

2025年 3月 6日
此文件在 收到。城市規劃委員會
只作 申請之用。此文件不適用於其他用途。

This document is received on 06 MAR 2025
The Town Planning Board will receive the application only upon receipt of all the required information and documents.

e-form No. S16-III
電子表格第 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

2300512 6/3 by hand ①

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-K7N/1100
	Date Received 收到日期	- 6 MAR 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
TSOI Tak Lee (蔡德理) (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2246 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1125 sq.m 平方米 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Agriculture" ("AGR")</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 (日/月/年) 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」[&]遞送要求同意書[&]

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 16/01/2025 (DD/MM/YYYY)
於 16/01/2025 (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 14/01/2025 (DD/MM/YYYY)
於 14/01/2025 (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) with Ancillary Office 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	1121	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1125	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1125	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1125	sq.m <input checked="" type="checkbox"/> 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)		
Refer to Plan 3		
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		
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	2	
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		
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 a.m. to 7:00 p.m. from Mondays to Saturdays. No operations 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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Kong Po Road via a local track</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 _____																															
	No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 _____ m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2246 _____ sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 _____ m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 _____ m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p style="text-align: center;">A/ /</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途／發展</p>	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="571 159 1391 439"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="647 488 1038 501" style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> </div> <div data-bbox="643 797 971 871"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 909 1038 922" style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> </div> <div data-bbox="643 949 1276 1023"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="627 1276 1139 1310"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="627 1366 1139 1400"> <input type="checkbox"/> month(s) 個月 </div>

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）。

Refer to Planning Statement at Appendix I

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

Signed with recognised
e-signature
Signer: Tang Hui Ling

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Assistant Town Planner

Name
姓名

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

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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

- 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：
 - 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
 - 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。
- 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。
- 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 also 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. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories		
Site area 地盤面積		2246 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則		Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶		"Agriculture" ("AGR")		
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途／發展		Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於		<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1125	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	5
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	50.1 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>2</u> 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 <u>2</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ 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 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Plan showing proposed filling of land</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Executive Summary

1. The application site (the Site) is on Lot Nos. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories.
2. The site area is about 2,246 m². No Government Land is involved.
3. The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land' for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 5 nos. of single-storey temporary structures are proposed for warehouse and ancillary office uses. The gross floor area is about 1,125 m².
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 110 約地段第 201 號（部分）、第 202 號（部分）、第 205 號（部分）及第 206 號（部分）。
2. 申請地點的面積約 2,246 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在「農業」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 5 個臨時單層構築物作貨倉連附屬辦公室用途，總樓面面積約 1,125 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a period of 3 years (“the Proposed Development”) at Lot Nos. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 2,246 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is 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.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, 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.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	8	1
2	Warehouse with Ancillary Office	225	225		
3	Warehouse with Ancillary Office	225	225		
4	Warehouse with Ancillary Office	225	225		
5	Warehouse with Ancillary Office	225	225		
Total		<u>1,125</u>	<u>1,125</u>		
		Plot Ratio	Site Coverage		
		0.5	50.1%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 2 nos. of parking space for medium goods vehicle (MGV) are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. The Site is proposed to be filled with concrete of about 0.2 m in depth for the provision of solid ground for the erection of structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

13. There are 39 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023

A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023
A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	26.1.2024
A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024
A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024

A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/970	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/976	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024
A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.7.2024
A/YL-KTN/1040	Proposed Temporary Open Storage for Construction Materials and Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	20.9.2024
A/YL-KTN/1005	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1010	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1004	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	25.10.2024
A/YL-KTN/1017	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.10.2024
A/YL-KTN/1052	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	22.11.2024

14. The similar applications were approved by the Committee between 2022 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage, grassland and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

17. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

18. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

19. The trip attraction and generation rates are expected as follows:

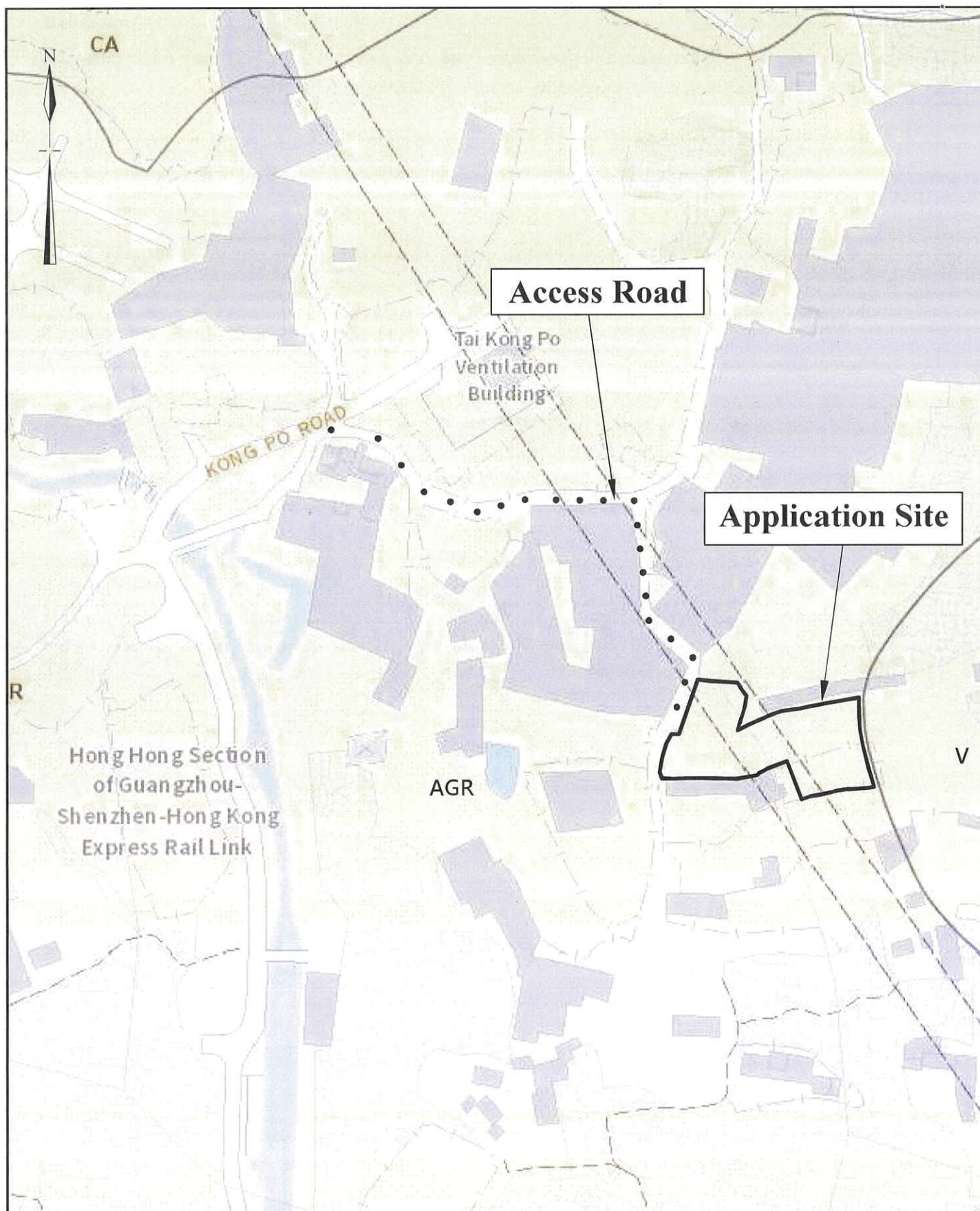
	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	1	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>3</u>	<u>3</u>

20. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
21. 2 nos. of parking space for MGVS are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
22. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site on foot.

Environment

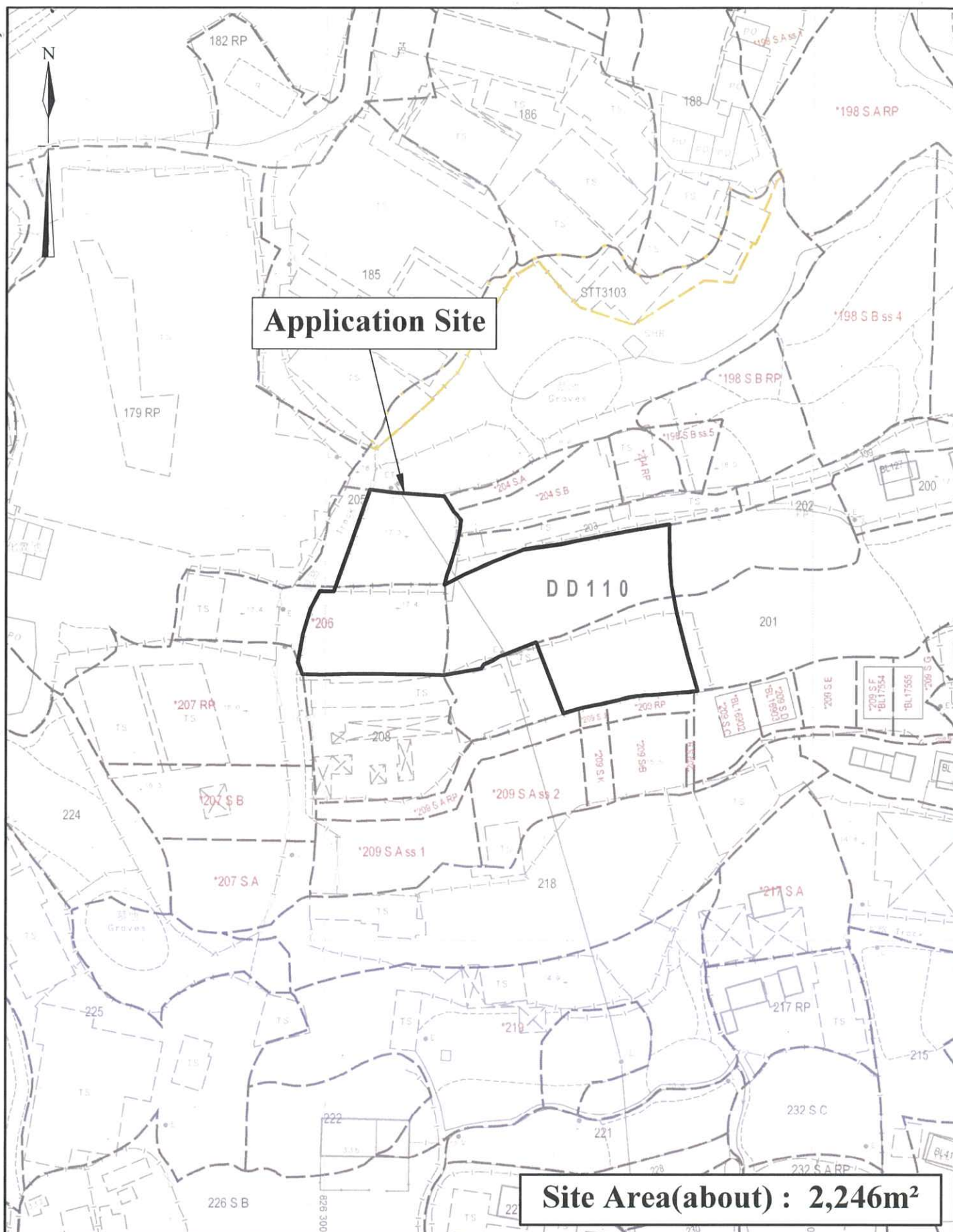
23. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Extracted by Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

