

2025年 1月 22日

此文件在收到所有必需的資料及文件後才正式確認收到

The Town Planning Board will formally acknowledge the receipt of the application only upon receipt of all the required information and documents.

22 JAN 2025

Appendix I of RNTPC  
Paper No. A/YL-KTS/1059A

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A19C-KS/1059
	Date Received 收到日期	22 JAN 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

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

Tang Wai Pui 鄧偉培

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

NA 不適用

### 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 480 (Part) D.D. 106, Kam Tin South, Yuen Long, N.T.
(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 1,457.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 662 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)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Rural Use)
(f) Current use(s) 現時用途	Open Storage  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner" <sup>#</sup>& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 <sup>#</sup>& (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" <sup>#</sup>& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 <sup>#</sup>& (請夾附業權證明文件)。
- ☒ is not a "current land owner" <sup>#</sup>.  
並不是「現行土地擁有人」 <sup>#</sup>。

- ☐ 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)" <sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」 <sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 03/01/2025 (DD/MM/YYYY)&  
於03/01/2025 (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 02/01/2025 (DD/MM/YYYY)&  
於02/01/2025 (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）

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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 Facilities 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	855.6	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	602	.....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	NA 不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	662	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	662	.....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)

Warehouse (Excluding D.G.G.) with Ancillary Office (Legend A, B): Height: Not Exceeding 8m, Storey: 1

Ancillary Office (Legend C): Height: Not Exceeding 6m, Storey: 2

Open Shed (Legend D): Height: Not Exceeding 8m

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	2	.....
Motorcycle Parking Spaces 電單車車位	.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	
Others (Please Specify) 其他 (請列明)	.....	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	1
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 Mondays to Saturdays, 9 a.m. to 7 p.m., no operation on Sundays and public holiday. ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／ 有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Sheung Road, then turn to local track. ..... <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



## 7. Justifications 理由

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

Please refer to the Justification Document.

**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

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

簽署



Tang Wai Pui

NA 不適用

Name in Block Letters

姓名（請以正楷填寫）

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

NA 不適用

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

Date 日期

03/01/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 480 (Part) in D.D. 106, Kam Tin South, Yuen Long, N.T.
Site area 地盤面積	1,457.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	Other Specified Uses (Rural Use)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities 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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	662 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	<input type="checkbox"/> (Not more than 不多於) m 米
		NA 不適用	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6-8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	41.3 % <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  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2  PC: 2
	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) _____ _____		2  LGV: 1 MGV: 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

