

This document is received on 2026-02-23
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1214
	Date Received 收到日期	2026-02-23

- 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。
- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- 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。

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)

TANG Tsz Mo 鄧子武

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)

R-riches Planning Limited 盈卓規劃有限公司

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 1905 RP (Part) in D.D. 107 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	<input checked="" type="checkbox"/> Site area 地盤面積 4,069 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,140 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 104 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area(1)" Zone
(f) Current use(s) 現時用途	Warehouse and vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)&
於_____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
16/01/2026 - 30/01/2026 (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 04/02/2026 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery 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 2,974sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 1,095sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,140sq.m About 約

Proposed gross floor area 擬議總樓面面積 1,140sq.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	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ¹	746 m ² (ABOUT)	746 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) ¹	294 m ² (ABOUT)	294 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	STORAGE OF PALLET	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	34 m ² (ABOUT) ¹	64 m ² (ABOUT) ²	7 m (ABOUT)(2-STOREY)
B5	SITE OFFICE AND WASHROOM	15 m ² (ABOUT)	30 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		1,095 m² (ABOUT)	1,140 m² (ABOUT)	

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

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

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 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 2

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday 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 <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)) Accessible from Shui Mei Road via a local access. No 否 <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) <input type="checkbox"/>																														
(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 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(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 <input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他



on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

06/02/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1905 RP (Part) in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	4,069 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 104 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Comprehensive Development Area(1)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,140 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 8 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	27	%	<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	4	
	Private Car Parking Spaces 私家車車位	4	
	Motorcycle Parking Spaces 電單車車位	N/A	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	
	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	3	
	Taxi Spaces 的士車位	N/A	
	Coach Spaces 旅遊巴車位	N/A	
	Light Goods Vehicle Spaces 輕型貨車車位	1	
	Medium Goods Vehicle Spaces 中型貨車車位	N/A	
	Heavy Goods Vehicle Spaces 重型貨車車位	2	
	Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status of the Site; Plan showing TPB PG-No. 13G; and Swept path analysis.</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1905 RP (Part) in D.D. 107 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery and indoor storage space in recent years, the applicant would like to operate a warehouse and an open storage yard to support the local construction, warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.); whereas the open storage is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.).

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Comprehensive Development Area(1)" ("CDA(1)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied uses are neither Column 1 nor 2 uses within the "CDA(1)" zone, which require planning permission from the Board (**Plan 2**).
- 2.2 The applied uses are considered not incompatible with surrounding open storage yards and public vehicle parks. The sites of various approved open storage yards and warehouses under different planning applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) are situated to the immediate northeast and southwest of the Site. 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**). Although the Site falls within the "CDA(1)" zone, there is no known comprehensive development/redevelopment of the area for residential use at the Site and its vicinity. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "CDA(1)" zone and would better utilise precious land resources in the New Territories.

2.3 Several similar applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) for the applied uses were approved by the Board within the same “CDA(1)” zone on the OZP in 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent in the “CDA(1)” zone.

3) Development Proposal

3.1 The Site occupies an area of 4,069 m² (about), including GL of 104 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 5 nos. of temporary structure are proposed for warehouse (excl. D.G.G.), site office, washroom and storage of pallet with total gross floor area (GFA) of 1,140 m² (about) (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces and the open storage operation. The area designated for the open storage operation is 1,639 m² (about) with a maximum stacking height of 3 m. It is estimated that the proposed development would accommodate not more than 5 nos. of staff. As the Site is solely for ‘warehouse’ and ‘open storage’ uses without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	4,069 m ² (about), including GL of 104 m ² (about)
Covered area	1,095 m ² (about)
Uncovered area	2,974 m ² (about)
Plot ratio	0.28 (about)
Site coverage	27% (about)
No. of structure	5
Total GFA	1,140 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,140 m ² (about)
Building height	3 m to 8 m (about)
No. of storey	1 to 2

3.2 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). 3 nos. of vehicular ingress/egress (ranging from 6 m to 13 m in width) are proposed along the southern periphery of the Site. A total of 7 parking and L/UL spaces are proposed within the Site. Details of the

provision of parking and L/UL spaces are shown at **Table 2** below.

Table 2 – 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)	4
L/UL Space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	2

- 3.3 HGV and LGV will be deployed for the transportation of materials 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 (**Plans 6 and 7**). Staff will be deployed to station at the vehicular ingress/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site is solely for 'warehouse' and 'open storage' uses, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						
	PC		LGV		HGV		2-way total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Average trip per hour (10:00 – 18:00)	0	0	1	1	1	1	4

- 3.4 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.