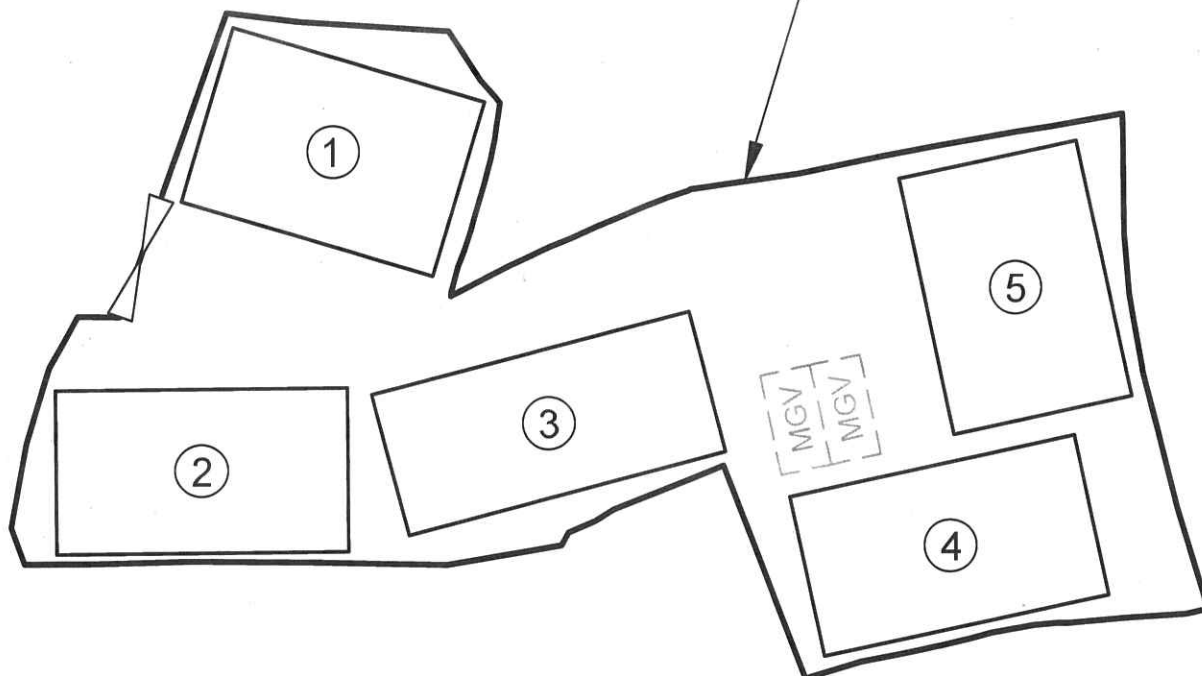
N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
January 2025	Lots 201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.	Plan 1 (P 24079)



1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
January 2025	Lots 201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.	Plan 2 (P 24079)



Application Site



Legend



Parking space for medium goods vehicle
(7m (L) x 2.5m (W))



Vehicular Ingress / Egress

Site Area(about) : 2,246m²

No.	Uses	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
2	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
3	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
4	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
5	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
Total		<u>1,125 m²</u>	<u>1,125 m²</u>		

1:1000

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

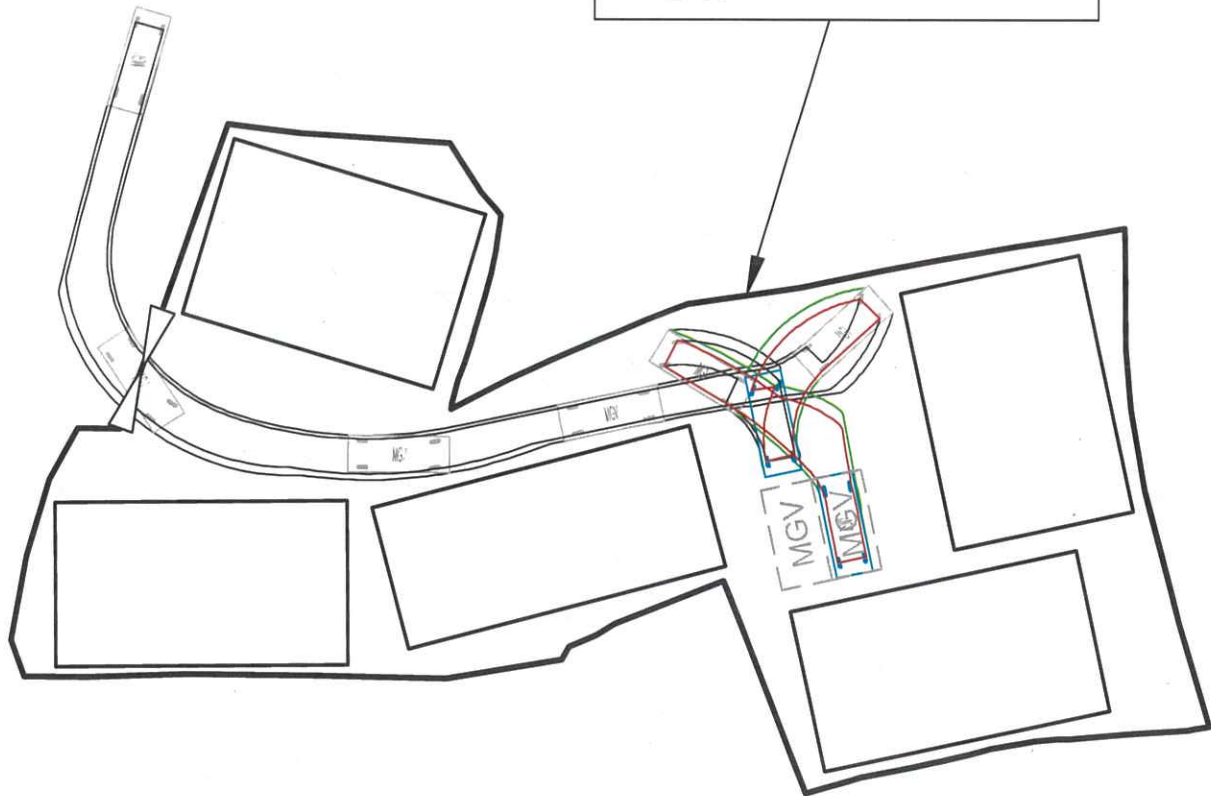
January 2025

**Lots201(part), 202(part), 205(part), 206(part) in DD.110
Yuen Long, N.T.**

**Plan 3
(P 24079)**



Application Site



Legend



Medium goods vehicle
(7m (L) x 2.5m (W))



