

2025年 1月 9日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

9 JAN 2025

Appendix I of RNTPC
Paper No. A/NE-KTS/551A

This application is received on _____
The _____ will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2403071 24/2 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/551
	Date Received 收到日期	9 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)

Starwall Solar System Limited 星際太陽能有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100
(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 6,604 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,134 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) N/A 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	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
13/11/2024 - 27/11/2024(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 28/11/2024 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,470	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,134	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4,134	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4,134	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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	4,013 m ² (ABOUT)	4,013 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
B2	RAIN SHELTER FOR LUL ACTIVITIES	121 m ² (ABOUT)	121 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		4,134 m ² (ABOUT)	4,134 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	5
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	2
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	Container Vehicle 1

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00, no operation on Sunday 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)) Accessible from Fan Kam Road via a local access <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 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 6,604 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 2.3. 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 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 checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

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

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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 R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

16/12/2024

(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	Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100
Site area 地盤面積	6,604 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
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 <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 and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,134 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.63 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5m - 11m (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	63 % <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		5
	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) _____ _____		5 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		3
	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) Container Vehicle <input checked="" type="checkbox"/>		N/A N/A N/A 2 N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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"/>
Plan showing the location, zoning and land status, Plan showing the location and zoning of the original premises, Plan showing the land resumption of land in the original premises, Plan showing location of alternative sites, Aerial photo, Plan showing land filling area of the application site, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 91 AND D.D. 100,
LIN TONG MEI, FANLING, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Starwall Solar System Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling, New Territories (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development).
- The Site falls within an area zoned as "Agriculture" on the Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/21. The Site consists of an area of 6,604 m² (about). A total of 2 structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total GFA of 4,134 m² (about), the remaining area is designated as area for parking, L/UL spaces and circulation area.
- The Site is accessible from Fan Kam Road via a local access. The operation hours of the Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant's original premises are affected by the development of Yuen Long South Development Area (YLS DA)
 - The applied use is similar to the applicant's original premises in Tong Yan San Tsuen
 - The proposed development is not incompatible with surrounding land use
 - No significant adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone
- Details of development parameters are as follows:

Application Site Area	6,604 m ² (about)
Covered Area	4,134 m ² (about)
Uncovered Area	2,470 m ² (about)
Plot Ratio	0.63 (about)
Site Coverage	63% (about)
Number of Structure	2
Total GFA	4,134 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,134 m ² (about)
Building Height	5 m - 11 m (about)
No. of Storey	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界粉嶺蓮塘尾丈量約份第 91 約地段第 3339 號餘段(部分)，第 3340 號餘段(部分)，第 3346 號餘段(部分)，第 3347 號(部分)，第 3348 號(部分)，第 3349 號(部分)及第 3350 號 B 分段餘段及丈量約份第 100 約地段第 1486 號餘段(部分)，第 1490 號(部分)，第 1491 號(部分)及第 1493 號餘段(部分)的規劃申請，於上述地段作「擬議臨時貨倉(危險品貨倉除外)連附屬設施(為期 3 年)及相關填土工程」。
- 申請地點所在的地區在《古洞南分區計劃大綱草圖編號 S/NE-KTS/21》上劃為「農業」用途地帶。申請地盤面積為 6,604 平方米(約)。申請地點將設有 2 座構築物作貨倉(危險品貨倉除外)、上落貨位的避雨篷、辦公室及洗手間。構築物的總樓面面積合共為 4,134 平方米(約)，其餘地方將預留作泊車位、上/落貨位及流轉空間。
- 申請地點可從粉錦公路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 7 時至下午 7 時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到元朗南發展區影響
 - 申請的用途與申請人先前於唐人新村的發展用途大致相同
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展屬臨時性質，不會影響「農業」用途地帶的長遠規劃意向

- 擬議發展的詳情發展參數如下：

申請地盤面積：	6,604 平方米(約)
上蓋總面積：	4,134 平方米(約)
露天地方面積：	2,470 平方米(約)
地積比率：	0.63 (約)
上蓋覆蓋率：	63% (約)
樓宇數目：	2 座
總樓面面積	4,134 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	4,134 平方米(約)
構築物高度：	5 米- 11 米(約)
構築物數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by Starwall Solar System Limited (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) in respect to use *Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling, New Territories (Plans 1 to 3).*
- 1.2 The applicant seeks to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/21 (**Plan 2**). According to the Notes of the OZP, the proposed use is not column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 11**). Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. JUSTIFICATIONS

To Facilitate the Relocation of the Applicant's Original Business Premises Affected by the Implementation of YLS DA

- 2.1 The applicant had been operating its business premises in Tong Yan San Tsuen (i.e. *Lots 295 RP, 296 S.D and 298 RP (Part) in D.D. 121*) for 'storage' use since the 2010s (**Plan 4**). The original premises falls within an area zoned as "Other Specified Use" annotated "Storage and Workshop Uses" ("OU(SWU)") and area shown as 'Road' on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14. According to the Notes of the OZP, 'warehouse' use is a column one use under "OU(SWU)" zone, which is always permitted (**Plan 5**). The applicant later seeks planning permission from the Board to convert the 'warehouse' premises to 'shop and services with vehicle repair workshop' uses to meet the operational need in 2021. The planning application (No. A/YL-TYST/1090) for 'Proposed Temporary Shop and Services with Ancillary Vehicle Repair Workshop', was approved by the Board on a temporary basis of 5 years on 14/05/2021.
- 2.2 However, the outbreak of the COVID-19 reduced the customers' willingness to visit physical premises, which made it difficult for the applicant to continue operating the 'shop and services' business during the pandemic. In order to overcome the operational challenges, the applicant converted the existing structures, which were previously approved under the S.16 planning application No. A/YL-TYST/1090, for the original 'storage' use in 2022.
- 2.3 According to the implementation program of the development of YLS DA, the applicant's original premises fall within site under the *First Phase Development of the YLS DA* (**Plans 4 and 5**). As land where the affected business premises (i.e. the application site of the application No. A/YL-TYST/1090) has already been resumed and reverted to the Government in August 2022. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business premises.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small (**Appendix II and Plan 7**). After a lengthy site search process, the Site was identified for relocation as it is relatively flat and easily accessible from Fan Kam Road (**Plan 1**).

Applied Use Is Similar to The Affected Business in Tong Yan San Tsuen

- 2.5 The proposed development involves a warehouse for storage of vehicle parts and

goods with site office to support the daily operation of the Site (**Plan 9**). Although the area of the Site (i.e. about 6,604m², +4.5%) and GFA (i.e. about 4,134m², +5%) are slightly larger than the application site of the approved application (No. A/YL-TYST/1090), a significant portion of the Site (i.e. 2,470 m², 37%) is uncovered and designated for manoeuvring and parking of vehicles, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for vehicles for L/UL of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.

Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" Zone

- 2.6 Although the Site falls within area zoned as "AGR" on the Draft Kwu Tung South OZP No. S/NE-KTS/21, the Site is currently vacant with no active agricultural activity. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The Proposed Development is Not Incompatible with Surrounding Land Use

- 2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by storage yards, shop and services, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire services and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located in Ling Tong Mei, Fanling, New Territories (**Plan 1**). It is approximately 20m west of Fan Kam Road; 2.5km south of Fanling Highway; 4.3 km southwest of Fanling MTR Station; and 15.3 km northeast of the original premises in Tong Yan San Tsuen.

Accessibility

- 3.2 The Site is accessible from Fan Kam Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant, unfenced and covered by vegetation (**Plans 1, 3 and 8**).

Surrounding Area

- 3.4 The Site is mainly surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures (**Plans 1, 3 and 8**).
- 3.5 To its immediate north are temporary structures occupied by eating place and parking of vehicle. To its further north are land areas mostly covered by woodland and vacant land covered by vegetation (**Plans 1, 3 and 8**).
- 3.6 To its immediate east is Fan Kam Road. To its further east across Fan Kam Road is an area zoned as "Green Belt" are mostly lands covered by vegetation, woodland and grasses (**Plans 1, 3 and 8**).
- 3.7 To its immediate south are land covered by tree groups and vacant land. To its further south is an area zoned as "Residential (Group C)" for permitted residential development – 'Cadenza' (**Plans 1, 3 and 8**).
- 3.8 To its immediate and further west is an area zoned as "Village Type Development" and a cluster of village house development (**Plans 1, 3 and 8**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as "AGR" on the Draft Kwu Tung South OZP No. S/NE-KTS/21 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is not a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject "AGR" zone is *intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Filling of Land Restrictions

- 4.3 According to the Remarks of the subject "AGR" zone, *any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung South OZP No. S/NE-KTS/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

Previous Application

- 4.4 There is no previous application for temporary 'warehouse' use within the same application site.

Similar Application

- 4.5 There is no similar application for temporary 'warehouse' use within in the same "AGR" zone.

Land Status

- 4.6 The Site consists of 7 private lots in D.D. 91 and 4 private lots in D.D 100 with an area of 6,604 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**). All private lots are owned by a company.

- 4.7 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) applications to the Lands Department to make way for erection of the proposed structures at the Site respectively after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The area of the Site is 6,604 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	6,604 m ² (about)
Covered Area	4,134 m ² (about)
Uncovered Area	2,470 m ² (about)
Plot Ratio	0.63 (about)
Site Coverage	63% (about)
Number of Structure	2
Total GFA	4,134 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,134 m ² (about)
Building Height	5 m - 11 m (about)
No. of Storey	1

- 5.2 A total of 2 structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office, rain shelter for L/UL activities and washroom with total GFA of 4,134 m² (about), the remaining area is reserved for parking, L/UL spaces and circulation area (**Plan 9**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (excluding dangerous goods godown) and washroom	4,013 m ²	4,013 m ²	11 m (1-storey)
B2	Rain shelter for L/UL activities	121 m ²	121 m ²	5 m (1-storey)
Total		4,134 m² (about)	4,134 m² (about)	-

Filling of Land at the Site

- 5.3 The Site is proposed to be filled wholly with concrete of not more than 2.3m in depth for site formation of structures, parking and L/UL spaces and circulation area (**Plan 10**).

Concrete site formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

Operation Mode

- 5.4 The proposed development will operate from Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

Minimal Traffic Impact

- 5.6 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). One 9 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 9**). A total of 8 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 4** below:

Table 4: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) X 5 m (L)	5
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) X 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	1

- 5.7 Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 11**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 5** below), adverse traffic impact should not be anticipated.

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (07:30 – 08:30)	4	0	0	0	0	0	4
Trip at <u>PM peak</u> per hour (17:30 – 18:30)	0	4	0	0	0	0	4
Trip per hour (average)	0	0	1	1	1	1	4

- 5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 130m south of the Site with frequent bus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 6** and below:

Table 6: Public Transport Serving the Site

Route No.	Termination Points		Frequency
Franchised Bus			
77K	Yuen Long (Fung Cheung Road)	Sheung Shui	15 to 20 minutes

Source: KMB Website

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *ProPECC PN 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase must be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.

- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.12 2.5m high solid metal wall will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for circulation purpose, majority of the Site area will be disturbed. The remaining area will also be affected by the erection of structures, consequently, no existing tree is proposed to be preserved at the Site.

Minimal Drainage Impact

- 5.14 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installation (FSIs) proposal after planning approval has been granted by the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Tong Yan San Tsuen, which is affected by the development of YLS DA. Whilst the applicant attempted to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 7**). Since the applied use is similar as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the YLS DA implementation programme.
- 6.2 When compared with the approved application (No. A/YL-TT/1090), there are slight increases in site area, covered area, GFA, parking and L/UL spaces while the number of structures is decreased to meet the operational needs. Given that the application's special background is to facilitate the development of YLS DA, approval of the current application would not set an undesirable precedent within the "AGR" and should be considered on its own merits and circumstances.
- 6.3 The proposed development is considered not incompatible with surroundings as the Site is surrounded by storage yards, vacant land and occupied by temporary structures for storage, shop and services and eating place uses. Although the Site currently falls within an area zoned as "AGR" on the Draft Kwu Tung South OZP No. S/NE-KTS/21, the Site is currently vacant with no active agricultural use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and to facilitate the relocation of the applicant's business premises.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of the drainage and FSIs proposals etc. to mitigate any adverse impact arising from the proposed development. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

APPENDICES

Appendix I	Comparison Table Showing the Differences Between the Proposed Scheme and the Approved Scheme under Application No. A/YL-TYST/1090
Appendix II	Details of Alternative Sites for Relocation

Appendix I

Comparison Table Showing the Differences Between the Proposed Scheme and the Approved
Scheme under Application No. A/YL-TYST/1090

Appendix I – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-TYST/1090

Development Parameters	Approved Application No. A/YL-TYST/1090 (a)	Current Application (b)	Difference (b)-(a)	
Site Area	6,320m ² (about),	6,604 m ² (about),	+284 m ²	+4%
Covered Area	3,340 m ² (about)	4,134 m ² (about)	+794 m ²	+24%
Uncovered Area	2,980 m ² (about)	2,470 m ² (about)	-510 m ²	-17%
Plot Ratio	0.6 (about)	0.6 (about)	-	-
Site Coverage	53% (about)	63% (about)	+10%	+19%
No. of Structure	10	2	-8	
Gross Floor Area	3,940 m ² (about)	4,134 m ² (about)	+194 m ²	+4.9%
- Domestic	N/A	N/A		
- Non-Domestic	3,940 m ² (about)	4,134 m ² (about)	+194 m ²	+4.9%
Building Height	3 – 6.7 m (about)	5 – 11 m (about)	-	
No. of Storey	1 - 2	1	-	
Operation Hours	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	
No. of Private Car Parking Space	2	5	+3	
No. of Loading/Unloading Space	2 (Light Goods Vehicle)	2 (Medium Goods Vehicle) 1 (Container Vehicle)	-	

Appendix II

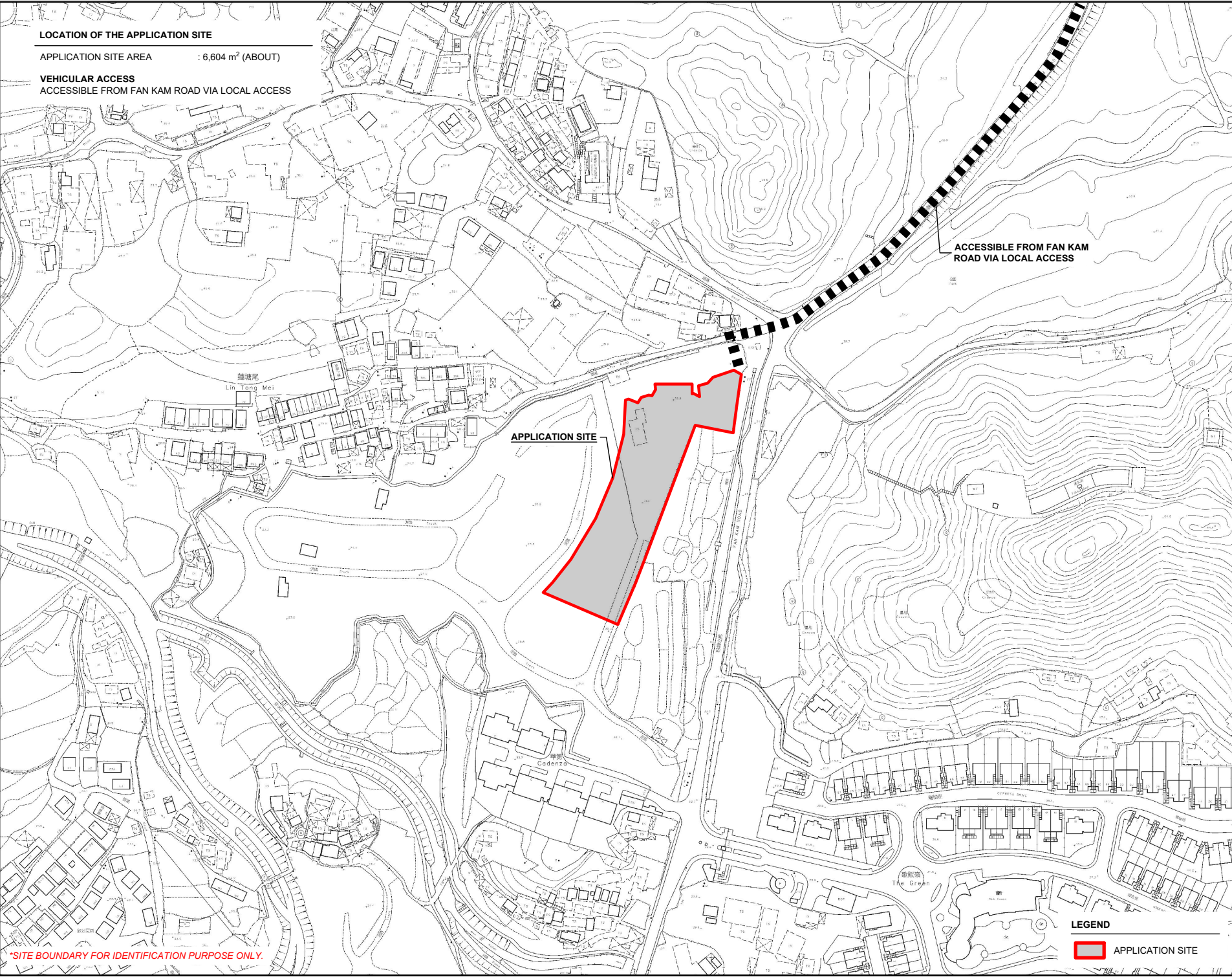
Details of Alternative Sties for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Tong Yan San Tsuen, Yuen Long

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 91 and D.D. 100, Lin Tong Mei, Fanling, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	3,930 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	6,604 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Fan Kam Road via a local access
Distance from Original Premises	19.1 km (about) from the original premises	15.6 km (about) from the original premises	11.3 km (about) from the original premises	5.5 km (about) from the original premises	12.6 km (about) from the original premises	15.3 km (about) from the original premises
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Draft San Tin Technopole OZP No. S/STT/1	Draft Ngau Tam Mei OZP No. S/YL-NTM/13	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Kwu Tung South OZP No. S/NE-KTS/21
Zoning	“Conservation Area (1)”	“Other Specified Uses” Annotated “Innovation Technology”	“Comprehensive Development Area”	“Comprehensive Development Area”	“Coastal Protection Area”	“Agriculture”
Existing Condition	Mostly vacant, covered by vegetation and occupied by fishpond.	Generally flat, partially covered by vegetation and occupied by vacant temporary structures.	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Mostly hard paved with small portion of land covered by vegetation.
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 378% <u>larger</u> than the original premises - Within the closed area - Falls within the “Conservation Area” zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - 33% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 38% <u>smaller</u> than the original premises - Tree felling is required. - Nearby residential development - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 13% <u>larger</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 111% <u>larger</u> than the original premises - Falls within the “Coastal Protection Area” zone - Active agricultural activities - Not compatible with the surrounding area 	<u>Comparatively Suitable</u> for relocation: <ul style="list-style-type: none"> - The Site area is similar to the original premises. - Relatively flat and mostly vacant - No active agricultural activity - Not incompatible with the surrounding area

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Plan Showing the Location of the Applicant's Original Premises in Tong Yan Shan Tsuen
Plan 5	Plan Showing the Zoning of the Applicant's Original Premises in Tong Yan San Tsuen
Plan 6	Plan showing the Development Phasing of the Yuen Long South New Development Area
Plan 7	Plan Showing the Locations of Alternative Sites for Relocation
Plan 8	Aerial Photo of the Application Site
Plan 9	Layout Plan
Plan 10	Plan Showing the Filling Ratio of the Application Site
Plan 11	Swept Path Analysis



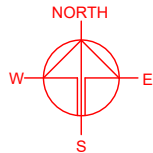
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA LOCAL ACCESS

ACCESSIBLE FROM FAN KAM ROAD VIA LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT

R | R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	5.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

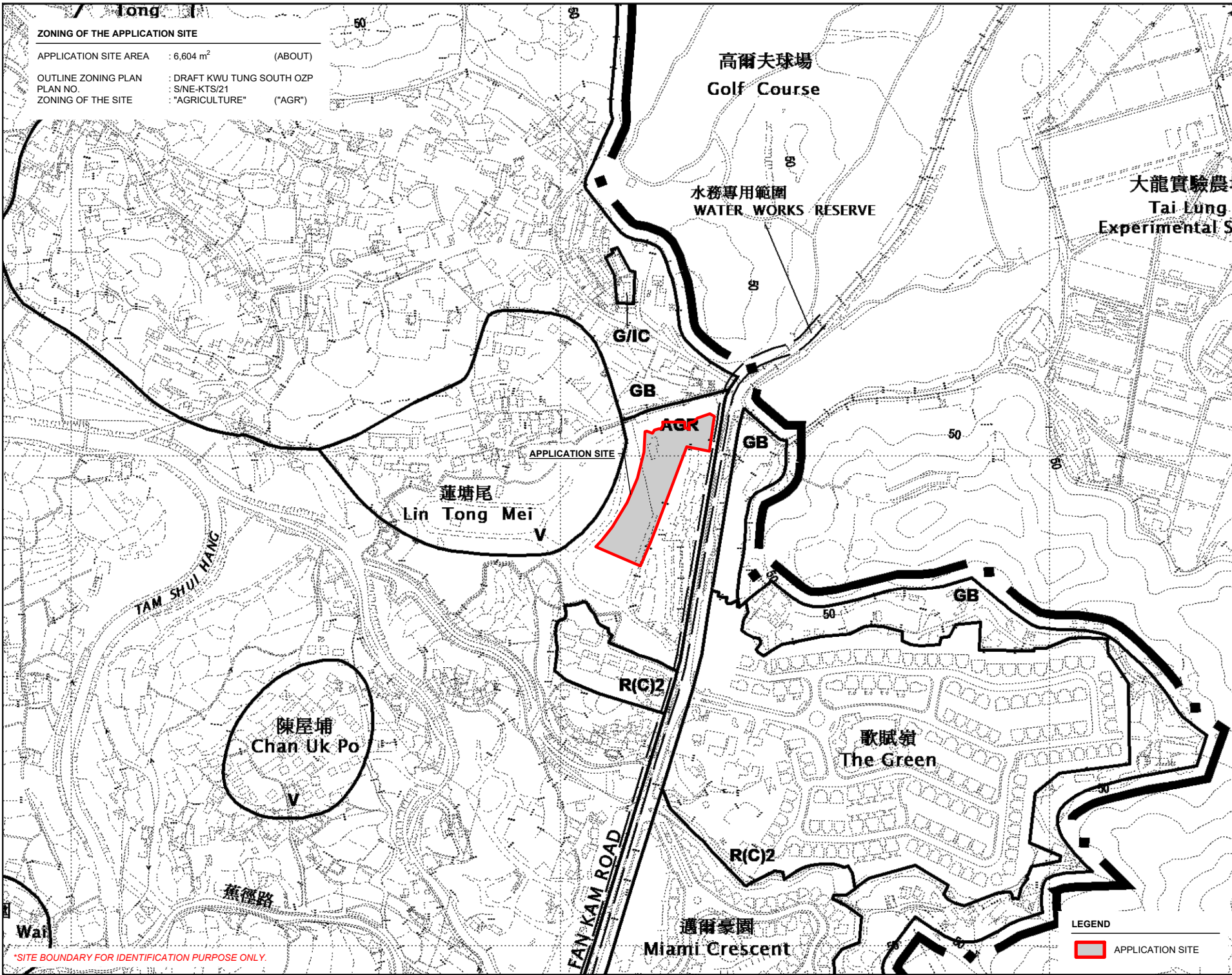
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

LEGEND

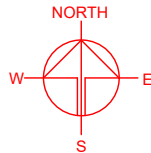
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT KWU TUNG SOUTH OZP
PLAN NO. : S/NE-KTS/21
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