- 3.6 The applicant will comply with the latest '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 areas. The applicant will also 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 approval period of the planning permission.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. The surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing and maintaining the on-site drainage system within the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**'.

R-riches Planning Limited

February 2026

LIST OF PLANS

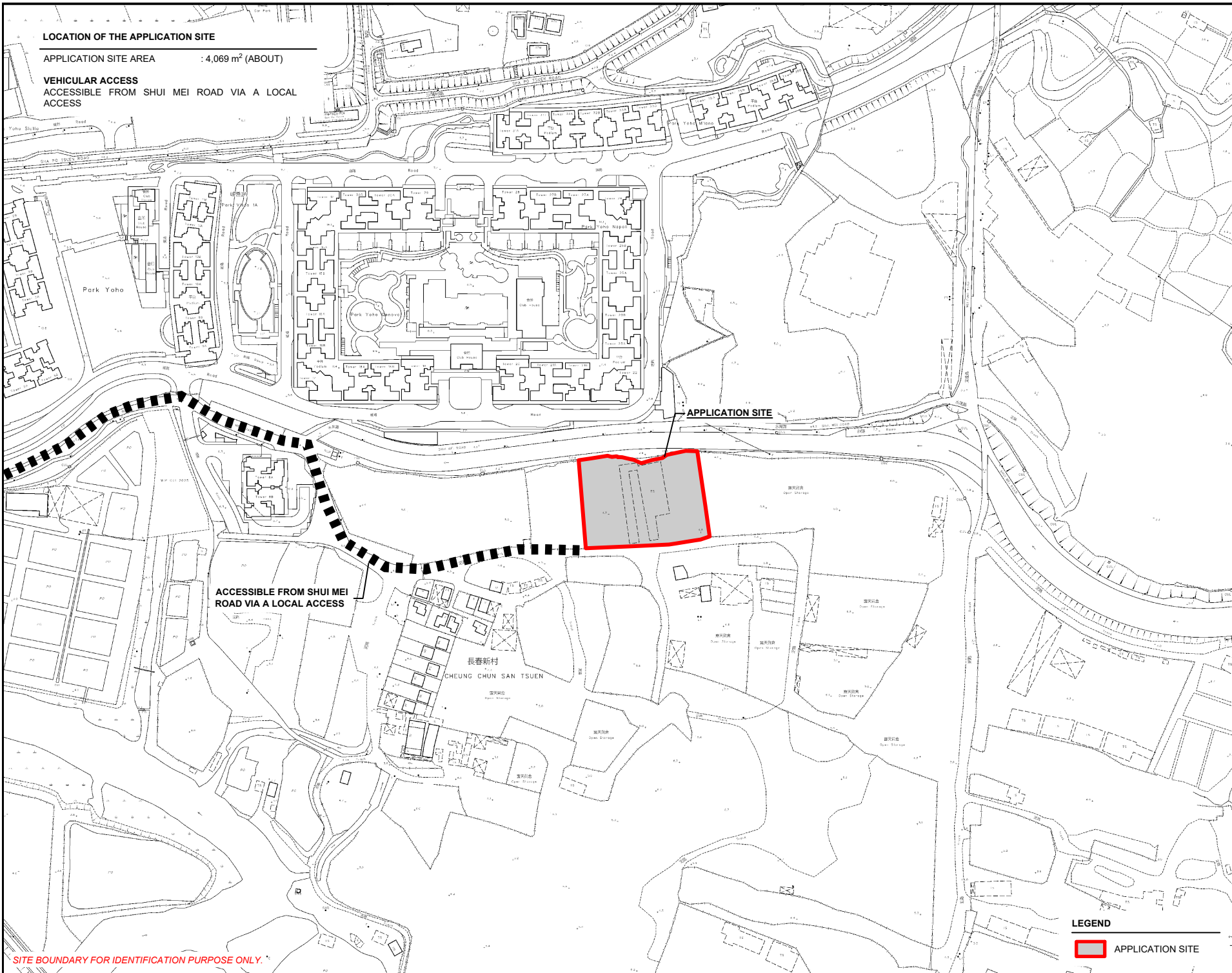
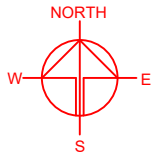
Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Plan showing TPB PG-No. 13G
Plan 5	Layout plan
Plan 6	Swept path analysis (HGV)
Plan 7	Swept path analysis (LGV)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,069 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

