

This document is received on - 9 MAY 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

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

2500902

29/4 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/1114.
	Date Received 收到日期	- 9 MAY 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 Wing Yat Tommy 鄧榮日

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

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

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,557.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,567.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin 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”^{#&} (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. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (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
05/04/2025-19/04/2025 (DD/MM/YYYY)[&]
於05/04/2025-19/04/2025 (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 05/04/2025 (DD/MM/YYYY)[&]
於05/04/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期3年） (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	1,990.3	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,567.1	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7	.....
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	1,567.1	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,567.1	.....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	7	.....
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	8	.....
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)) Shui Mei Road, turn to local track. 水尾路，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 3,557.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3-0.8 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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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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) 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

24/04/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	3,557.4 sq. m ^{sq. m} 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin 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 and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉 (危險品倉庫除外)連附屬設施及相關填土工程 (為期3年)

(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	1,567.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.44 <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	7	
(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	44.1 % <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) _____ _____		7 PC: 7
	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) _____ _____		8 LGV: 8

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access, Paved Area		
<u>Reports 報告書</u>		
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

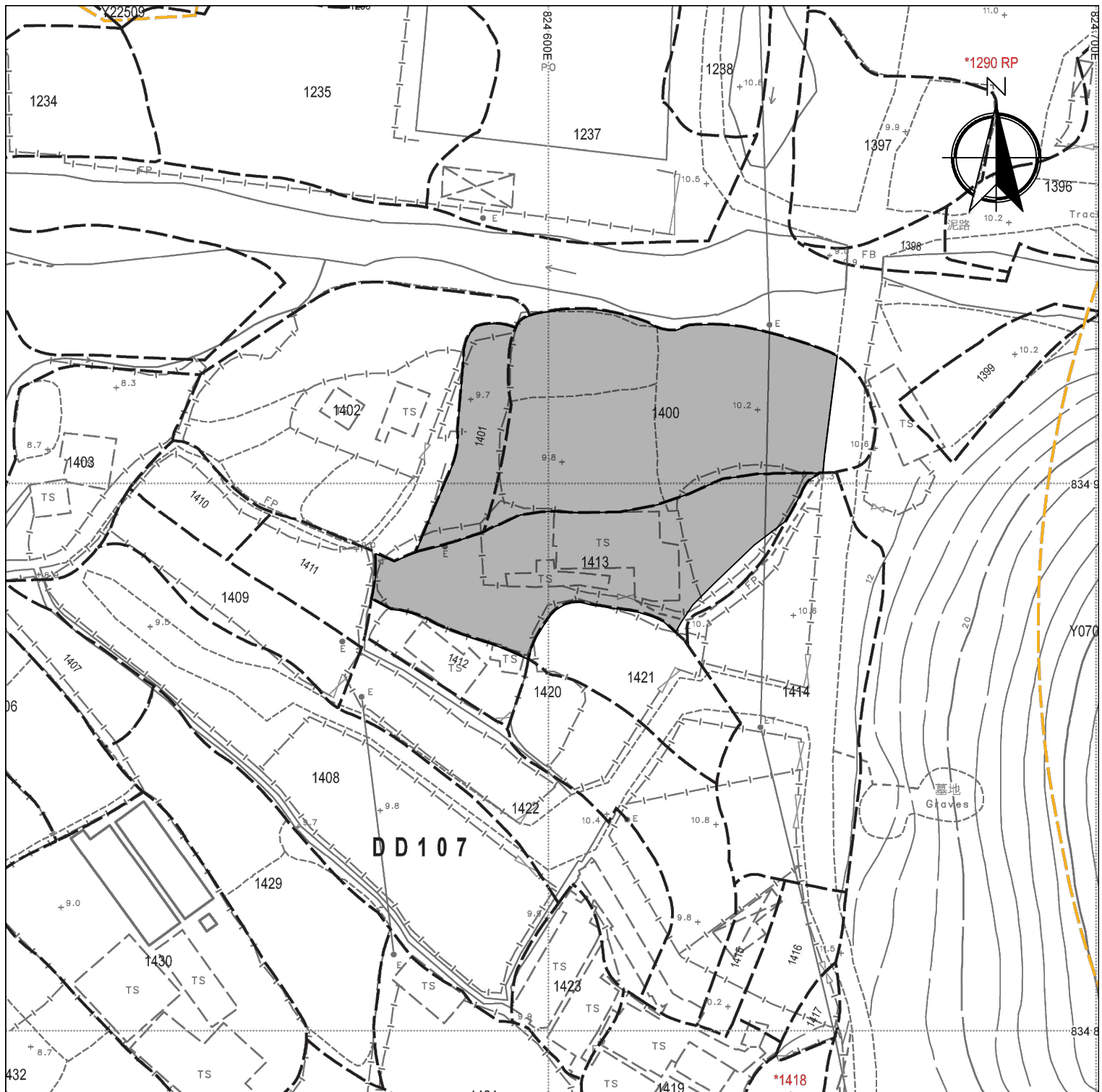
根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 107 約地段第 1400 號(部分)、1401 號及 1413 號(部分)
作臨時貨倉 (危險品倉庫除外)連附屬設施及相關填土工程之用途 (為期三年)


- 申請地點的面積約為 3,557.4 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。
- 臨時貨倉計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 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/1005 (2024 年 10 月 4 日獲批) 及 A/YL-KTN/1004 (2024 年 10 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 3 個擬議建築物，用作貨倉及附屬辦公室用途。本申請只作存放用途，不會進行任何作業。申請範圍內的露天空間會用作車輛停泊、上落貨物及車輛轉動空間。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如行洪水橋／厦村新發展區及錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 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 0.8 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 107 約地段第 1400 號(部分)、1401 號及 1413 號(部分)作臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程的用途（為期三年）。



Legend:

 Application Site 申請範圍

Appendix 1

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 24 April 2025

Location

位置圖

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

SCALE

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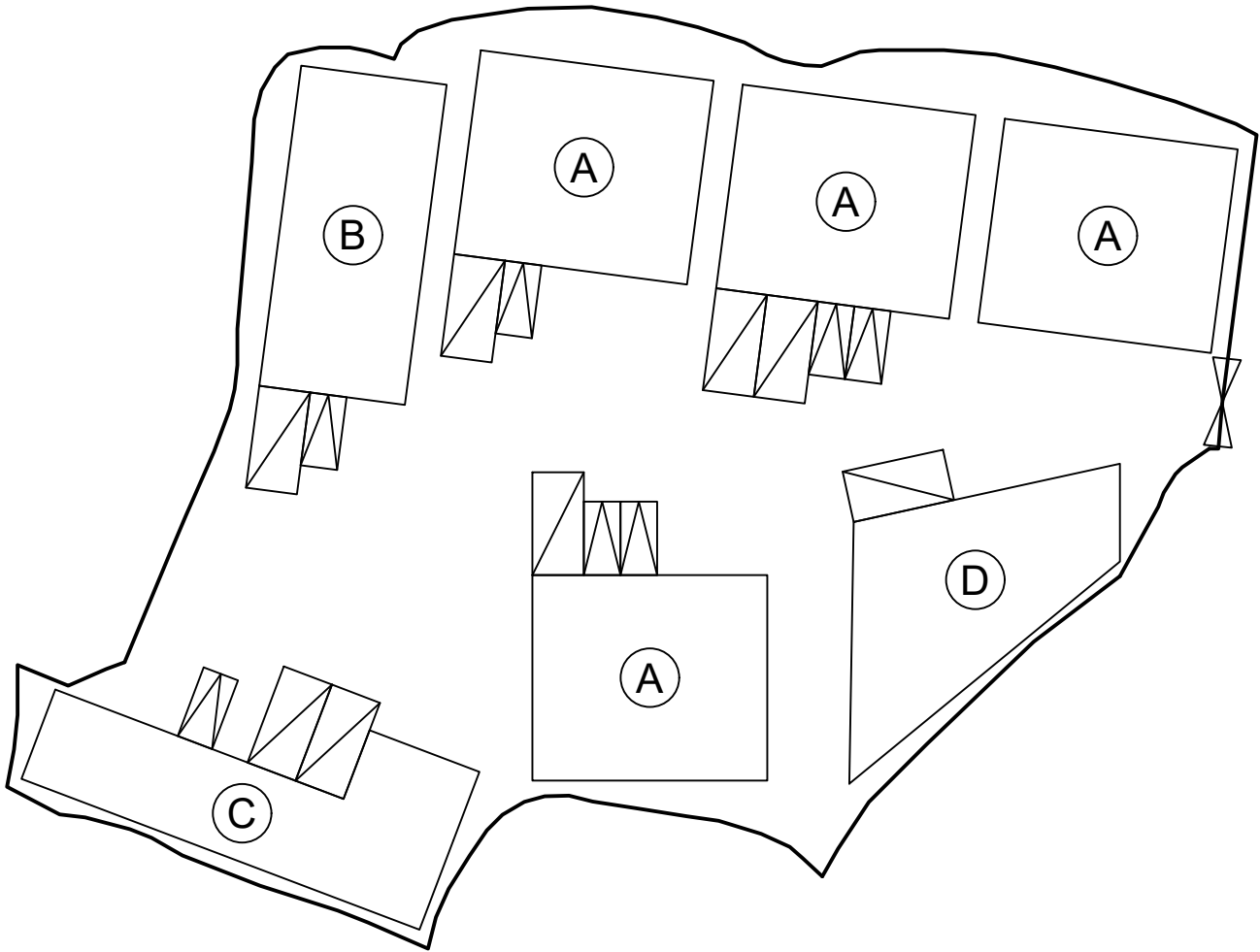
For Identification Only

Drawing No.:

1-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m ²	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m ²	8m	1	1
C	Warehouse (Excluding D.G.G.) with Ancillary Office	About 228.5 m ²	8m	1	1
D	Warehouse (Excluding D.G.G.) with Ancillary Office	About 222.6 m ²	8m	1	1
	Total	About 1,567.1 m ²			
	Private Car Parking Space	5m x 2.5m			7
	LGV L/UL Space	7m x 3.5m			8



Legend:

⚡ Ingress/egress (Width: about 5.5m)

▢ Proposed Structures

▢ Private Car Parking Space

▢ LGV L/UL Space

Ⓐ Warehouse with Ancillary Office

Ⓑ Warehouse with Ancillary Office

Ⓒ Warehouse with Ancillary Office

Ⓓ Warehouse with Ancillary Office

Total Area: 3,557.4 m² (About)

Covered Area: 1,567.1 m² (About)

Uncovered Area: 1,990.3 m² (About)

Non-Domestic GFA: 1,567.1 m² (About)

Nos. of Proposed Structures: 7

Appendix 2

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 24 April 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

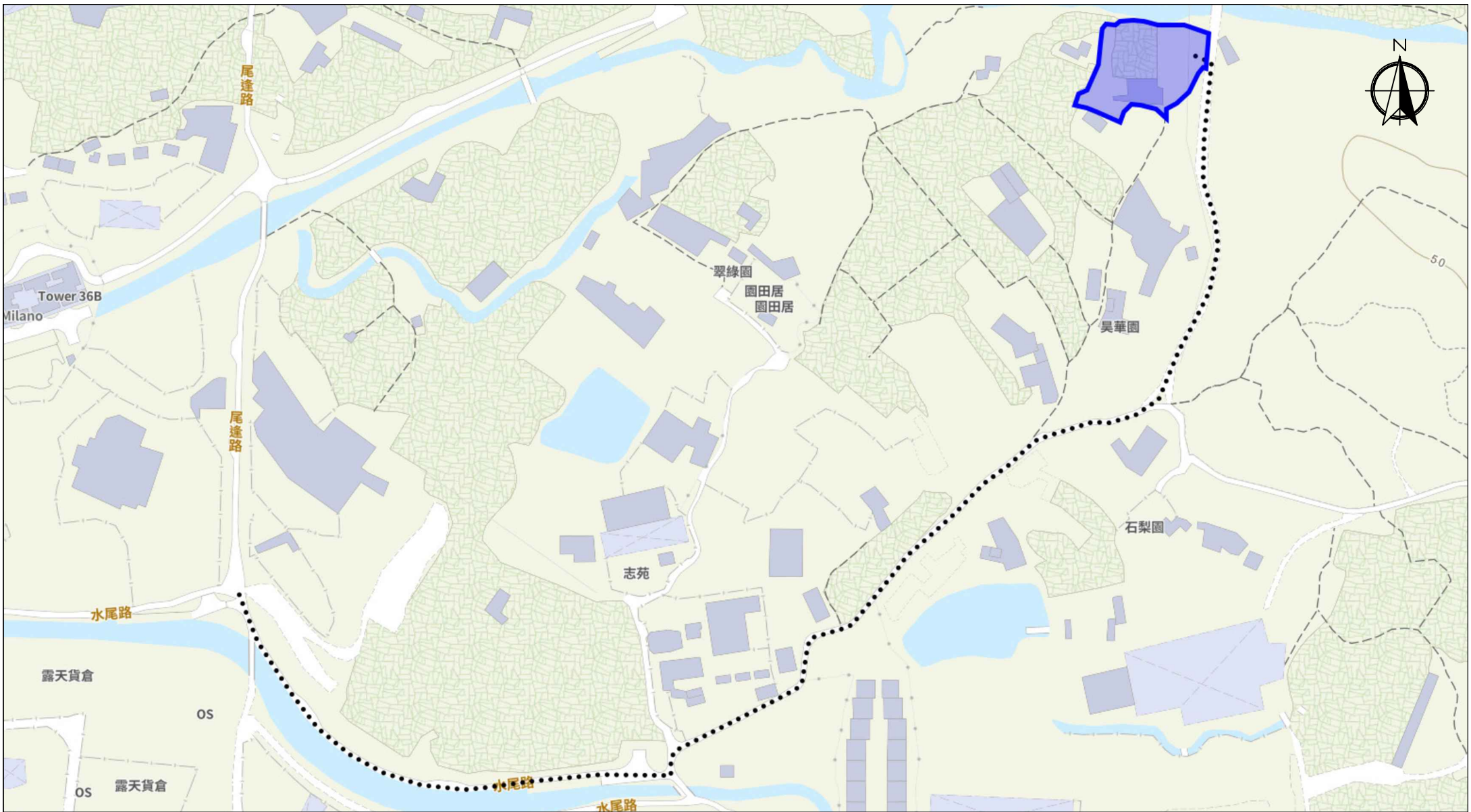
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Drawing No.:

