此文件在 2026年 9月 02日 收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 2026 -09- 02. 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

260164 31/8 By Hand Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1283
	Date Received 收到日期	2026 -09- 02

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.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)

SHEEN POWER CAPITAL INVESTMENT LIMITED

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)

DESPACE (INTERNATIONAL) LIMITED

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 nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long
(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 2,055.6 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 930 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）	..... sq.m 平方米 ☐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 Outline Zoning Plan No. S/YL-KTN/11
(e)	Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f)	Current use(s) 現時用途	Warehouse (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 _____ (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 _____ (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 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	1125.6 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	930 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	0 sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	930 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	930 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)

One Structure: Warehouse; 1 storey (not exceeding 5m)

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	1
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)	

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	1
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

9:00 am to 7:00 pm from Mondays to Saturdays, no operation on Sundays 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	☑ 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)) Mei Fung Road ☐ 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	☐

(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	☐ Please provide details 請提供詳情
		No 否	☑
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 .....2055.6..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ..Not more than 0.2.. m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
		No 否	☐

(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
		On traffic 對交通	Yes 會 ☐	No 不會 ☑
		On water supply 對供水	Yes 會 ☐	No 不會 ☑
		On drainage 對排水	Yes 會 ☐	No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

	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) 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)

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ..... ☐ month(s) 個月 .....

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the Planning Statement.

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

Gregory K.C. Lam
Name in Block Letters 姓名（請以正楷填寫）

Director
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ 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 (Membership No. 267)
Others 其他 .....

on behalf of 代表 DeSPACE (International) Limited

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

Date 日期 31/08/2026 (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 Nos. 956 and 959 RP in D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long
Site area 地盤面積	2,055.6 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	Agriculture
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land 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		☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	930	☑ About 約 ☐ Not more than 不多於	0.45 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用			
		Non-domestic 非住用	1		
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用			m 米 ☐ (Not more than 不多於)
					Storeys(s) 層 ☐ (Not more than 不多於)
		Non-domestic 非住用	5		m 米 ☑ (Not more than 不多於)
			1		Storeys(s) 層 ☑ (Not more than 不多於)
(iv)	Site coverage 上蓋面積		45	%	☐ 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 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) _____ _____			1 1
		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) _____ _____			1 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明） Location Plan, Lot Index Plan, Public Transport Services Plan, Land Filling Ratio, Drainage Plan, Fire Service Installation Proposal, Swept Path Analysis and Direction of Flow	☐	☑
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

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。

DeSPACE (International) Limited

Date: 31st August 2026

BY HAND & EMAIL

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

Dear Sir/Madam,

SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

****

APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

DeSPACE(International) Limited acts on behalf of the Applicant, the Sheen Power Capital Investment Limited to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and associated filling of land for period of 3 years on a site currently zoned as "Agriculture" ("AGR") within the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP).

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB:

[1] **1** signed original copy of Section 16 Application Form including Particulars of Applicant and Authorized Agent;
[2] **4** hard copies of the Supplementary Planning Statement;
[3] An Authorization Letter signed by the Applicant; and
[4] **1** copy of proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact Mr. Kin LEUNG at [redacted] or the undersigned at [redacted].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

DeSPACE (International) Limited 構建(國際)有限公司

Greg Lam

[redacted]



SUPPLEMENTARY PLANNING STATEMENT

Aug 2026

Section 16 Town Planning Application
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 years in Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories

The Applicant:
Sheen Power Capital Investment Limited

Consultant:
DeSPACE (International) Limited

DeSPACE (International) Limited

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Executive Summary

This Planning Statement is submitted in support of proposed Temporary Warehouse (excluding Dangerous Goods Godown) and associated filling of land for a period of 3 years in Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories ("the Application Site"), to seek the approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance. The Application Site falls within an area zoned "Agricultural" ("AGR") on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11. According to the Notes of the OZP, the proposed "Warehouse (other than Dangerous Goods Godown)" is neither a Column 1 nor Column 2 use under ("AGR"). According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB, notwithstanding that the use or development is not provided for in terms of the Plan.

Please also note that any new filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), on land falling within the "AGR" zone on the Kam Tin North OZP requires permission from the TPB under section 16 of the Town Planning Ordinance.

The proposal is justified mainly for the following reasons:

- The proposed development is not incompatible with the surrounding areas;
- The proposed development would not jeopardize the long-term planning intention of the "AGR" zone;
- Similar approved applications in the vicinity;
- Previously approved planning application for the same use and associated filling of land on the site; and
- No adverse traffic, visual and environmental impacts.

In view of the planning and justifications put forth in the Supplementary Planning Statement, the Town Planning Board is kindly invited to give favorable consideration to this application.

行政摘要

（內容如與英文版本有任何差異，應以英文版本為準）

此規劃綱領是為一宗位處新界元朗錦田逢吉鄉路丈量約份第 107 約地段第 956 號及第 959 號餘段（「申請地盤」）用作擬議三年臨時許可作臨時貨倉(危險品倉庫除外) 及相關填土工程，並根據《城市規劃條例》第 16 條希望得到城市規劃委員會的申請規劃許可。申請處所位於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11（「該大綱核准圖」）的「農業」地帶。根據該大綱核准圖的《註釋》所述，擬議的「貨倉(危險品倉庫除外)」既不是第一欄用途或第二欄用途。根據大綱核准圖的註釋，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可，即使圖則沒有作出規定。

此外，所有在「農業」地帶內的土地進行新的填土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說 明頁所經常准許的用途或發展 (由政府統籌或落實的公共工程，以及 保養、修葺或翻建工程除外) ，須向城市規劃委員會申請規劃許可。

該規劃申請的規劃理據主要基於以下原因：

- 擬議發展與毗鄰的土地用途相容;
- 擬議發展不會阻礙「農業」地帶的長遠發展;
- 擬議發展附近有類似的項目獲批准;
- 申請人已符合於地盤先前規劃申請作同一用途及相關填土工程的大部分許可附帶條件; 及
- 申請處所在交通、消防安全和噪音方面都不會對周圍環境造成不良影響。

基於規劃綱領中的規劃及技術理據，懇請城規會支持是項規劃申請。

Section One – Introduction

1.1 Project Background

1.1.1 DeSPACE (International) Limited acts on behalf of the Applicant, namely, the Sheen Power Capital Investment Limited, the registered land owner of Lot Nos. 956 and 959 RP in D.D. 107, to submit this section 16 town planning application to the Town Planning Board (TPB) for using the Application Site for a proposed Temporary Warehouse (excluding Dangerous Goods Godown) and associated filling of land for period of 3 years in "Agriculture" ("AGR") zone under the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP). The location of the Application Site is shown in **Drawing A-1**.

1.1.2 According to the OZP, the proposed "Warehouse (other than Dangerous Goods Godown" is neither a Column 1 nor Column 2 use under the "AGR" zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission. Associated filling of land is also required permission from TPB.

1.1.3 The proposed warehouse is compatible with the nearby miscellaneous character of rural developments intermixed with warehouses, open storage/storage yards, parking of vehicles and vacant/unused land. Also, the proposed development would not cause any adverse impacts to the surroundings.

1.2 Structure of Report

1.2.1 Section 2 gives a brief overview of the site context and history. Section 3 presents the planning context of the Site. Section 4 contains a full description of the proposed development scheme. Planning and technical justifications for the proposed development are elaborated in Section 5. Section 6 draws the concluding remarks and summarises the planning grounds for approval of the application.

Section Two - Site Context and History

2.1 Site Context and Surrounding Land Uses

2.1.1 The Application Site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). The site has a site area of about 2,055.6 sq. m.

2.1.2 The surrounding areas are miscellaneous in character predominated by warehouses, open storage/storage yards, parking of vehicles and vacant/unused land. (as shown in **Drawing A-1**) A number of previously approved temporary uses include:

a. Four approved planning applications for temporary warehouse (excluding Dangerous Goods Godown) (No. A/YL-KTN/1078), temporary warehouse (excluding Dangerous Goods Godown) (No. A/YL-KTN/1027), temporary Warehouse (excluding Dangerous Goods Godown) (No. A/YL-KTN/1031) and temporary Warehouse (excluding Dangerous Goods Godown) (No. A/YL-KTN/1033) are located to the north;
b. An approved planning application for temporary eating place with ancillary facilities (No. A/YL-KTN/1055) is located to the northeast;
c. A revoked planning application for temporary warehouse (excluding dangerous goods godown) (No. A/YL-KTN/852) is located to the south;
d. A revoked planning application for temporary animal boarding establishment (No. A/YL-KTN/807) is located further southwest; and
e. An approved planning application for temporary warehouse (excluding dangerous goods godown) (No. A/YL-KTN/1144) is located to the northwest;

2.2 Land Status

2.2.1 The Applicant is the registered land owner of Lot Nos. 956 and 959 Rp in D.D. 107 (**Drawing A-2**). With reference to the latest land registry status, the lots are the Old Schedule padi lots as per the Block Government Lease of D.D. 107.

2.3 Accessibility

2.3.1 The Application Site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). There are sufficient public transport services including minibus and bus near the Application Site. These stops and stations are within easy walking distance of about 10 to 15 minutes. Please refer to the **Drawing A-3** for the Public Transport Services Plan.

Section Three - Planning Context

3.1 Statutory Planning Context

3.1.1 The Application Site is currently zoned "AGR" on the Kam Tin North OZP and the Applicant intends to use the Site for the purpose of Temporary Warehouse (excluding Dangerous Goods Godown) and associated filling of land for a period of 3 years. According to the Notes of the OZP with regard to "AGR" zone, the planning intention of "AGR" is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. In addition, the proposed "Warehouse (other than Dangerous Goods Godown" is neither a Column 1 nor Column 2 use under the "AGR" zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

3.1.2 It is also noted that any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the TPB under section 16 of the Town Planning Ordinance.

3.2 Previous Planning Application(s) within the Subject Site

3.2.1 The Application Site is the subject of 3 previously approved applications. The Application No. A/KTN/690 was submitted by a different applicant for a proposed temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years. This application was approved by TPB on 6th January 2020 and revoked on 17th July 2021.

3.2.2 The Application No. A/YL-KLN/824 was submitted by the same Applicant for a proposed temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land. This application was approved by TPB on 6th May 2022. This application was revoked on 6th February 2024.

3.2.3 The Application No. A/YL-KLN/1052 same as the subject application was submitted by the same Applicant for a proposed temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land. This application was approved by TPB on 8th November 2024. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the "AGR" zone and is not incompatible with the surrounding area. This application was revoked on 8th February 2026 due to non-compliance with the implementation of the fire service

installations proposal within the specified time limit. In particular, the time-consuming application process for the water supply system, which is still pending confirmation from the relevant Government department, has consequently delayed the procurement process for the fire service installations. This procurement was necessary to meet the approval condition requiring implementation of the approved fire service installations proposal within the specified deadline. The Applicant would like to re-submit this application with a view to extend the time limit for further discharging the outstanding approval conditions.

3.3 Similar Planning Application

3.3.1 As shown in **Tables 1 and 2**, there are Five (5) approved planning cases in the vicinity and Twenty-One (21) approved planning cases in "AGR" zone within the same OZP in 2025. These applications share similarities in terms of temporary warehouse use. The circumstances surrounding these similar applications are largely applicable to the current application.

Table 1 – Approved Planning Application for Temporary Warehouse in "AGR" in the Vicinity

Application No.	**Applied Use / Address**	**Gross Floor Area**	**Plot Ratio**	**Date of Approval**
A/YL-KTN/1144 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years / Lots 913 RP (Part) and 914 in D.D. 107, Kam Tin, Yuen Long, New Territories	About 398 sq. m.	About 0.78	05/09/2025
A/YL-KTN/1078 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lots 913 RP (Part), 920 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	About 662 sq. m.	About 0.41	02/05/2025

A/YL-KTN/1033 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land / Lots 925 RP (Part), 926 RP (Part), 927, 954 S.A and 954 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	About 988 sq. m.	About 0.41	22/11/2024
A/YL-KTN/1031 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land / Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	About 3,270 sq. m.	About 1.3	22/11/2024
A/YL-KTN/1027 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lots 777 (Part), 778 (Part), 779, 780 (Part), 781 (Part), 918 S.A RP (Part) and 918 S.C RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	About 540 sq. m.	/	22/11/2024

Table 2 – Approved Planning Application for Temporary Warehouse in "AGR" within the Same OZP in 2025

Application No.	**Applied Use / Address**	**Date of Approval**
A/YL-KTN/1181 (Approved with condition(s) on a temporary basis)	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of 3 Years /	19/12/2025

	Lots 706 (Part), 707, 708, 709, 710, 711, 712, 713 (Part), 715 (Part), 716, 717 (Part), 718, 719 (Part), 720, 721 (Part), 722 (Part), 727 S.A (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories	
A/YL-KTN/1178 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years / Lots 1222 S.B, 1224 S.C and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	5/12/2025
A/YL-KTN/1175 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years / Lot 1151 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	05/12/2025
A/YL-KTN/1149 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110, Kam Tin North, Yuen Long, New Territories	24/10/2025
A/YL-KTN/1146 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land / Lots 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in D.D. 109 and Lot 76 RP (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories	05/09/2025
A/YL-KTN/1144 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years / Lots 913 RP (Part) and 914 in D.D. 107, Kam Tin, Yuen Long, New Territories	05/09/2025
A/YL-KTN/1129 (Approved with condition(s) on a temporary basis)	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years / Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	01/08/2025

