



Section 16 Planning Application

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

Lot No. 207 RP (Part) in D.D. 110, Kam Tin, Yuen Long

Planning Statement

Prepared by
***Man Chi Consultants and
Construction Limited***

June 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot No. 207 RP (Part) in D.D.110, Kam Tin, Yuen Long (hereinafter referred to “the Application Site”). This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (b) the application site is paved and the current application involves no substantial change to site configuration;*
- (c) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (d) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
- (e) the applied use will not set an undesirable precedent as there are similar applications are identified in the close vicinity of the application site.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作臨時貨倉（危險品倉庫除外）連附屬設施及相關的填土工程（為期三年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗錦田丈量約份第 110 約地段第 207 號餘段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持申請用途供城規會考慮。

申請地點於錦田北分區計劃大綱核准圖（編號：S/YL-KTN/11）內被劃為「農業」用途。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

- (一) 申請用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
- (二) 申請用地為平地，該申請不會對用地配置造成重大改變；
- (三) 申請用途為臨時用途。申請用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (四) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (五) 考慮到附近已有類似該申請的規劃申請獲批准，申請用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請用途作為期三年之規劃申請。

Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Objectives	3
1.3	Structure of the Planning Statement	3
2	SITE PROFILE	4
2.1	Location and Current condition of the Application Site	4
2.2	Surrounding Land-use Characteristics	4
3	PLANNING CONTEXT	5
3.1	The Current OZP	5
3.2	Previous Application	5
3.3	Similar Planning Applications	5
3.4	Town Planning Board Guidelines (TPB PG-No. 13G)	7
4	THE DEVELOPMENT PROPOSAL	9
4.1	Site Configuration and Layout	9
4.2	Vehicular Access and Parking Arrangement	10
4.3	Landscape Consideration	11
4.4	Environmental Consideration	11
4.5	Provision of Drainage Facilities	12
5	PLANNING JUSTIFICATIONS	13
5.1	Compatible with Land Uses of the Surrounding Areas	13
5.2	No Substantial Change to Site Condition	13
5.3	Not Jeopardizing the Planning Intention of “AGR” Zone	13
5.4	No Adverse Traffic Impacts	13
5.5	No Adverse Environmental Impact	13
5.6	No Adverse Drainage Impact	14
5.7	Not Setting an Undesirable Precedent	14
6	CONCLUSION	15

List of Tables

Table 1	Previous Planning Applications
Table 2	Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP
Table 3	Proposed Key Development Parameters
Table 4	Key Development Parameters for the Proposed Structures
Table 5	Traffic Generation/Attraction Rate

List of Figures

Figure 1	Extract of Lot Index Plan No. ages_ S00000157580_001
Figure 2	Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 3	Indicative Layout Plan
Figure 4	Land Filling Plan

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot No. 207 RP (Part) in D.D. 110, Kam Tin, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the *Mr. Yau Ka Yu* (hereafter collectively referred to as “the Applicant”), *Man Chi Consultants and Construction Limited (MCCCL)* has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (hereinafter referred to as “the Current OZP”) (**Figure 2** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. 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...”. In this connection, a planning permission is wished to be sought from the Board for the applied use on a temporary basis for a period of three years.

1.2 Objectives

- 1.2.1 The Current Application strives to achieve the following objectives:-
- (a) *To be given an opportunity to the Applicant to utilise the application site for the applied use whilst inducing no adverse environmental, traffic nor infrastructural impacts on its surroundings;*
 - (b) *To give an opportunity to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use as well as its design. **Chapter 5** provides justifications and **Chapter 6**

summarizes the concluding remarks for the applied use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 The Application Site is accessible via a local track which connects to Kong Po Road.
- 2.1.2 The Application Site covers approximately 938m². No Government Land is involved. The Application Site has been paved with concrete and there are two warehouse structures within the Application site.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the Application Site and surrounding areas are predominately rural in character. The immediate environment surroundings are characterised by warehouses, open storage, animal boarding establishments and temporary structures.
- 2.2.2 To the immediate south of the Application site is a warehouse which was approved under planning application No. A/YL-KTN/1082 on 28.2.2025. To north of the Application site is open storage use. To the east are some warehouses similar to the scale of the applied use and animal boarding establishment.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls within an area zoned “**AGR**” on the Current OZP (please refer to **Figure 2**). According to the notes of the current OZP, this 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.*”

3.1.2 As stipulated in the Notes of the Current OZP, “...*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. 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...*”. In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to two previous applications (**Table 1** refers).

