

2025年 1月 16日  
此表格只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 16 JAN 2025  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



2500018

9/ by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1088
	Date Received 收到日期	10 JAN 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

Tang Wai Pui 鄧偉培

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

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

Tang Wing Yat Tommy 鄧榮日

### 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 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1325號(部分)及1349號(部分)
(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 ..... 4,370.1 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,795 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



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

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

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

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

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

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

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
02/12/2024-16/12/2024 (DD/MM/YYYY)<sup>&</sup>  
於 02/12/2024-16/12/2024 (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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 02/12/2024 (DD/MM/YYYY)<sup>&</sup>  
於 02/12/2024 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



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

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

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

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

(a) Proposed use(s)/development  
擬議用途/發展

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

擬議臨時貨倉 (危險品倉庫除外)連附屬設施 (為期3年)及相關填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	2,575.1	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,795	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8	.....	
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,795	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,795	.....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)

Please refer to Proposed Layout Plan.

**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	4	.....
Motorcycle Parking Spaces 電單車車位	.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	
Others (Please Specify) 其他 (請列明)	.....	

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	6
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(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)) Kong Tai Road, turn to local track. 江大路，轉到郊區小徑。	
	No 否	<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) <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 ..... 4,370.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2-0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):          申請人仍未履行下列附帶條件：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </div>

## 7. Justifications 理由

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

Please refer to the Justification Document.



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

.....  
鄧榮日

NA 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

30/12/2024

..... (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 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1325號(部分)及1349 號(部分)
Site area 地盤面積	4,370.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
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 擬議臨時貨倉 (危險品倉庫除外)連附屬設施 (為期3年)及相關填土工程



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,795 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.41 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	8 <input checked="" 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	41.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		4  PC: 4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		6  LGV: 6

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

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

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



## 申請理由

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗錦田丈量約份第 109 約地段第 1324 號(部份)及第 1349 號(部份)  
作為期三年的臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程之用途

- 申請地點的面積約為 4,370.1 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉（危險品倉庫除外）”開發申請仍然符合租約。
- 擬議申請的貨倉（危險品倉庫除外）在同一個「農業」地帶，城市規劃委員會曾批准相類似的貨倉（危險品倉庫除外），申請包括：A/YL-KTN/976（2024 年 4 月 19 日獲批）及 A/YL-KTN/940（2023 年 8 月 25 日獲批）。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 8 個擬議建築物，用作貨倉及附屬辦公室用途。
- 臨時貨倉計劃放置例如建築材料及工具(如水管等)、維修零件等貨物。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建貨倉上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

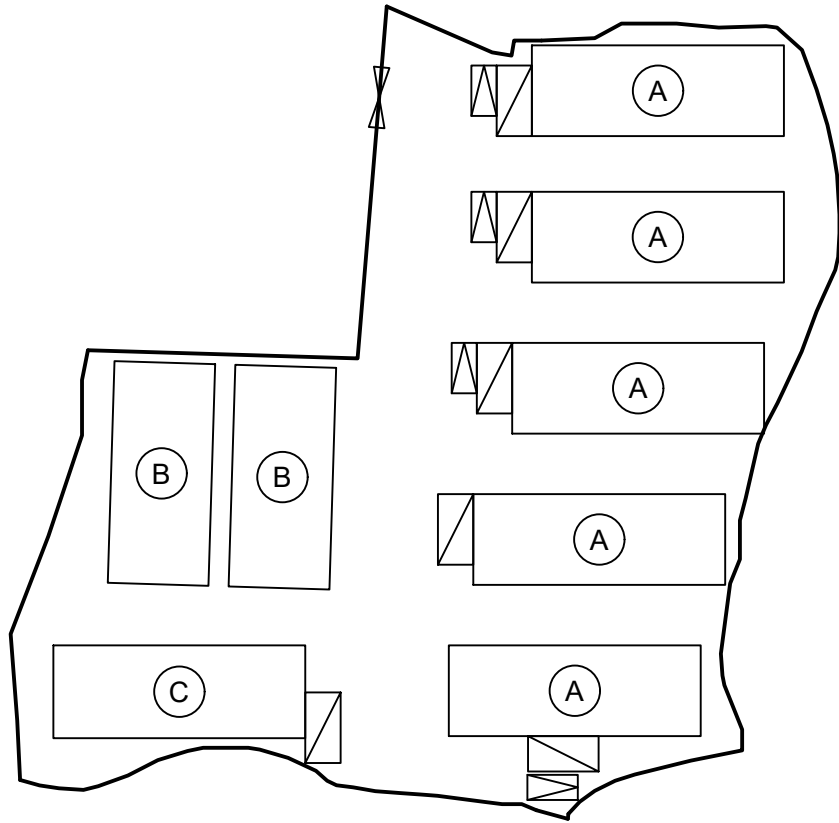
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
  
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1324 號(部份)及第 1349 號(部份)作為期三年的臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程的用途。





Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) Ancillary Office	About 25m x 9m = 225 m <sup>2</sup>	8m	1	5
B	Warehouse (Excluding D.G.G.) Ancillary Office	About 22m x 10m = 220 m <sup>2</sup>	8m	1	2
C	Warehouse (Excluding D.G.G.) Ancillary Office	About 25m x 9.2m = 230 m <sup>2</sup>	8m	1	1
	Total	About 1,795 m <sup>2</sup>			
	Private Car Parking Space	5m x 2.5m			4
	LGV L/UL Space	7m x 3.5m			6



Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

- Warehouse with Ancillary Office
- Warehouse with Ancillary Office
- Warehouse with Ancillary Office

Total Area: 4,370.1 m<sup>2</sup> (About)  
Covered Area: 1,795 m<sup>2</sup> (About)  
Uncovered Area: 2,575.1 m<sup>2</sup> (About)  
Non-Domestic GFA: 1,795 m<sup>2</sup> (About)  
Nos. of Proposed Structures: 8

Appendix 2

Location: DD 109 Lot 1325 (Part)  
DD 109 Lot 1349 (Part)  
  
OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 30 December 2024

Proposed Layout Plan

擬議佈局平面圖

擬議臨時貨倉（危險品倉庫除外）連附屬  
設施（為期3年）及相關填土工程

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

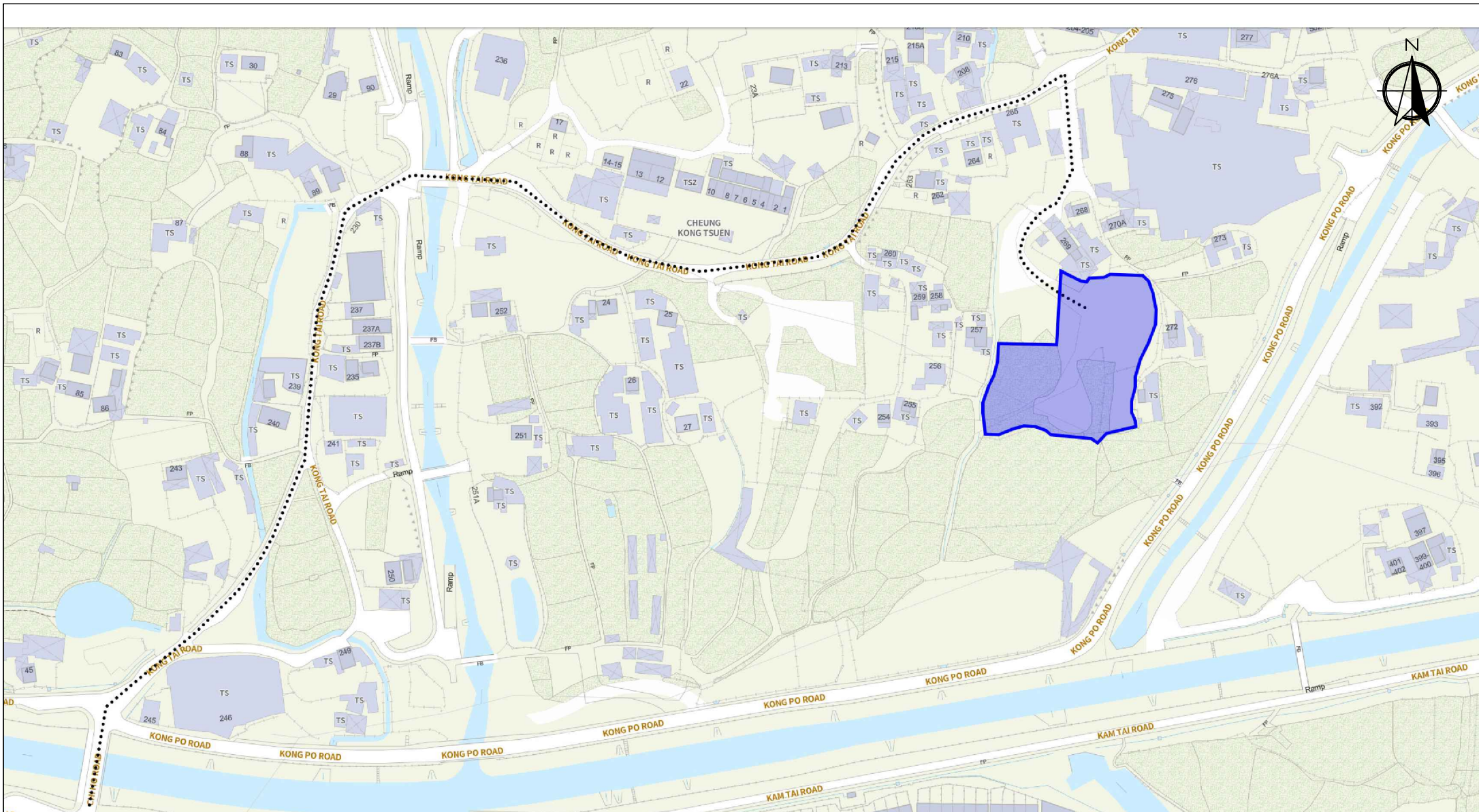
SCALE

1:750  
  
@A4

For Identification Only

Drawing No.:  
2-01

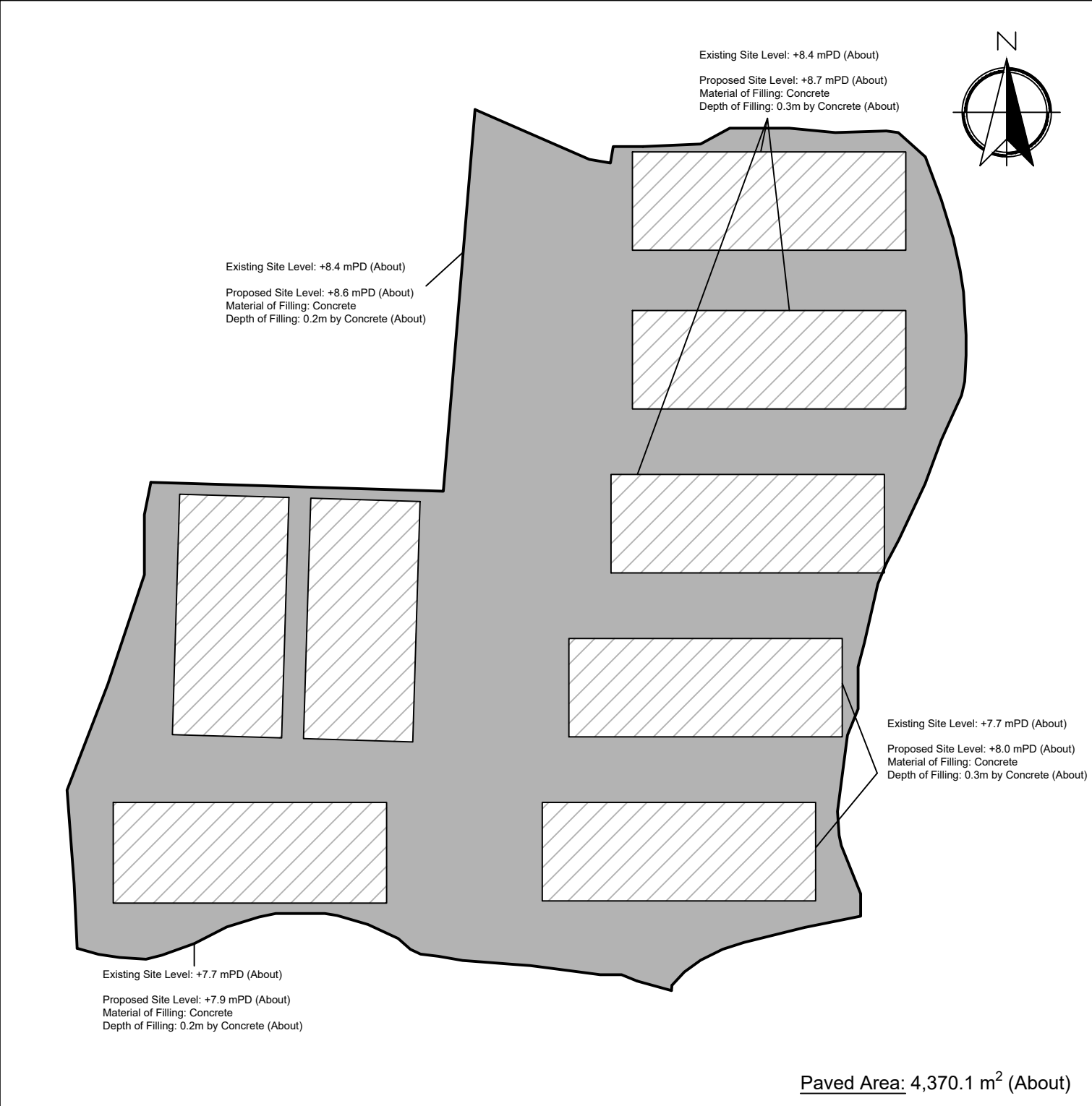




Scale: Undefined @A4

Captured from map.gov.hk on 30<sup>th</sup> December 2024

<p><b>Appendix 3</b></p> <p><b>Existing Vehicular Access</b></p>	<p>Location: D.D. 109 Lot 1325 (Part), D.D. 109 Lot 1349 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land</p>	<p>Width of Kong Tai Road: 3-5m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> <li>●●●● Road Path</li> <li>— Site Boundary</li> </ul>	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 30/12/2024</p>
------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------



Legend:

 Paved Area 平整範圍

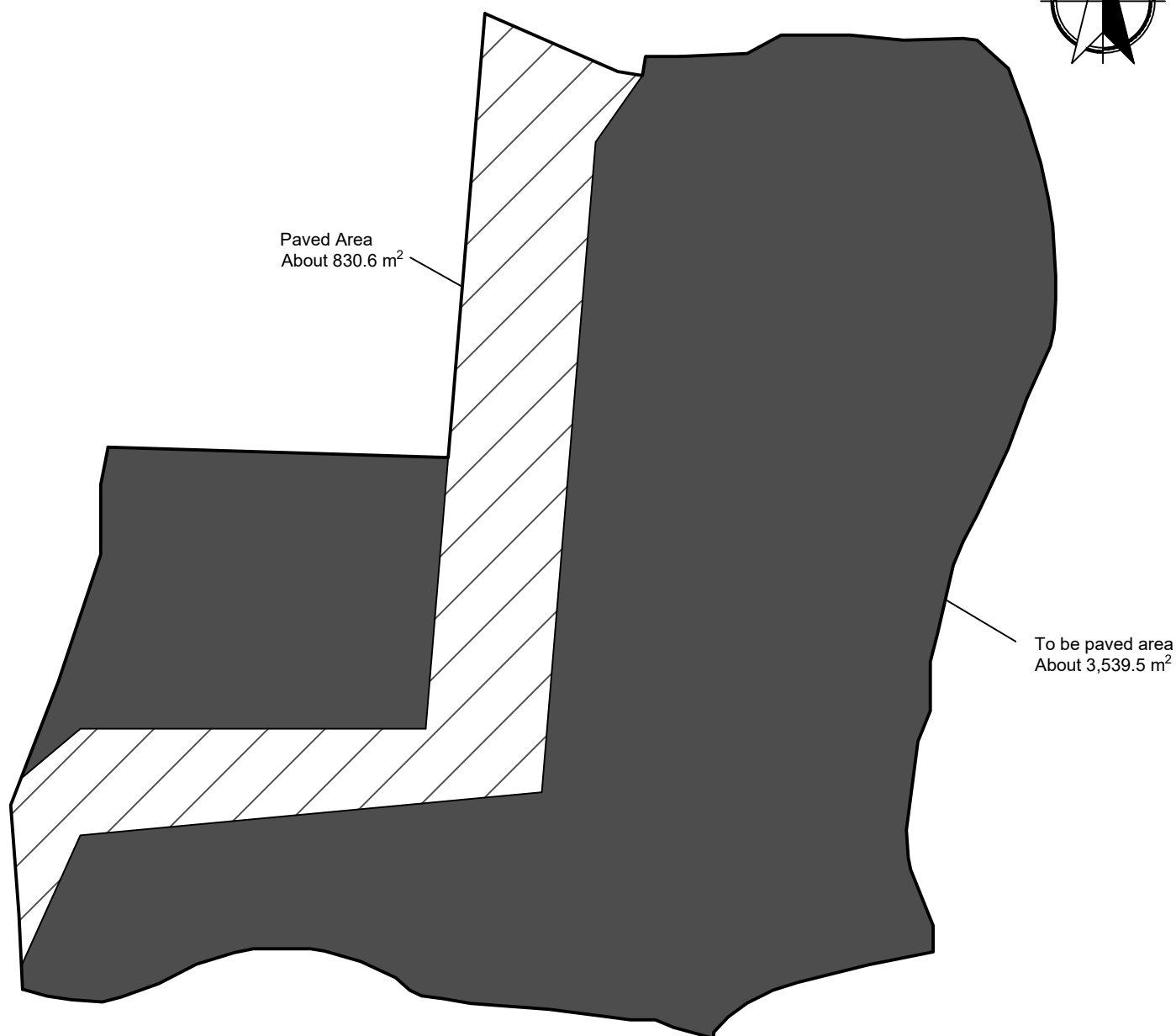
<u>Appendix 4</u>	<u>Paved Area</u>	<u>SCALE</u>	
Location: DD 109 Lot 1325 (Part) DD 109 Lot 1349 (Part)	平整位置圖	1:500	
OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期3年）及相關填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities	@A4	
Date: 28 December 2024	for a Period of 3 Years and Associated Filling of Land	For Identification Only	Drawing No.: 4-01

寄件日期: 2025年01月22日星期三 15:12  
收件者: tpbpd/PLAND  
主旨: Fw: A/YL-KTN/1088 - Paved Area  
附件: A\_YL-KTN\_1088 App. 6.pdf

Thank you for the phone call. Please see the attachment section for the paved area. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang via email to

Yours Sincerely,  
Mr. Tang





Legend:



Paved Area 已平整範圍



To be Pave Area 申請後平整範圍

Appendix 6

Location: DD 109 Lot 1325 (Part)  
DD 109 Lot 1349 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 21 January 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）連附屬  
設施（為期3年）及相關填土工程  
Proposed Temporary Warehouse (excluding  
Dangerous Goods Godown) with Ancillary  
Facilities  
for a Period of 3 Years and Associated Filling of  
Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

6-01

寄件日期: 2025年02月12日星期三 16:44  
收件者: tpbpd/PLAND  
主旨: Fw: Departmental Comments: YL-KTN/1088  
附件: AYL-KTN 1088 20250212.pdf

Thank you for the email. Please see the attachment section for the further information on the comment of LD.  
Please contact Mr. Tang via email if you have any question regarding to the captioned application.



AYL-KTN 1088 20250212.pdf

Yours Sincerely,  
Mr. Tang

城市設計及園境組及城市規劃委員會：

**有關城市設計及園境組對 A/YL-KTN/1088 的查詢**

收悉 貴組對 A/YL-KTN/1088 申請的疑問，現以書面回覆。

樹木方面，申請地點內沒有任何樹木，由於申請地點長期未有人手打理，並在申請前用作放置雜物，導致申請地點內生長了不少雜草。在進行認地及測量前已將雜草清除，望 貴組諒解。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



收件者: tpbpd/PLAND

**From:** Tang Lok San [REDACTED]  
**Sent:** Tuesday, May 6, 2025 5:06 PM

**Subject:** Re: Departmental Comments: YL-KTN/1088 (Update 2)

Thank you for the phone call. Please see the attachment for the updated further information. The drainage proposal includes 2 different, but nearby application sites. The first application site is A/YL-KTN/1088, the second application site is due south of the application site of A/YL-KTN/1088, this is for future application. Sorry for the confusion. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,  
Mr. Tang

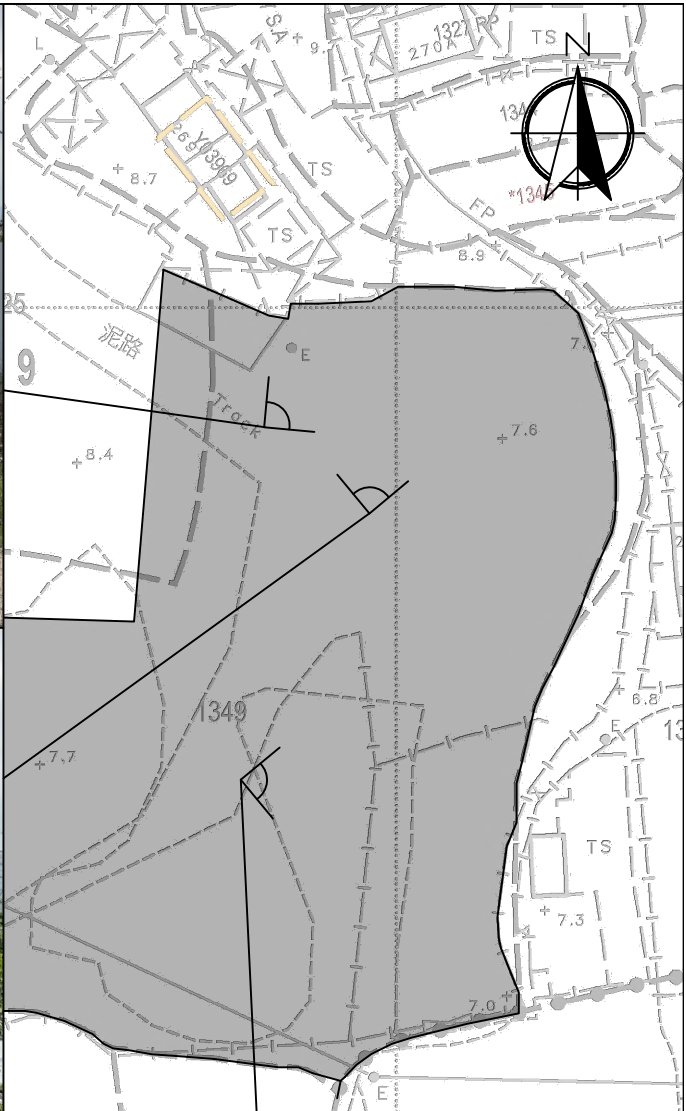
城市設計及園境組及城市規劃委員會：

**有關城市設計及園境組對 A/YL-KTN/1088 的查詢**

收悉 貴組對 A/YL-KTN/1088 申請的疑問，現以書面回覆。

樹木方面，由於申請地點長期未有人手打理，並在申請前用作放置雜物，導致申請地點內生長了不少雜草及長有入侵性物種的植物。入侵性物種的植物將不會保留。在進行認地及測量前已將雜草清除。現場相片請參考 Appendix 7。望 貴組諒解。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