Vehicular Ingress / Egress



Medium goods vehicle
(7m (L) x 2.5m (W))

1:1000

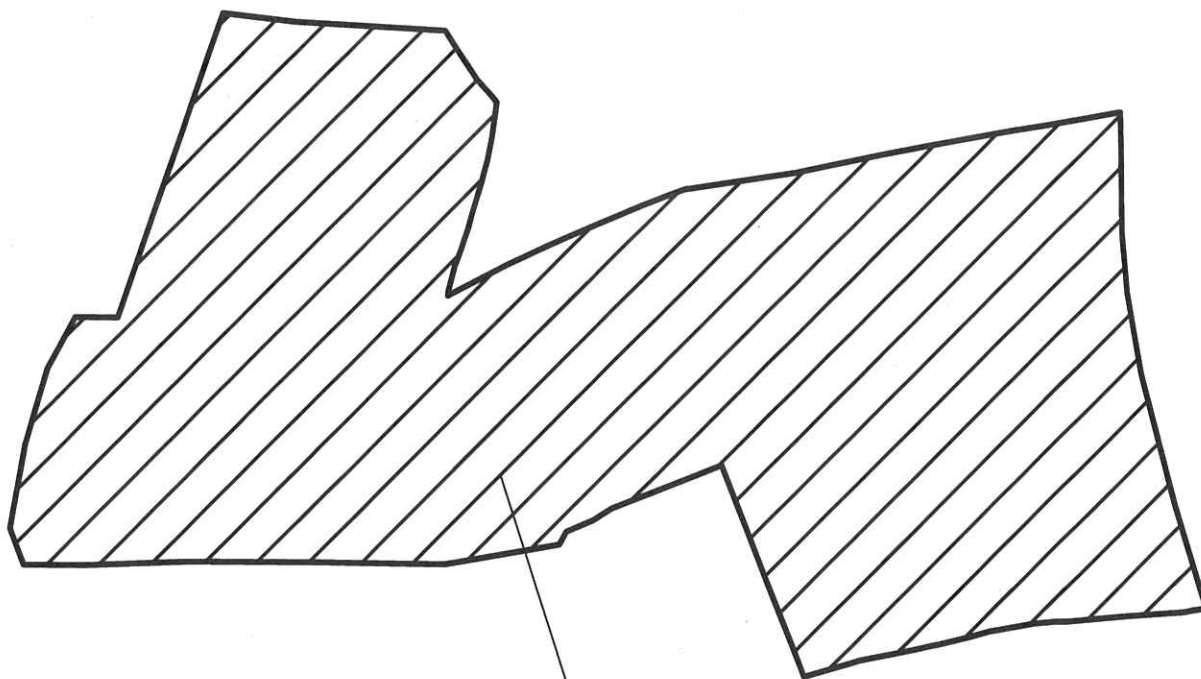
Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

January 2025

Lots 201(part), 202(part), 205(part), 206(part) in DD.110
Yuen Long, N.T.

Plan 4
(P 24079)



**The site will be paved with concrete
at a depth of about 0.2m to provide
a solid ground for erection of
structures and vehicle maneuvering**

N.T.S	Plan Showing Proposed Filling of Land	Goldrich Planners & Surveyors Ltd.
January 2025	Lots 201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.	Plan 5 (P 24079)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

17 March 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office
and associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110,
Yuen Long, New Territories
(Application No. A/YL-KTN/1100)**

We would like to clarify that about 99% of the Site (i.e. 2,228 m²) is proposed to be filled with concrete of about 0.2 m in depth (from 17.4mPD to 17.6mPD) for the provision of solid ground for vehicle maneuvering and erection of structures. The remaining area is mainly proposed as planting area. We enclose a landscape proposal (**Plan 6**) for your consideration.

The building height of structure No. 1 and 3 has been rectified from 8 m to 5 m.

In view of the amendments made, we enclose the following revised pages for your consideration:

1. Page 7 of Form S-16I;
2. Planning Statement (**Appendix I**); and
3. Layout Plan (**Plan 3**) and Plan showing Proposed Filling of Land (**Plan 5**).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	Please provide details 請提供詳情																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2228 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a period of 3 years (“the Proposed Development”) at Lot Nos. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 2,246 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is 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.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, 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.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	5	1
2	Warehouse with Ancillary Office	225	225	8	
3	Warehouse with Ancillary Office	225	225	5	
4	Warehouse with Ancillary Office	225	225	8	
5	Warehouse with Ancillary Office	225	225	8	
Total		<u>1,125</u>	<u>1,125</u>		
		Plot Ratio	Site Coverage		
		0.5	50.1%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 2 nos. of parking space for medium goods vehicle (MGV) are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. About 99% of the Site is proposed to be filled with concrete of about 0.2 m in depth (from 17.4mPD to 17.6mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring. The remaining area is proposed as planting area (**Plan 5**).

Similar Applications

13. There are 39 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023

A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023
A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	26.1.2024
A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024
A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024

A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/970	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/976	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024
A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.7.2024
A/YL-KTN/1040	Proposed Temporary Open Storage for Construction Materials and Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	20.9.2024
A/YL-KTN/1005	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1010	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1004	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	25.10.2024
A/YL-KTN/1017	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.10.2024
A/YL-KTN/1052	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	22.11.2024

14. The similar applications were approved by the Committee between 2022 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage, grassland and residential structures. Adverse visual impacts to the surrounding areas are not anticipated.
17. There are 6 nos. of existing trees within the Site. They are proposed to be felled. To compensate for the loss of greenery, 6 nos. of new trees are proposed to be planted within the Site (**Plan 6**). Adverse landscape impacts to the surrounding areas are not anticipated.

Drainage

18. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

19. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

20. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	1	1
17:00 – 18:00	0	1

18:00 – 19:00	0	0
Total Trips	<u>3</u>	<u>3</u>

21. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. 2 nos. of parking space for MGCV are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (Plan 4).
23. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site on foot.