A/YL-KTN/1126 (Approved with condition(s) on a temporary basis)	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years / Lots 1408, 1409, 1410, 1411, 1420 (Part), 1421 (Part) and 1422 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	01/08/2025
A/YL-KTN/1123 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land / Lot 71 RP in D.D. 110, Kam Tin, Yuen Long, New Territories	19/09/2025
A/YL-KTN/1091 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years / Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories	19/09/2025
A/YL-KTN/1118 (Approved with condition(s) on a temporary basis)	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years/ Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories	05/09/2025
A/YL-KTN/1114 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years / Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories	04/07/2025
A/YL-KTN/1100 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years / Lots 201 (Part), 202 (Part), 205 (Part) and 206 (Part) in D.D. 110, Yuen Long, New Territories	02/05/2025
A/YL-KTN/1090 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years /	11/04/2025

	Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories	
A/YL-KTN/1096 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land / Lot 1376 RP in D.D. 109, Kam Tin, Yuen Long, New Territories	28/03/2025
A/YL-KTN/1088 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land / Lots 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories	04/07/2025
A/YL-KTN/1081 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land / Lots 945 (Part), 946 S.A (Part), 946 S.B, 946 S.C, 946 S.D, 946 S.E (Part), 946 S.F, 946 S.G, 946 S.H, 946 S.I, 946 S.J (Part), 946 RP (Part), 947, 948 and 1120 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	28/02/2025
A/YL-KTN/1083 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land / Lots 1222 S.A (Part) and 1224 S.B in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	28/02/2025
A/YL-KTN/1082 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land / Lots 207 S.A (Part) and 207 S.B (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories	28/02/2025
A/YL-KTN/1078 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /	02/05/2025

	Lots 913 RP (Part), 920 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	
A/YL-KTN/1050 (Approved with condition(s) on a temporary basis)	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land/ Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	24/01/2025

3.2.4 In summary of the above-mentioned planning applications, temporary warehouse use for a period of three years would not frustrate the long-term planning intention and is considered not incompatible with the surrounding land uses which are mainly intermixed with storage uses, holiday camp, vacant land, woodland, plant nursery, animal boarding establishment and residential structures/dwellings. These justifications support the purpose of the proposed development.

Section Four - The Proposed Development Scheme

4.1 The proposed temporary warehouse is for storage of wooden products such as wooden boards. It is a single-storey structure with a total floor area of about 930 sq. m. The operation hours of the Application Site would be 9:00 am to 7:00 pm from Mondays to Saturdays and no operation on Sundays and public holidays. It is estimated that the proposed development would be able to accommodate 2 to 3 staffs. Please refer to **Drawings A-4 to A-5** for the proposed layout plan and proposed section.

4.2 The proposed development will be served by a proposed 6m run-in/out as vehicular access at Mei Fung Road (i.e., a local track). To meet the operational needs, one (1) private car parking space will be provided within the Site for the exclusive use of the operator of the proposed development and one(1) space for loading and unloading of light goods vehicles (LGV L/UL) will be provided. Sufficient space for manoeuvring and queuing of vehicles are allowed within the Site such that no waiting or queuing of vehicles on the public road will be resulted under any circumstances.

4.3 The associated filling of land with not more than 0.2m of concrete is to facilitate the proposed use. Please refer to the **Drawing A-6**.

4.4 The key development parameters of the proposed development are summarized in Table 3 below:

Table 3: Development Parameters for the Proposed Development

Proposed Warehouse	
Site Area	About 2,055.6 sq.m.
Gross Floor Area	About 930 sq.m.
Plot Ratio	About 0.45
No. of block	1
Building height	5 m
No. of storey	1
No. of parking spaces and loading/ unloading spaces	▪ 1 disabled private car parking space (5m x 3.5m) ▪ 1 LGV L/UL (7m x 3.5m)
Operation Hours	▪ 9:00 am to 7:00 pm from Mondays to Saturdays ▪ No operation on Sundays and public holiday
Filling of Land	
Land Filling Area	2,055.6 sq. m. (about)
Existing Site Level	8.5mPD (about)
Proposed Site Level	8.7mPD (about)
Depth of Filling	Not more than 0.2m
Material of Filling	Concrete

Section Five - Planning and Technical Justifications

5.1 The Proposed Development is Not Incompatible with the Surrounding Areas

5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for warehouses, holiday camps, animal boarding establishments etc. Furthermore, similar S.16 planning applications for 'warehouse' use and associated filling of land were approved by TPB within the same "AGR" zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the "AGR" zone and it is considered in line with TPB's previous decisions.

5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the "AGR" Zone

5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

5.3 Similar Approved Application in the Vicinity

5.3.1 As shown in Section 3.3, there are Five (5) approved planning cases in the vicinity and Twenty-One (21) approved planning cases in "AGR" zone within the same OZP in 2025. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

5.4 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site

5.4.1 As forementioned in Section 3.2, the Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition(s) of the previously planning application No. A/YL-KTN/1052 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, the Applicant is currently only awaiting approval of the water supply system application from the relevant Government department, which is required in accordance with the approved Fire Service Installations Proposal under Planning Application No. A/YL-KTN/1052. Please find the drainage proposal and fire service installations proposal in **Appendices 1 and 2** respectively.

5.5 No Insurmountable Traffic Impacts

5.5.1 The Application site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse traffic impacts to the surroundings. There is a smooth manoeuvring of vehicles to/from Castle Road – Ta Mi/Sam Tam Road along the local access and within the Application Site. Please refer to **Appendices 3 and 4** for the swept path analysis and direction of flow between Castle Peak Road – Tam Mi/Sam Tam Road and the Application Site.

5.5.2 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no waiting or queuing of vehicles on the public road will be resulted under any circumstances (**Appendix 3**). As traffic generated and attracted by the proposed development is minimal (as shown in **Table 4**), adverse traffic impact should not be anticipated.

Table 4: Estimated Trip Generation and Attraction

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.1	0.1	1	1
Light goods vehicle	1	1	2.5	2.5
Total	1.1	1.1	3.5	3.5

Note 1: The peak hours are assumed as 7:00 am to 9:00 am in the morning and 5:00 pm to 7:00 pm in the afternoon.

5.6 No Insurmountable Visual Impacts

5.6.1 The proposal involves a 5m structure for a warehouse. With the overall visual context of low-rise developments including active agricultural land, hobby farm, residential structures/dwellings, open storage/storage yards and so on, the existing 5m structure is considered to be compliable without leading to adverse visual impact on visual penetration of an open sky view, light penetration into surrounding environment and visual openness.

5.6.2 In consideration of the sensitive viewers in direct sight of the proposed development, the proposed development shall not induce adverse visual impact and concerns to viewers such as pedestrians and drivers on Mei Fung Road and local residents of the nearby residential developments.

5.6.3 While the existing structure (i.e., the proposed development) is hidden at the south-eastern of the Application Site and 50.5m (**Drawing A-4**) from the Mei Fung Road, the proposed development shall not create any visual impacts to all the key sensitive viewers in the surrounding areas.

5.7 No Insurmountable Environmental Impacts

5.7.1 The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse environmental impacts to the surroundings. While the nature of the proposed warehouse on a temporary basis is static, it would not generate significant environment and noise disturbances to the environment in the local community.

5.7.2 Given the estimation of traffic generation/attraction in **Table 4**, the limited traffic flow should generate no traffic noise and have no adverse impact to the surrounding road network. No workshop and industrial activities will be carried out within the Application Site and no efluent and dust emission will be expected.

5.7.3 Furthermore, users and operators of the proposed development should exercise care, as far as possible, making excessive noise causing nuisance to the surrounding. The following mitigation measures will be adopted to avoid degradation of the surroundings:

i. No operation between sensitive hours from 7:00 pm to 9:00 am in the next morning;
ii. No operation on Sundays and public holidays; and
iii. No repairing, dismantling, assembling or other workshop activities are proposed.

5.7.4 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

Section Six - Conclusion

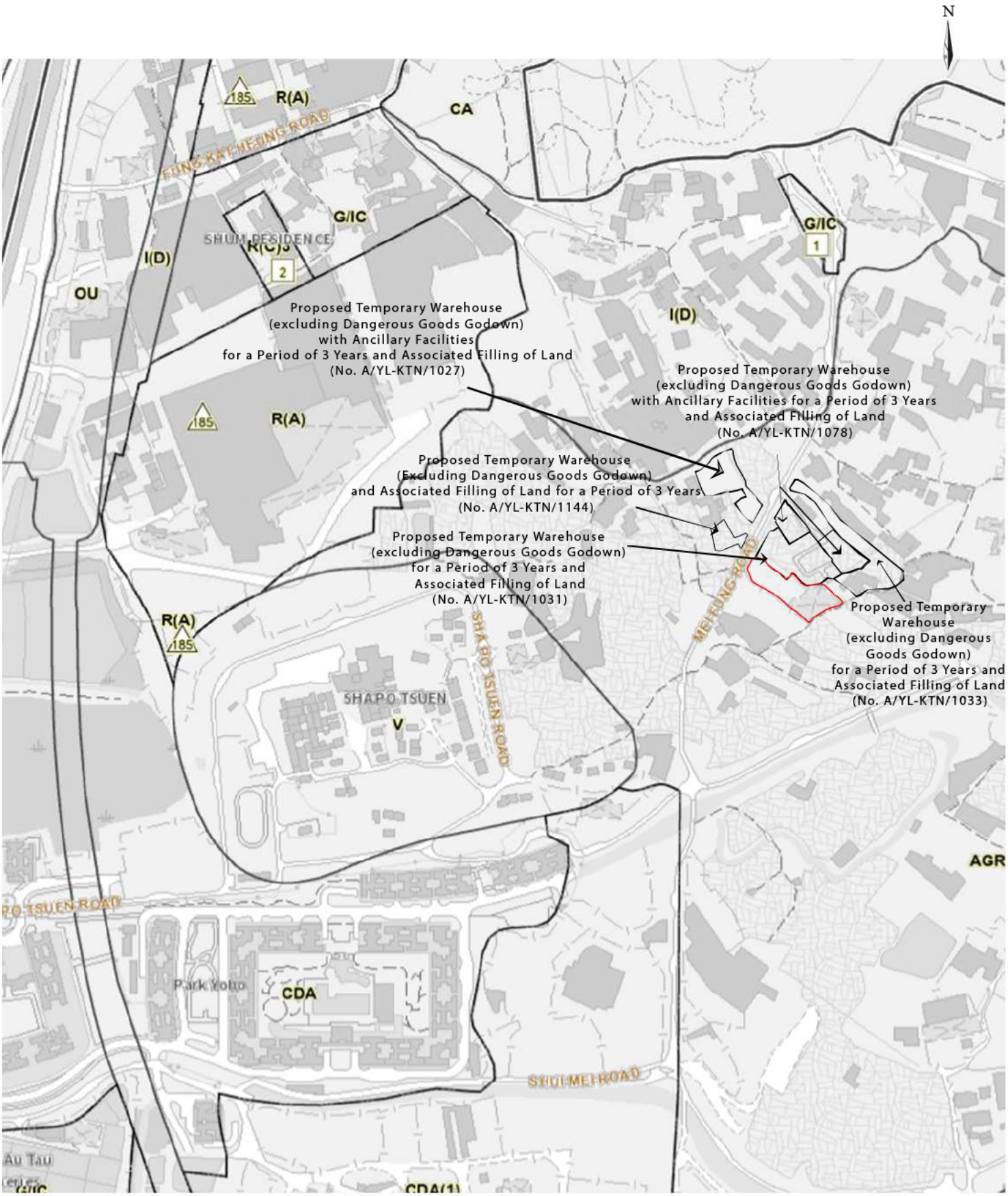
6.1 The section 16 planning application is submitted to seek support from TPB for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) for Period of 3 Years and Associated Filling of Land in Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories.

