

寄件者: Tang Lok San [REDACTED]
寄件日期: 2026年10月21日星期三 11:17
收件者: tpbpd/PLAND
副本: Athena Pui Yin LAI/PLAND
主旨: S.16 Planning Application No. A/YL-KTN/1300
附件: KTN 1300 update 20261021.pdf

To whom may concern,

Please see the attachment for the updated further information and application form on the captioned application. And I would like to supersede the email that was sent on 20 October 2026 with this email. Please contact Mr. Tang on phone [REDACTED] or email to [REDACTED] if you have any question regarding to the proposal.

Your Sincerely,
Mr. Tang

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation 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	☒ 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)) Kam Tai Road, Turn to local track.																															
	No 否	☐ 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)																															
(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 ☐ Please provide details 請提供詳情 No 否 ☒																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 ☐	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 5.427 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.6 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 108 S.A (Part), 109 (Part) and 110 (Part) in D.D. 110, Kam Tin North, Yuen Long, New Territories (the application site) for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development) (Appendix 1).

Due to the increasing demand for warehouses in recent years, the applicant would like to use the Application Site for warehouses to support these industries. The demand has risen due to the change of the current brown field uses on Fung Kat Heung, Hung Sheung Kiu and Kwu Tung etc.

In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Application Site to operate a warehouse for storage of construction materials and miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry. And ancillary open storage area is for temporary storage area of the construction materials and miscellaneous goods, no dusty materials will be stored within the open storage area.

The Site is currently covered in small rocks and partly covered in concrete.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two uses within the “AGR” zone, which requires planning permission from the Board.

Although the Application Site falls within area zoned as “AGR”, there is no active agricultural use within the Application Site and around the Application site. The Application Site is also surrounded by sites occupied by open storage and some low-rise temporary structures. The proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

3. Development Proposal

The site occupies an area of 5,427 m² (about) (Appendix 2). Nine structures are provided at the Application Site for warehouse with total GFA of 2,020 m² (about). Ancillary open storage area is intended to support the daily operation of the Application Site. The operation hours of the Site are

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 108 S.A (Part), 109 (Part) and 110 (Part) in D.D. 110, Kam Tin North, Yuen Long, New Territories

Mondays to Saturdays from 09:00 to 19:00, no operation on Sundays and public holidays. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	5,427 m ² (About)
Covered Area	2,020 m ² (About)
Uncovered Area	3,407 m ² (About)
Plot Ratio	0.37 (About)
Site Coverage	37.2% (About)
Number of Structure	9
Total GFA	2,020 m ² (About)
Building Height	Not Exceeding 7m
No. of Storey	1

The Application Site is partly covered with small rocks and partly covered with concrete of not more than 0.6 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing levels is +8.4 mPD (Appendix 4). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

Fencing is provided at about 2.5m in height and built with solid metal material.

The Application Site is accessible from Kam Tin Road via Kam Tai Road and a local track. 3 Loading / Unloading space for medium goods vehicle (MGV) and 1 Loading / Unloading space for light goods vehicle (LGV) are provided at the Application Site for transportation of goods use. Staff will be deployed by the applicant to direct vehicles entering/exiting the Application Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Application Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

Table 2 – Parking Provision

Type of Space(s)	No. of Space(s)
Loading / Unloading space for Medium goods Vehicle (MGV) - 3.5m (W) x 11 m (L)	3
Loading / Unloading space for Light goods Vehicle (LGV) - 3.5m (W) x 7 m (L)	1

LGVs and MGVs are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided. Sufficient space is also provided for vehicles to smoothly maneuver within the Application Site to ensure that no vehicle will turn back onto the local access (Appendix 5). The swept path analysis of the Kam Tai Road is provided on Appendix 6. As the Application Site will be used for ‘warehouse’ use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal. The trip generation and attraction rates are as shown at Table 3 below.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	LGV		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak (09:00-10:00) per hour	1	0	1	0	2
Trips at PM peak (17:00-18:00) per hour	0	1	0	1	2
Traffic Trips per hour (10:00-17:00)	0.5	0.5	0.5	0.5	2

Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with during the planning approval period.

4. Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years’.

LIST OF APPENDIXES

Appendix 1	-	Application Site Location
Appendix 2	-	Proposed Layout Plan
Appendix 3	-	Existing Vehicular Access
Appendix 4	-	Filling of Land of the Application Site
Appendix 5	-	Swept Path Analysis
Appendix 6	-	Swept Path Analysis (Kam Tai Road)