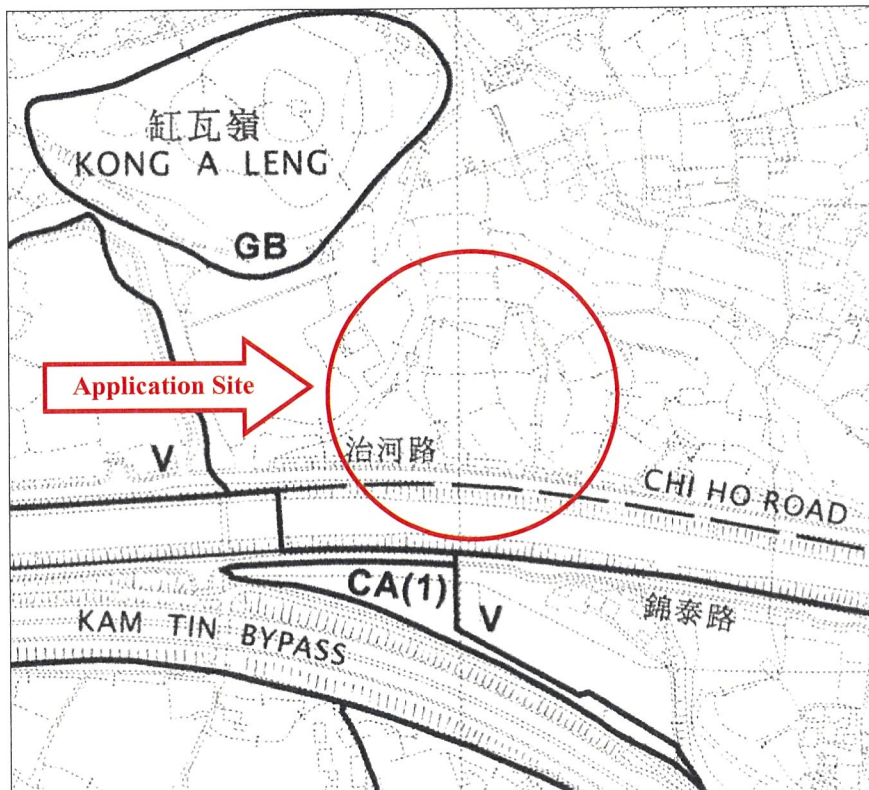


Planning Application
under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Proposed Temporary Open Storage of Construction Machinery,
Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
at Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part)
in D.D. 109, Kam Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

May 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. It directly abuts Chi Ho Road at its northwest. The Site occupies a site area of about 1,944m². According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”).

A planning permission is sought to use the Site as ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ to facilitate relocation of the Applicant’s open storage operation at Fung Kat Heung, Yuen Long, which would be affected by the government project of Northern Link Main Line upon land resumption. Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) Facilitating relocation of a storage operation affected by land resumption; 2) Would not frustrate the long-term planning intention of the “AGR” zone; 3) Generally in line with TPB PG-No. 13G; 4) Existence of planning permission granted for similar uses near the Site; 5) No interface problems with the surrounding uses; 6) No adverse drainage and environmental impacts; and 7) No adverse traffic impact.

With regard to the above planning justifications, the Town Planning Board is recommended to approve the planning application.

行政摘要

申請地點為新界元朗錦田丈量約份第109約地段第1160號(部份)、第1174號餘段(部份)、第1175號餘段(部份)及第1176號餘段(部份)。申請地點於其西北面前臨治河路。申請地點佔地約1,944平方米。根據錦田北分區計劃大綱核准圖編號S/YL-KTN/11(於2023年12月15日獲核准)，申請地點被劃為「農業」地帶。

現申請規劃許可將該場地用作「擬議臨時露天存放建築機械及建築材料連附屬設施及相關的填土工程(為期3年)」用途，以促成申請人因政府興建北線幹線工程而遭收地影響的露天貯物存放作業的搬遷。由於場地規模細小，預計不會引致不良的交通、渠務及環境影響。

是次申請的規劃理據如下： 1) 促成受收地影響的現有存放作業的搬遷； 2) 不會影響「農業」地帶的長遠規劃意向； 3) 大致符合城市規劃委員會規劃指引編號13G； 4) 在附近已有相類似用途的規劃許可； 5) 與周邊用途上沒有銜接問題； 6) 不會對渠務及環境方面構成不良影響；及 7) 不會對交通方面構成不良影響。

基於以上各項規劃理據，希望是次規劃申請能獲城市規劃委員會批准。

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1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lot Nos. 1160 (Part), 1174RP (Part), 1175RP and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. It directly abuts Chi Ho Road at its northwest. According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.
- 1.2 The current application seeks planning permission from the Town Planning Board (the Board) for the use of ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development). This application is made to facilitate relocation of an existing open storage operation at Lots 431 (Part), 432 (Part), 433S.B (Part) and 1739RP (Part) in D.D. 107 and adjoining government land, Fung Kat Heung, Yuen Long (the affected premises) under Planning Application No. A/YL-KTN/848, which would be affected by the government project of railway development – Northern Link Main Line (see land resumption notice at **Appendix 4**). Land resumption and clearance works have yet to be completed by the Government.
- 1.3 Lotti Construction Materials Limited (the Applicant) has commissioned Lanbase Surveyors Limited, on his behalf, to submit a planning application for the proposed development under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 1160 (Part), 1174 (Part), 1175 and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Lots). The Site occupies an area of about 1,944m², which is of the same scale of the affected premises (i.e. 1,944m²) pending relocation. Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site is currently vacant and hard-paved. Please refer to site photos at **Appendix 5**.