<p><b>Legend:</b></p> <p>■ Application Site</p> <p>▽ Viewing Point</p>	<p><b>Planting Schedule:</b></p> <p>The plant in the application site area is belongs to invasive species. All plants will be removed.</p>
------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

<p><u>Appendix 7</u></p> <p>Location: DD 109 Lot 1325 (Part) DD 109 Lot 1349 (Part)</p> <p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p> <p>Date: 3 May 2025</p>	<p><u>Viewing Point</u></p> <p>擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期3年）及相關填土工程</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land</p>	<p><u>SCALE</u></p> <p>1:500</p> <p>@A4</p> <table border="1"> <tr> <td colspan="2" data-bbox="1104 2063 1426 2201"> <p>Draw Reference: 03-05-2025</p> <p>For Identification Only</p> </td><td data-bbox="1426 2063 1560 2201"> <p>Drawing No.:</p> <p>7-01</p> </td></tr> </table>	<p>Draw Reference: 03-05-2025</p> <p>For Identification Only</p>		<p>Drawing No.:</p> <p>7-01</p>
<p>Draw Reference: 03-05-2025</p> <p>For Identification Only</p>		<p>Drawing No.:</p> <p>7-01</p>			



城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1088 的查詢**

收悉 貴委員會對 A/YL-KTN/1088 申請的查詢，本人現書面回覆。

本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

本申請亦不會用作露天存放。

申請範圍已圍起。

城市高速發展及土地資源稀少的情況下，有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

運輸署及城市規劃委員會：

**有關對運輸署 A/YL-KTN/1088 的查詢**

收悉 貴署對 A/YL-KTN/1088 申請的意見，本人現書面回覆。

出入本申請地點主要使用江大路，該道路為一條單線雙程的道路，並備有避車處。

江大路的設計容量為每小時可容納 100 輛車輛使用，根據上述統計數字，水尾路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段(7:00-11:59)	4	0	6	0	0	0	0	0	10
下午時段 (12:00- 23:59)	0	4	0	6	0	0	0	0	10
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，並備有避車處。

水尾路的設計容量為每小時可容納 100 輛車輛使用，根據上述統計數字，水尾路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

由於方便上落貨物和方便員工駕車到本申請地點，現申請 6 個客貨車上落貨位置及 4 個私家車停車位。本申請地點不會對公眾開放。因此，6 個客貨車上落貨位置及 4 個私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經江大路，再轉到郊區小徑到達申請地點。江大路沿途道路約有 3-5 米闊，設有避車處。私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

在申請地點內有三個直徑超過 12 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

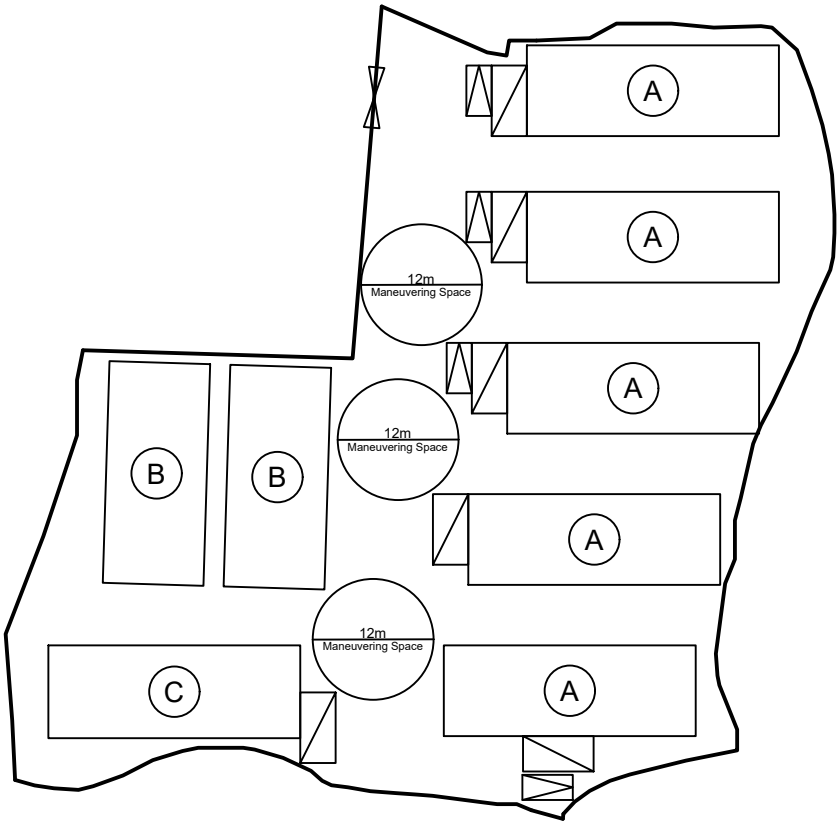
本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



# Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) Ancillary Office	About 25m x 9m = 225 m <sup>2</sup>	8m	1	5
B	Warehouse (Excluding D.G.G.) Ancillary Office	About 22m x 10m = 220 m <sup>2</sup>	8m	1	2
C	Warehouse (Excluding D.G.G.) Ancillary Office	About 25m x 9.2m = 230 m <sup>2</sup>	8m	1	1
	Total	About 1,795 m <sup>2</sup>			
	Private Car Parking Space	5m x 2.5m			4
	LGV L/UL Space	7m x 3.5m			6



**Legend:**

Ingress/egress (Width: About 6m)

Proposed Structures

Private Car Parking Space

LGV L/UL Space

Warehouse with Ancillary Office

Warehouse with Ancillary Office

Warehouse with Ancillary Office

Total Area: 4,370.1 m<sup>2</sup> (About)

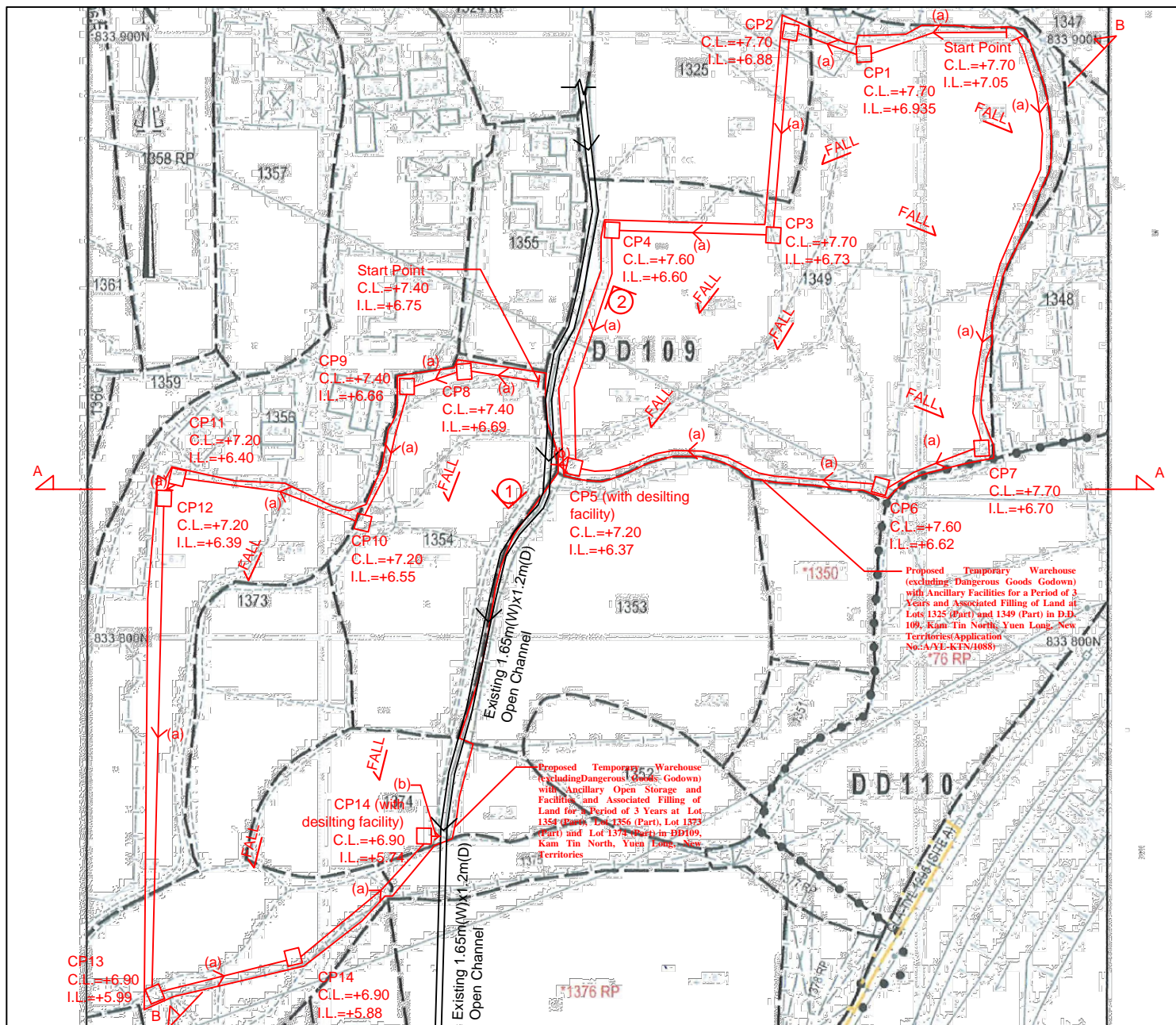
Covered Area: 1,795 m<sup>2</sup> (About)

Uncovered Area: 2,575.1 m<sup>2</sup> (About)

Non-Domestic GFA: 1,795 m<sup>2</sup> (About)

Nos. of Proposed Structures: 8

<u>Appendix 2</u>  Location: DD 109 Lot 1325 (Part) DD 109 Lot 1349 (Part)  OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture      Date: 3 May 2025	<u>Proposed Layout Plan</u> 擬議佈局平面圖  擬議臨時貨倉（危險品倉庫除外）連附屬 設施（為期3年）及相關填土工程  Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	<u>SCALE</u>  1:750  @A4	
		For Identification Only	Drawing No.:
			2-01



#### Note:

1. Catchpits (CP5 & CP14) with desilting facility shall follow CEDD standard drawing No. C24061.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. Open-bottom type fence wall to be erected.

