

This document is received on 11 FEB 2025.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

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

### **填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500137 17/1 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	AYC-KTS / 1062
	Date Received 收到日期	11 FEB 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Vertex Logistics Company Limited (月峰有限公司)	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
<b>3. Application Site 申請地點</b>	
(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 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,204 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,900 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約



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

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 13/1/2025 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 2025 年 1 月 13 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」<sup>#</sup>。
- (b) The applicant 申請人 -
- ☒ has obtained consent(s) of 2 "current land owner(s)"<sup>#</sup>.  
已取得 2 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	D.D.103 Lot 502 RP	13/1/2025
1	D.D.103 Lot 507 S.A RP	13/1/2025

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



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

位於鄉郊地區土地上及/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, please proceed to Part (B))**

(如屬位於鄉郊地區臨時用途/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 for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<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	404	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,800	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 1,900	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 1,900	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1: Warehouse, site office and toilet (Not exceeding 10m, 2 storeys)		
.....		
.....		
.....		
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	Nil	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	3 spaces of 7m x 3.5m	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) <b>Vehicular access leading from Shek Kong Airfield Road</b> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(c) 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，請另頁表示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 ..... 2,204 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



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

位於鄉郊地區臨時用途/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>

Part 6 (Cont'd) 第 6 部分(續)

**7. Justifications 理由**

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

1. The applicant has occupied a warehouse at Kwu Tung in D.D.96 and it has been resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site so as to support his living.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence for warehouses were approved in "AGR" zone for relocation purpose.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The warehouse will also be housed within an enclosed structure.
7. Insignificant drainage impact as drainage proposal has been submitted in support of the application.
8. The applicant will comply with planning conditions if the Town Planning Board see fits.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The applicant has contacted Development Bureau for the proposed relocation of his business from Tong Yan San Tsuen to the application site and preliminary comments were received and addressed in the current application.
11. The construction materials to be stored at the application site includes metal products and sanitary ware and alike.
12. No storage of dangerous goods and workshop activities will be carried out at the application site.



**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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

14/1/2025

(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**

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,204 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,900 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.862 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	10	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	81.67 % <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		0
	Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 3 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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

Total: 3 pages

Date: 19 February 2025

TPB Ref.: A/YL-KTS/1062

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories**

Please see attached updated applied use in page 5 and 10 of the S.16-III application form for your further processing of the captioned application.

Should you have any questions, please feel free to contact the undersigned at 5114 9258.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Michael SO) – By Email



**Proposed Temporary Warehouse for Storage of Construction Materials  
for a Period of 3 Years and Associated Filling of Land  
at  
Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New  
Territories**

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## **Section 1 Background**

### **1.1 Introduction**

- 1.1.1 This planning application is submitted by Vertex Logistics Company Limited who is the occupier of the Lot 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories. The applicant seeks planning permission for proposed temporary warehouse for storage of construction materials for a period of 3 years and associated filling of land (**Figure 1**). Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The current application is to facilitate relocation of their construction materials trading business from Kwu Tung which falls within the extent of Kwu Tung North New Development Area. The concerned lots (i.e. Lots 2240 S.G, 2240 S.L ss.1, 2240 S.L ss.2, 2240 S.L RP and 2240 S.M in D.D.96) (**Figure 5**) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The representative of the applicant of this planning application has approached Development Bureau for seeking the advice for the relocation of his business to a suitable location. As shown in the attachment, Development Bureau agreed that the application site may be a suitable location for the relocation of applicant’s business subject to the provision of appropriate technical proposals.
- 1.1.4 The application site is abutting a vehicular track leading from Kam Tin Road.

## **Section 2 Planning Justifications**

### **2.1 Thorough Site Selection Process**

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.

- 2.1.2 Seven prospective sites in Yuen Long, Tai Po and North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, incompatible with other adjoining uses, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 1671 in D.D.129, Lau Fau Shan - There is longstanding concern on heavy vehicle traffic generated from any new developments on Deep Bay Road from traffic engineering and road safety perspectives. Unless the traffic issue could be overcome or satisfactorily resolved, we foresee there would be considerable technical difficulty to further pursue your proposal at the subject site.
- 2.1.4 Alternative Site 2 - Lots 645 RP and 647 in D.D. 76, Hok Tau - The site is not involved in any previous planning approval for similar use. It is situated in an area of rural landscape character and surrounded predominately by active and fallow agricultural land with a "Green Belt" ("GB") zone located immediately to its west and Pak Sin Leng Country Park to its further northwest across Hok Tau Wai village. The site forms part of a large tract of dense and undisturbed woodland, unpolluted lowland river (e.g. Tan Shan River) and areas of high scenic value. No similar planning application has been approved in the same "AGR" zone.
- 2.1.5 Alternative Site 3 - Lot 604 S.B in D.D. 109, Kam Tin North - This site was feasible as commented by Mr. Steven Siu of Planning Department on 7 Apr. However, the applicant have received some strong opposing opinions from the villagers in May 2023, as they are planning to build residential villas in the Village Zone in front of the proposed sites. They are afraid that the proposed operation may affect the scenic view of their future residential villas.
- 2.1.6 Alternative Site 4 - Lots 788, 792 and 796 RP in D.D. 82, Kan Tau Wai - It is noted that the long-term planning of the area is currently under investigation by the "Planning and Engineering Study for New Territories North New Town and Man Kam To – Investigation" and subject to further study under the Northern Metropolis Development Strategy mentioned in Policy Address 2021.
- 2.1.7 Alternative Site 5 - Lot 859 S.B RP in D.D. 96, Ma Tso Lung San Tsuen, Sheung Shui - The subject site appears to be under active cultivation and is being categorised as 'Cluster A' under the 'Consultancy Study on the Designation of Agricultural Priority Areas' where active farmland is found within/near the site. Clearance of active farmland at the subject site would likely attract objection from the Agriculture, Fisheries and Conservation Department. To the immediate north across the stream is Ma Tso Lung San Tsuen, where strong local concerns on the proposed use are also anticipated. It is also noted that the northern and western portions of the subject site encroach onto a natural stream, which should be excluded from the development site. The subject site is located in an area of rural landscape character dominated by village houses of Ma Tso Lung San Tsuen and active/fallow agricultural land. The subject site is not involved in any previous

application for similar use, and no similar application has been approved by the TPB in the same “AGR” zone. The proposed use is considered not compatible with the surrounding environment/ land uses. The subject site falls within Zone 1 of the Study Area under the ‘Ma Tso Lung Area and Other Sites in Kwu Tung North New Development Area (KTN NDA) and North District - Feasibility Study’. The study is expected to commence in November 2022 for completion in 24 months. According to the Northern Metropolis Development Strategy (NMDS), Ma Tso Lung and its surrounding areas can serve as an intersection linking the Hong Kong-Shenzhen Innovation and Technology Park and the KTN NDA, providing information and technology enterprises with convenient community services and daily life support. While detailed land use proposals of the Ma Tso Lung area have yet to be formulated under the study, the proposed use appears not in line with the NMDS for the area.

- 2.1.8 Alternative Site 6 - Lots 2464, 2465 and 2466 in D.D. 39, Shek Chung Au, Luk Keng - The site is located in an area of rural landscape character and close to some "Coastal Protection Area" to its south and east in Yim Tso Ha and Wu Shek Kok facing Starling Inlet (i.e. Sha Tau Kok Hoi) and Pat Sin Leng Country Park to its further south in Luk Keng. The surrounding natural landscape, comprising large tracts of dense and undisturbed woodlands, has generally been maintained in good condition. The attractive landscape and unique ecological features in the area, as well as its proximity to the Country Park, is conducive to recreational development with institutional uses oriented towards conservation and ecological interests. Such planning intention is further echoed by the recent opening up of the Sha Tau Kok Public Pier within the Frontier Closed Area for eco-tourism and local culture sharing. The site is also adjacent to Shek Chung Au village settlement within the "V" zone, where local objection/concerns on the proposed operation is envisaged. Moreover, to the immediate northwest of the Site is Law Uk and its Ancillary Block in Shek Chung Au, both Grade 3 historic buildings. Comments from the Antiquities and Monuments Office would be relevant. No damage / disturbance should be caused on the graded buildings in the process of carrying out any works at the site. While the site is currently mostly vacant and hard paved, it is the subject of an active enforcement case for unauthorised storage use in early 2022. Although there are a few existing open storage yards and informal industrial workshops scattered along Sha Tau Kok Road, they are mostly existing uses (i.e. uses established in the distant past and continued to the present) situated within the "Recreation" zone, where the planning intention is to gradually phase out such non-conforming uses for recreation and tourism/eco-tourism uses. While any intensive development in the area may not be sustainable and is subject to technical feasibility being established, the site is currently served by Sha Tau Kok Road with limited capacity. Furthermore, Drainage Services Department has previously advised that some parts of the area, including Yim Tso Ha, fall within the floodplain which is susceptible to overland flow and flooding. As such, development proposals involving extensive earth-filling and paving should generally be avoided. No similar application for warehouse use has been approved in the Luk Keng area. Approval of the current proposal (and the effect it may have in encouraging other similar applications) may result in a general degradation of the environment of the area. Overall, the suitability of the subject



site for re-provisioning the proposed operation would likely be subject to considerable debate by the TPB, rendering the chances of obtaining planning approval uncertain. In view of the above, there is reservation on using the subject site for reprovisioning the proposed operation from district planning point of view.