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	“AGR”	Approved with condition(s) on a temporary basis on 28.4.2017
A/YL-KTN/721	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	“AGR”	Approved with condition(s) on a temporary basis on 16.4.2021

3.3 Similar Planning Applications

3.3.1 As tabulated in **Table 2**, there are similar applications for applying for the same or similar use within the same OZP. Allowing the current application should not induce undesirable precedent.

Table 2: Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP in the Past Five Years

Application No.	Proposed Use(s)	Decisions
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	Approved with condition(s) on a temporary basis on 5.7.2024
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	Approved with condition(s) on a temporary basis on 25.10.2024
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	Approved with condition(s) on a temporary basis on 4.10.2024
A/YL-KTN/1017	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 25.10.2024
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	Approved with condition(s) on a temporary basis on 6.12.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 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	Approved with condition(s) on a temporary basis on 22.11.2024
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	Approved with condition(s) on a temporary basis on 24.1.2025
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	Approved with condition(s) on a temporary basis on 22.11.2024
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	Approved with condition(s) on a temporary basis on 2.5.2025
A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 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	Approved with condition(s) on a temporary basis on 28.2.2025
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	Approved with condition(s) on a temporary basis on 28.2.2025

Application No.	Proposed Use(s)	Decisions
A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 4.7.2025
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	Approved with condition(s) on a temporary basis on 28.3.2025
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	Approved with condition(s) on a temporary basis on 19.9.2025
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	Approved with condition(s) on a temporary basis on 11.4.2025
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	Approved with condition(s) on a temporary basis on 2.5.2025
A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.9.2025
A/YL-KTN/1118	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 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	Approved with condition(s) on a temporary basis on 1.8.2025
A/YL-KTN/1126	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.3.2026
A/YL-KTN/1129	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 13.3.2026
A/YL-KTN/1136	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.3.2026

3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

- 3.4.1 The application site entirely falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.
- 3.4.2 According to the TPB PG-No.13G, “Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not

acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years”.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 938m² and is accessible via to a local track leading to Kong Po Road (**Figure 1** refers).
- 4.1.2 The proposed development includes two temporary structures of not more than 1 storey (not more than 7m), for warehouse (**Figure 3** refers), providing a total floor area of 496m². Within the application site, there is provision of one parking space for private cars, and 1 L/UL bay for medium goods vehicles (MGV) and the remaining uncovered area within the application site would be served as circulation/manoeuvring space. The key development parameters for the applied use are detailed in **Table 3** and **Table 4**.
- 4.1.3 All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods. The operation hours of the applied use are from 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays. A fenced wall would be erected along the application site boundary to minimize any nuisance to the surrounding areas.
- 4.1.4 The application site is a paved flat land and the current application intends to regularise any prior filling of land. No additional filling or excavation of land is required for the proposed temporary structures (**Figure 4** refers).
- 4.1.5 The applicant is committed to removing existing unauthorized structures. The Applicant will apply to the Lands Department for a Short-Term Waiver to permit the structure(s) erected within the private lots upon approval of the current application.