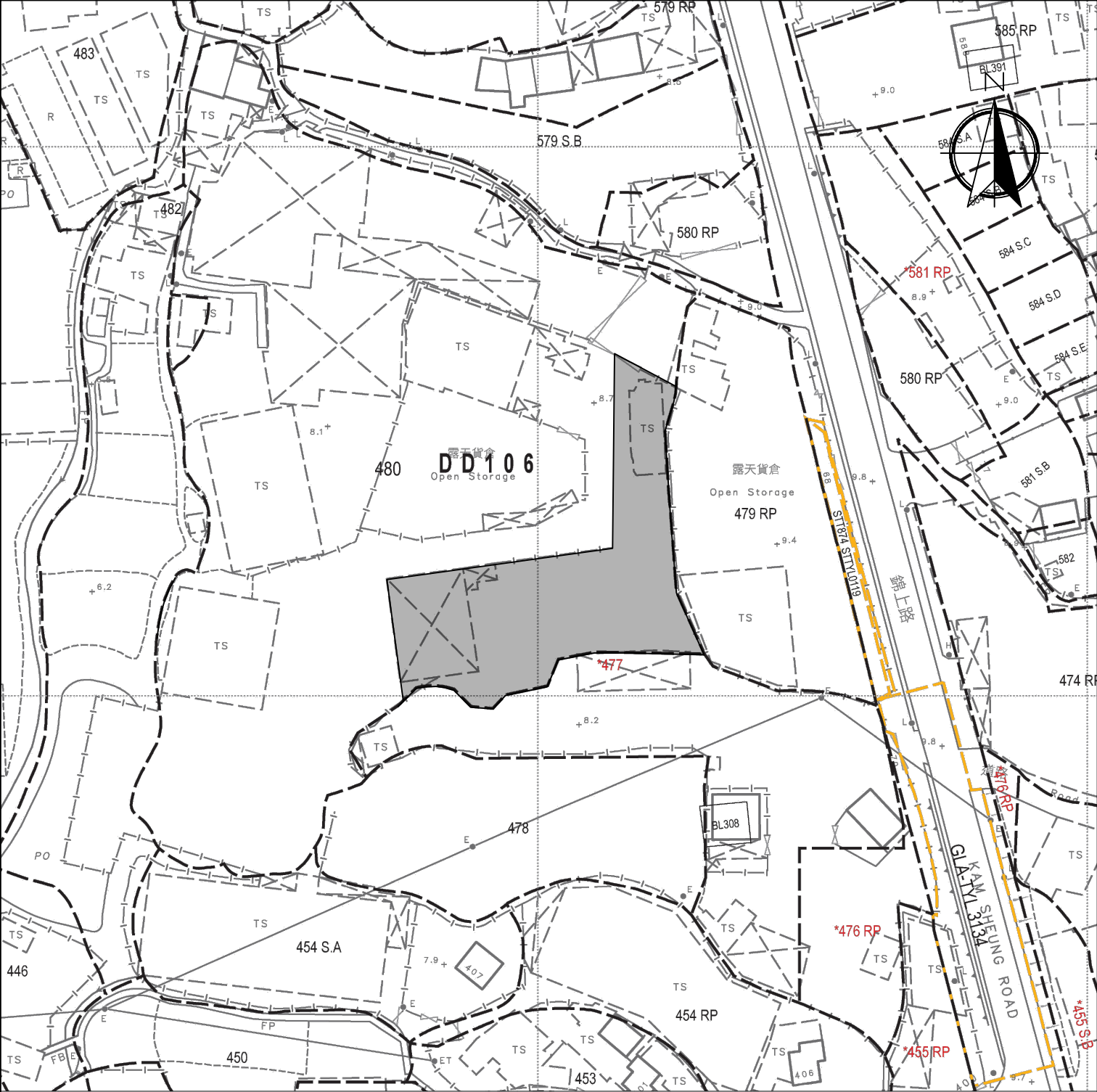
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## 申請理由

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗錦田丈量約份第 106 約地段第 480 號(部份)  
作為期三年的臨時貨倉（危險品倉庫除外）連附屬設施之用途

- 申請地點的面積約為 1,457.6 平方米，根據錦田南分區計劃大綱核准圖編號 S/YL-KTS/15，申請地點現時被規劃作「其他指定用途」註明「鄉郊用途」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地為其他指定用途「鄉郊用途」，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉（危險品倉庫除外）連附屬設施”開發申請仍然符合租約。
- 臨時貨倉計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如行洪水橋／厦村新發展區及錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋／厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 本申請內的露天空間會用作車輛停泊、車輛轉動、進出申請地點的通道及運送貨物的通道。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 106 約地段第 480 號(部份) 作為期三年的臨時貨倉（危險品倉庫除外）連附屬設施之用途。