長春新村
CHEUNG CHUN SAN TSUEN

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	3.2.2026

CHECKED BY	DATE

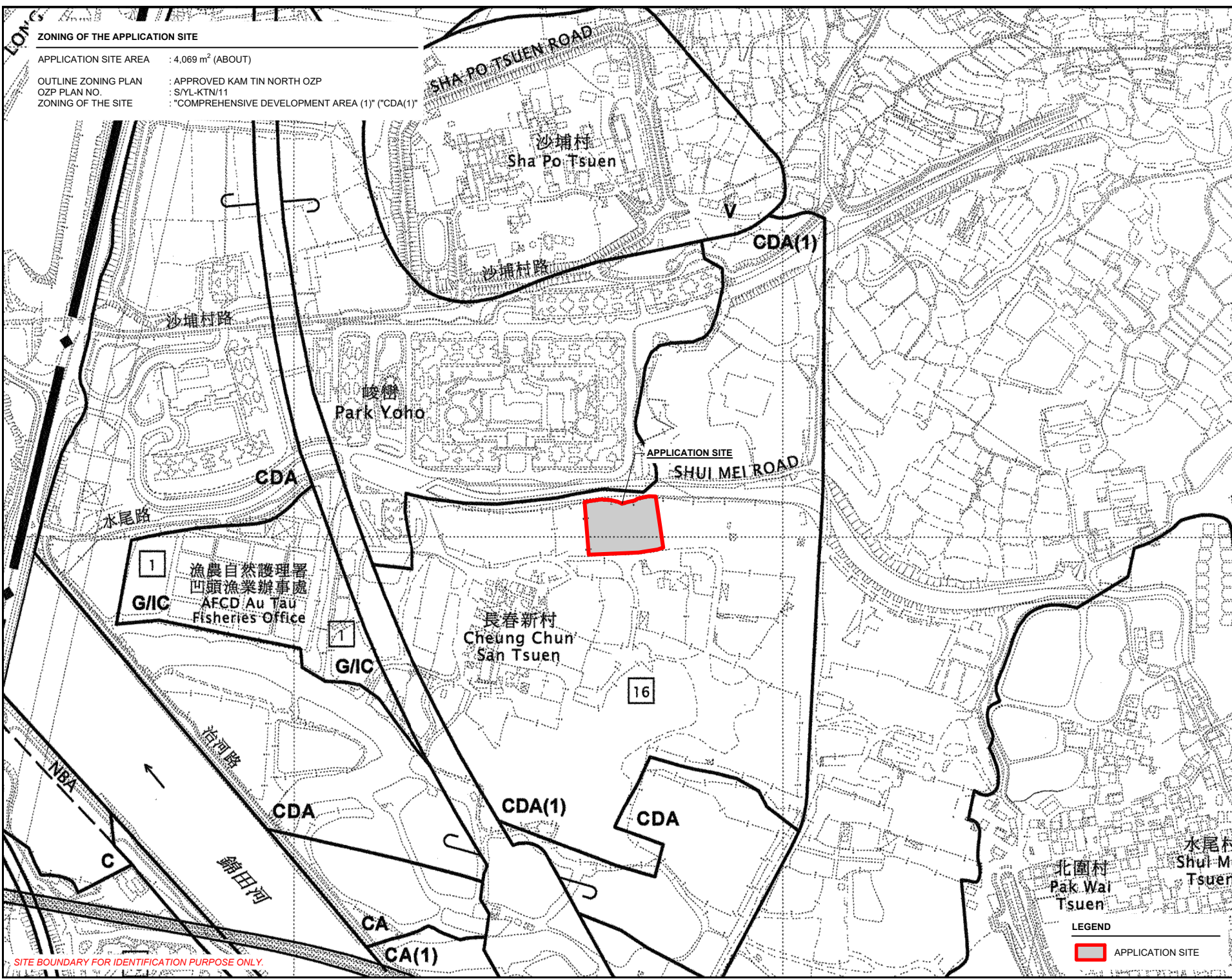
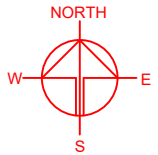
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,069 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA (1)" ("CDA(1)")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