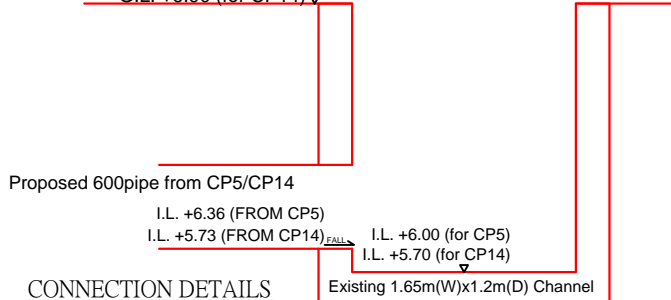
4. There is no site formation works. Filling works to be carried out to leveling the site.

#### LEGEND

- CP Proposed CatchPit
- (a) Proposed 600UC (1:200) with Cast Iron Cover
- (b) Proposed 600mm dia. concrete pipe (1:100)
- Existing 1.65m(W)x1.2m(D) Open Channel
- Photo Viewport

G.L. +7.20 (for CP5)

G.L. +6.90 (for CP14)



#### CONNECTION DETAILS

#### Project:

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lots 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories (Application No.:A/YL-KTN/1088)**

&

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lot 1354 (Part), Lot 1356 (Part), Lot 1373 (Part) and Lot 1374 (Part) in DD109, Kam Tin North, Yuen Long, New Territories**

#### Title:

Drainage Proposal - LAYOUT

D01

#### Drawn by:

DM

#### Date:

28-4-2025

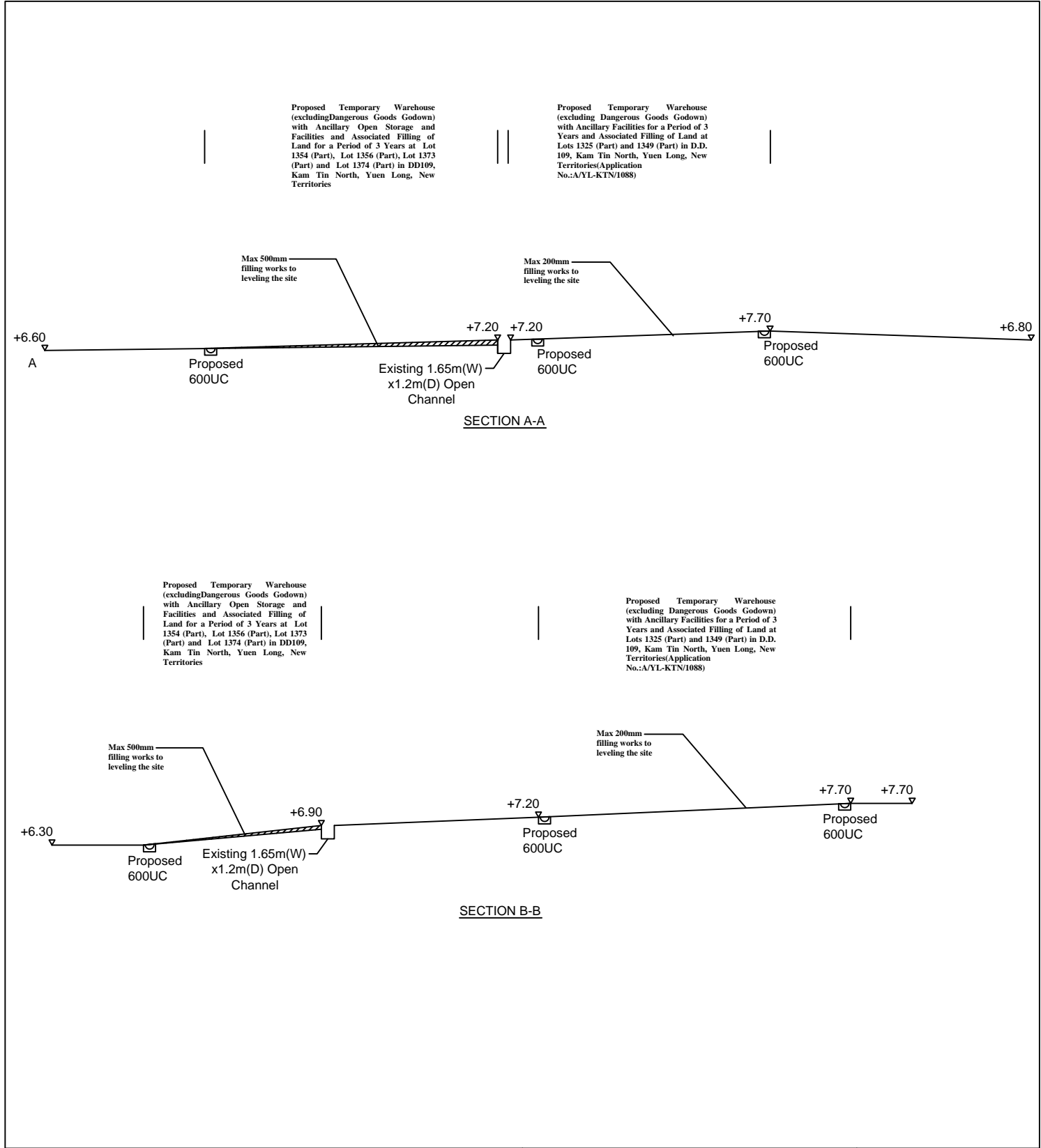
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY









<div>Project:</div> <div>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lots 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories(Application No.:A/YL-KTN/1088)</div> <div>&amp;</div> <div>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lot 1354 (Part), Lot 1356 (Part), Lot 1373 (Part) and Lot 1374 (Part) in DD109, Kam Tin North, Yuen Long, New Territories</div>	Title:		
	SECTIONS		D04
	Drawn by:	Date:	
	DM	28-4-2025	
<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANT COMPANY</div>			



PHOTO 2



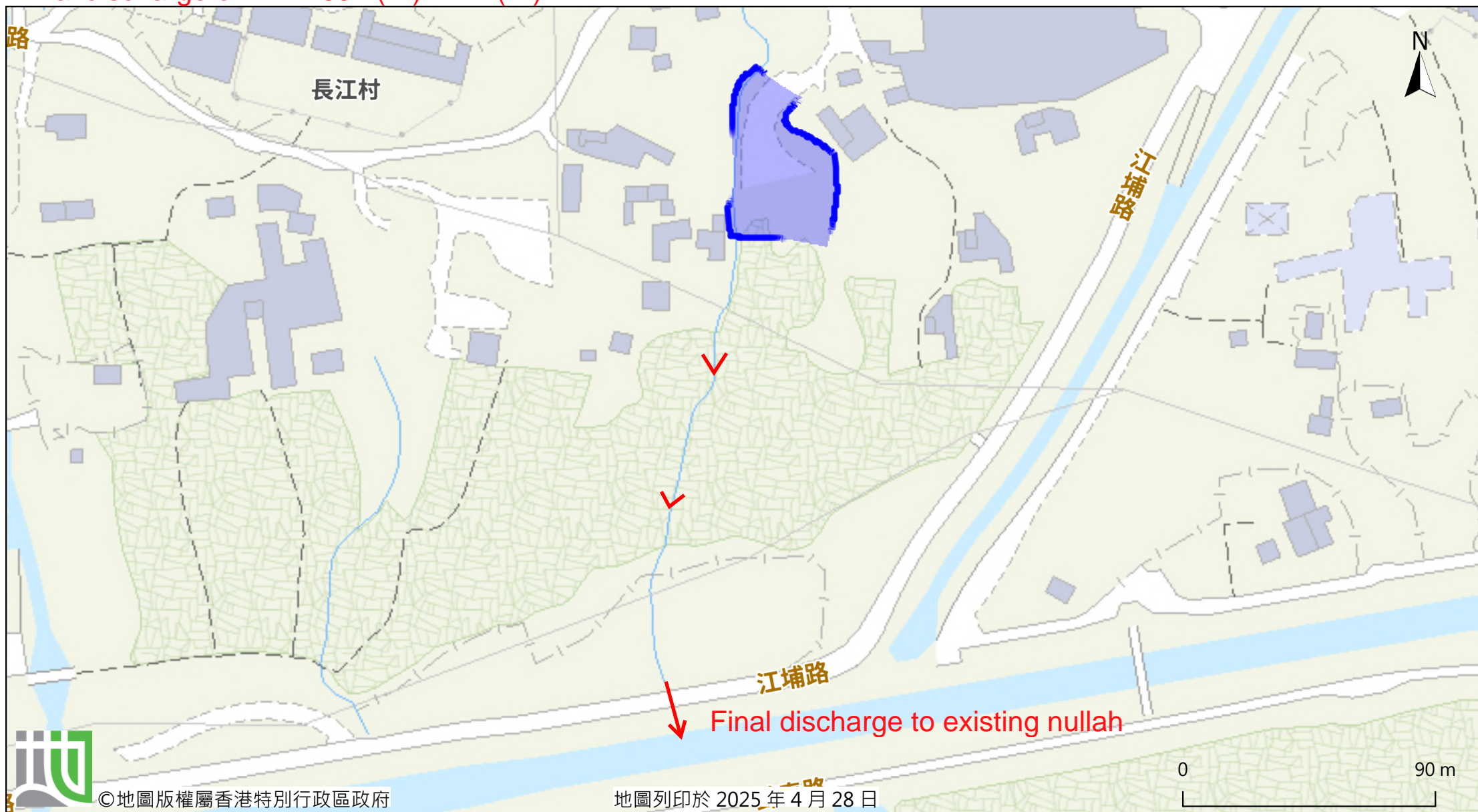
PHOTO 1







**Final discharge of Ex. 1.65m(W)x1.2D(W)**





Outside Catchment Area 1, Area = 1097 m<sup>2</sup> (C= 0.95 )  
 THE SITE, Area = 4370.1 m<sup>2</sup> (C= 0.95 )

Calculation of Design Runoff of the Proposed Development,  
For the design of drains at KTN-1088, Catchment Area 1 + The Site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1097+4370.1 \quad \text{m}^2 \\ &= 5467.1 \\ &= 0.0054671 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*29.23/1^{0.2}*5467.1^{0.1} \\ &= 1.788 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111*505.5/(1.788+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 315.4 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*315.4*0.0054671 \\ &= 0.4554 \quad \text{m}^3/\text{sec} \\ &= \underline{27327} \quad \text{lit/min} \end{aligned}$$

Provide 600UC (1:200) is OK

Outside Catchment Area 2, Area = 387 m<sup>2</sup> (C= 0.95 )  
 THE SITE, Area = 4744 m<sup>2</sup> (C= 0.95 )

Calculation of Design Runoff of the Proposed Development,

For the design of drains of southwestern side of the site, Catchment Area 2 + The Site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 387+4744 \quad \text{m}^2 \\ &= 5131 \\ &= 0.005131 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*115.28/1^{0.2}*5131^{0.1} \\ &= 7.097 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111*505.5/(7.097+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 244.7 \quad \text{mm/hr} \end{aligned}$$