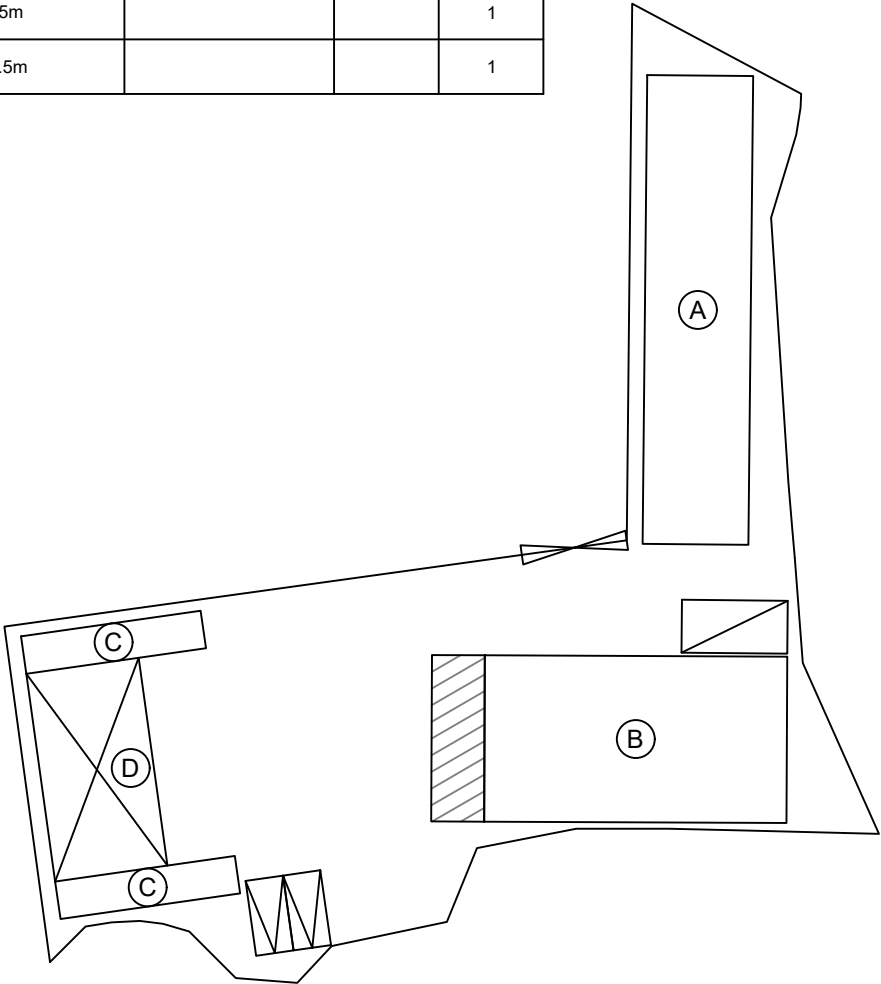
Legend:

Application Site 申請範圍

<p><u>Appendix 1</u></p> <p>Location: DD 106 Lot 480 (Part)</p> <p>OZP: S/YL-KTS/15</p> <p>District: Kam Tin South</p> <p>Zoning: Other Specified Uses (Rural Use)</p> <p>Date: 28 December 2024</p>		<p><u>Location</u></p> <p>位置圖</p> <p>擬議臨時貨倉（危險品倉庫除外）</p> <p>連附屬設施（為期3年）</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years</p>		<p><u>SCALE</u></p> <p>1:1000</p> <p>@A4</p>	
				For Identification Only	<p>Drawing No.:</p> <p>1-01</p>