Table 3: Proposed Key Development Parameters

Total Site Area	About 938m ²
- Covered Area	About 496m ² (about 53%)
- Uncovered Area	About 442m ² (about 47%)
Total Plot Ratio	About 0.53
Total Gross Floor Area	
- Warehouse	About 496m ²
Total No of Structures	2
No. of Storey	Not Exceeding 1 storey
Building Height	Not more than 7m
Site Coverage	About 53%
No. of Vehicle Parking Spaces	
- Private Cars	1
No. of Loading and Unloading	
- Medium Goods Vehicles	1
Ingress/Egress	About 8 m wide
Operation hours	9:00 a.m. to 5:30p.m. (Mondays to Saturdays with no operations on Sundays and public holidays)
Land Filling	
- Area	About 938m ²
- Depth	Not more than 1m

Table 4: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey (Not More Than)	Building Height (Not More Than)
S1	Warehouse	236m ²	1	7m
S2	Warehouse	260m ²	1	7m
	Total	496m ²		

4.2 Vehicular Access and Parking Arrangement

- 4.2.1 The application site can be accessed via local track leading to Kong Po Road. A 8m-wide ingress/egress point will be provided along the eastern boundary of the application site. Within the application site, one parking space for private cars and one L/UL bay for MGW would be provided. MGW will be utilized for the transportation of construction materials to and from the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local access road. Since the application site will be designated solely for warehouse for storage of construction materials purposes, advanced arrangement could be made and only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 5** below.

4.2.2 Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:

- Traffic regulator will be deployed near the access of the subject site to conduct traffic control to ensure no queuing of vehicles outside the application site;
- All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
- Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

Table 5: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	1	3
Trips at PM peak per hour (17:00 – 17:30)	0	1	1	1	3

4.3 Landscape Consideration

1.1.1 Given that the application site is currently hard paved. Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. The application site has been fenced off to prevent direct visual contact from outside, hence, it is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

4.4.1 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.

4.4.2 There is provision of toilet facilities within the application site which septic tank and soakaway system are proposed for the collection, treatment and disposal of sewage. The proposed septic tank and soakaway system will strictly comply with the Environmental Protection Department's Practice Note for Professional Persons

(ProPECC PN 5/93) and will be built within the lot boundaries to prevent any adverse impacts on the surrounding area. If it is further required and considered essential, the Applicant will submit and further implement the sewage proposal by way of approval condition(s).

4.5 Provision of Drainage Facilities

- 4.5.1 The application site is hard-paved, given that there will be no significant alteration to the site conditions. An existing manhole can be found some 30m to the north of the application site. The site is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.

5 PLANNING JUSTIFICATIONS

5.1 Compatible with Land Uses of the Surrounding Areas

- 5.1.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by warehouses, open storages, temporary structures, and vegetated areas. The applied use is therefore considered to be compatible with the land uses of the surrounding areas.

5.2 No Substantial Change to Site Condition

- 5.2.1 The application site has been hard-paved and the Applicant intends to make use of existing configuration with minor modification. The current application involves no substantial change to site configuration.

5.3 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.3.1 Considering the application site has been hard-paved and the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for agricultural activities again. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- 5.3.2 The temporary nature of the applied use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the applied use under the current application is only being applied for a period of 3 years.

5.4 No Adverse Traffic Impacts

- 5.4.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The applied use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the A/NE-TKL/846 use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.

5.5 No Adverse Environmental Impact

- 5.5.1 All activities of the applied use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction

and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.

- 5.5.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.6 No Adverse Drainage Impact

- 5.6.1 The application site is currently paved and it is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.

5.7 Not Setting an Undesirable Precedent

- 5.7.1 Considering the similar applications being approved by the Board on the same OZP, no undesirable precedent is expected should the current application be approved.

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the applied use at the Application Site. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