2.2 Lease Particulars

The Lots are held under Block Crown Lease and demised as agricultural land.

2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Chi Ho Road to the south.

2.3.2 The surrounding area is predominantly characterised by vacant/unused land interspersed with temporary structures, as well as areas designated for open storage/storage uses.

2.3.3 To the immediate north and west of the Site are vacant, hard-paved land. An open storage yard is located immediately to the east of the Site.

2.4 Accessibility

The Site is accessible from Chi Ho Road.

3. PLANNING CONTEXT

- 3.1 The Site falls within an area zoned “AGR” on the Approved Kam Tin North OZP No. S/YL-KTN/11 dated 15.12.2023. An extract of the OZP is available at **Appendix 1**.
- 3.2 According to the Notes of the OZP, the planning intention of “AGR” zone 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”.
- 3.3 As stipulated in the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’, the Site falls within Category 3 areas, which planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use/Development

4.2.1 The Applicant intends to use the Site for ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development) to facilitate relocation of a storage operation at the affected premises at Fung Kat Heung, Yuen Long under Planning Application No. A/YL-KTN/848, which would soon be displaced by the government land resumption and clearance works for Northern Link Main Line. Details of the development parameters are shown at **Table 1** below.

Table 1 - Development parameters

Site area	1,944m ² (about)
Uncovered area	1259.8m ² (about)
Covered area	684.2m ² (about)
Plot ratio (PR)	0.35 (about)
Site coverage	35.2% (about)
Gross floor area (GFA) (non-domestic)	684.2m ² (about)
No. of structure(s)	7
Building height (non-domestic)	Not more than 7.5m
No. of storey(s) (non-domestic)	Not more than 1

A detailed comparison of development parameters between the proposed scheme and the approved scheme under Planning Application No. A/YL-KTN/848 is at **Appendix 6**.

4.2.2 No repairing, recycling, cleansing, dismantling or other workshop activities would be carried out within the Site.

4.2.3 As the Site has already been paved with concrete of not more than 0.2m in depth, no further land filling works would be necessary for the proposed development. In association with the proposed temporary use, the current application seeks planning permission for regularisation of the land filling works on the entire Site. Please refer to Land Filling Plan at **Appendix 7**.

4.2 Site Layout

4.2.1 Identical to Planning Application No. A/YL-KTN/848, 7 temporary structures of 1 to 2 storeys with building height ranging from about 3.5m to 7.5m will be erected to support the daily operation of the Site. There will be a GFA of about 684.2m² for storage of construction materials under open sheds (576m²), site office (73.2m²), electricity meter room (20m²) and toilet (15m²).

4.2.2 5 vehicle parking spaces and 1 loading/unloading area will be provided within the Site. Please refer to the Proposed Layout Plan at **Appendix 8**.

4.3 Types of Construction Machinery and Materials to be Stored

Machinery such as forklifts and wrapping machines, as well as materials like mortar will be stored on the Site. No dangerous goods will be stored.

4.4 Operation Hours

Identical to Planning Application No. A/YL-KTN/848, the proposed development would be operated from 9:00a.m. to 7:00p.m on Mondays to Saturdays, with no operation on Sundays and public holidays.

4.5 Traffic

4.5.1 A total of 5 parking spaces and 1 L/UL area will be provided at the Site (see **Appendix 8**). Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Provision of parking and L/UL spaces

Total no. of vehicle parking space(s)	5
- Private car (5m x 2.5m)	2
- Light goods vehicle (7m x 3.5m)	3
Total no. of loading/unloading bay(s)/lay-by(s)	1
- Light goods vehicle (7m x 3.5m)	1

4.5.2 The proposed private car parking spaces are for the staff use that would generate or

attract 8 trips a day during the morning peak hours, lunch time and evening peak hours respectively. There are also only 16 LGV trips per day for loading/unloading activities in the morning and afternoon respectively.

4.5.3 The width of the vehicular access leading to the Site is 6m at minimum, as shown on the Proposed Layout Plan at **Appendix 8**.

4.5.4 Adequate space for maneuvering of the vehicles entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces will be provided. The Swept Path Analysis is available at **Appendix 9**.

4.5.5 Due to small scale of the Site with on-site provision of loading/unloading area, no heavy traffic flow would be generated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable, so as to mitigate any potential adverse impacts arising from the proposed development.