- 2.1.9 Alternative Site 7 - Lots 357 S.B, 358, 361, 362 and 366 in D.D. 16, Chuen Pei Lung, Lam Tsuen - A small northwestern portion of the Site encroaches into the riverbank of Lam Tsuen River, and should be excluded from any development proposal. The Site is located in a rural landscape character area dominated by active/fallow agricultural land and tree groups with some warehouses and temporary structures to the west across Lam Tsuen River. It is also located within the upper indirect water gathering ground, to which the Water Supplies Department and Environmental Protection Department may have concern from water quality and environmental aspects. The Site appears to be largely covered with vegetation and clusters of tree groups with some temporary structures. There are also active agricultural activities in the northern portion of the Site. To the east of site across Ngau Kwu Leng Path is the University Farm of the City University of Hong Kong, and to the west of the site across Lam Tsuen River is a large piece of land zoned "Agriculture" which is being categorised as one of the priority areas under the 'Consultancy Study on the Designation of Agricultural Priority Areas' where active farmland is found within/near the Site. The Agriculture, Fisheries and Conservation Department may have reservation on the proposal due to clearance of active farmland. The Site abuts on Ngau Kwu Leng Path and is accessible from Lam Kam Road via Lam Tsuen Heung Kung Sho Road. Proposed vehicular access to the Site as well as its traffic impact to the surrounding areas should be addressed in the proposal for Transport Department's consideration. According to Planning Department's record, similar applications for temporary warehouse uses in the area had received strong local objection from Hang Ha Po Village (to the further southeast of the Site), mainly on the grounds of potential adverse environmental impact and pollution to the adjacent Lam Tsuen River. The project proponent should take cognizance of the local sentiments on the proposal. Though the suitability of using the Site for reprovisioning of brownfield operation would be subject to assessments on technical feasibility, in view of the above considerations, the applicant is informed that the Site is not recommended for the proposed relocation.

- 2.1.10 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting a local vehicular access. The site area of the site at the application site (i.e. 2,204m<sup>2</sup>) is the most closely to the area of the original site at Shan Ha Tsuen (i.e. approximately 2,000m<sup>2</sup>).

## **2.2 The Site is Unsuitable for Agricultural Rehabilitation**

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. The proposal, which is abutting a vehicular access, would put scarce land resources into a better use.

## **2.3 Importance to Local Construction Industry**

- 2.3.1 The applicant is a major supplier of construction materials in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

## **2.4 No Adverse Traffic Impacts**

- 2.4.1 Only light goods vehicle will access to site to deliver the construction materials to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The approval of the current application would bring negligible amount of traffic because the site is intended for long term storage of construction materials.
- 2.4.2 The proposed development is a warehouse for storage of construction materials such as metal products and sanitary ware. No visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 1,800m<sup>2</sup> in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

## **2.5 No Adverse Environmental and Visual Impacts**

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of construction materials. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 1,800m<sup>2</sup> warehouse to store the construction materials within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.
- 2.5.2 The applicant will make the warehouse by the material with a density higher than 7kg/m<sup>2</sup>. All the windows will be closed during the operation hours.

## **2.6 No Adverse Drainage Impacts**

- 2.6.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

## **2.7 No Undesirable Precedent**

- 2.7.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Kwu Tung North New Development Area. Successful relocation of the operation would help to maintain a stable supply of construction materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.



**Proposed Temporary Warehouse for Storage of Construction Materials  
for a Period of 3 Years and Associated Filling of Land  
at  
Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New  
Territories**

---

**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupies an area of about 2,204m<sup>2</sup>.
- 1.1.2 The site is serviced by a vehicular access leading from Kam Tin Road. The area adjacent to the proposed development is mainly rural in nature.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a gradient sloping from northeast to southwest from about +5.3mPD to +4.8mPD. (**Figure 4**)

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 The land to the northeast is found higher in level than the application site. The land to the further north of the application site is a river. The land to the west and south is lower than the application site. As such, an external catchment has been identified as shown in **Figure 4**.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in **Figure 4**, an open drain is found to the immediate south of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said open drain.

## 1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment and external catchment is approximately 3,900m<sup>2</sup>; (**Figure 4**)
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 5.4\text{m} - 4.8\text{m} = 0.6\text{m}$$

$$L = 107\text{m}$$

$$\therefore \text{Average fall} = 1\text{m in } 178.33\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 107 / 0.56^{0.2} \times 3,900^{0.1} ]$$

$$t_c = 7.06 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 250 mm/hr

***By Rational Method,***

$$Q_1 = 1 \times 250 \times 3,900 / 3,600$$

$$\therefore Q_1 = 270.83 \text{ l/s} = 16,250 \text{ l/min} \\ = 0.27\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:160 & 1:180 in order to follow the gradient of the application site, 525mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 525mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the open drain to the immediate south of the application site as shown in **Figure 4** via a 525mm surface channel.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 100mm gap will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.



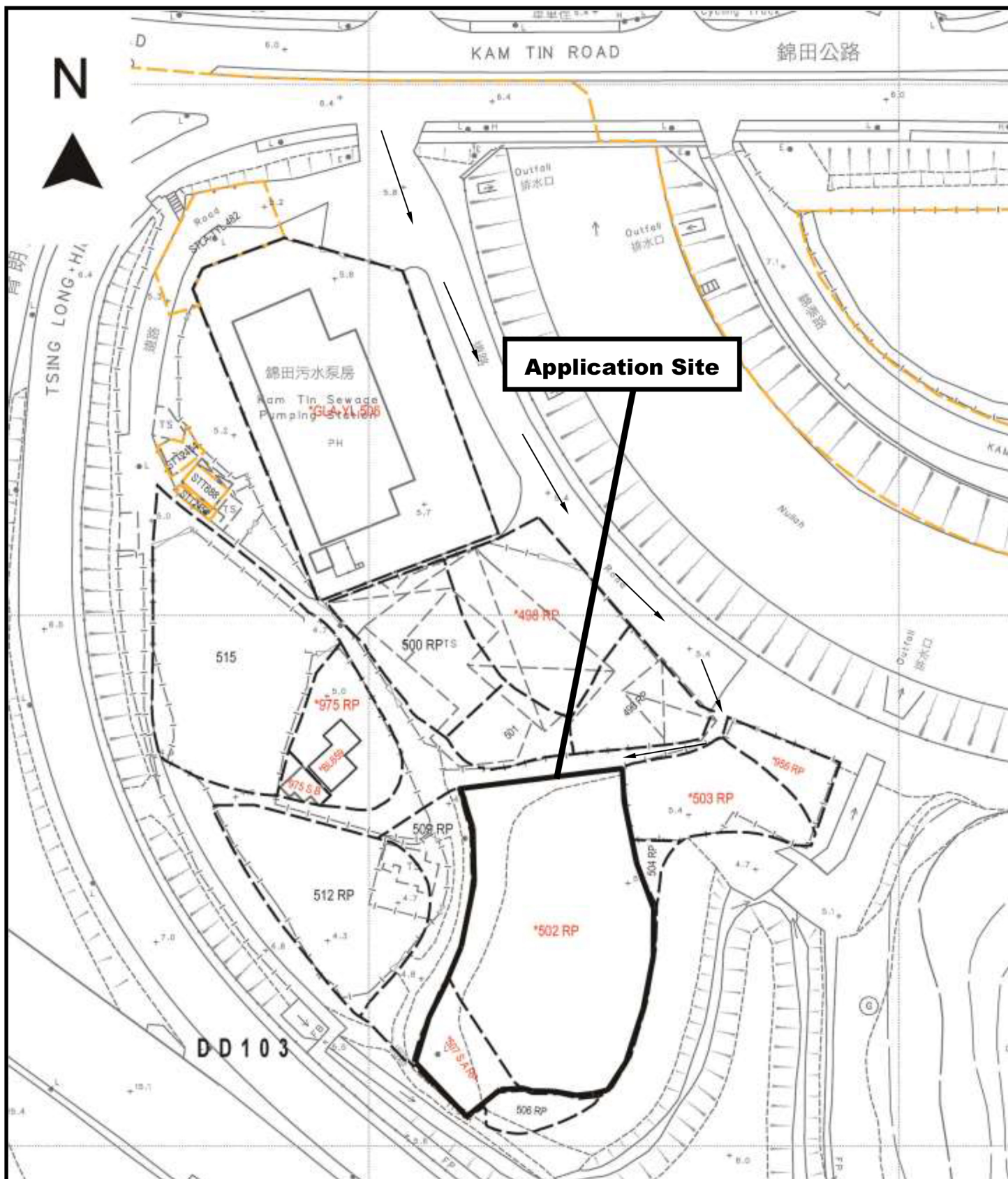
## Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from Kam Tin Road. It is intended to serve the long term storage of construction materials at the site so that the traffic generated by the proposed development is insignificant.
- 2.2 The proposed loading/unloading spaces at the application site would only be opened to staff and no visitors is allowed to visit the proposed development.
- 2.3 There will be 3 loading/unloading bay for light goods vehicle. No medium goods vehicle, heavy goods vehicle, container trailer/tractor will access the site. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Light goods vehicle	0.2	0.2	2	0