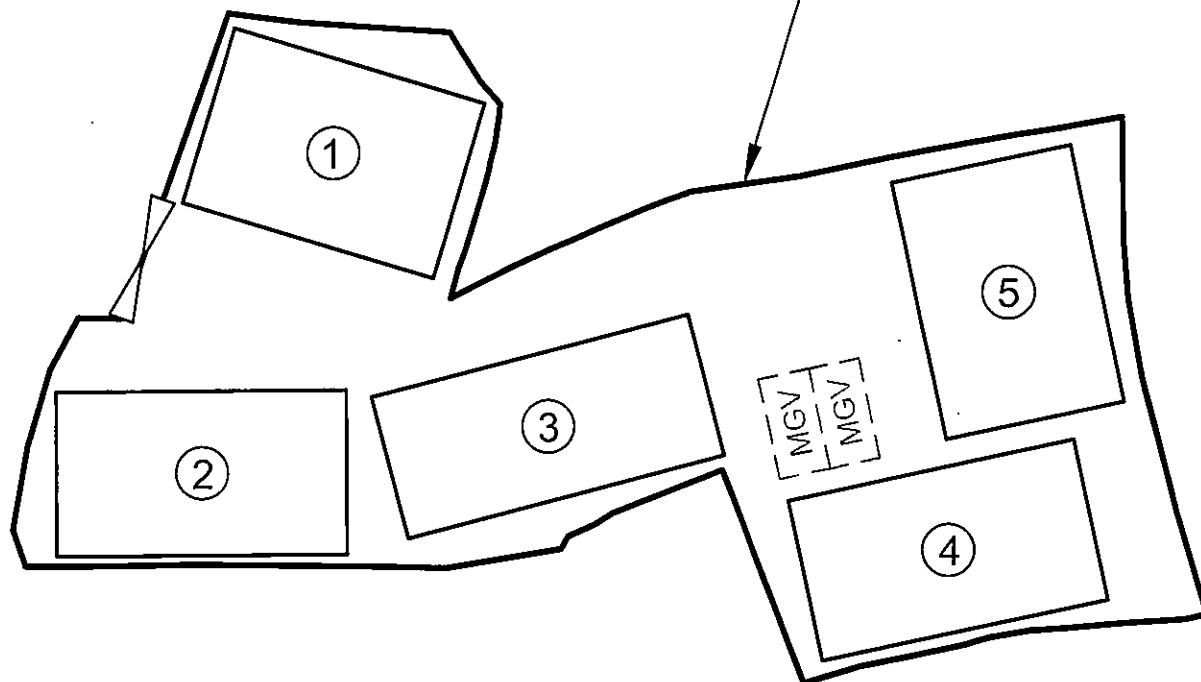
Environment

24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



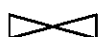
Application Site



Legend



Parking space for medium goods vehicle
(7m (L) x 2.5m (W))



Vehicular Ingress / Egress

Site Area(about) : 2,246m²

No.	Uses	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	Warehouse with Ancillary Office	225 m ²	225 m ²	1	5m
2	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
3	Warehouse with Ancillary Office	225 m ²	225 m ²	1	5m
4	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
5	Warehouse with Ancillary Office	225 m ²	225 m ²	1	8m
Total		<u>1,125 m²</u>	<u>1,125 m²</u>		

1:500

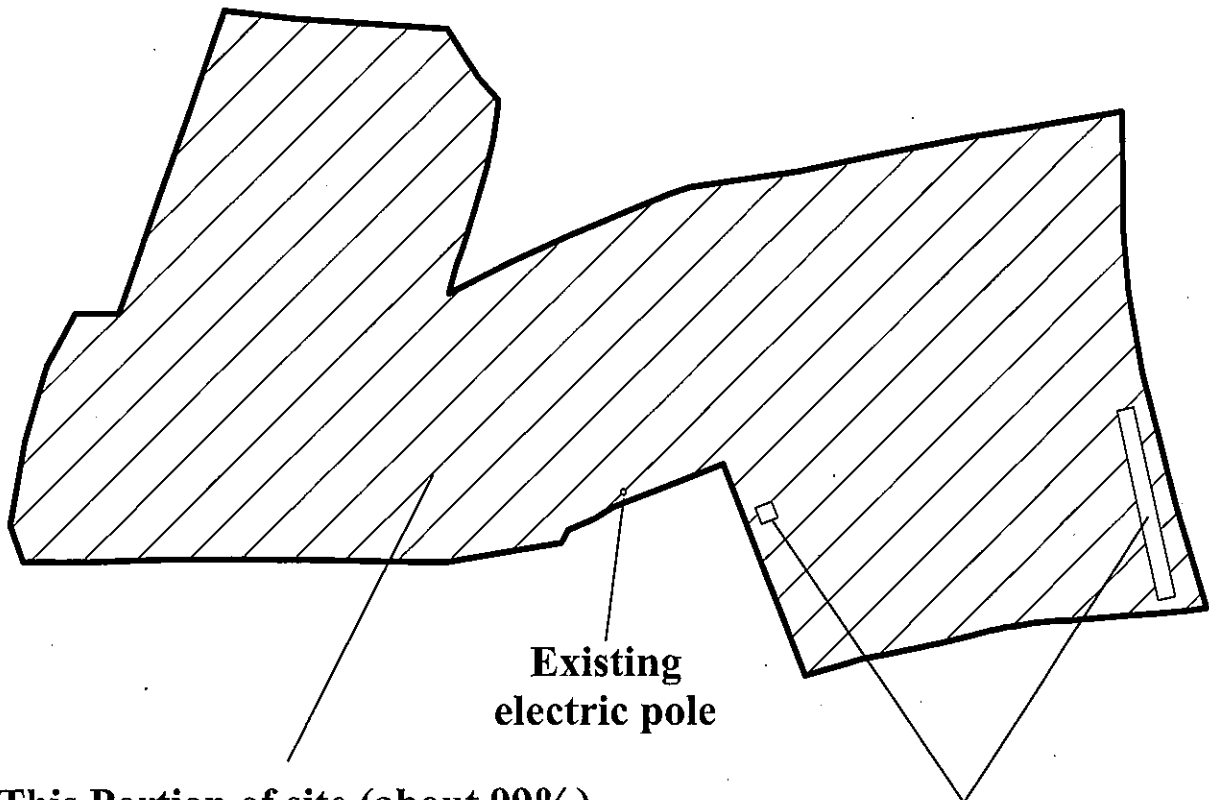
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