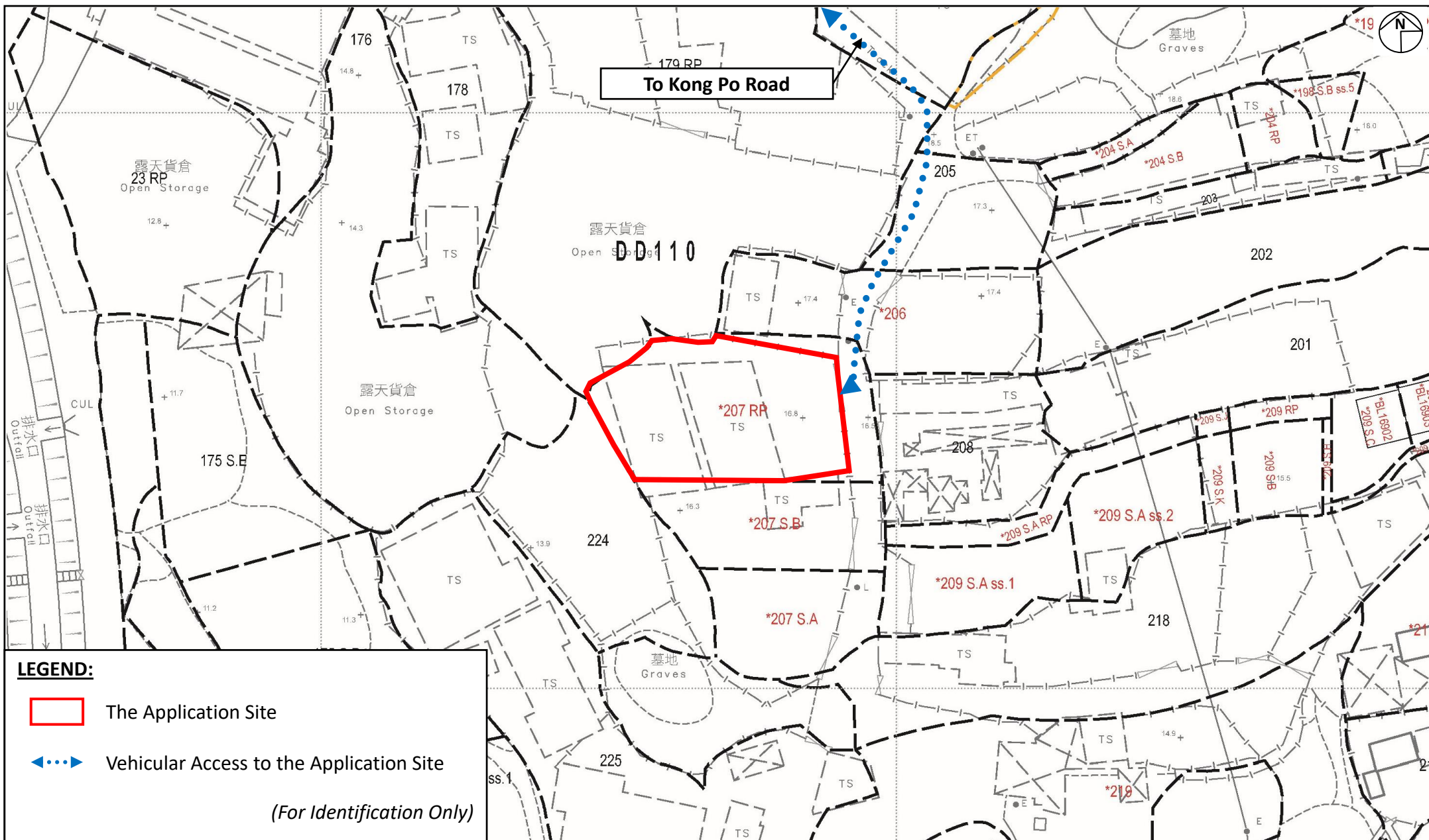
6.1.2 The Application Site currently falls completely within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (b) the application site is paved and the current application involves no substantial change to site configuration;*
- (c) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (d) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
- (e) the applied use will not set an undesirable precedent as there are similar applications are identified in the close vicinity of the application site.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_S00000157580_0001)
Figure 2	Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 3	Indicative Layout Plan
Figure 4	Land Filling Plan



Project:
Section 16 Planning Application for Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 207 RP (Part) in D.D. 110, Kam Tin, Yuen Long

Title:
Extract of Lot Index Plan
(No. ags_S00000157580_0001)

