

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-KTN/1085**

<b><u>Applicant</u></b>	: Sanfield (Management) Limited represented by Grandmax Surveyors Limited
<b><u>Site</u></b>	: Lots 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long, New Territories
<b><u>Site Area</u></b>	: About 9,705m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<b><u>Zoning</u></b>	: “Comprehensive Development Area (1)” (“CDA(1)”) [restricted to a maximum plot ratio (PR) of 1.2 and a maximum building height (BH) of 16 storeys]
<b><u>Application</u></b>	: Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary open storage of construction materials with ancillary facilities for a period of three years at the application site (the Site), which falls within an area zoned “CDA(1)” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is mainly paved and vacant (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Shui Mei Road (**Plans A-1 to A-3**). According to the applicant, the proposed use involves an open area of about 7,466m<sup>2</sup> (about 77% of the Site) for storage of construction materials including Modular Integrated Construction (MiC) components and materials with supporting machineries of tower crane, and five enclosed structures of one or two storeys with building heights of not more than 10m and a total floor area of 2,025m<sup>2</sup> for ancillary office, workshop and guardhouse (**Drawing A-1**). The proposed use will be set back for 4m from the southern boundary facing Shui Mei Road to facilitate the use of articulated trailers. Peripheral planting area with minimum width of 3m (except

for the setback area) for groundcovers, shrubs and 58 new trees will be provided within the Site (**Drawing A-1**). Ten parking spaces for private car will also be provided within the Site. The articulated trailers entering and leaving the Site will adopt the route via Mei Fung Road and Fung Kat Heung Road to San Tam Road. An escorting vehicle will be deployed for each delivery of MiC module by the articulated trailers as traffic management measure. The operation hours will be between 8:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The indicative layout plan submitted by the applicant is at **Drawing A-1**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form and with attachments received on 9.1.2025 (**Appendix I**)
- (b) Further information (FI) received on 11.2.2025 <sup>#</sup> (**Appendix Ia**)

*<sup>#</sup> accepted but not exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I** and **Ia**, and can be summarised as follows:

- (a) The propose use is intended to serve as a transshipment depot for MiC components and materials, which is in line with the Government's direction to adopt MiC to enhance quantity, speed, efficiency and quality of housing, and for meeting the growing demand for MiC application in housing projects.
- (b) The proposed use is in line with the relevant Town Planning Board Guidelines for application for open storage and port back-up uses. It is not incompatible with the surrounding uses. Temporary approval of the current application would not jeopardise the long-term planning intention of the "CDA(1)" zone.
- (c) The proposed use at the Site will not induce adverse impacts on the surrounding areas. In support of the application, the applicant has submitted traffic impact assessment, sewerage review report, environmental assessment as well as landscaping, drainage and fire service installations proposals.

## **3. Compliance with the 'Owner's Consent/Notification' Requirements**

The applicant is not a 'current land owner' of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by giving notification to the 'current land owner'. Detailed information would be deposited at the meeting for Members' inspection.

#### **4. Background**

The Site is not subject to any active enforcement action.

#### **5. Town Planning Board Guidelines**

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board on 14.4.2023 are relevant to the application. The Site falls within Category 2 areas under TPB PG-No. 13G, and relevant extracts of which are at **Appendix II**.

#### **6. Previous Applications**

The Site is involved in three previous applications, including applications No. A/YL-KTN/575 and 715 for temporary site office with/without plant nursey and application No. A/YL-KTN/604 for a proposed comprehensive residential development (largely covering the entire “CDA(1)” zone), which are not relevant to the current application due to different use involved. Details of the previous applications are summarised at **Appendix III** and the locations are shown on **Plan A-1**.

#### **7. Similar Application**

7.1 There is one similar application (No. A/YL-KTN/1020) for temporary open storage within the same “CDA(1)” zone in the vicinity of the Site in the past five years, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in January 2025 mainly on the considerations that the approval on a temporary basis would not jeopardise the long-term planning intention of the “CDA(1)” zone; the applied use was not incompatible with the surrounding land uses; the relevant government departments consulted generally had no adverse comment or their technical concerns could be addressed by approval conditions; and the application was generally in line with the Town Planning Board Guidelines for application for open storage and port back-up uses.

7.2 Details of the similar application are summarised at **Appendix III** and the location is shown on **Plan A-1**.

#### **8. The Site and Its Surrounding Area (Plans A-1 to A-4b)**

8.1 The Site is:

- (a) accessible from Shui Mei Road; and
- (b) mainly paved and vacant.

- 8.2 The surrounding areas are rural in character with an intermix of open storage/storage yards, plant nurseries, grassland and farmland. To the south across Shui Mei Road is a watercourse. To the further west and northwest is the residential development Park Yoho.

## **9. Planning Intention**

The “CDA(1)” zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

## **10. Comments from Relevant Government Departments**

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided at **Appendices IV and V** respectively.

## **11. Public Comment Received During Statutory Publication Periods**

On 17.1.2025 and 18.2.2025, the application was published for public inspection. During the statutory public inspection periods, one public comment was received from an individual objecting to the application mainly on the grounds that the previous applications were revoked and there has been unauthorised use at the Site (**Appendix VI**).

## **12. Planning Considerations and Assessments**

- 12.1 The application is for proposed temporary open storage of construction materials with ancillary facilities for a period of three years at the Site zoned “CDA(1)” (**Plan A-1**). Whilst the proposed use is not in line with the planning intention of the “CDA(1)” zone, the “CDA(1)” zone is largely covered by the approved application No. A/YL-KTN/604 for a proposed comprehensive residential development and the implementation of which is still subject to land acquisition. It is considered that approving the application on a temporary basis would not jeopardise the implementation of the approved comprehensive residential development or the long-term planning intention of the “CDA(1)” zone.
- 12.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character with an intermix of open storage/storage yards, plant nurseries, grassland and farmland. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective considering that adverse landscape impact is not anticipated.

- 12.3 The Site falls within Category 2 areas under TPB PG-No. 13G. The following considerations in the Guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of three years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

- 12.4 The application is considered generally in line with TPB PG-No. 13G in that the relevant government departments consulted including the Director of Environmental Protection, Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisance caused by the proposed use.
- 12.5 There is one approved similar application within the same “CDA(1)” zone in the vicinity of the Site as mentioned in paragraph 7.1 above. Approving the current application is in line with the Committee’s previous decision.
- 12.6 Regarding the public comment as mentioned in paragraph 11, the departmental comments and planning assessments above are relevant.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 11.4.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval conditions

- (a) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.10.2025;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.1.2026;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the provision of fire extinguisher(s) with a valid fire certificate within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 23.5.2025;
- (e) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.1.2026;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "CDA(1)" zone which is primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. There is no strong planning justification given in the submission for a departure from the planning intention, even on a temporary basis.

## **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **15. Attachments**

**Appendix I**  
**Appendix Ia**

Application Form with attachments received on 9.1.2025  
FI received on 11.2.2025

<b>Appendix II</b>	Relevant extracts of TPB PG-No. 13G
<b>Appendix III</b>	Previous and similar applications
<b>Appendix IV</b>	Government department's general comments
<b>Appendix V</b>	Recommended advisory clauses
<b>Appendix VI</b>	Public comment
<b>Appendix VII</b>	Fire Services Department's good practice guidelines for open storage sites
<b>Drawing A-1</b>	Indicative layout plan
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan
<b>Plan A-3</b>	Aerial photo
<b>Plans A-4a and 4b</b>	Site photos

**PLANNING DEPARTMENT**  
**APRIL 2025**