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
  2. The pcu of light goods vehicle is taken as 1.5; &
  3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

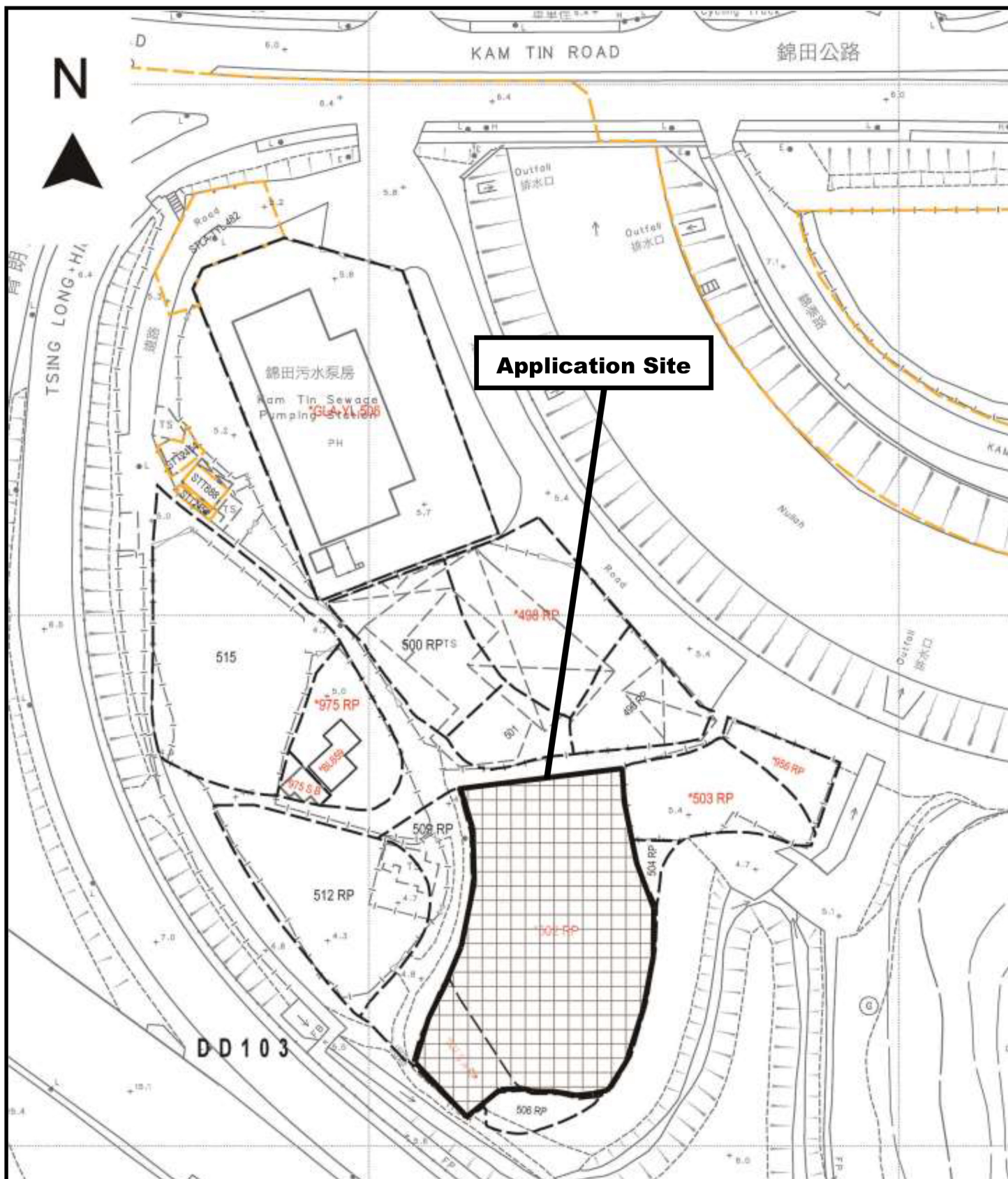
Figure 1

Remarks 備註:

→ Vehicular access leading from Kam Tin Road

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Site Paving Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:



Proposed paving of 200mm thick concrete

Scale 比例:

1:1000



N



**Structure 1**

Warehouse for storage  
of construction  
materials

GFA: Not exceeding 1,800m<sup>2</sup>

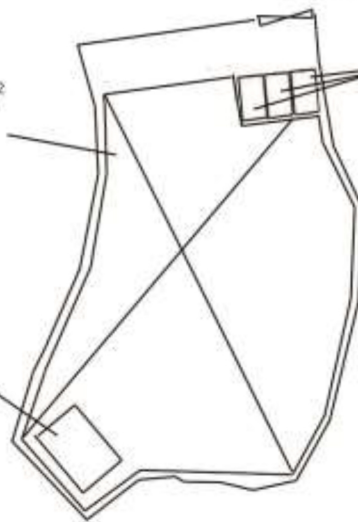
Height: Not exceeding 10m

No. of storey: 1

8m wide  
Ingress/Egress

3 loading/unloading spaces  
of 7m x 3.5m for light  
goods vehicle

Site office & toilet at 1/F  
& storage at G/F  
within Structure 1  
GFA: Not exceeding 200m<sup>2</sup>  
Height: Not exceeding 8m  
No. of storey: 2



Project 項目名稱:

Proposed Temporary Warehouse for  
Storage of Construction Materials for  
a Period of 3 Years and Associated  
Filling of Land at Lots 502 RP & 507  
S.A RP in D.D. 103, Kam Tin, Yuen  
Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