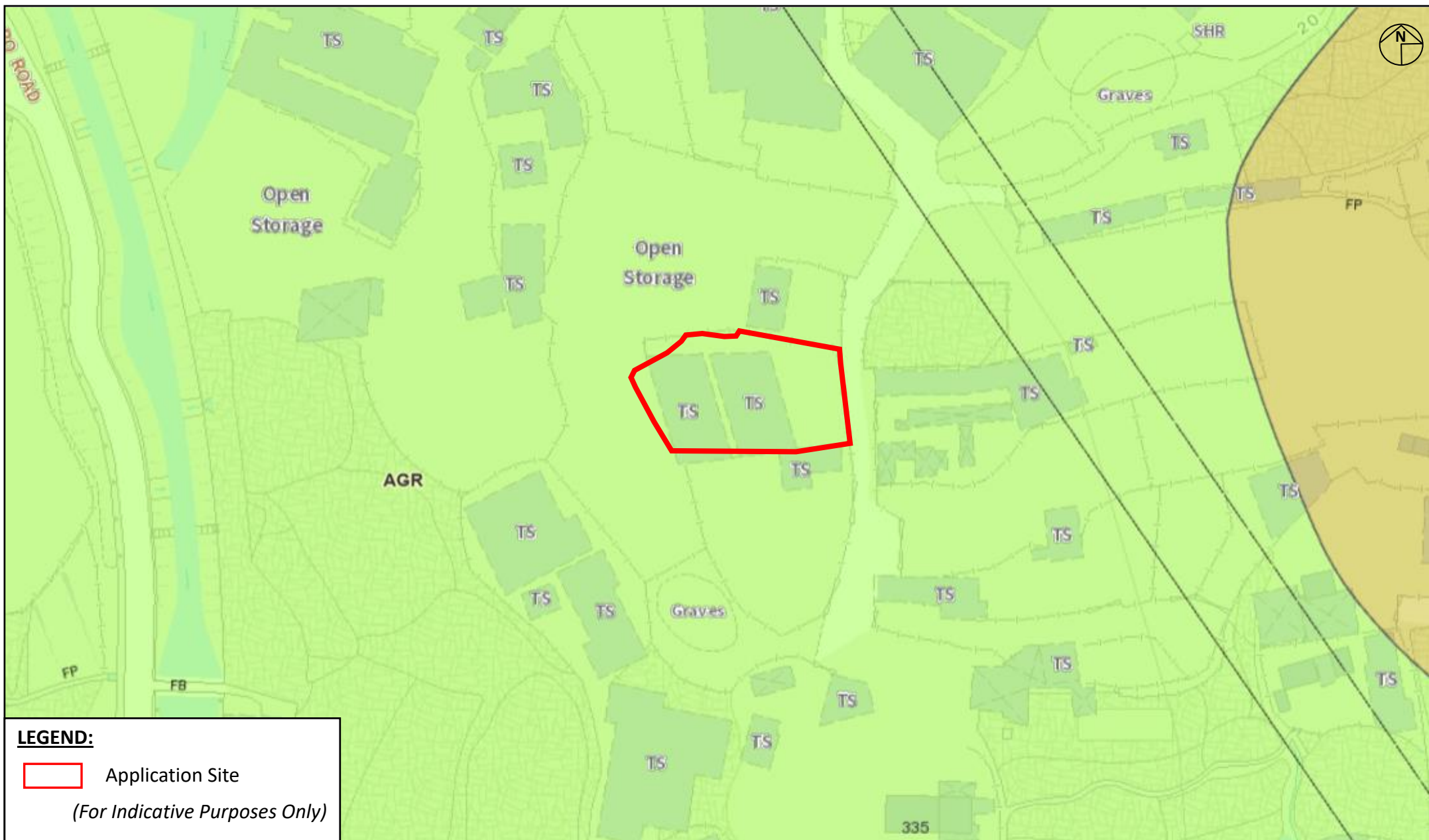
Figure:
1

Scale:
Not to Scale

Date:
Jul 2026

Ref.: ADCL/PLG-10327/R001/F001

MC Man Chi
Consultants And Construction Limited



Project:
Section 16 Planning Application for Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 207 RP (Part) in D.D. 110, Kam Tin, Yuen Long