2-01



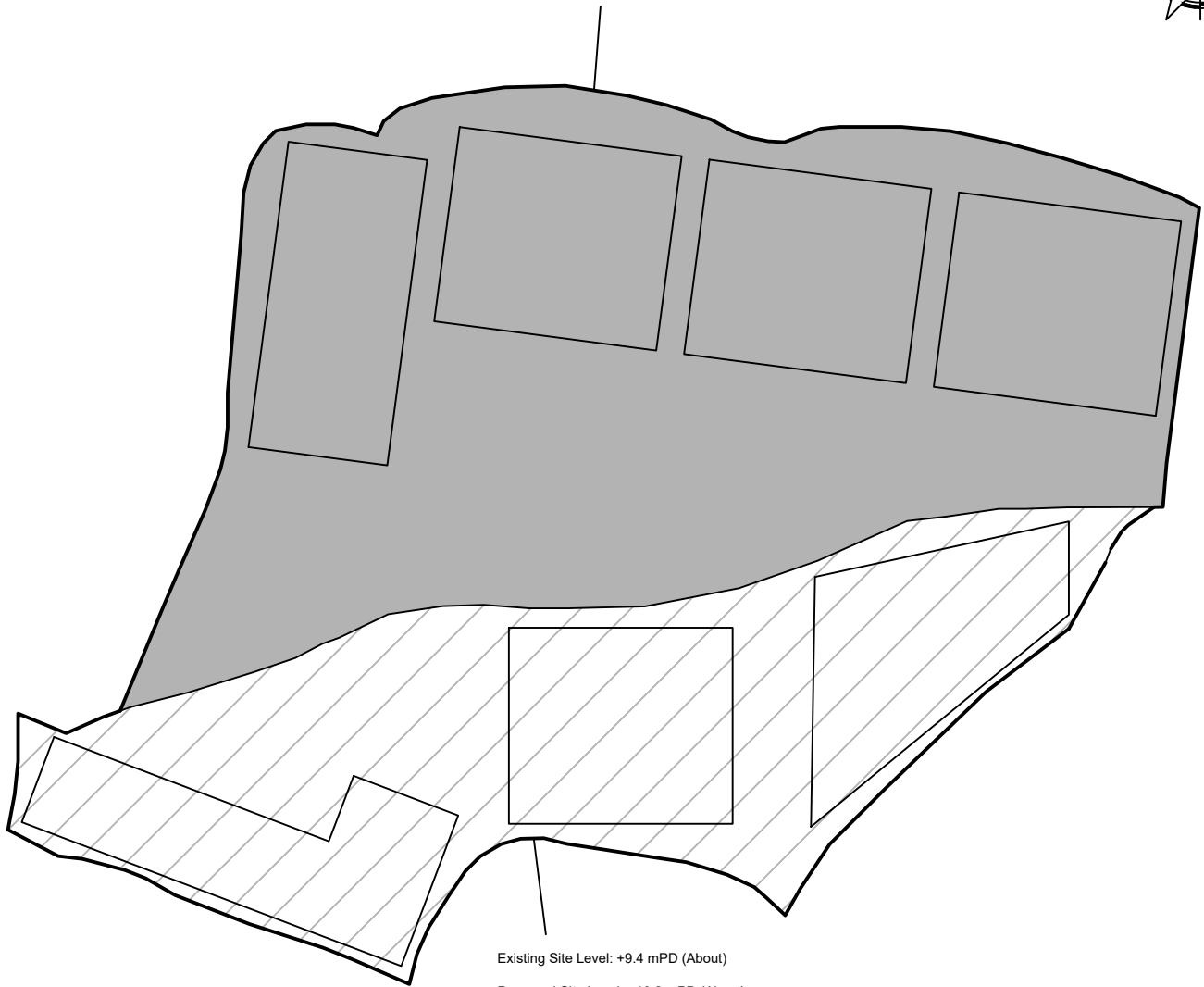
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Captured from map.gov.hk on 24th April 2025

<p><u>Appendix 3</u></p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 1400 (Part), 1401, 1413 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-4m (About) with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary 	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 24/04/2025</p>
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Existing Site Level: +9.9 mPD (About)
Proposed Site Level: +10.2 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.3m by Concrete (About)



Existing Site Level: +9.4 mPD (About)
Proposed Site Level: +10.2 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.5m by Soil and 0.3m by Concrete (About)

Paved Area: About 3,557.4 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 24 April 2025

Paved Area

平整位置圖

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

SCALE

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For Identification Only

Drawing No.:

4-01

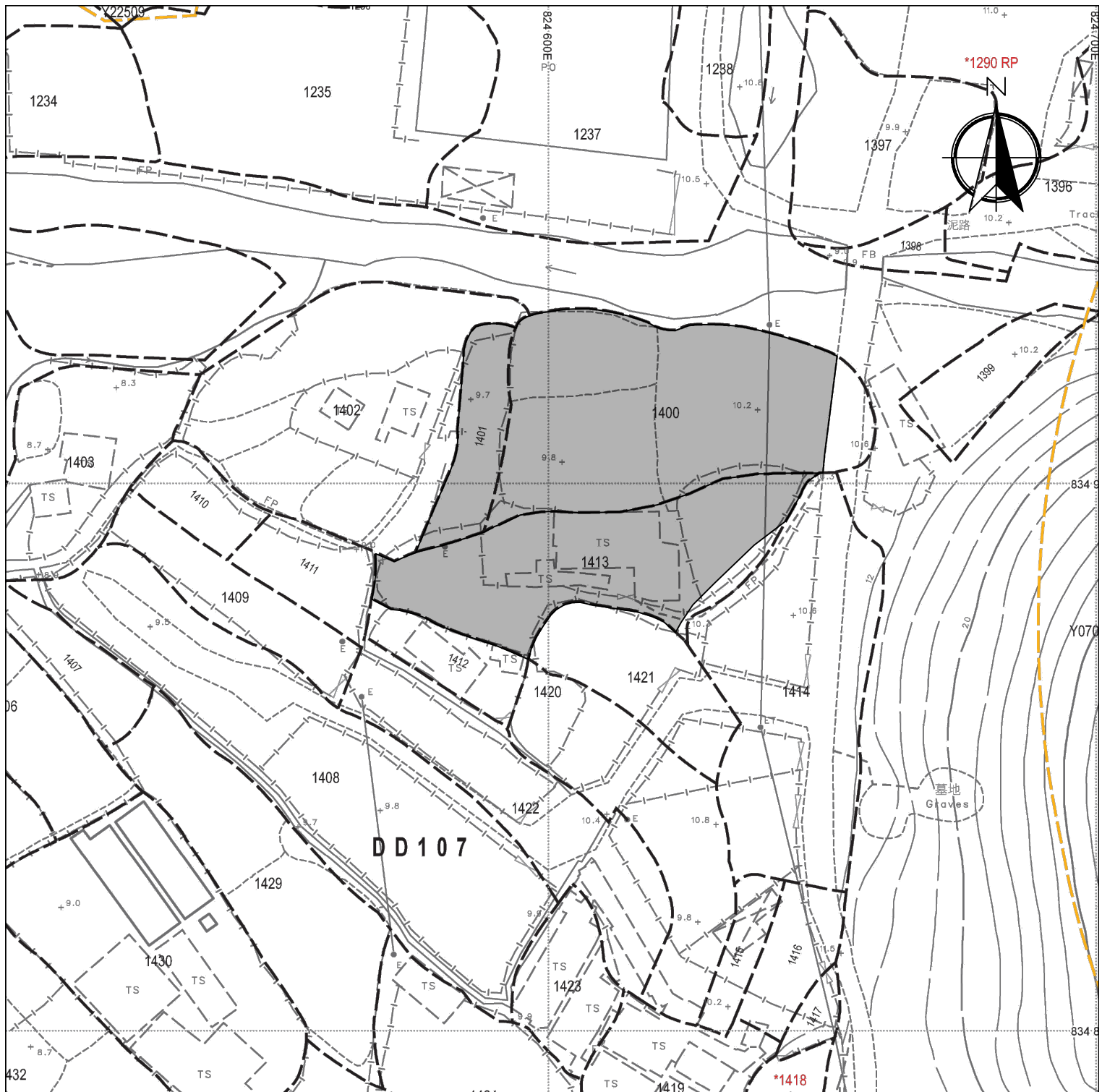
寄件日期: 2025年05月15日星期四 10:42
收件者: tpbpd/PLAND
副本:
主旨:
附件: AYL-KTN 1114 20250515.pdf

Please see the attachment for the updated version of the plan. Please contact Mr. Tang via email if you have any questions regarding the captioned application.



AYL-KTN 1114 20250515.pdf

Yours sincerely,
Mr. Tang



Legend:



Application Site 申請範圍

Appendix 1

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 14 May 2025

Location

位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

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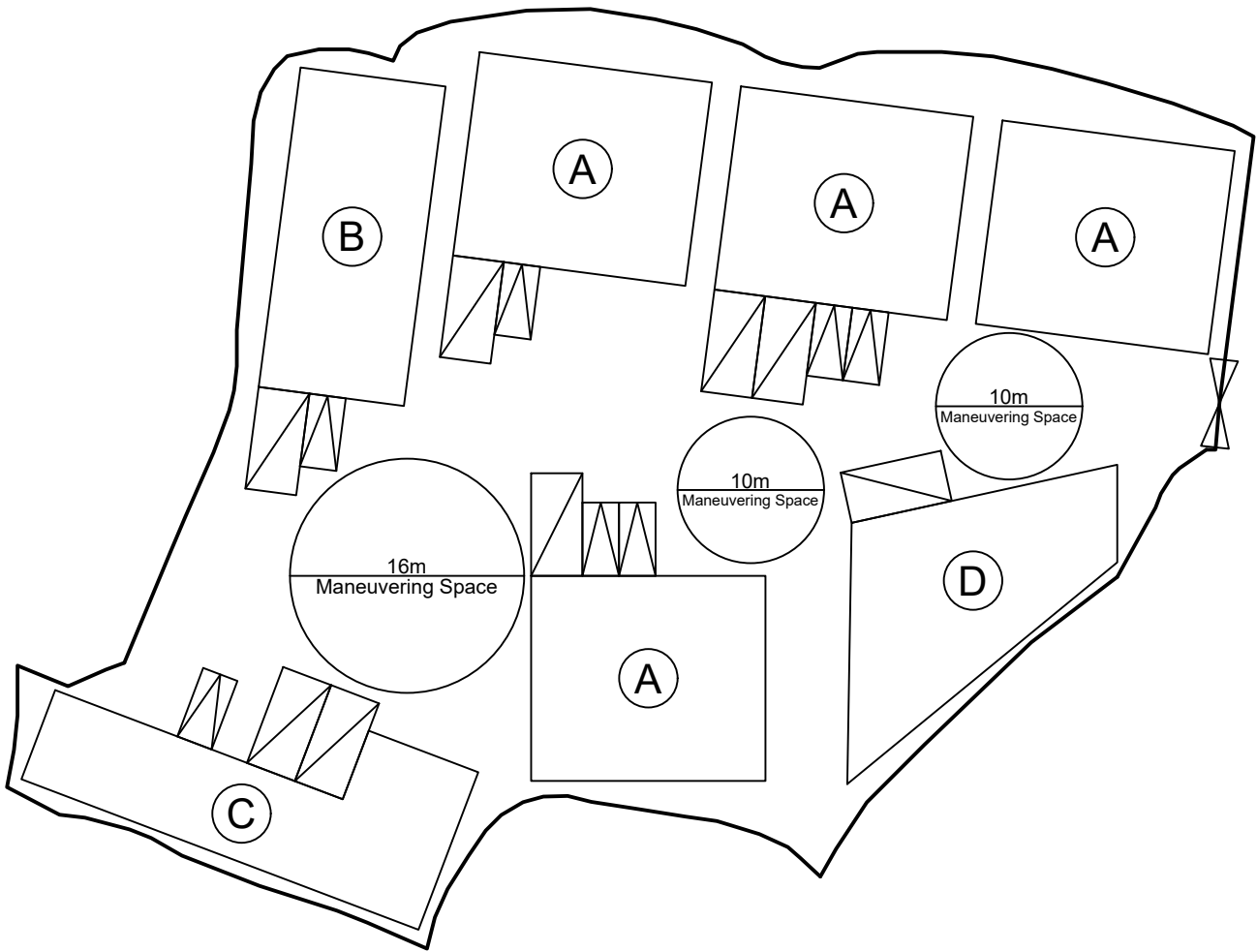
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Drawing No.:

1-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m ²	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m ²	8m	1	1
C	Warehouse (Excluding D.G.G.) with Ancillary Office	About 228.5 m ²	8m	1	1
D	Warehouse (Excluding D.G.G.) with Ancillary Office	About 222.6 m ²	8m	1	1
	Total	About 1,567.1 m ²			
	Private Car Parking Space	5m x 2.5m			7
	LGV L/UL Space	7m x 3.5m			8



Legend:

- Ingress/egress (Width: about 5.5m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

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

Total Area: 3,557.4 m² (About)
Covered Area: 1,567.1 m² (About)
Uncovered Area: 1,990.3 m² (About)
Non-Domestic GFA: 1,567.1 m² (About)
Nos. of Proposed Structures: 7