January 2025



**Lots201(part), 202(part), 205(part), 206(part) in DD.110
Yuen Long, N.T.**

**Plan 3
(P 24079)**



**This Portion of site (about 99%)
will be paved with concrete at a
depth of about 0.2m
(from 17.4 mPD to 17.6 mPD)
to provide a solid ground for
erection of structures and
vehicle maneuvering**

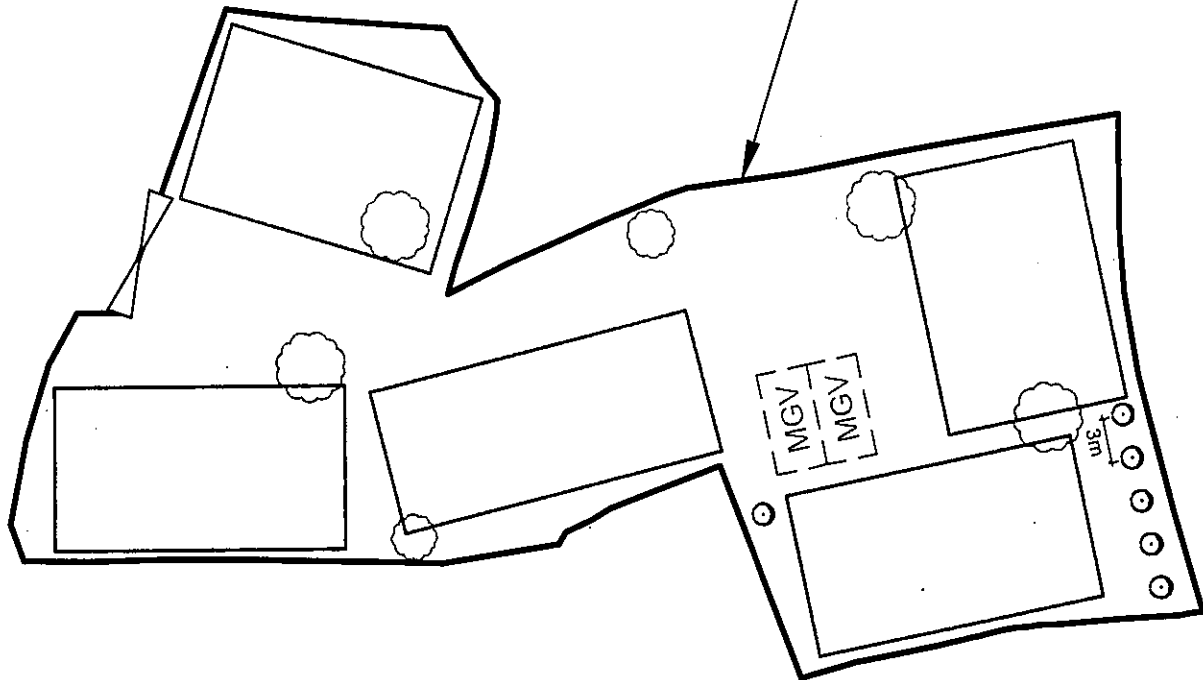
**Proposed
planting area**

Area (about)	
	Paved Area: 2,228m ² (99%)
	Non-paved area: 18m ² (1%)
<hr/>	
Site Area: <u>2,246m² (100%)</u>	

N.T.S	Plan Showing Proposed Filling of Land	Goldrich Planners & Surveyors Ltd.
January 2025	Lots 201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.	Plan 5 (P 24079)




Application Site



Legend



Existing trees on site

Specices	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Proposed Bauhinia blakeana (洋紫荊)	3m	2.75m	6
Total	-	-	6

1:500	Landscape Proposal Lots201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
March 2025		Plan 6 (P 24079)

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年03月28日星期五 14:10
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND
主旨: Re: Planning Application No. A/YL-KTN/1100 - Submission of Further Information
附件: KTN1100_P24079_FI_28.3.2025.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application, which serves to supersede our previous submission in the preceding email dated 25.3.2025 at 5:19pm. Thank you.

Regards,
Janice Tang

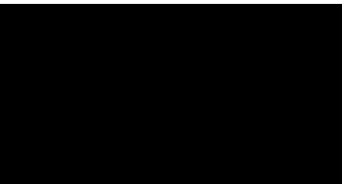
Rich Gold [REDACTED] 於 2025 年 3 月 25 日 週二 下午 5:19 寫道 :

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

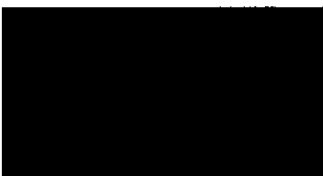
Regards,
Janice Tang

--



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GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1100

Our Ref.: P24079/TL25113

28 March 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office
and associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110,
Yuen Long, New Territories
(Application No. A/YL-KTN/1100)**

We would like to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submission under our reference P24079/TL25105 dated 25.3.2025.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU
Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN / Mr. Jet CHEUNG)

By E-mail only

Further Information for Planning Application No. A/YL-KTN/1100**Response-to-Comments****Comments from Transport Department**

Contact person: Mr. Phil CAI (Tel: 2399 2421)

I.	Comments	Responses
1.	The applicant should note that there is length restriction for Kong Po Road and confirm the vehicle type to be used, and the routing between the site and Chi Ho Road;	Medium goods vehicles with length not more than 7m will be used for the daily operation of the Proposed Development. For the routing between the Site and Chi Ho Road, please see the 'Plan showing Vehicular Access from Chi Ho Road to the Site' (Plan 7).
2.	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kong Po Road, along the local access and within the site;	For vehicle manoeuvring to / from Kong Po Road along the local access to the site, please refer to the 'Plan showing Vehicular Access from Chi Ho Road to the Site' (Plan 7). For vehicle manoeuvring within the site, please refer to the previously submitted Swept Path Analysis (Plan 4) for details.
3.	The applicant should note the local access between Kong Po Road (from north of Lamppost GD0272) and the site is not managed by this Department.	Noted.

