

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1110 S.C-H (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to use the Site for open storage of miscellaneous items (i.e. construction materials, machinery, vehicles, recycling materials etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11. According to the Notes of the OZP, 'Open Storage' is neither a Column 1 nor a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site has been left vacant without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Similar applications Nos. A/YL-SK/371 and A/YL-SK/384 for/partly for the same applied use have recently been approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, 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. Furthermore, the Site is surrounded by various open storage yards and warehouses. Furthermore, the Site is also located approximately 80 m east of the adjoining "Industrial (Group D)" zone on the same OZP. Therefore, the applied use is considered not incompatible with the surrounding land uses.

2.4 The Site was subject of a previous application No. A/YL-SK/395 for the same applied use submitted by a different applicant, which was approved by the Board on a temporary basis for a period of 3 years in 2024. Hence, approval of the current application is in line with the previous decision of the Board. Comparing to the previous application, there are some minor changes in terms of the number of structures and gross floor area (GFA) under the current application, under which 5 additional structures with the total GFA of 61 m² (about) are proposed for various ancillary uses including meter room, site office, etc. The applicant of the previous application has made effort to comply with the planning conditions imposed under the previous application; details are shown at **Table 1** below:

Table 1 – Planning conditions under the previous application No. A/YL-SK/395

Planning conditions		Date of compliance
(a)	Submission of a drainage proposal	17.06.2025
(b)	Implementation of drainage proposal	Not yet complied with
(d)	Provision of fire extinguisher(s)	21.03.2025
(e)	Submission of fire service installations (FSIs) proposal	18.06.2025
(f)	Implementation of FSIs proposal	08.01.2026

2.5 In support of the application, the applicant has submitted the drainage proposal accepted under the previous application with a view to alleviating the potential adverse drainage impact arising from the proposed development (**Appendix I**). Should planning permission be granted by the Board, the applicant will continue to implement the accepted drainage facilities therewithin and submit relevant photographic records for the consideration of relevant authorities.

3) Development Proposal

3.1 The Site consists of an area of 1,626 m² (about) (**Plan 3**). A total of 5 temporary structures is proposed for meter room, storage of goods and site office with total GFA of 61 m² (about) (**Plan 5**). The majority of the Site (i.e. about 875 m²; 54% of the Site) is designated for open storage of miscellaneous items. The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Ancillary facilities (i.e. site office and meter room) are provided to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate 4 nos. of staff. As the Site is for open storage use without any shopfront, no visitor is anticipated therewithin. Details of development are provided at **Table 2** below:

Table 2 – Major development parameters

Site area	1,626 m ² (about)
Covered area	61 m ² (about)
Uncovered area	1,565 m ² (about)
Plot ratio	0.04 (about)
Site coverage	4 % (about)
No. of structure	5
Total GFA	61 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	61 m ² (about)
Building height	3 m (about)
No. of Storey	1

- 3.2 The entire Site has been hard-paved with concrete of not more than 0.1 m in depth for the operation of the proposed development and provision of vehicle parking and L/UL and circulation space. The existing site level is at +14.7 mPD. The current application serves to regularise the existing filling of land (**Plan 6**). The concrete site formation, which has been kept to a minimum, is considered necessary to provide a relatively flat and solid surface for the applied use. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out.
- 3.3 It is noted that the Site is in close proximity to the Shui Lau Tin Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, no other excavation work will be conducted therewithin. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels will be built to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.
- 3.4 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access (**Plan 1**). Light goods vehicles (LGV) will be deployed for transportation of construction

materials to and 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**). Details of the parking and loading/unloading (L/UL) provision are shown at **Table 3** below:

Table 3 – Parking and L/UL provisions

Type of space	No. of space
Parking space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.5 Medium/heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the Site will be used for open storage use only, infrequent trips will be anticipated, traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below).

Table 4 – Estimated trip generation and attraction

Time period	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Average traffic trip per hour (10:00 – 18:00)	0.5	0.5	0.5	0.5	2

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The construction materials would only be stored at the designated storage area during the planning approval period.
- 3.7 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 such as the provision of an accepted drainage proposal have been provided by the applicant to mitigate the adverse impact that would have arisen from the proposed development. Should planning permission be granted by the Board, the applicant will continue to implement the accepted drainage facilities therewithin and submit relevant photographic records for the consideration of relevant authorities.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

September 2026

LIST OF APPENDICES

Appendix I	Drainage proposal accepted under the previous application
-------------------	---

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	TPB PG-No. 13G
Plan 5	Layout plan
Plan 6	Plan showing the filling of land
Plan 7	Swept path analysis



R-RICHES
PLANNING LIMITED

盈卓
規劃
有限公司

Our Ref.: [REDACTED]
Your Ref.: A/YL-SK/477

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

By E-mail

15 October 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/477)

We write to submit supplementary information with the revised supplementary and the revised plan showing the filling of land at the application site (***enclosed***), which serve to supersede the original submission submitted to the Town Planning Board on 29.9.2026.

Should you require more information, please contact the undersigned at [REDACTED].
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG
(Attn.: Mr. Travis KWOK

email: jshwong@pland.gov.hk)
email: ttkkwok@pland.gov.hk)