Title:
Extract of the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

Figure:
2
Scale:
Not to Scale
Date:
Jul 2026

MC Man Chi
Consultants And Construction Limited

DEVELOPMENT PARAMETERS

APPLICATION SITE : 938 m²(About)
COVERED AREA : 496 m²(About)
UNCOVERED AREA : 442m²(About)
TOTAL FLOOR AREA : 496 m²(About)

STRUCTURE

S1
S2

USES

Warehouse
Warehouse
Total

FLOOR AREA

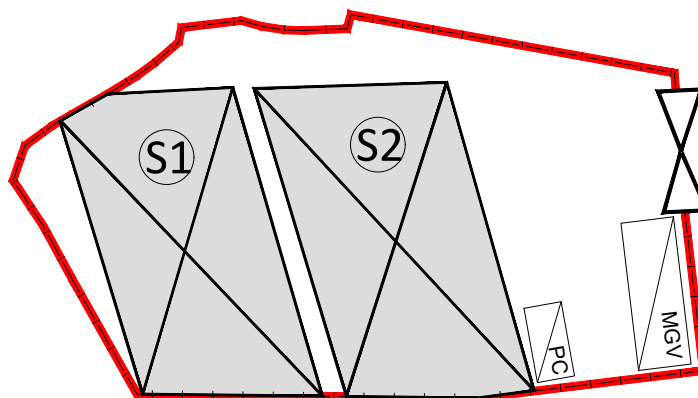
236 m²(About)
260 m²(About)
496 m²(About)

BUILDING HEIGHT

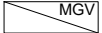
7m (Not More Than) (1-Storey)
7m (Not More Than) (1-Storey)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 1 No. (5 M(L) X 2.5 M(W))
L/UL SPACE (MGV) : 1 No. (11M(L) X 3.5 M(W))



LEGEND

-  Application Site Boundary
-  Boundary Fencing of Not More Than 2.5m
-  Structure
-  Parking Space (Private Car)
-  Loading and Unloading Bay (MGV)
-  Ingress/Egress (About 8m Wide)

Project:

Section 16 Planning Application for Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 207 RP (Part) in D.D. 110, Kam Tin, Yuen Long

Title:

Indicative Layout Plan

Figure:

3

Scale:

Not to scale

Date:

Jun 2026

Ref.: ADCL/PLG-10327/R001/F003

FILLING OF LAND

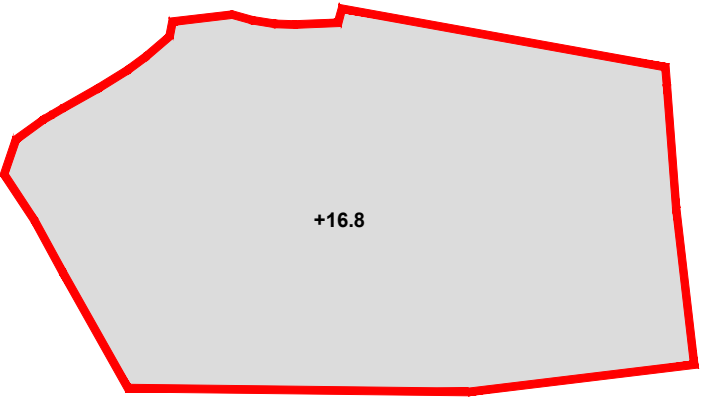
APPLICATION SITE : 938 m² (ABOUT)
AREA OF LAND FILLING : 938 m² (ABOUT)
SITE LEVELS : +16.8 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 1m
LAND FILLING MATERIAL : CONCRETE OR SOIL

THE APPLICATION SITE HAS BEEN PAVED. NO ADDITIONAL LAND FILLING IS
REQUIRED UPON APPROVAL OF THE CURRENT APPLICATION.
ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

- APPLICATION SITE BOUNDARY
- FILLING OF LAND
- +16.8

 SITE LEVEL (mPD) (ABOUT)



Project:
Section 16 Planning Application for Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 207 RP (Part) in D.D. 110, Kam Tin, Yuen Long

Title:
Land Filling Plan

Ref.: ADCL/PLG-10327/R001/F004

Figure:
4
Scale:
1:2000

Date:
Jun 2026