- END -



Plan Showing Vehicular Access from Chi Ho Road to the Site

Lots 201(part), 202(part), 205(part), 206(part) in DD.110
Yuen Long, N.T.

Goldrich Planners &
Surveyors Ltd.

Plan 7
(P24079)

1:3000 (A3)

March 2025

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年04月28日星期一 10:56
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1100 - Submission of Further Information
附件: KTN1100_P24079_FI_28.4.2025.pdf; KTN1100_P24079_Trial run_MGV_25.4.2025.mp4

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

--



Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1100

Our Ref.: P24079/TL25140

28 April 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office
and associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 201(Part), 202(Part), 205(Part) and 206(Part) in D.D. 110,
Yuen Long, New Territories
(Application No. A/YL-KTN/1100)**

We would like to submit FI in response to comments from the Transport Department and would like to submit a revised landscape proposal (Plan 6) for the captioned application. The previously existed trees within the site have been felled.

The applicant undertakes that no open storage activities will be carried out within the site.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

C.C.

DPO/FSYLE, PlanD

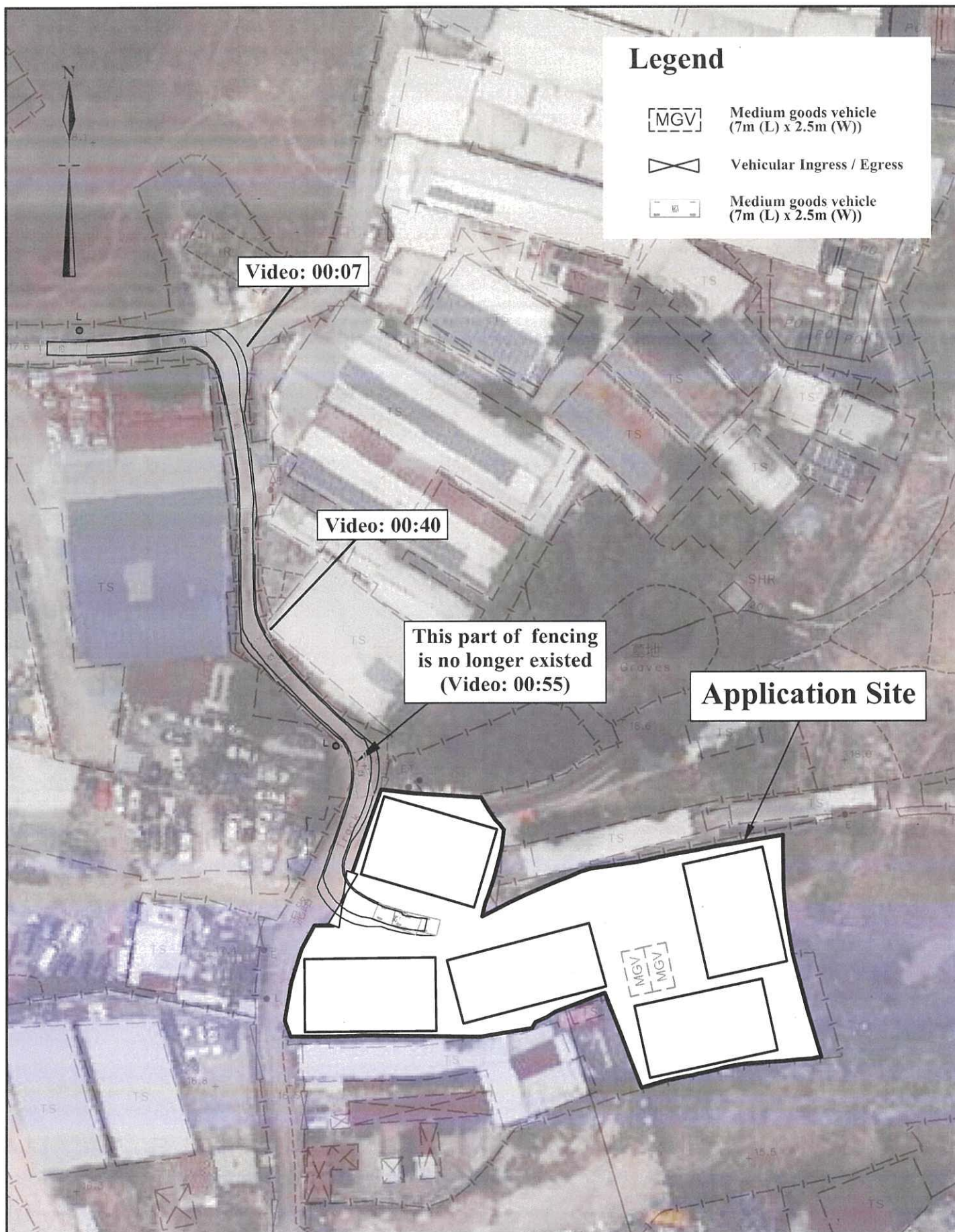
(Attn.: Ms. Andrea YAN)

Further Information for Planning Application No. A/YL-KTN/1100**Response-to-Comments****Comments from Transport Department**

Contact person: Mr. Phil CAI (Tel: 2399 2421)

I.	Comments	Responses
1.	The swept path analysis showed that the vehicles may be difficult to manoeuvre at some locations of the local access. The applicant shall review.	Some of the fencing shown on plan is no longer exist, there are sufficient space for vehicle manoeuvring along the local access. Please see the video of a trial run in the same road and the 'Plan showing vehicular manoeuvring along local access' (Plan 8) for details.