5.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

LEGEND



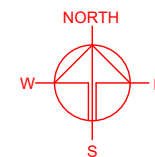
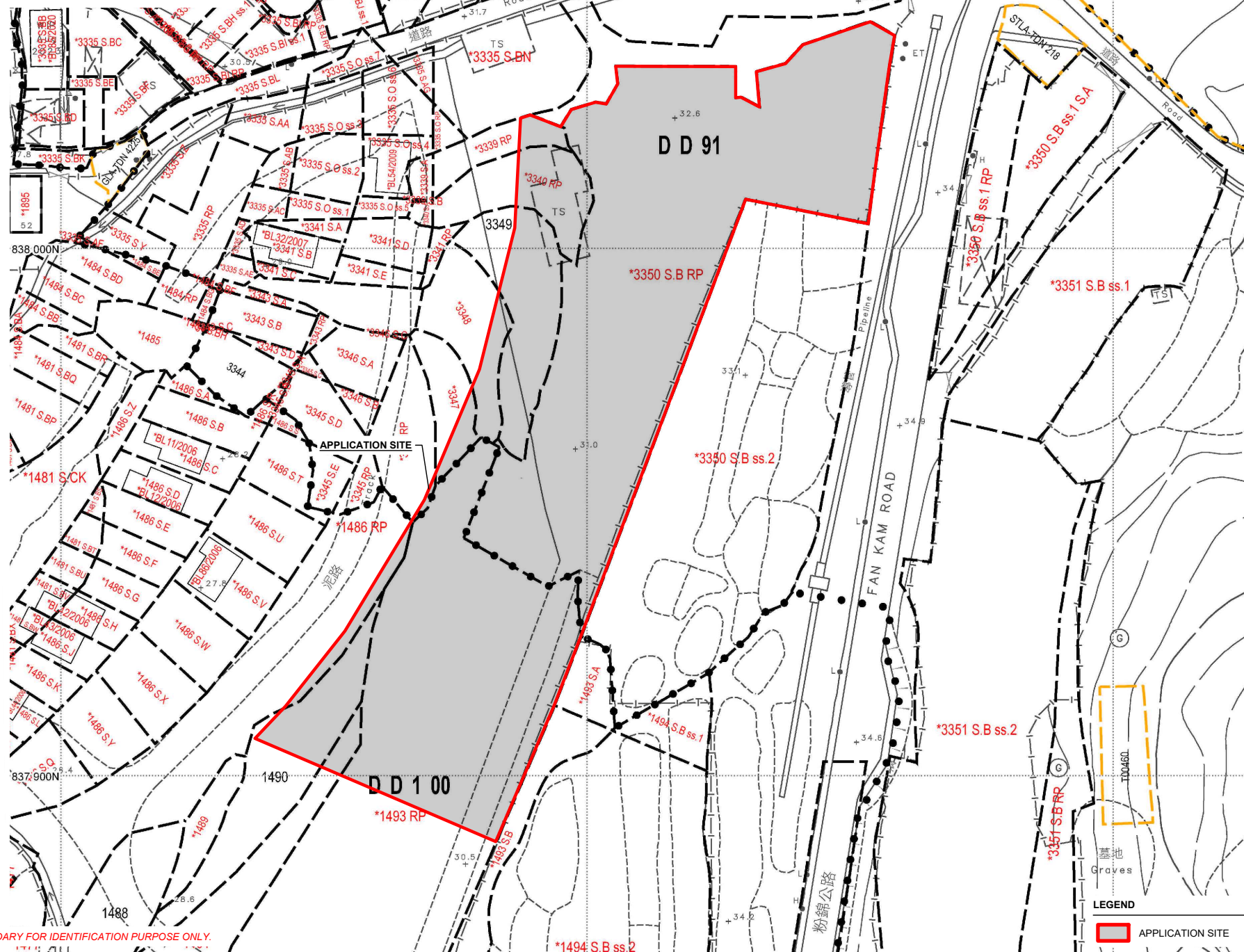
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 6,604 m ² (ABOUT)
AREA OF PRIVATE LAND	: 6,604 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

TS

AREA OF PRIVATE LAND : 0.00 PM (0.0000)



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE WITH DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND
D.D.100, LIN TONG MEI,
FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

DATE _____

REVISÉ BY

DATE _____

DWG. TITLE

LAND STATUS OF THE SITE

S	DWG NO.
---	---------

VER

PLAN 3

00

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

LOTS 295 RP, 296 S.D AND 298 RP (PART) IN D.D. 121, TONG
YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

LOTS 295 RP, 296 S.D AND 298 RP (PART) IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

AREA OF THE ORIGINAL PREMISES : 6,320 m² (ABOUT)

S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: AYL-TYST/1090

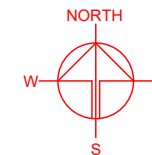
APPLIED USE
 'PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS'

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES

DD 121

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



APPLICATION NO.: A/YL-TYST/1090

APPLIED USE :
'PROPOSED TEMPORARY SHOP AND
SERVICES WITH ANCILLARY VEHICLE
REPAIR WORKSHOP FOR A PERIOD OF
5 YEARS'

**APPLICANT'S ORIGINAL
PREMISES IN
TONG YAN SAN TSUEN**
(INDICATIVE ONLY)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE WITH DANGEROUS GOODS GODOWN AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND
D.D.100, LIN TONG MEI,
FANLING, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
MN	11.4.2024

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
OP (LOCATION PLAN)

DWG NO.	VER
PLAN 4	00

LEGEND

 ORIGINAL PREMISES

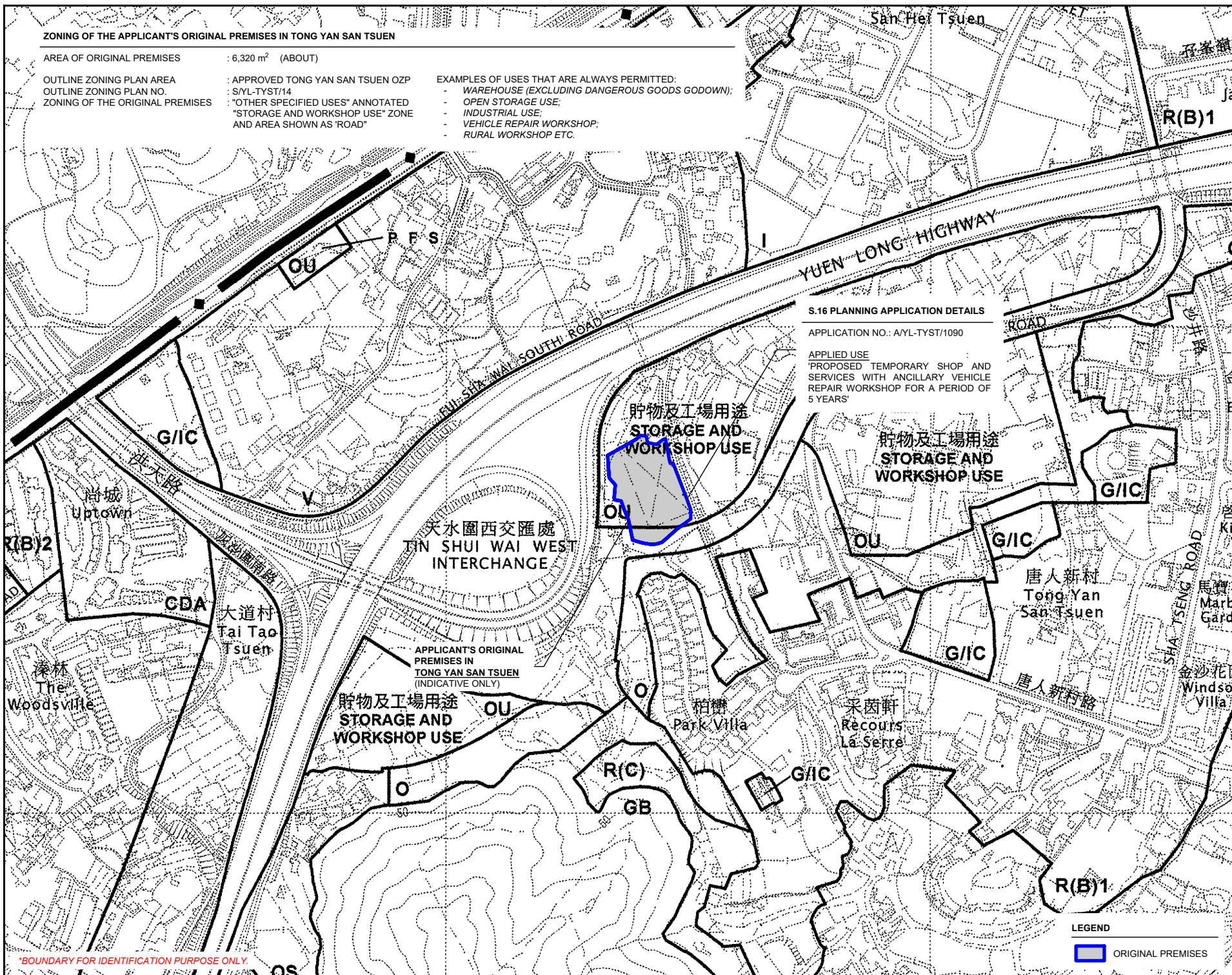
DD 121

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

AREA OF ORIGINAL PREMISES : 6,320 m² (ABOUT)

OUTLINE ZONING PLAN AREA : APPROVED TONG YAN SAN TSUEN OZP
OUTLINE ZONING PLAN NO. : SYL-TYST/14
ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED
"STORAGE AND WORKSHOP USE" ZONE
AND AREA SHOWN AS "ROAD"

EXAMPLES OF USES THAT ARE ALWAYS PERMITTED:
- WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN);
- OPEN STORAGE USE;
- INDUSTRIAL USE;
- VEHICLE REPAIR WORKSHOP;
- RURAL WORKSHOP ETC.



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-TYST/1090

APPLIED USE
PROPOSED TEMPORARY SHOP AND
SERVICES WITH ANCILLARY VEHICLE
REPAIR WORKSHOP FOR A PERIOD OF
5 YEARS

APPLICANT'S ORIGINAL
PREMISES IN
TONG YAN SAN TSUEN
(INDICATIVE ONLY)

貯物及工場用途
STORAGE AND
WORKSHOP USE

貯物及工場用途
STORAGE AND
WORKSHOP USE

貯物及工場用途
STORAGE AND
WORKSHOP USE

唐人新村
Tong Yan
San Tsuen

柏樹
Park Villa

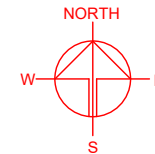
采茵軒
Recours
La Serre

金沙花園
Windso
Villa

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

11.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

PLAN 5

VER.

001

LAND RESUMPTION FOR YUEN LONG SOUTH DEVELOPMENT AREA

RESUMPTION OF LAND FOR THE FIRST PHASE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA, UNDER SECTION 4 OF LAND RESUMPTION ORDINANCE (CHAPTER 124).

GOVERNMENT NOTICE

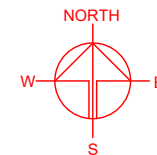
: G.N. 2466

LAND RESUMPTION FOR YUEN LONG SOUTH DEVELOPMENT AREA

RESUMPTION OF LAND FOR PWP ITEM NOS. 7817 CL AND 7827 CL (PART) ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT STAGE 1 WORKS AND STAGE 2 WORKS PHASE 1, UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370).

GOVERNMENT NOTICE

: G.N. 2414



APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

11.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND RESUMPTION PLAN

DWG. NO.

PLAN 6

VER.

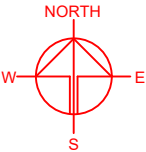
001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY	DATE
LT	21.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO.	VER.
PLAN 7	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)

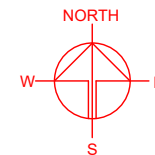
AERIAL PHOTO NO. : E185413C

DATE OF PHOTO : 23/2/2023

SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

5.11.2024

DATE

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 8

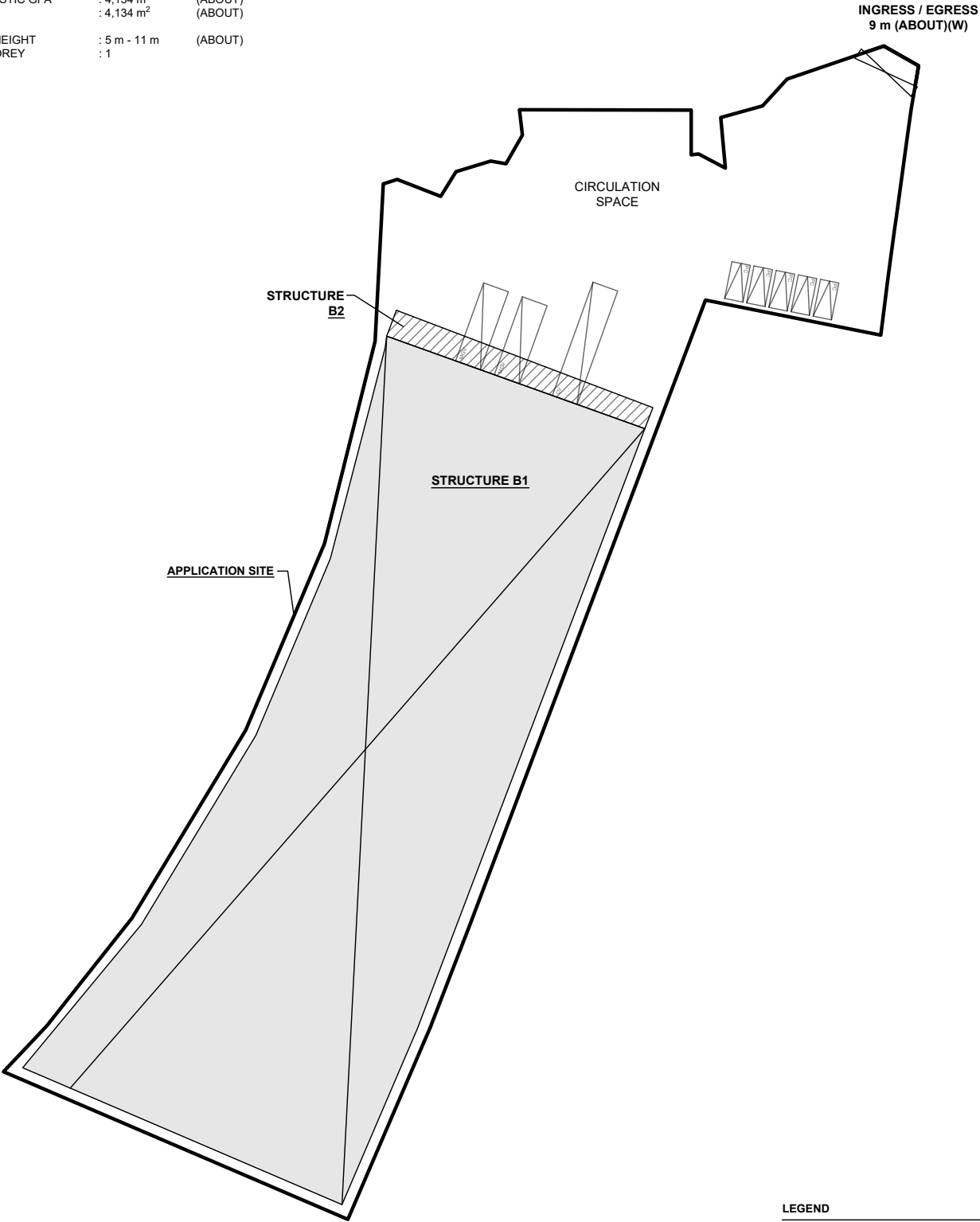
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,604 m ²	(ABOUT)
COVERED AREA	: 4,134 m ²	(ABOUT)
UNCOVERED AREA	: 2,470m ²	(ABOUT)
PLOT RATIO	: 0.63	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 4,134 m ²	(ABOUT)
TOTAL GFA	: 4,134 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m - 11 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	4,013 m ² (ABOUT)	4,013 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	121 m ² (ABOUT)	121 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		4,134 m ² (ABOUT)	4,134 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE (MGV)	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE (CV)	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD
OF 3 YEARS AND ASSOCIATED FILLING OF
LAND

ADDRESS

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN
TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

4.11.2024

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 9

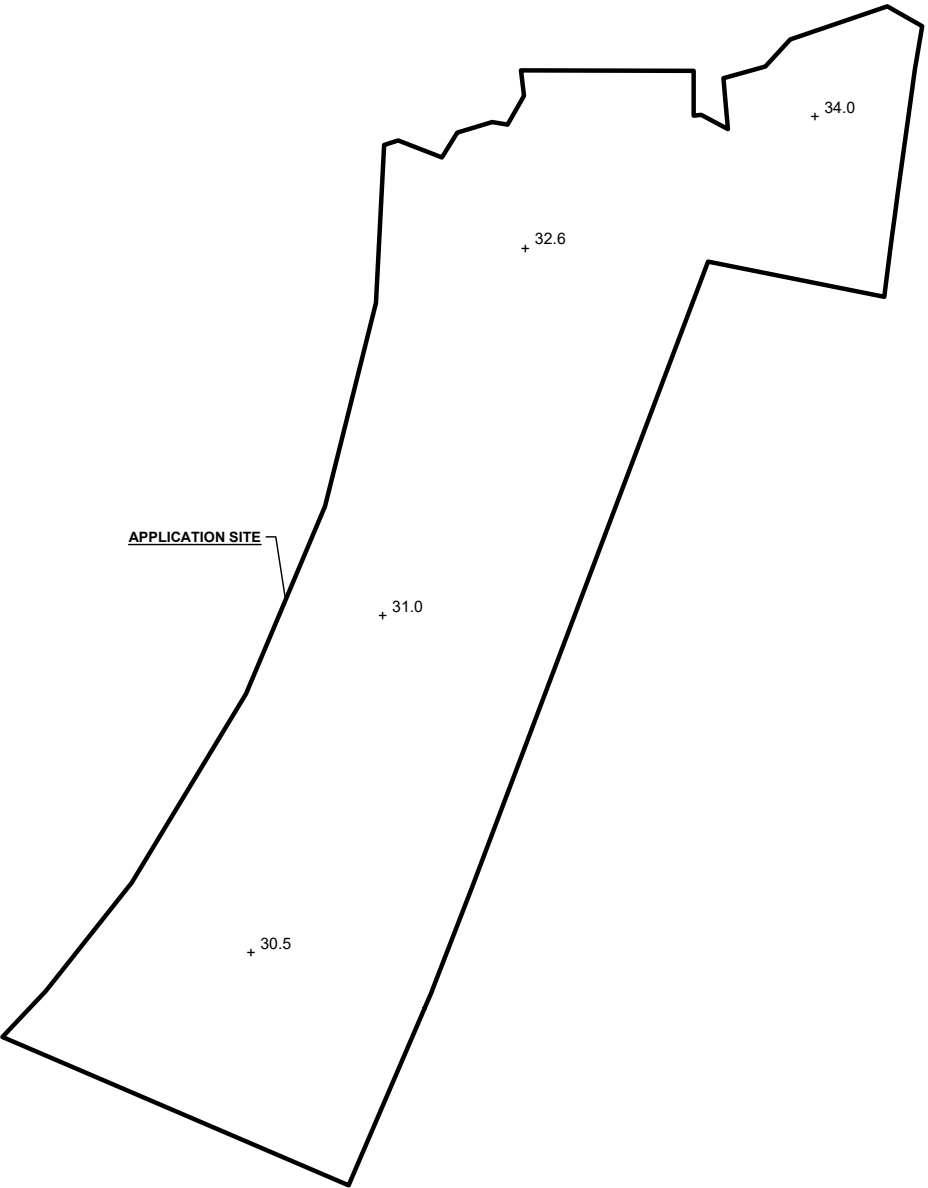
VER.

001





EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
EXISTING SITE LEVELS : +30.5 mPD - +34.0 mPD (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND



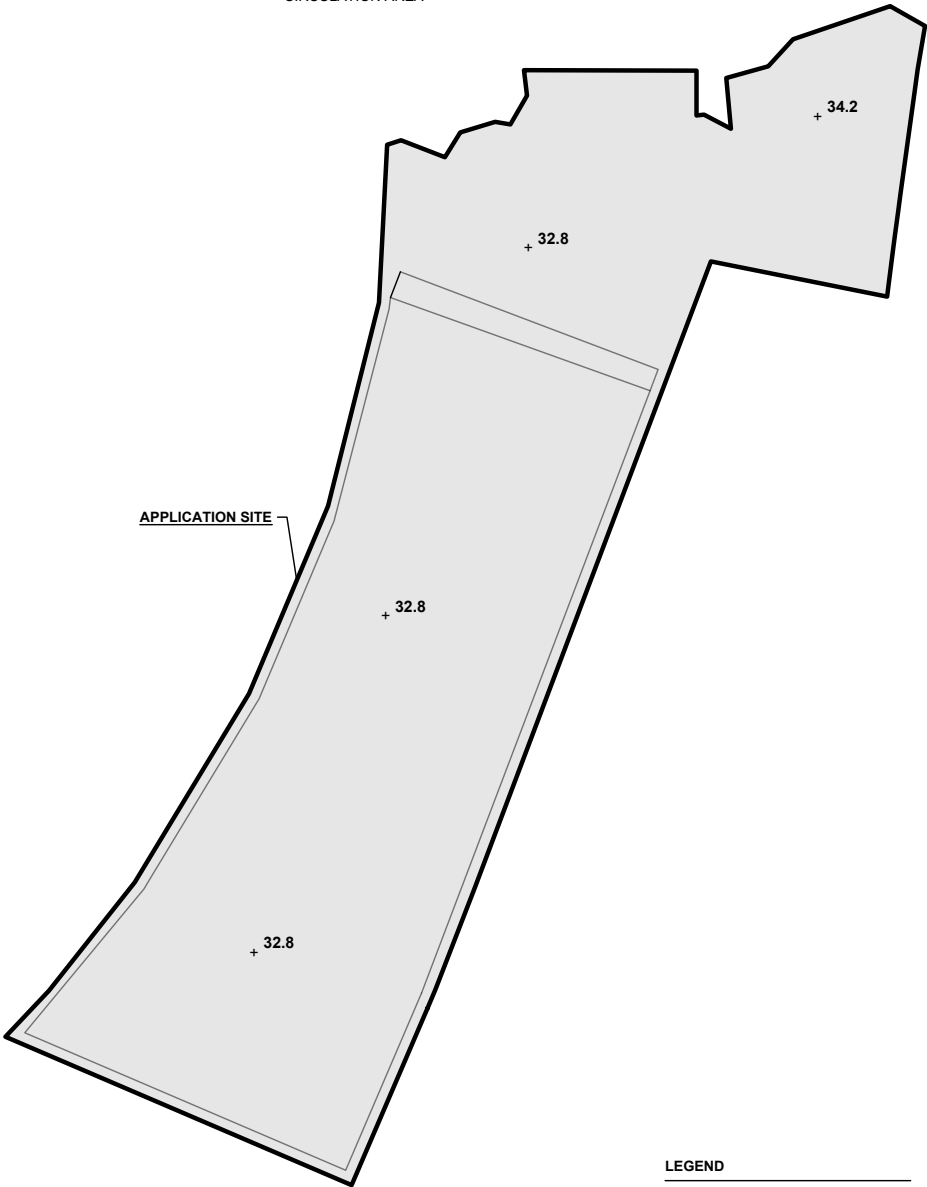
LEGEND

 APPLICATION SITE
 +10.2 EXISTING SITE LEVEL




*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

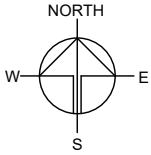
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
FILLING OF LAND AREA : 6,604 m² (ABOUT)
MATERIAL OF FILLING : CONCRETE
PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.3 m
PROPOSED SITE LEVELS : +32.8mPD - +34.2 mPD (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
PARKING SPACES AND
CIRCULATION AREA



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 +10.2 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 5.11.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
FILLING OF LAND