Appendix 2

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 13 May 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

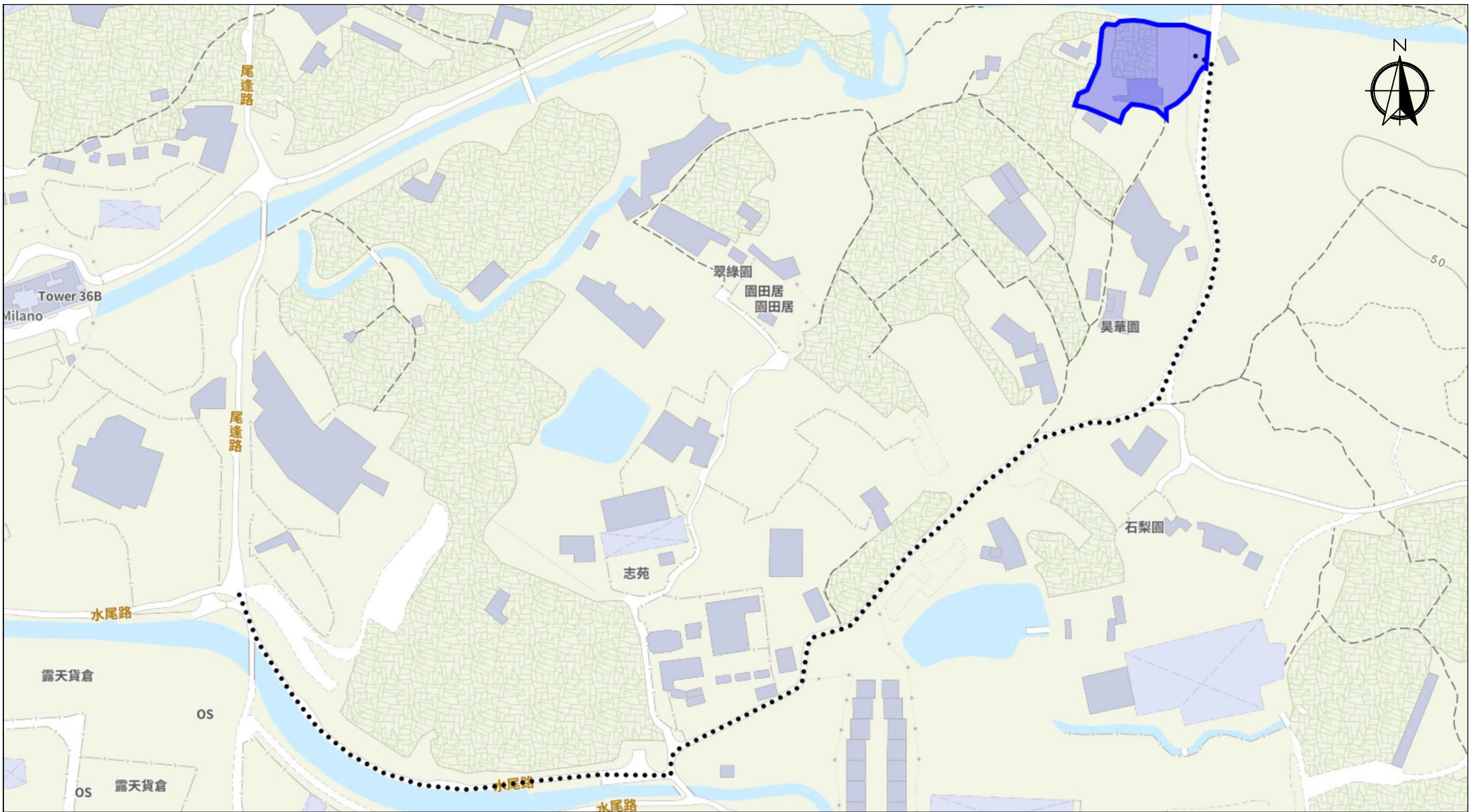
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

SCALE

1:500
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For Identification Only

Drawing No.:
2-01



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Captured from map.gov.hk on 24th April 2025

<p><u>Appendix 3</u></p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 1400 (Part), 1401, 1413 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-4m (About) with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary 	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 14/05/2025</p>
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Original Site Level: +9.9 mPD (About)

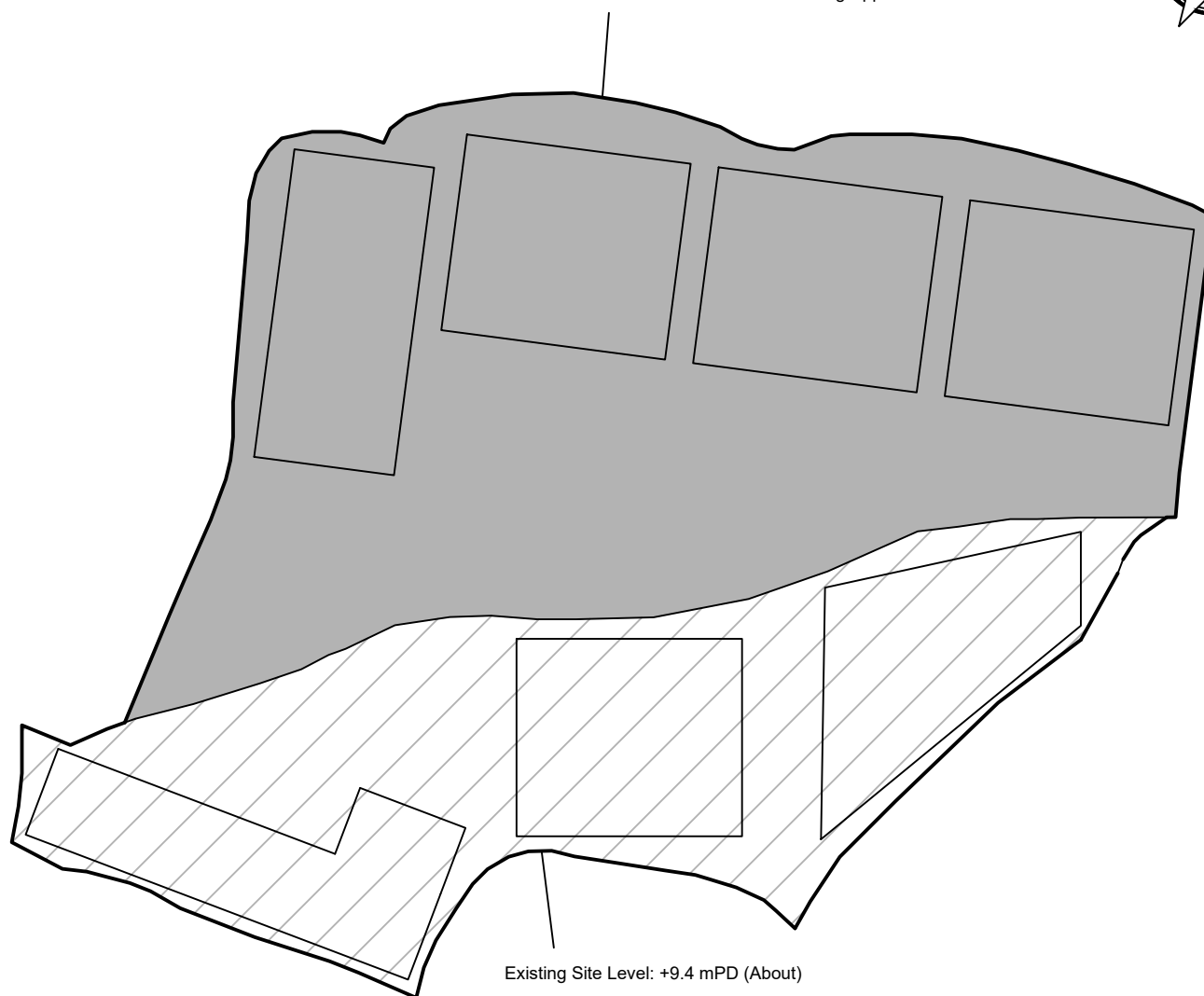
Existing Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3m by Concrete (About)

Area: About 2,237.5 m² (About 62.9%)

* This area has been filled under Planning Application A/YL-KTN/975



Existing Site Level: +9.4 mPD (About)

Proposed Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.5m by Soil and 0.3m by Concrete on top (About)

Area: About 1,319.9 m² (About 37.1%)

* To regularized Filling of Land

Paved Area: About 3,557.4 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 14 May 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

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For Identification Only

Drawing No.:

4-01

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 107 約地段第 1400 號(部分)、1401 號及 1413 號(部分)
作臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程之用途（為期三年）

- 申請地點的面積約為 3,557.4 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。
- 臨時貨倉計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 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/1005（2024 年 10 月 4 日獲批）及 A/YL-KTN/1004（2024 年 10 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 7 個擬議建築物，用作貨倉及附屬辦公室用途。本申請只作存放用途，不會進行任何作業。申請範圍內的露天空間會用作車輛停泊、上落貨物及車輛轉動空間。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如行洪水橋／厦村新發展區及錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋／厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 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。
- 申請地點有部分已根據 A/YL-KTN/975 進行填土及平整，約 2,237.5 平方米。其餘約 1,319.9 平方米會先採用泥土作平整基礎，完成泥土平整後再使用約 0.3 米厚的混凝土作地面物料，整個平整厚度（即泥土及混凝土總和）不超過 0.8 米，申請期限結束後會將申請地點還原。
- 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。

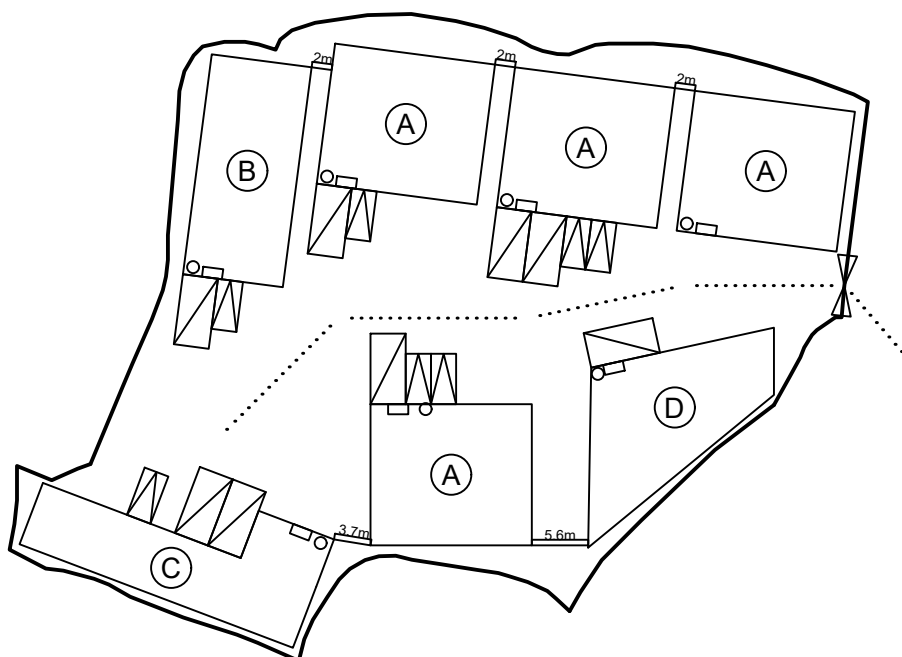
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。

- 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 107 約地段第 1400 號(部分)、1401 號及 1413 號(部分)作臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程的用途（為期三年）。

Proposed Structures Details



	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m ²	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m ²	8m	1	1
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D	Warehouse (Excluding D.G.G.) with Ancillary Office	About 222.6 m ²	8m	1	1
	Total	About 1,567.1 m ²			
	Private Car Parking Space	5m x 2.5m			7
	LGV L/UL Space	7m x 3.5m			8



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

For Emergency Vehicular Access, Please see Appendix 6.1

*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 (7 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (7 in Total)
- Emergency Vehicular Access
- ▢ Private Car Parking Space
- ▢ LGV L/UL Space
- Ⓐ Warehouse (Excluding D.G.G.) with Ancillary Office
- Ⓑ Warehouse (Excluding D.G.G.) with Ancillary Office
- ⒸⒹ Warehouse (Excluding D.G.G.) with Ancillary Office

Appendix 6

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 14 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）
連附屬設施及相關填土工程（為期3年）

