
寄件者: Kin Planning <[REDACTED]>
寄件日期: 2026年09月09日星期三 15:56
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: APPLICATION NO. A/YL-KTN/1283 – Supplementary Information
附件: A_YL-KTN_1283 SI Cover Letter.pdf; Attachment 1_Replacement Page of A_YL-KTN_1283
_Planning Statement.pdf

Dear Sir/Madam,

We refer to the captioned planning application submitted to the Town Planning Board on 31st August 2026. This submission supersedes the previous submission made at 3:41 p.m. on 9 September 2026.

References are made to the phone call dated 9th September 2026 regarding further comments from the Planning Department. Please find **Attachment 1** for the replacement page of the planning statement

Should you have any queries, please contact me at [REDACTED].

Regards,

Kin Leung



[REDACTED]

[REDACTED]



DeSPACE (International) Limited

Date: 9th September 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(CC: Mr. CHENG Chi Chiu, David (Town Plnr/Yuen Long E 9))

Pages: 1 + Attachments
BY EMAIL
(tpbpd@pland.gov.hk)
(dcccheng@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION
FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS
GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN
“AGRICULTURE” ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG
ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES**

APPLICATION NO. A/YL-KTN/1283 – Supplementary Information

We refer to the captioned planning application submitted to the Town Planning Board on 31st August 2026.

References are made to the phone call dated 9th September 2026 regarding further comments from the Planning Department. Please find **Attachment 1** for the replacement page of the planning statement.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok and Mr. Kin Leung at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam



Section Five - Planning and Technical Justifications

5.1 The Proposed Development is Not Incompatible with the Surrounding Areas

- 5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for warehouses, holiday camps, animal boarding establishments etc. Furthermore, similar S.16 planning applications for 'warehouse' use and associated filling of land were approved by TPB within the same "AGR" zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the "AGR" zone and it is considered in line with TPB's previous decisions.

5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the "AGR" Zone

- 5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that 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. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

5.3 Similar Approved Application in the Vicinity

- 5.3.1 As shown in Section 3.3, there are Five (5) approved planning cases in the vicinity and Twenty-One (21) approved planning cases in "AGR" zone within the same OZP in 2025. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

5.4 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site

- 5.4.1 As forementioned in Section 3.2, the Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition(s) of the previously planning application No. A/YL-KTN/1052 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, the Applicant will take forward to the approved Fire Service Installations Proposal under Planning Application No. A/YL-KTN/1052 which has been implemented and awaiting for approval. Please find the drainage proposal and fire service installations proposal in **Appendices 1 and 2** respectively.