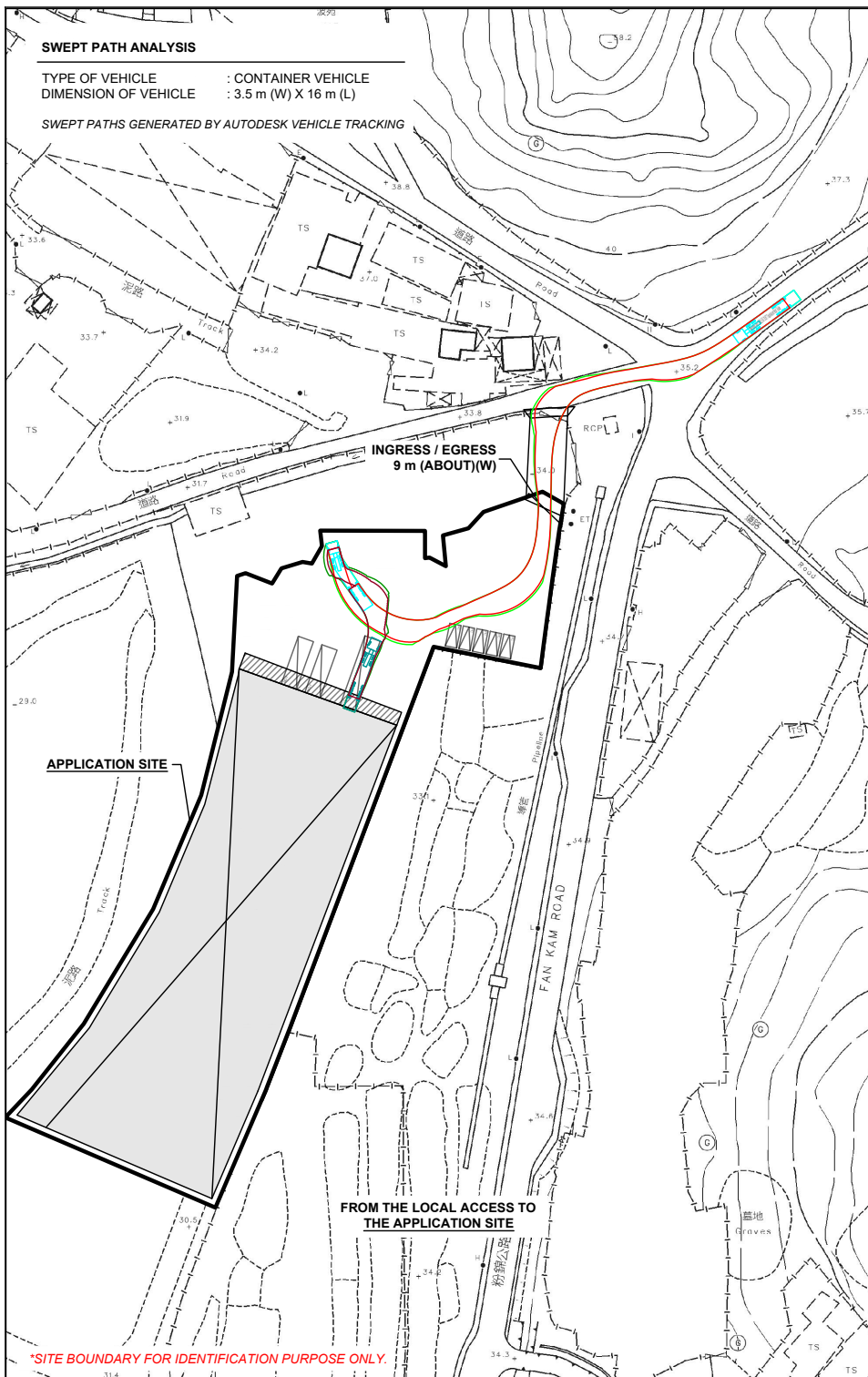
DWG NO.
PLAN 10

VER.
001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

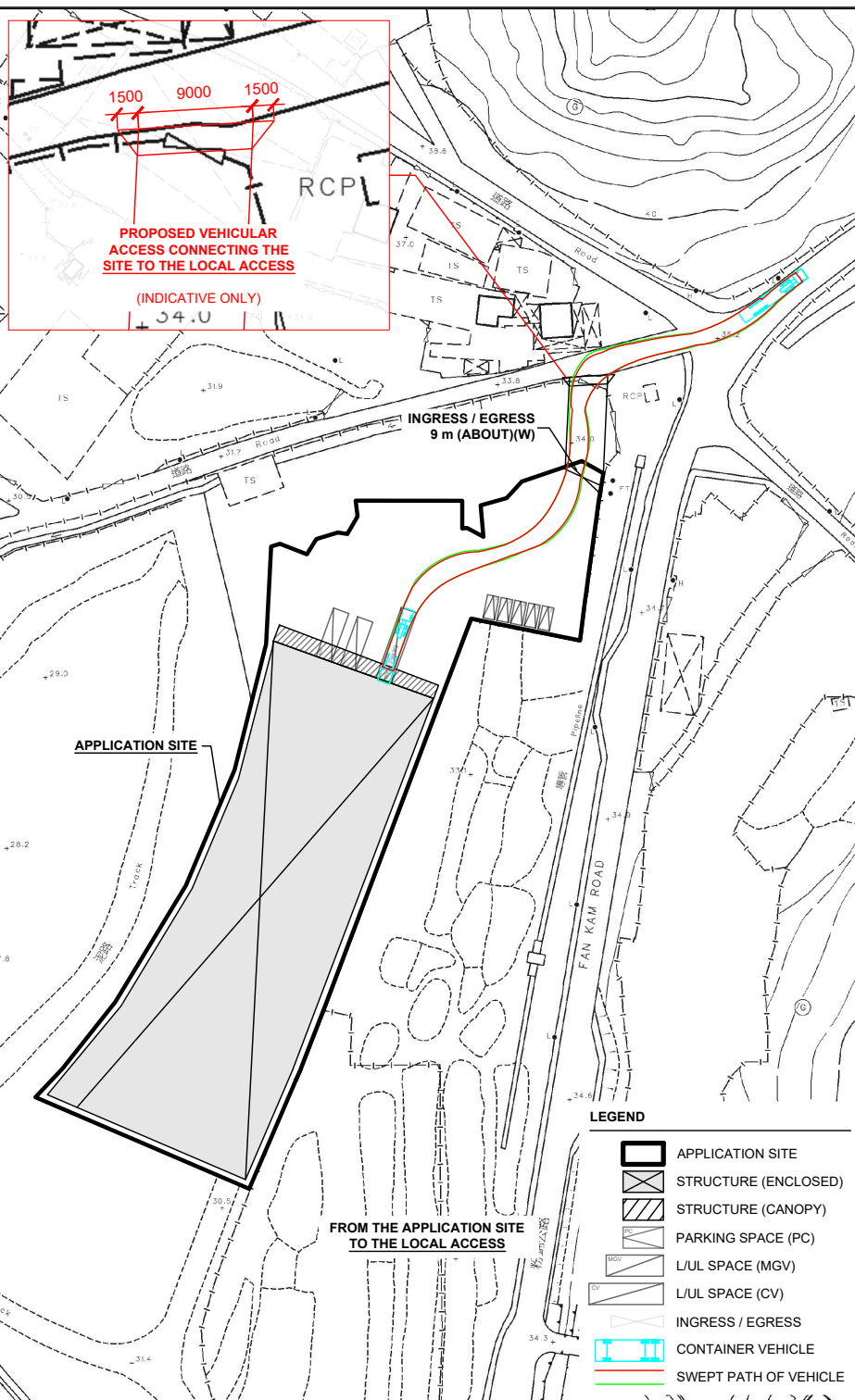


APPLICATION SITE

INGRESS / EGRESS
9 m (ABOUT)(W)

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

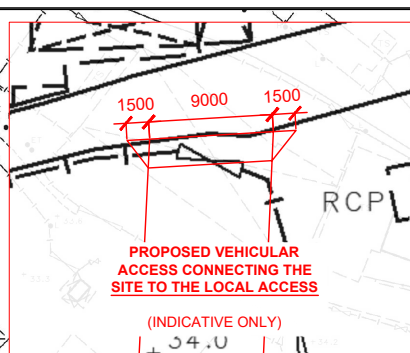
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



APPLICATION SITE

INGRESS / EGRESS
9 m (ABOUT)(W)

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

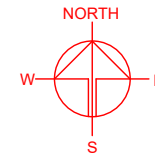


PROPOSED VEHICULAR
ACCESS CONNECTING THE
SITE TO THE LOCAL ACCESS

(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

5.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 11

VER.

001



卓物業
問有限公司

Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/551

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

By Email

13 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(S.16 Planning Application No. A/NE-KTS/551)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN

email: synsin@pland.gov.hk)

(Attn.: Ms. Charlotte CHI

email: ylchi@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories

(Application No. A/NE-KTS/551)

- (i) The applicant would like to provide clarifications to address comments of the general public, details are as follows:

Right of Way

- The concerned lots (i.e. Lot 1493 S.B and 1494 S.B ss.2 in D.D. 100) are located outside the application site (the Site). As the Site is accessible from Fan Kam Road via a local access and the ingress/egress is proposed at the northeast portion of the Site, the proposed development would not induce any traffic generation and attraction on the local access along lots 1493 S.B and 1494 S.B ss.2 in D.D.100.
 - The applicant will liaise with the lot owners of the private land lot for the use of the access road after planning permission has been obtained from the Town Planning Board (the Board).
- (ii) According to the applicant, the layout of the original premises in Tong Yan San Tsuen (i.e. Application No. A/YL-TYST/1090) lack adequate circulation space (i.e. 1066m², 17% of the application site), resulting in prolonged waiting times for vehicles for loading and unloading (L/UL) of goods. Therefore, a substantial amount of circulation space (i.e. 2,470m², 37%) is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.

- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Henry NG; Tel.: 3565 3950)		
(a)	According to item 6(A) (e) (iii) of the Application Form, no tree felling would be caused by the proposed development. However, para 5.13 of the Planning Statement states that "...no existing tree is proposed to be preserved at the Site", and the proposed development layout, filling of land and swept path of vehicle shown on Plans 9 to 11 would be in conflict with the	According to the tree survey conducted on 11/2/2025, a total of <u>25</u> nos. of trees were recorded within the Site, within which no old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) at the Site (Annex I). Due to proposed hard-paving works for erection of warehouse and vehicle

	<p>existing trees. The discrepancies should be rectified.</p> <p>The applicant should provide survey on tree (with site photos showing the existing conditions) and illustrations on proposed changes and mitigation measures such as compensatory planting and/or other landscape treatments as appropriate.</p>	<p>circulation purposes, majority of the Site area will be disturbed; consequently, all existing trees within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.</p> <p>Due to felling of existing trees within the Site, a landscape proposal has been submitted by the applicant to provide landscape mitigation measures within the Site (Annex II). A total of <u>25</u> new trees is proposed to be planted along the northwest, north and northeast of the Site to minimize landscape and visual impact to the nearby areas. All the new trees will be maintained by the applicant during the planning approval period.</p>
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Brian CHAN; Tel.: 2399 2175)		
(a)	<p>The applicant should advise and substantiate the traffic generation and attraction from and to the site and any traffic impact to the nearby road junction.</p>	<p>According to the applicant with warehousing operation experience, it is estimated that only <u>8</u> trips generated by private cars will be generated and attracted by the proposed development during the AM and PM peaks. Only <u>4</u> trips will be generated by medium goods vehicles (MGV) and container vehicles (CV) hourly during the non-peak hours. As the Site is proposed for 'warehouse' use, infrequent vehicular trips will be anticipated, hence, adverse traffic impact on the nearby road networks should not be anticipated.</p>
(b)	<p>Please clarify whether there will be a gate installed at the entrance. If so, please ensure such arrangement will not cause queuing of vehicle outside the subject site.</p>	<p>No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site and a pair of lanterns with amber revolving lights will be installed at the ingress/egress to/out of the Site, to ensure that queuing of vehicle would not be carried out at any time during the planning approval period.</p>
(c)	<p>The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site. In particular the road outside the subject lot is a one-lane two-way carriageway which shall not be blocked.</p>	<p>All L/UL activities should take place within the Site, where is with sufficient space for</p>

(d)	<p>The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.</p>	<p>manoeuvring, in order to avoid queuing of vehicle outside the Site.</p> <p>As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated and only the applicant's fleets will be allowed to enter/exit the Site. As the vehicular trips could be strictly controlled by the applicant, only <u>4</u> vehicular trips would be scheduled for MGW and CV during the non-peak hours respectively to reduce congestion and improve safety.</p> <p>In addition, 'STOP AND GIVE AWAY' and 'BEWARE OF PEDESTRIANS' signs would also be erected to ensure pedestrian safety to/from the Site.</p>
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Tree Survey Report

Date of Survey: 11th February 2025

Location:

**Various Lots in D.D. 91 And D.D.100, Lin Tong Mei, Fanling,
New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 11th February 2025

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 11th February 2025. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 91 And D.D.100, Lin Tong Mei, Fanling, New Territories.

At the time of inspection on 11th February 2025, **25 nos.** trees were found within the Site. **2 nos.** dead trees were recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots in D.D. 91 And D.D.100, Lin Tong Mei, Fanling, New Territories
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 11 February 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Ficus microcarpa</i>	榕樹(細葉榕)	14.0	700	11.0	Low	Fair	Fair	Poor	Low	epiphytic plants, restricted root
T2	<i>Sterculia lanceolata</i>	假蘋婆	4.0	120	2.0	Low	Fair	Fair	Poor	Low	leaning, wound on branch and trunk, epiphytic plants
T3	<i>Celtis sinensis</i>	朴樹	7.0	170	4.0	-	-	Dead	-	-	dead tree, epiphytic plants
T4	<i>Celtis sinensis</i>	朴樹	13.0	260	7.0	Low	Fair	Fair	Poor	Low	co-dominant stems, exposed dead root, wound on trunk, epiphytic plants
T5	<i>Chukrasia tabularis</i>	麻楝	13.0	320	5.0	Low	Fair	Fair	Poor	Low	dead branch, wound on trunk, exposed dead root
T6	<i>Macaranga tanarius var. tomentosa</i>	血桐	12.0	226	7.0	Low	Poor	Poor	Poor	Low	multi-trunks, broken stub, abnormal leaf
T7	<i>Ficus benjamina</i>	垂葉榕	11.5	350	8.0	Low	Fair	Fair	Poor	Low	cross trunks, broken branch, metal bar embedded into trunk
T8	<i>Ficus benjamina</i>	垂葉榕	9.0	250	6.0	Low	Fair	Fair	Poor	Low	exposed dead root
T9	<i>Ficus variegata</i>	青果榕	9.0	240	9.0	Low	Poor	Fair	Poor	Low	wound on trunk, dead stub
T10	<i>Ficus benjamina</i>	垂葉榕	12.0	470	6.0	Low	Fair	Fair	Fair	Low	epiphytic plants
T11	<i>Ficus benjamina</i>	垂葉榕	12.0	420	7.0	Low	Fair	Fair	Poor	Low	cross branches
T12	<i>Ficus benjamina</i>	垂葉榕	12.0	450	7.0	Low	Fair	Poor	Fair	Low	dead stub
T13	<i>Ficus benjamina</i>	垂葉榕	12.0	480	9.0	Low	Fair	Poor	Poor	Low	broken trunk, hanger, wound on trunk with exposed deadwood
T14	<i>Ficus microcarpa</i>	榕樹(細葉榕)	5.0	380	4.0	Low	Poor	Poor	Poor	Low	dying tree, epicormics , dieback, topped
T15	<i>Ficus benjamina</i>	垂葉榕	11.0	500	6.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, dead trunk, hanger, wound on trunk
T16	<i>Ficus benjamina</i>	垂葉榕	11.0	280	3.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, dead trunk,wound on trunk with exposed deadwood, trace of termite
T17	<i>Ficus benjamina</i>	垂葉榕	10.0	490	6.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, trace of termite, branch conflict with trunk of T18 and crown of T19, dead stub with fungal fruiting bodies
T18	<i>Archontophoenix alexandrae</i>	假檳榔	10.0	140	1.5	Low	Fair	Fair	Fair	Low	dead fronds, trunk conflict with branch of T17
T19	<i>Livistona chinensis</i>	蒲葵	10.0	150	1.0	Low	Fair	Fair	Fair	Low	dead fronds, crown conflict with branch of T17
T20	<i>Livistona chinensis</i>	蒲葵	10.0	160	1.0	Low	Fair	Fair	Fair	Low	dead fronds
T21	<i>Livistona chinensis</i>	蒲葵	10.0	150	1.0	Low	Fair	Fair	Fair	Low	dead fronds
T22	<i>Ficus microcarpa</i>	榕樹(細葉榕)	11.0	410	5.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, bird nest
T23	<i>Ficus microcarpa</i>	榕樹(細葉榕)	11.0	350	5.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, dead stub
T24	<i>Roystonea regia</i>	大王椰子(王棕)	10.0	270	2.0	Low	Fair	Fair	Fair	Low	dead fronds
T25	<i>Roystonea regia</i>	大王椰子(王棕)	9.0	280	0.5	-	-	Dead	-	-	dead tree

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

General View



General view 09



General view 10

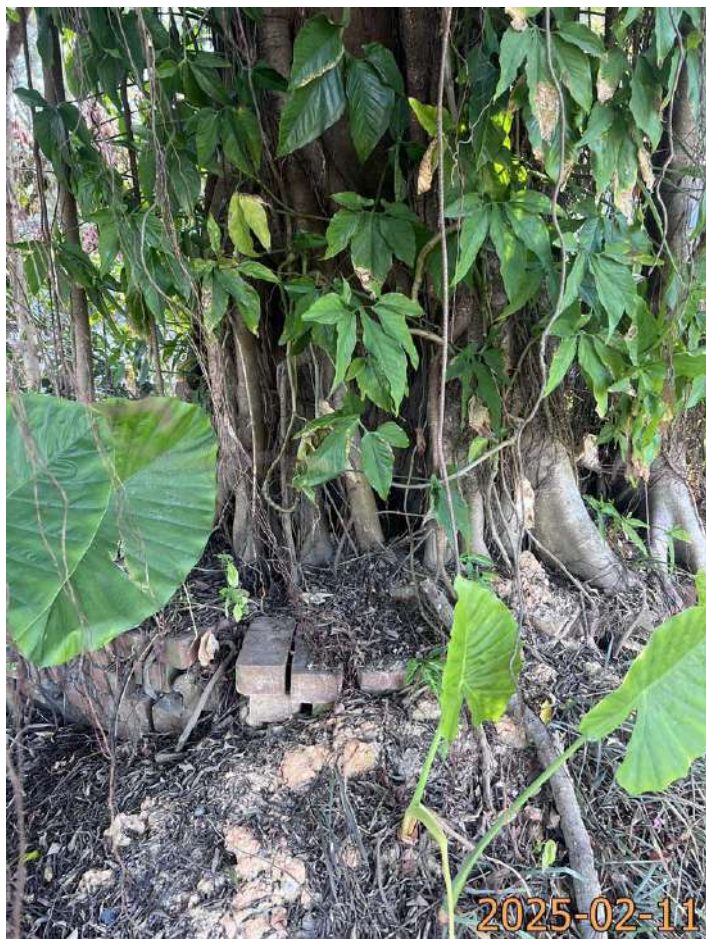
Photo Records



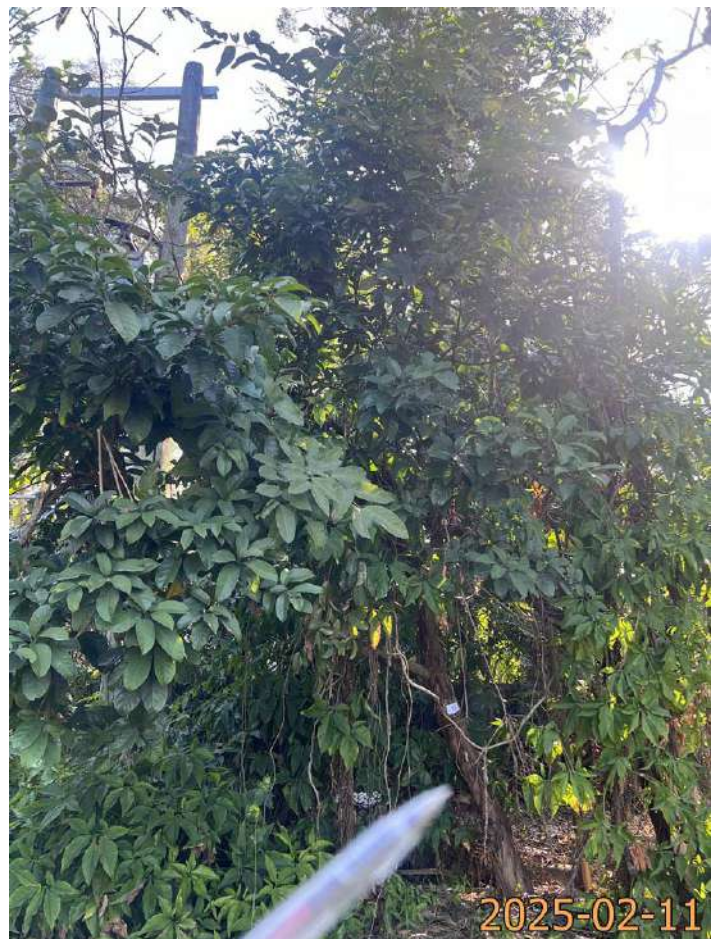
T1 (Overview)



T1 Epiphytic plants



T1 Restricted root



T2 (Overview)(Leaning)

Photo Records



T2 Epiphytic plants



T2 Wound on branch



T2 Wound on trunk



T3 (Overview) (Dead tree)

Photo Records



T3 Epiphytic plants



T4 (Overview) (Epiphytic plants)



T4 Exposed dead root



T4 Wound on trunk

Photo Records



T5 (Overview)



T5 Dead branch



T5 Exposed dead root



T5 Wound on trunk

Photo Records



T6 (Overview)



T6 Abnormal leaf size



T6 Broken stub



T6 Multi-trunks

Photo Records



T7 (Overview)



T7 Broken branch



T7 Cross trunks



T7 Metal bar embedded into trunk_1

Photo Records



T7 Metal bar embedded into trunk_2



T8 (Overview)



T8 Exposed dead root



T9 (Overview)

Photo Records



T9 Dead stub



T9 Wound on trunk_1



T9 Wound on trunk_2



T10 (Overview)

Photo Records



T10 Epiphytic plants



T11 (Overview)

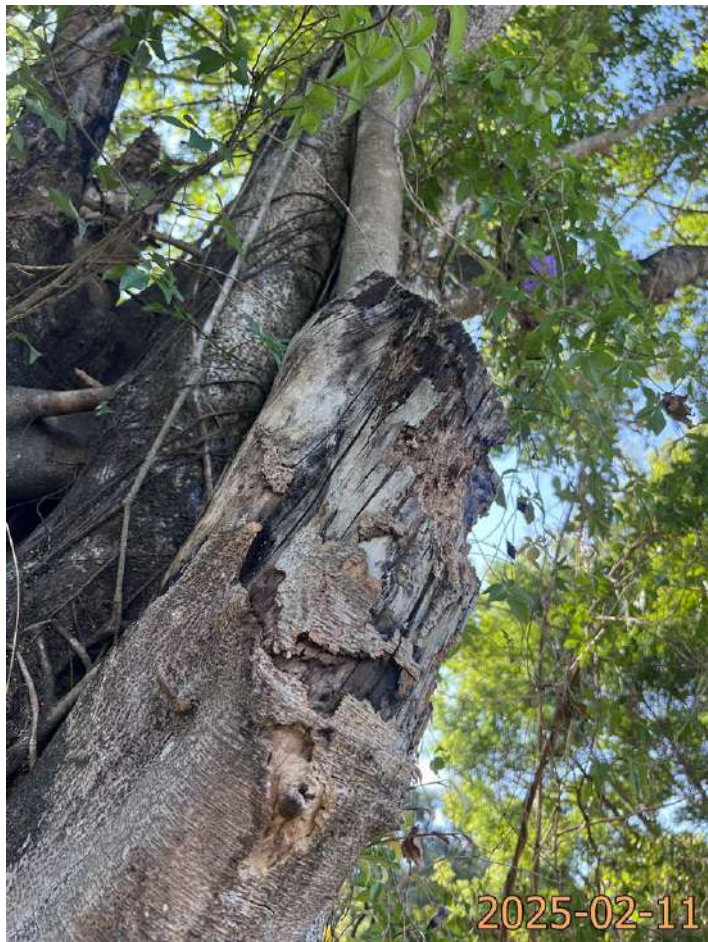


T11 Cross branches



T12 (Overview)

Photo Records



T12 Dead stub



T13 (Overview)



T13 Broken trunk (Hanger)



T13 Wound on trunk with exposed deadwood

Photo Records



T13 Wound on trunk



T14 (Overview)



T14 Dieback (Topped)



T14 Epicormics

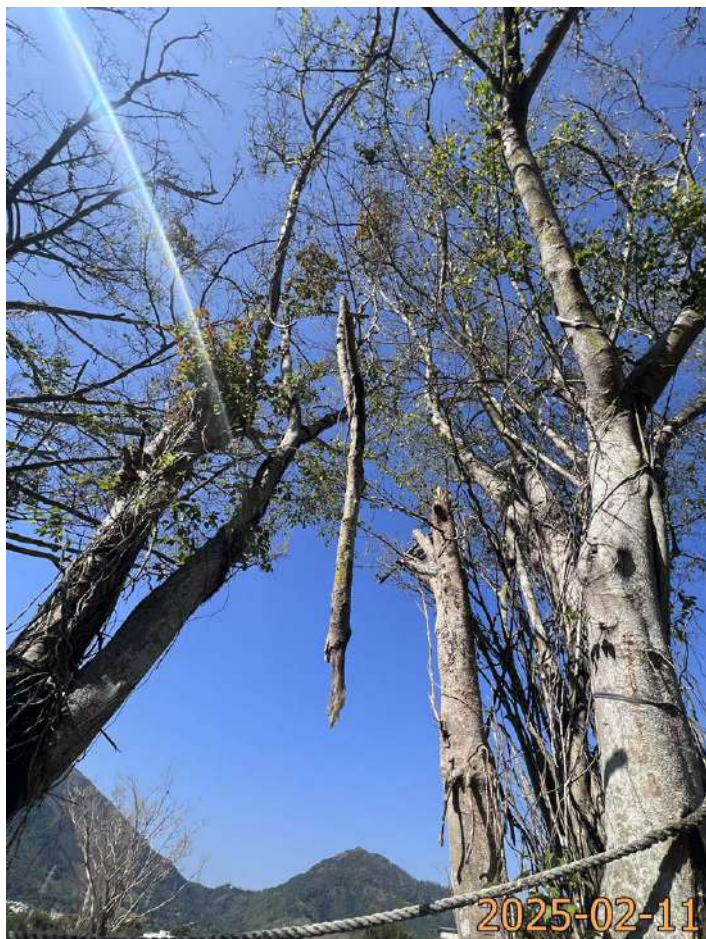
Photo Records



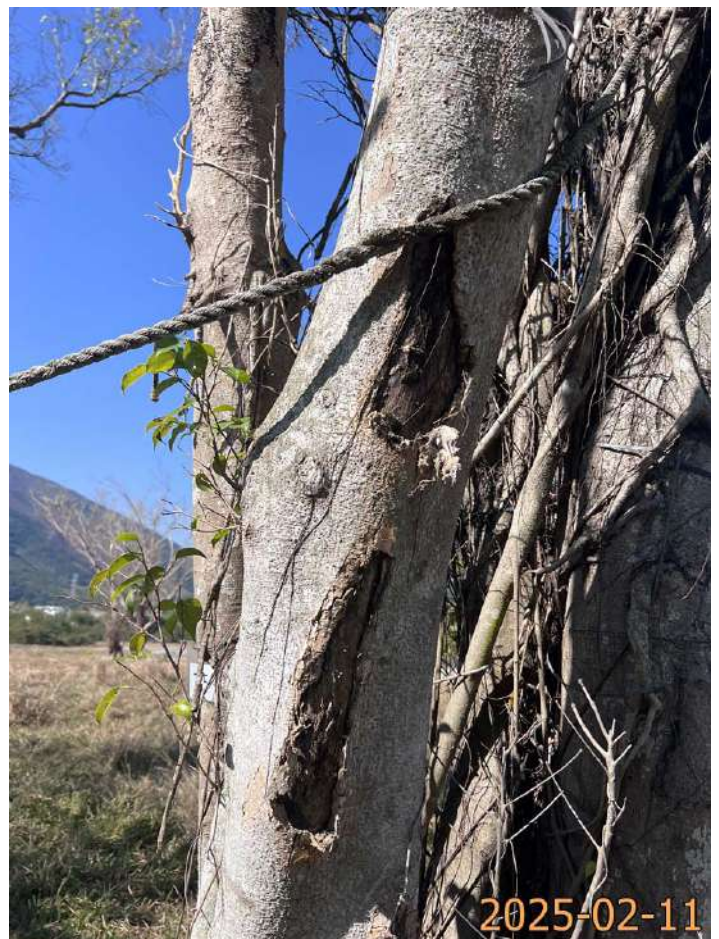
T15 (Overview) (Dieback)