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

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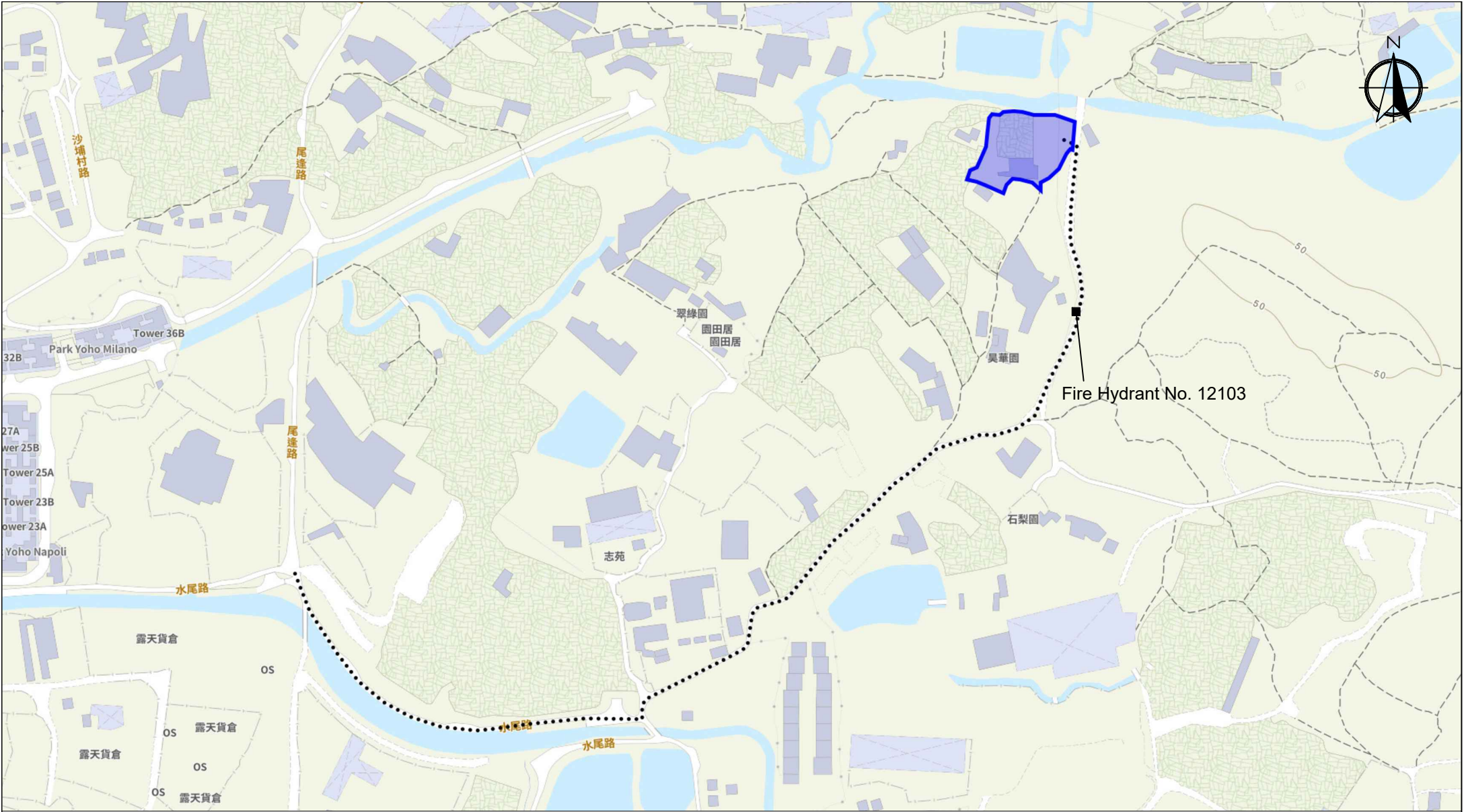
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For Identification Only

Drawing No.:

6-01



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Captured from map.gov.hk on 24th April 2025

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 107 Lot 1400 (Part), 1401, 1413 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Width of Shui Mei Road: 3-5m (About) Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6.1-1
				For Identification Only Date: 14/05/2025

渠務署及城市規劃委員會：

A/YL-KTN/1114 的渠務報告詳細

申請地點範圍有約 3,557.4 平方米，位於錦田北的鄉郊範圍。目前為空置。

申請地點附近有大量的臨時建築物及小徑。現有水平為約+10.2 mPD (此水平已完成填土及平整)。

有一條自然溪流位於申請地點的北面，並計劃將場內水流引導到該溪流。

申請範圍的東及南面水平比申請地點高，有機會有水流從這兩面流入。其他方向比申請範圍低，因此沒有流水從其他方向流入申請地點。

申請地點的擬議佈局平面圖請參考 Appendix 2。

申請地點範圍有約 3,557.4 平方米，全部將以混凝土作表面，在申請地點外有約 3,041.2 平方米，大多為道路及建築物。

擬議發展	
申請地點範圍 (約 m ²)，全部已以混凝土平整	3,557.4
申請地點外集水區	
申請地點外南面集水區 (約 m ²)，大多為道路及建築物，本報告將以全部為混凝土作評估	3,041.2

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return
Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years
Main Rural Catchment Drainage Channels	50 years
Urban Drainage Trunk Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由 貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

1. Intensity-Duration-Frequency Relationship - The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted. (The latest figures are provided in Corrigendum No.1 2024 Stormwater Drainage Manual)

a = 505.5
b = 3.29
c = 0.355

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278 C i A$$

where V = peak runoff in m³/s
C = runoff coefficient (dimensionless)
i = rainfall intensity in mm/hr
A = catchment area in km²

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

where V	=	Velocity of the pipe flow (m/s)
S _f	=	Hydraulic gradient
n	=	manning's coefficient
R	=	Hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes. It can be expressed by the following algebraic equation.

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

where V	=	Velocity of the pipe flow (m/s)
g	=	gravitational acceleration (m/s ²)
k _s	=	hydraulic pipeline roughness (m)
v	=	kinematics viscosity of fluid (m ² /s)
D	=	internal pipe diameter (m)
s	=	hydraulic gradient (energy loss per unit length due to friction)

申請範圍主要平坦，並緩緩斜向東面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

Check The Capacity of Existing Natural Stream

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

Where R = hydraulic (m)
 N = Manning coefficient (s/m^{1/3}), refer Table 13 of SDM
 Sf = friction gradient (dimensionless)

Using Manning's Equation

$$V = R^{2/3} * S_f^{0.5} / n$$

Where R	= A/P = 1.24 m	A = 13 m ²
		P = 10.5 m
n	= 0.05 s/m ^{1/3}	(Table 13 of Stormwater Drainage Manual)
Sf	= 0.204	

Therefor V = 1.24^{2/3}*0.204^{0.5}/0.05
 = 10.42 m/sec

Maximum Capacity (Qmax)

= V*A
 = 135.5 m³/sec
 > Q_{total}

*Allowed 10% for sedimentation.

The Existing Natural Stream has enough capacity.

Appendix – Calculation

Capacity Flows Estimation for Propose Catchments and Drainage System with 50 Year Return Period

A1. Calculation of On-Site Runoff (After Development)

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m³/s
100% Concrete	6,599	0.006599	0.977	133	8.02	505.5	3.29	0.355	237	0.95	0.006269	0.414
Runoff Intensity: 11.1% increase due to climate change											Total	0.414

A2. Calculation of the Capacity of Proposed Drainage (After Development)

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Concrete Channel	0.525	0.525	0.005	220	0.016	0.246	1.35	0.182	1.42	0.509	0.006599	0.414	81%	Y

*Allowed 10% for sedimentation.

Note:

Runoff is calculated in accordance with DSD’s “Stormwater Drainage Manual – Planning, Design and Management” (SDM), fifth edition, January 2018.

Equation used: $t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $t_c = t_0 + t_f$ $i = \frac{a}{(t_d+b)^c}$ $Q_p = 0.278 C i A$ $V = \frac{R^{1/6}}{n} \sqrt{RS_f}$

B1. Calculation of the runoff of Existing Drainage System

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m³/s
5% Concrete +95% Grassland (Heavy soil) with steep surface	1,654,465	1.654465	20.44	2,224	42	505.5	3.29	0.355	117	0.38	0.628697	20.458
Total												20.458

B2. Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Natural-Stream (7)	6.5	2	0.204	1,810	0.05	13	10.5	1.24	10.42	135.5	1.654465	20.458	15%	Y

*Allowed 10% for sedimentation.

The Application Site	=	3557.4 m ² (About)	C:	0.95 (Covered with Concrete)
Outside Catchment Area	=	3,041.2 m ² (About)	C:	0.95 (Covered with Concrete)
Calculation of Desgin Runoff of the Proposed Development, For the design of drains inside the site, For Concrete				
$Q_p = 0.278C I A$				
$A = 3,557.4 + 3041.2 \text{ m}^2$				
$= 6,598.6 \text{ m}^2$				
$= 0.0065986 \text{ km}^2$				
$t = 0.14465L/H^{0.2}A^{0.1}$				
$= 0.14465*133/0.001^{0.2}*6599^{0.1}$				
$= 8.021 \text{ min}$				
$i = 1.111*a/(t+b)^c$				
$= 1.111*505.5/(8.903+3.29)^{0.355}$				
$= 237.377$				
$Q = 0.278*0.95*271*1388.8/1000000$				
$= 0.4136997 \text{ m}^3/\text{sec}$				
$= 24822 \text{ lit/min}$				

(50 years return period, Table 3a,
 Corrigendum 2024, SDM) and
 (11.1% increase due to climate change)

Check 525mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

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

where:

V = mean velocity (m/s)
g = gravitational acceleration (m/s²)
D = internal pipe diameter (m)
k_s = hydraulic pipeline roughness (m) (Table 14, from DSD SDM 2018, concrete pipe)
ν = kinematic viscosity of fluid (m²/s) (Transitional flow and water at 15 degree celcius)
s = hydraulic gradient (energy loss per unit length due to friction)

g = 9.81 m/s²
D = 0.525 m
k_s = 0.00015 m
ν = 1.14E-06 m/s²
s = 0.01

Therefore, design V of pipe capacit = 2.584201 m/s

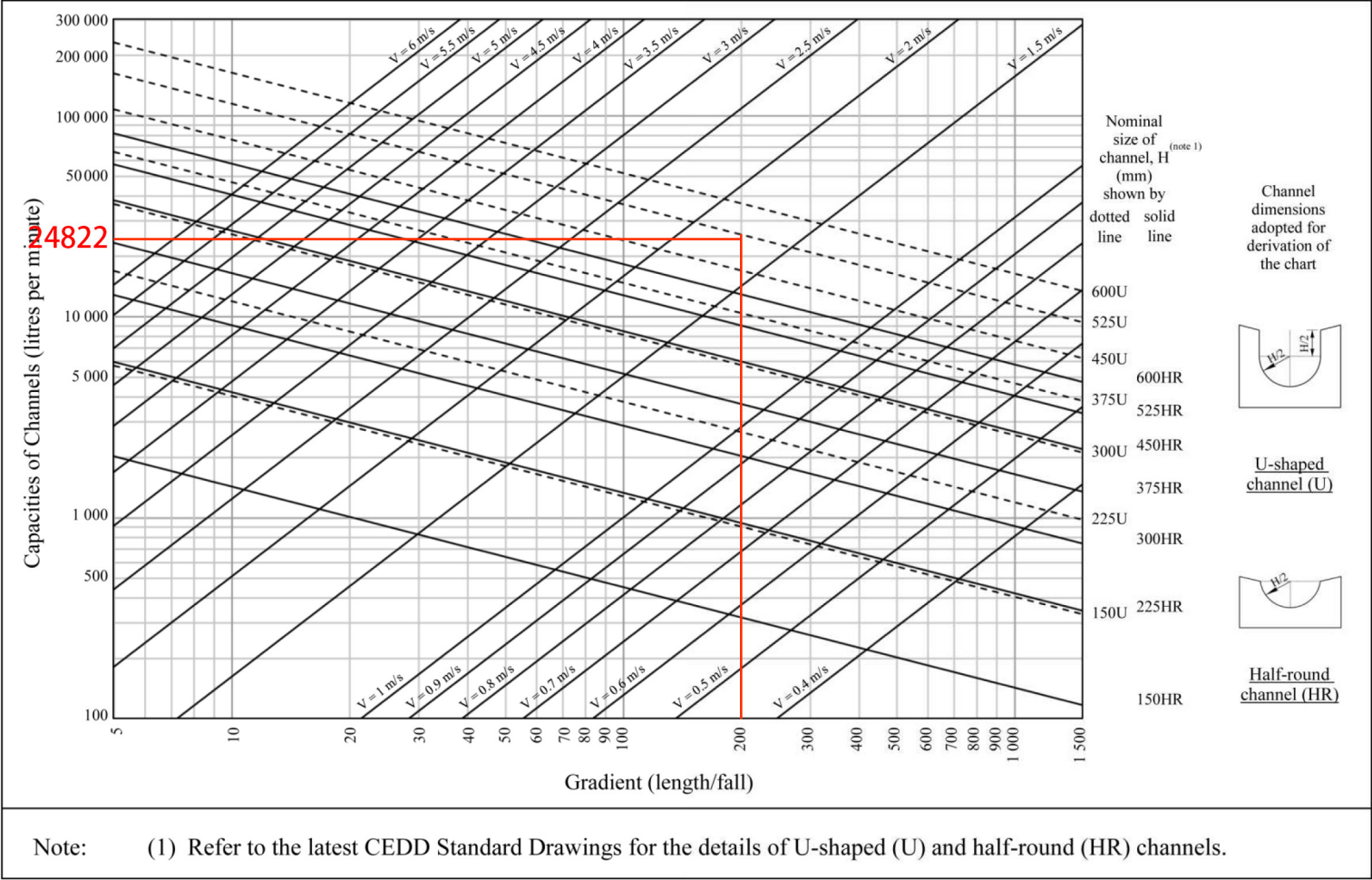
Q = 0.8VA (0.8 factor for sedimentation)
= 0.508675 m³/s
= 30520.48 lit/min
> 24822 lit/min