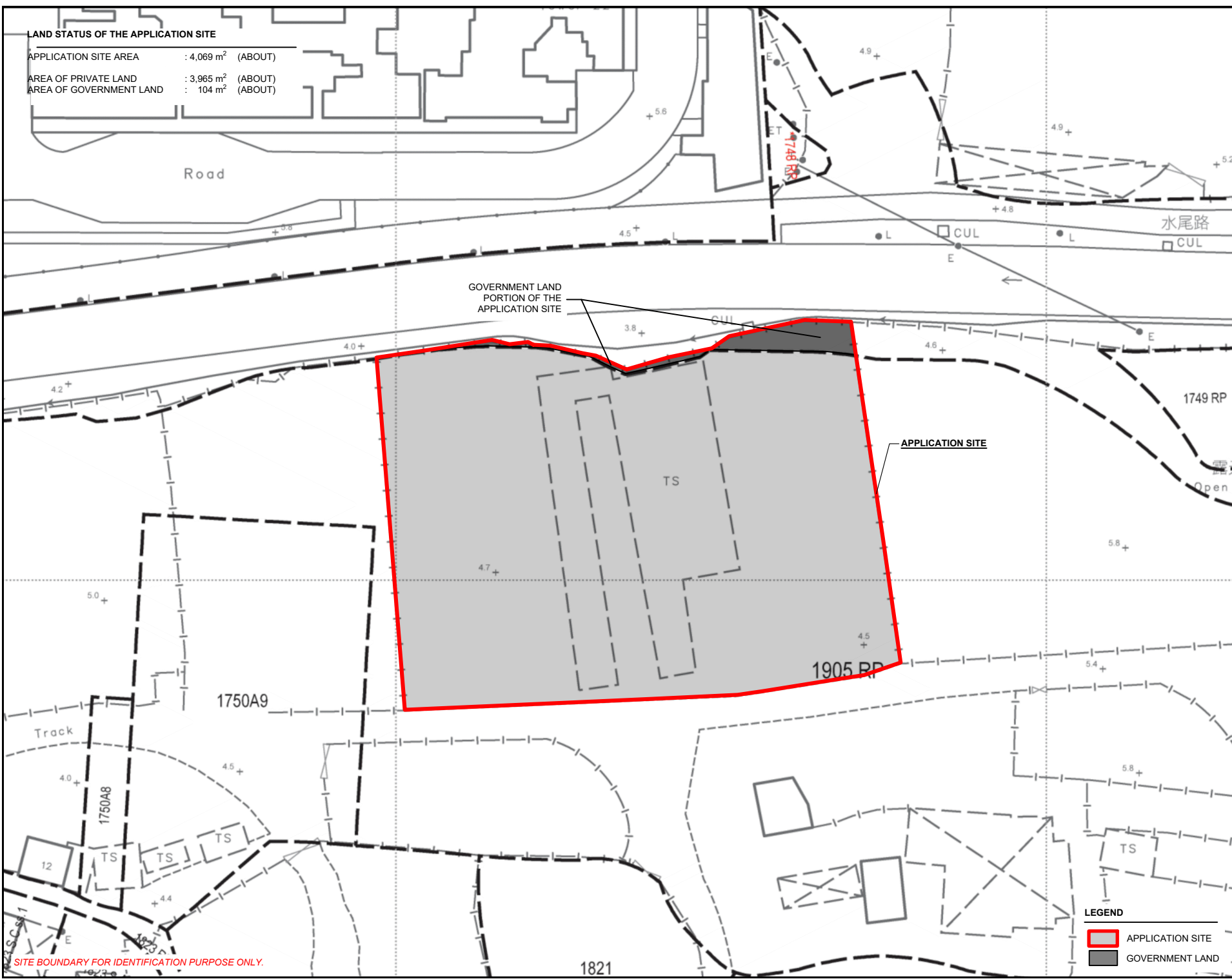
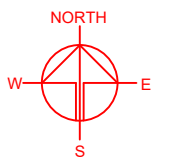
SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	3.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,069 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,965 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 104 m² (ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

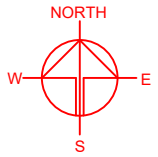
LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	3.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,069 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TSUEN ROAD

Park Yoho




APPLICATION SITE

HUI MEI ROAD

CHEUNG CHUN SAN TSUEN

Tau
ies
e

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

3.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG. NO.

PLAN 4

VER.