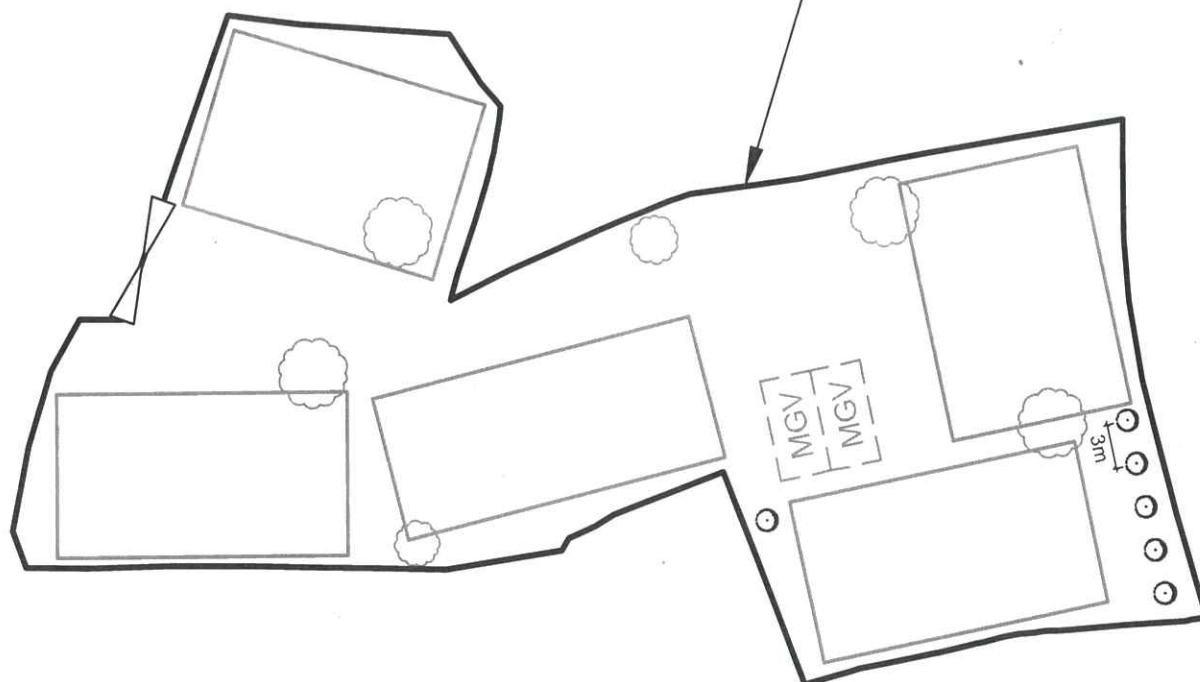
- END -



1:750	Plan Showing Vehicular Manoeuvring Along Local Access	Goldrich Planners & Surveyors Ltd.
April 2025	Lots 201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.	Plan 8 (P 24079)



Application Site



Legend



Felled trees on site

Specices	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Proposed Bauhinia blakeana (洋紫荊)	3m	2.75m	6
Total	-	-	6
1:500	Landscape Proposal Lots201(part), 202(part), 205(part), 206(part) in DD.110 Yuen Long, N.T.		Goldrich Planners & Surveyors Ltd.
March 2025			Plan 6 (P 24079)

A/YL-KTN/1100 – Further information on 28.4.2025

Video showing the trial run of the vehicular manoeuvring can be accessed via the link below:

<https://plandcss2->

[my.sharepoint.com/:f:/g/personal/tpbsubmission_pland_gov_hk/EmzeEw-](https://plandcss2-my.sharepoint.com/:f:/g/personal/tpbsubmission_pland_gov_hk/EmzeEw-)

[D0xJO6TjdThNxKUBCuJeldfSdEDtGXlrtW6qDw?e=33NfQc](https://plandcss2-my.sharepoint.com/:f:/g/personal/tpbsubmission_pland_gov_hk/EmzeEw-D0xJO6TjdThNxKUBCuJeldfSdEDtGXlrtW6qDw?e=33NfQc)

Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
2.	A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
3.	A/YL-KTN/940	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
4.	A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023
5.	A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024
6.	A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	1.3.2024
7.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Filling of Land	5.4.2024
8.	A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.7.2024

	Application No.	Use/Development	Date of Consideration
9.	A/YL-KTN/1010	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
10.	A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
11.	A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.3.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 201, 202, 205 and 206 all in D.D. 110 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective for the section of carriageway which is under the traffic management of the Transport Department; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and

- advisory comments are at **Appendix IV**.

5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of rural inland plains landscape character comprising temporary structures, vacant land and scattered tree groups. The proposed use is not incompatible with surrounding landscape character; and
- according to the site photos, the Site is largely vacant. No existing tree is observed within the Site. Based on the landscape proposal (**Drawing A-3**), six new trees are proposed within the Site. Significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received comment from locals upon close of consultation and he has no comment on the application.

8. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots at the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the adjoining section of Kong Po Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Po Road and the local track; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to:
 - i. follow the revised 'Code of Practice on Handling the Environmental Aspects of

Temporary Uses and Open Storage Sites’;

- ii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - iii. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - iv. meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that five structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

1

From: [REDACTED]
Sent: 2025-04-04 星期五 17:59:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 250404 s16 MTL 11.pdf; 250404 s16 KTN 1100.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

4th April, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1100)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Kong Po². According to the relevant government document³, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document³ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Tai_Kong_Po.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From: [REDACTED]
Sent: 2025-04-16 星期三 22:30:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on EIGHT planning applications
Attachment:

250416 s16 KTN 1100.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding EIGHT applications. There are SEVEN pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th April, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1100)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Kong Po². According to the relevant government document³, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document³ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Tai_Kong_Po.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-04-21 星期一 02:40:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1100 DD 110 Tsat Sing Kong

A/YL-KTN/1100

Lots 201 (Part), 202 (Part), 205 (Part) and 206 (Part) in D.D. 110, Tsat Sing Kong, Yuen Long

Site area: About 2,246sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections, the application is part of a trend to extend brownfield use further towards the village environs.

This is not a district designated under Cat 2. The justification that there is demand for warehouse in Yuen Long is not substantiated by the number of vacant premises for rent on the popular property sites.

The haphazard construction of 'temporary' warehouses is contrary to the policy statements from the administration that the Government aims at accommodating brownfield operations in MSBs in the long run, with the objectives of promoting development of industries and consolidating brownfield operations in a more orderly and land-efficient manner to help upgrade their operations.

The application should be rejected.

Mary Mulvihill