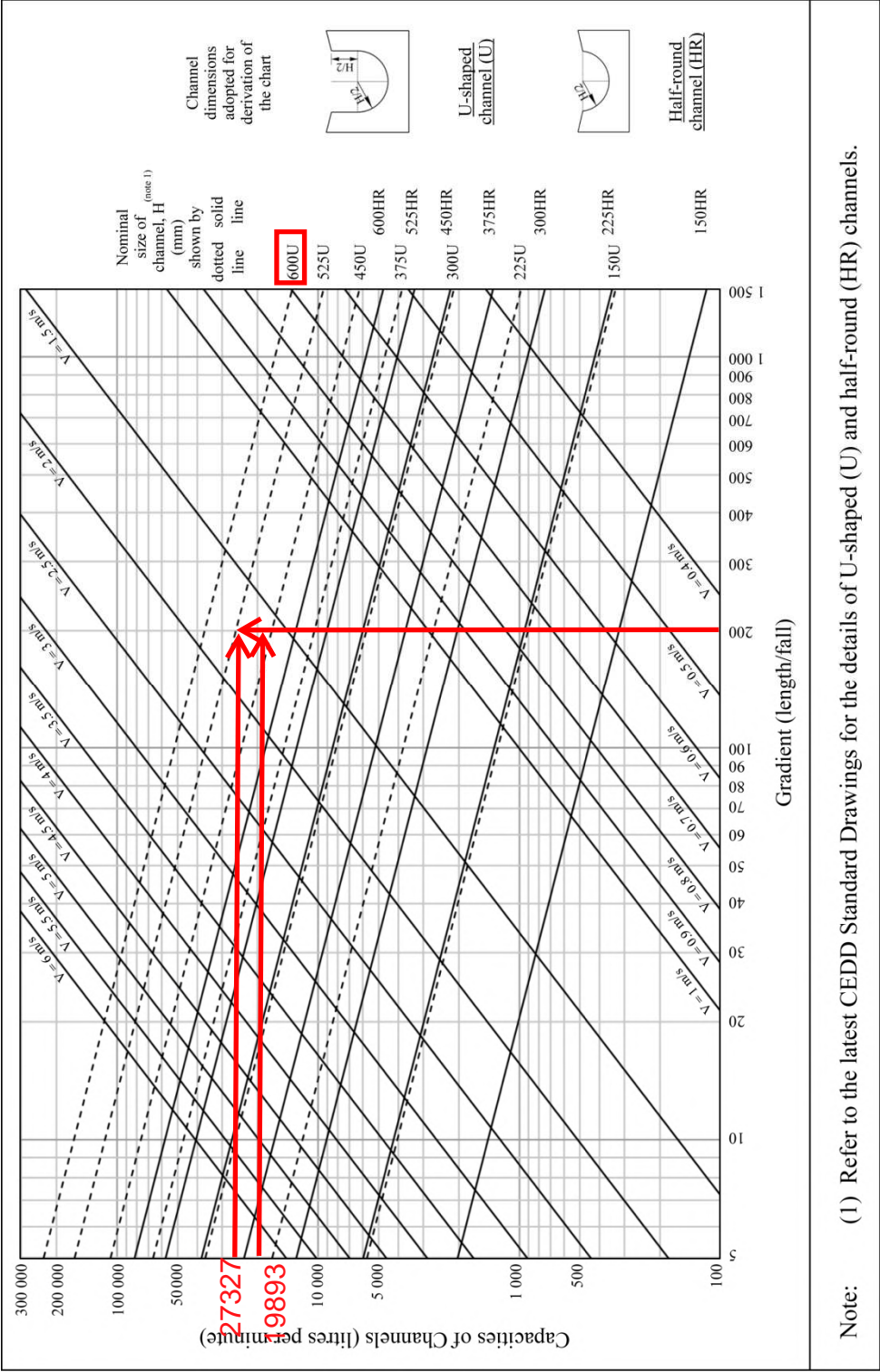
$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*244.7*0.005131 \\ &= 0.3316 \quad \text{m}^3/\text{sec} \\ &= \underline{19893} \quad \text{lit/min} \end{aligned}$$

Provide 600UC (1:200) is OK

**GEO Technical Guidance Note No. 43 (TGN 43)**  
**Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1      Revision: -      Date: 05.06.2014      Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 600mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

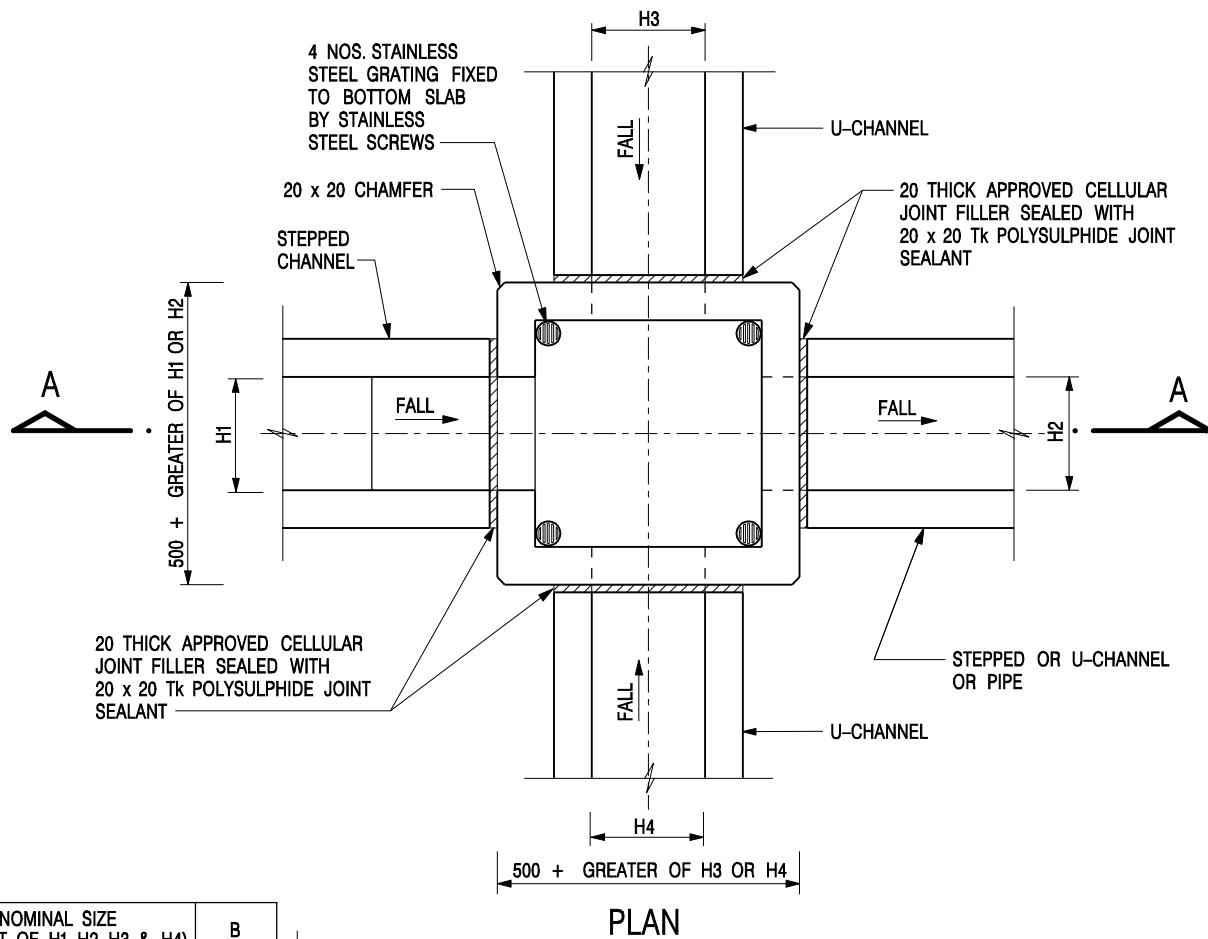
where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s <sup>2</sup> gravitational acceleration (m/s <sup>2</sup> )	
D	=	0.6	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m <sup>2</sup> /s kinematic viscosity of fluid (m <sup>2</sup> /s)	
s	=	0.01	hydraulic gradient	

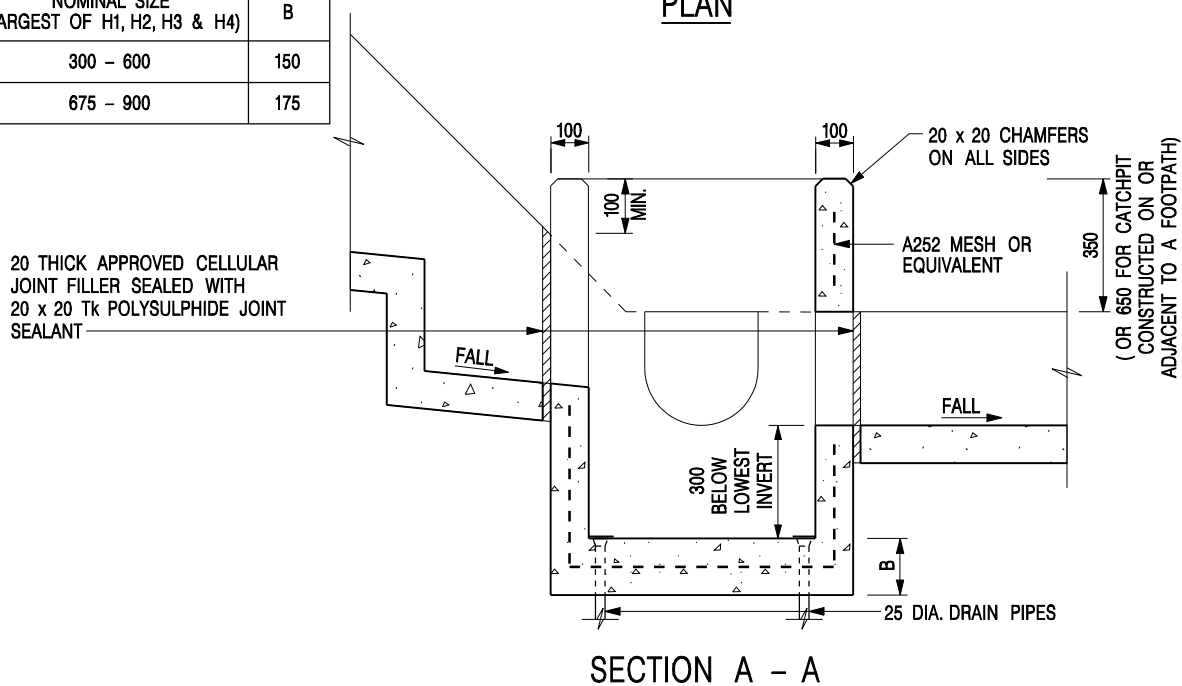
Therefore, design V of pipe capacity = 2.8059 m/s

Q= 0.8VA (0.8 factor for sedimentation)  
 = 0.635 m<sup>3</sup>/s  
 = 38081 lit/min  
 > 27327 lit/min Ok






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

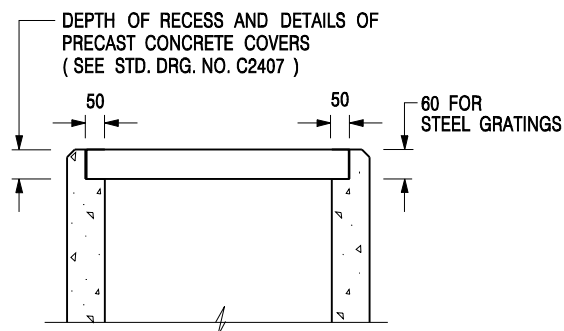


**NOTES:**

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

**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20 <b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> <b>C2406 /1</b>	



### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**

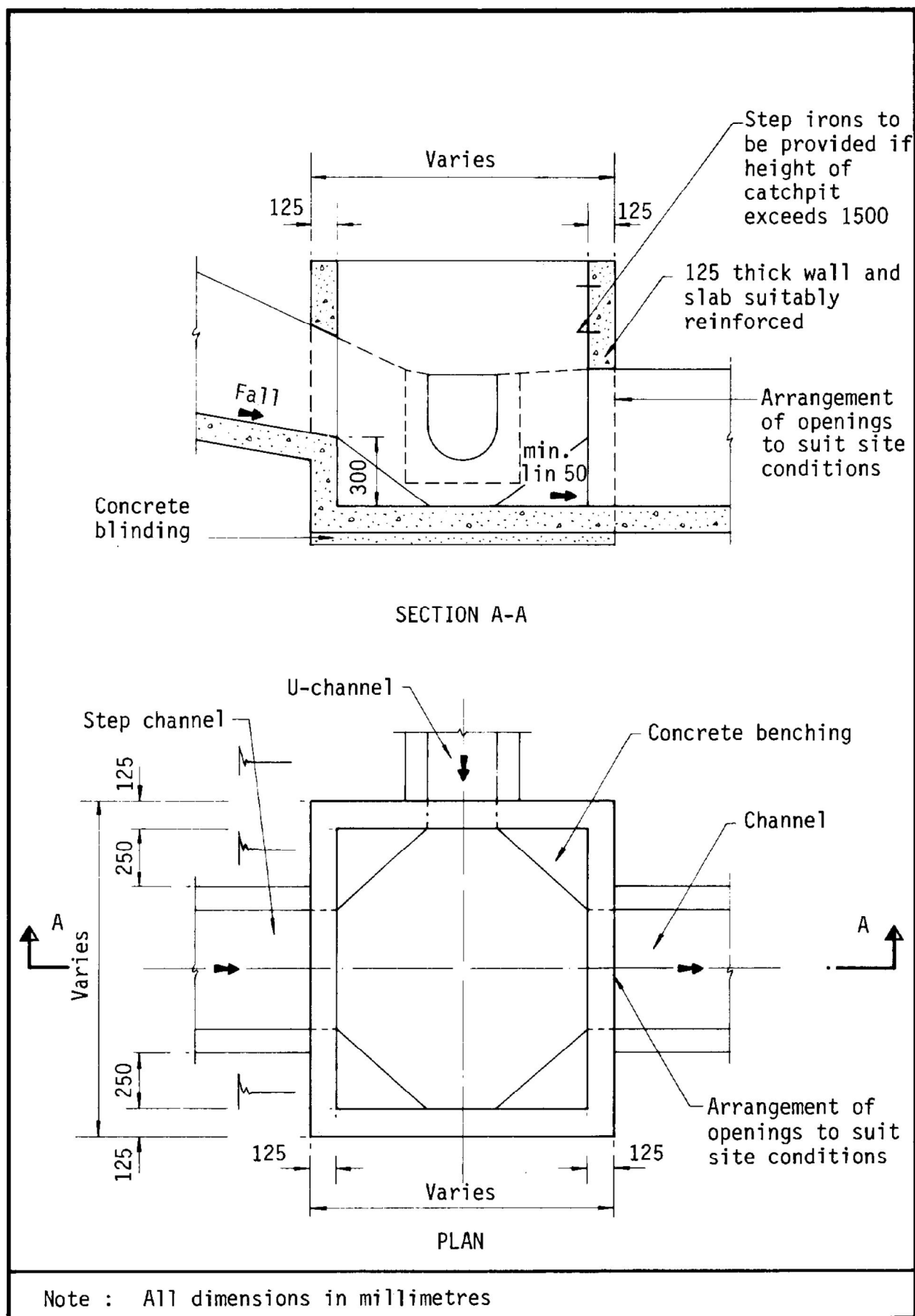
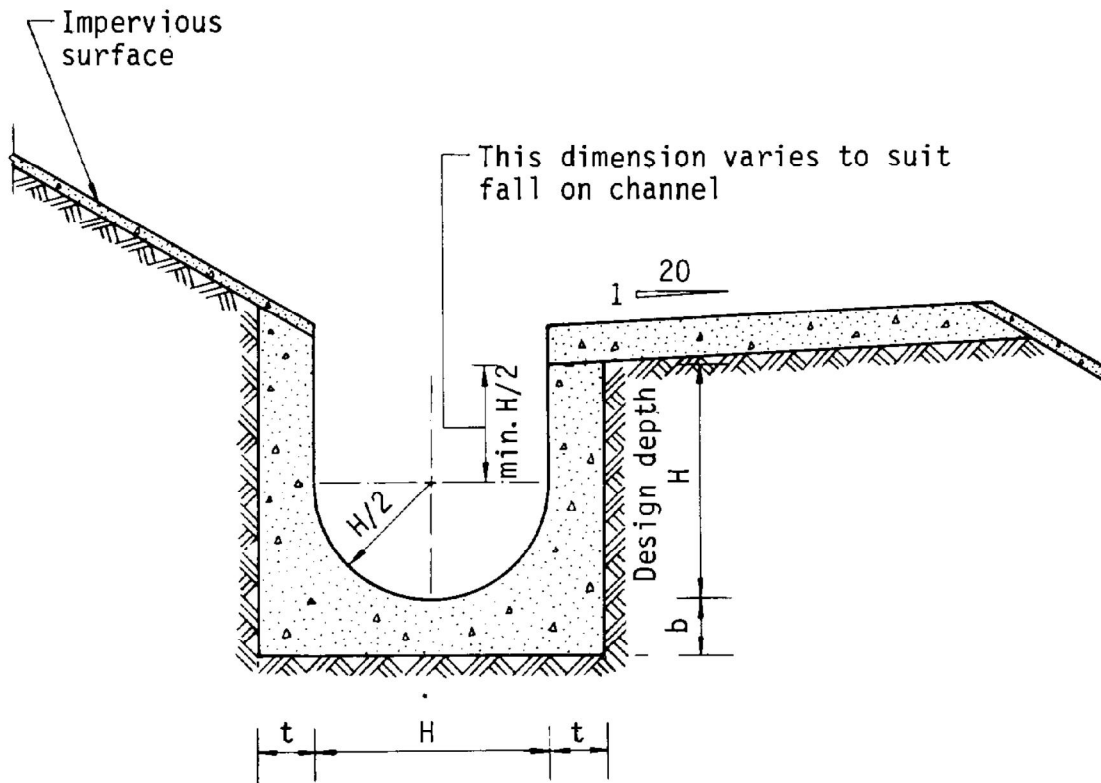


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

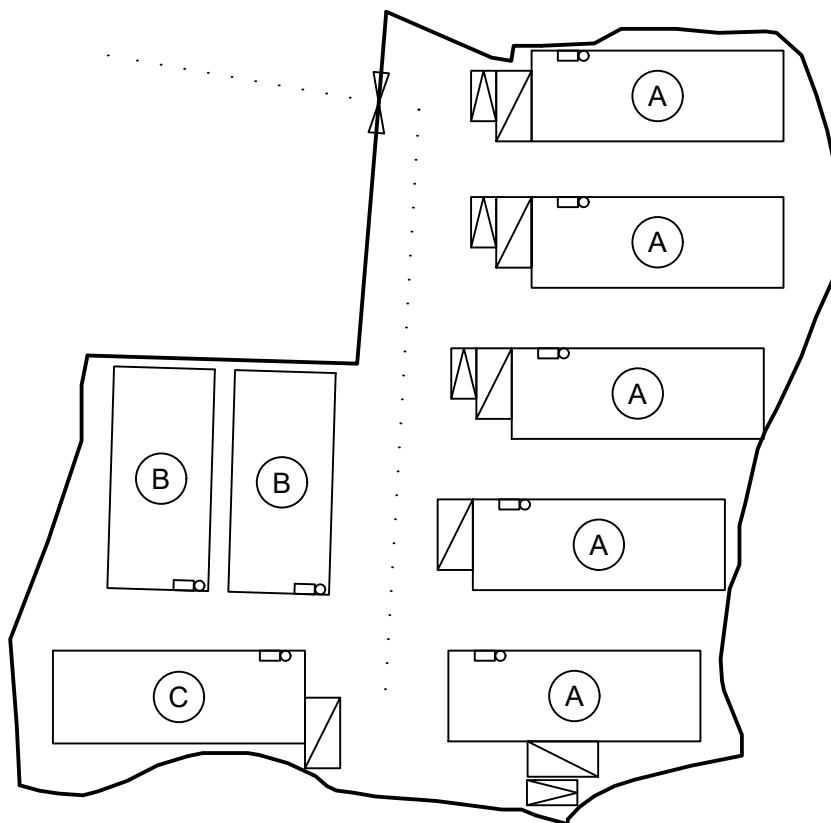
Figure 8.11 - Typical U-channel Details



## Proposed Structures Details



	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) Ancillary Office	About 25m x 9m = 225 m <sup>2</sup>	8m	1	5
B	Warehouse (Excluding D.G.G.) Ancillary Office	About 22m x 10m = 220 m <sup>2</sup>	8m	1	2
C	Warehouse (Excluding D.G.G.) Ancillary Office	About 25m x 9.2m = 230 m <sup>2</sup>	8m	1	1
	Total	About 1,795 m <sup>2</sup>			
	Private Car Parking Space	5m x 2.5m			4
	LGV L/UL Space	7m x 3.5m			6



\*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 8.1

\*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

### Legend:

- 5 kg Portable Dry Powder Type Fire Extinguisher (8 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (8 in Total)
- Emergency Vehicular Access
- ▤ Private Car Parking Space
- ▨ LGV L/UL Space
- (A) Warehouse (Excluding D.G.G.) with Ancillary Office
- (B) Warehouse (Excluding D.G.G.) with Ancillary Office
- (C) Warehouse (Excluding D.G.G.) with Ancillary Office

### Appendix 8

Location: DD 109 Lot 1325 (Part)  
DD 109 Lot 1349 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 3 May 2025

### Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖  
擬議臨時貨倉（危險品倉庫除外）連附屬  
設施（為期3年）及相關填土工程