T15 Dead trunk



T15 Hanger



T15 Wound on trunk

Photo Records



T16 (Overview) (Dieback)



T16 Dead trunk



T16 Wound on trunk with exposed deadwood (Trace of



T17 (Overview) (Dieback)

Photo Records



T17 Branch conflict with trunk of T18



T17 Dead stub with fungal fruiting bodies



T17 Trace of termite



T18 (Overview)

Photo Records



T18 Dead fronds



T19 (Overview)



T19 Crown conflict with branch of T17



T19 Dead fronds

Photo Records



T20 (Overview)



T20 Dead fronds



T21 (Overview)

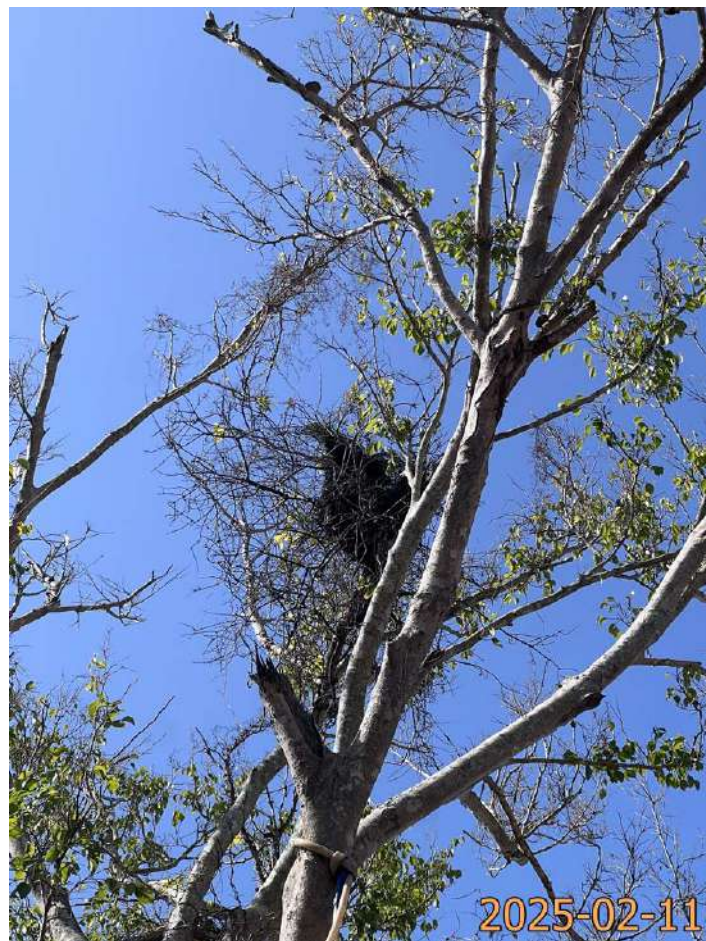


T21 Dead fronds

Photo Records



T22 (Overview)



T22 Bird nest



T22 Dieback



T23 (Overview)

Photo Records



T23 Dead stub_1



T23 Dead stub_2



T23 Dieback



T24 (Overview)

Photo Records



T24 Dead fronds



T25 (Overview) (Dead tree)

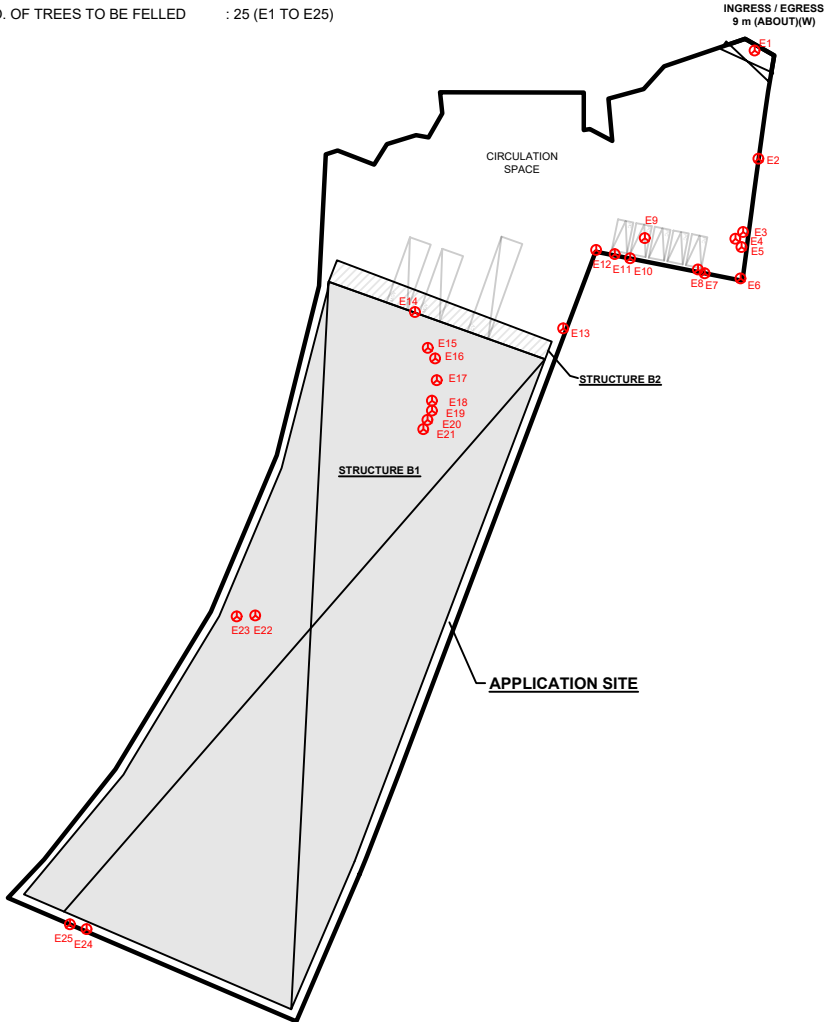
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 6,604 m² (ABOUT)

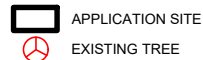
NO. OF EXISTING TREES : 25 (E1 TO E25)

SPECIES OF TREE :
 : *FICUS MICROCARPA* (E1, E14, E23 TO E24)
 : *STERCULIA LANCEOLATA* (E2)
 : *CELTIS SINENSIS* (E3 TO E4)
 : *CHUKRASIA TABULARIS* (E5)
 : *MACARANGA TANARIUS VAR. TOMENTOSA* (E6)
 : *FICUS BENJAMINA* (E7 TO E8, E10 TO E13, E15 TO E17)
 : *FICUS VARIEGATA* (E9)
 : *ARCHONTOPHOENIX ALEXANDRAE* (E18)
 : *LIVISTONA CHINENSIS* (E19 TO E21)
 : *ROYSTONEA REGIA* (E24 TO E25)

NO. OF TREES TO BE FELLED : 25 (E1 TO E25)



LEGEND

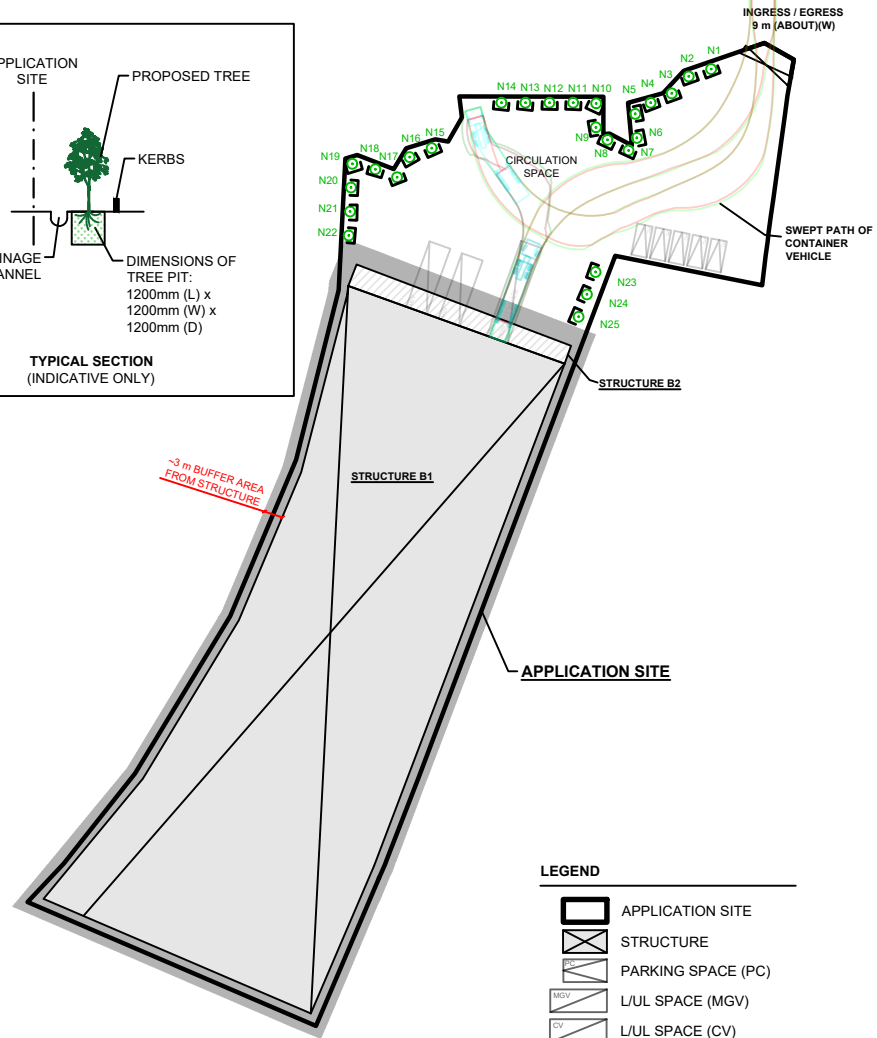
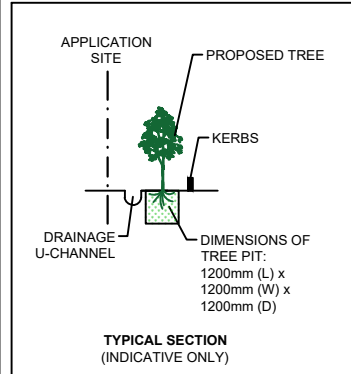


LANDSCAPE PROPOSAL

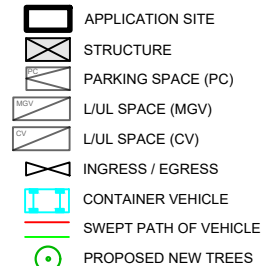
APPLICATION SITE AREA : 6,604 m² (ABOUT)

COVERED AREA : 4,134 m² (ABOUT)
 UNCOVERED AREA : 2,470 m² (ABOUT)

NO. OF NEW TREES WILL BE PLANTED : 25 (N1 TO N25)
 SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 3.5 m
 DIMENSION OF TREE PIT : 1.2 m (L) X 1.2 m (W) X 1.2 m (D)

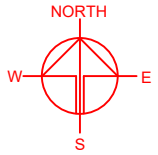


LEGEND



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

LT

DATE

12.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX II

VER.

001



卓物業
問有限公司

Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/551

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

By Email

6 March 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(S.16 Planning Application No. A/NE-KTS/551)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN

email: synsin@pland.gov.hk)

(Attn.: Ms. Charlotte CHI

email: ylchi@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories

(Application No. A/NE-KTS/551)

- (i) A replacement page of the application form is provided (**Annex I**).
- (ii) The applicant would like to provide clarifications on the subject application, details are as follows:
- The applicant's original premises in Tong Yan San Tsuen has already ceased operation due to the land resumption by the Government in August 2022, the applicant therefore desperately needs to identify a suitable site for relocation to continue their business premises.
 - No open storage activities will take place within the application site (the Site) at any time during the planning approval period. All goods will be stored within the enclosed structures within the Site at any time during the planning approval period.
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. HO Kwok-leung ; Tel.: 2675 1777)		
(a)	No consent is given for the proposed vehicular access via GL (as mentioned in the DRW No. PLAN 11 attached to the application form). The applicant should make his own arrangements for acquiring access to the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28.	The vehicular access indicated in Plan 11 of the submission will be demolished by the applicant after planning approval has been obtained from the Town Planning Board (the Board).
(b)	The following irregularity <u>not</u> covered by the subject planning application has been detected by this office: <u>Unlawful occupation of Government land not covered by the planning application</u> The Government land adjoining the application site has been fenced off without permission. The Government land being illegally occupied is	The unlawful occupation of Government land (GL) not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board.

	not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the right to take necessary land control action against the illegal occupation of Government land without further notice. For direct grant of Short Term Tenancy (STT) of the adjoining GL to the Applicant for temporary uses, prior policy support from the relevant Bureau has to be obtained.	
(c)	The lot owner shall cease the illegal occupation of the Government land not covered by the subject planning application immediately <u>and</u> , subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required and subject to the availability of policy support as mentioned in para. 3 above, apply to this office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures to be erected and the occupation of GL. The application for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	As the Site would only cover 7 private lots in D.D. 91 and 4 private lots in D.D. 100, the applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Board. No structure will be erected on GL.

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00, no operation on Sunday 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)) Accessible from Fan Kam Road via a local access <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 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 6,604 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2.3 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 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 checked="" type="checkbox"/> No 不會 <input 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"/>		

Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/551

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

By Email

7 March 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(S.16 Planning Application No. A/NE-KTS/551)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN

email: synsin@pland.gov.hk)

(Attn.: Ms. Charlotte CHI

email: ylchi@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories

(Application No. A/NE-KTS/551)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. Abby LAU; Tel.: 2835 1300)		
(a)	The applicant shall advise if septic tank and soakaway system will be provided for wastewater treatment or chemical toilets will be provided.	During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by the staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. The design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in <i>ProPECC PN 1/23</i> . Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.



Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/551

問有限公司
卓物業

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

By Email

14 April 2025

Dear Sir,

4th Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(S.16 Planning Application No. A/NE-KTS/551)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in blue ink is written over a blue circular stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '卓物業顧問有限公司' in the center.

Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Ms. Charlotte CHI

email: synsin@pland.gov.hk)
email: ylchi@pland.gov.hk)



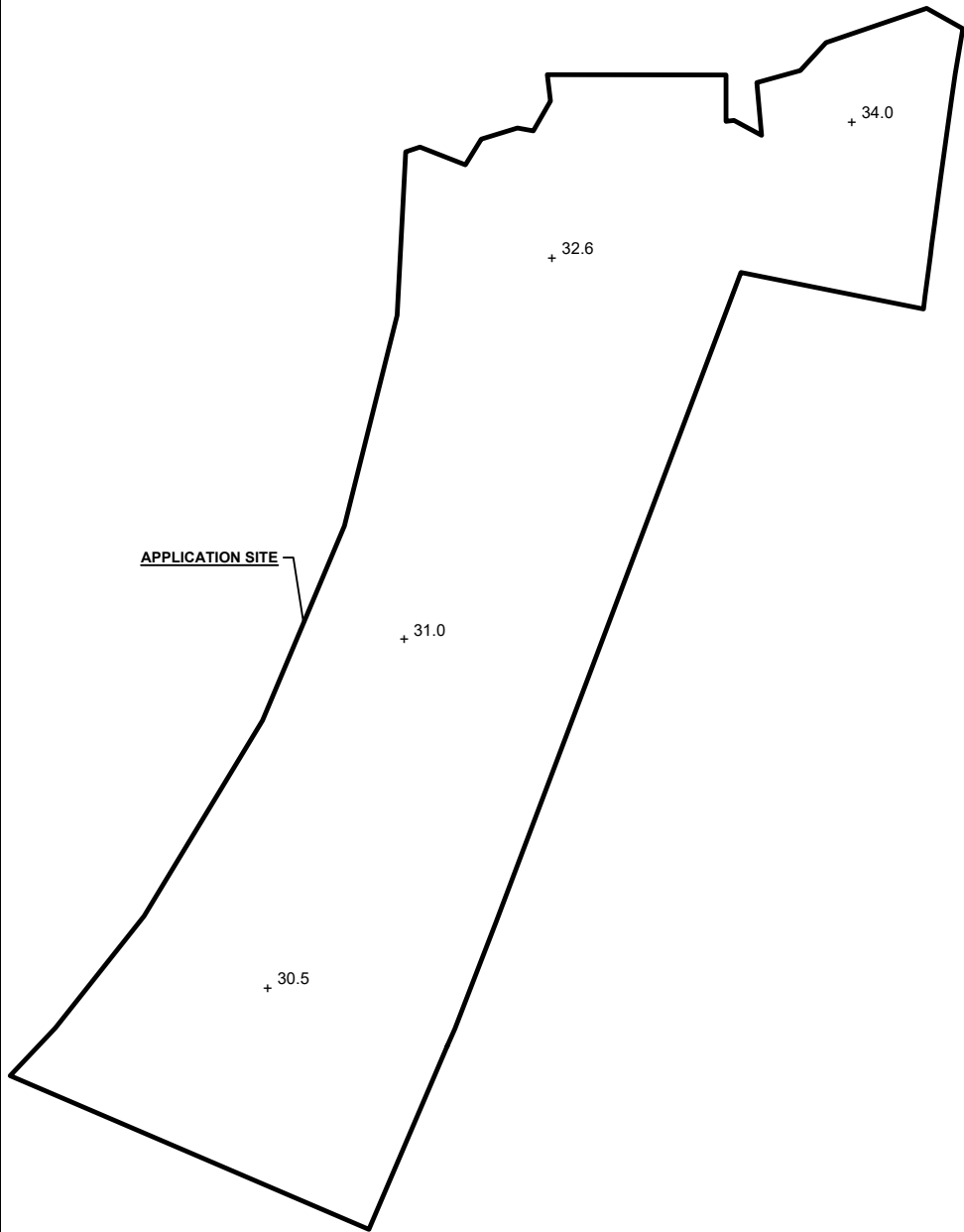
Responses-to-Comments**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories****(Application No. A/NE-KTS/551)**

- (i) A revised plan showing the filling of land of the application site (the Site) is provided (**Plan 1** and **Annex I**). Majority of the Site (6,554m², 99%) is proposed to be filled with concrete of not more than 2.3m in depth for site formation of structures, parking and L/UL spaces and circulation area. The remaining area (i.e. 50m²) will be remain as soiled ground for healthy tree growth; and
- (ii) In addition, 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.



Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00, no operation on Sunday 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)) Accessible from Fan Kam Road via a local access <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。)			
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(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 6,554 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2.3 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 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"/>		

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
EXISTING SITE LEVELS : +30.5 mPD - +34.0 mPD (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND

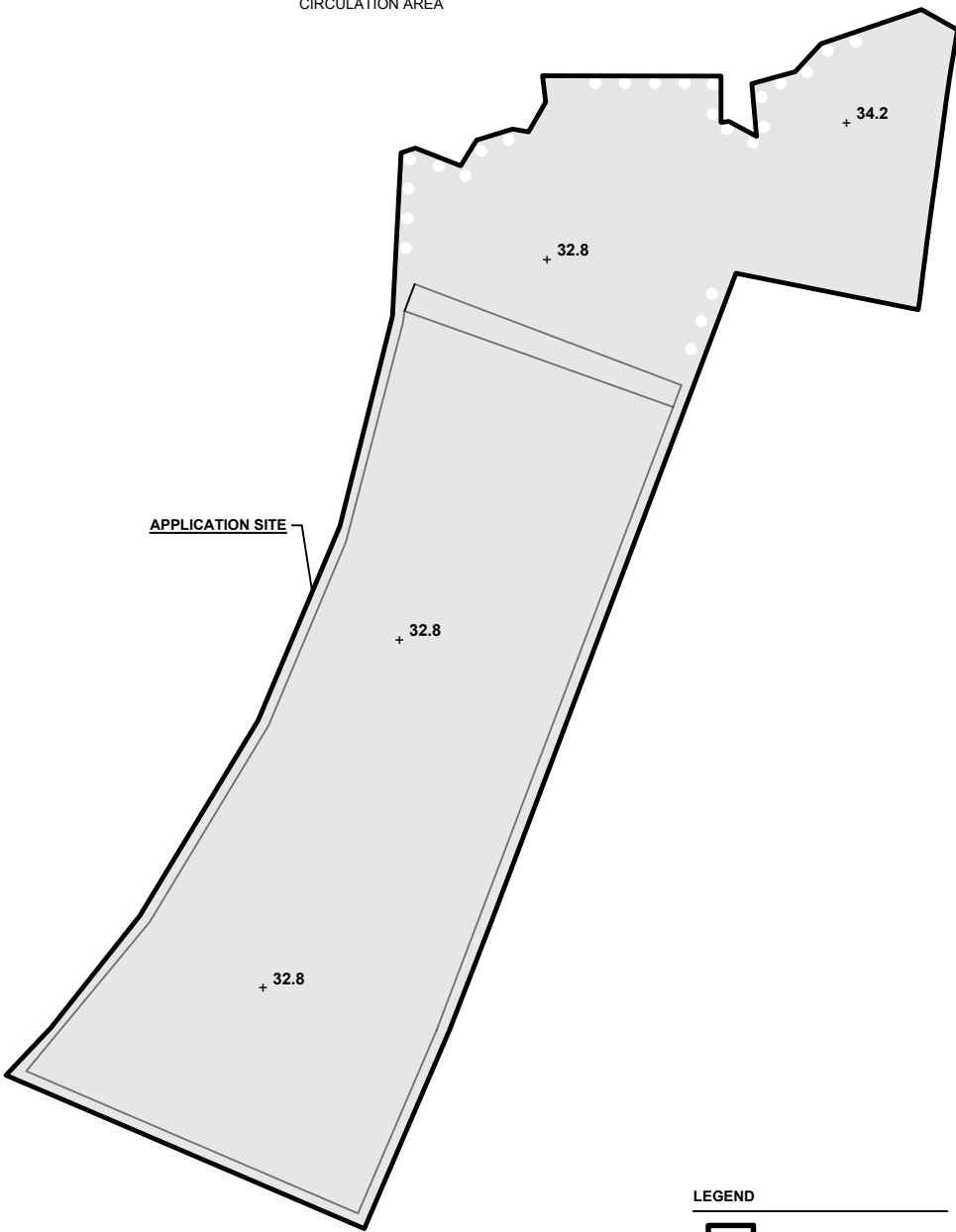


LEGEND




 APPLICATION SITE
 +10.2 EXISTING SITE LEVEL

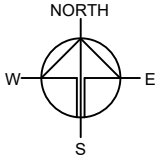
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
FILLING OF LAND AREA : 6,554 m² (ABOUT)
SOILED GROUND AREA : 50 m² (ABOUT)
MATERIAL OF FILLING : CONCRETE
PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.3 m
PROPOSED SITE LEVELS : +32.8mPD - +34.2 mPD (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
PARKING SPACES AND CIRCULATION AREA



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 +10.2 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

5.11.2024

REVISED BY

LT

DATE

9.4.2025

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 1

VER.

001

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.



