

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363, 364 (Part) and 435 RP (Part) in D.D. 103 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant intends to use the Site for storage of construction materials (e.g. bricks, tiles, pipes etc.) and machinery (e.g. excavators, cranes etc.) in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, the applied uses are neither column 1 nor 2 uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, it has been left vacant without active agricultural activities. The Site is surrounded by open storage yards, logistic centers, workshops and warehouses, the proposed development is therefore considered not incompatible with the surrounding. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various open storage yards, logistics centers, workshops and warehouses are also located at south, southeast and southwest of the Site, the proposed development is considered not incompatible with the surrounding areas.

2.4 Several applications for/partly for temporary warehouse and/or open storage uses have been approved by the Board within the same "AGR" zone in the vicinity of the Site in the past 5 years, which the application site of the latest application (No. A/YL-KTS/1083) for 'warehouse' use is located approximately 130 m south to the Site, was approved by the Board on a temporary basis of 3 years in September 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

2.5 In addition, the Site is the subject of two approved S.16 planning application (No. A/YL-KTS/879 and 1112) for 'open storage' and 'warehouse' uses submitted by the same applicant as the current application, which were approved by the Board on a temporary basis of 3 years between 2021 and 2026. Approval of the current application is in line with the Board's previous decision. When compared with the latest previous application No. A/YL-KTS/1112, the site area is revised to meet the operational needs. The nature and operation of the applied use remain unchanged. Comparisons of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-KTS/1112 are shown at **Table 1** below:

Table 1 - Development Parameters Between the Proposed Scheme and Previous Application No. A/YL-KTS/1112

| | A/YL-KTS/1112 (a) | Current Application (b) | Difference (b) – (a) |
|-------------------------------|------------------------------|------------------------------|----------------------|
| Site Area | 3,416 m ² (about) | 5,764 m ² (about) | +2,348m ² |
| Covered Area | 590 m ² (about) | 590 m ² (about) | - |
| Uncovered Area | 2,826 m ² (about) | 5,174 m ² (about) | +2,348m ² |
| Total GFA | | | |
| - Domestic GFA | Not applicable | Not applicable | - |
| - Non-Domestic GFA | 590 m ² (about) | 590 m ² (about) | - |
| Plot Ratio | 0.17 | 0.1 | -0.07 |
| Site Coverage | 17% | 10% | -7% |
| No. of Structure | 3 | 3 | - |
| Building Height | 9 m | 9 m | - |
| No. of Storey | 1 | | - |
| No. of Parking Spaces | | | |
| | 2 | 2 | - |
| No. of L/UL and Spaces | | | |
| | 1 | 1 | - |

3) Development Proposal

3.1 The Site occupies an area of 5,764 m² (about), including 696 m² of GL (about) (**Plan 3**). 3 single-storey structures are proposed for warehouses (excluding dangerous goods godown), site office and washroom with total gross floor area (GFA) of 590 m² (about) (**Plan 5**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00, with no operation on Sunday and public holidays. It is estimated that 5 nos. of staff will work at the Site. As the Site is for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are provided at **Table 2** below:

Table 2 – Major Development Parameters

| | |
|------------------------------|--|
| Application Site Area | 5,764 m ² (about), including 696 m ² of GL (about) |
| Covered Area | 590 m ² (about) |
| Uncovered Area | 5,174 m ² (about) |
| Plot Ratio | |
| | 0.1 (about) |
| Site Coverage | |
| | 10% (about) |
| Number of Structure | |
| | 3 |
| Total GFA | |
| - Domestic GFA | 590 m ² (about) |
| - Non-Domestic GFA | Not applicable |
| | 590 m ² (about) |
| Building Height | |
| | 9 m (about) |
| No. of Storey | |
| | 1 |

3.2 The entire Site has been hard-paved with concrete of not more than 0.2 m in depth for open storage area, site formation of structures, parking and L/UL spaces. The current application serves to regularise the existing hard-paving area. The extent of the hard-paving has been kept to a minimum to meet the operational need. The applicant will strictly follow the scheme and no further filling of land will be carried out. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 The Site is proposed to be used for open storage of construction materials (e.g., bricks, tiles, pipes, etc.) and machinery (e.g., excavators, cranes, etc.), while the proposed warehouse is intended for storage of miscellaneous goods (e.g., apparels, electronic goods, furniture, etc.). Construction materials and machinery would only be stored at the designated area (about

3,247 m²) with stacking height of not more than 3 m. No dangerous goods will be stored within the Site and no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

- 3.4 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

| Type of Space | No. of Space |
|---|--------------|
| Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L) | 2 |
| Type of Space | No. of Space |
| L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L) | 1 |

- 3.5 CV will be deployed for the transportation of construction materials and machinery into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress and along the local access during the transportation. With the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the Site will be used for warehouse and open storage only, infrequent trips will be anticipated. The applicant provides an estimation on the trip generation and attraction arising from the proposed development (see **Table 4** below). As the estimated traffic generated and attracted is expected to be minimal, adverse traffic impact should not be envisaged.