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

### SCALE

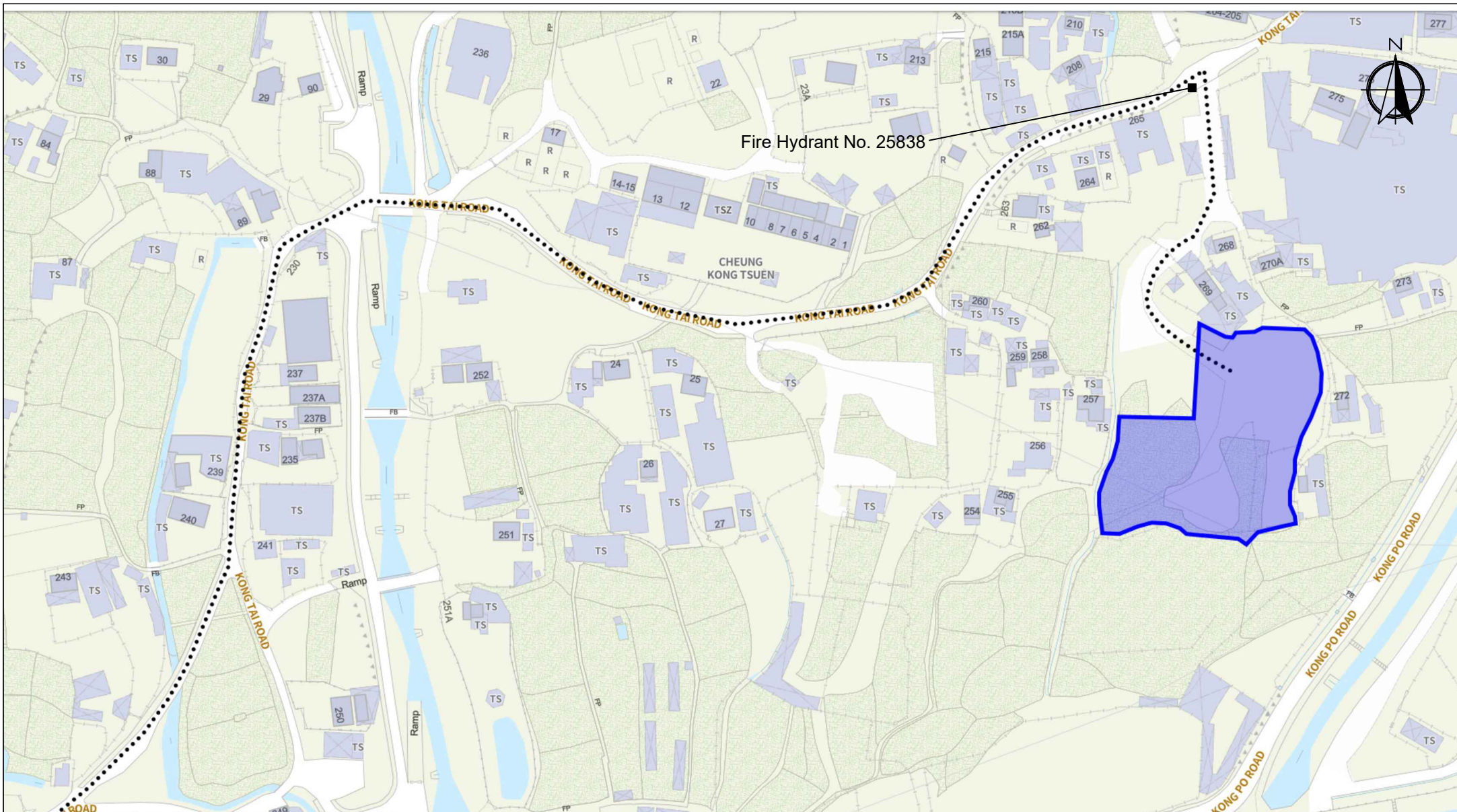
1:750

@A4

For Identification Only

Drawing No.:

8-01



Scale: Undefined @A4

Captured from map.gov.hk on 30<sup>th</sup> December 2024

<b>Appendix 8.1</b>  <b>Emergency Vehicular Access</b>	Location: D.D. 109 Lot 1325 (Part), D.D. 109 Lot 1349 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	<b>Project:</b> Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Width of Shui Mei Road: 3-5m (About) <b>Map Legend:</b> ●●●● Road Path — Site Boundary	<b>Drawing No.:</b> 8.1-1
				For Identification Only Date: 03/05/2025

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

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
2.	A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
3.	A/YL-KTN/940	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
4.	A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023 [revoked on 10.5.2025]
5.	A/YL-KTN/970	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024
6.	A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024
7.	A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	1.3.2024
8.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Filling of Land	5.4.2024

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
9.	A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.7.2024
10.	A/YL-KTN/1010	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
11.	A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
12.	A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.3.2025
13.	A/YL-KTN/1100	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of Three Years	2.5.2025



Rejected Application

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/989	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	4.10.2024

Rejection Reasons:

- (1) The proposed use with associated filling of land was not in line with the planning intention of the “AGR” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed use with associated filling of land was not compatible with the surrounding land uses.
- (3) The applicant failed to demonstrate that the proposed use with associated filling of land would not have adverse drainage impact on the surrounding areas.

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 1325 and 1349 both in D.D. 109 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structures erected within the private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

**2. Traffic**

Comments of the Commissioner for Transport:

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

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

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

**3. Drainage**

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

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

#### 4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the information provided, the proposed use would not involve use of heavy vehicle and dusty operation. There are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

#### 5. **Fire Safety**

Comments of the Director of Fire Services:

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

#### 6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a rural inland plains landscape character comprising temporary structures, vacant land, open storage and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- based on the site photos, wild grass and existing trees of invasive species are observed within the Site. Significant adverse impact on existing landscape resources is not anticipated; and
- advisory comments are at **Appendix IV**.

#### 7. **Building Matters**

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

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

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

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

## 9. **Other Departments**

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

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



**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structures erected within the private lots of the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - the adjoining section of Kong Tai Road is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access, if any, connecting the Site, including the adjoining section of Kong Tai Road; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
  - the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';

- the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
  - the existing drainage facilities, to which the stormwater from the proposed use at the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
  - the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (h) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the revised fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
    - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - ii. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
  - there are detailed comments on the FSIs proposal:
    - i. the separation distance between each structure shall be clearly indicated on plan; and
    - ii. in relation to (i.) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m<sup>2</sup>;
  - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of

formal submission of general building plans;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
  - the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - it is noted that eight structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Sites does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

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/YL-KTN/1088

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

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

簽署 Signature 日期 Date

元朗市中心及鄉郊東分區委員會

鍾就華 主席



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**From:** [REDACTED]  
**Sent:** 2025-02-13 星期四 02:19:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1088 DD 109 Kong Po Road, Kam Tin

A/YL-KTN/1088

Lots 1325 (Part) and 1349 (Part) in D.D. 109, near Kong Po Road, Kam Tin North

Site area: About 4,370.1sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 10 Vehicle Parking / **Filling of Land**

Dear TPB Members,

While there is no history of application, apart from one withdrawn, the site has used for brownfield.

Members should ask why this has been tolerated for so long and is any enforcement action has been taken.

Mary Mulvihill

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**From:** [REDACTED]  
**Sent:** 2025-02-12 星期三 18:51:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on one planning application  
**Attachment:** 250212 s16 KTN 1088.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

12th February, 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/YL-KTN/1088)**

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 2024<sup>1</sup>. One of these proposed APAs is located at Tai Kong Po<sup>2</sup>. According to the relevant government document<sup>3</sup>, 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 document<sup>3</sup> also states:

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<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Tai\\_Kong\\_Po.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Tai_Kong_Po.pdf)

<sup>3</sup> <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., Tai Kong Po). If the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

5. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**From:** [REDACTED]  
**Sent:** 2025-05-20 星期二 22:04:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1088 反對 以及附近未經成規會批准偷步變成多個石失地有蓋倉庫  
**Attachment:** 0520\_1.jpg; 0520\_2.jpg

To: 城市規劃委員會

關於 2025 年 5 月 20 日公示 A/YL-KTN/1088:

紅色框位在 2025 年 5 月 20 日申請更改土地用處「農業」為「臨時貨倉」，但早在 2025 年 5 月 20 日前的一年時間內，該處已經「偷步」一早自行違規建設為「有蓋貨倉」，再做一場大龍鳳來”申請”，是否城市規劃委員會在公示之前有進行實地考察？為何可以未得申請批准便已加蓋一年時間了？請問申請何用？

如圖 2 綠色框內，此地也沒有得到城市規劃委員會批准下，也「偷步」已經變為石矢地。附近的所有倉庫雲集，倉中倉全部都是農地違規建設，收取高額租金非法獲利。

極力反對 A/YL-KTN/1088 的申請！請杜絕所有「偷步」違規行為，杜絕所有鄉黑肆意妄為非法獲利！

----- 原始邮件 -----

寄件人：tpbpd/PLAND <tpbpd@pland.gov.hk>

发送时间: 2025 年 5 月 15 日 12:18

收件人：[REDACTED]

抄送: fsyledpo\_pd/PLAND <fsyledpo@pland.gov.hk>, ceppd/PLAND <ceppd@pland.gov.hk>

主旨：Re: 未經成規會批准偷步變成多個石失地有蓋倉庫

先生／女士：

你於 2025 年 5 月 6 日的電郵已收悉，現回覆如下。

秘書處已經將有關事宜轉介至規劃署中央執行管制及檢控組跟進，以調查是否涉及《城市規劃條例》下的違例發展。

謝謝你對上述事宜的關注。



城市規劃委員會秘書處

(吳雪苗 代行)

**From:** [REDACTED]

**Sent:** Tuesday, May 6, 2025 7:12 PM

**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Subject:** 未經成規會批准偷步變成多個石屎地有蓋倉庫

未經成規會批准偷步變成多個石屎地有蓋倉庫:

新界元朗錦田丈量約份第 109 約地段第 1356 號, 第 1359 號, 第 1360 號 及 1373 號附近懷疑有非法構築物, 農地以石屎地非法出租

新界元朗錦田丈量約份第 109 約地段第 1243 號, 未得土地用途改變申請, 以農地以石屎地非法出租

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發自我的 iPhone

# 規劃申請 PLANNING APPLICATION

## (進一步資料 FURTHER INFORMATION)



申請編號 Application No.	A/YL-KTN/1088
地點 Location (見下圖 See Plan Below)	新界元朗錦田北丈量約份第109約 地段第1325號(部分)及第1349號(部分) Lots 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 錦田北分區計劃大綱核准編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
建議 Proposal	擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)和相關的填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

任何人士均可就這宗申請提出意見。有關意見必須於2025年6月10日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 10 Jun 2025.

### 詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。有關這宗申請的通告於2025年1月24日首次公佈。然而，申請人提交進一步資料，作為申請的補充資料。  
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance), a notice of which was first published on 24 Jan 2025. The applicant has submitted further information to supplement the application.

公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁([https://www.tpb.gov.hk/tpb/planning\\_application/A\\_YL-KTN\\_1088.html](https://www.tpb.gov.hk/tpb/planning_application/A_YL-KTN_1088.html))或掃描本通告的二維碼，及到下列地點查閱這宗申請。  
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website ([https://www.tpb.gov.hk/tpb/planning\\_application/A\\_YL-KTN\\_1088.html](https://www.tpb.gov.hk/tpb/planning_application/A_YL-KTN_1088.html)) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department  
(熱線 Hotline: 2231 5000)  
香港北角渣華道333號北角政府合署15樓  
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上禾輋路1號沙田政府合署14樓  
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。  
All comments made to the Board will be available for public inspection under the Ordinance.

#### 個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會規例的規定作以下用途：  
(a) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士(下稱「意見人」)的姓名供公眾查閱；以及  
(b) 方便意見人與委員會秘書及政府部門之間進行聯絡。  
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:  
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

#### 重要提示 Important Notes

- 委員會考慮申請的預定期間已載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮這宗申請的預定期間(包括有關的預定期間)會向公眾開放，即或觀看會議。該預定期間在會議日期前一天以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。  
The tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請的文件，會在發給給委員會秘書及政府部門後，供公眾查閱。  
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5061) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4819或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查詢決定結果。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4819 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

### 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2025年5月20日  
Town Planning Board  
20 May 2025

(任何人士在未經委員會許可而發表、修改、刪除或移動本通告，均可能構成刑事罪行。)  
(Any person who publishes, defaces, deletes or removes this notice without the authorization of the Board may commit a criminal offence.)