問有限公司
卓物業

Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/551

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

By Email

29 May 2025

Dear Sir,

5th Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(S.16 Planning Application No. A/NE-KTS/551)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in blue ink, followed by a circular blue stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '卓 問 物業顧問有限公司' in the center.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Ms. Charlotte CHI

email: synsin@pland.gov.hk)
email: ylchi@pland.gov.hk)



Responses-to-Comments

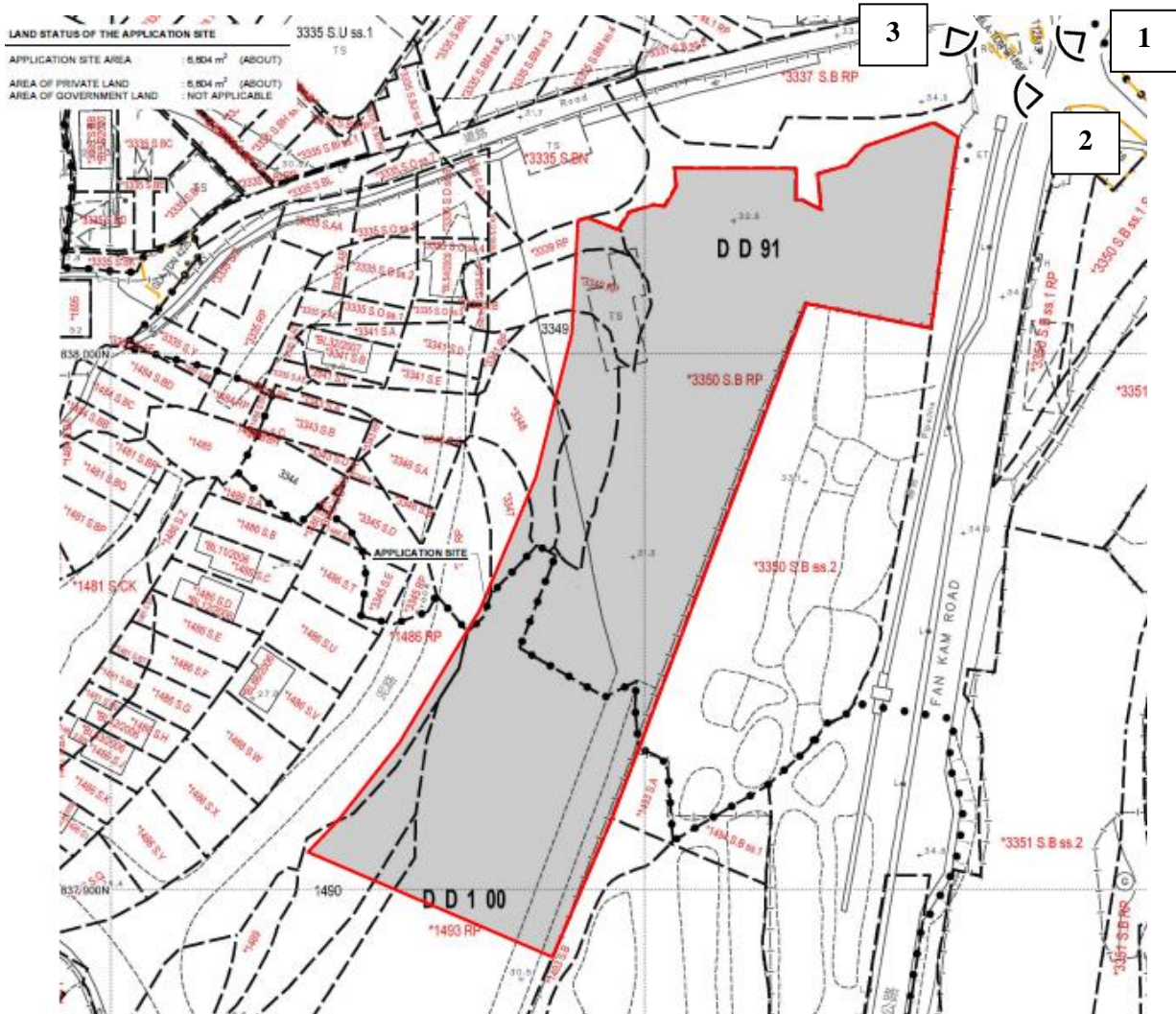
**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(Application No. A/NE-KTS/551)

- (i) Regarding the right of way for the adjacent lots (i.e., Lots 1493 S.B. and 1494 S.B. ss.2 in D.D.100), the concerned lots are located outside the application site (the Site) and are accessible via a local access via the east connecting to Fan Kam Road without passing through the Site. The proposed use is therefore not affecting the current access of the lots.
- (ii) The vehicular access erected on the concerned Government land (GL) has already been demolished by the applicant. Please refer to the photographic record showing the existing condition of the Site (**Annex I**). The applicant will strictly follow the proposed scheme and apply for STW and STT if applicable, and no structure will be erected on GL during the planning approval period.
- (iii) The applicant's operation in the original premises in Tong Yan San Tsuen has already been ceased in August 2022 due to land resumption. The applicant has been conducting a site selection process to identify a suitable site to resume his operation.

Annex I – Photographic Record Showing the Existing Condition of the Site

- (i) The vehicular access erected on the concerned Government land has already been demolished by the applicant. A photograph record showing the existing condition of the Site is provided. Details are as follows:







Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/DPA/NE-KTS/141	Residential Development with Ancillary Recreation/amenity Facilities	17.6.1994	(1) – (7)
2.	A/NE-KTS/96	Golf Driving-Range for a Temporary Period of Twelve Months	11.6.1999	(1), (2), (8), (9), (10)
3.	A/NE-KTS/102	Golf Driving Range for a Temporary Period of Three Years	3.12.1999	(1), (2), (8), (9), (10)
4.	A/NE-KTS/117	Proposed Golf Driving-Range for a Temporary Period of Three Years	11.8.2000	(1), (2), (6), (8), (9), (10)

Rejection Reasons

- (1) Not in line with the planning intentions.
- (2) Not compatible with the surrounding uses.
- (3) Unsatisfactory traffic impact assessment.
- (4) Inadequate junction improvement proposal.
- (5) Unsatisfactory vehicular access proposal.
- (6) Failure to demonstrate no adverse traffic impact/traffic noise impact.
- (7) Failure to demonstrate no adverse sewerage impact.
- (8) Failure to demonstrate no adverse environmental impacts/nuisance/safety hazards to the nearby Lin Tong Mei Village.
- (9) Failure to demonstrate no drainage impact.
- (10) Undesirable precedent.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- advisory comments are at **Appendix IV**.

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

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

2. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the application site (the Site) is in an area where no DSD stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact on the adjacent area; and
- the Site is in an area where no public sewerage connection is available.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;

- with reference to the aerial photo, the Site is located in an area of rural inland plains landscape character surrounded by vacant land, open storage, temporary structures, village, car parks, scattered tree groups and vegetated areas. The Hong Kong Golf Club is located to the further north while mature woodland is located to the further east. The proposed development is considered not incompatible with the landscape setting in proximity;
- significant adverse landscape impact within the Site from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

5. **District Officer's Comments**

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

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

6. **Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (North), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

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) to resolve any land issues relating to the proposed use with the concerned owner(s) and occupier(s);
- (c) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:
- the Site comprises Old Schedule Agricultural Lots 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. No right of access via Government land (GL) is granted to the Site;
 - no consent is given for the vehicular access via GL. The applicant should make his own arrangements for acquiring access to the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28);
 - the GL adjoining the Site has been fenced-off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. For direct grant of Short Term Tenancy (STT) of the adjoining GL to the applicant for temporary uses, prior policy support from the relevant bureau has to be obtained;
 - the lot owner shall cease the illegal occupation of the GL not covered by the application immediately and apply to his office for Short Term Waiver (STW) and STT to permit the structures to be erected and the occupation of GL. The application for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - the applicant should comply with all land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of Commissioner for Transport that:
- the road outside the lots is a one-lane two-way carriageway which shall not be blocked, the implementation of traffic management measures (i.e. staff deployment and traffic signage) to ensure no queuing of vehicles outside the Site and pedestrian safety, as proposed by the applicant, shall be maintained at all times during the planning approval period; and

- the vehicular access of the Site is connected to the Fan Kam Road via a section of a local access road which is not managed by the Transport Department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;
- (e) to note the comments of Chief Highway Engineer/New Territories East, Highways Department that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (f) 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 (a) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (b) 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 service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that:
- no operation between 7:00 p.m. and 7:00 a.m. from Mondays to Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
 - no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
 - the provision of the 2.5m high solid metal wall along the Site boundary, as proposed by the applicant, should be provided during the planning approval period;
 - given no public sewerage connection is available in the vicinity of the Site, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 and are duly certified by an Authorized Person;
 - the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' should be followed and the statutory requirements under relevant pollution control ordinances should be met; and
 - the requirements of the ProPECC PN 2/24 and ProPECC PN 1/23 should be followed to properly handle the construction runoff and sewage produced from the proposed use;

- (h) to note the comments of Director of Agriculture, Fisheries and Conservation that:
- all wild birds, and their eggs and nests, are protected under the Wild Animals Protection Ordinance (Cap. 170). No person shall hunt or wilfully disturb any wild birds or take, remove, injure, destroy or wilfully disturb a nest or egg of wild birds, except in accordance with a special permit. If any birds/eggs/chicks are found in any nest on any trees/structures, the nest/tree removal work should be suspended and the applicant should seek Agriculture, Fisheries and Conservation Department for necessary advice via 1823 system;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department 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 authorities for approval;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- part of the Site slightly falls within the existing 10m wide waterworks reserve (WWR) of the 48" Dongjiang Main;
 - existing raw water main will be affected. A WWR of the water main shall be provided to WSD. No structure shall be erected over the mentioned WWR and such area shall not be used for storage or car-parking purpose;
 - the Water Authority and his officer and contractors, or their workmen shall have free access at all times to the mentioned area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorisation from the Water Authority;
 - no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main;
 - the applicant shall bear the cost of any necessary diversion works affected by the proposed use; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that two 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 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;

- site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed site formation 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;
- the headrooms (5m and 11m) of the single-storey structures B1 and B2 (i.e. warehouse, site office, washroom and rain shelter) are considered excessive. It should be justified upon formal plan submission to BD;
- 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;
- the applicant's attention is also drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water and requirements of septic tanks respectively; and
- detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250123-150952-27264

提交限期

Deadline for submission:

07/02/2025

提交日期及時間

Date and time of submission:

23/01/2025 15:09:52

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/551

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. William Tang

意見詳情

Details of the Comment :

I am one of the registered owners of Lot 1493B and Lot 1494B2 both in DD 100 and the other 2 owners are my brothers. I have the following comments and objection to the captioned Application as follows :-

1. Area under which the captioned application is made is under and subject to a Right of Way as shown in a Conveyance on Sale Memorial No. N165576 and Conveyance on Sale Memorial No. N178823.
2. In about 2023, someone had fenced off part of our land and alleging that the yellow portion of our land in Conveyance on Sale Memorial No. N178823 were the land of the owner of Lot No. 1493BRP and Lot No. 1494BRP.
3. Part of the area as shown in the Application Plan as part of Lot 1493RP(Part) is in fact part of our land.
4. As one of the owners of the application land, I object the Application of the Applicant herein and I and my co-owners shall not consent to such application.
5. In addition, as some of the persons entitle to the Right of Way, I and my brothers object to the application on the ground that the application will destroy the Right of Way and you shall be a person assisting the Applicant to breach the said Right of Way.
6. In addition, the access road is narrow and the approval of the Application shall inevitably increase the traffic flows and cause traffic congestion.
7. The occupiers of our land and other road users may face the increased risk of injury from traffic accidents.
8. The operation of the development under the Application shall cause pollution to the environment and cause noise pollution.

Submit for your kind consideration and rejection of the Application herein

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/551

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.1.22

3

KO & CHOW
SOLICITORS
高覺輝律師行

Your Ref: : A/NE-KTS/551

Date : 23rd January 2025
Please reply to our : **Sheung Shui Office**
for the attention of : Mr. Ko

Our Ref: : SS23-23949

The Secretariat of the Board,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

By hand and by fax
fax no. 2877 0245



Dear Sirs,

Re : Application No. A/NE-KTS/551
Applicant : Starwall Solar System Limited
Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
With Ancillary Facilities for a period of 3 years and Associated filling of
Land in "Agriculture" Zone
Lots : 3339RP(Part), 3340RP(Part), 3346RP(Part), 3347(Part), 3348(Part)
3348(Part), 3349(Part), 3350 S.B. RP in DD 91 and
Lots 1486RP(Part), 1490 (Part), 1491 (Part) & 1493 RP(Part) in
DD 100.

We act for Tang William who act on behalf of himself and his brothers Tang Wai Kan Wilkin and Tang Wai Shun Wilson, the current registered owners of DD100 Lot No. 1493B and DD100 Lot No. 1494B2.

We are instructed to express the following comment and objection to the captioned application :-

1. Area under which the captioned application is made is under and subject to a Right of Way as shown in a Conveyance on Sale Memorial No. N165576 and Conveyance on Sale Memorial No. N178823. Copies of which are enclosed herewith for your easy reference.
2. In about 2023, someone had fenced off part of our client's land and alleging that the yellow portion of our client's land in Conveyance on Sale Memorial No. N178823 were the land of the owner of Lot No. 1493BRP and Lot No. 1494BRP.
3. Part of the area as shown in the Application Plan as part of Lot 1493RP(Part) is in fact part of our client's land. We enclose herewith our client's surveyor report dated 12th August 2015 for your kind attention.
4. As one of the owners of the application land, our client object the Application of the Applicant herein and our client shall not consent to such application.
5. In addition, as some of the persons entitle to the Right of Way, our clients object to the application on the ground that the application will destroy the Right of Way and you shall be a person assisting the Applicant to breach the said Right of Way.
6. In addition, the access road is narrow and the approval of the Application shall inevitably

Principal

KO KOK FAI
高覺輝律師
ACIB FCCA
AHKSA LL.B (HONS)

Assistant Solicitors

DICK WONG WAI HO
黃偉豪律師
LL.B (HONS)

Consultants

WONG YIU KWONG
王耀光律師
LL.B. (HONS)
BBA (HONS)

LAW-SAI MAN
羅世民律師
LL.B. (BUCKINGHAM)

60 x Chow

KO & CHOW
SOLICITORS
高覺輝律師行

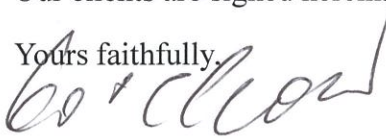
increase the traffic flows and cause congestion.

7. The occupiers of our clients' land and other road users may face the increased risk of injury from traffic accidents.
8. The operation of the development under the Application shall cause pollution to the environment and cause noise pollution.

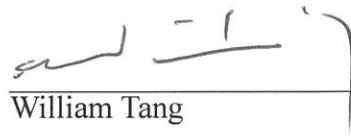
Thank you for your kind attention to this matter and we look forward to receiving your rejection to the Application soon.

Our clients are signed hereinafter to confirm the contents of this letter.

Yours faithfully,



Ko & Chow
Encl.



William Tang

Principal

KO KOK FAI
高覺輝律師
ACIB FCCA
AHKSA LL.B (HONS)

Assistant Solicitors

DICK WONG WAI HO
黃偉豪律師
LL.B (HONS)

Consultants

WONG YIU KWONG
王耀光律師
LL. B. (HONS)
BBA (HONS)

~~LAW SAI MAN~~
~~羅世民律師~~
~~LL. B. (BUCKINGHAM)~~

Ref.: T430

Date: 12th August 2015

Report of boundary re-establishment of Lot 1493 S.B & Lot 1494 S.B ss.2 in D.D. 100

Objectives

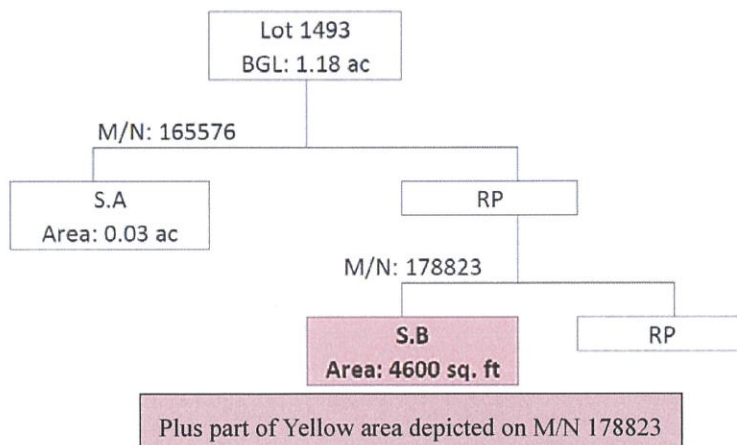
This survey is conducted pursuant to the instruction of the owner representative to determine the boundary of Lot 1493 S.B & Lot 1494 S.B ss.2 in D.D. 100 ("the Subject Lot"). The captioned lot is located near Fan Kam Road, District North. Please refer to the Lot Index Plan (LIP) for the approximate location of the lot (**Appendix A refers**).

Root of Title

Lot 1493

The original Lot 1493 in D.D. 100 was an old schedule agricultural lot registered in Block Government Lease (BGL) as Dry Cultivation with an area of 1.18ac (**Appendix B refers**).

According to the Land Register, Lot 1493 was being subdivided into S.A & RP via M/N: 165576. Then, it was further subdivided into S.B & RP via M/N: 178823 (**Appendix C refers**). Please refer to the following diagram for the subdivision history:

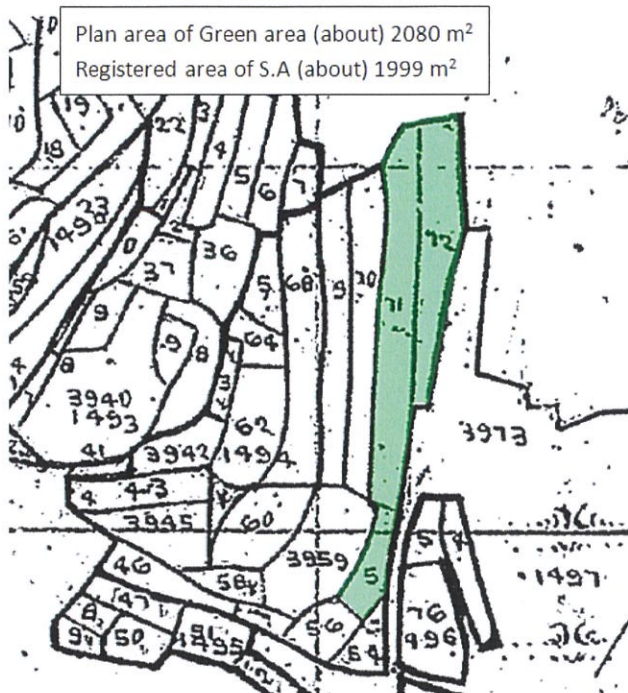


According to the grant document, part of the access road coloured in yellow should be included. Thus the area for 1493 S.B equals to 4600 ft² plus part of the yellow area.

Lot 1494

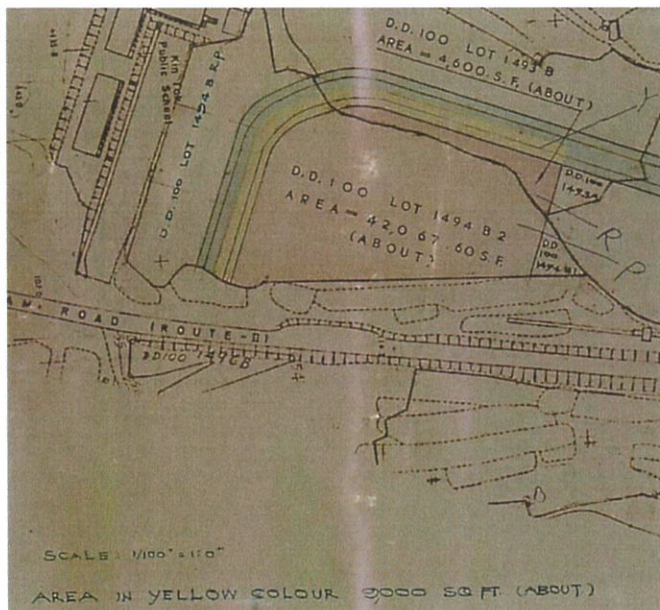
The original Lot 1494 in D.D. 100 was an old schedule agricultural lot registered in Block Government Lease (BGL) as Dry Cultivation & Waste with an area of 2.1ac.

According to the Land Register, Lot 1494 was carved out into S.A and S.B via M/N: 127088, however, there is no plan showing the division line. It was believed that S.A was carved out according to the then field bund.



Lot 1494 S.B ss.2 was carved out via M/N: 178823 with an area of 42067.6 sq. ft. (Pink area), which is matched with the survey report annexed to C/F: DN9683 prepared by DSO (**Appendix D refers**).

With reference to the grant document, "...as Purchasers the Lots nos. 1493B and 1494 B2 in Demarcation District No. 100 (which....more particularly delineated on the plan hereto annexed and thereon coloured Pink and Yellow)....". Therefore, the area tinted in yellow having 9000 sq. ft (i.e. part of the access road) should be included as part of Lot 1494 S.B & Lot 1494 S.B ss.2.



Old Ground Occupation

Correlation exercise was done among Double Lot sheet DLS (**App. E refers**), DD control Sheet (**App. F refers**), A sheet (**App. G refers**) and 1963 orthophoto (**App. H refers**) the field bunds as shown in 1963 orthophoto was generally matched with the boundary depiction on DLS & DD control sheet (**App. I refers**).

Existing Ground Occupation

At the vicinity, some temporary structures, fence and slope could be found. All these features were surveyed accordingly.

Rationale of Boundary Determination

The field bunds as shown on 1963 orthophoto would be regarded as survival boundary features, which will be adopted as the parent lot boundary in general. For the sectional boundary, the depiction on division plan as well as the DD control sheet would be adopted.

For the northern side, the boundary definition of the adjoining lots (i.e. Lot Nos. 1493 S.A & 1494 S.B ss.1) defined by another ALS, Mr. Henry Chan, as recorded in plan no. SRP/DN/005/11569/G01 (**Appendix J refers**) was adopted, which was tallied with the division plan.

For the eastern side, it was believed that that the intention of subdivision (Lot 1494 S.A) was along the field bund. The existing fence is generally matched with the old field bund shown on 1963 orthophoto; therefore the eastern boundary was determined along the existing fence.

For the southern and western side, boundary of adjoining Lot 1493 RP, 1494 S.B RP in DD100 had been determined by DSO/N in year of 2014 and recorded in SRP No. DN9683 (**App. K refers**). However, the "Yellow area" which specified in M/N 178823 did not include. Thus the boundary was re-established by shifting the boundary defined by DSO southward for about 20' (road width scale out from the M/N: 178823)

Although "R" is marked on the plan annexed to M/N: 178823 and pointed to Lot 1493 B, there was no description in the grant document describing "Red" area. The letter "R" might be wrongly depicted by land registry and it should be in "P" according to the textual description of the M/N: 178823.

The surveyed area of Lot 1493 S.B & Lot 1494 S.B ss.2 in D.D. 100 is about 802.5m² & 3847.2m² respectively. However, there has not specified the registered area, the registered area is under the scale out area for the plan annexed to M/N:178823 . The following table summarized their respective area:

Lot	Registered Area					Surveyed Area (about)	Surveyed area – registered area (Pink + Yellow)
	(Pink Area)		(Yellow area) Access Road		Total Area (Pink Area + yellow area scale out from plan)		
	Textual description on plan	Scale out from plan	Textual description on plan	Scale out from plan			
Lot 1493 S.B	4600 ft ² (427.4 m ²)	373 m ²	9000 ft ² (836.1 m ²)	461.2 m ²	About 888.6 m ²	802.5 m ²	- 86.1 m ²
Lot 1494 S.B ss.2	42067 ft ² (3908.2 m ²)	3404 m ²		368.9 m ²	About 4277.1 m ²	3847.2 m ²	- 429.9 m ²

The area deficiency might be attributed to the small scale of DLS sheet and the inaccuracy of the division exercise in the past.

For detail description about the boundary of the Subject Lot, please refer to SRP/DN/047/5452/D1.