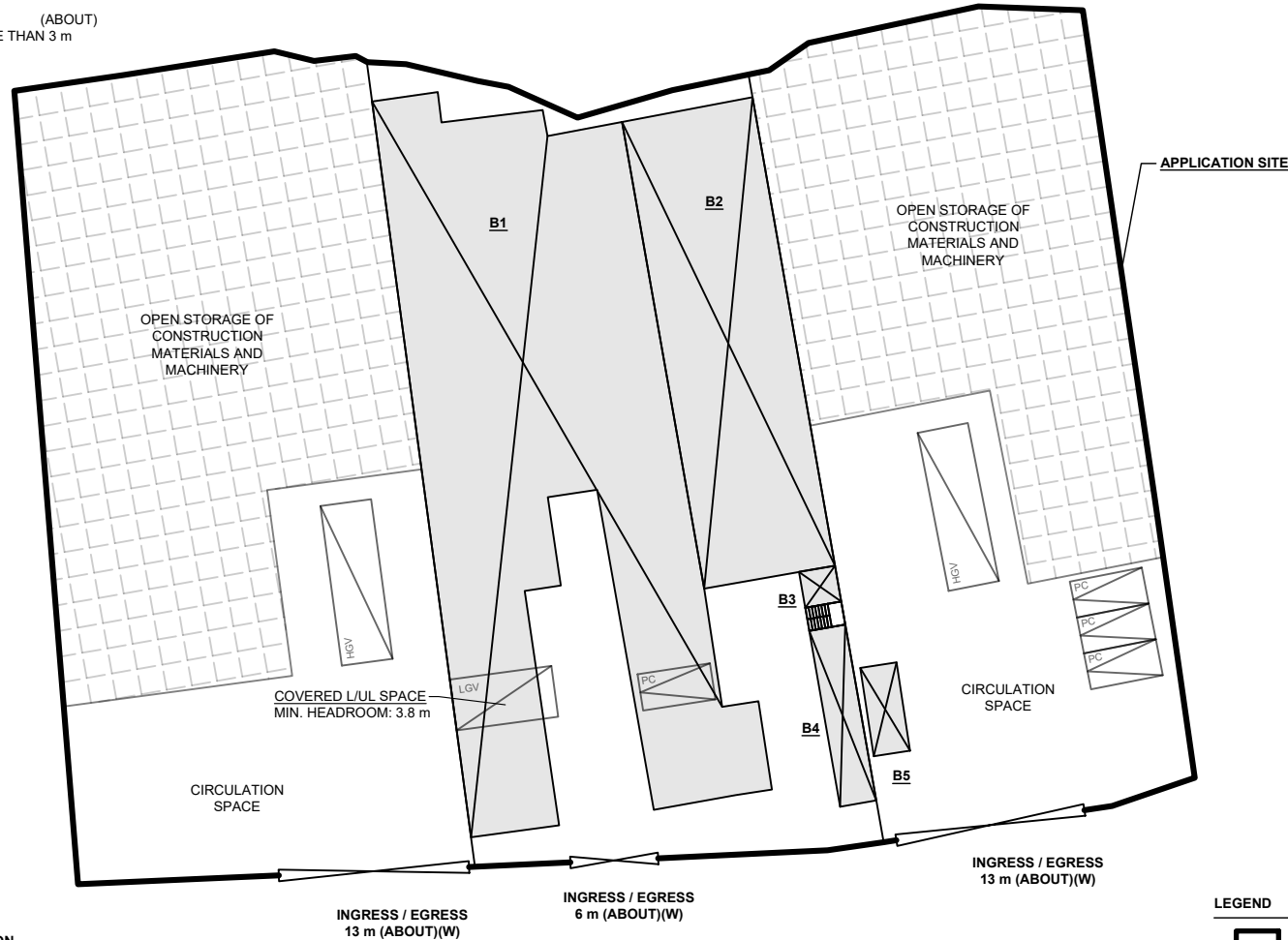
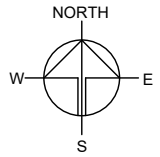
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,069 m ²	(ABOUT)
COVERED AREA	: 1,095 m ²	(ABOUT)
UNCOVERED AREA	: 2,974 m ²	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,140 m ²	(ABOUT)
TOTAL GFA	: 1,140 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 1,639 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ¹	746 m ² (ABOUT)	746 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) ¹	294 m ² (ABOUT)	294 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	STORAGE OF PALLET	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	34 m ² (ABOUT) ¹	64 m ² (ABOUT) ²	7 m (ABOUT)(2-STOREY)
B5	SITE OFFICE AND WASHROOM	15 m ² (ABOUT)	30 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		1,095 m² (ABOUT)	1,140 m² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN
¹ COVERED AREA OF B4 - 30 m² (G/F) + 4 m² (STAIRCASE) = 34 m²
² GROSS FLOOR AREA OF B4 - 30 m² (G/F) + 30 m² (G/F) + 4 m² (STAIRCASE) = 64 m²



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (HGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

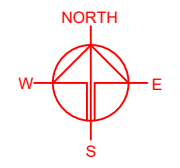
SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	3.2.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 5	001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

INGRESS / EGRESS
13 m (ABOUT)(W)

INGRESS / EGRESS
13 m (ABOUT)(W)

FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/L SPACE (LGV)
- L/L SPACE (HGV)
- INGRESS / EGRESS
- HEAVY GOODS VEHICLE
- SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