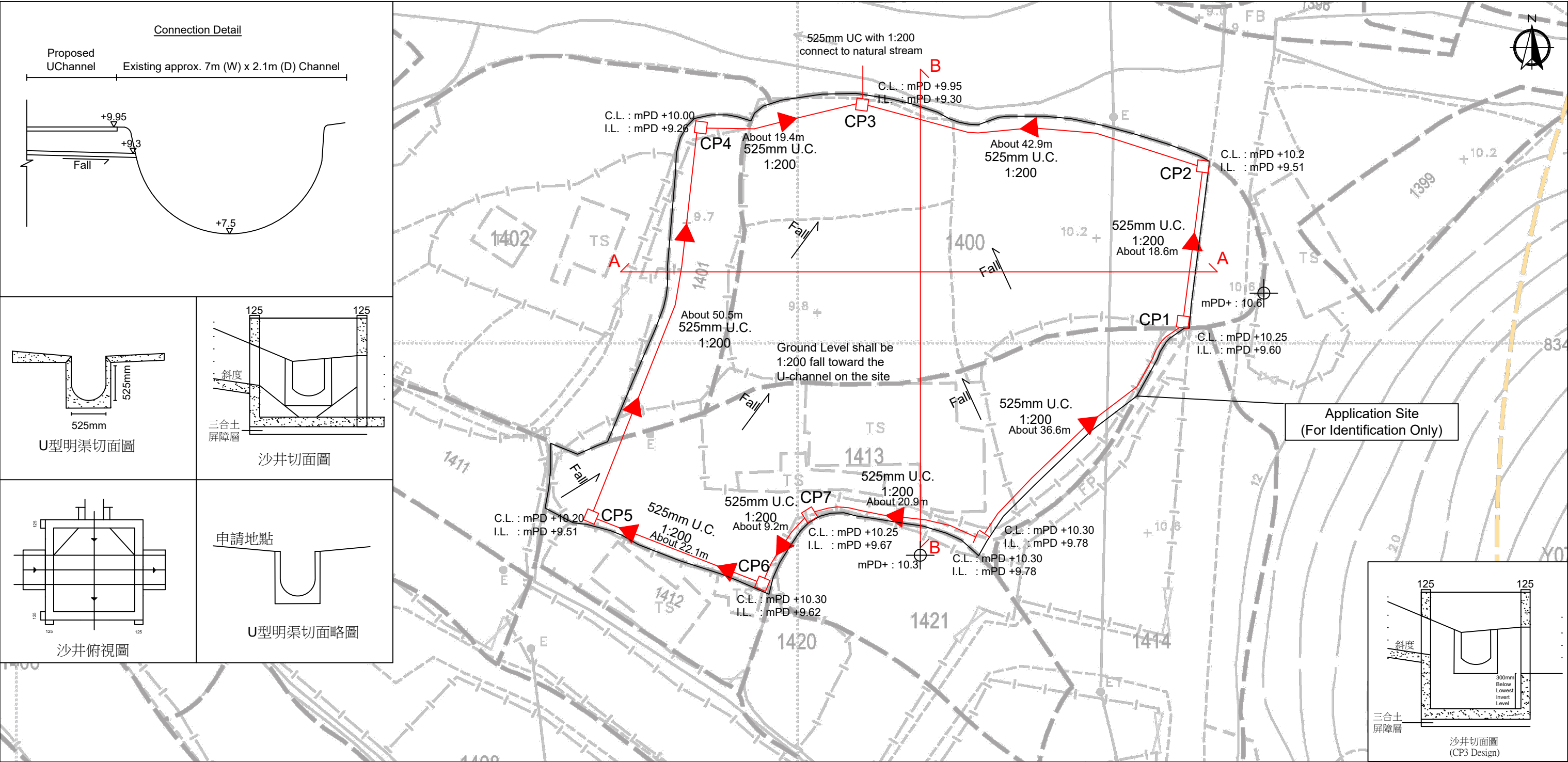
Provide 525UC (1:200) has enough capacity to accomend the runoff of the proposed development

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





Note:

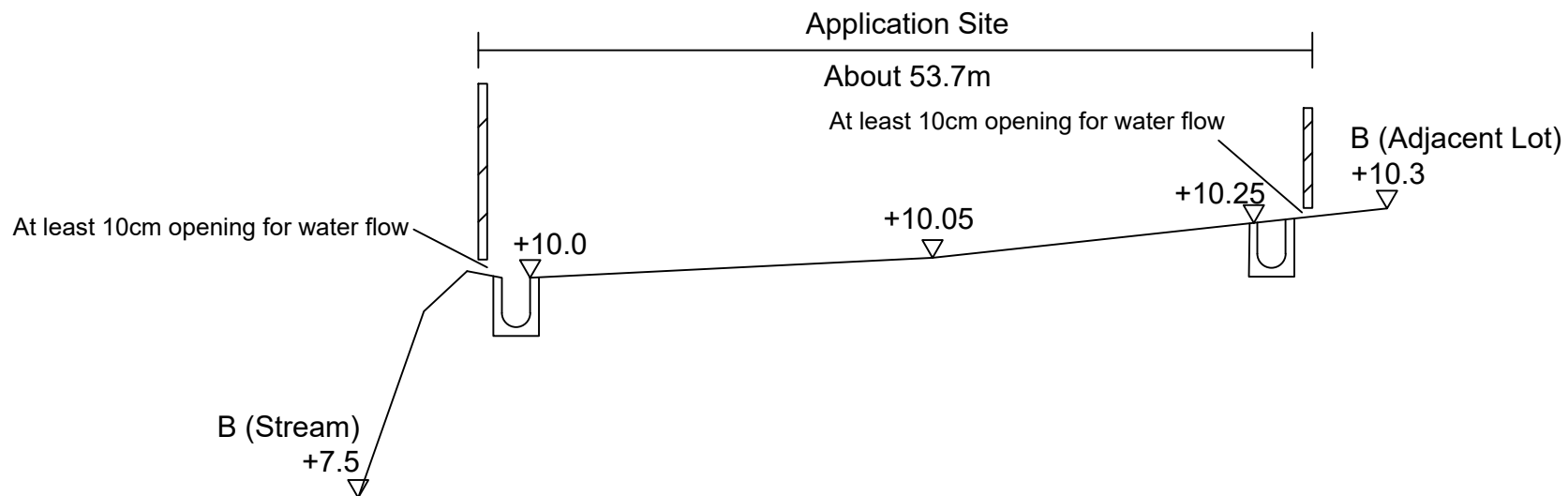
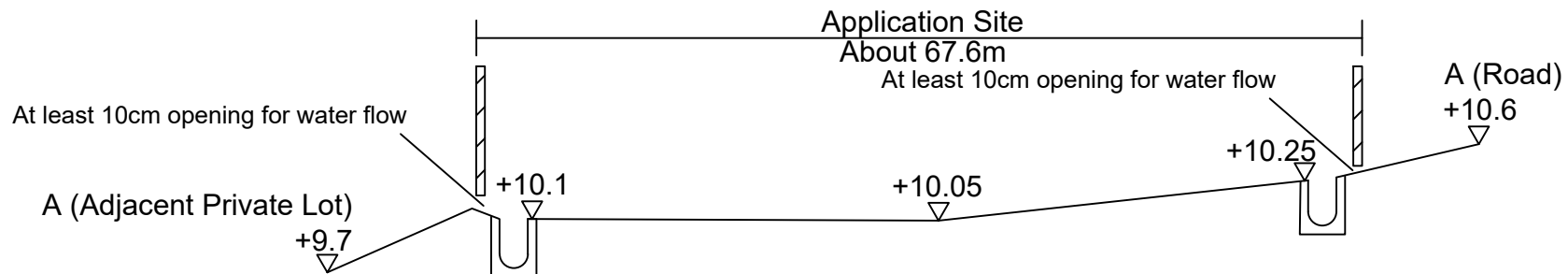
- 1. Adequate opening will be provided around the application site.
- 2. Catchpit design shall follow CEDD standard drawing No. C2406I.
- 3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
- 4. Grating Cover is provided to reduce the irregular road surface from entering the site.

Legend:

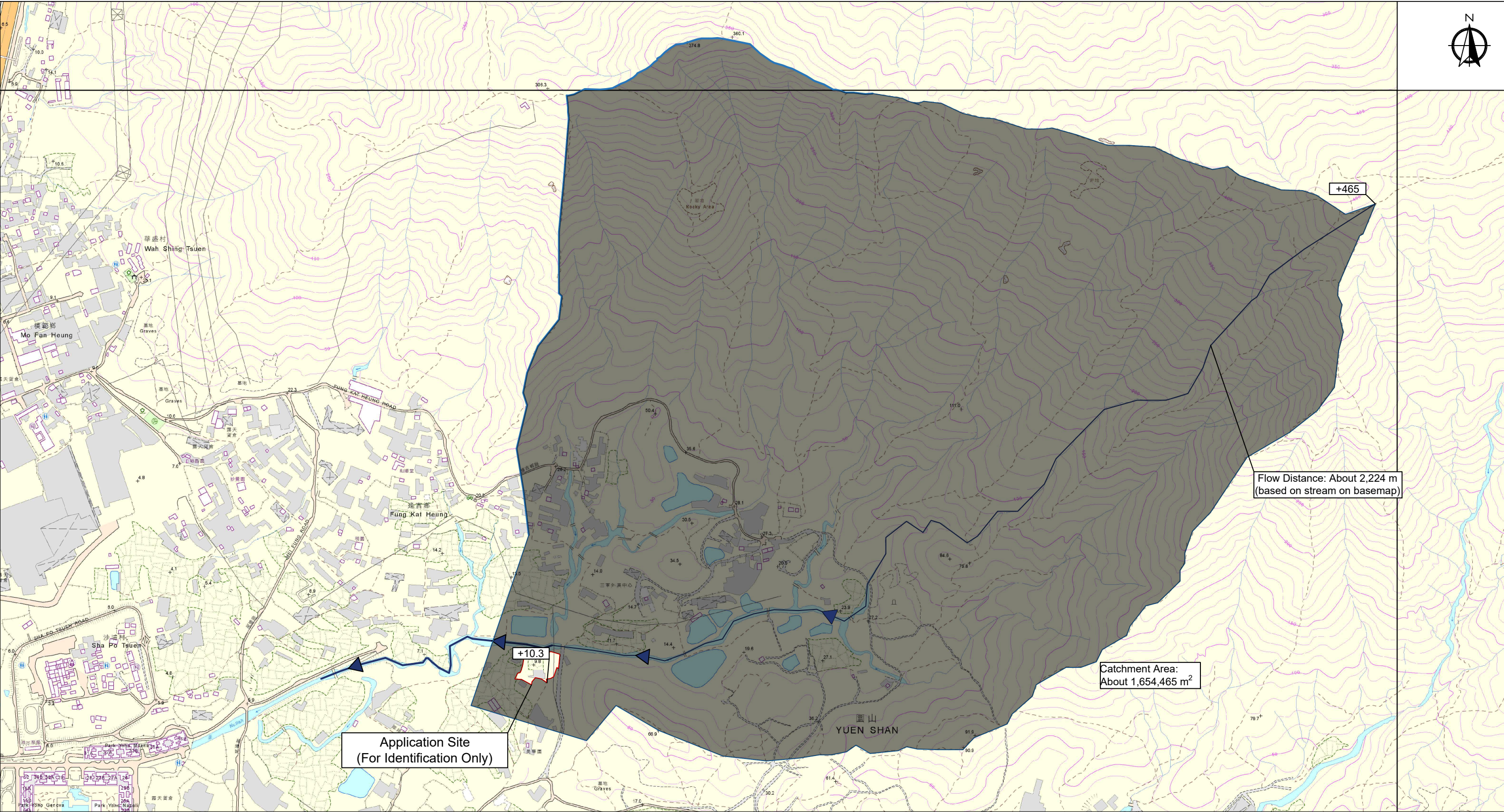
- Proposed Catchpit
- Proposed U-Channel
- Water Flow

*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.

Appendix 5	Location: D.D. 107 Lot 1400 (Part), 1401, 1413 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Proposed Drainage Plan and Cross Section		Drawing No.
					5-01
					For Identification Only
					Date: 14 May 2025



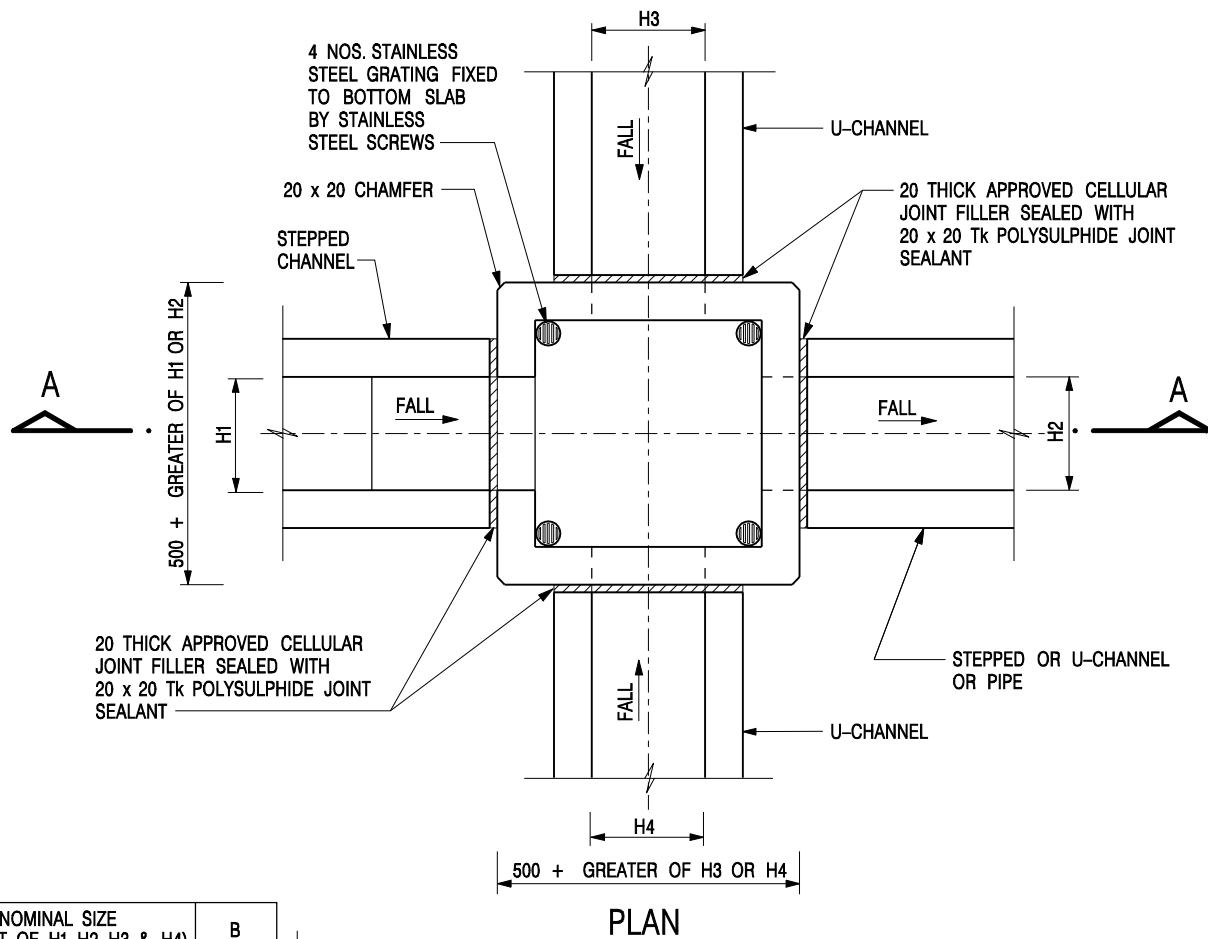
<p><u>Appendix 5.1</u></p> <p>Cross Section</p> <p>A-A</p> <p>B-B</p>	<p>Location: D.D. 107 Lot 1400 (Part), 1401, 1413 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>		<p>Drawing No.:</p> <p>5.1-1</p>
				<p>For Identification Only</p>
				<p>Date: 14/05/2025</p>