6.2 The Application Premises is fully justified on the following grounds:

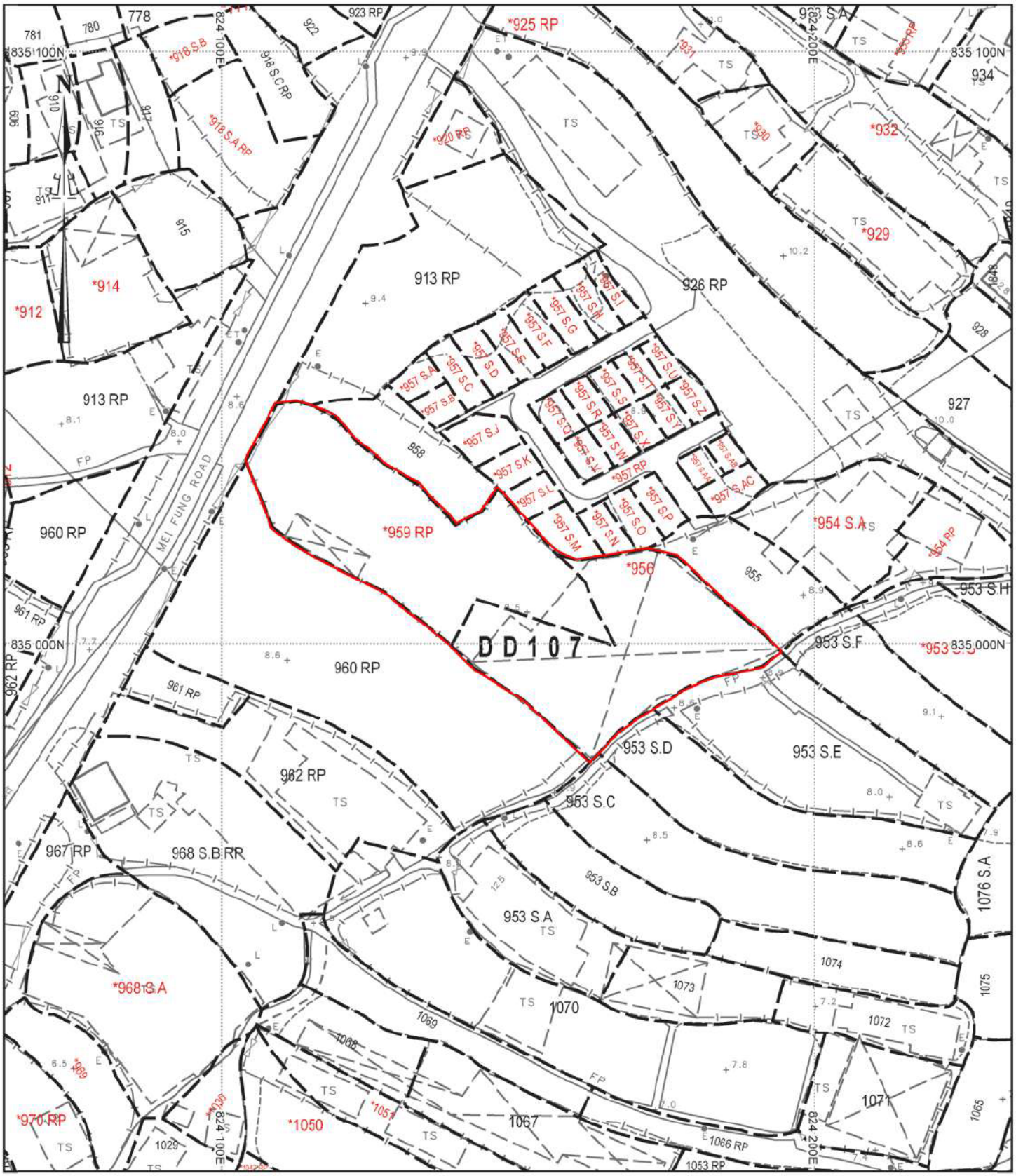
a. The proposed development is not incompatible with the surrounding areas;
b. The proposed development would not jeopardize the long-term planning intention of the "AGR" zone;
c. Similar approved applications in the vicinity;
d. Previously approved planning application for the same use and associated filling of land on the site; and
e. No adverse traffic, visual and environmental impacts.

6.3 To conclude, the Proposed Development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favourably consider the present application in support of the proposed warehouse in Yuen Long District.

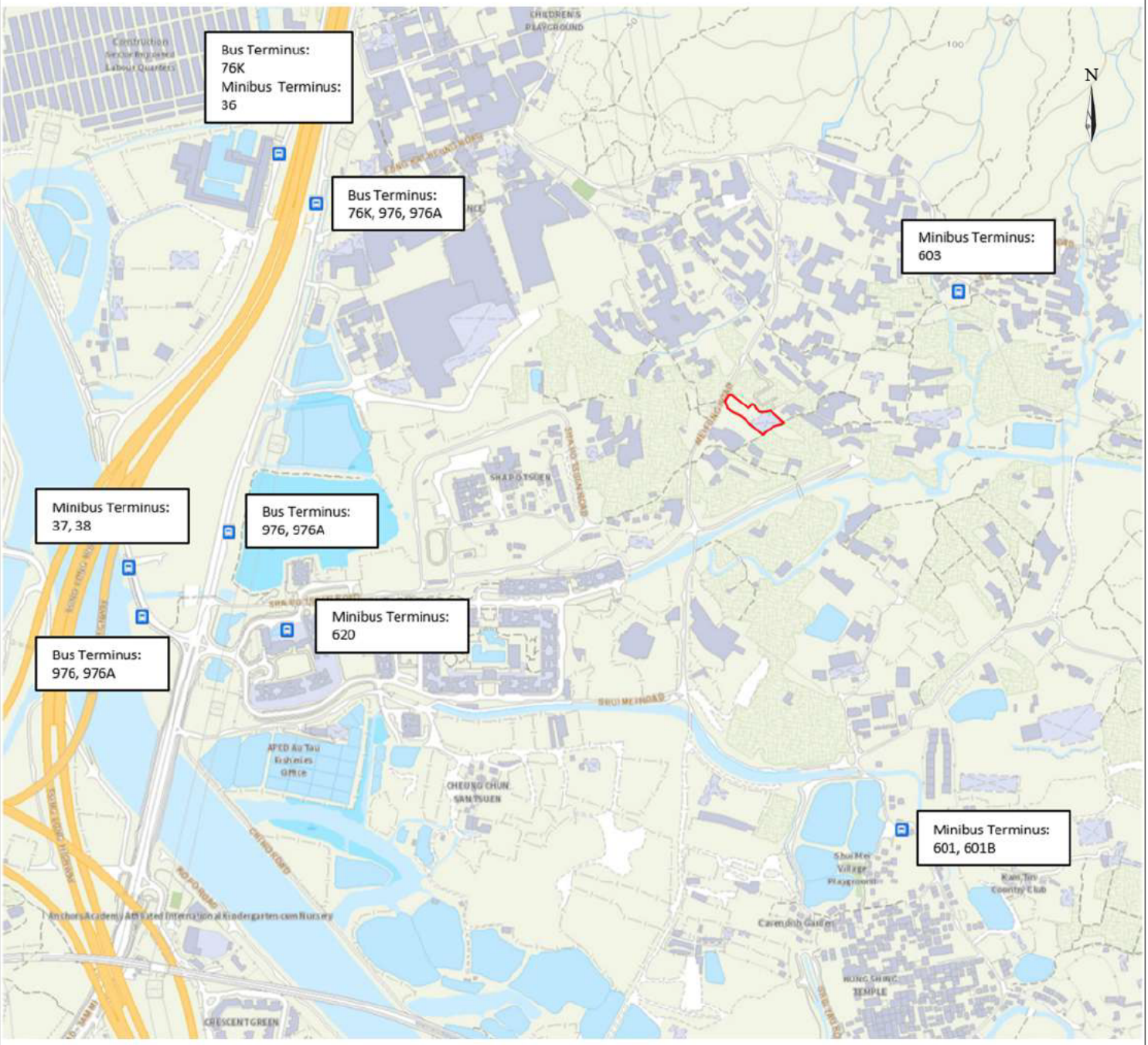
List of Drawings



LEGEND: Application Site	**LOCATION:** Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories			
DRAWING NO.:	**DRAWING TITLE:**	**DATE:**	**SCALE:**	**PREPARED BY:**
A-1	Location Plan	March.2026	1:4700	DeSPACE (International) Limited



LEGEND: Application Site	**LOCATION:** Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories			
DRAWING NO.: A-2	**DRAWING TITLE:** Lot Index Plan	**DATE:** March 2026	**SCALE:** 1:800	**PREPARED BY:** DeSPACE (International) Limited

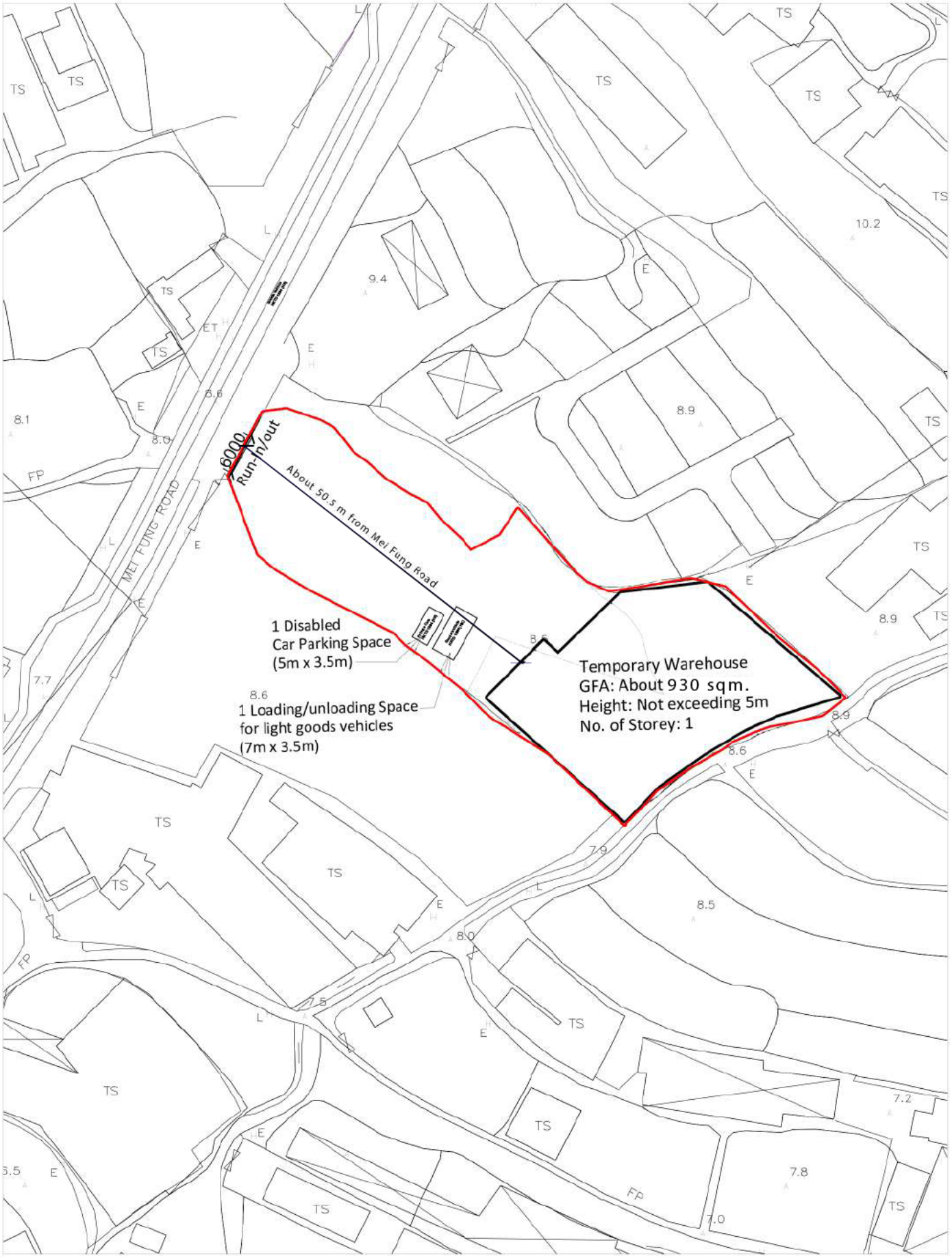


LEGEND:

Application Site

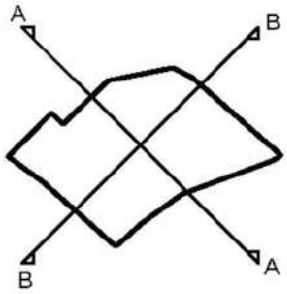
LOCATION:
Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

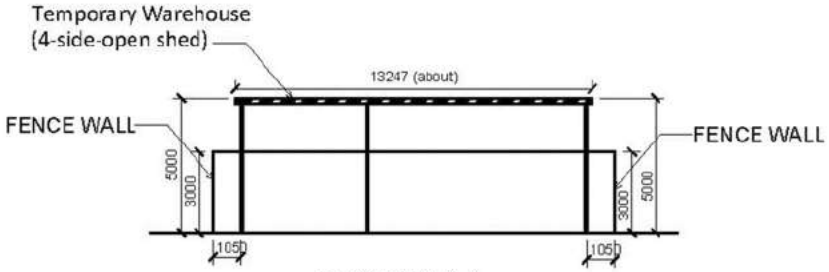
DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-3	Public Transport Services Plan	March 2026	1:9000	DeSPACE (International) Limited



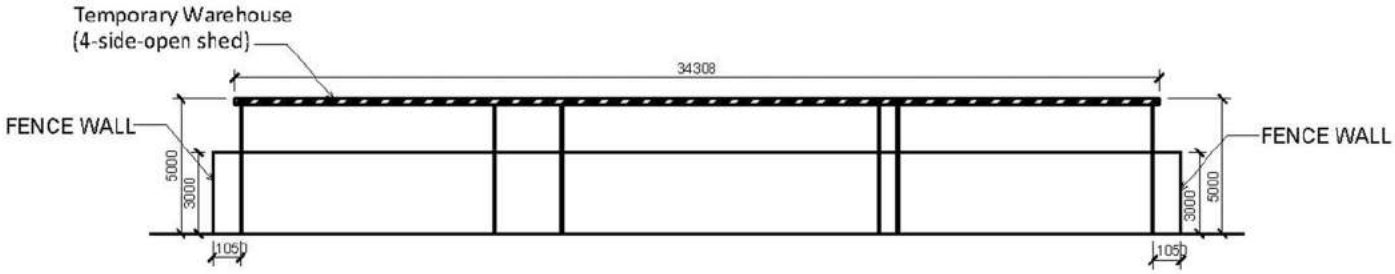
LEGEND: Application Site	**LOCATION:** Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-4	Proposed Layout Plan	March 2026	1:750	DeSPACE (International) Limited





SECTION A-A



SECTION B-B

REMARKS:	LOCATION: Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories			
DRAWING NO.:	**DRAWING TITLE:**	**DATE:**	**SCALE:**	**PREPARED BY:**
A-5	Elevation Plan	March 2026	-	DeSPACE (International) Limited

Land Filling Ratio of the Application Site

Application Site Area: 2,055.6 sq. m. (about)
Land Filling Area: 2,055.6 sq. m. (about)

Original Site Level: 8.5 mPD (about)
Exisiting Site Level: 8.7 mPD (about)
Depth of Filling: Not more than 0.2 m
Material of Filling: Concrete

Purpose of Land Filling: Site Formation of Structure and Circulation Space
Covered by Structure (i.e. Warehouse): 930 sq. m. (about)



LEGENDS:	LOCATION:
Application Site	Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-6	Land Filling Ratio	March 2026	1:750	DeSPACE (International) Limited

Appendix 1

Approved Drainage Plan of the Previous Application

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/1052
電話號碼 Tel. No. : 3168 4046 / 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By email ([redacted]

DeSpace (International) Limited
[redacted]
(Attn.: Mr. Gregory K.C. LAM)

17 June 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (a)
- the Submission of a Revised Drainage Proposal

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1052)

I refer to your submission received on 14.4.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned conditions **have not been complied with**.