PROJECT

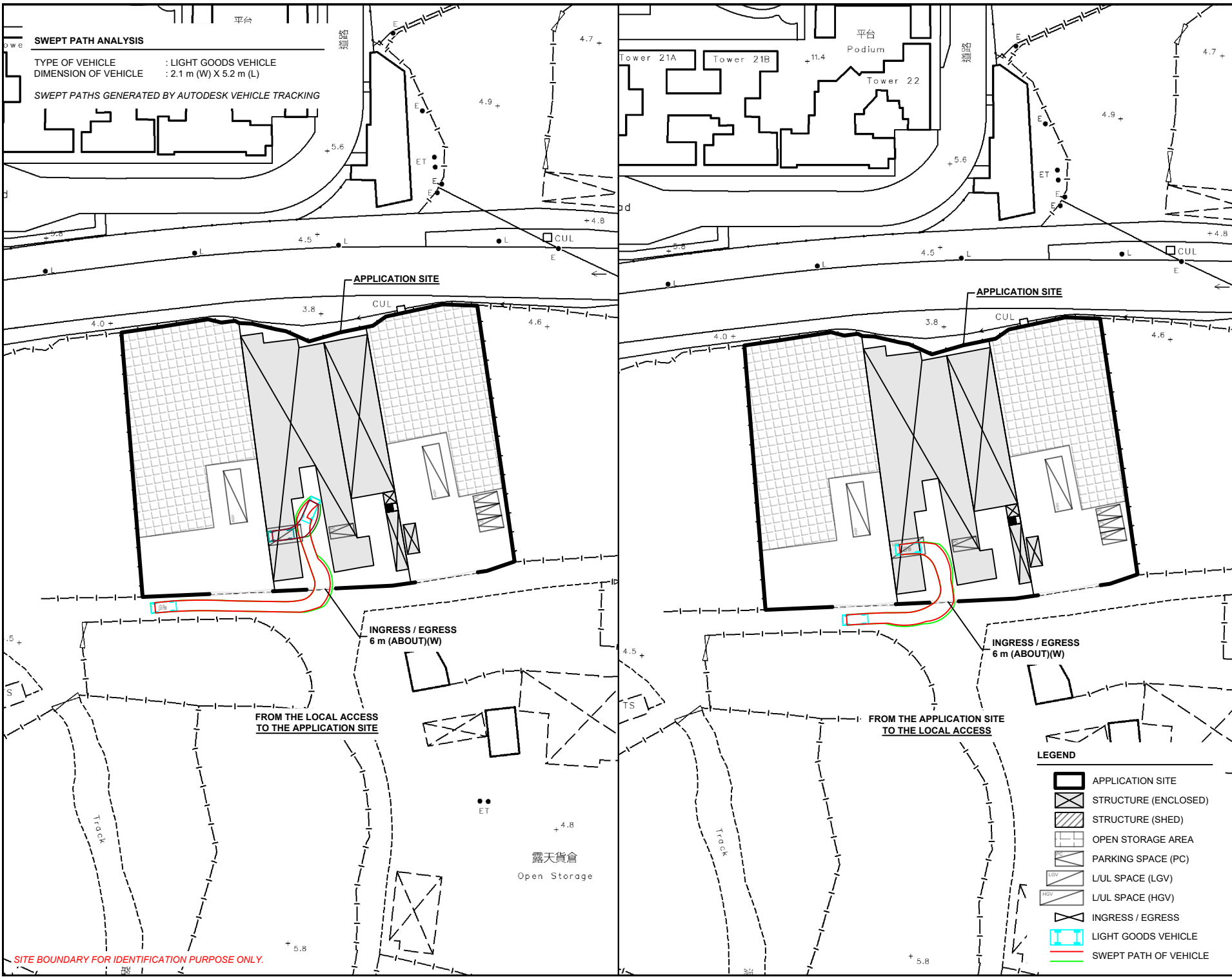
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

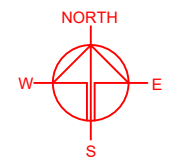
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DRAWN BY	DATE
MN	3.2.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (HGV)	
DWG NO.	VER.
PLAN 6	001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

R-RICHES
 PLANNING LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	3.2.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (LGV)	
DWG NO.	VER.
PLAN 7	001

- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (SHED)
 - OPEN STORAGE AREA
 - PARKING SPACE (PC)
 - L/L SPACE (LGV)
 - L/L SPACE (HGV)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

寄件者: Christian Chim [REDACTED]
寄件日期: 2026年02月27日星期五 18:16
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1214 - Supplementary Information
附件: SI for A_YL-KTN_1214 (20260227).pdf
類別: Internet Email