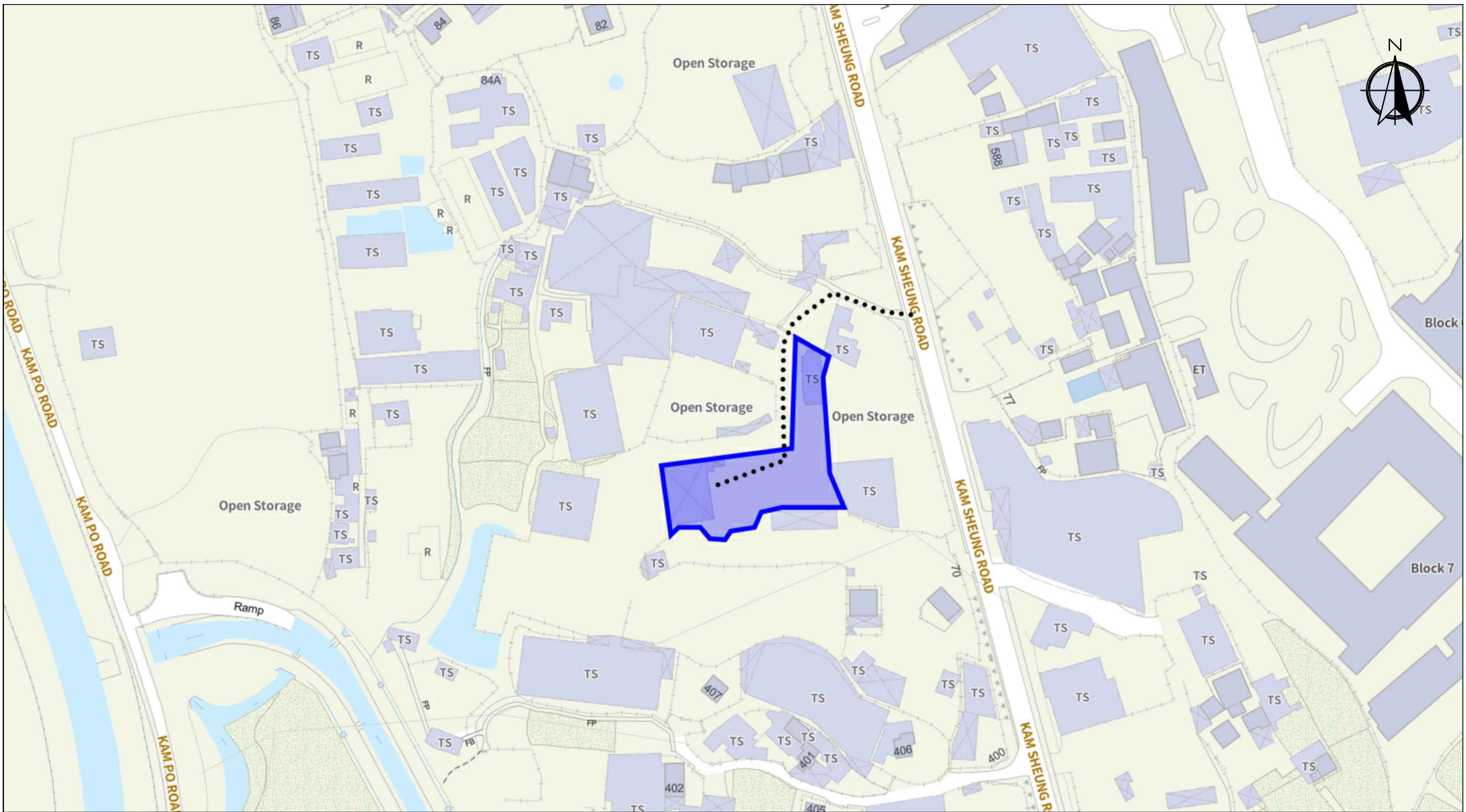
Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 31m x 7m = 217 m <sup>2</sup>	8m	1	1
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 20m x 11m = 220 m <sup>2</sup>	8m	1	1
C	Ancillary Office	About 12m x 2.5m = 30 m <sup>2</sup>	6m	2	2
D	Open Shed	About 14m x 7.5m = 105m <sup>2</sup>	8m		1
	Total Non-Domestic GFA	About 662 m <sup>2</sup>			
	Private Car Parking Space	5m x 2.5m			2
	Light Goods Vehicle L/UL Space	7m x 3.5m			1
	Medium Goods Vehicle L/UL Space	11m x 3.5m			1



Legend:		Total Area: 1,457.6 m <sup>2</sup> (About)
	Ingress/egress (Width: About 7m)	Covered Area: 602 m <sup>2</sup> (About)
	Proposed Structures	Uncovered Area: 855.6 m <sup>2</sup> (About)
	Open Shed	Non-Domestic GFA: 662 m <sup>2</sup> (About)
	Private Car Parking Space	Nos. of Proposed Structures: 5
	Light Goods Vehicle L/UL Sapce	
	Medium Good Vehicle L/UL Space	

