

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1125

Our Ref.: P25012/TL26181

19 May 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
With Ancillary Office and Associated Filling of Land for a Period of 3 Years in
“Agriculture” Zone, Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B,
1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTS/1125)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and public comments for the captioned application.

We would also like to clarify that light goods vehicles are proposed to be used for the daily operation of the proposed development. The average trip attraction and generation rates are relatively low (total trips of 7 attractions and 7 generations per day as mentioned in the Planning Statement). It would not disrupt/affect the daily life of the local residents. The operation hours are restricted from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. Beyond operation hours, no vehicle travel to/from the site will be allowed. Drivers will be reminded to pay more attention to the pedestrians on the road. As such, the proposed development should not cause adverse traffic impacts to the adjacent areas and road network.

The applicant undertakes that no open storage activities will be carried out within the site and will reinstate the site upon expiry of the planning permission.

In view of the amendment made, we enclose the revised pages of the application form, planning statement (Appendix I), Layout Plan (Plan 3a) and Swept Path Analysis (Plan 4a) for your consideration.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

c.c. DPO/FS&YLE, PlanD (Attn.: Ms. Selena SIN / Ms. Athena LAI)

Further Information for Planning Application No. A/YL-KTS/1125**Response-to-Comments****Comments from Environmental Protection Department**

Contact person: Mr. Kelvin WONG (Tel.: 2835 1117)

I.	Comments	Responses
1.	It is noted that the proposed use would involve storage of sand among other construction materials. In this regard, grateful if the applicant could clarify the area that would be used for storage of sand to facilitate our consideration of the proposed use's potential implication under Item K.11 ("A sand depot with a site area of more than 1 ha in size."), Part I, Schedule 2 in the Environmental Impact Assessment Ordinance.	The sand that stored on site has been already packaged and they will be stored in the enclosed warehouses on site with a site area of less than 1 ha in size.

Comments from Lands Department

Contact person: Ms. CHENG Sze Lai (Tel.: 2443 1072)

II.	Comments	Responses
1.	<p><u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot Nos. 1013, 1015 S.A, 1015 S.B, 1015 RP, 1016, 1034 and 1035 in D.D. 113 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the</p>	The applicant will apply to the Lands Department for a Short Term Waiver after planning approval has been granted.

	proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
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Comments from Drainage Services Department

Contact person: Mr. Jeff TSE

III.	Comments	Responses
1.	The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.	Noted.
2.	The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	Noted.
3.	The existing 600mm pipe and stream course, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted.	Noted.
4.	The proposed development would neither obstruct overload flow nor adversely affected any existing natural streams, village drains, ditched and the adjacent areas.	Noted.
5.	The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.

- END -

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	4622	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1575	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1575	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1575	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Refer to Plan 3		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	3	
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	7	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays		
(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	<input checked="" type="checkbox"/> 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)) <u>Kam Ho Road</u> <input type="checkbox"/> 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)
	No 否	<input type="checkbox"/>

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	7
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	25.4 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	10
	Private Car Parking Spaces 私家車車位	3
	Motorcycle Parking Spaces 電單車車位	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	7
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	
	Medium Goods Vehicle Spaces 中型貨車車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	11	1
2	Warehouse with Ancillary Office	225	225	11	1
3	Warehouse with Ancillary Office	225	225	11	1
4	Warehouse with Ancillary Office	225	225	11	1
5	Warehouse with Ancillary Office	225	225	11	1
6	Warehouse with Ancillary Office	225	225	11	1
7	Warehouse with Ancillary Office	225	225	11	1
Total		<u>1,575</u>	<u>1,575</u>		
		Plot Ratio	Site Coverage		
		0.25	25.4%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 7 nos. of parking space for light goods vehicles (LGV) and 3 nos. of parking space for private cars are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kam Ho Road leading to the ingress to its east. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. Each warehouse is proposed to be provided with a parking space for LGV for their daily operations.
13. The entire site is proposed to be filled with concrete of about 0.2 m in depth (from 19.2 mPD to 19.4 mPD) for the provision of a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 5**).
14. There will be a minimum separation distance of about 30m between the proposed structures and the surrounding residential structures on the north-western side of the Site to avoid nuisance caused to the residents nearby. No activities will be carried out in this area within the Site.

Previous Application

15. The Site is the subject of a previous application No. A/YL-KTS/1011 for ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place’ use, which was approved by the Rural and New Town Planning Committee (“the Committee”) on 28.2.2025. After obtaining the planning approval, the Applicant found it difficult to operate the hobby farm and barbecue business due to the lack of customers and it came to the Applicant’s attention that there had been several planning approvals for ‘warehouse’ use within the “AGR” zone on the same OZP and there is an increasing demand for warehouses in the area. As such, the Applicant intended to submit a fresh planning application for such use.