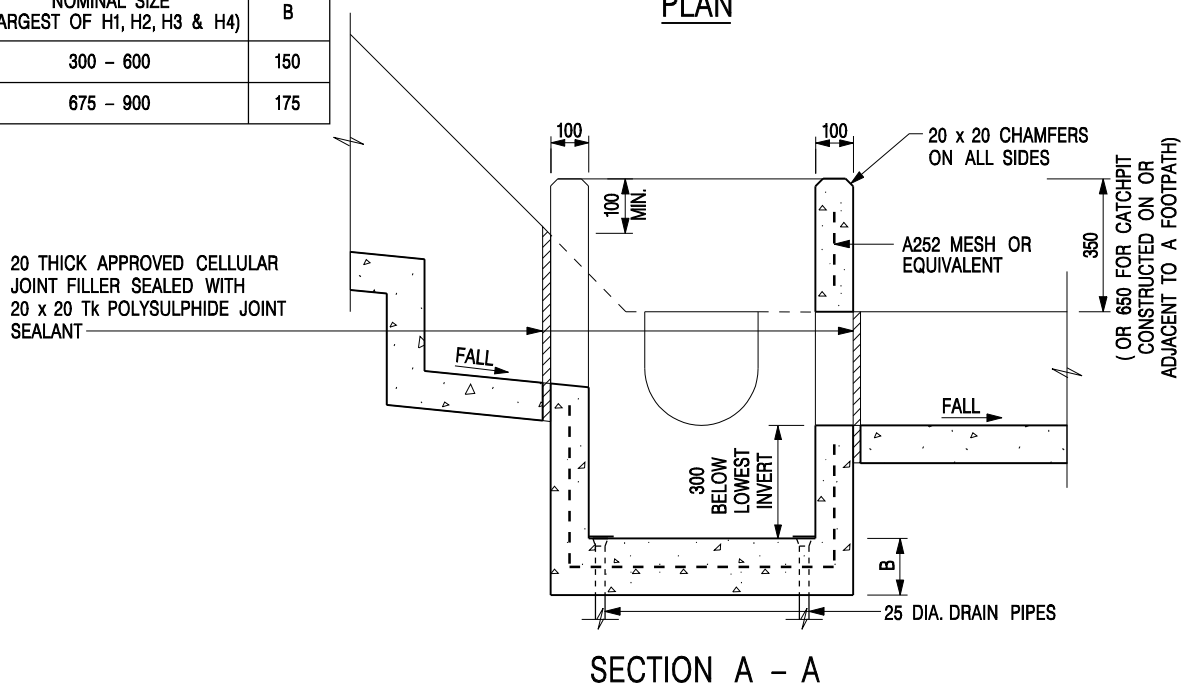
Captured from hkmapservices iB5000 2-SE-C, iB5000 6-NE-A and iB5000 6-NE-B on 6th July 2024
Calculation Please refer to Appendix - Capacity

- Legend:
- Catchment Area (A)
 - Existing Channel
 - Application Site

Appendix 5.3	Location: DD 107 Lot 1400 (Part), 1401, 1413 (Part) App. No.: A/YL-KTN/1114 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Catchment Area of Existing Channel		Drawing No.
					5.1-1
					For Identification Only
					Date: 14 May 2025




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

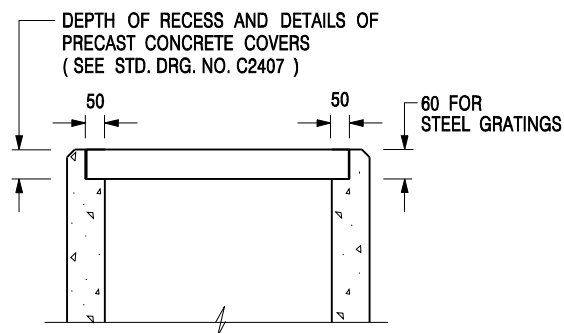


NOTES:

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
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



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
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

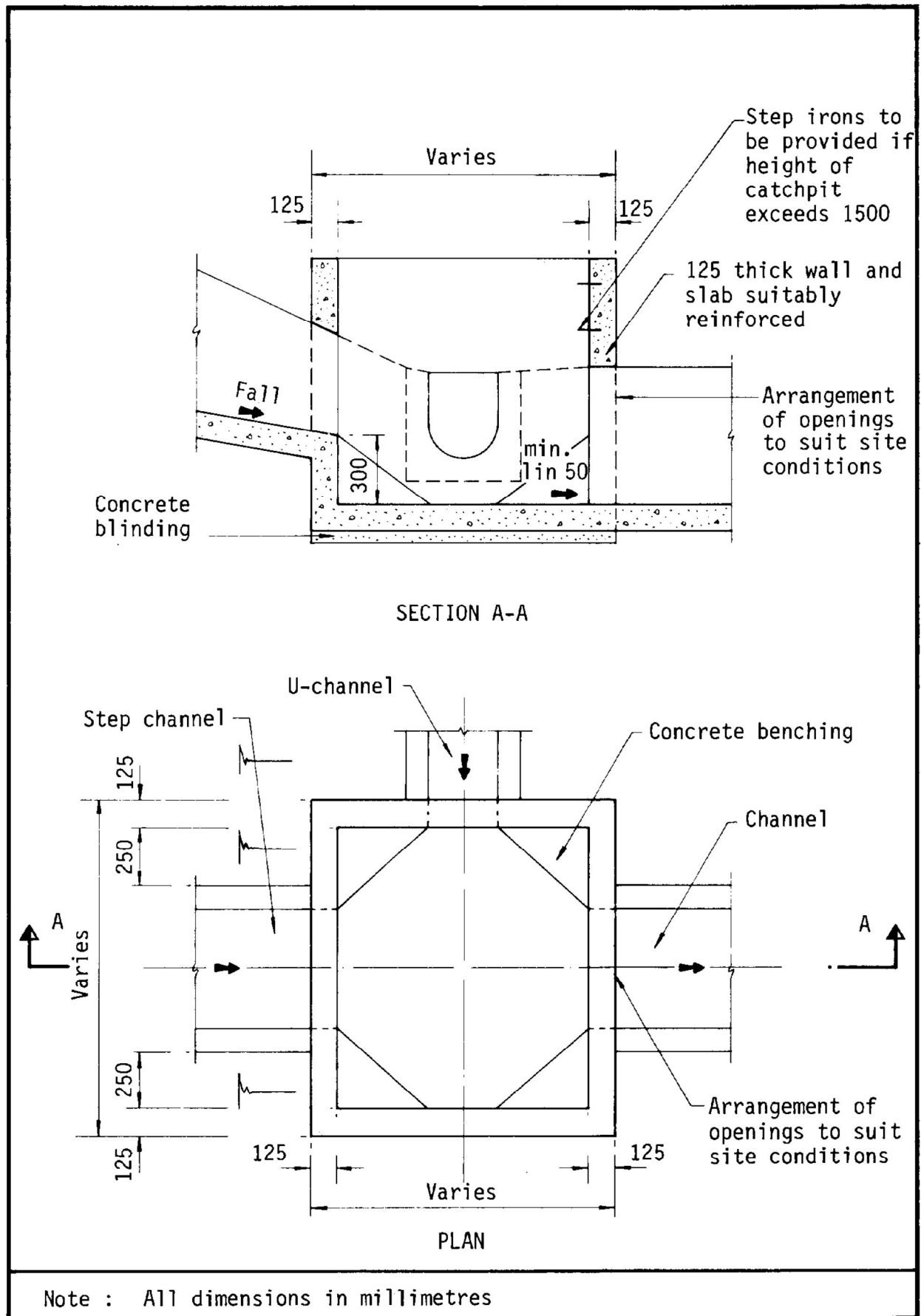
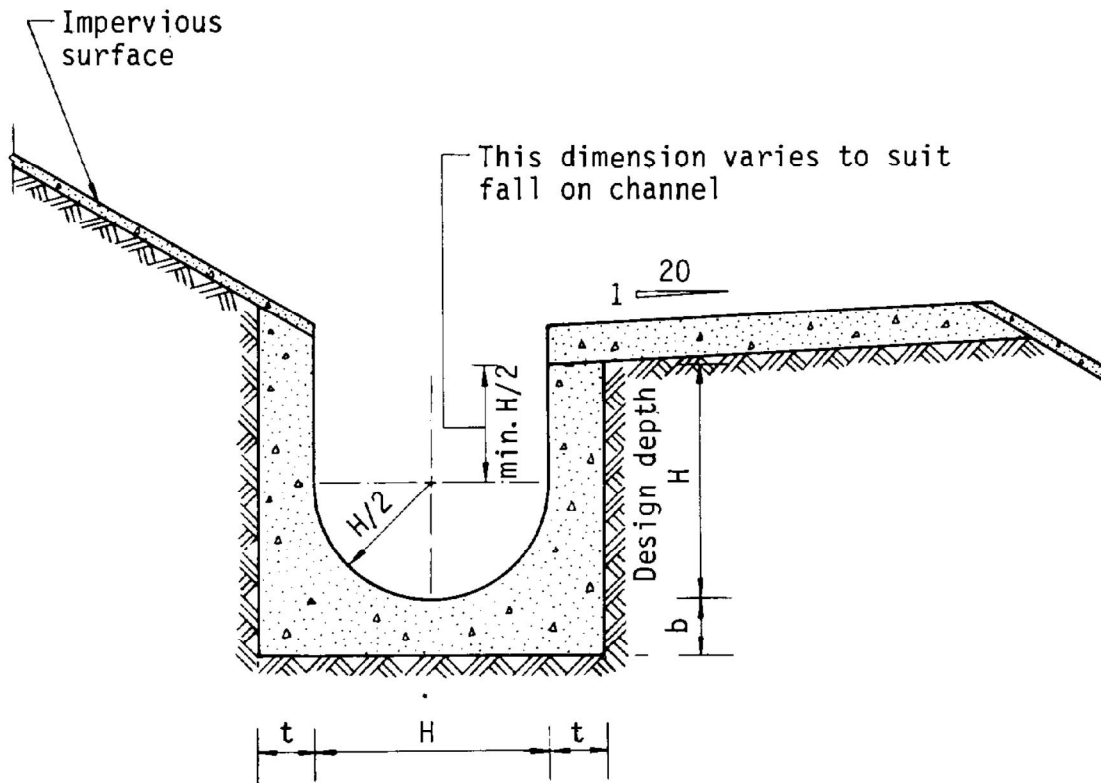


Figure 8.10 - Typical Details of Catchpits



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

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.

寄件者: [REDACTED]
寄件日期: 2025年06月16日星期一 11:29
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: S.16 Planning Application No. A/YL-KTN/1114 - Departmental Comments
附件: AYL-KTN 1114 20250616.pdf

類別: Internet Email

To whom may concern,

Please see the attachment for the further information and Proposed fire service installation proposal. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Regards,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1114 的查詢

收悉 貴委員會對 A/YL-KTN/1114 申請的查詢，本人現書面回覆。

由於進行 A/YL-KTN/975 時未能向有關持分者承租新申請範圍，本申請包含 A/YL-KTN/975 及新增的地段 D.D. 107 Lot 1413(部分)，計劃用作與 A/YL-KTN/975 相同用途。

申請範圍及周邊沒有正進行農業用途的土地，本申請亦不會影響附近現有的農業及農莊。申請範圍沒有計劃再向西及西南面的農地擴張，不會再向西及西南面擴張。

本申請不會進行任何有關回收、清潔、修理、拆解或其他工場作業，亦不會進行露天存放。

申請範圍內有提供空間讓車輛進出及進行調遣的動作，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。相信因本申請所增加的少量車流量不會對附近的車道造成重大影響。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1114 的查詢

收悉 貴署對 A/YL-KTN/1114 申請的意見，現以書面回覆。

丈量約份第 107 約地段第 1413 號的建築物已拆除， 貴署亦已安排人員檢查，現場現時為空置。

本人在規劃申請成後向 貴署申請解除相關清拆令。

本人亦會在規劃申請獲批後會向 貴署申請短期豁免書(STW)，並會在短期豁免書批出後才興建短期豁免書所批准的構築物，亦會遵從 貴署所批出短期豁免書內例明的條款。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1114 的查詢

收悉 貴署對 A/YL-KTN/1114 申請的意見，現以書面回覆。

本申請會以保護河道為重點，務求不會影響附近的河道。現時申請地點的北面已根據 A/YL-KTN/975 完成平整及填土工程。本申請是為了繼續合法地使用，並平整及填土新增的申請範圍，新增的範圍為申請範圍的南面。請參考 Appendix 4。

在申請範圍北面的緩衝區離河岸邊有超過 3 米，此緩衝空間包括本申請範圍及相鄰政府土地至少有 3 米。

此外，我們亦計劃在填土的範圍邊加金屬實心圍邊，將河道與申請範圍隔開，以免佔用政府土地及影響河道，並防止發生水土流失的情況，及避免污染附近的自然溪流及影響下游生態。

在進行相關工程前會在申請範圍內的北面加裝膠網，防止發生水土流失及流入水道的情況，避免污染附近的自流溪流及令渠道淤塞。

以下為膠網的物料參考圖：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1114 的查詢

現場會存放水電工程所包含的工程材料，例如排水管、水喉及電箱、升降台等，不會儲存危險物料。物料大小及長度不一，最長約 4.5 米。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 Wing Yat Tommy 鄧榮日

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

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

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,557.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,344.5 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)	<p>NA 不適用</p> <p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

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 and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期3年） (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	2,212.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,344.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	6
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	1,344.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,344.5 .....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	8
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
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	7
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）	.....