4.7 Landscape

As there is no existing tree on the Site, no trees will be felled for the proposed development. Also, no tree preservation and planting will be required.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 Facilitating Relocation of a Storage Operation Affected by Land Resumption

5.1.1 The Applicant has been using Lots 431 (Part), 432 (Part), 433S.B (Part) and 1739RP (Part) in D.D. 107 and adjoining government land, Fung Kat Heung, Yuen Long under the approved Planning Application No. A/YL-KTN/848 for storing construction machinery and construction materials for many years. Due to land resumption for the Northern Link Main Line railway development, the Applicant is required to relocate the existing storage to make way for the Northern Metropolis development.

5.1.2 The Applicant, as a tenant of the affected premises, has conducted a comprehensive site search to identify alternative locations within the New Territories to continue its business operation. However, these sites were deemed unsuitable due to reasons such as land use incompatibility, environmental concerns and poor accessibility. For example, relocation to either Lot 82RP of D.D. 129 (zoned “Green Belt” (“GB”) on the Approved Lau Fau Shan & Tsim Bei Tsui OZP No/ S/YL-LFS/11) or Lot 784 of D.D. 9 (zoned “GB” on the Approved Kau Lung Hang OZP No. S/NE-KLH/11) was considered impracticable owing to the sensitive “GB” zoning, which features rich vegetation cover both on the site itself and its vicinity, making the proposed development potentially incompatible with the surrounding environment. The Site was chosen for relocation because it is relatively flat, already paved, easily accessible and in close proximity to the affected premises.

5.1.3 The site area is about 1,944m², which is identical to the area of the affected premises under Planning Application No. A/YL-KTN/848 (i.e. 1,944m²). The Site is therefore considered a suitable replacement location for the existing storage in Fung Kat Heung, Yuen Long to continue business at a similar scale. The proposed development has a lower development intensity (i.e. a GFA of about 684.2m² and a PR of 0.35) than the approved scheme under Planning Application No. A/YL-KTN/848 (i.e. a GFA of about 824m² and a PR of about 0.424).

5.2 Would Not Frustrate the Long-Term Planning Intention of the “AGR” zone

The planning intention of the “AGR” zone 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.” There is currently no known long-term development proposal for the Site, given that the proposed development is temporary in nature, approval of the proposed use on a temporary basis that would not frustrate the long-term planning intention of the subject “AGR” zone.

5.3 Generally in Line with TPB PG-No. 13G

The Site falls within Category 3 areas under TPB PG-No. 13G, which could be granted on a temporary basis up to a maximum period of 3 years subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Therefore, the current application is considered generally in line with TPB PG-No.13G.

5.4 Existence of Planning Permission Granted for Similar Uses near the Site

There is similar application for similar open storage uses with filling of land within the same “AGR” zone in the vicinity of the Site in the past 5 years, including Planning Application No. A/YL-KTN/959 for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land’ which was approved on 10.11.2023. Therefore, approval of the current application is in line with the Board’s previous decision.

5.5 No Interface Problems with the Surrounding Uses

The Site is surrounded by vacant/vegetated areas, which would act as an environmental buffer between the proposed development and potential sensitive receivers (if any). The nearest active/fallow agricultural land is situated about 70m

to the northeast of the Site. With a sufficient buffer distance in between, the proposed development would not give rise to any potential interface problems arising from incompatible land-uses.

5.6 No Adverse Drainage and Environmental Impacts

5.6.1 The stored materials are non-flammable, non-toxic and non-corrosive. They would be stored in containers or in bags. No adverse odour impact is anticipated. No workshop activities would be carried out as well.

5.6.2 There are only 7 temporary structures with a GFA of about 684.2m², which is less than that of Planning Application No. A/YL-KTN/848 (i.e. 7 temporary structures and a GFA of about 824m²).

5.6.3 Therefore, no adverse drainage and environmental impacts are anticipated.

5.7 No Adverse Traffic Impact

5.7.1 The current application is only for the small-scaled proposed development with low traffic demand. The proposed 5 vehicle parking spaces and 1 vehicle loading/unloading space are considered adequate for the proposed development. There would be no containers / heavy goods vehicles entering the Site.

5.7.2 Adequate space for maneuvering of the vehicles entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces will be provided.

5.7.3 With only 2 times loading/unloading activities per day, no queuing issue is anticipated. Nevertheless, as shown on the Proposed Layout Plan at **Appendix 8**, there is enough vacant area being a waiting area for avoiding queuing up on the public road.

5.7.4 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve this planning application for operating 'Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities' and regularising 'Associated Filling of Land' for a period of 3 years on the Site under Section 16 of the Town Planning Ordinance.

6.2 With regard to the following:

- facilitating relocation of a storage operation affected by land resumption;
- would not frustrate the long-term planning intention of the "AGR" zone;
- generally in line with TPB PG-No. 13G;
- existence of planning permission granted for similar uses near the Site;
- no interface problems with the surrounding uses;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is recommended to approve the planning application for the use of 'Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' on the Site.