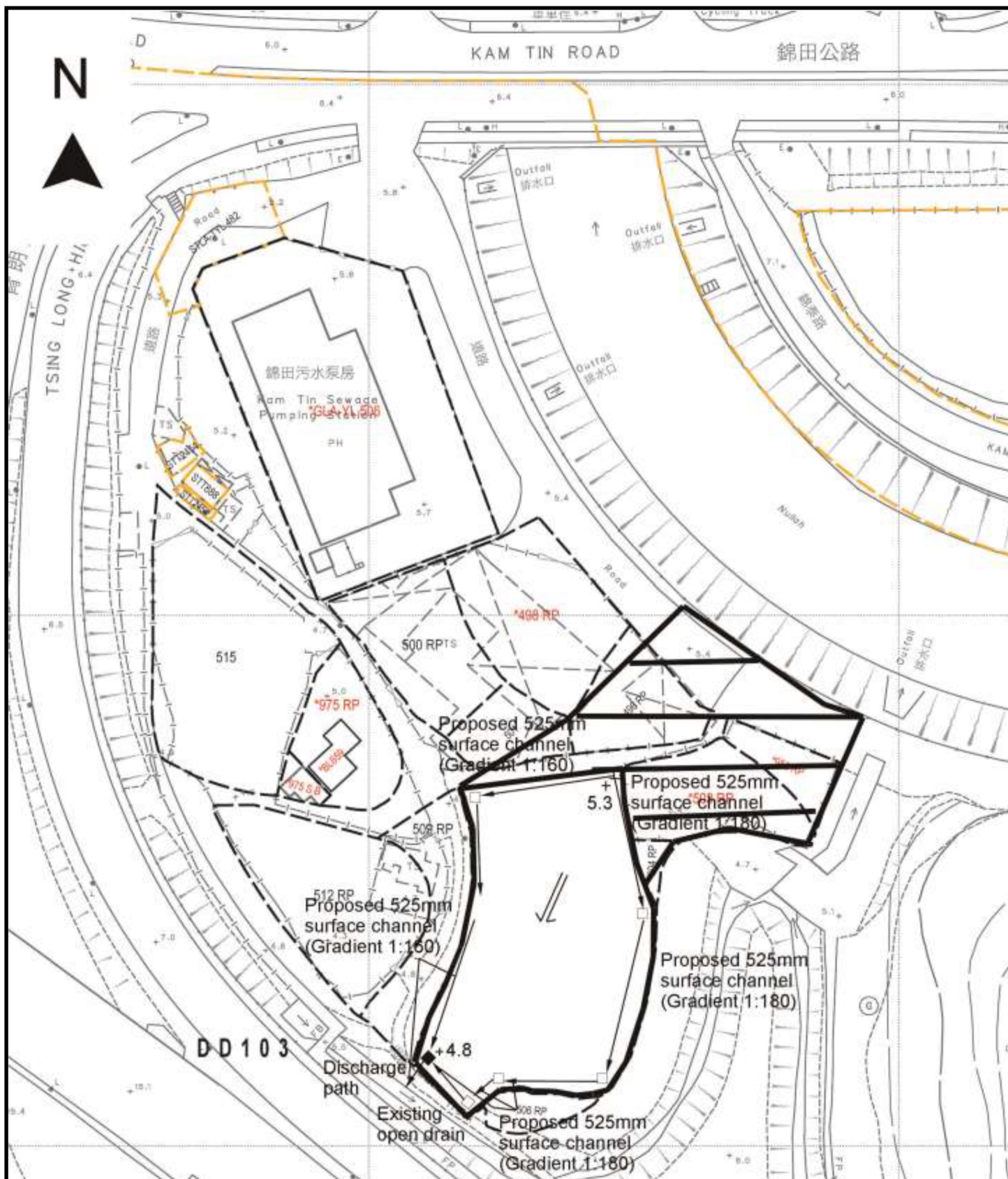
Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- Proposed catchpit
- Proposed catchpit with Sand trap
- ⇐ Flow of surface runoff
- +5.3 Level (in mPD)
- ▨ External catchment

Scale 比例:

1:1000

Total: 4 pages

Date: 15 February 2025

TPB Ref.: A/YL-KTS/1062

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories**

We are glad to submit the Figure 5, the letter from Lands Department for the resumption of land in Kwu Tung and the comments of the Development Bureau for the relocation of the affected business to the application site.

Should you have any questions, please feel free to contact the undersigned

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be a stylized 'C' or 'G'. To the right of the signature is a circular official stamp in purple ink. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT CORPORATION' around the perimeter and '都市規劃及發展顧問有限公司' in the center. Below the signature and stamp is a black rectangular redaction mark.

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Michael SO) – By Email





電話 Tel: 3547 0711

圖文傳真 Fax: 3547 0755 / 3547 0756

電郵地址 Email: lee1nda@landsd.gov.hk

本署檔號 Our Ref: ( ) in LD NDA/POL/8/1/71

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply

B/U no.: 64



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landso.gov.hk

掛號郵遞

敬啟者：

### 古洞北及粉嶺北新發展區第一階段工程項目

閣下於新界古洞北丈量約份第 96 約地段第 2240 號 G 分段餘段、第 2240 號 L 分段第 1 小分段、第 2240 號 L 分段第 2 小分段、第 2240 號 L 分段餘段及第 2240 號 M 分段的業務受古洞北及粉嶺北新發展區（下稱「新發展區」）第一階段工程影響。

地政總署（下稱“本署”）曾於 2019 年 2 月 21 日與閣下會面，簡介業務經營者的特惠津貼安排及申請處理流程。現特函通知閣下的業務經營的遷出限期，以及閣下業務經營的特惠津貼申請狀況。

#### **遷出限期**

本署在 2019 年 9 月 26 日於新發展區第一階段工程範圍內的私人土地張貼收地通告，列明 2019 年 12 月 27 日為該等私人土地歸還政府的日期（下稱「歸還日期」）。正如政府多次強調，該歸還日期只是土地業權歸還政府的日期，**並不是土地佔用人（包括業務經營者）須遷出的限期。**

為了讓受影響的業務經營者有更多緩衝時間，經參考工程的施工時序，本署將安排工程範圍內的土地佔用人分階段遷離所處地點。就閣下的業務經營而言，**遷出限期約為 2021 年下半年。**



規劃署

申請人亦須注意以下事項：

- 地政總署

漁農自然護理署

[本處備註：就漁農自然護理署的意見，本處建議開闢場地負責人，如提出規劃申請時提供相關資料或方案，以緩解對擬議場地及附近環境潛在的負面影響。]

渠班署

渠務署目前於重置地點附近無公共排水系統。

重置地點：西南面位置現麻有一條河道（約3米），申請人所有的填海工程，須在河岸三米範圍外進行，而所有在河岸附近進行的工程，不應對河道構成任何影響。

環境保護署或委託人就相關發展項目提交排放污水建議書（如設置化糞池系統）。

運輸署 (只有英文)

The applicant shall ensure smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the site.

2. 我們仍在諮詢來回覆意見的部門，並待接獲所有有關意見才就有關地點作出決定。如有任何疑問，請致電 3841 7286 與下列署名人士聯絡。

發展局規劃地政科

項目促進辦事處

陳靜蘭女士

\*\*\*

繼我們於2024年10月16日就兩地軍警計劃轉達相關部門初步意見的電郵，現將總下收到環境保護署的意見詳列如下：

根據資料，有關該地地點在「綠田南分區計劃大綱核准圖編號SY/L-CTS/15」上劃為「農業」地帶。如有關該地地點的100米範圍內有住宅建築物，並涉及重型運輸車輛行駛或運作，發展者必須遵守《處理臨時用地及露天儲存用地的環境問題作業指引》([https://www.eod.gov.hk/eod/sites/default/files/eod/t\\_chi/environment/inh/ieia\\_planning/guide\\_rel/files/cop.pdf](https://www.eod.gov.hk/eod/sites/default/files/eod/t_chi/environment/inh/ieia_planning/guide_rel/files/cop.pdf)) 並實施適當的環境緩解措施。

根據規劃署的回應，此資料的擬議用途在《綠帶南分區計劃大綱核准圖號S/YL-KT9/15》的「農業」地帶如為期不超過3年可向城規會申請許可，屆時我們將會對有關規劃申請提供意見。

2. 我們已完成初步諮詢工作，並待有進一步計劃向城市規劃委員會（規委會）提出規申請或相關政府部門提出其他申請。你須在該等申請中附上所有相關文件及資料，包括但不限於證明該等申請的申請人是否受政府發核計劃所影響的棕地作業經營者的相關資料。你須注意申請所需的文件及資料並不限於經辦事處轉達的政府部門意見，規委會或相關政府部門會個別及獨立考慮申請中提交的文件及資料而決定會否批准有關申請。

Total: 12 pages

Date: 8 May 2025

TPB Ref.: A/YL-KTS/1062

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories**

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
1. Please provide the trip generation and attraction due to the development and assess the traffic impact to Kam Tin Road and the local access;	Noted. Please see the trip generation and attraction in Annex 1. In view of that the increase of traffic due to the operation of the proposed development is minimal especially that the proposed development is not significant in size, the impact to Kam Tin Road and the local access would be minimal.
2. Please demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road , along the local access and within the site;	Noted. Please see attached swept path analysis.