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 Wing Yat Tommy 鄧榮日

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

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

NA 不適用

3. Application Site 申請地點

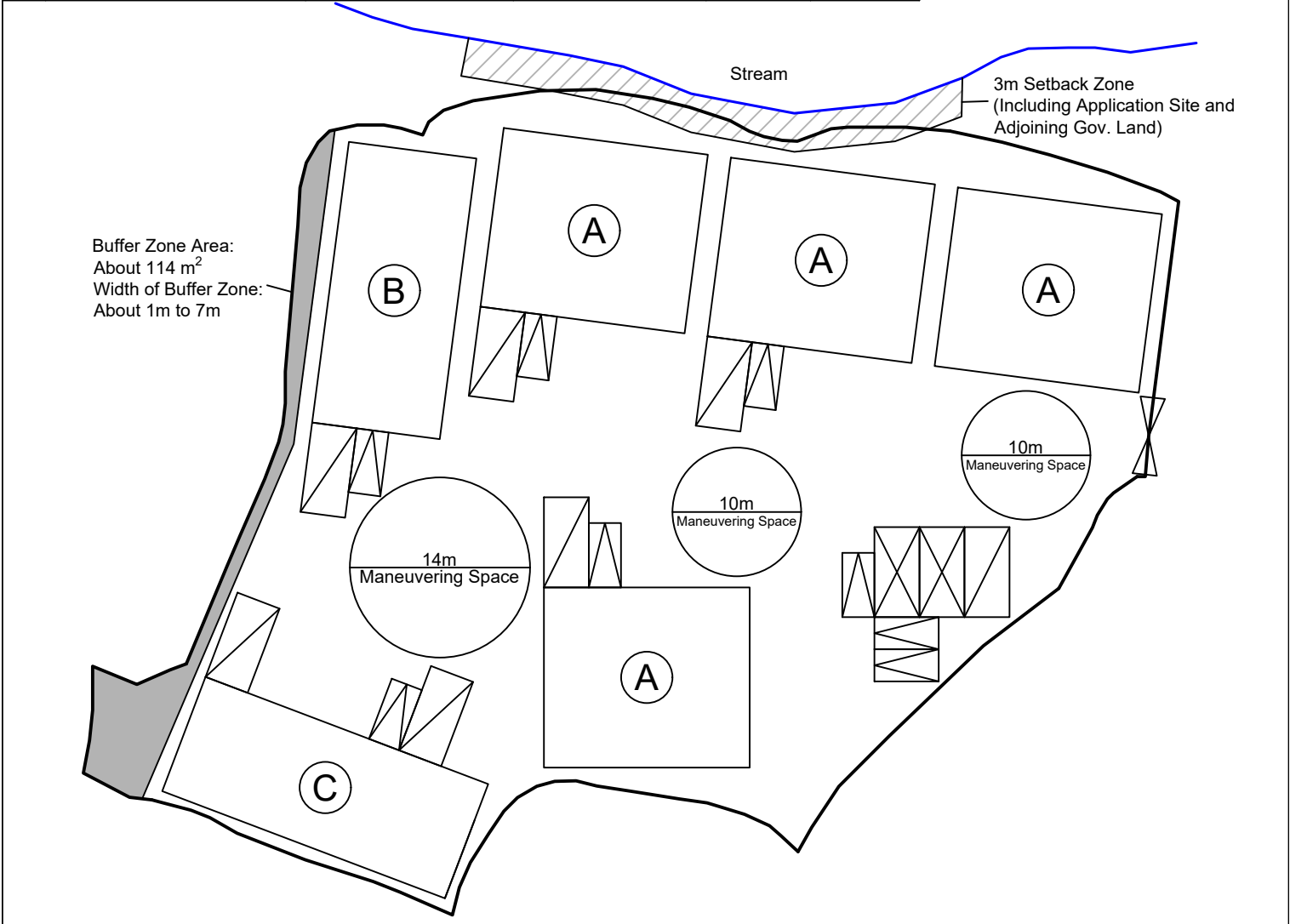
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,557.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,344.5 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)	<p>NA 不適用</p> <p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

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)) Shui Mei Road, turn to local track. 水尾路，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 3,525.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3-0.8 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"/>

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	3,557.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin 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 and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期3年）

(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	1,344.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <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	6	
(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	37.8 % <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) _____ _____		10 PC: 8 LGV: 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		7 LGV: 7

Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m ²	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m ²	8m	1	1
C	Warehouse (Excluding D.G.G.) with Ancillary Office	About 228.5 m ²	8m	1	1
	Total	About 1,344.5 m ²			
	Private Car Parking Space	5m x 2.5m			8
	LGV L/UL Space	7m x 3.5m			7
	LGV Parking Space	7m x 3.5m			2



Legend: <div> <div>⋈</div> <div>Ingress/egress (Width: about 5.5m)</div> </div> <div> <div>▢</div> <div>Proposed Structures</div> </div> <div> <div>▨</div> <div>Private Car Parking Space</div> </div> <div> <div>▩</div> <div>LGV L/UL Space</div> </div> <div> <div>▧</div> <div>LGV Parking Space</div> </div> <div> <div>Ⓐ</div> <div>Warehouse with Ancillary Office</div> </div> <div> <div>Ⓑ</div> <div>Warehouse with Ancillary Office</div> </div> <div> <div>Ⓒ</div> <div>Warehouse with Ancillary Office</div> </div>			Total Area: 3,557.4 m ² (About) Covered Area: 1,344.5 m ² (About) Uncovered Area: 2,212.9 m ² (About) Non-Domestic GFA: 1,344.5 m ² (About) Nos. of Proposed Structures: 6		
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Appendix 2 Location: DD 107 Lot 1400 (Part) DD 107 Lot 1401 DD 107 Lot 1413 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 16 June 2025	Proposed Layout Plan 擬議佈局平面圖 擬議臨時貨倉（危險品倉庫除外） 連附屬設施及相關填土工程（為期3年） Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	SCALE 1:500 @A4	
		For Identification Only	Drawing No.: 2-01

Original Site Level: +9.9 mPD (About)

Existing Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3m by Concrete (About)

Area: About 2,666.2 m² (About 75%)

* This area has been filled under Planning Application A/YL-KTN/975



3m Setback Zone, No filling of land will be carried out in this area.

To regularized Filling of Land
Area: About 2,666.2 m²
(About 75%)

Will be Filled with this planning application
Area: About 859.3 m² (About 24.2%)

Existing Site Level: +9.4 mPD (About)

Proposed Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.5m by Soil and 0.3m by Concrete on top (About)

Area: About 859.3 m² (About 24.2%)

* To regularized Filling of Land

Paved Area: About 3,525.5 m²

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

Appendix 4

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 12 June 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

1:500

@A4

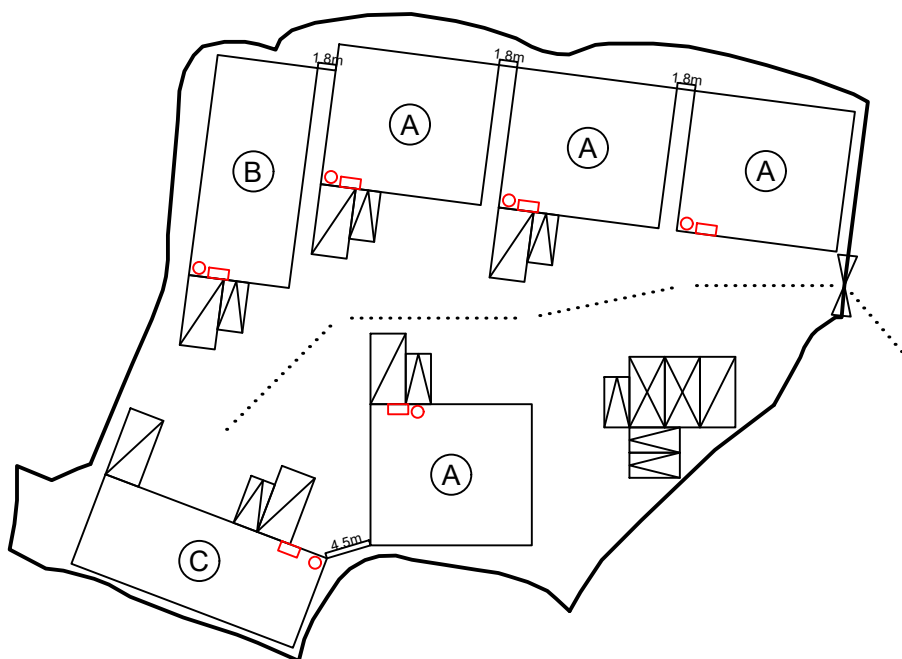
For Identification Only

Drawing No.:

4-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m ²	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m ²	8m	1	1
C	Warehouse (Excluding D.G.G.) with Ancillary Office	About 228.5 m ²	8m	1	1
	Total	About 1,344.5 m ²			
	Private Car Parking Space	5m x 2.5m			8
	LGV L/UL Space	7m x 3.5m			7
	LGV Parking Space	7m x 3.5m			2



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

For Emergency Vehicular Access, Please see Appendix 6.1

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

Legend:

- 4 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (6 in Total)
- Emergency Vehicular Access
- ⊠ Private Car Parking Space
- ⊠ LGV L/UL Space
- ⊠ LGV Parking Space
- Ⓐ Warehouse (Excluding D.G.G.) with Ancillary Office
- Ⓑ Warehouse (Excluding D.G.G.) with Ancillary Office
- Ⓒ Warehouse (Excluding D.G.G.) with Ancillary Office

Appendix 6

Location: DD 107 Lot 1400 (Part)
DD 107 Lot 1401
DD 107 Lot 1413 (Part)

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

Date: 12 June 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）
連附屬設施及相關填土工程（為期3年）

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

SCALE

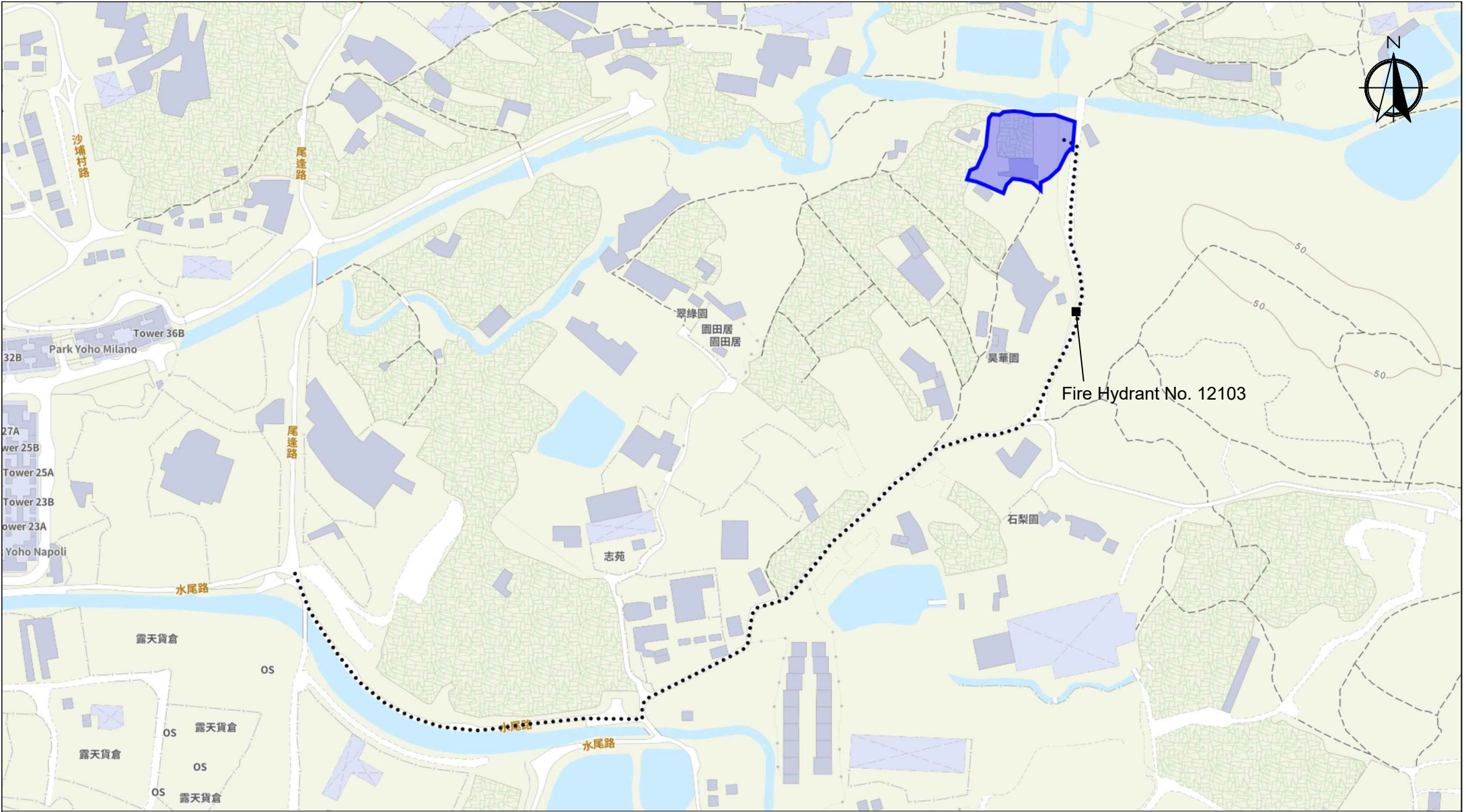
1:750

@A4

For Identification Only

Drawing No.:

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 24th April 2025

<p>Appendix 6.1</p> <p>Emergency Vehicular Access</p>	<p>Location: D.D. 107 Lot 1400 (Part), 1401, 1413 (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 and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-5m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none">●●●● Road Path— Site Boundary	<p>Drawing No.: 6.1-1</p> <p>For Identification Only</p> <p>Date: 14/05/2025</p>
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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 107 約地段第 1400 號(部分)、1401 號及 1413 號(部分)
作臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程之用途（為期三年）

- 申請地點的面積約為 3,557.4 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。
- 臨時貨倉計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 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/1005（2024 年 10 月 4 日獲批）及 A/YL-KTN/1004（2024 年 10 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 6 個擬議建築物，用作貨倉及附屬辦公室用途。本申請只作存放用途，不會進行任何作業。申請範圍內的露天空間會用作車輛停泊、上落貨物及車輛轉動空間。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如行洪水橋／厦村新發展區及錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋／厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的貨倉的巨大需求。
- 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。
- 申請地點有部分已根據 A/YL-KTN/975 進行填土及平整，約 2,237.5 平方米。其餘約 1,319.9 平方米會先採用泥土作平整基礎，完成泥土平整後再使用約 0.3 米厚的混凝土作地面物料，整個平整厚度（即泥土及混凝土總和）不超過 0.8 米，申請期限結束後會將申請地點還原。
- 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 107 約地段第 1400 號(部分)、1401 號及 1413 號(部分)作臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程的用途（為期三年）。

寄件者: [REDACTED]
寄件日期: 2025年06月25日星期三 11:53
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: S.16 Planning Application No. A/YL-KTN/1114 - Departmental Comments
附件: AYL-KTN 1114 20250625.pdf

類別: Internet Email

To whom may concern,

I would like to supersede the email that sent at 11:44 on 25 June 2025 with this email. Please see the attachment for the further information and updated appendix and application form. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Regards,

Tang Wing Yat Tommy

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)) Shui Mei Road, turn to local track. 水尾路，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 3,411.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3-0.8 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"/>

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1114 的查詢

收悉 貴委員會對 A/YL-KTN/1114 申請的查詢，本人現書面回覆。

申請範圍在規劃獲批後使用約 2.5 米高的金屬實心板將範圍圍起。

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/1114 的查詢

收悉 貴署對 A/YL-KTN/1114 申請的意見，本人現書面回覆。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	8	0	9	0	0	0	0	0	17
下午時段 (12:00- 23:59)	0	8	0	9	0	0	0	0	17
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0
全日 24 小時	8	8	9	9	0	0	0	0	34

由於方便上落物料和方便員工駕車到本申請地點，現申請 7 個客貨車上落貨位置、2 個客貨車停車位及 8 個私家車停車位。本申請地點不會對公眾開放。因此，上述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水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路約有 3-5 米闊，並設有避車處，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 5.5 米闊。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

在申請地點內有一個直徑超過 14 米及兩個直徑超過 10 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。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

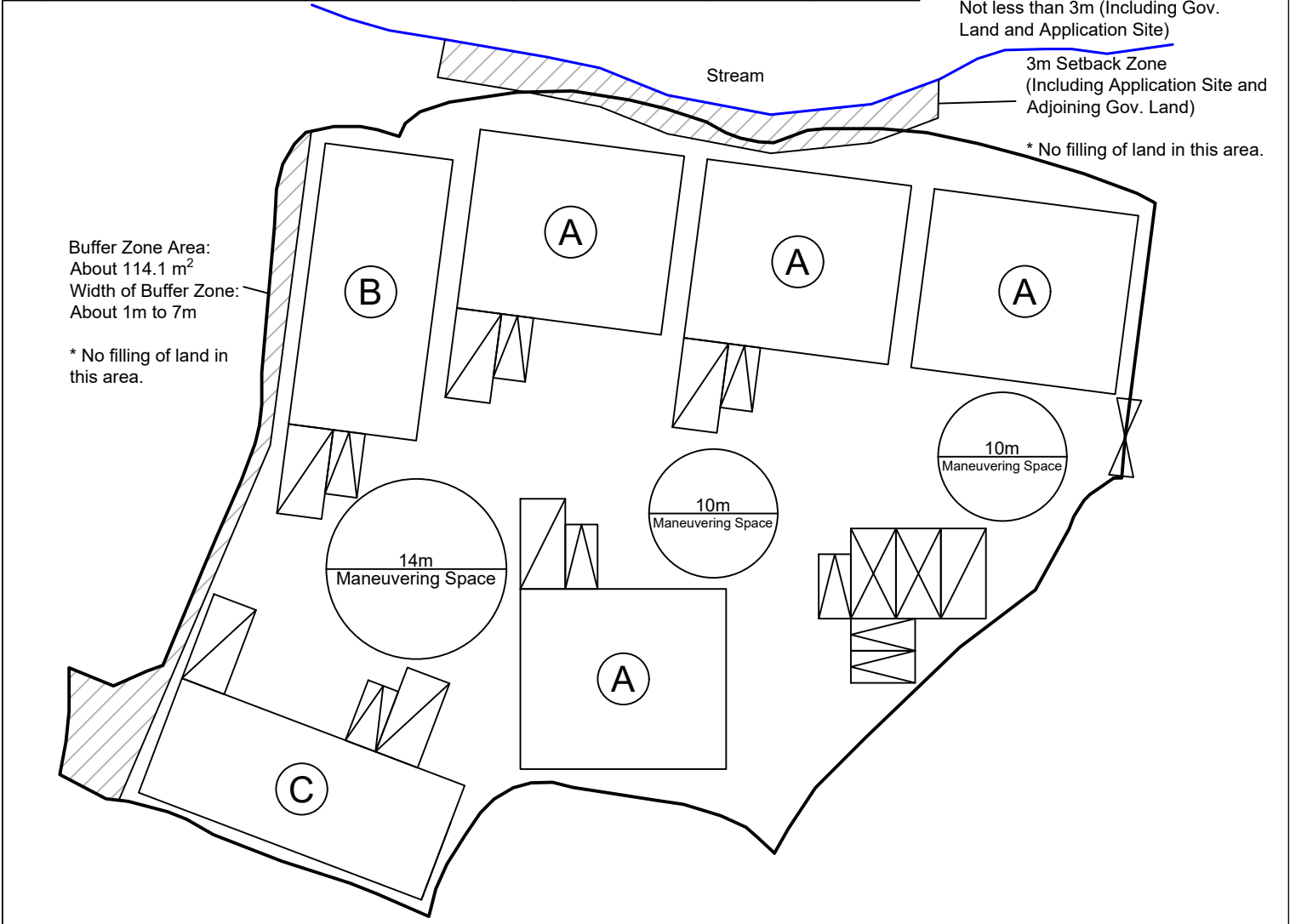
Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m ²	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m ²	8m	1	1
C	Warehouse (Excluding D.G.G.) with Ancillary Office	About 228.5 m ²	8m	1	1
	Total	About 1,344.5 m ²			
	Private Car Parking Space	5m x 2.5m			8
	LGV L/UL Space	7m x 3.5m			7
	LGV Parking Space	7m x 3.5m			2



Setback Zone Area:
 About 31.8 m² (Application Site)
 About 84.3 m² (Gov. Land)
 Width of Setback Zone:
 Not less than 3m (Including Gov. Land and Application Site)

3m Setback Zone (Including Application Site and Adjoining Gov. Land)

* No filling of land in this area.



Legend: Ingress/egress (Width: about 5.5m) Proposed Structures Private Car Parking Space LGV L/UL Space LGV Parking Space		Total Area: 3,557.4 m ² (About) Covered Area: 1,344.5 m ² (About) Uncovered Area: 2,212.9 m ² (About) Non-Domestic GFA: 1,344.5 m ² (About) Nos. of Proposed Structures: 6
	(A) Warehouse with Ancillary Office (B) Warehouse with Ancillary Office (C) Warehouse with Ancillary Office	

Appendix 2 Location: DD 107 Lot 1400 (Part) DD 107 Lot 1401 DD 107 Lot 1413 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 25 June 2025	Proposed Layout Plan 擬議佈局平面圖 擬議臨時貨倉（危險品倉庫除外） 連附屬設施及相關填土工程（為期3年） Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	SCALE 1:500 @A4	
		For Identification Only	Drawing No.: 2-01



Original Site Level: +9.9 mPD (About)

Existing Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3m by Concrete (About)

Area: About 2,609.4 m² (About 73.4%)

* This area has been filled under Planning Application A/YL-KTN/975

Setback Zone Area:

About 31.8 m² (Application Site)

About 84.3 m² (Gov. Land)

Width of Setback Zone:

Not less than 3m (Including Gov. Land and Application Site)

Stream

3m Setback Zone, No filling of land will be carried out in this area.

Buffer Zone, No filling of land will be carried out in this area.

Buffer Zone Area:

About 114.1 m²

Width of Buffer Zone:

About 1m to 7m

To regularized Filling of Land

Area: About 2,609.4 m²

(About 73.4%)

Will be Filled with this planning application

Area: About 802.1 m² (About 22.5%)

Existing Site Level: +9.4 mPD (About)

Proposed Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.5m by Soil and 0.3m by Concrete on top (About)

Area: About 802.1 m² (About 22.5%)

■ To regularized Filling of Land

Total Paved Area: About 3,411.5 m²

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

Appendix 4

Location: DD 107 Lot 1400 (Part)

DD 107 Lot 1401

DD 107 Lot 1413 (Part)

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

Date: 25 June 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	26.1.2024

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
6.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
7.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a	13.10.2023

	Application No.	Use/Development	Date of Consideration
		Period of Three Years and Filling of Land	
8.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.4.2025]
9.	A/YL-KTN/937	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 25.5.2025]
10.	A/YL-KTN/938	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 25.8.2024]
11.	A/YL-KTN/939	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]
12.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
13.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
14.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
15.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
16.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023

	Application No.	Use/Development	Date of Consideration
17.	A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond	5.7.2024
18.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024
19.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
20.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
21.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024
22.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024
23.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
24.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024
25.	A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	6.12.2024
26.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024

	Application No.	Use/Development	Date of Consideration
27.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
28.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024
29.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
30.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
31.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
32.	A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	2.5.2025
33.	A/YL-KTN/1081	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
34.	A/YL-KTN/1083	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
35.	A/YL-KTN/1090	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	11.4.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

2. 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**.

3. 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 application site (the Site);
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are at **Appendix IV**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is mainly located in an area of rural inland plains landscape character comprising temporary structures, vacant land and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area;
- with reference to the site photos of 2025, the Site is generally hard-paved and used for open storage of vehicles. No significant landscape resource is observed within the Site. Significant adverse impact on landscape resources arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

6. **Building Matters**

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

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

7. **District Officer's Comments**

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

- his office has not received any local's comment on the application.

8. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and

- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) prior planning permission should have been obtained before commencing the proposed use at the Site;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorized structure(s) and/or use(s) on Lot No. 1413 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - warning letter has been registered in the Land Registry against the lot(s) concerned. If the unauthorized structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his office for the issuance of a Cancellation Letter; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
- the applicant 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;
- (h) 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 Site is in the vicinity of an existing streamcourse. The applicant shall place all the proposed works 3m away from the top bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction;
 - 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification repair work issue to the person on whose instruction the work was undertaken a certificate

(F.S. 251) and forward a copy of the certificate to the D of FS; and

- 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;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that six 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;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-06-06 星期五 11:31:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 250606 s16 KTN 1114.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

6th June, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1114)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Fung Kat Heung². 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_Fung_Kat_Heung.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., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

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

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

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From: [REDACTED]
Sent: 2025-06-06 星期五 02:49:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1114 DD 107 Fung Kat Heung

A/YL-KTN/975

Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Fung Kat Heung, Kam Tin North

Site area: About 3,337.4sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 15 Vehicle Parking / **Filling of Land**

Dear TPB Members,

975 Approved 26 Jan 2024. Conditions not fulfilled but back with a larger footprint. It is shocking to note that this application was not only streamlined but members also did not question the impact on the watercourses even though the applicant mentions that there are indeed issues.

No back with plans for a larger operation and the filling in of more land.

In view of global warming and the location close to CA and watercourses, if this application is also streamlined and rubber stamped then it is further proof that TPB members are abrogating their duty to properly consider matters.

The applicaiton should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 January 2024 2:49 AM HKT
Subject: A/YL-KTN/975 DD 107 Fung Kat Heung

A/YL-KTN/975

Lots 1400 (Part) and 1401 (Part) in D.D. 107, Fung Kat Heung, Kam Tin North

Site area: About 2,179.8sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong Objections. No history of applications / approvals. The applicant proposes to slather the entire site in cement.

The lots are adjacent to both ponds, waterways and 'CA'. This part of Fung Kat Heung supports a number of functioning traditional and organic farms.

The government recently announced that its target is to raise the level of local agricultural production to 10% of demand. In view of the resumption of large tracts of farmland in other areas of NT to develop the Northern Metropolis it is therefore essential that more remote sites like this be retained for their zoning purpose.

Members should reject the application.

Mary Mulvihill