<u>Appendix 2</u>		<u>Proposed Layout Plan</u>		<u>SCALE</u>	
Location:	DD 106 Lot 480 (Part)	擬議佈局平面圖		1:500	
OZP:	S/YL-KTS/15	擬議臨時貨倉（危險品倉庫除外）		@A4	
District:	Kam Tin South	連附屬設施(為期3年)		For Identification Only	
Zoning:	Other Specified Uses (Rural Use)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years			
Date: 28 December 2024				Drawing No.: 2-01	



Scale: Undefined @A4

Captured from map.gov.hk on 28<sup>th</sup> December 2024

### Appendix 3

Existing Vehicular  
Access

Location: D.D. 106 Lot 480 (Part)

OZP: S/YL-KTS/15

District: Kam Tin South

Zoning: Other Specified Uses (Rural Use)

Proposed Temporary Warehouse (excluding  
Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years

Width of Kam Sheung Road: 6m (About)

Map Legend:

●●●● Road Path

— Site Boundary

Drawing No.:  
3-01

For Identification Only

Date: 28/12/2024

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**From:** Lok San Tang [REDACTED]  
**Sent:** Friday, March 21, 2025 2:42 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Anna Ka Yan TONG/PLAND <[akytong@pland.gov.hk](mailto:akytong@pland.gov.hk)>  
**Subject:** Further information of A/YL-KTS/1056, 1057, 1058, 1059, 1060

To whom may concern,

I would like to supersede the email that I sent on 17th March 2025 with this email. Please see the attachment section for the Updated site photos.

Yours faithfully,  
Mr. Tang



























運輸署及城市規劃委員會：

**有關運輸署對 A/YL-KTS/1059 的查詢**

收悉 貴署對 A / Y L - K T S / 1 0 5 9 申請的疑問，本人現書面回覆。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	2	0	1	0	1	0	0	0	4
下午時段 (12:00- 23:59)	0	2	0	1	0	1	0	0	4
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

為了方便上落貨物及方便員工駕車到本申請地點，現申請兩個私家車停車位、一個客貨車上落貨位置及一個中型貨車上落貨位，本申請地點不會對外開放，場內所有私家車車位只會給予員工使用。

進入本申請地點的人士可使用錦上路，再以小徑進入申請地點。錦上路為一條雙線雙程的道路，設計容量為每小時 800 輛車輛。本申請的車流量少，不會對附近交通造成負面影響。此外，小徑的闊度上大多數能足夠讓兩輛平排通過，闊約 5-6 米，車輛有足夠的位置通過及進行調動。