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/DC/jc

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/1052
電話號碼 Tel. No. : 3168 4046/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By email ([redacted])

DeSpace (International) Limited
[redacted]
(Attn.: Mr. Gregory K.C. LAM)

17 June 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (b)
- the Implementation of the Drainage Proposal

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone,
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1052)

I refer to your submission received on 14.4.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment in ***Appendix***.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned conditions **have not been complied with**.

Should you have any queries on the departmental comment, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. Terence TANG)

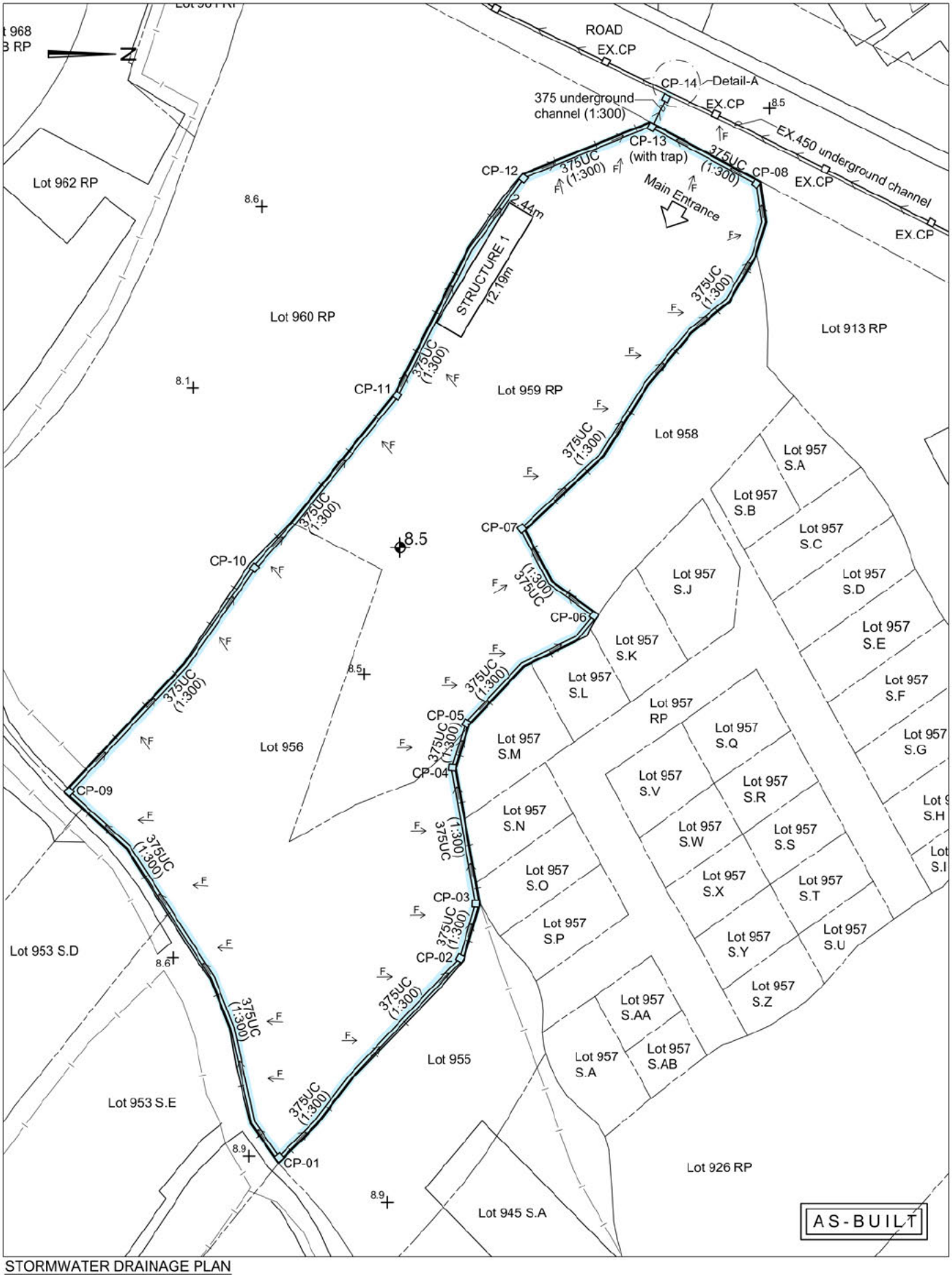
Internal
CTP/TPB

JL/DC/jc

Appendix

Comment from the Chief Engineer/Mainland North, Drainage Services Department:

The applicant shall maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.



STORMWATER DRAINAGE PLAN
(SCALE 1 : 450)

APPLICATION SITE Proposed Temporary Warehouse Lot 956 and 959 RP D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long, N.T.	**DRAWING TITLE** STORMWATER DRAINAGE WORK	**DRAWING NO.** ST-1E **DRAWING DATE** 26 NOV 2024	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	**Solar-lil Design Consulting Limited** 景佑設計工程顧問有限公司



SITE PLAN
(SCALE 1 : 1500)

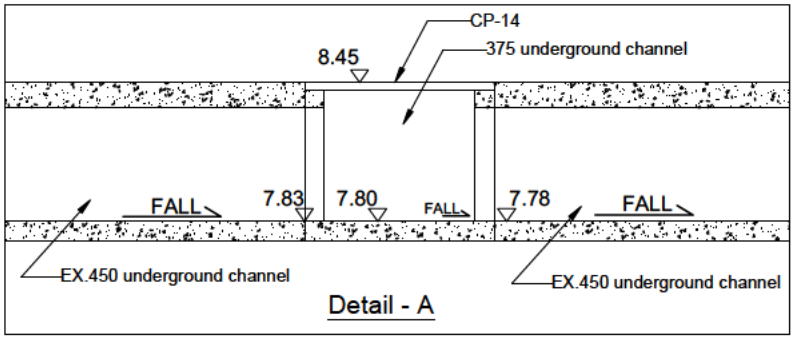
CATCHPIT	Cover Level	A1	A 2	Invert Level
CP01 (CEDD DRAWING NO. C2405/1)	8.50	-------	-------	8.30
CP02 (CEDD DRAWING NO. C2405/1)	8.50	8.23	-------	8.23
CP03 (CEDD DRAWING NO. C2405/1)	8.50	8.21	-------	8.21
CP04 (CEDD DRAWING NO. C2405/1)	8.50	8.17	-------	8.17
CP05 (CEDD DRAWING NO. C2405/1)	8.50	8.16	-------	8.16
CP06 (CEDD DRAWING NO. C2405/1)	8.50	8.11	-------	8.11
CP07 (CEDD DRAWING NO. C2405/1)	8.50	8.08	-------	8.08
CP08 (CEDD DRAWING NO. C2405/1)	8.50	7.96	-------	7.96
CP09 (CEDD DRAWING NO. C2405/1)	8.50	8.18	-------	8.18
CP10 (CEDD DRAWING NO. C2405/1)	8.50	8.10	-------	8.10
CP11 (CEDD DRAWING NO. C2405/1)	8.50	8.04	-------	8.04
CP12 (CEDD DRAWING NO. C2405/1)	8.50	7.97	-------	7.97
CP13 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	8.50	7.93	7.93	7.93
EX.CP-A	8.45	7.87	7.91	7.86

LEGEND

- 225UC/300UC — PROPOSED STORMWATER U-Channel
- STORMWATER CATCHPIT
- LOT BOUNDARY
- BUILDING LINE
- SUBJECT BUILDING
- PLATFORM LEVEL IN mPD
- APPLICATION FOR STORMWATER DRAINAGE WORK
- APPLICATION FOR SEWERAGE DRAINAGE WORK
- 01 — SITE PHOTO VIEW

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. CONCRETE MIX TO BE 30D/20 AND COMPLY WITH CS1.
3. BLINDING LAYER TO BE 15P MIX.
4. ALL NEW 225 CHANNEL ARE OF FALL GRADIENT 1:100
5. PROPOSED CONNECTION UNDERGROUND PIPE IS TO BE CONSTRUCTED UNDER FOOTPATH AND THE UPVC PIPE PROVIDED CONCRETE SURROUND MIN. 150MM THICK.



Detail - A

AS-BUILT

APPLICATION SITE
Proposed Temporary Warehouse
Lot 956 and 959 RP
D.D. 107
Fung Kat Heung,
Kam Tin, Yuen Long, N.T.

DRAWING TITLE
STORMWATER
DRAINAGE WORK

DRAWING NO.
ST-2E

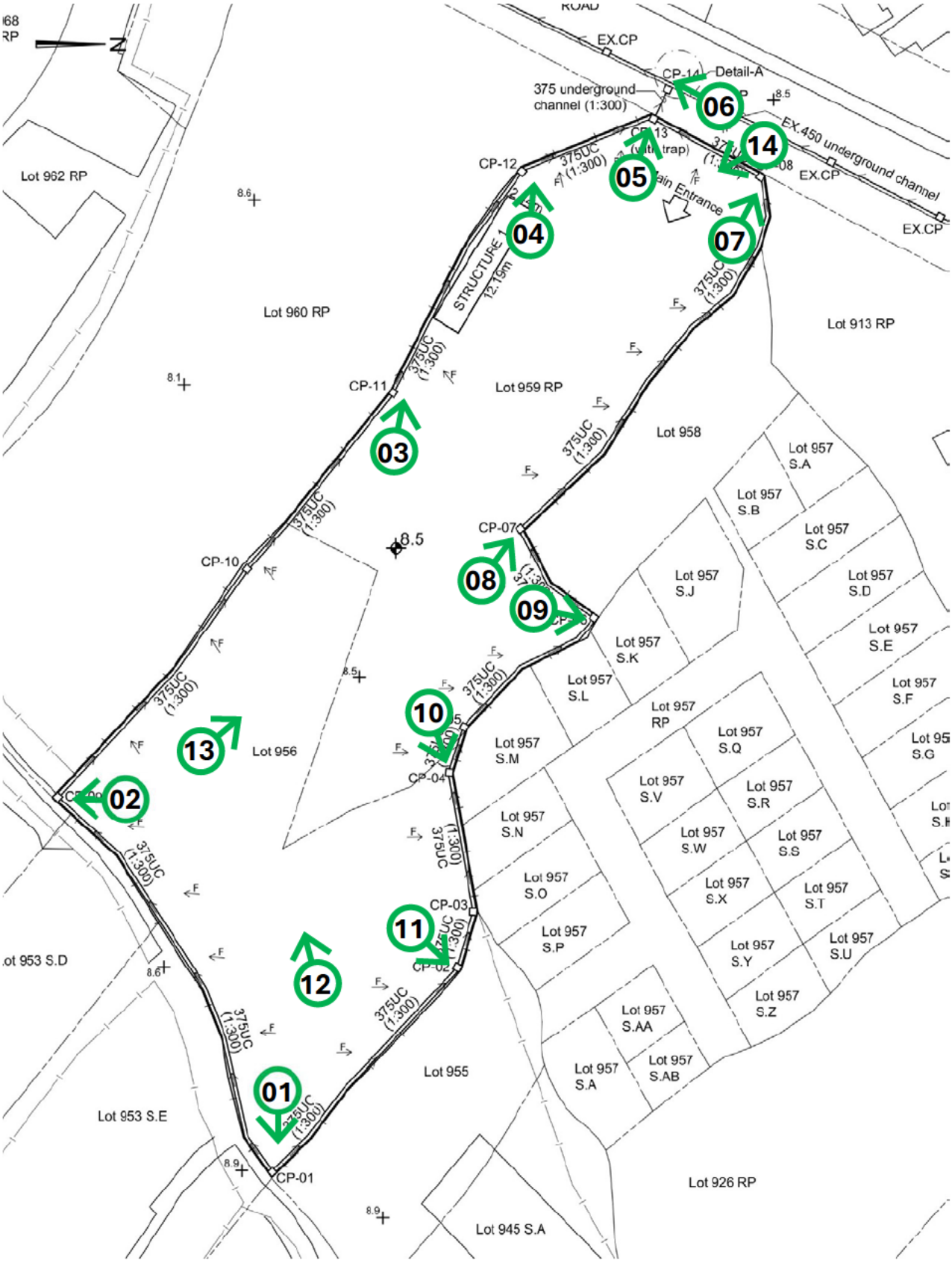
DRAWING DATE
26 NOV 2024

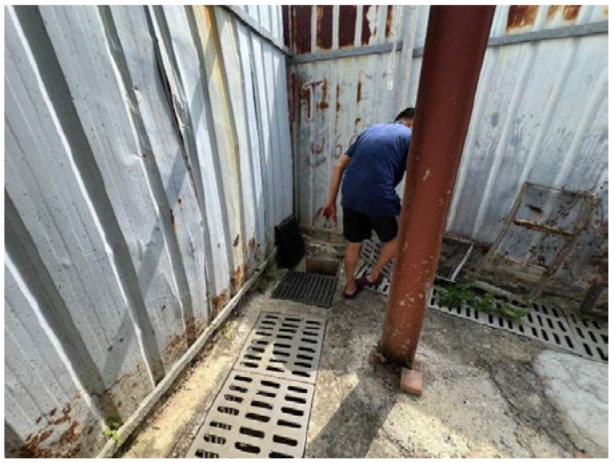
This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.