Reference Documents

Lot Index Plan	App. A
Schedule of BGL in D.D. 100	App. B
M/N: 178823	App. C
Extract of survey report annexed to C/F: DN9683	App. D
Extract of Double Lot sheet	App. E
Extract of DD Control Sheet	App. F
Extract of A-sheet	App. G
1963 orthophoto	App. H
Correlation	App. I
SRP/DN/005/11569/G01	App. J
SRP No. DN9683	App. K
Land Register of Lot 1493 S.B	App. L
Land Register of Lot 1494 S.B ss.2	App. M
Survey control (Extract from C/F: DN9683)	App. N

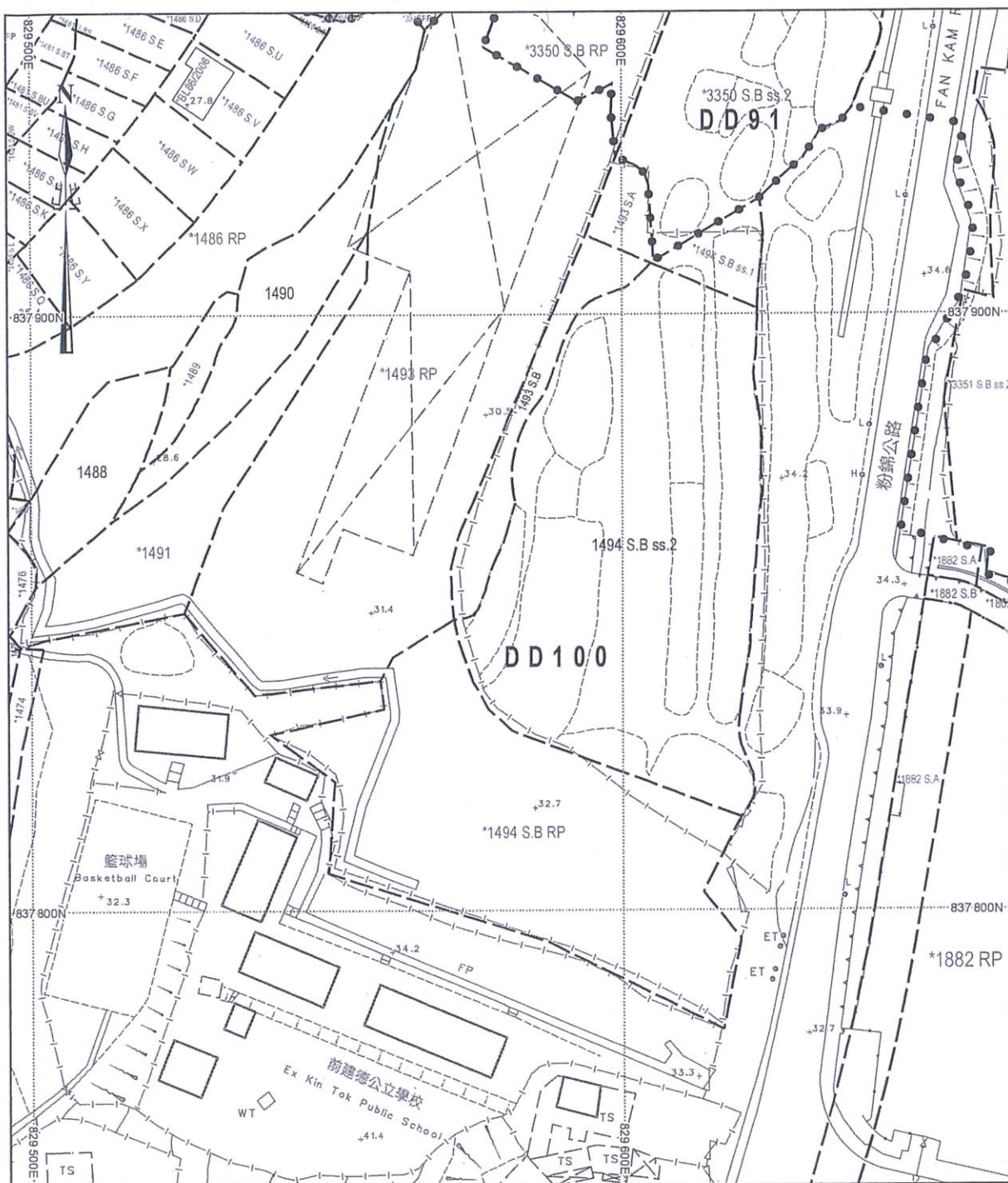
Prepared by

Endorsed by

WONG Wing-yin
BSc(Hons)

Eric Tang Sze-kin
FHKIS, MRICS, RPS (LS)
Authorized Land Surveyor

地段索引圖 LOT INDEX PLAN APPENDIX A



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : NORTH

Lot Index Plan No. : YL0464052015

District Survey Office : Yuen Long

Date : 11-May-2015

Reference No. : 2-SE-20B,2-SE-20D

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SMO-P01 20150511101126 10

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

附錄 B 涉及個人資料，及／或下列文件（如適用），已被移除：

- 甲）文件核對表；
- 乙）申請人簽署的授權書；
- 丙）土地業權的證明文件；
- 丁）符合「取得現行土地擁有人同意／向現行土地擁有人發給通知要求」的文件。

Page(s) in Appendix(ces) B has / have been removed as personal data, and / or the following documents (where applicable) is / are involved:

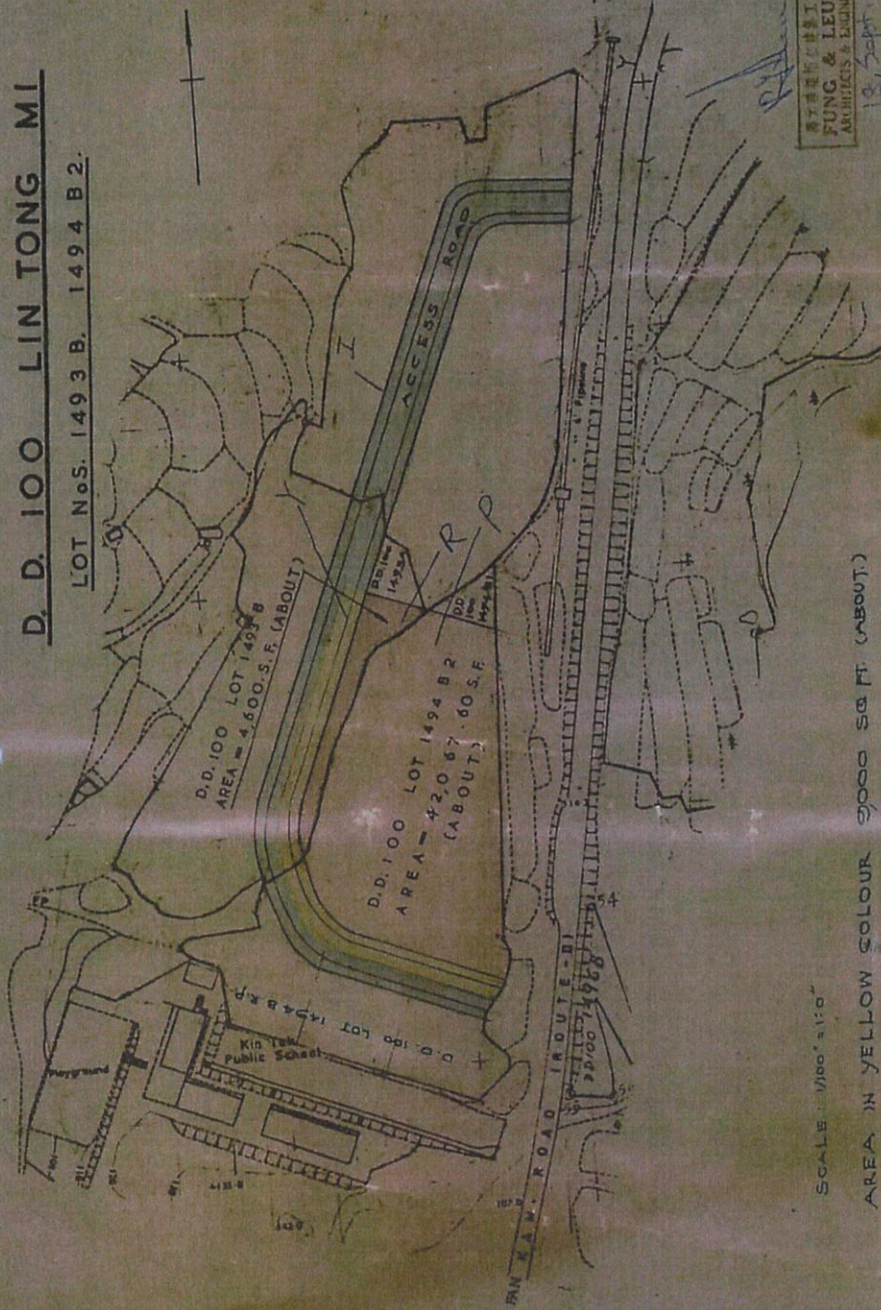
- a) Checklist of documents;
- b) Authorization letter signed by the applicant;
- c) Documentary proof of land ownership;
- d) Document in relation to satisfying “the current land owner’s consent / notification requirements”.

城市規劃委員會秘書處

Town Planning Board Secretariat

D. D. 100 LIN TONG MI

LOT Nos. 1493 B, 1494 B 2.



SCALE: 1/100" = 1'0"

AREA IN YELLOW COLOUR 3000 SQ. FT. (ABOUT.)

N178823

* N. K001111788235 *
N.M178823 (1/1)

18 Sept 1973
FUNG & LEUNG
ARCHITECTS & ENGINEERS

附錄 C2 涉及個人資料，及／或下列文件（如適用），已被移除：

- 甲）文件核對表；
- 乙）申請人簽署的授權書；
- 丙）土地業權的證明文件；
- 丁）符合「取得現行土地擁有人同意／向現行土地擁有人發給通知要求」的文件。

Page(s) in Appendix(ces) C2 has / have been removed as personal data, and / or the following documents (where applicable) is / are involved:

- a) Checklist of documents;
- b) Authorization letter signed by the applicant;
- c) Documentary proof of land ownership;
- d) Document in relation to satisfying “the current land owner’s consent / notification requirements”.

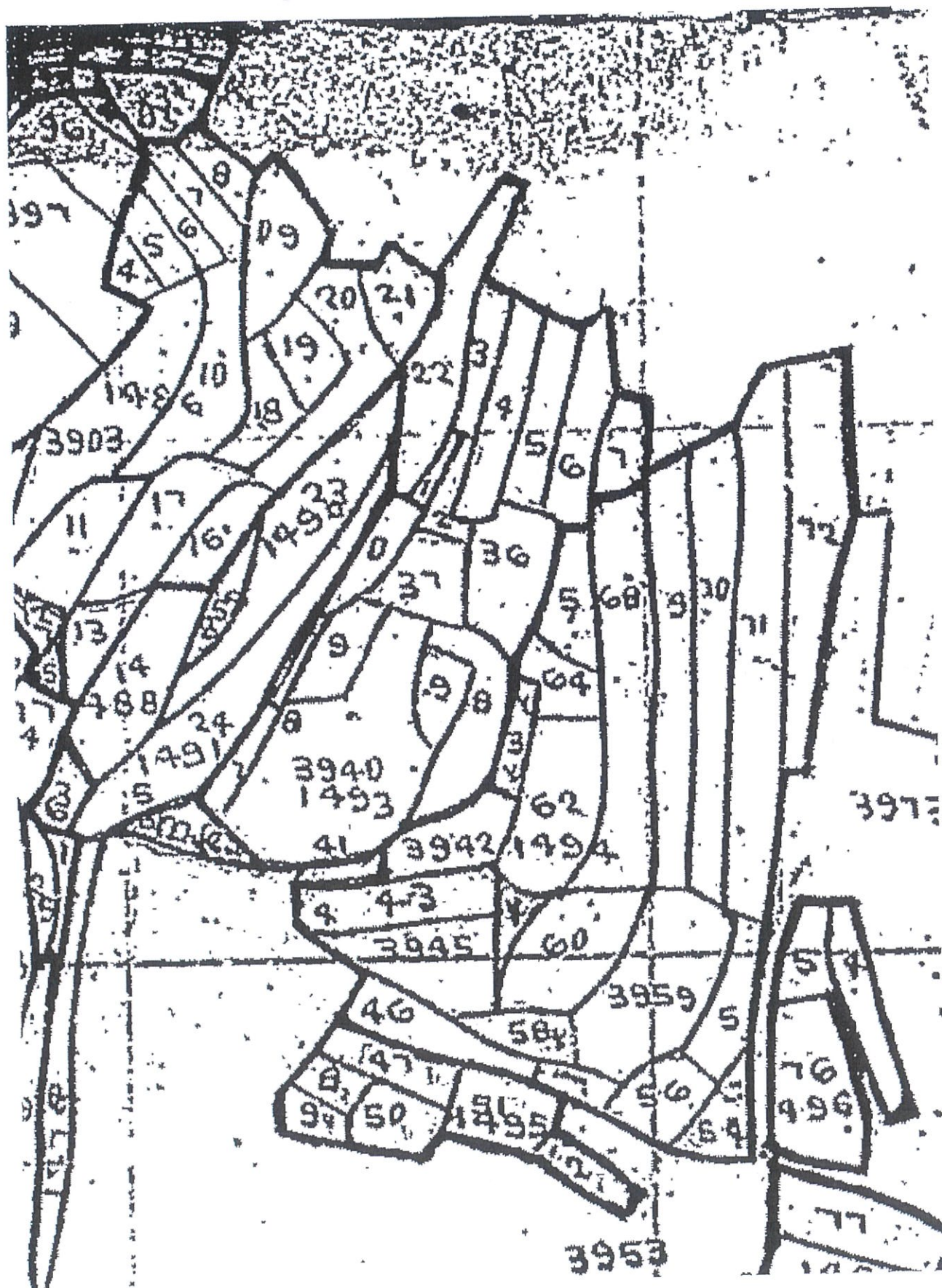
城市規劃委員會秘書處

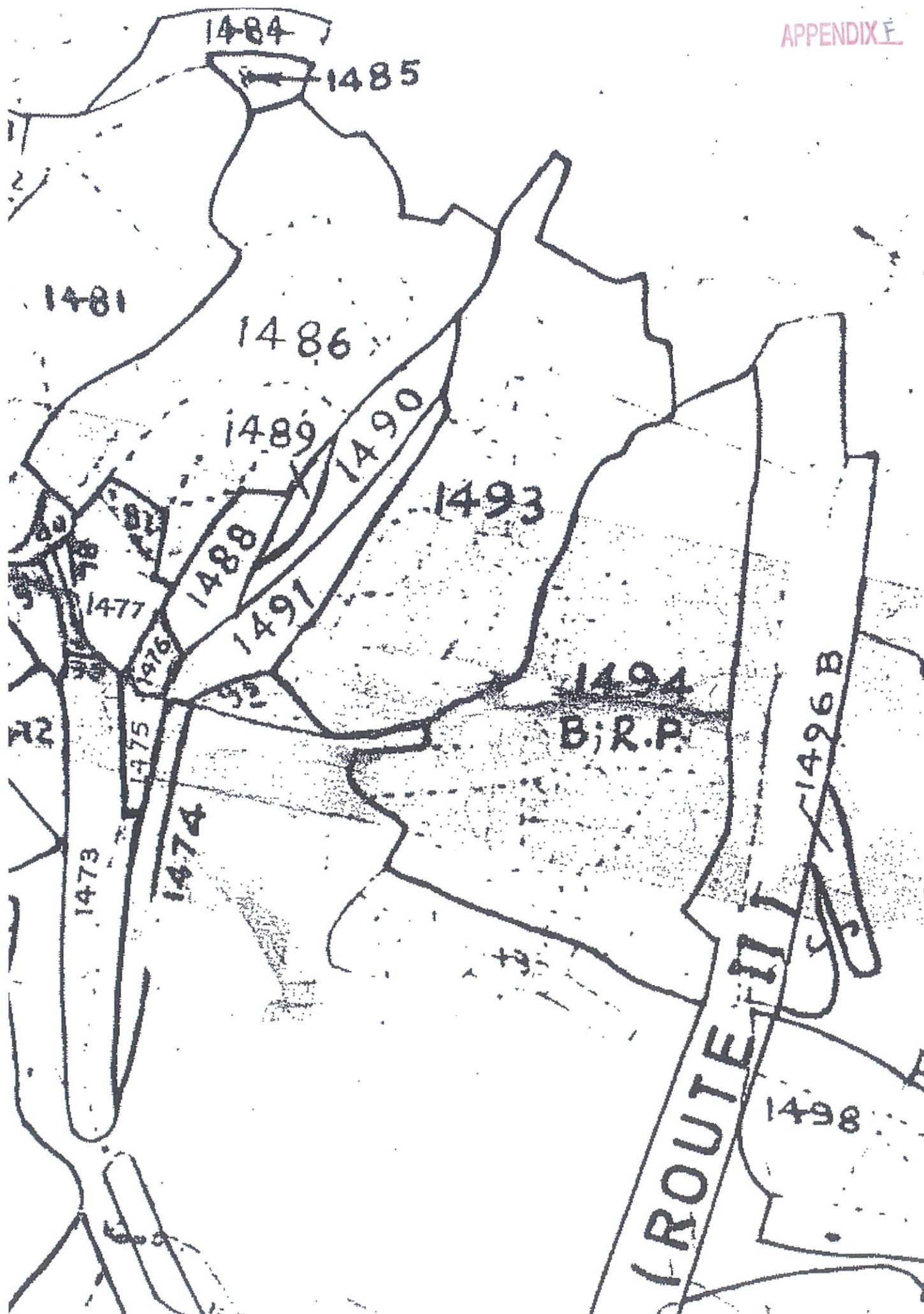
Town Planning Board Secretariat

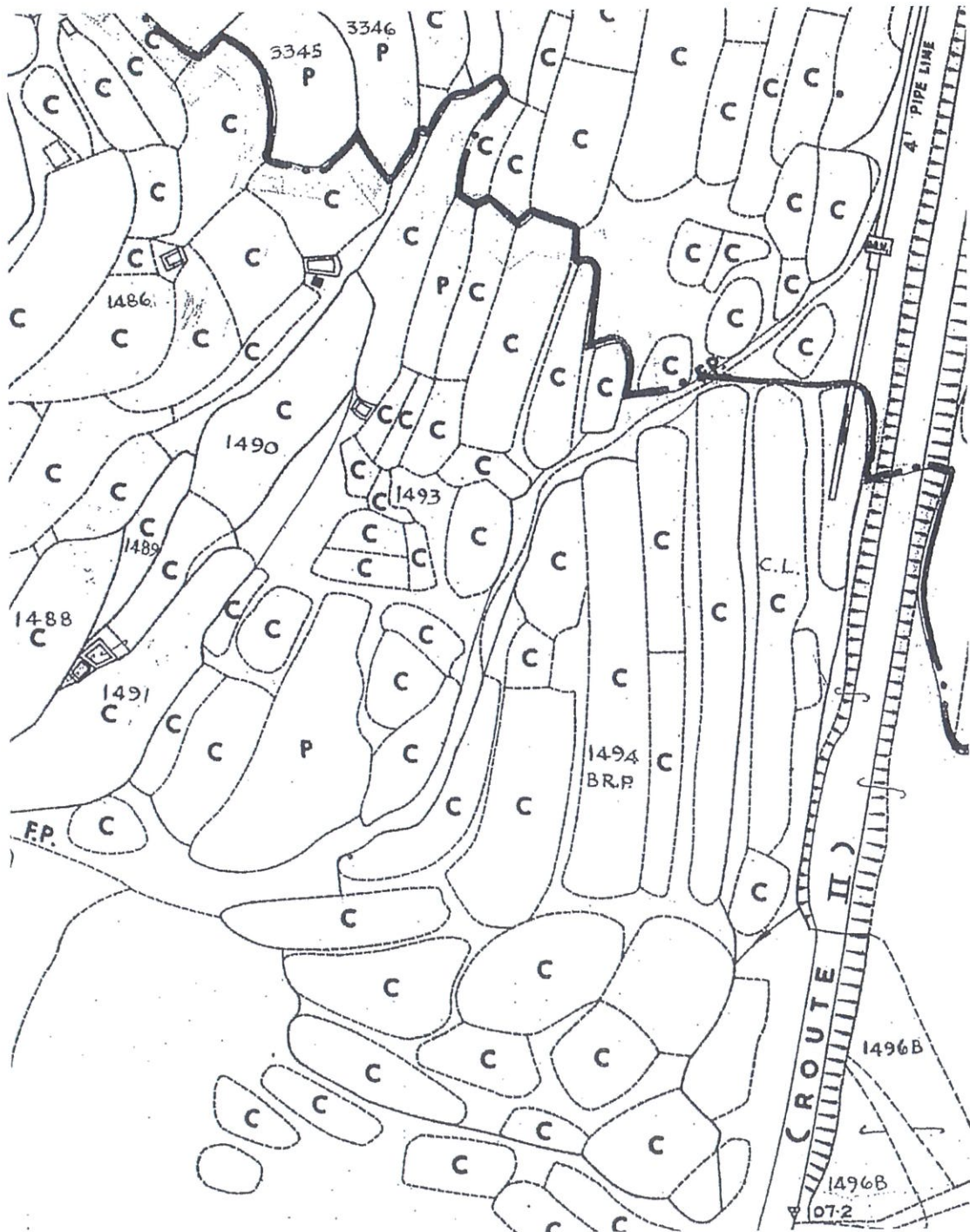
Parent Lot	Lot No.	1494				
	Area	2.1 ac				
	M/N	11868				
	Dated	1941				
Section	Lot No.	1494 S.A		1494 S.B		
	Area	21515s.f (0.5ac)		69961s.f (1.6ac) (by deduction)	Σ 91476s.f (2.1ac)	
	M/N	127088 (Resume)		132499		
	Dated	1951		-		
Section	Lot No.	-		1494 S.B		
	Area	793 s.f		69168 s.f (by deduction)	Σ 69961s.f	
	M/N	141487 (Resume)				
	Dated	18/5/1960		-		
Sub-Section	Lot No.			1494 S.B ss.1	1494 S.B RP	
	Area			1800s.f	67368s.f	Σ 69168s.f
	M/N			165576 (Sale)	-	
	Dated			17/6/1970	-	
Sub-Section	Lot No.			1494 S.B ss.2	1494 S.B RP	
	Area			42067s.f	25301s.f	Σ 67368s.f
	M/N			178823 (Sale)	-	
	Dated			18/10/1974	-	

The total area of the subdivided lots was checked and found to be consistent with the registered area (2.10 ac) of Lot 1494. The registered area of Lot 1494 S.B RP was 25301 sq. ft by deduction. It agreed to the area recorded in Government Rent Roll.

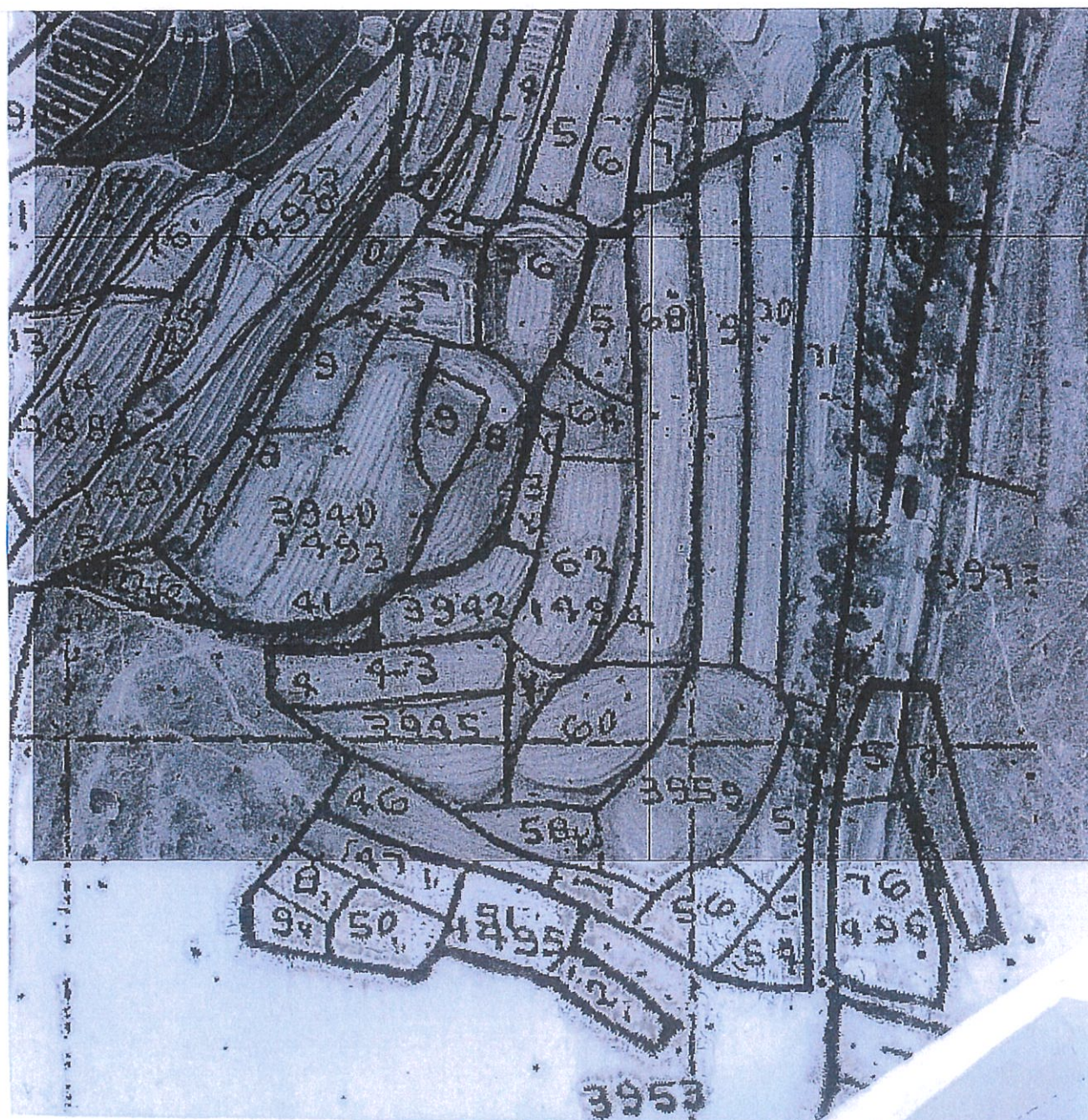
However, the shape and boundary of Lot 1494 S.B RP was different from the one on DD Control Sheet and A-sheet. See the diagrams below for details. Apparently, Lot 1494 S.B ss.2 was not recorded on the DD Control Sheet and A-sheet at that time. After a review of the subdivision of Lot 1494 and the concerned memorials registered in the Land Registry, I concurred that Lot 1494 S.B ss.2 was not properly recorded on the DD Control Sheet and A-sheet for unknown reason at that time. The boundary of Lot 1494 S.B RP as shown on the plan annexed to memorial no. 178823 was adopted.