13:00 – 14:00	0	0
14:00 – 15:00	1	2
15:00 – 16:00	1	1
16:00 – 17:00	2	0
17:00 – 18:00	0	1
18:00 – 19:00	0	1
Total Trips	<u>7</u>	<u>7</u>

23. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
24. 7 nos. of parking space for LGV and 3 nos. of parking space for private cars are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
25. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. The parking spaces for private cars are for staff use only.

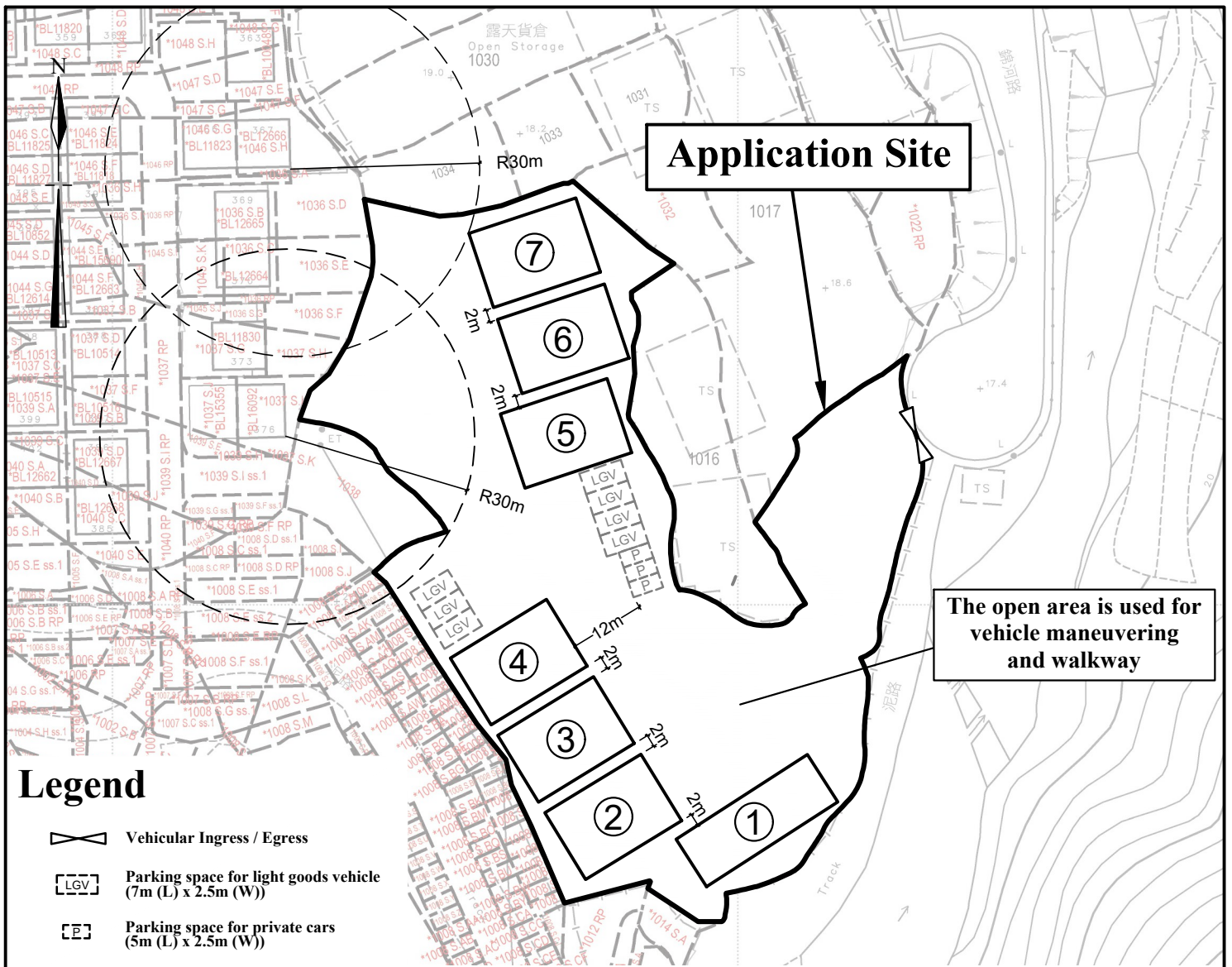
Site of Archaeological Interest

26. The site is situated within the Ho Pui Site of Archaeological Interest, no ground excavation works and foundation works will be involved for erection of the structures and filling of land. The Proposed Development is on a temporary basis. Temporary structures are proposed to be constructed which are steel-frame structures with no foundation.
27. A drainage proposal (**Plans 6.1 & 6.2**), with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development has been submitted for the consideration of DSD. Only minor excavation works will be involved on the periphery of the Site for the drainage facilities, with a minimum depth of about 750mm, to meet the requirement of DSD. As such, adverse impact to Ho Pui Site of Archaeological Interest should not be anticipated.