Table 4 – Estimated Trip Generation/Attraction

| Time Period | Estimated Trip Generation/Attraction | | | | |
|--|--------------------------------------|-----|----|-----|-------------|
| | PC | | CV | | 2-Way Total |
| | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (08:00 – 09:00) | 2 | 0 | 0 | 0 | 2 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 0 | 2 | 0 | 0 | 2 |
| Average Trips per hour (10:00 – 18:00) | 0 | 0 | 1 | 1 | 2 |

- 3.7 At least 6.5m of headroom has been provided under the Tsing Long Highway. The maximum height of the proposed container vehicle would be not more than 4.6m to provide sufficient headroom for the proposed vehicle. In addition, the Site is the subject of two previous approved applications No. A/YL-KTS/879 and 1112. Based on the latest approved scheme of A/YL-KTS/1112, a total of 3 parking and loading/unloading spaces for private car and container vehicles are provided. The current application with the same traffic scale is considered practicable.
- 3.8 To minimise nuisance to the surrounding area, 2.5m high solid metal wall will be erected along the site boundary to separate the Site and the construction sites, open storage operation and vacant land. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.9 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of a FSIs proposal

to mitigate any adverse impact arising from the proposed development (**Appendix I**). The applicant will submit and implement the drainage proposal to provide sufficient drainage facilities on the Site after the planning application is approved by the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years**'.

R-riches Property Consultants Limited

February 2026

LIST OF PLANS

| | |
|---------------|--|
| Plan 1 | Location plan |
| Plan 2 | Plan showing the zoning of the Site |
| Plan 3 | Plan showing the land status of the Site |
| Plan 4 | Town Planning Board Guideline No. 13G |
| Plan 5 | Layout plan |
| Plan 6 | Plan showing the filling of land at the Site |
| Plan 7 | Swept path analysis |

APPENDICES

| | |
|-------------------|-------------------------------------|
| Appendix I | Fire Service Installations Proposal |
|-------------------|-------------------------------------|

Our Ref. : DD103 Lot 355 RP & VL
Your Ref. : TPB/A/YL-KTS/1121

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

12 March 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1121)

We are writing to submit supplementary information in support of the subject application
(Appendix I).

Should you require more information regarding the application, please contact our Mr.
Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN

email: synsin@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/1121)

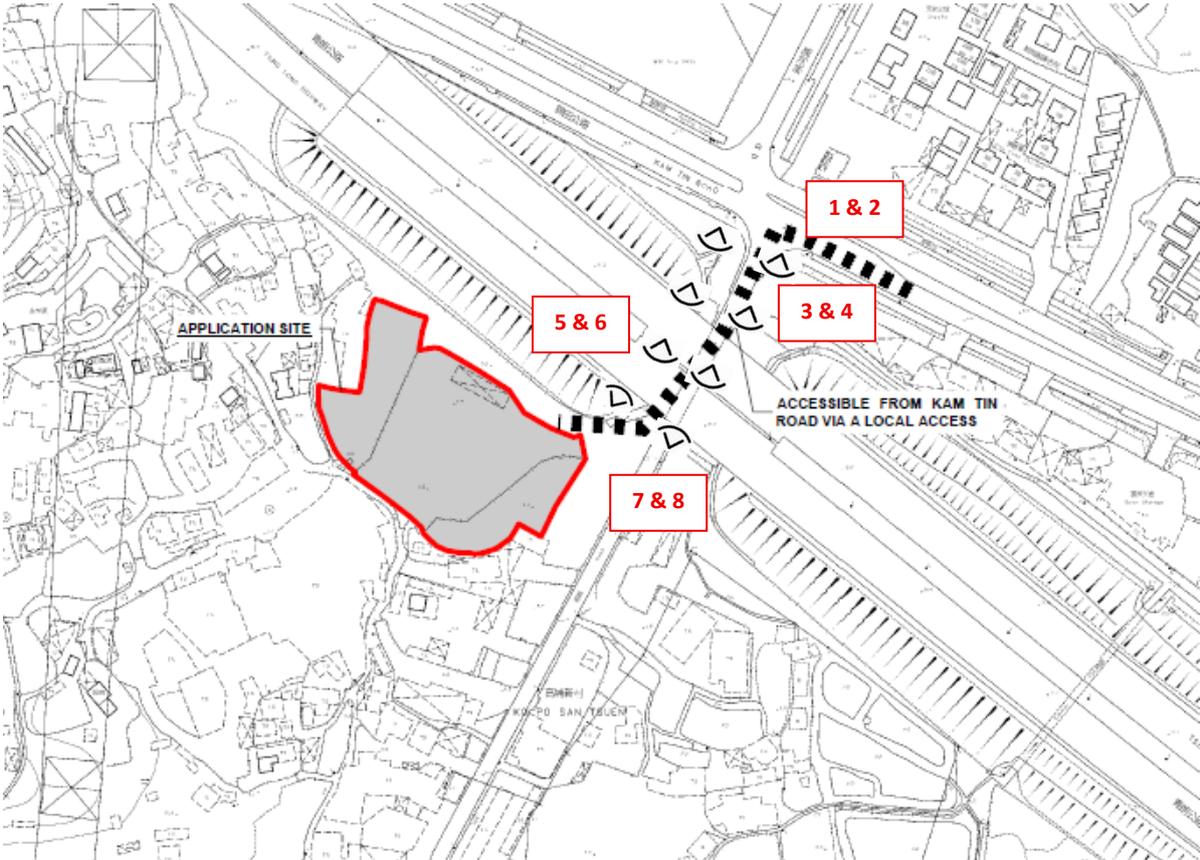
The applicant provides the following supplementary information for the application:

- (i) No container will be stored within the application site (the Site). No site office is proposed for the current application.
- (ii) No dusty materials, including cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips will be stored at the Site at any time during the planning approval period.
- (iii) A photographic record showing that at least 6.5m of headroom has been provided under the Tsing Long Highway is provided (**Annex I**). As the maximum height of the proposed container vehicle would be not more than 4.6m, there is sufficient headroom for the proposed vehicle.

Annex I – Photographic Record Showing the Headroom under Tsing Long Highway
Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1121)

Photographic records taken on 2.2.2026 are provided as follow:





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8