申請地點的出入口約 7 米闊。

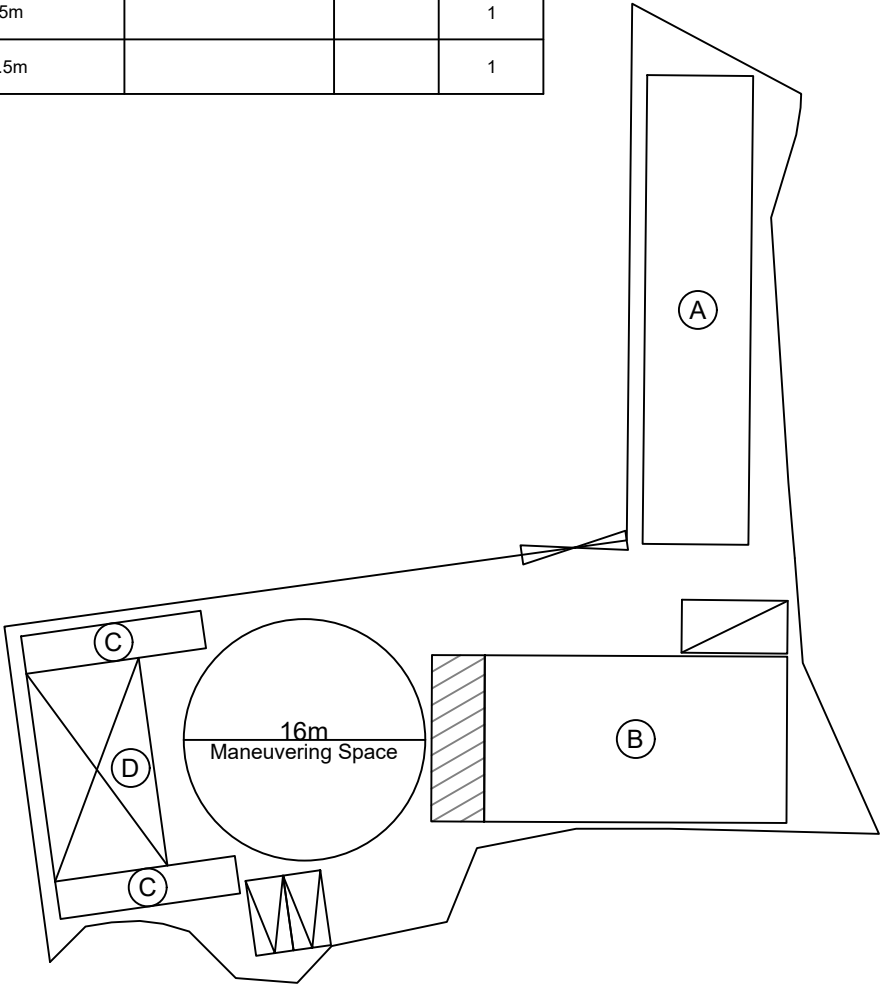
在申請地點內有一個直徑超過 16 米的圓形空間，足夠讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 31m x 7m = 217 m <sup>2</sup>	8m	1	1
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 20m x 11m = 220 m <sup>2</sup>	8m	1	1
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D	Open Shed	About 14m x 7.5m = 105m <sup>2</sup>	8m		1
	Total Non-Domestic GFA	About 662 m <sup>2</sup>			
	Private Car Parking Space	5m x 2.5m			2
	Light Goods Vehicle L/UL Space	7m x 3.5m			1
	Medium Goods Vehicle L/UL Space	11m x 3.5m			1



Legend:

Ingress/egress (Width: About 7m)

Proposed Structures

Open Shed

Private Car Parking Space

Light Goods Vehicle L/UL Sapce

Medium Good Vehicle L/UL Space

Total Area: 1,457.6 m<sup>2</sup> (About)

Covered Area: 602 m<sup>2</sup> (About)

Uncovered Area: 855.6 m<sup>2</sup> (About)

Non-Domestic GFA: 662 m<sup>2</sup> (About)

Nos. of Proposed Structures: 5

Location: DD 106 Lot 480 (Part)	OZP: S/YL-KTS/15 District: Kam Tin South Zoning: Other Specified Uses (Rural Use)	Date: 13 February 2025	<p><u>Appendix 2</u></p> <p><u>Proposed Layout Plan</u> 擬議佈局平面圖</p> <p>擬議臨時貨倉（危險品倉庫除外） 連附屬設施（為期3年）</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years</p>	<p><u>SCALE</u></p> <p>1:500</p> <p>@A4</p>	
				For Identification Only	Drawing No.:
					2-01

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix III**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are in **Appendix III**.

**2. Drainage**

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

- no objection in-principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix III**.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no objection in-principle to the application subject to the fire service installations being provided to his satisfaction; and
- advisory comments are in **Appendix III**.

**4. Landscape**

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 application site (the Site) is located in an area of miscellaneous rural fringe landscape character comprising vacant lands, temporary structures, village houses and scattered tree groups. The Site is hard paved with a temporary structure. Some existing trees are observed along the east and the south

boundaries of the Site. The proposed use is not incompatible with the landscape setting in the proximity;

- according to the applicant's submission, the proposed layout is not in conflict with the existing trees and no tree felling will be caused. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are in **Appendix III**.