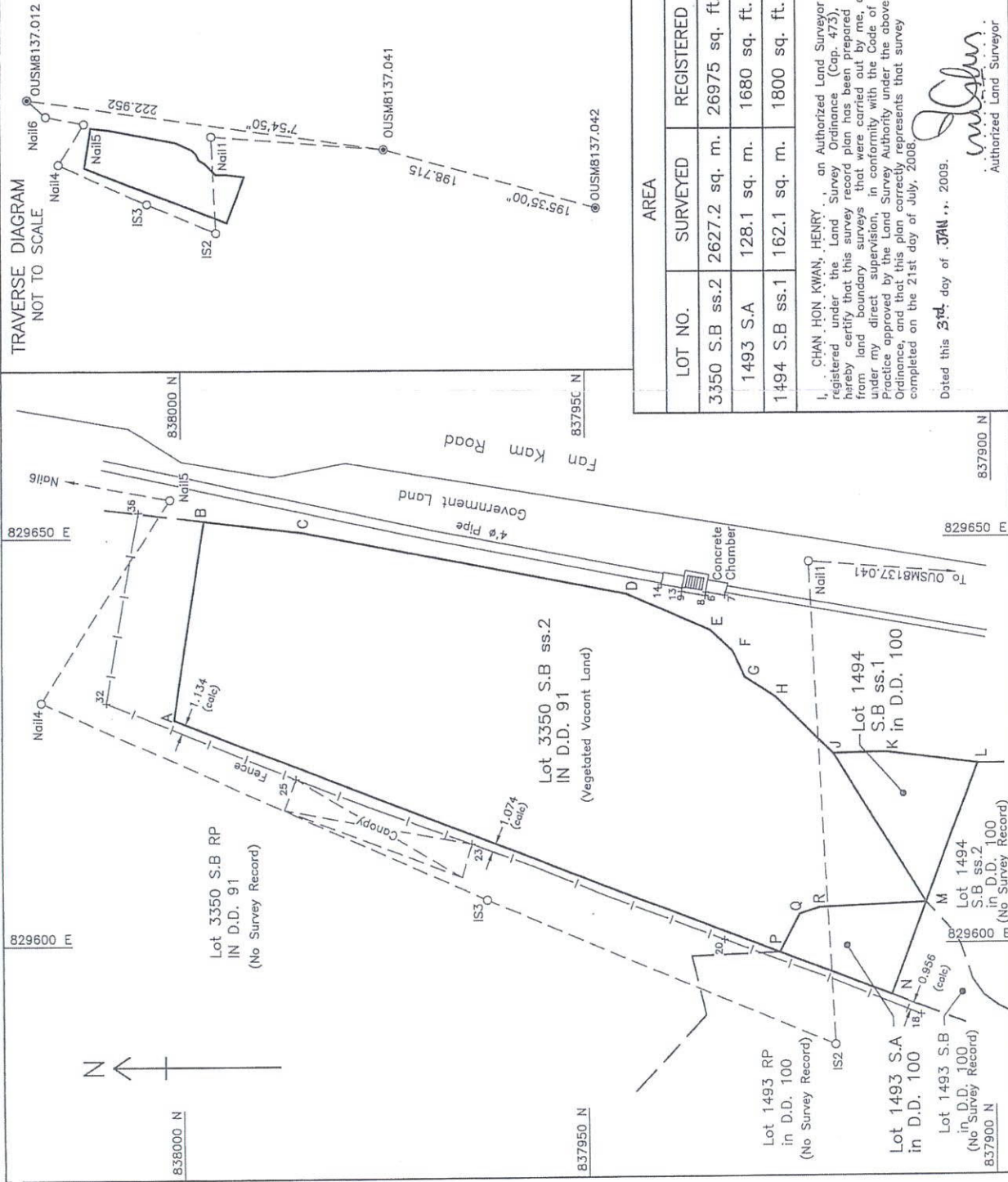












TRAVERSE DIAGRAM
NOT TO SCALE

Notes:

SUBJECT LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing	Distance	in D.D. 91	E
A (Iron Spike)	98°53'58"	24.750	829 627.739	
B (Iron Spike)	186°43'22"	12.295	829 627.191	
C (Iron Spike)	190°44'57"	40.741	829 650.752	
D (Iron Spike)	203°55'49"	11.157	829 643.095	
E (Iron Spike)	223°27'08"	3.747	829 638.679	
F (Iron Spike)	244°47'28"	3.525	829 635.992	
G (Iron Spike)	212°28'57"	4.417	829 632.803	
H (Iron Spike)	225°23'35"	9.944	829 630.431	
I (Iron Spike)	239°18'53"	2.158	829 623.051	
J (Iron Spike)	321°18'41"	2.585	829 603.407	
K (Iron Spike)	298°09'57"	5.280	829 603.579	
L (Iron Spike)	21°08'58"	79.862	829 598.924	
M (Iron Spike)	21°08'58"	79.862	829 598.924	
N (Iron Spike)	118°09'57"	5.280	829 598.924	
O (Iron Spike)	161°18'41"	2.585	829 603.407	
P (Iron Spike)	177°18'53"	13.087	829 605.028	
Q (Iron Spike)	291°00'58"	12.192	829 593.647	
R (Iron Spike)	21°08'58"	14.626	829 598.924	

SUBJECT LOT NO. - 1493 S.A in D.D. 100

Boundary Point	Bearing	Distance	in D.D. 100	E
A (Iron Spike)	118°09'57"	5.280	829 598.924	
B (Iron Spike)	161°18'41"	2.585	829 603.407	
C (Iron Spike)	177°18'53"	13.087	829 605.028	
D (Iron Spike)	291°00'58"	12.192	829 593.647	
E (Iron Spike)	21°08'58"	14.626	829 598.924	

SUBJECT LOT NO. - 1494 S.B ss.1 in D.D. 100

Boundary Point	Bearing	Distance	in D.D. 100	E
A (Iron Spike)	178°33'04"	6.449	829 623.351	
B (Iron Spike)	187°03'25"	11.511	829 622.100	
C (Iron Spike)	291°00'58"	18.288	829 603.407	
D (Iron Spike)	21°08'58"	21.354	829 623.351	

TRAVERSE:

Station	Bearing	Distance	in D.D. 100	E
OUSM8137.041	04°22'54"	107.117	829 638.811	
Nail1	267°20'48"	59.549	829 647.000	
IS2	22°58'37"	66.231	829 647.000	
Nail4	122°38'10"	29.629	829 603.407	
Nail5	10°28'36"	24.129	829 654.849	
OUSM8137.012	41°45'35"	15.420	829 659.237	

RADIATIONS:

Surveyed Point	Bearing	Distance	in D.D. 100	E
Fr. Nail1	343°32'40"	837 922.551	829 647.000	
To 6	338°09'30"	13.192	829 643.263	
8	342°00'08"	13.425	829 642.872	
9	346°45'02"	16.039	829 642.852	
13	348°23'06"	15.874	829 643.324	
14	351°11'54"	18.279	829 644.203	
Fr. IS3	150°07'19"	55.103	829 605.506	
To 15	199°44'59"	29.590	829 591.131	
20	161°54'51"	17.768	829 600.495	
25	32°24'03"	27.768	829 620.401	
Fr. Nail5	287°20'38"	26.189	829 654.849	
To 36	337°29'52"	4.191	829 653.245	

LOT NO.	SURVEYED	REGISTERED
3350 S.B ss.2	2627.2 sq. m.	2697.5 sq. ft.
1493 S.A	128.1 sq. m.	1680 sq. ft.
1494 S.B ss.1	162.1 sq. m.	1800 sq. ft.

I, CHAN HON KWAN, HENRY, an Authorized Land Surveyor registered under the Survey Ordinance (Cap. 473), hereby certify that this survey plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 21st day of July, 2008.

Dated this 3rd day of JAN., 2009.

[Signature]
Authorized Land Surveyor

陳漢銀土地測量師行
HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors

FOR OFFICIAL USE

Survey Record Plan No.: SRP/DN/005/11569/G01

Survey District: NORTH

Date of Survey: JULY 2008

Scale 1 : 500 Field Bk.: HC-11569

Survey Sheet: 2-SE-20B

Ref. SRP: NIL

SETTING OUT PLAN OF LOT NO. 3350 S.B ss.2 IN D.D. 91 AND LOT NOS. 1493 S.A AND 1494 S.B ss.1 IN D.D. 100

Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point

SUBJECT LOT NO. - 1474

	Bearing	Distance	N	E
S				
R	92° 16' 28"	4.087	837844.396	829497.986
O	192° 41' 16"	17.415	837844.233	829502.070
P	188° 42' 17"	18.807	837808.654	829495.399
N	180° 32' 17"	21.080	837767.575	829495.201
BC	192° 13' 14"	27.559	837760.640	829489.367
BD	329° 16' 31"	4.517	837764.523	829487.059
BE	4° 12' 55"	30.776	837795.215	829489.321
BF	357° 25' 36"	1.342	837796.556	829489.261
BG	9° 03' 02"	19.250	837815.566	829492.289
BH	9° 41' 29"	13.568	837828.941	829494.573
S	12° 27' 11"	15.827	837844.396	829497.986

838000N

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point

SUBJECT LOT NO. - 1491

	Bearing	Distance	N	E
AL				
AK	181° 25' 06"	6.076	837912.317	829556.006
AJ	212° 39' 20"	39.946	837872.611	829534.301
A	200° 42' 51"	24.128	837850.042	829525.767
T	259° 19' 54"	23.792	837845.638	829502.386
S	254° 13' 51"	4.572	837844.396	829497.986
BJ	319° 25' 09"	2.793	837846.617	829496.170
BK	29° 16' 52"	9.135	837854.484	829500.638
BL	49° 30' 09"	16.707	837865.334	829513.342
BM	54° 06' 01"	11.597	837872.134	829522.736
BN	47° 39' 47"	14.440	837881.859	829533.410
BP	41° 54' 32"	17.876	837895.163	829545.350
AL	31° 50' 49"	20.194	837912.317	829556.006

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point

SUBJECT LOT NO. - 1493 RP

	Bearing	Distance	N	E
U				
V	118° 17' 59"	3.940	837964.152	829579.862
W	201° 23' 07"	18.489	837945.068	829576.590
X	119° 54' 49"	18.408	837935.888	829592.545
Y	63° 46' 06"	6.513	837938.767	829598.387
Z	181° 44' 03"	5.042	837933.727	829598.235
AA	174° 35' 25"	7.311	837926.448	829598.924
AB	201° 08' 56"	14.626	837912.807	829593.647
AC	203° 12' 44"	54.306	837862.897	829572.243
AD	193° 14' 26"	5.396	837857.645	829571.007
AE	179° 03' 40"	4.712	837852.933	829571.084
AF	182° 28' 49"	5.562	837847.377	829570.844
AG	238° 32' 59"	12.386	837840.914	829560.277
AH	208° 05' 32"	2.537	837838.675	829559.082
B	263° 29' 54"	21.561	837836.234	829537.660
A	319° 15' 42"	18.224	837850.042	829525.767
AJ	20° 42' 51"	24.128	837872.611	829534.301
AK	32° 39' 20"	39.946	837906.243	829555.855
AL	1° 25' 06"	6.076	837912.317	829556.006
AM	11° 36' 27"	16.055	837928.044	829559.236
AN	16° 46' 34"	7.693	837935.410	829561.457
AP	32° 28' 28"	7.046	837941.354	829565.240
AQ	13° 33' 42"	6.909	837948.070	829566.860
AR	46° 20' 53"	3.938	837950.788	829569.709
AS	19° 25' 38"	4.438	837954.973	829571.185
U	43° 23' 23"	12.631	837964.152	829579.862

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point

SUBJECT LOT NO. - 1494 S.B RP

	Bearing	Distance	N	E
AF				
AT	168° 47' 26"	2.301	837847.377	829570.844
AU	160° 46' 15"	7.499	837838.039	829573.761
AV	150° 07' 27"	5.689	837833.106	829576.595
AW	131° 54' 21"	2.992	837831.107	829578.822
AX	111° 54' 29"	42.785	837815.143	829618.517
AY	202° 33' 21"	13.062	837803.080	829613.506
AZ	141° 22' 37"	9.974	837795.288	829619.732
BA	190° 54' 20"	15.451	837780.116	829616.808
F	296° 26' 10"	33.044	837794.827	829587.220
E	287° 13' 31"	38.786	837806.313	829550.174
D	4° 01' 50"	15.418	837821.693	829551.257
C	305° 57' 20"	13.525	837829.634	829540.309
BB	77° 40' 16"	19.827	837833.868	829559.679
AH	352° 55' 17"	4.845	837838.675	829559.082
AG	28° 05' 32"	2.537	837840.914	829560.277
AF	58° 32' 59"	12.386	837847.377	829570.844

837800N

TRAVERSE:

Station

OUSM8137.012

Nail1

OUSM8137.042

Nail1

IS2

IS3

Nail16

Nail10

Nail11

Nail12

IS2

Nail17

LP13

IS14

Nail15

IS16

IS17

IS18

IS19

Nail20

Nail21

Nail1

IS18

LP22

Nail23

Nail24

Nail25

Nail21

SET-OUT RADIATIONS:

Surveyed point

Fr. Nail21

To PSM2

Fr. Nail17

To PSM1

Bearing

Distance

N

E

838036.577

837802.206

837624.338

837802.206

837808.234

837845.512

837841.695

837850.596

837805.894

837723.978

837654.179

837644.573

837624.338

837809.234

837811.648

837845.512

837805.894

837802.423

837800.426

837782.747

837809.234

837723.978

837761.781

837762.139

837771.506

837760.925

837760.448

837758.524

837763.575

837780.437

837765.775

837802.206

837758.524

837746.224

837739.074

837700.448

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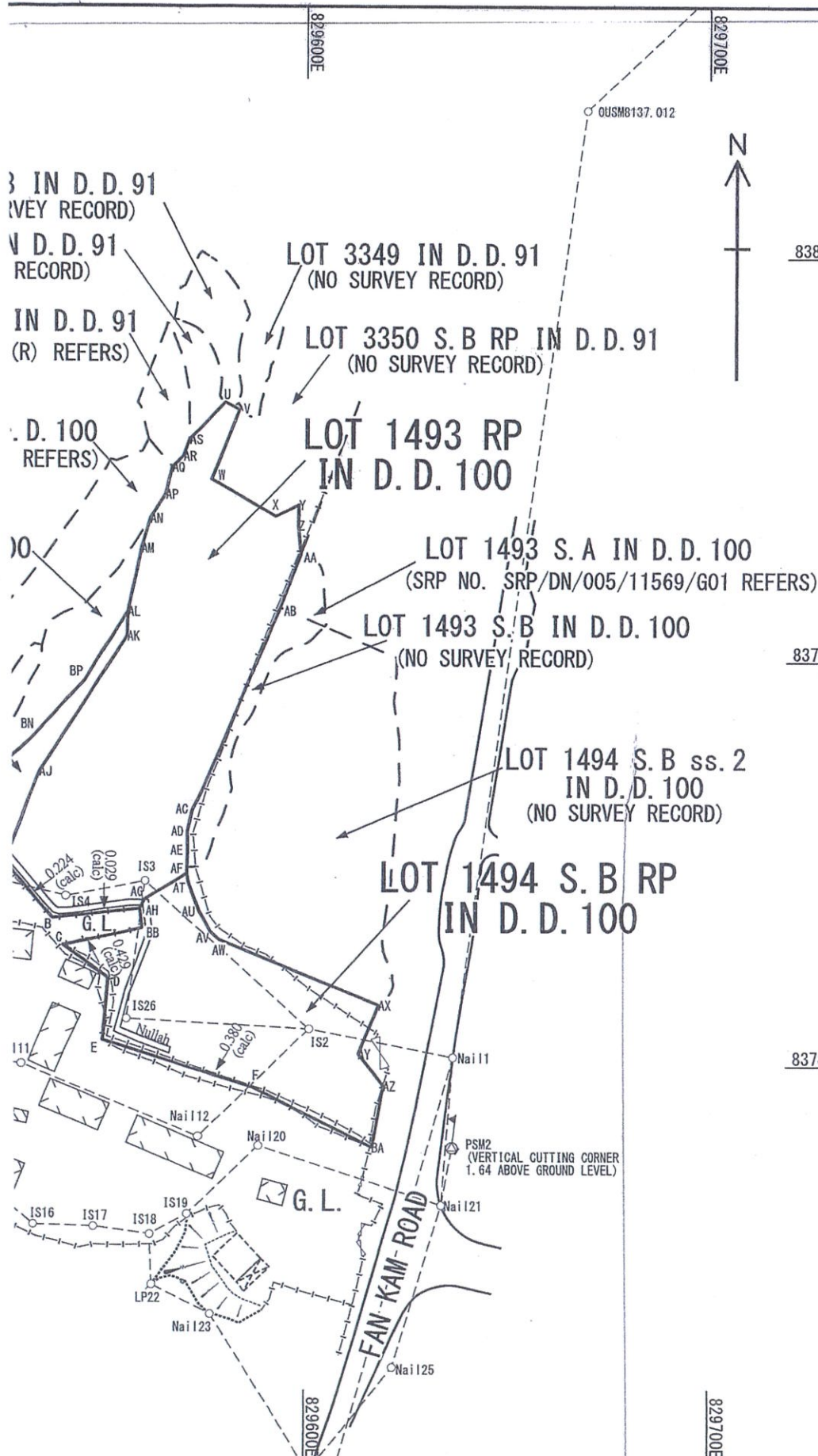
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Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:	Bearing	Distance
Boundary Point		
SUBJECT LOT NO. - 1474		
S	92° 16' 28"	4.08
R	192° 41' 16"	17.41
Q	188° 42' 17"	18.80
P	180° 32' 17"	21.08
N	192° 13' 14"	27.55
BC	4° 12' 55"	4.51
BD	329° 16' 31"	30.77
BE	357° 25' 36"	1.34
BF	9° 03' 02"	19.25
BG	9° 41' 29"	13.56
BH	12° 27' 11"	15.82
S		

SUBJECT LOT COORDINATES & DIMENSIONS:	Bearing	Distance
Boundary Point		
SUBJECT LOT NO. - 1491		
AL	181° 25' 06"	6.076
AK	212° 39' 20"	39.946
AJ	200° 42' 51"	24.128
A	259° 19' 54"	23.792
T	254° 13' 51"	4.572
S	319° 25' 09"	2.793
BJ	29° 16' 52"	9.135
BK	49° 30' 09"	16.707
BL	54° 06' 01"	11.597
BM	47° 39' 47"	14.440
BN	41° 54' 32"	17.876
BP	31° 50' 49"	20.194
AL		

SUBJECT LOT COORDINATES & DIMENSIONS:	Bearing	Distance
Boundary Point		
SUBJECT LOT NO. - 1493 RP		
U	118° 17' 59"	3.940
V	201° 23' 07"	18.489
W	119° 54' 49"	18.408
X	63° 46' 06"	6.513
Y	181° 44' 03"	5.042
Z	174° 35' 25"	7.311
AA	201° 08' 56"	14.626
AB	203° 12' 44"	54.306
AC	193° 14' 26"	5.396
AD	179° 03' 40"	4.712
AE	182° 28' 49"	5.562
AF	238° 32' 59"	12.386
AG	208° 05' 32"	2.537
AH	263° 29' 54"	21.561
B	319° 15' 42"	18.224
AJ	20° 42' 51"	24.128
AK	32° 39' 20"	39.946
AL	1° 25' 06"	6.076
AM	11° 36' 27"	16.055
AN	16° 46' 34"	7.693
AP	32° 28' 28"	7.046
AQ	13° 33' 42"	6.909
AR	46° 20' 53"	3.938
AS	19° 25' 38"	4.438
U	43° 23' 23"	12.631

SUBJECT LOT COORDINATES & DIMENSIONS:	Bearing	Distance
Boundary Point		
SUBJECT LOT NO. - 1494 S.B. RP		
AF	168° 47' 26"	2.301
AT	160° 46' 15"	7.499
AU	150° 07' 27"	5.689
AV	131° 54' 21"	2.992
AW	111° 54' 29"	42.785
AX	202° 33' 21"	13.062
AY	141° 22' 37"	9.974
AZ	190° 54' 20"	15.451
BA	296° 26' 10"	33.044
E	287° 13' 31"	38.786
D	4° 01' 50"	15.418
C	305° 57' 20"	13.525
BB	77° 40' 16"	19.827
AH	352° 55' 17"	4.845
AG	28° 05' 32"	2.537
AF	58° 32' 59"	12.386

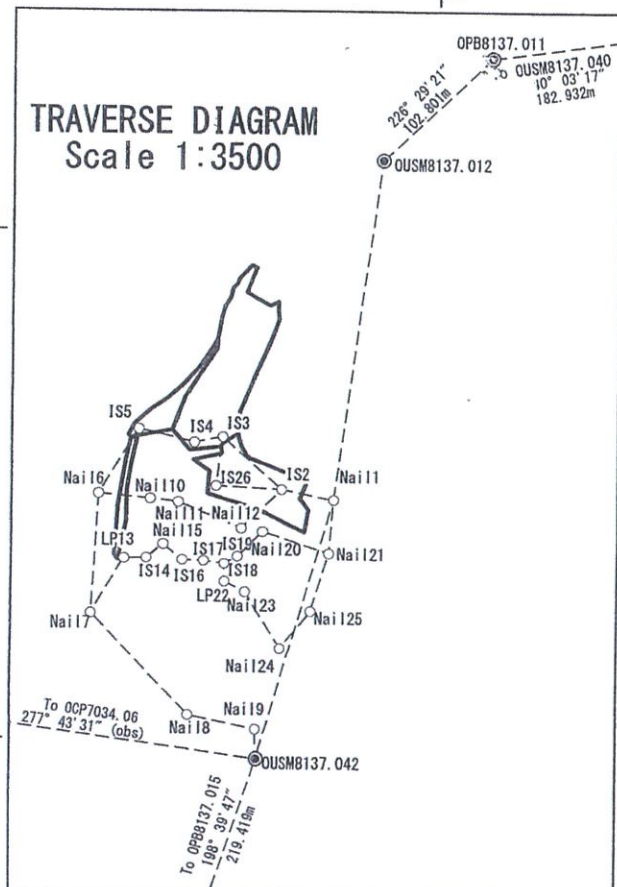
香港特別行政區政府
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Hong Kong SAR Government

PLAN OF LOT 1474, 1491,
RP AND 1494 S.B. RP IN D.D. 100

Surveyed By HO Ka-yan	Checked By
Date 7.1.2014 Land Surveying Graduate	Date 7.1.2014
Approved By LEUNG Tsz-min	Accepted for LEUNG Tsz-min
Date 30.10.2014 Land Surveying Graduate	Date 20.10.2014

TRAVERSE DIAGRAM

Scale 1:3500



LOT 3348 IN D.D. 91
(NO SURVEY RECORD)

LOT 3347 IN D.D. 91
(NO SURVEY RECORD)

LOT 3346 RP IN D.D. 91
(SRP NO. SRP/DN/008/1297/D1 (R) REFERS)

LOT 1486 RP IN D.D. 100
(SRP NO. SRP/DN/008/1297/D1 (R) REFERS)

LOT 1490 IN D.D. 100
(NO SURVEY RECORD)

LOT 1491
IN D.D. 100

LOT 1488 IN D.D. 100
(NO SURVEY RECORD)

LOT 1476 IN D.D. 100
(NO SURVEY RECORD)

LOT 1475 IN D.D. 100
(NO SURVEY RECORD)

LOT 1473 RP IN D.D. 100
(NO SURVEY RECORD)

LOT 1474
IN D.D. 100

PSM1
(VERTICAL CUTTING CORNER
2.90 ABOVE GROUND LEVEL)

Survey District: NORTH

Date of Survey: JUN 2013

Scale 1:1000 Field BK: D207035, D207037-39,

Comp. Folder: DN9683 D207088, D207092,

Survey Sheet: 2-SE-20B D208829, D208834,

D208840

PLAN OF LOT
1493 RP AND 1494

附錄 L、M 涉及個人資料，及／或下列文件（如適用），已被移除：

- 甲）文件核對表；
- 乙）申請人簽署的授權書；
- 丙）土地業權的證明文件；
- 丁）符合「取得現行土地擁有人同意／向現行土地擁有人發給通知要求」的文件。

Page(s) in Appendix(ces) L, M has / have been removed as personal data, and / or the following documents (where applicable) is / are involved:

- a) Checklist of documents;
- b) Authorization letter signed by the applicant;
- c) Documentary proof of land ownership;
- d) Document in relation to satisfying “the current land owner’s consent / notification requirements”.