Solar-lil Design Consulting Limited
景佑設計工程顧問有限公司

Site Photo Date: 21 OCT 2024

Proposed Temporary Warehouse Lot 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

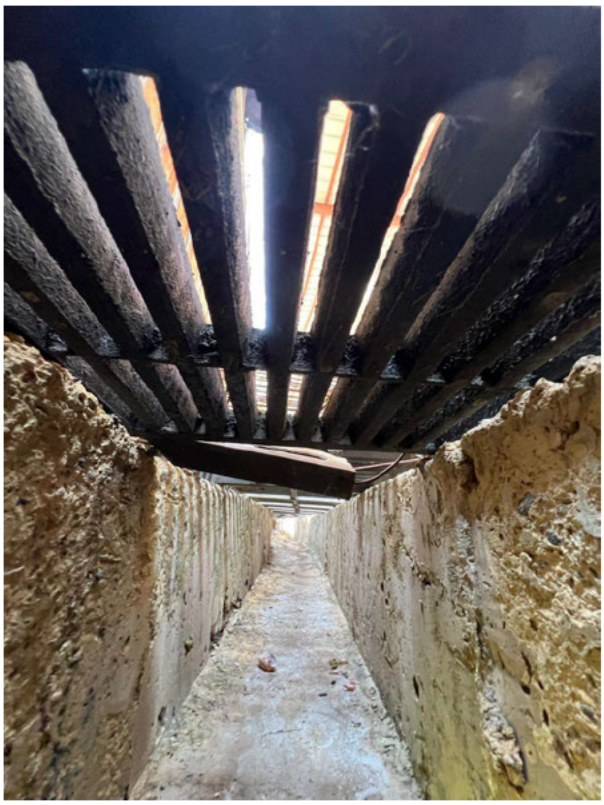






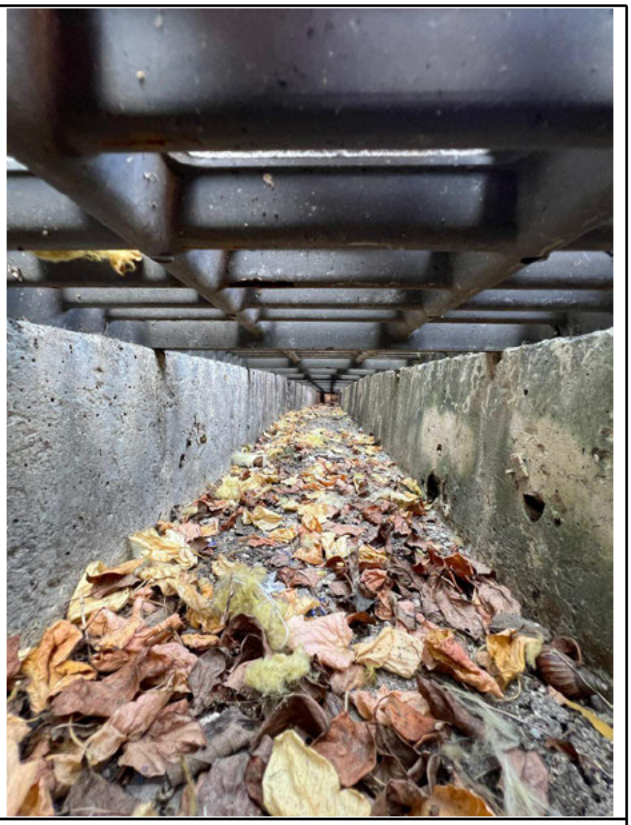
Point - 01





Point - 02





Point - 03



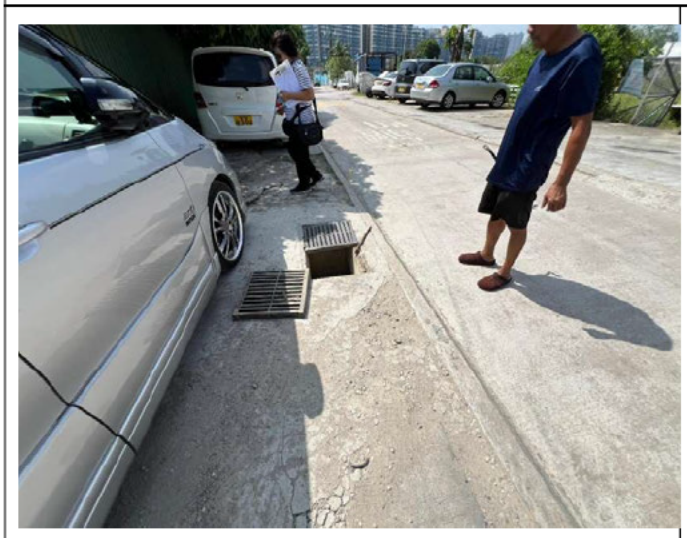


Point - 04





Point - 05





Point - 06





Point - 07





Point - 08





Point - 09





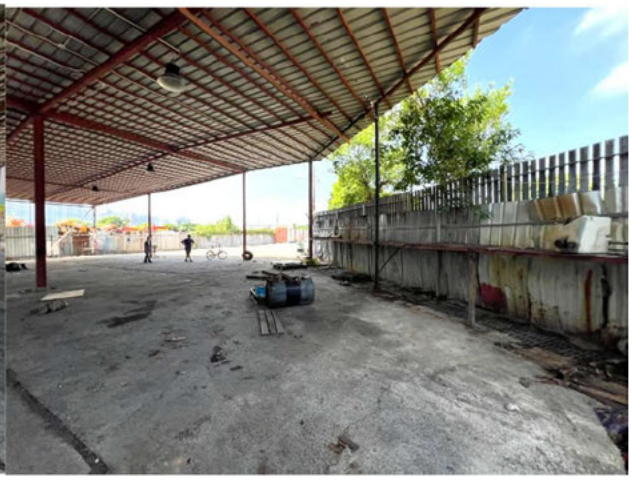
Point - 10





Point - 11





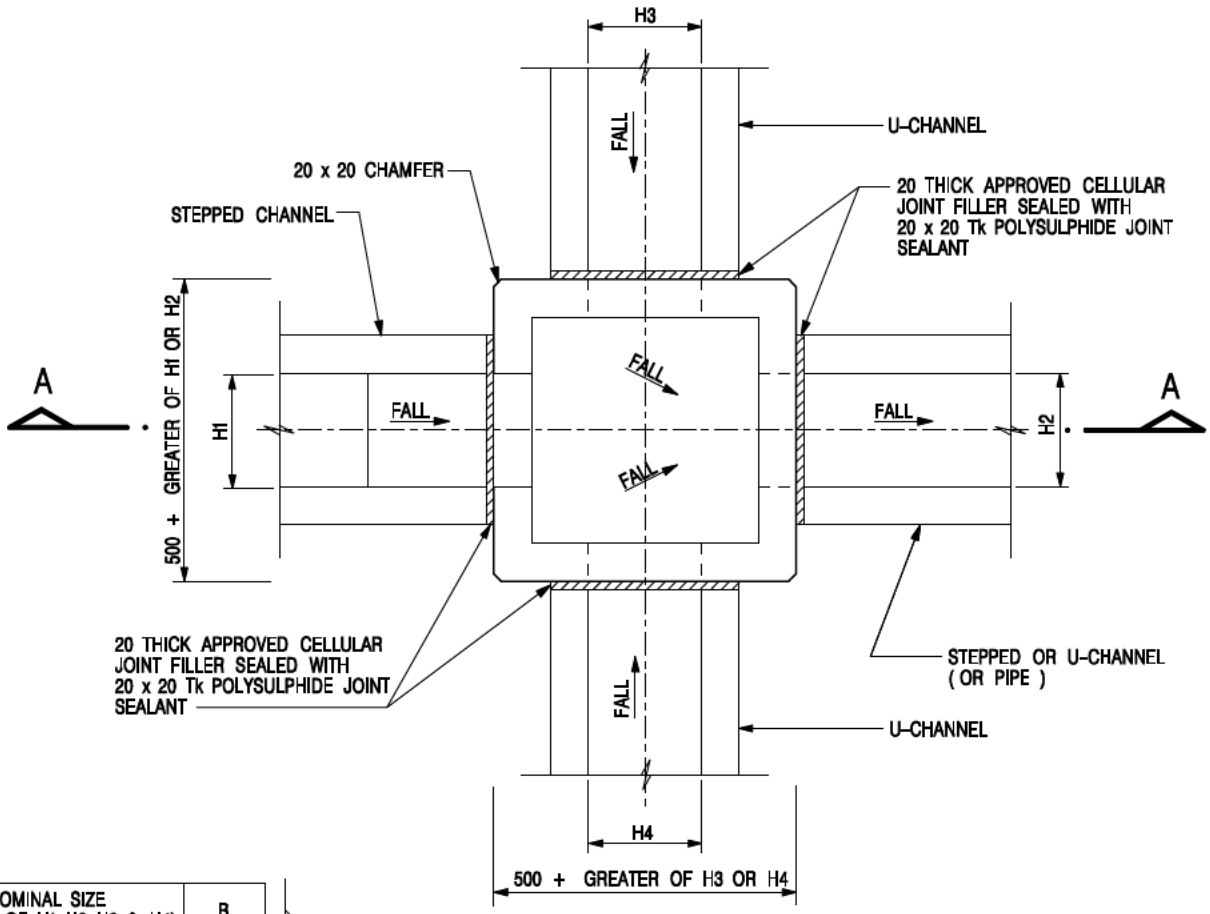
Point - 12



Point - 13

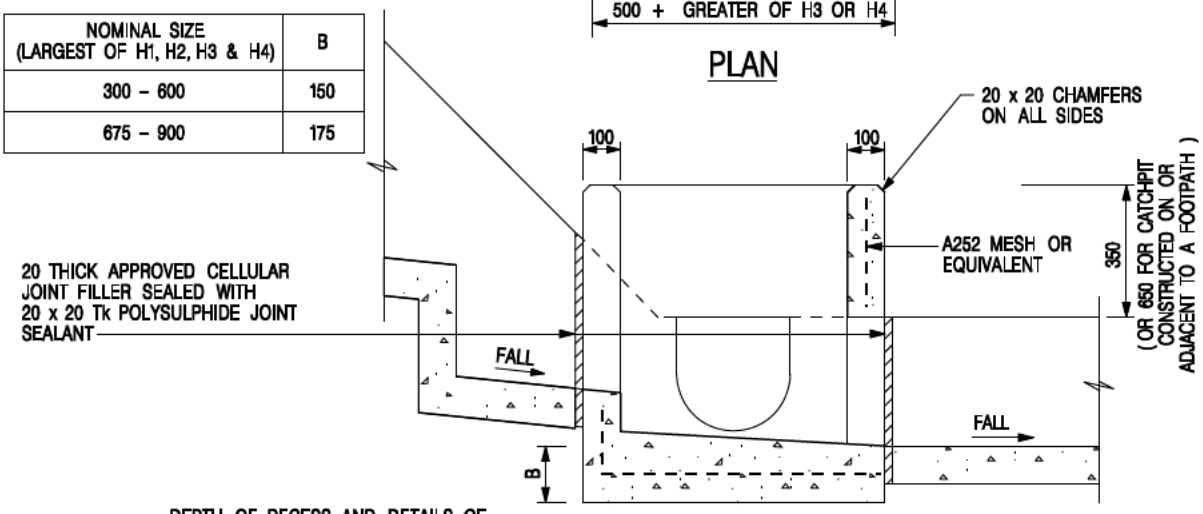


Point - 14

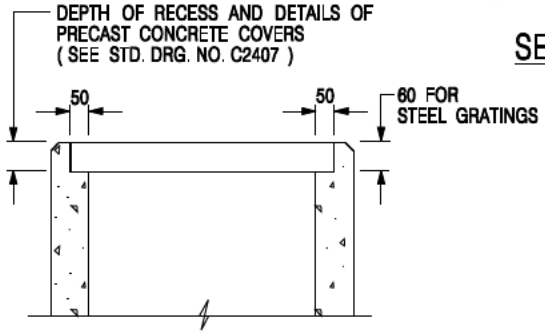


PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



SECTION A – A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

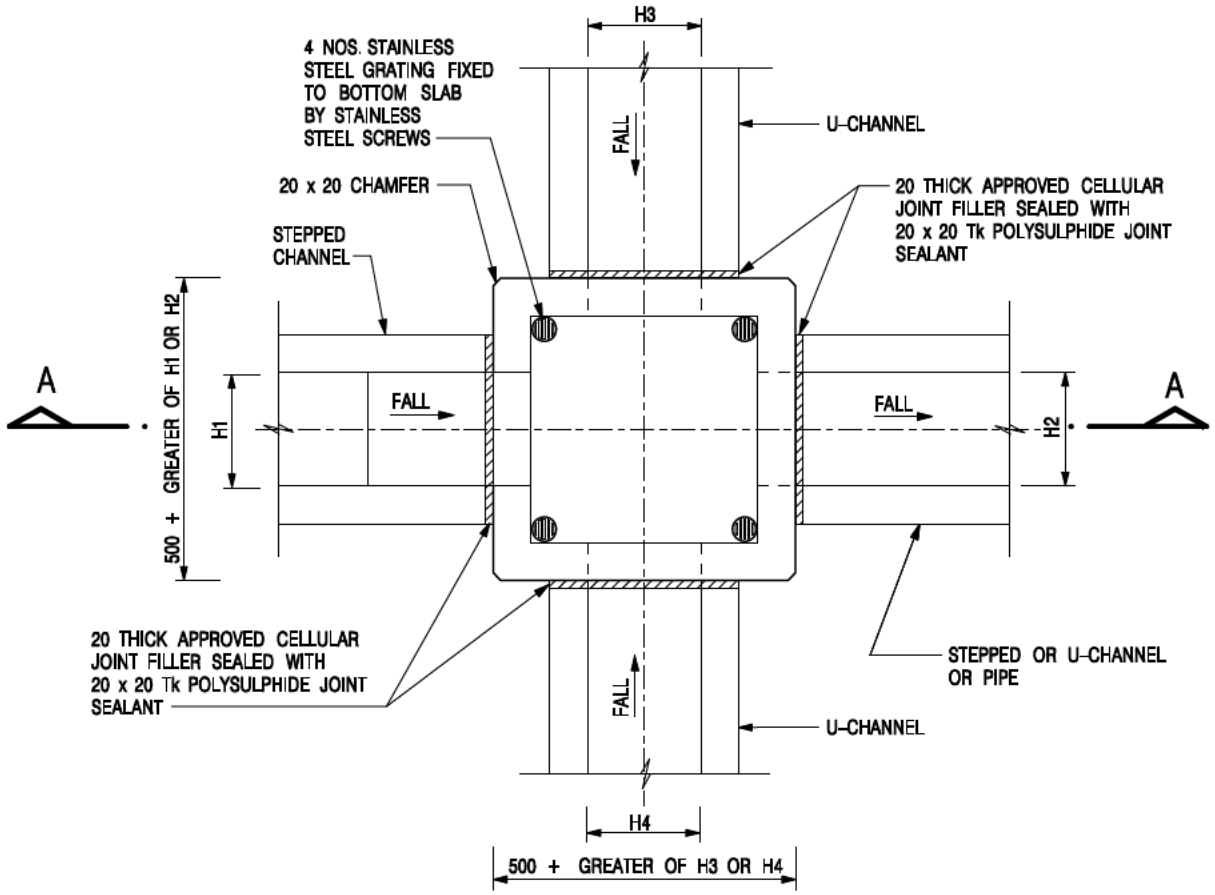
(SHEET 1 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

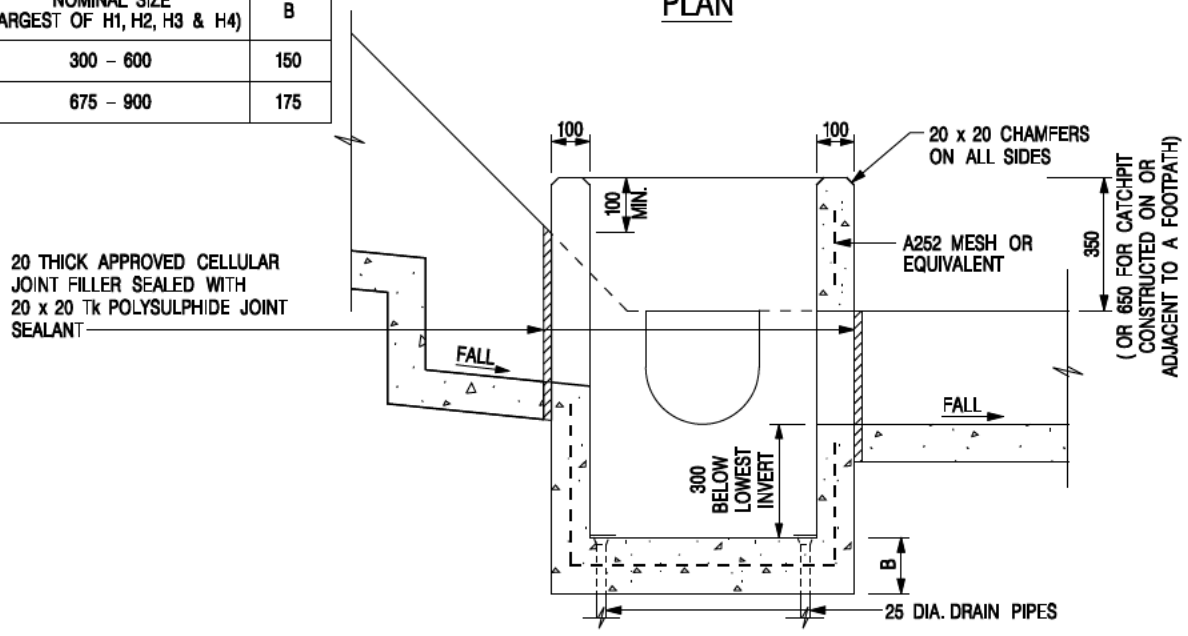
DATE JAN 1991

DRAWING NO. C2405 /1



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



SECTION A – A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

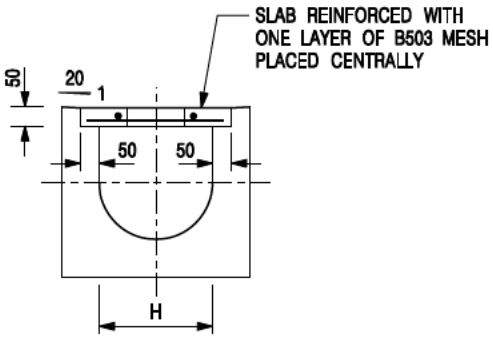
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

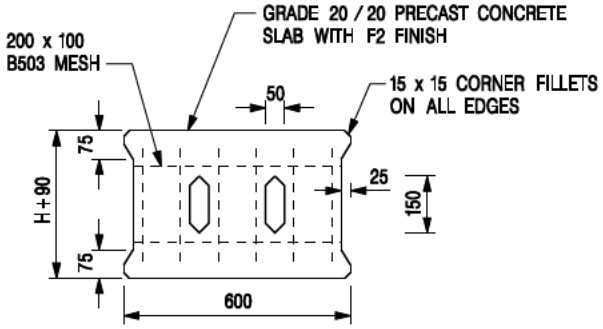
SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



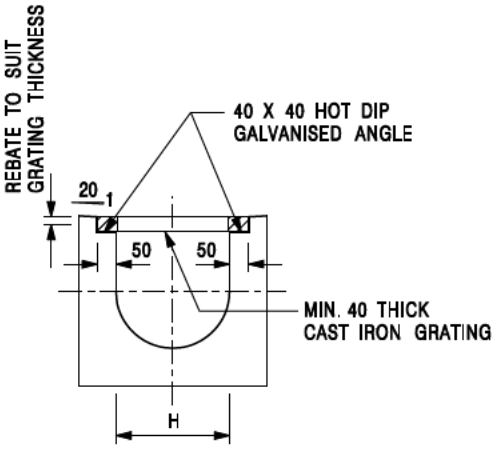
TYPICAL SECTION



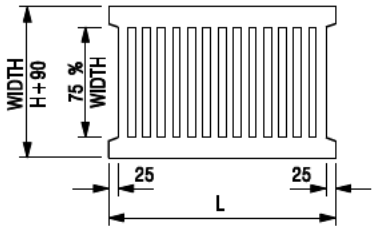
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

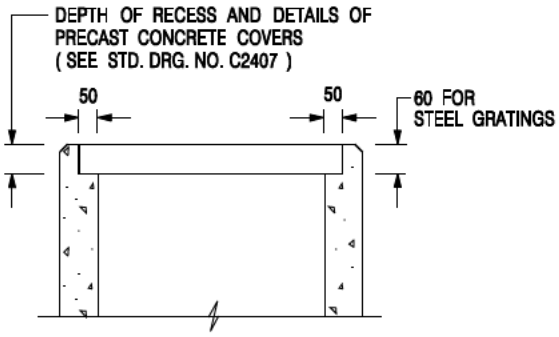
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /2A

Appendix 2

Approved Fire Service Installations Proposal of the Previous Application

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan , N.T.

來函檔號	Your Reference :	
本署檔號	Our Reference :	TPB/A/YL-KTN/1052
電話號碼	Tel. No. :	3168 4049/ 3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

By email ([redacted])

DeSpace (International) Limited
[redacted]
(Attn.: Mr. Gregory K.C. LAM)

14 January 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (d) -
the Submission of a revised Fire Service Installations Proposal

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone,
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1052)