## 5. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are in **Appendix III**.

## 6. **District Officer's Comments**

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

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

## 7. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (c) 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 said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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;
- (d) 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 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Sheung Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - since there are a total of five planning applications at the Site and its adjacent lots with the same applicant, a comprehensive drainage proposal to mitigate the flooding susceptibility of the area shall be submitted;
- (g) to note the comments of the Director of Fire Services that:
  - in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In

addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Environmental Protection that:

- the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” shall be followed;
- 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 Environmental Protection Department” shall be followed;
- adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use shall be provided; and
- the proposed use at the Site shall meet the statutory requirements under relevant environmental legislation;

(i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval; and

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- it is noted that five structures 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised 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 the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by the 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.

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**From:** [REDACTED]  
**Sent:** 2025-02-18 星期二 01:18:21  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTS/1056 - 1057 - 1058 - 1059 - 106 DD 106 Kam Tin Rural

A/YL-KTS/1057

Lots 480 (Part) and 482 (Part) in D.D. 106, Kam Tin South

Site area: About 2,066.4sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Warehouse / 6 Vehicle Parking

A/YL-KTS/1058

Lots 478 in D.D. 106, Kam Tin South

Site area: About 1,716sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Warehouse / 4 Vehicle Parking

PREVIOUS APPLICATION 1033

A/YL-KTS/1056

Lot 480 (Part) in D.D. 106, Kam Tin South

Site area: About 3,111sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Warehouse / 9 Vehicle Parking

A/YL-KTS/1059

Lot 480 (Part) in D.D. 106, Kam Tin South

Site area: About 1,457.6sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"



Applied use: Warehouse / 4 Vehicle Parking

A/YL-KTS/1060

Lot 480 (Part) in D.D. 106, Kam Tin South

Site area: About 1,433sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Warehouse / 6 Vehicle Parking

PREVIOUS APPLICATION 1034

Dear TPB Members,

Another Divide and Rule ruse. The applications and their impact must be considered together as the applicant is the same person. **THEY CAN CERTAINLY NOT BE STREAMLINED.**

These applications are 1033 and 1034 withdrawn. Open storage was problematic so put forward a number of applications for smaller footprints.

Warehouse is another form of brownfield use. In essence the combined operations would fill in almost 10,000sq.mts of land zoned 'Rural' and have an irreversible impact on the rural landscape.

This is totally incompatible to the planning intention

*This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.*

On 15 March 2024:

**A Member considered that the approval of planning applications for the applied use involving filling of land, even on a temporary basis, would lead to irreversible degradation of the condition of arable land. The Member expressed that the general statement as indicated in PlanD's Papers that approval of such applications on a temporary basis would not frustrate the long-term planning intention of the "Agriculture" ("AGR") zone was not entirely true. In response, the Chairman said that PlanD could review the wordings used in the planning considerations and assessments for similar applications, where appropriate.**

In that case the site fell within Category 2 areas of TPB PG. No.13G where planning permission for temporary uses for three years **could be granted where there was no**

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**adverse departmental comments and local objections** (or the concerns could be addressed through implementation of approval conditions).

These lots are not Agriculture and approval cannot therefore be justified under Cat 2.

Previous objections applicable and upheld.

If TPB guidelines have any legitimacy, questionable, the applications cannot be approved.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 31 October 2024 3:00 AM HKT  
**Subject:** A/YL-KTS/1033 and 1034 DD 106 Kam Tin Site

A/YL-KTS/1033

Lots 478, 480 (Part) and 482 (Part) in D.D. 106, Kam Tin South

Site area: About 5,647.2sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials / 6 Vehicle Parking

A/YL-KTS/1034

Lot 480 (Part) in D.D. 106, Kam Tin South

Site area: About 5,251.3sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials / 4 Vehicle Parking

Dear TPB Members,

Adjacent sites, same use and same applicant so the applications should be considered together.

**This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.**

So how come this large site has been used for brownfield for decades with no apparent approval and no indication of enforcement action?

The applied use is not compatible with extensive housing development planned for the area. It is clear that brownfield should be eradicated not encourage

Because of the location, there is no justification under:

**TPB PG-No. 13G (Revised April 2023)**

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

Both application should be rejected in order to encourage development in the district that is compatible with the growing residential community and the negative impact operations like this have on the local environment and liveability of the area.

Mary Mulvihill