# 規劃申請 PLANNING APPLICATION

(進一步資料 FURTHER INFORMATION)



申請編號 Application No.	A/YL-KTN/1088
地點 Location (見下圖 See Plan Below)	新界元朗錦田北丈量約份第109約 地段第1325號(部分)及第1349號(部分) Lots 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
建議 Proposal	擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)和相關的填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

任何人士均可就這宗申請提出意見。有關意見必須於2025年6月10日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the **Town Planning Board** by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 10 Jun 2025.

## 詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請，有關這宗申請的通知於2025年1月24日首次公佈。然而，申請人現提交進一步資料，作為申請的補充資料。  
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance), a notice of which was first published on 24 Jan 2025. The applicant has submitted further information to supplement the application.
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁([https://www.tpb.gov.hk/tpb/plan\\_application/A\\_YL-KTN\\_1088.html](https://www.tpb.gov.hk/tpb/plan_application/A_YL-KTN_1088.html))或掃描本通告的二維碼，及到下列地點查閱這宗申請。  
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website ([https://www.tpb.gov.hk/tpb/plan\\_application/A\\_YL-KTN\\_1088.html](https://www.tpb.gov.hk/tpb/plan_application/A_YL-KTN_1088.html)) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department  
(熱線 Hotline: 2231 5000)  
香港北角渣華道333號北角政府合署17樓  
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上禾輋路1號沙田政府合署14樓  
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。  
All comments made to the Board will be available for public inspection under the Ordinance.

### 個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會規例的規定作以下用途：  
(a) 處理這宗申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及  
(b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。  
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:  
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments.  
In accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

### 重要提示 Important Notes:

- 委員會考慮申請的暫定會議日期已載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮這宗申請的會議(進行商議的部分除外)，會向公眾開放，如欲觀看會議，請於會議日期前一日致電(2231 5061)或傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。  
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- 供委員會考慮申請時參閱的文件，會在發送給委員會秘書及政府部門的規劃資料查詢處(查詢熱線: 2231 5000)以及委員會網頁上供公眾查閱。  
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查詢決定結果。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

## 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2025年5月20日  
Town Planning Board  
20 May 2025

(任何人士未經委員會許可而翻印、修改、毀壞或散佈此通知，均可能構成刑事罪行。)  
(Any person who reproduces, defaces, destroys or releases this notice without the authorization of the Board may commit a criminal offence.)

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From: [REDACTED]  
Sent: 2025-06-09 星期一 16:28:52  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: KFBG's comments on three planning applications  
Attachment: 250609 s16 KTN 1088.pdf;

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

9th June, 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/YL-KTN/1088)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Tai Kong Po<sup>2</sup>. According to the relevant government document<sup>3</sup>, 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 document<sup>3</sup> also states:
  - *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Tai\\_Kong\\_Po.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Tai_Kong_Po.pdf)

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



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

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

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

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

7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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**From:** [REDACTED]  
**Sent:** 2025-06-10 星期二 11:18:34  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** WWF submission on s16\_A\_YL-KTN\_1088  
**Attachment:** s16\_A\_YL-KTN\_1088 20250610 WWF.pdf

Dear Sir/Madame,

Attached please find our submission regarding planning application s16\_A\_YL-KTN\_1088.

Thank you for your attention.

Yours faithfully,  
Mr. Tobi Lau  
Senior Manager, HK Biodiversity and Conservation Policy  
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).  
This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



10 June 2025

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

By E-mail ONLY

Dear Board Members,

**RE: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in the “Agriculture” near Cheung Kong Tsuen in Kam Tin**  
**A/YL-KTN/1088**

**Suspected unauthorised development**

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely that the application site underwent massive vegetation and site formation through the years (Figure 1). According to the image captured on Feb 2024 (Fig 2), the project site was likely already used as an open storage with materials placing in the site. In this case, we suspect a “destroy first, develop later” approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter “destroy first, develop later” activities, as stated in a press release in 2011<sup>1</sup>, “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”. We urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

<sup>1</sup> TPB Press Release. Available at:

<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**together possible™**

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

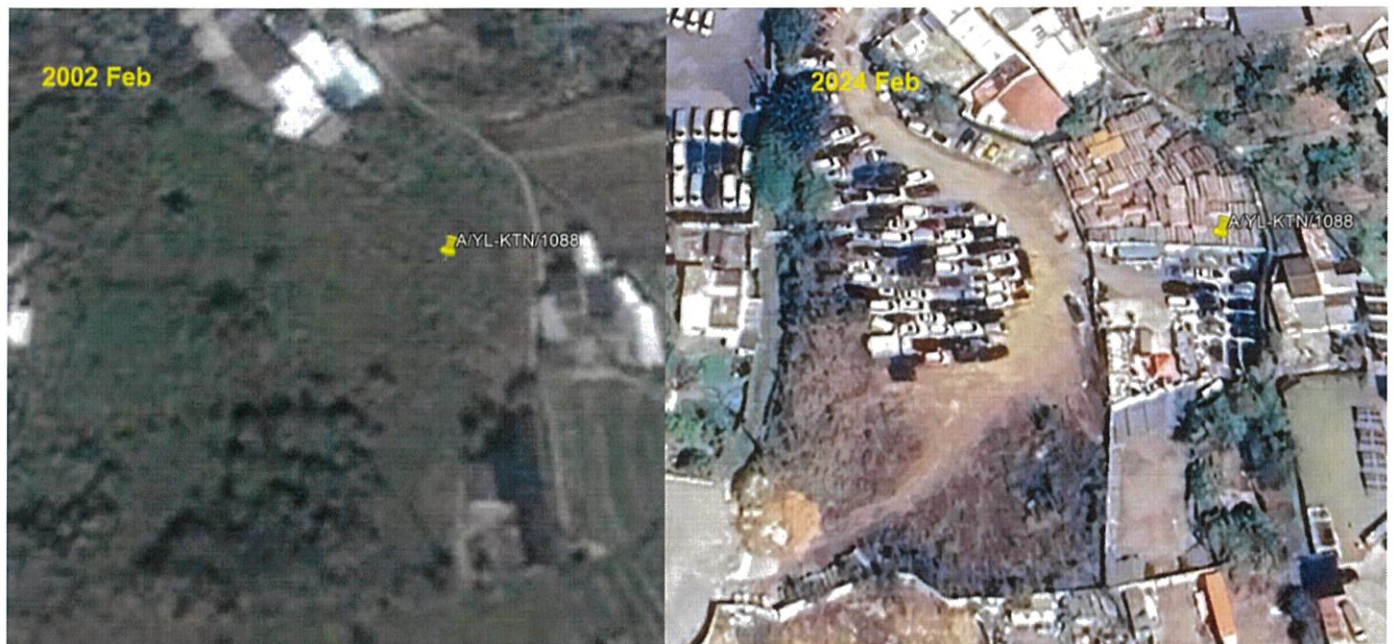
Kind regards,

A handwritten signature in black ink, appearing to read 'Tobi Lau', written in a cursive style.

Mr. Tobi Lau  
Senior Manager, HK Biodiversity and Conservation Policy  
WWF Hong Kong

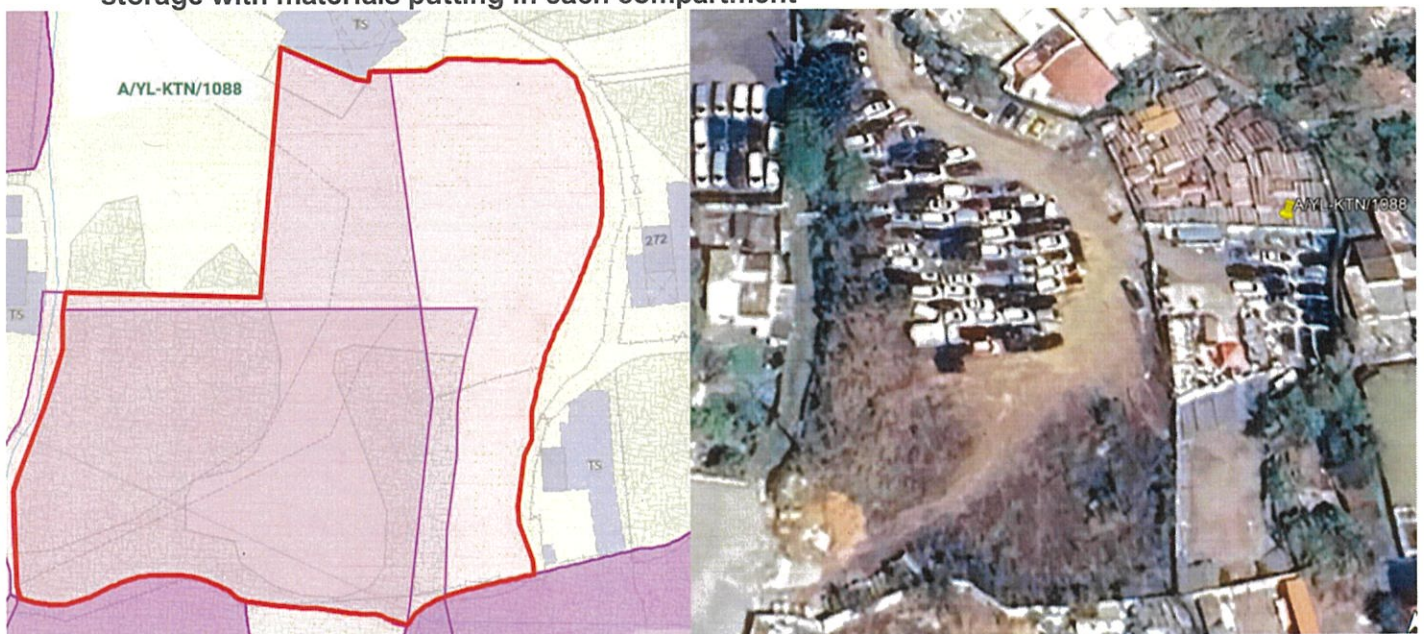


**Figure 1. Aerial photos showing the entire project site has been subject to massive vegetation clearance and site formation since early 2000s**



Source: Google Earth (Accessed on 10 June 2025)

**Figure 2. Compared to the application site boundary shown on the left (red line), a large portion of the project site was likely already used as a segmented open storage with materials putting in each compartment**



Sources: Left – Town Planning Board Portal 3 (Accessed on 10 June 2025). Right – Google Earth (Accessed on 10 June 2025)



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**From:** [REDACTED]  
**Sent:** 2025-06-10 星期二 02:01:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-KTN/1088 DD 109 Kong Po Road, Kam Tin

Dear TPB Members,

The applicant in the additional submission effectively confirms illegal operations on the site. And following the precedent set by the administration states that any tree on the site is an 'invasive species'.

Members have a duty to consider the overall situation of the district and bear in mind that the adjoining lots were subject to revocation of approval for fake animal boarding facilities, 746 and 805.

Members should request to see an aerial overview of the district. Illegal operations and false statements should not be rewarded.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 13 February 2025 2:19 AM HKT  
**Subject:** A/YL-KTN/1088 DD 109 Kong Po Road, Kam Tin

A/YL-KTN/1088

Lots 1325 (Part) and 1349 (Part) in D.D. 109, near Kong Po Road, Kam Tin North

Site area: About 4,370.1sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 10 Vehicle Parking / **Filling of Land**

Dear TPB Members,

While there is no history of application, apart from one withdrawn, the site has used for brownfield.

Members should ask why this has been tolerated for so long and if any enforcement action has been taken.

Mary Mulvihill