I refer to your submission dated 16.12.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in ***Appendix***.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comments from the Director of Fire Services of Fire Services Department:

The applicant is advised that the installation/maintenance/modification/repair work of Fire Services Installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

PROJECT: **PROPOSED TEMPORARY WAREHOUSE IN KAM TIN**

SUBJECT: **F.S. NOTES**

1. THE WHOLE OF THE FIRE SERVICES INSTALLATIONS SHALL COMPLY WITH THE CODES OF PRACTICE ISSUED BY THE HONG KONG FIRE SERVICES DEPARTMENT.

2. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OR THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

3. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE AREA AND COMPLY WITH BS STANDARD BS 5266-1:2016, BS EN STANDARD 1838:2013 AND FSD CIRCULAR LETTER 4/2021.

4. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION SERVING THE AREA, AND COMPLY WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008 AND FSD'S CODE OF PRACTICE 2022 EDITION. THE DIRECTIONAL AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY.

5. MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839-1:2017 AND FSD CL 6/2021 SHALL BE PROVIDED FOR ENTIRE AREA AND INCORPORATED WITH MODIFIED HOSE REEL SYSTEM.

6. THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.

7. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL BARRIER FREE ACCESS. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/ VISUAL WARNING DEVICE INITIATION.

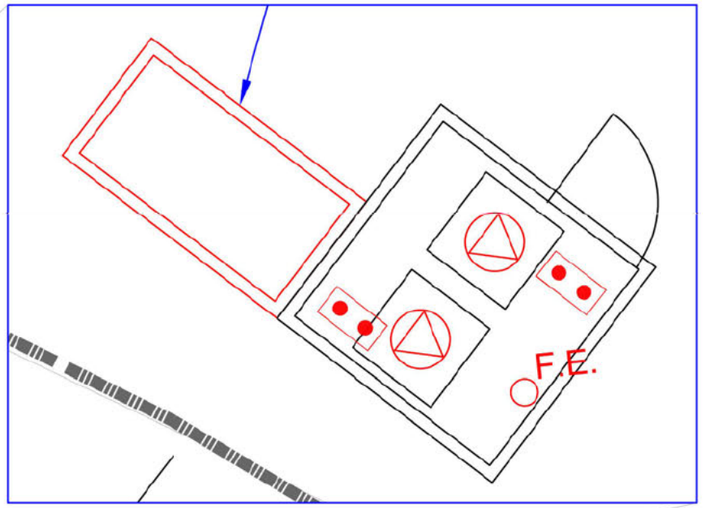
8. MODIFIED FIRE HOSE REEL SYSTEM
   i. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAT 30 M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
   ii. ONE 2,000 LITRES FIRE SERVICES WATER TANK TO BE PROVIDED FOR THE FIRE HOSE REEL SYSTEM FOR ENTIRE AREA.
   iii. THE FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) IN FS PUMP ROOM AT GROUND FLOOR.

9. 4.5 KG CO_2 FIRE EXTINGUISHERS TO BE PROVIDED IN ALL PLANT ROOMS AND AT POSITION AS INDICATED ON PLANS.

10. SECONDARY POWER SUPPLY WILL BE PROVIDED FOR ALL FIRE SERVICES INSTALLATIONS AND CONNECTED BEFORE MAIN SWITCH EXCEPT EMERGENCY LIGHTING, DIRECTIONAL SIGNS AND EXIT SIGNS.