Our response to the comments of the Agriculture, Fisheries and Conservation Department is as follows:

Agriculture, Fisheries and Conservation Department's comments	Applicant's response
There is a watercourse located to the south of the subject site. Please clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling	Sand bags would be placed along the southern site boundary to avoid disturbance to the watercourse nearby during land filling.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
<ol style="list-style-type: none"> <li>1. the Site is in the vicinity of an existing channel/streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the channel/streamcourse. All the proposed works in the vicinity of the channel/streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;</li> <li>2. land filling works will be carried out under the application. The applicant is advised to ensure that the overland flow and drains from the adjacent lands should not be affected;</li> <li>3. please show the proposed drainage facilities, including gradients, C.L., I.L. and the dimension details etc., on the drainage plan;</li> <li>4. please show the connection details at discharge point and indicate all C.L., I.L. and catchpit/watercourse bottom level in the drawing;</li> <li>5. colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan;</li> <li>6. where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;</li> <li>7. cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;</li> <li>8. standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;</li> </ol>	<p>The applicant would place all the proposed works 3m away from the top of the bank of the channel/streamcourse. All the proposed works in the vicinity of the channel/streamcourse would not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction</p> <p>Noted.</p> <p>Noted. Please see the updated drainage plan.</p> <p>Noted. Please see the drawing in the attachment.</p> <p>Noted. Please see the Annex 2 in the attachment. The photo viewpoint is shown in the updated drainage plan.</p> <p>100mm opening will be provided at the toe of the site hoarding which is corrugated metal sheets.</p> <p>Noted. Please see the updated drainage plan in the attachment.</p> <p>Please see attached drawing.</p>

9. the natural stream of the proposed discharge point is not maintained by his Department, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage system; and	Noted.
10. the applicant shall resolve any conflict/disagreement with the 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 outside the Site;	Noted.

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Selena SIN) – By Email

## Annex 1 Estimated Trip Generation and Attraction of the Proposed Development

- 1.1 There will be 3 loading/unloading bay for light goods vehicle. No medium goods vehicle, heavy goods vehicle, container trailer/tractor will access the site. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.45	0.45	3	1.5

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
2. The pcu of light goods vehicle is taken as 1.5; &
3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.



Annex 2 Colour photo of current conditions of the existing drainage facilities to the south of the Application Site

Photo 1



Photo 2



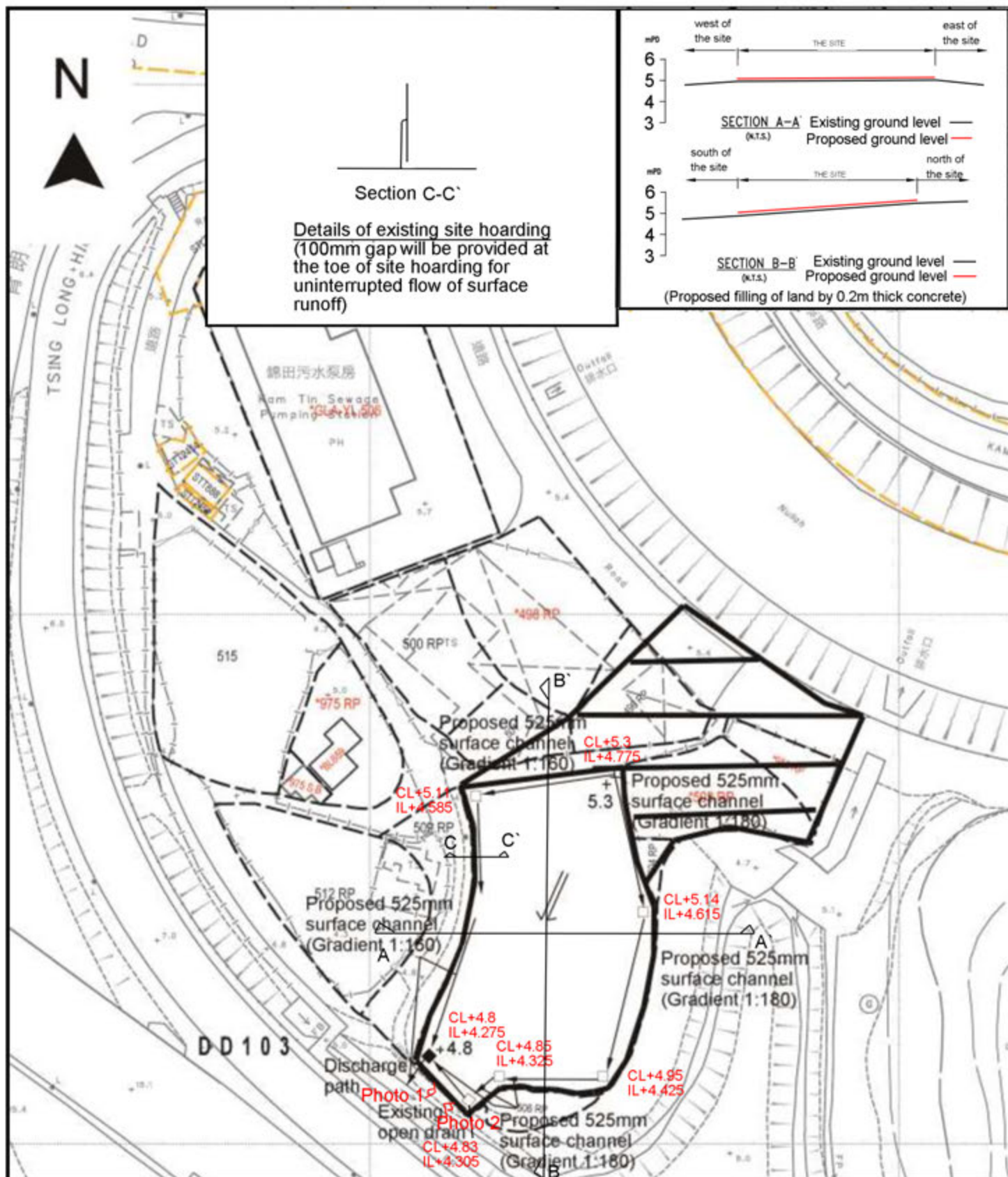












Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

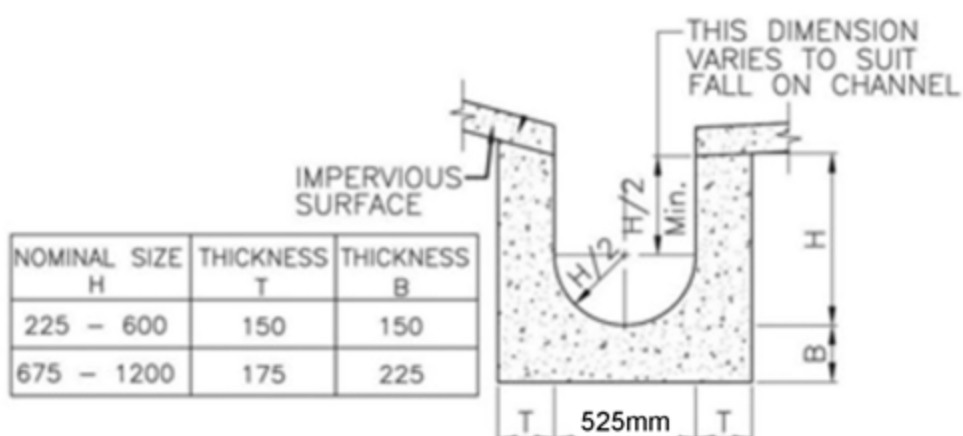
Figure 4

Remarks 備註:

- Proposed catchpit
- Proposed catchpit with Sand trap
- ⇐ Flow of surface runoff
- +5.3 Level (in mPD)
- ▨ External catchment

Scale 比例:

1:1000



**DETAILS OF U-CHANNEL**  
 (REFERENCE : FIG. 8.11 OF  
 GEOTECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Warehouse for  
Storage of Construction Materials for  
a Period of 3 Years and Associated  
Filling of Land at Lots 502 RP & 507  
S.A RP in D.D. 103, Kam Tin, Yuen  
Long, New Territories

Drawing Title 圖目:

Details of Proposed  
Surface U-channel

Drawing No. 圖號:

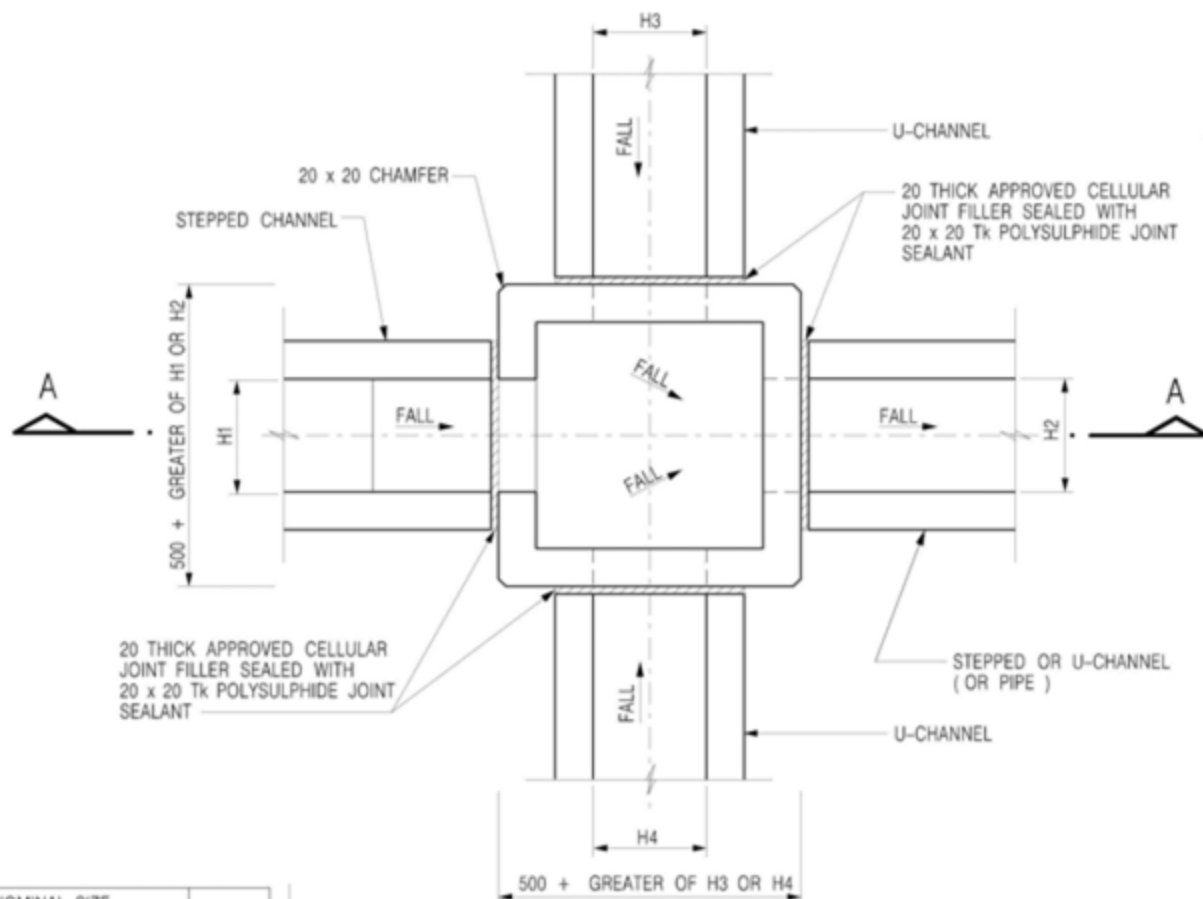
Figure 5

Remarks 備註:

Scale 比例:

Not to scale

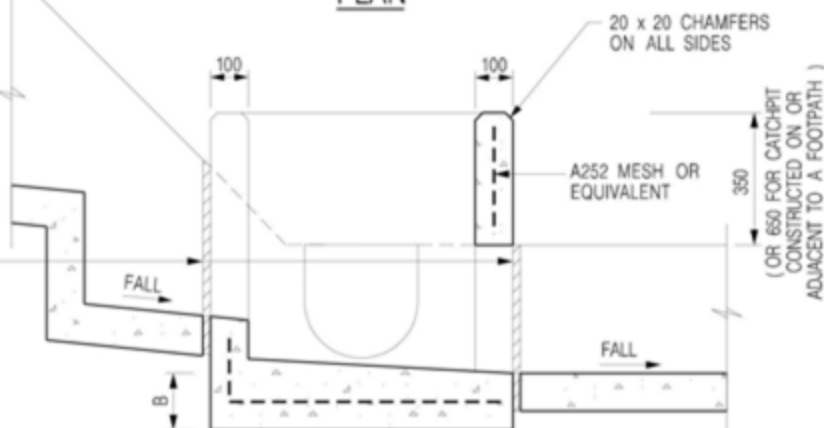




PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

The Details of the Proposed Catchpit

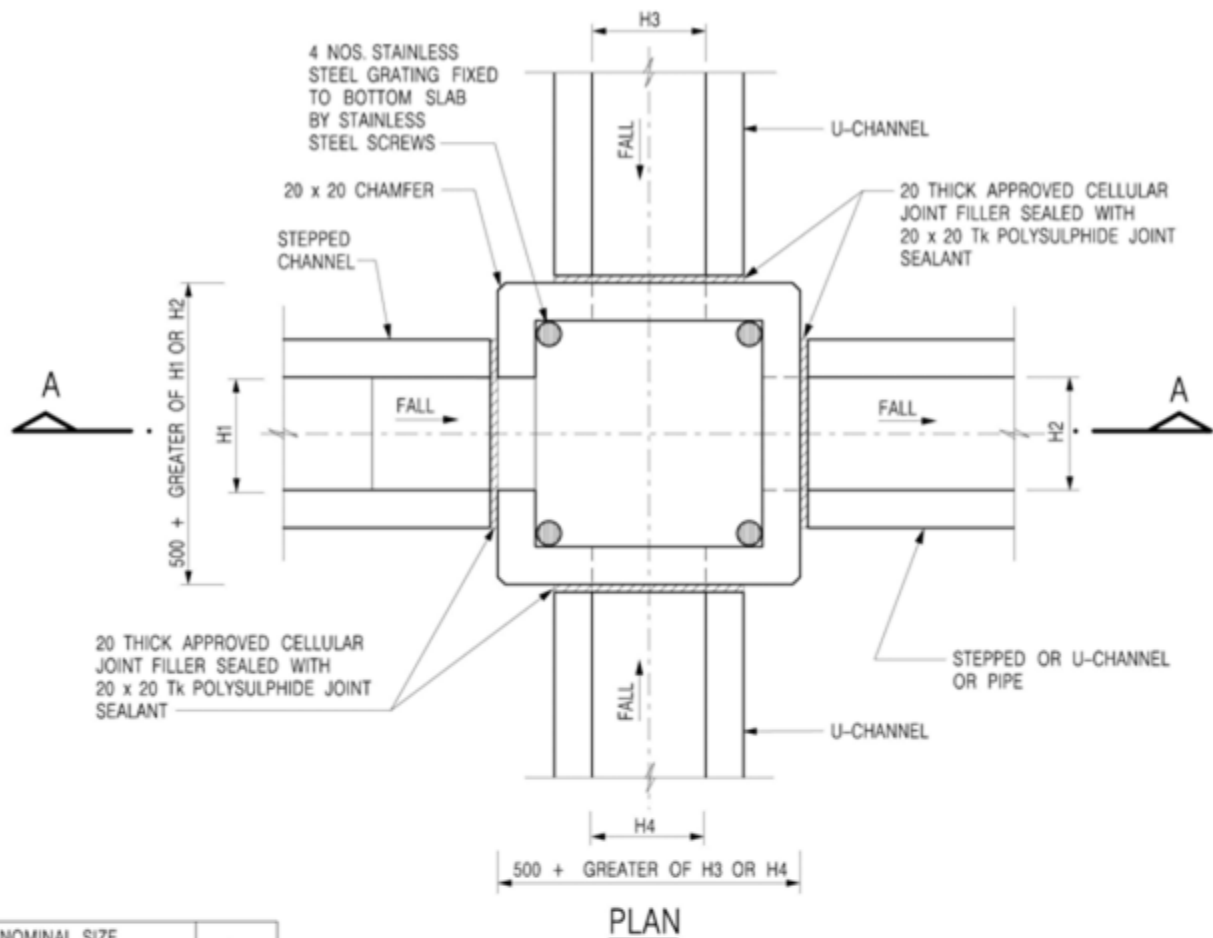
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

