P 25094 )



**Application Site**

The remaining area of the site (about 475m<sup>2</sup>) is proposed to be filled with concrete of about 0.2m in depth (from 7.5mPD to 7.7mPD) for erection of structures and vehicle maneuvering



This portion of land (about 1,230m<sup>2</sup>) has been paved with concrete of about 0.2m in depth (from 7.3mPD to 7.5mPD) for erection of structures.

**Site Area(about): 1,705m<sup>2</sup>**

N.T.S	<b>Plan Showing Filling of Land</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
February 2026	Lot 1348(Part) and 76RP (part) in DD.109	<b>Plan 5 ( P 25094 )</b>