(N.T.S. @ A3)

APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	FS NOTES	FS-01A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in n "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
		DATE. :	
		2024 - 10 -16	



PART PLAN FOR F.S. PUMP ROOM
(1:50 @ A3)

6000
Run-In/out
50500 (about)
WSD WATER PIPE INCOME
ø50 FSP
NEW WATER METER CABINET FOR FS WATER SUPPLY
1.6m (L) x 0.8m (W) x 0.9m (H)
ø50 FSP AT L/L
1 Disabled Car Parking Space (5m x 3.5m)
2,000L GRP F.S. WATER TANK
2m (L) x 1m (W) x 2m (H)
FS PUMP ROOM
2m (L) x 2m (W)
1200
2200
2200
1 Loading/unloading Space for light goods vehicles (7m x 3.5m)
ø50 FSP AT L/L
ø50 FSP FROM L/L AND TURN TO H/L
ø50 FSP AT H/L
Non-storage area (width not less than 1050mm)
1050
F.E.
HR
EXIT
Temporary Warehouse
(Four-side Open Shed)
GFA: About 930 sqm.
Height: Not exceeding
5m No. of Storey: 1

LEGEND

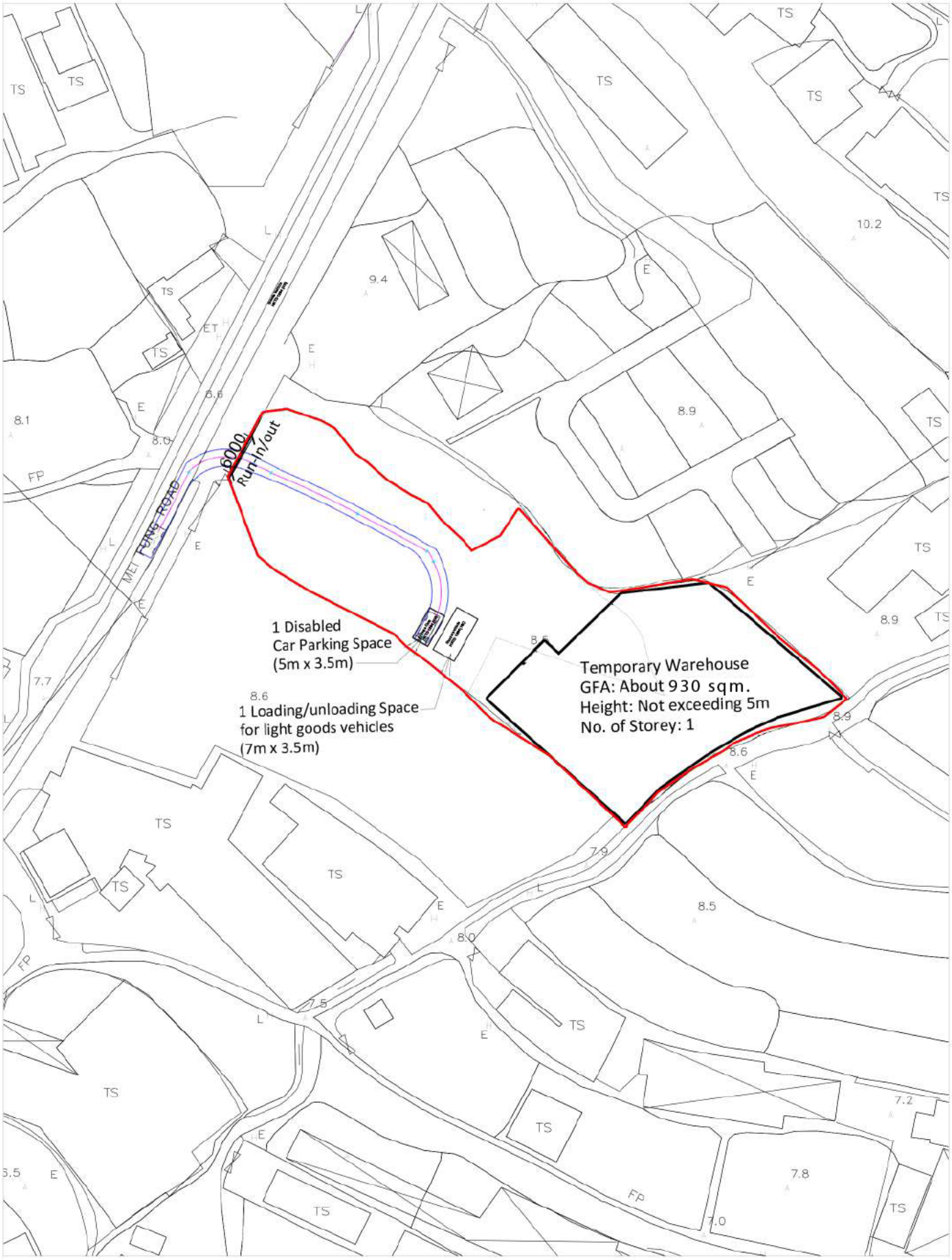
- EXIT — LED EXIT SIGN, C/W 2 HRS. Ni-MH DISCHARGE DURATION DURATION EMERGENCY BATTERY POWER PACK
- LED DIRECTION EXIT SIGN, C/W 2 HRS. Ni-MH DISCHARGE DURATION DURATION EMERGENCY BATTERY POWER PACK
- NON-MAINTAINED TYPE EMERGENCY LIGHTING C/W 2 no. LED LAMP, Ni-MH BATTERY AND CHARGER MODULE, 2 HRS. Ni-MH DISCHARGE DURATION EMERGENCY BATTERY POWER PACK
- F.S. PUMP (DUTY / STAND-BY)
- HR — HOSE REEL SET
- ALARM BELL
- BREAKGLASS UNIT
- F.E. — 4.5 KG CO_2 F.E.
- ø50 FSP

BLOCK PLAN
(1:250 @ A3)

APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	PROPOSED FS AND E-LIGH LAYOUT PLAN	FS-02A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in n "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
		DATE. :	
		2024-10-16	

Appendix 3

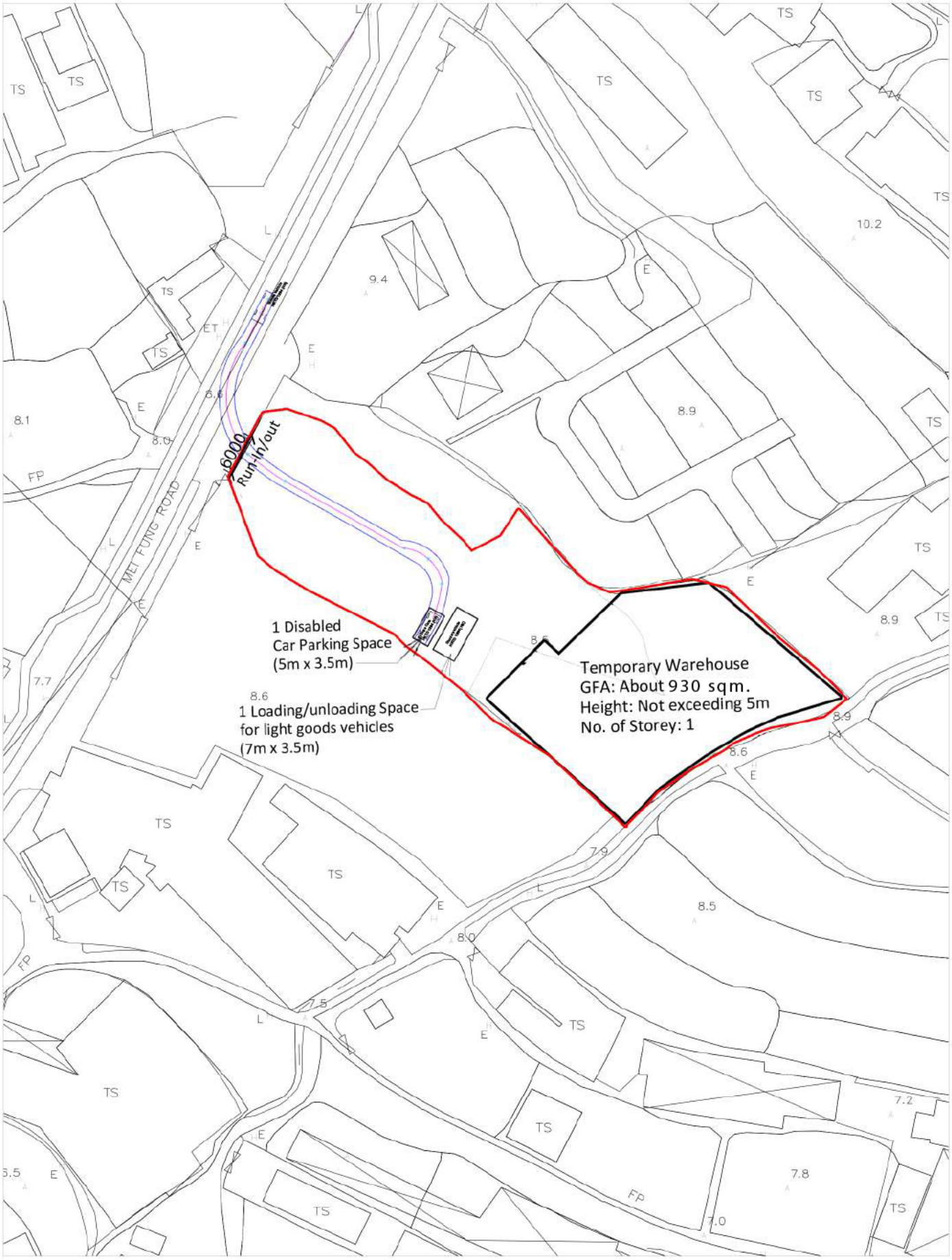
Swept Path Analysis



LEGEND: Application Site

LOCATION: Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

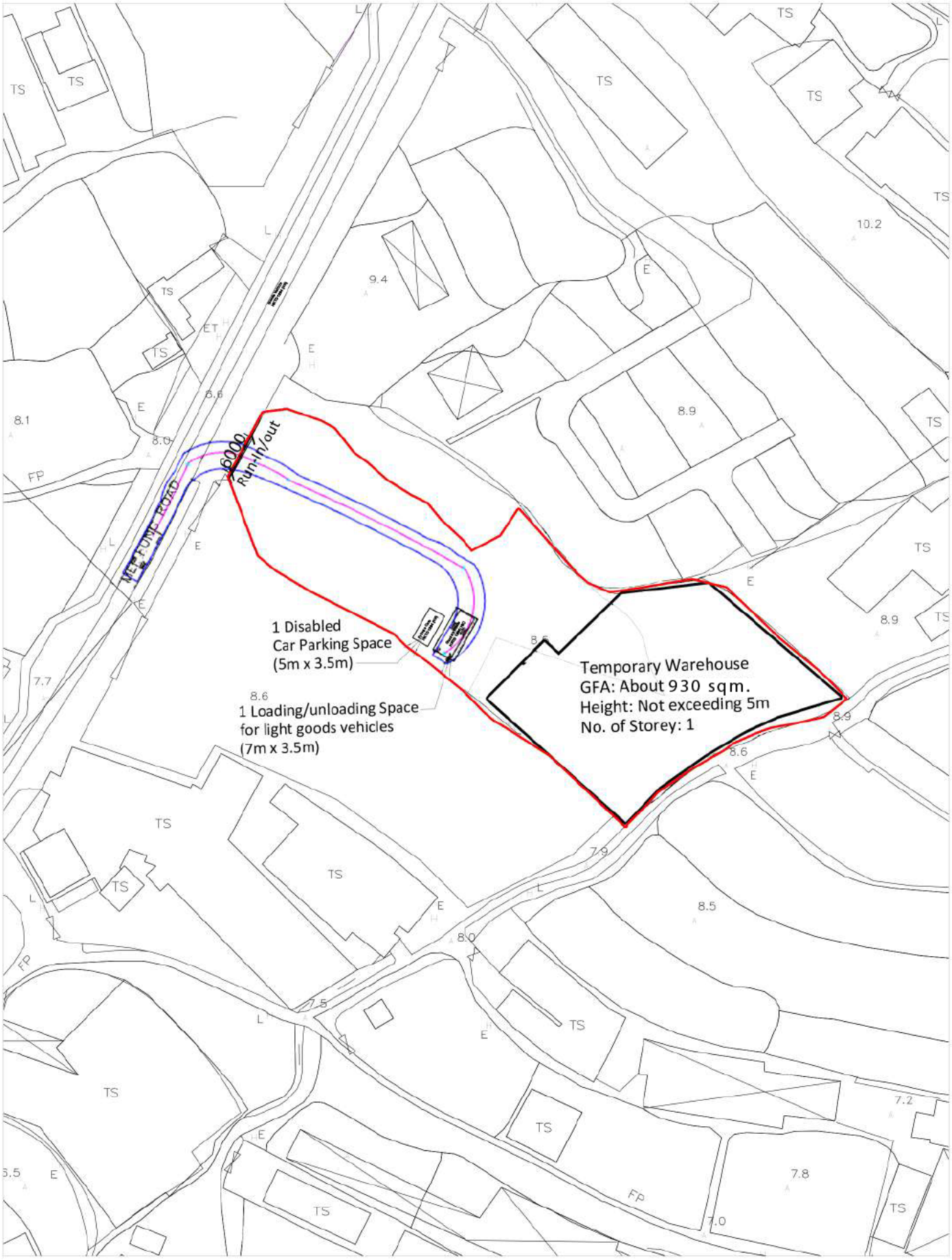
DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-7	Swept Path (Private car in)	March 2026	1:750	DeSPACE (International) Limited