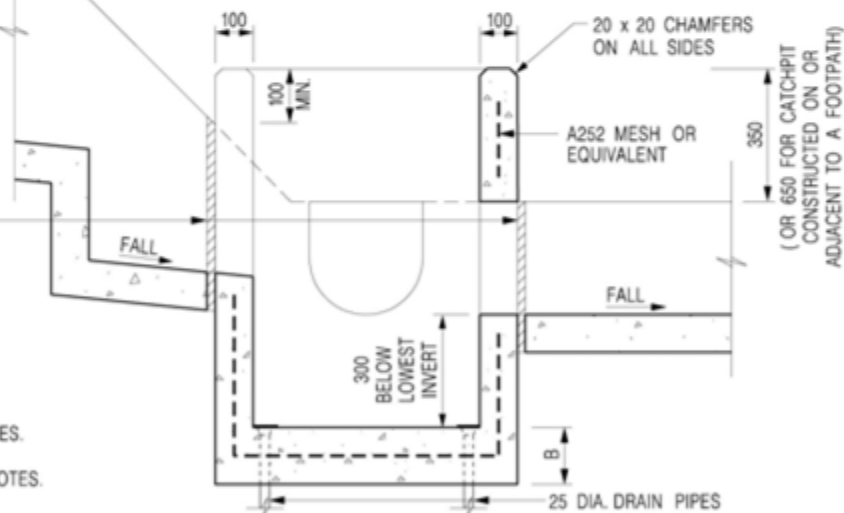
Not to scale



20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

#### NOTES:

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



SECTION A - A

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

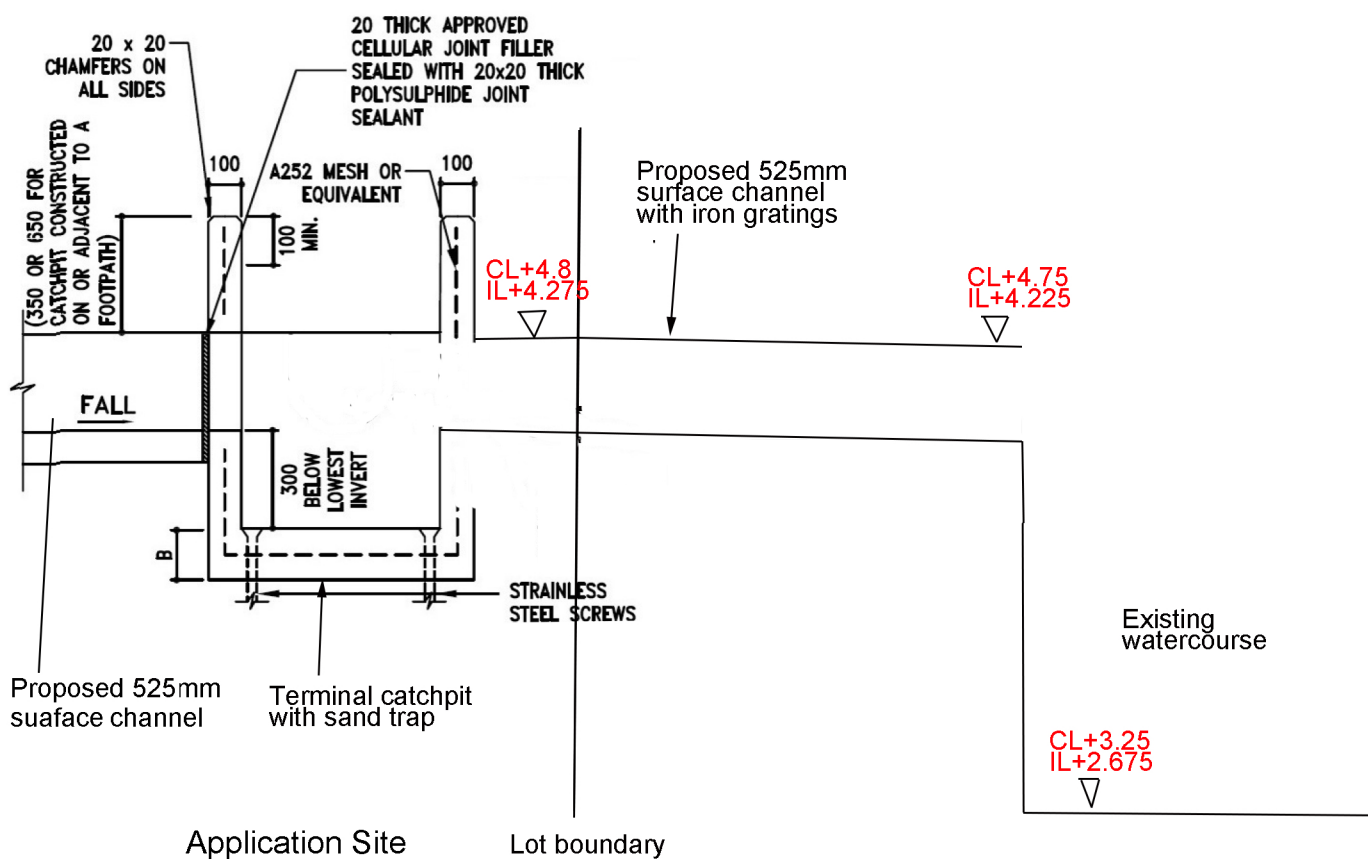
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 502 RP & 507 S.A RP in D.D. 103, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Connection Details of Proposed 525mm Surface Channel to Existing Watercourse

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

Not to scale

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

**Michael Chi Kin SO/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2025年06月09日星期一 14:35  
收件者: tpbpd/PLAND  
副本: Michael Chi Kin SO/PLAND  
主旨: A/YL-KTS/1062  
附件: HT814Es16Drawing009a.pdf  
  
類別: Internet Email

Dear Sir,

Please see attached swept path analysis for vehicle getting into the application site.

Best Regards,

[REDACTED]



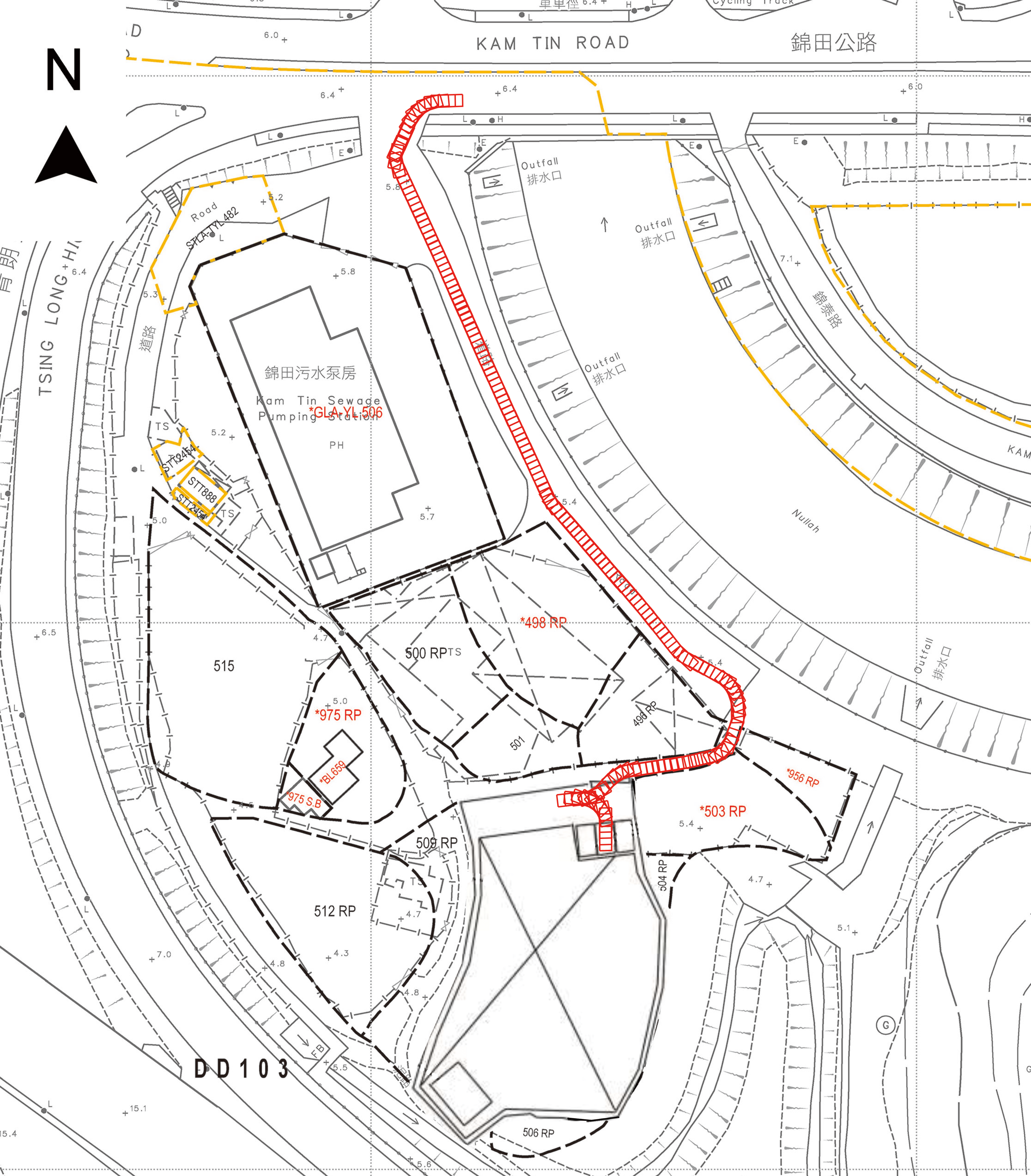


Figure 9 Swept Path Analysis for Light Goods Vehicle Getting Into the Application Site