城市規劃委員會秘書處

Town Planning Board Secretariat



APPENDIX NI

To 8137.040
40° 03' 17" (adopt)
182.932m (adopt)

8137.011

838100N

Traverse Diagram
Plan No: TRAVERSE DIAGRAM
Scale 1:1500

829400E

838100N

837950N

837800N

837650N

829400E

829700E

837950N

837800N

837650N

829700E

BASIC SURVEY COMPUTATIONS

Version 1.1.0

Page ____ / ____

District Survey Office/North
JOB DIRECTORY: DN9459

DATE OF RUN : 09/08/2013

TRAVERSE COMPUTATION

Traverse No. : T1
Locality : Lin Tong Mei
Control Origin : 8137.012, 8137.042
Field Book Ref : D207035
Surveyed by : LSG_N1
Checked by : WONG W.K.

Date : 26/06/2013

Date :

BEARING ORIENTATION

F/B D207035

STATION	HOR READING	ORN CORR	ORIENTED BEARING	ADJ (Sec)	FIXED/ADJ BEARING
@ 8137.012	F/B D207035 P.1				
- 8137.011	46.2921 ✓	+0.0000			46.2921 ✓
- N1	187.5355 ✓	+0.0000	187.5355	-2	187.5353
@ N1	F/B D207035 P.2				
- 8137.012	7.5354 ✓	+0.0001	7.5355		
- 8137.042	196.1008 ✓	+0.0001	196.1009	-3	196.1006
@ 8137.042	F/B D207035 P.3				
- N1	16.1013 ✓	+359.5956	16.1009		
- 8137.015	198.3951 ✓	+359.5956	198.3947	-1	198.3947 ✓
- 7034.06	277.4344 ✓	+359.5956	277.4340	-9	277.4331 ✓

Angular Misclosure : +5 sec

Allowable : 52 sec

TRAVERSE BY BOWDITCH'S RULE

STATION	BEARING	DISTANCE	NORTHING	EASTING	MARK
8137.012			838036.577 ✓	829669.508 ✓	NTSM P.4
N1	187.5353	236.610 ✓	837802.206 ✓	829636.995 ✓	NTSM
8137.042	196.1006	185.188 ✓	837624.338 ✓	829585.428 ✓	NTSM P.7
Misclosure:			+0.010	0.000	

Linear Misclosure : 0.010

Allowable = 0.066

Total Distance : 421.798

Accuracy : 1 in 43979

Input by: LSG_N1

Date: 09/08/2013

Chk by: WONG W.K.

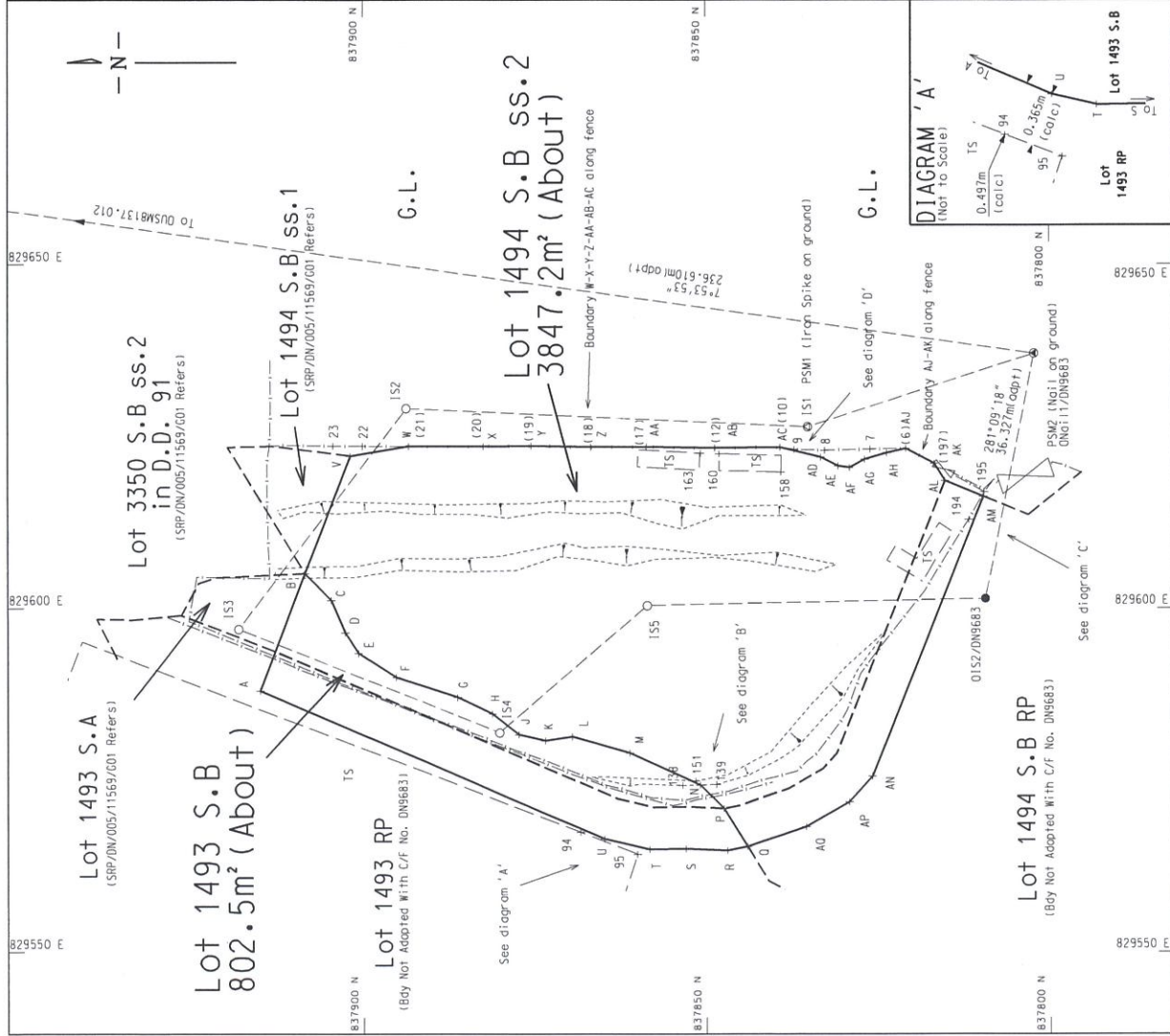
Date: 19/8

TRAVERSE BY BOWDITCH'S RULE

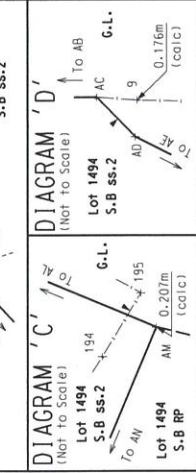
STATION	BEARING	DISTANCE	NORTHING	EASTING	MARK
N1			837802.206	829636.995	NTSM P.36
IS2	281.0918	36.327	F/B D207035 P.2		
IS3	311.3058	54.732	F/B D207035 P.5	837809.234 829601.357	NTSM
IS4	258.5211	19.770	F/B D207035 P.5	837845.512 829560.378	NTSM
IS5	283.1926	38.625	F/B D207035 P.6	837841.695 829540.981	NTSM
N6	211.1318	52.273	F/B D207035 P.6	837850.596 829503.399	NTSM
N7	183.1826	82.053	F/B D207035 P.6	837805.894 829476.306	NTSM
N8	136.2141	96.446	F/B D207037 P.1	837723.978 829471.577	NTSM
N9	101.4004	47.499	F/B D207037 P.1	837654.179 829538.141	NTSM
8137.042	177.4953	20.249	F/B D207035 P.4	837644.573 829584.661	NTSM
		Misclosure:	+0.001	-0.025	P.7

Linear Misclosure : 0.025
 Total Distance : 447.974
 Accuracy : 1 in 17742

Allowable = 0.070



TRAVERSE:	Station	Bearing	Distance	Northing	Eastings
ONail/DN683	IS1	342° 04' 04"	34.672	837835.193	829626.995
	IS2	2° 36' 56"	58.640	837893.771	829628.995
	IS3	307° 13' 42"	40.300	837918.152	829596.907
	IS4	201° 34' 49"	40.939	837880.082	829581.850
	IS5	139° 17' 53"	28.375	837858.570	829600.353
	IS6	178° 50' 04"	49.346	837809.234	829601.357
PSM RADATIONS:					
	Surveyed Point				
	PSM1 (IS1)				
	PSM2 (ONail/DN683)				
RADIATIONS:					
	Surveyed Point				
	Fr. IS1				
	To. 6 (A)	192° 23' 12"	14.642	837835.193	829626.320
	Fr. IS2				
	To. 17 (AA)	188° 59' 59"	35.571	837858.570	829628.995
	To. 18 (Z)	191° 41' 08"	27.652	837866.692	829623.394
	To. 19 (V)	196° 28' 44"	19.164	837875.394	829623.559
	To. 20 (X)	205° 59' 02"	12.572	837882.470	829623.487
	To. 21 (W)	265° 41' 53"	5.498	837893.359	829623.512
	To. 22	319° 20' 38"	8.355	837900.109	829622.552
	To. 23	332° 53' 21"	11.907	837904.370	829623.569
	Fr. IS4				
	To. 94	230° 50' 47"	18.647	837868.308	829567.390
	To. 95	221° 23' 20"	26.691	837860.057	829564.203
	Fr. IS5				
	To. 138	259° 01' 52"	26.647	837858.570	829600.353
	To. 139	248° 47' 50"	27.894	837846.482	829574.193
	To. 151	254° 30' 39"	26.452	837851.506	829574.348
	To. 158	135° 09' 29"	27.489	837839.079	829619.737
	To. 160	115° 36' 25"	24.467	837847.995	829622.417
	To. 163	109° 21' 03"	23.468	837850.784	829622.524
	Fr. OIS2/DN683				
	To. 194	78° 10' 50"	11.745	837811.640	829601.357
	To. 195	68° 32' 32"	15.512	837809.358	829616.869
	To. 197 (AK)	69° 07' 14"	21.003	837816.720	829620.981



Notes:

SUBJECT LOT COORDINATES AND DIMENSIONS:
Boundary Point
Lot No. - 1493 S.B in D.D. 100

	Bearing	Distance	Northing	Eastings
A	111° 00' 58"	18.293	837914.995	829587.952
B	225° 29' 37"	5.418	837908.435	829605.028
C	246° 52' 12"	5.150	837904.637	829601.164
D	237° 24' 16"	3.572	837900.690	829596.428
E	212° 36' 16"	6.499	837895.215	829593.917
F	197° 57' 32"	9.438	837886.237	829587.007
G	204° 57' 49"	5.665	837881.101	829584.616
H	217° 57' 23"	4.936	837877.209	829581.580
I	192° 59' 52"	3.948	837873.362	829580.692
J	171° 18' 04"	3.961	837869.447	829581.291
K	195° 45' 48"	8.650	837861.122	829578.941
L	204° 31' 57"	11.286	837860.855	829574.255
M	224° 26' 34"	4.871	837847.377	829570.844
N	238° 33' 03"	4.871	837843.967	829565.301
O	348° 47' 44"	2.980	837846.910	829564.722
P	2° 28' 49"	6.111	837853.015	829564.966
Q	359° 03' 40"	5.289	837868.303	829564.899
R	13° 14' 26"	6.686	837864.811	829566.431
S	23° 12' 44"	54.604	837914.995	829587.952

LOT No. - 1494 S.B ss 2 in D.D. 100

B	111° 00' 58"	18.288	837908.435	829605.028
V	170° 35' 12"	8.633	837901.876	829622.100
W	180° 07' 54"	10.889	837893.359	829623.512
X	179° 25' 01"	7.076	837882.470	829623.487
Y	181° 05' 11"	8.704	837875.384	829623.559
Z	179° 44' 12"	8.054	837866.692	829623.394
AA	181° 01' 16"	8.704	837858.638	829623.431
AB	181° 01' 16"	9.980	837848.650	829623.253
AC	179° 27' 35"	9.439	837839.211	829623.342
AD	193° 25' 50"	8.379	837833.298	829621.930
AE	206° 34' 59"	2.838	837830.760	829620.660
AF	188° 19' 23"	1.679	837829.099	829620.417
AG	151° 14' 53"	2.520	837826.999	829621.629
AH	163° 58' 44"	3.326	837823.693	829622.547
AJ	167° 17' 06"	2.871	837820.892	829623.179
AK	207° 42' 56"	4.716	837816.720	829620.981
AL	237° 22' 48"	2.925	837815.143	829618.517
AM	202° 33' 38"	6.097	837809.513	829616.178
AN	291° 54' 29"	4.790	837825.852	829575.550
AO	311° 54' 21"	5.045	837829.222	829571.796
AP	330° 07' 27"	7.235	837835.495	829568.192
AQ	330° 41' 58"	8.971	837843.987	829565.301
Q	58° 33' 03"	6.497	837847.377	829570.844
P	44° 26' 34"	4.871	837850.855	829574.255
N	24° 31' 57"	11.286	837861.122	829578.941
M	15° 45' 48"	8.650	837869.447	829581.291
L	35° 18' 04"	3.961	837873.362	829580.692
K	52° 59' 52"	3.948	837877.209	829581.580
J	57° 52' 23"	4.936	837881.101	829584.616
H	24° 57' 49"	5.665	837886.237	829587.007
G	17° 57' 32"	9.438	837895.215	829589.917
F	32° 36' 16"	6.499	837900.690	829593.917
E	24° 26' 16"	3.572	837902.614	829596.428
D	32° 36' 16"	5.150	837904.637	829601.164
C	46° 52' 12"	5.418	837908.435	829605.028
B	28° 29' 37"			

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

7th February, 2025.



Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/NE-KTS/551)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Tsiu Keng². 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:

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

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apas/files/APA_Tsiu_Keng.pdf

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



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy 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. Tsiu Keng). If the 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?).
- 5. We also recommend the Board to investigate the site history and current site status with relevant authorities and to investigate whether there are unauthorised uses/ activities or ongoing enforcement case covering the application site first before making a decision.
- 6. We consider the proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.
- 7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From: [REDACTED]
Sent: 2025-02-07 星期五 03:04:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KTS/551 DD 100 Lin Tong Mei, Fanling

A/NE-KTS/551

Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) and 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling

Site area: About 6,604sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

540 withdrawn. The footprint has been redrawn.

This is part of a larger site on which all vegetation and trees have been removed without any approval for filling of land. The intention is obviously for a much larger brownfield operation.

This will bring heavy traffic of large vehicles onto the narrow village access road.

The Applicant claims to have problems in relocating. However a large amount of Agriculture zoning has already been designated for Cat 2.

With the reduction in economic activity and the rising vacancy rates in industrial buildings, it is unacceptable that the development of the Northern Metropolis be used an excuse to turn the entire NT into one large brownfield with the related implications.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 12 August 2024 3:13 AM HKT
Subject: A/NE-KTS/540 DD 100 Lin Tong Mei, Fanling

A/NE-KTS/540

Lots 3339 RP (Part), 3340 RP (Part), 3341 RP (Part), 3345 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349, 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling

Site area: About 6,603sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. While no approval on record for brownfield operations on this and adjoining lots, there has been extensive stripping of vegetation and excavation of land.

When the administration announced it plans for the Northern Metropolis, it never mentioned that this would be achieved by significant extension of brownfield activities into districts that were previously not overrun with such operations.

Note that all these applicants bleat about their circumstances and insist that there is urgent need for warehousing. However this is not supported by the current state of the economy that indicates a substantial reduced in volume of retail sales. Therefore the already abundant Industrial and Open Storage zonings can accommodate these activities. In fact there are a number of applications going through the process seeking to rezone such lots to residential.

This indicates that NT development is being pushed through without the necessary preparations being made to ensure that warehousing activities going forward would be, as was pledged in policy addresses, accommodated in custom built industrial parks. The government and operators have failed to ensure that these facilities were actually developed.

Moreover many applications for brownfield, like this one, are seeking to expand their site coverage, while at the same time justifying relocation of their existing premises. This effectively increases the footprint of brownfield and is contrary to the stated policies.

It is quite clear that once these sites have been filled in they will never again be suitable for any form of farming activity.

It is high time that TPB members fulfil their role of monitoring the administration instead of rubber stamping its recommendations that will turn most of NT into nothing more than a BROWNFIELD HUB.

The application should be rejected.

Mary Mulvihill

Sep 1 6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates**A/NE-KTS/551 Received on 13/02/2025**

意見詳情 (如有需要，請另頁說明)

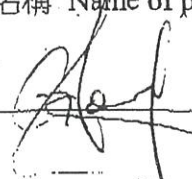
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強謹啟

簽署 Signature



日期 Date

2025.2.27

From: [REDACTED]
Sent: 2025-03-14 星期五 02:37:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-KTS/551 DD 100 Lin Tong Mei, Fanling

Dear TPB Members,

A reading of the minutes on approvals for similar relocation applications reveal that Dev Bureau is overriding objections from other depts.

This is an abuse of power.

Reminder to members, approval should be based on planning principles not on expediency. Moreover DevB's support in expanding brownfield operations is in direct conflict with previous policy re restricting the expansion of brownfield.

Already a large amount of farmland has been designated Cat 2 to accommodate the relocation of operations impacted by development of Northern Metropolis.

There is no justification to approve applications for sites outside the Cat 2 boundaries.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 7 February 2025 3:04 AM HKT
Subject: A/NE-KTS/551 DD 100 Lin Tong Mei, Fanling

A/NE-KTS/551

Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) and 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling

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Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

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The Applicant claims to have problems in relocating. However a large amount of Agriculture zoning has already been designated for Cat 2.

With the reduction in economic activity and the rising vacancy rates in industrial buildings, it is unacceptable that the development of the Northern Metropolis be used an excuse to turn the entire NT into one large brownfield with the related implications.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 12 August 2024 3:13 AM HKT
Subject: A/NE-KTS/540 DD 100 Lin Tong Mei, Fanling

A/NE-KTS/540

Lots 3339 RP (Part), 3340 RP (Part), 3341 RP (Part), 3345 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349, 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling

Site area: About 6,603sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. While no approval on record for brownfield operations on this and adjoining lots, there has been extensive stripping of vegetation and excavation of land.

When the administration announced it plans for the Northern Metropolis, it never mentioned that the this would be achieved by significant extension of brownfield activities into districts that were previously not overrun with such operations.

Note that all these applicants bleat about their circumstances and insist that there is urgent need for warehousing. However this is not supported by the current state of the economy that indicates a substantial reduced in volume of retail sales. Therefore the already abundant Industrial and Open Storage zonings can accommodate these activities. In fact there are a number of applications going through the process seeking to rezone such lots to residential.

This indicates that NT development is being pushed through without the necessary preparations being made to ensure that warehousing activities going forward would be, as was pledged in policy addresses, accommodated in custom built industrial parks. The government and operators have failed to ensure that these facilities were actually developed.

Moreover many applications for brownfield, like this one, are seeking to expand their site coverage, while at the same time justifying relocation of their existing premises. This effectively increases the footprint of brownfield and is contrary to the stated policies.

It is quite clear that once these sites have been filled in they will never again be suitable for any form of farming activity.

It is high time that TPB members fulfil their role of monitoring the administration instead of rubber stamping its recommendations that will turn most of NT into nothing more than a BROWNFIELD HUB.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-03-14 星期五 13:36:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對臨時貨倉更改出入口 A/NE-KTS/551
Attachment: IMG_20250314_123707.jpg

敬啟者

我們反對擬議臨時貨倉把出入口改至蓮塘尾村道路榮昌茶座側的路口。附上蓮塘尾村原居民代表宋有壽先生的反對意見書。

宋國賢

[REDACTED]

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-KTS/551

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們反對臨時貨倉的出入口改在粉錦公路蓮塘尾路口榮昌茶座對面的側門。粉錦公路榮昌茶座路口是通往蓮塘尾廣公嶺及長灘等三村的唯一通道，很多車輛出入，該路口是專線小巴 57K 及紅色小巴 18K 的上落客點，很多行人包括老年人及孩童使用，榮昌茶座亦有很多人出入。該地段道路狹窄，大中型貨車及貨櫃拖頭車不夠空間轉入臨時貨倉，會造成交通阻塞，亦會對行人的安全造成極大風險。

蓮塘尾村原居民村代表
「提意見人」姓名/名稱 Name of person/company making this comment 宋有壽

簽署 Signature

宋有壽

日期 Date 2025年3月14日



OPPO Reno9 Pro+ 5G

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

14th March, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/NE-KTS/551)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Tsiu Keng². 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:

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_Tsiu_Keng.pdf

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



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy 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. Tsiu Keng). If the 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?).
- 5. We also recommend the Board to investigate the site history and current site status with relevant authorities and to investigate whether there are unauthorised uses/ activities or ongoing enforcement case covering the application site first before making a decision.
- 6. We consider the proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.
- 7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

TPD-2

Town Planning Department
15/F, North Point Government Office 13/3/2025
333, Java Road, North Point
Hong Kong.

By Fax 28770245

By Post

Attention Miss. Lee

Dear Sir's,

(Town Planning No. A/NE-KTS/551)

Happy New Year, Kung Hei Fat Choi, good health, more happy and earn more money, Further to my objection letter to Town Planning dated 21/2/2025 and subsequently to discussion on 12/3/2025, I would like to inform you that a lot of our villagers including me serious objection your department to approve the application and change the proposed of the Lots and the Application Area is very. Very big. And will be use as warehouse, will be a lot of 45 Feet long of Container vehicles will use Fan Kan Road, Which is very mallow and a lot of bending and one both way, it is sure that a lot of Accidents will be happen and very, very Traffic Jumps will be happen, will also a lot of people die and serious damage our villager's life in the future. (The Applicants had already employed the Trial Associate Head Tang Pin Kuen to be Manager Director and full time working there since 2016, the Minuet Bus are only through Fan Kan Road, our Villagers only waiting for and take the Red and Green Minuet Bus and Bus at no, 1 Fan Kan Road by Walking from our Village, which is the Entrance of the applicant. further more as following:

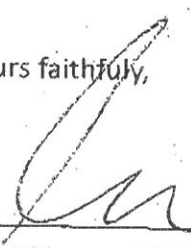
1. Tang Ping Kuen will employed a lot of Trial Associate Members people working there. Who will also our villagers' life and properties. They had blocked the entrance of the abjection Lots by 24 no of concrete Blocks on 28/10/2019 until the owners got the Inunction Order on 4/11/2019., each of the concrete Block was over 2 tones and not allow the related owners and their staffs etc. to use the Way to and out their lots and he also Black Mail the Foreman of the abjection lots owner to pay him \$ 8,000.00 per month on 28/10/2019 as protection Free and also fighting their foreman's Right Eye until hi's pone of right Eye was broken and the foreman's eye was serious injury and can not see anything and still see the doctor as of 1 3/3/2025 and despite the abjection owners bought the related lots including with Right Of The Way on 1990 and 1992 as all I was told
2. or we will lost the Right Of The Way, and no body know/think what bad things will happen in further evan 2025 not the years of 1930 to 1940, we were very

peaceful before since the 1st day of our Village was found over 100 years ago but it was very bad since Tang Pin Kuen was employed into our village on around May 2016. we urge your Department again not and not to approve their application and to avoid we will hold your department 's liability.

3. One Telephone Cable of the abjection lots was out of ordered since 17/9/2018 and still not be used as of 13/3/2025, due to the telephone Cable was broken by typhoon of MangKhut on 17/9/2018 as a result of Tang Ping Kuen instructed some of the relation untrue owners of applicants did not allow the telephone staff of PCCW to enter and repaired the broken telephone cable in their alleged and untrue place which was the some of the related application area.
4. One Electricity Cablealso of the abjection owners was out of ordered/broken since 29/10/2019 and still not be used as of 1 3/3/2025, due to as a result of also Tang Ping Kuen instructed the relation untrue owner of applicants did not allow the Electricity Staff of CLP to enter and repaired the broken Electricity cable in their alleged and untrue place.
5. The applicants is a big Real Deliverers and also were the good Friends of the Chairman of Sheung Shui District Rural Committee Mr. Hoe Chi Keung and Mr. Hoe instructed the applicants to apply as I was told by one of the applicants.

We would be gratefully if you understanding our hard condition to refuse their application, Tang+ Pin Kuen was employed by the Applicants, an inconvenient is highly apologized.

Yours faithfully,



The Villagers Of Ling Tong Mei