LEGEND: Application Site

LOCATION: Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

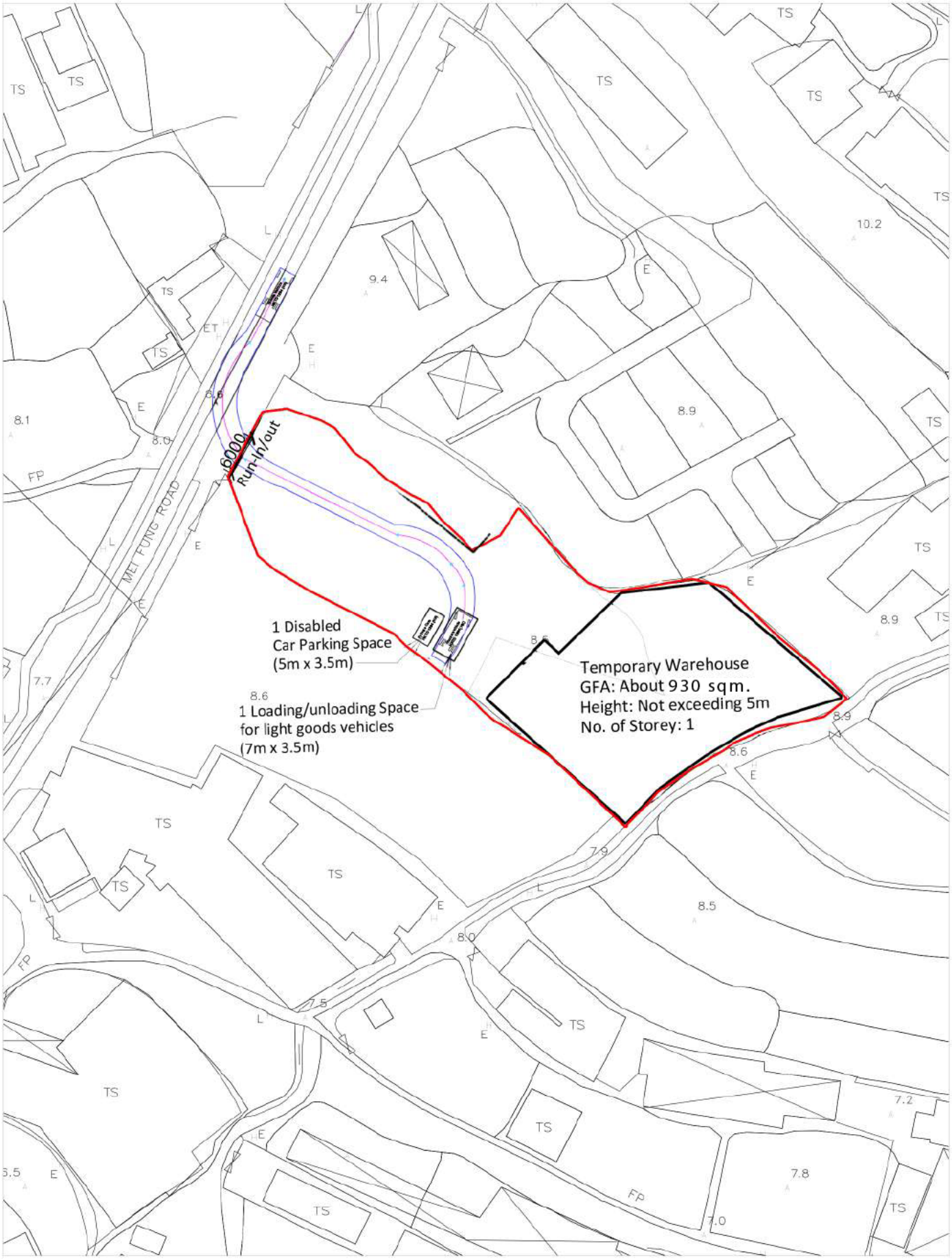
DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-8	Swept Path (Private car out)	March 2026	1:750	DeSPACE (International) Limited



LEGEND: Application Site

LOCATION: Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-9	Swept Path (Light goods vehicle in)	March 2026	1:750	DeSPACE (International) Limited



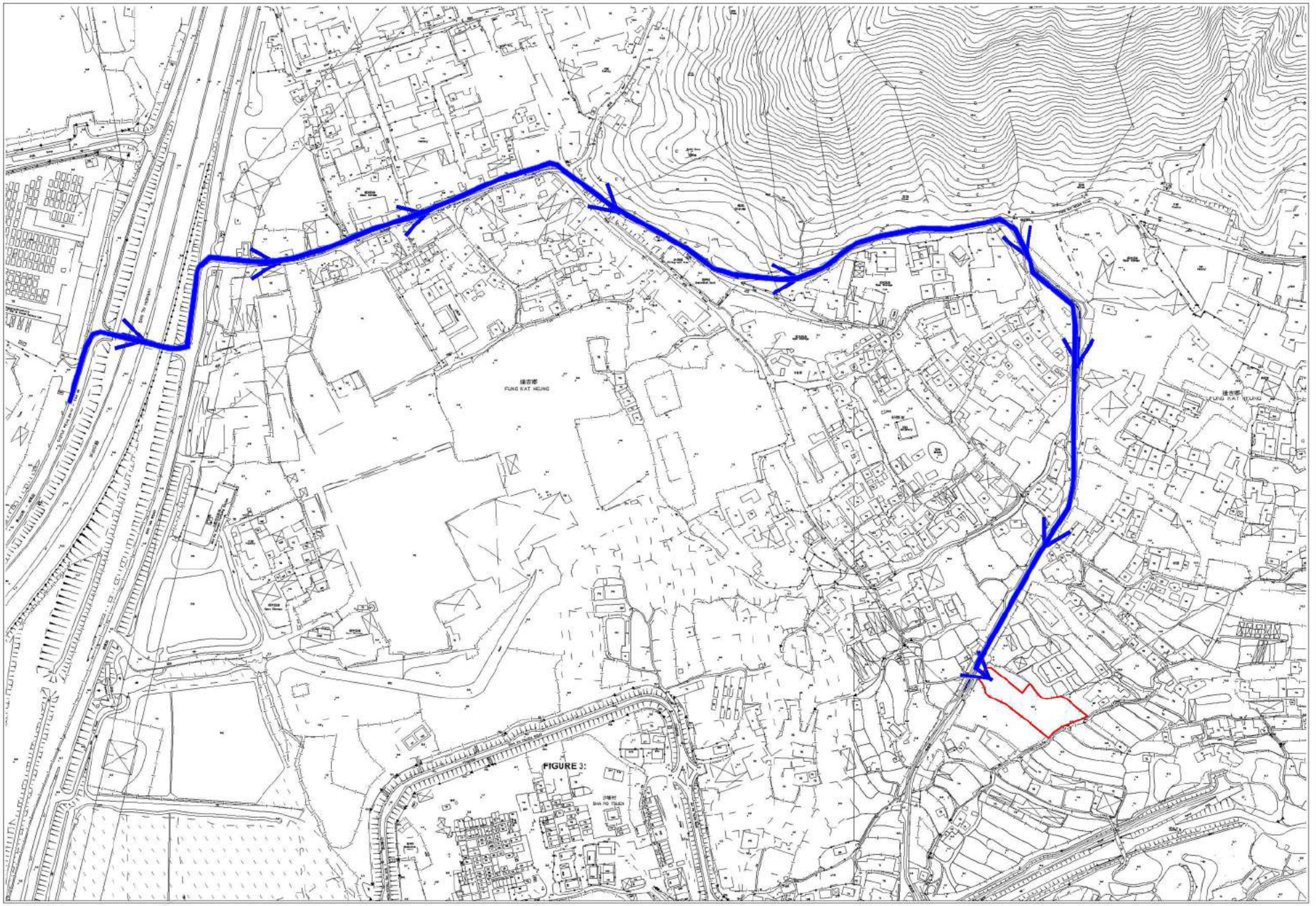
LEGEND: Application Site

LOCATION: Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:	DRAWING TITLE:	DATE:	SCALE:	PREPARED BY:
A-10	Swept Path (Light goods vehicle out)	March 2026	1:750	DeSPACE (International) Limited

Appendix 4

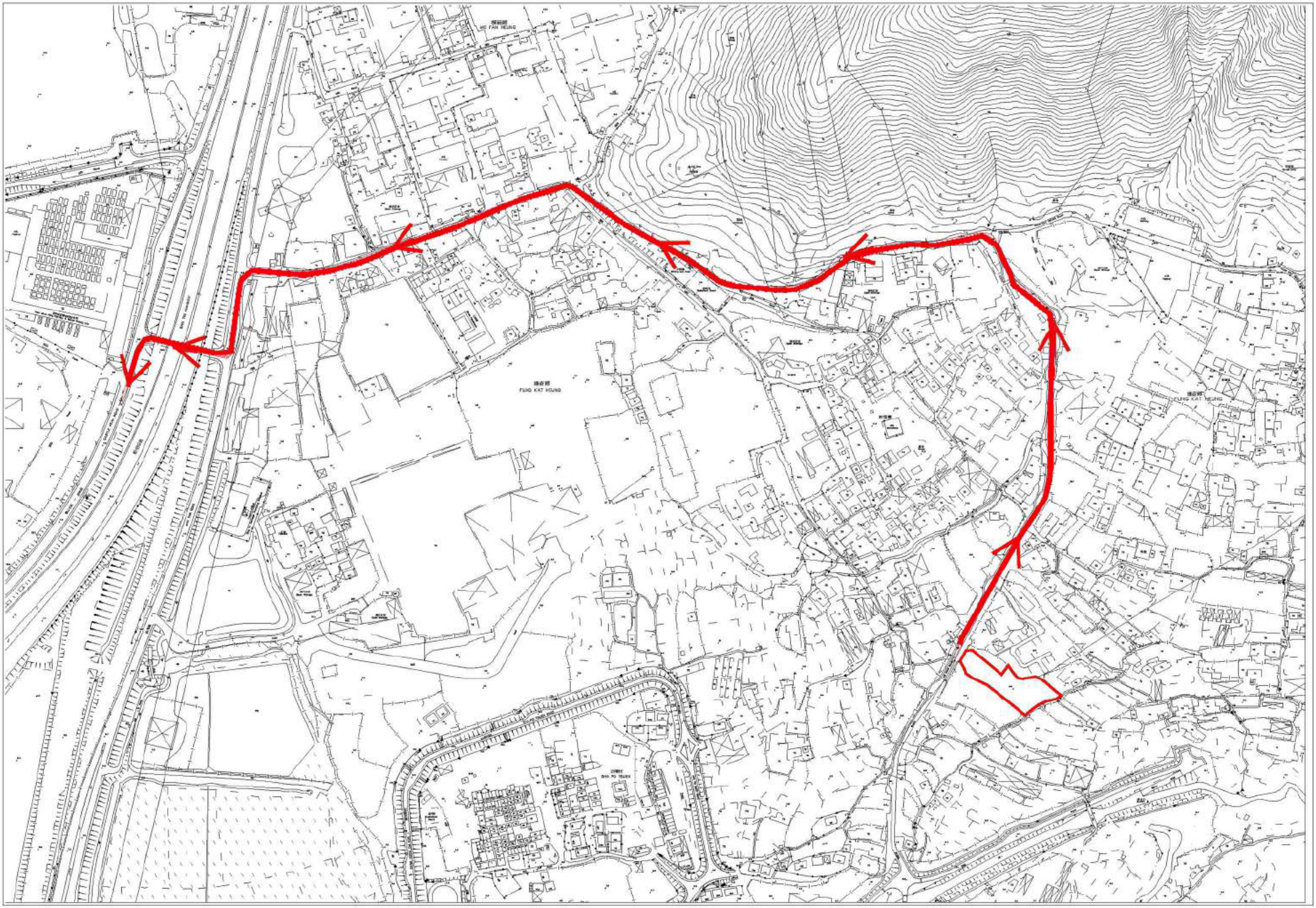
Direction of Flow



LEGEND:	DRAWING NO.	A-11	FIGURE TITLE:	LOCATION:
Application Site	SCALE:	1:4000 at A4	Direction of Flow (IN)	Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
	DATE:	March 2026		

PREPARED BY:

DeSPACE (International) Limited



N

LEGEND:	DRAWING NO. A-12	FIGURE TITLE:	LOCATION:	PREPARED BY:
Application Site	SCALE: 1:4000 at A4	Direction of Flow (OUT)	Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	DeSPACE (International) Limited
	DATE: March 2026			

寄件者: Kin Planning <[redacted]>
寄件日期: 2026年09月09日星期三 15:56
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: APPLICATION NO. A/YL-KTN/1283 – Supplementary Information
附件: A_YL-KTN_1283 SI Cover Letter.pdf; Attachment 1_Replacement Page of A_YL-KTN_1283 _Planning Statement.pdf

Dear Sir/Madam,

We refer to the captioned planning application submitted to the Town Planning Board on 31st August 2026. This submission supersedes the previous submission made at 3:41 p.m. on 9 September 2026.

References are made to the phone call dated 9th September 2026 regarding further comments from the Planning Department. Please find **Attachment 1** for the replacement page of the planning statement

Should you have any queries, please contact me at [redacted].

Regards,

Kin Leung

[redacted]

DeSPACE (International) Limited

Date: 9th September 2026

Pages: 1 + Attachments
BY EMAIL
(tpbpd@pland.gov.hk)
(dcccheng@pland.gov.hk)

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(CC: Mr. CHENG Chi Chiu, David (Town Plnr/Yuen Long E 9)

Dear Sir/Madam,

SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

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APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

APPLICATION NO. A/YL-KTN/1283 – Supplementary Information

We refer to the captioned planning application submitted to the Town Planning Board on 31st August 2026.

References are made to the phone call dated 9th September 2026 regarding further comments from the Planning Department. Please find **Attachment 1** for the replacement page of the planning statement.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok and Mr. Kin Leung at [redacted] or the undersigned at [redacted].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

DeSPACE (International) Limited 構建(國際)有限公司

[redacted]

Section Five - Planning and Technical Justifications

5.1 **The Proposed Development is Not Incompatible with the Surrounding Areas**

5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for warehouses, holiday camps, animal boarding establishments etc. Furthermore, similar S.16 planning applications for 'warehouse' use and associated filling of land were approved by TPB within the same "AGR" zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the "AGR" zone and it is considered in line with TPB's previous decisions.

5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the "AGR" Zone

5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

5.3 **Similar Approved Application in the Vicinity**

5.3.1 As shown in Section 3.3, there are Five (5) approved planning cases in the vicinity and Twenty-One (21) approved planning cases in "AGR" zone within the same OZP in 2025. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

5.4 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site

5.4.1 As forementioned in Section 3.2, the Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition(s) of the previously planning application No. A/YL-KTN/1052 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, the Applicant will take forward to the approved Fire Service Installations Proposal under Planning Application No. A/YL-KTN/1052 which has been implemented and awaiting for approval. Please find the drainage proposal and fire service installations proposal in **Appendices 1 and 2** respectively.