Environment

28. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
29. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

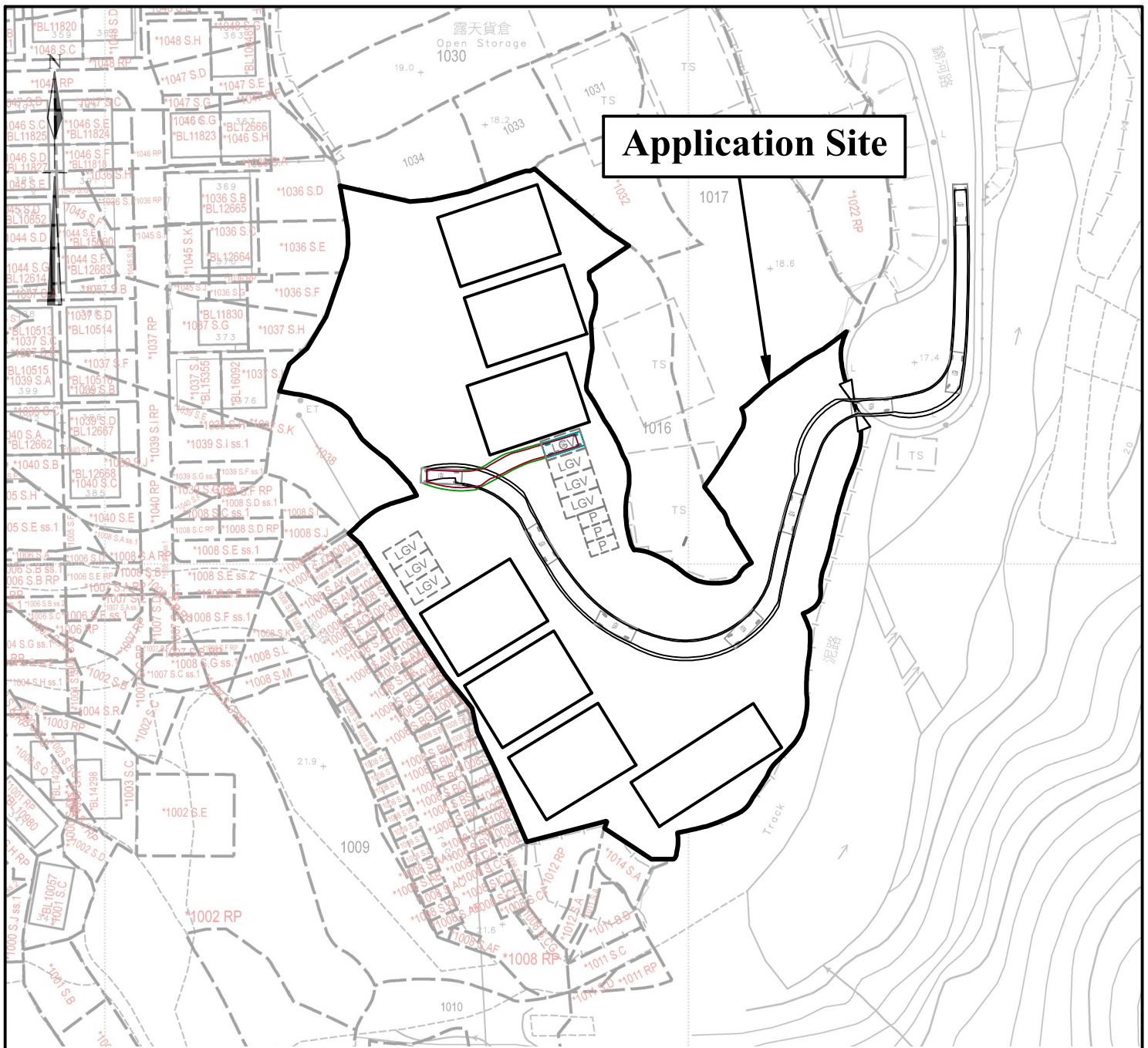
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


Site Area(about): 6,197m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
2	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
3	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
4	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
5	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
6	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
7	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
Total		1,575 m²	1,575 m²		

1:1000	Layout Plan	Goldrich Planners & Surveyors Ltd.
May 2026	Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.	Plan 3a (P 25012)



Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle (7m (L) x 2.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Light goods vehicle (7m (L) x 2.5m (W))

1:1000

May 2026

Swept Path Analysis

Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.

Goldrich Planners & Surveyors Ltd.

Plan 4a
(P 25012)