Total: 5 pages

Date: 16 October 2026

TPB Ref.: A/YL-KTS/1154

By Email

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

Dear Sir,

Temporary Logistics Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

In view of that the applicant wishes to provide a site office within the Structure 1 for the purpose of logistics centre, the proposed layout plan, page 2, 5 and 11 of the S.16-III application form have been updated for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [redacted] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: [redacted]) – By Email

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.info.gov.hk/tpb/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☑ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Tsui Yat Wah (徐日華)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 9,000 (Not more than) sq.m 平方米☑About 約 ☐Gross floor area 總樓面面積 6,065 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	1,068 sq.m 平方米 ☑About 約

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	4,290 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	4,710 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	NA sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 6,065 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	Not more than 6,065 sq.m ☐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)

Structure 1: Logistics centre & site office (Not exceeding 13m, 2 storeys), Structure 2: Electricity meter room (Not exceeding 3m, 1 storey), Structure 3: Guard room (Not exceeding 3m, 1 storey), Structure 4: Electricity meter room (Not exceeding 3m, 1 storey), Structure 5 & 6: Toilet (Not exceeding 3m, 1 storey)

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	4 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	4 spaces of 11m x 3.5m (MGV & HGV)
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

<table>
<tr><td rowspan="3">(i) Gross floor area and/or plot ratio
總樓面面積及／或地積比率</td><td></td><td>sq.m 平方米</td><td>Plot Ratio 地積比率</td></tr>
<tr><td>Domestic
住用</td><td>NA
☐ About 約
☐ Not more than 不多於</td><td>NA
☐About 約
☐Not more than 不多於</td></tr>
<tr><td>Non-domestic
非住用</td><td>6,065
☐ About 約
☑ Not more than 不多於</td><td>0.674
☐About 約
☑Not more than 不多於</td></tr>
<tr><td rowspan="2">(ii) No. of block
幢數</td><td>Domestic
住用</td><td colspan="2">NA</td></tr>
<tr><td>Non-domestic
非住用</td><td colspan="2">6</td></tr>
<tr><td rowspan="4">(iii) Building height/No. of storeys
建築物高度／層數</td><td rowspan="2">Domestic
住用</td><td colspan="2">NA
m 米
☐ (Not more than 不多於)</td></tr>
<tr><td colspan="2">NA
Storeys(s) 層
☐ (Not more than 不多於)</td></tr>
<tr><td rowspan="2">Non-domestic
非住用</td><td colspan="2">13
m 米
☑ (Not more than 不多於)</td></tr>
<tr><td colspan="2">2
Storeys(s) 層
☑ (Not more than 不多於)</td></tr>
<tr><td>(iv) Site coverage
上蓋面積</td><td colspan="3">52.33 %
☑ About 約</td></tr>
<tr><td>(v) No. of parking spaces and loading / unloading spaces
停車位及上落客貨車位數目</td><td colspan="3">Total no. of vehicle parking spaces 停車位總數

Private Car Parking Spaces 私家車車位
Motorcycle Parking Spaces 電單車車位
Light Goods Vehicle Parking Spaces 輕型貨車泊車位
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)
NA
_____
_____

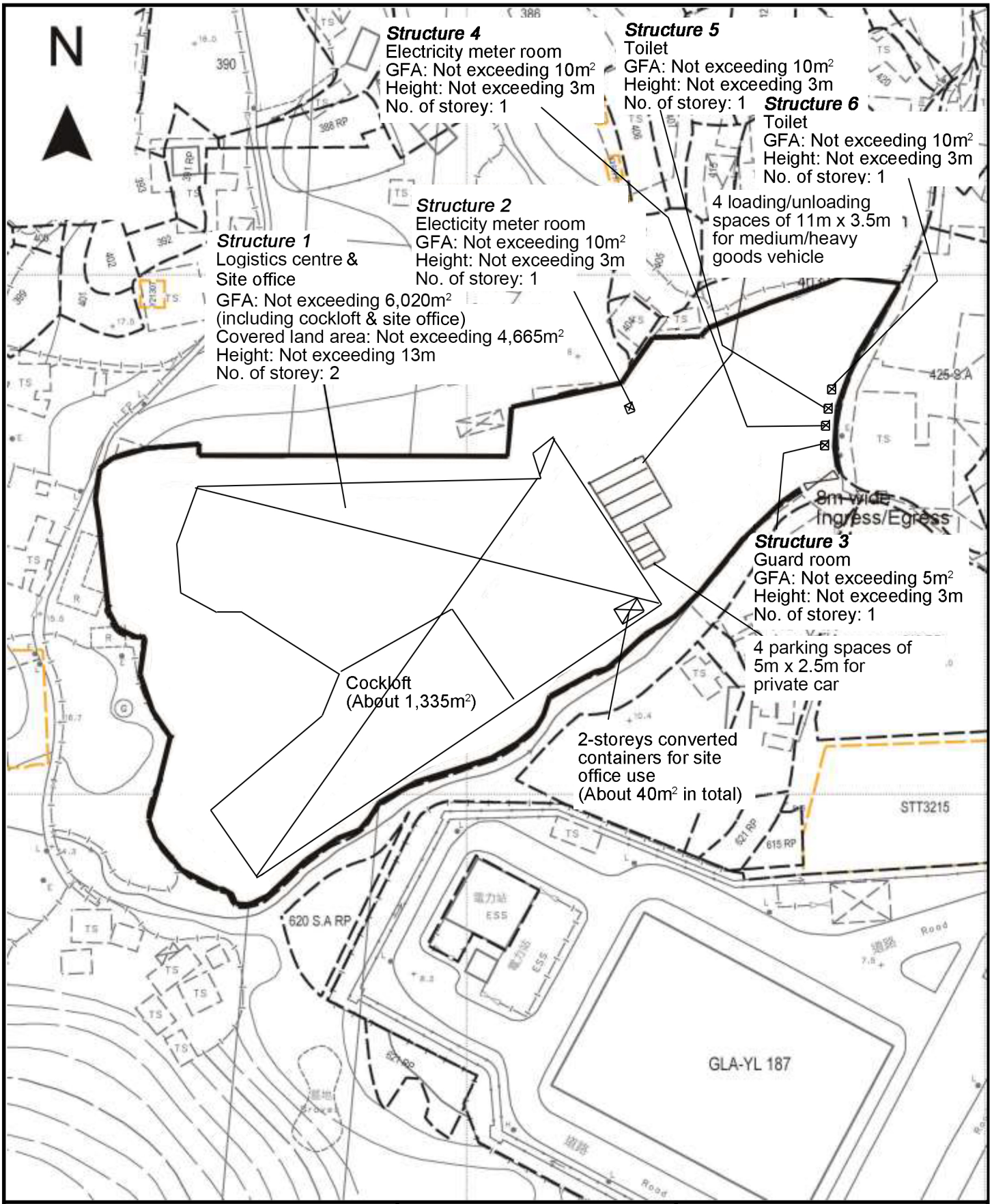
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數

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 中型貨車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)
NA
_____
_____</td><td>4

4
0
0
0
0

4

0
0
0
4 (MGV & HGV)
0</td></tr>
</table>



Project 項目名稱: Temporary Logistics Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 403 RP (Part) in D.D. 103 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000