Dear Sir,

We write to provide supplementary information in support of the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD 107 Lot 1905 RP
Your Ref. : TPB/A/YL-KTN/1214

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

By E-mail

27 February 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and
Open Storage of Construction Materials and Machinery for a Period of 3 Years in
“Comprehensive Development Area(1)” Zone, Lot 1905 RP (Part) in D.D. 107
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1214)

We write to submit supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. 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.: Ms. Andrea YAN
(Attn.: Ms. Athena LAI

email: awyyan@pland.gov.hk)
email: apylai@pland.gov.hk)



Supplementary Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and
Open Storage of Construction Materials and Machinery for a Period of 3 Years in
“Comprehensive Development Area(1)” Zone, Lot 1905 RP (Part) in D.D. 107
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1214)

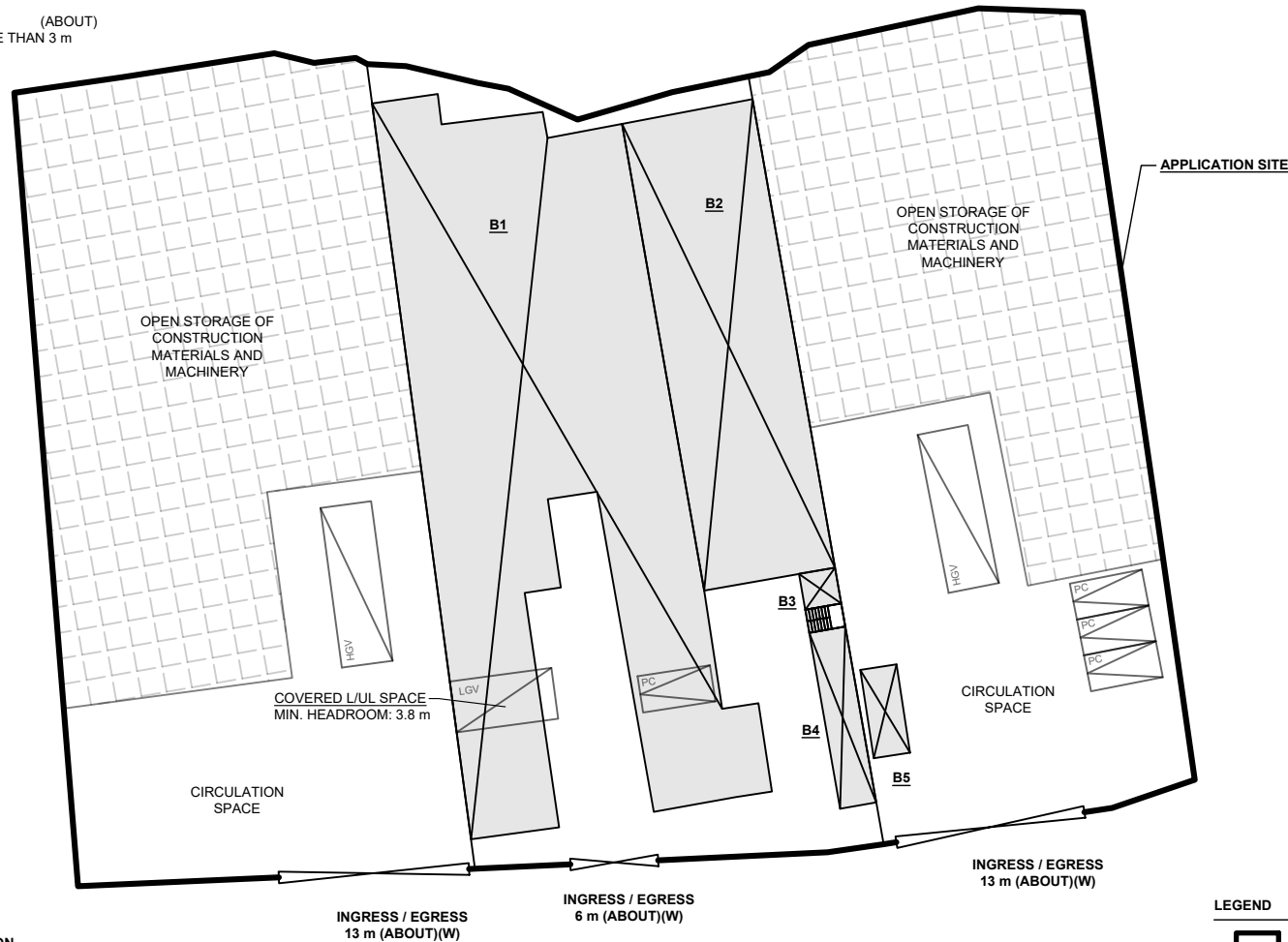
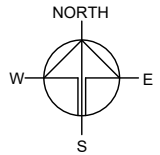
- (i) The applicant provides the following clarification as per the comments from the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD):
- the proposed development comprises 3 separate portions with separate vehicular accesses, which could accommodate upon to 3 different tenants.
- (ii) The applicant provides the following revised documents:
- Layout plan (Plan 5); and
 - Supplementary Statement.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,069 m ²	(ABOUT)
COVERED AREA	: 1,095 m ²	(ABOUT)
UNCOVERED AREA	: 2,974 m ²	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,140 m ²	(ABOUT)
TOTAL GFA	: 1,140 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 1,639 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)*	746 m ² (ABOUT)	746 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)*	294 m ² (ABOUT)	294 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	STORAGE ROOM FOR TOOLS	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	34 m ² (ABOUT) ¹	64 m ² (ABOUT) ²	7 m (ABOUT)(2-STOREY)
B5	SITE OFFICE AND WASHROOM	15 m ² (ABOUT)	30 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		1,095 m² (ABOUT)	1,140 m² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN
¹ COVERED AREA OF B4 - 30 m² (G/F) + 4 m² (STAIRCASE) = 34 m²
² GROSS FLOOR AREA OF B4 - 30 m² (G/F) + 30 m² (G/F) + 4 m² (STAIRCASE) = 64 m²



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (HGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 27.2.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 5 VER. 001

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1905 RP (Part) in D.D. 107 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery and indoor storage space in recent years, the applicant would like to operate a warehouse and an open storage yard to support the local construction, warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.); whereas the open storage is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.).

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Comprehensive Development Area(1)” (“CDA(1)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied uses are neither Column 1 nor 2 uses within the “CDA(1)” zone, which require planning permission from the Board (**Plan 2**).
- 2.2 The applied uses are considered not incompatible with surrounding open storage yards and public vehicle parks. The sites of various approved open storage yards and warehouses under different planning applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) are situated to the immediate northeast and southwest of the Site. 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**). Noting that the Site falls within the “CDA(1)” zone and is partly subject of a planning application No. A/YL-KTN/604 for proposed comprehensive uses, the approval of the current application on a temporary basis for a period of 3 years would not frustrate the long-term planning intentions of the “CDA(1)” zone and would better utilise precious land resources in the New Territories.

2.3 Several similar applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) for the applied uses were approved by the Board within the same “CDA(1)” zone on the OZP in 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent in the “CDA(1)” zone.

3) Development Proposal

3.1 The Site occupies an area of 4,069 m² (about), including GL of 104 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 5 nos. of temporary structure are proposed for warehouse (excl. D.G.G.), site office, washroom and storage rooms for tools with total gross floor area (GFA) of 1,140 m² (about) (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces and the open storage operation. The area designated for the open storage operation is 1,639 m² (about) with a maximum stacking height of 3 m. It is estimated that the proposed development would accommodate not more than 5 nos. of staff. As the Site is solely for ‘warehouse’ and ‘open storage’ uses without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	4,069 m ² (about), including GL of 104 m ² (about)
Covered area	1,095 m ² (about)
Uncovered area	2,974 m ² (about)
Plot ratio	
	0.28 (about)
Site coverage	
	27% (about)
No. of structure	
	5
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,140 m ² (about)
Building height	
	3 m to 8 m (about)
No. of storey	
	1 to 2

3.2 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). 3 nos. of vehicular ingress/egress (ranging from 6 m to 13 m in width) are proposed along the southern periphery of the Site. A total of 7 parking and L/UL spaces are proposed within the Site. Details of the

provision of parking and L/UL spaces are shown at **Table 2** below.

Table 2 – 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)	4
L/UL Space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	2

3.3 HGV and LGV will be deployed for the transportation of materials 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 (**Plans 6 and 7**). Staff will be deployed to station at the vehicular ingress/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site is solely for 'warehouse' and 'open storage' uses, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						2-way total
	PC		LGV		HGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Average trip per hour (10:00 – 18:00)	0	0	1	1	1	1	4

3.4 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

3.5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.

- 3.6 The applicant will comply with the latest '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 areas. The applicant will also 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 approval period of the planning permission.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. The surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing and maintaining the on-site drainage system within the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**'.

R-riches Planning Limited

February 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Plan showing TPB PG-No. 13G
Plan 5	Layout plan
Plan 6	Swept path analysis (HGV)
Plan 7	Swept path analysis (LGV)