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

**Michael Chi Kin SO/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年06月09日星期一 14:35  
收件者: tpbpd/PLAND  
副本: Michael Chi Kin SO/PLAND  
主旨: A/YL-KTS/1062  
附件: HT814Es16Drawing008a.pdf  
  
類別: Internet Email

Dear Sir,

Please see attached swept path analysis for vehicle leaving the application site.

Best Regards,

[REDACTED]



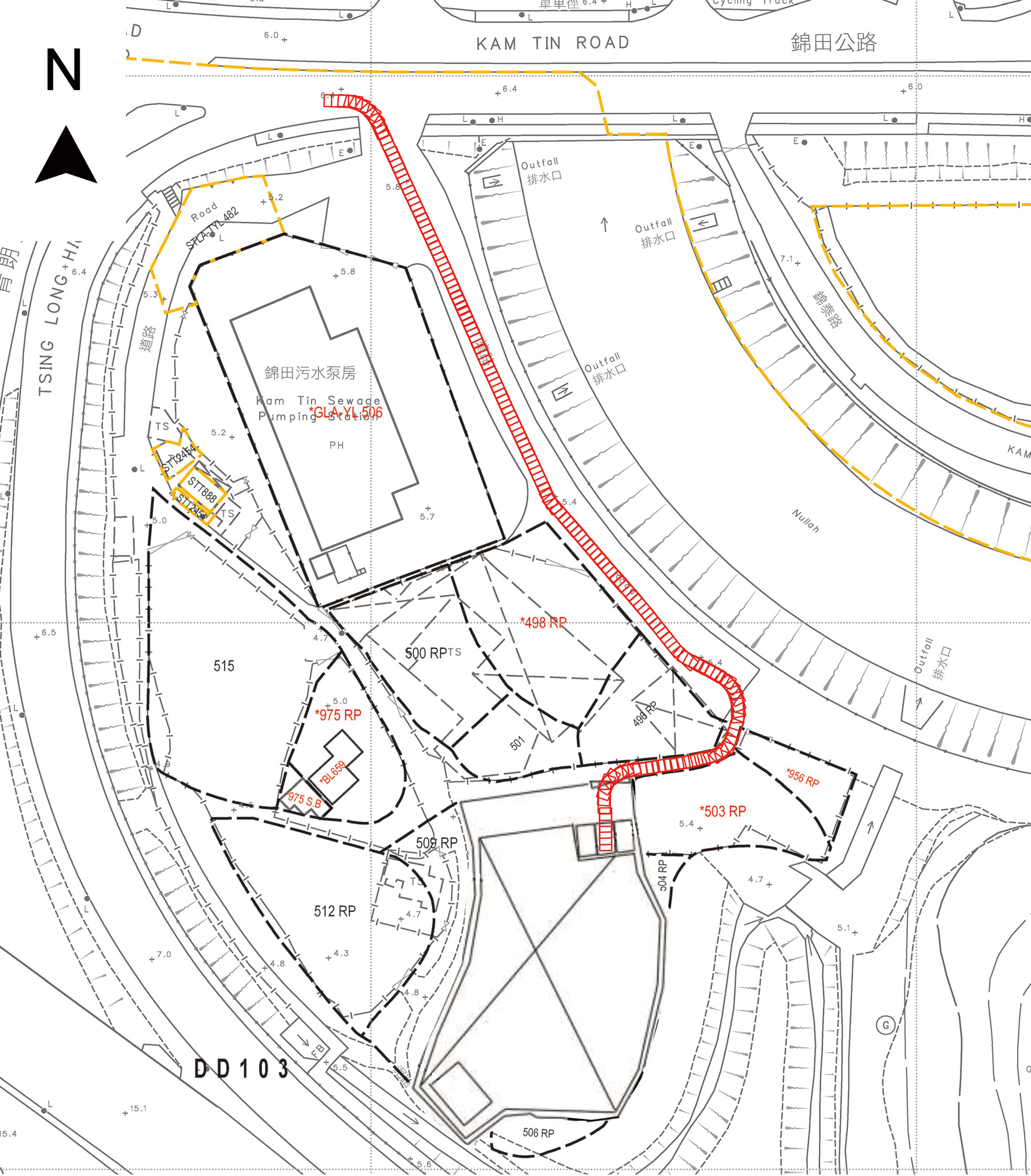


Figure 8 Swept Path Analysis for Light Goods Vehicle Getting Out the Application Site

Scale 1:500



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (Rural and New Town Planning Committee (RNTPC))</b>
A/YL-KTS/453	Proposed Filling of Pond for Permitted Agricultural Use	25.9.2009 [Approved on S.17 review]

**Rejected Applications**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (Rural and New Town Planning Committee (RNTPC))</b>	<b>Rejection Reason(s)</b>
A/YL-KTS/146	Proposed New Territories Exempted House (Small House)	8.1.1999	(1) – (4)
A/YL-KTS/344	Pond Filling and Temporary Open Storage of Pre-sale Vehicles for a Period of 3 Years	13.5.2005	(1), (5)

**Rejection reasons:**

- (1) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good quality agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
- (2) the proposed development would be subject to adverse environmental and traffic noise impacts generated by Route 3 which runs along the south-western side of the application site;
- (3) there is insufficient information in the submission to demonstrate that suitable sites within "Village Type Development" zones in the area could not be identified for the proposed development;
- (4) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would have adverse impacts on the environment and infrastructure provision of the area; and
- (5) the development was not compatible with the rural character of the area and did not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" in that there had been no previous planning approval granted to the application site and there was no technical information in the submission to demonstrate that the development would not cause adverse drainage, landscape and environmental impacts on the surrounding area.

**Similar s.16 Applications within the “Agriculture” Zone  
on the Kam Tin South Outline Zoning Plan in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
A/YL-KTS/946	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years	19.5.2023 [revoked on 19.11.2024]
A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024
A/YL-KTS/1020	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1032	Proposed Temporary Warehouse of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTS/1045	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-KTS/1048	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1049	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1051	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	11.4.2025
A/YL-KTS/1066	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.5.2025

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 502 RP and 507 S.A RP both in D.D. 103 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- if the application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. 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; and
- advisory comments are in **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

- no in principle objection to the application;
- HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Tin Road, including the local track;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- advisory comments are in **Appendix IV**.

**3. Drainage**

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

- no objection in principle to the application from a drainage point of view;



- no adverse comments on the revised drainage proposal submitted by the applicant;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the accepted drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix IV**.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

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

#### 5. **Building Matters**

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

- no objection to the application;
- it is noted that one structure and associated filling of land are proposed in the application; and
- advisory comments are in **Appendix IV**.

#### 6. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

#### 7. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising vacant lands, temporary structures, open storage and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- according to the site photos, the Site is generally vacant. Some trees of invasive species

are observed within the Site. Significant adverse impact on the landscape resources arising from the proposed use is not anticipated.

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

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

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

#### **9. Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. 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;
- (d) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - sufficient manoeuvring space shall be provided within the Site; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Tin Road, including the local track; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Commissioner of Police that the proposed use shall not cause traffic congestion or flooding;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall implement the drainage facilities on site in accordance with the accepted drainage proposal. The applicant is required to maintain all the drainage facilities in good condition and ensure that the proposed use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is also required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be

inadequate or ineffective during operation;

(h) to note the comments of the Director of Fire Services that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the applicant is also advised on the following points:
  - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(i) 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” issued by the Environmental Protection Department (EPD);
- 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 EPD”;
- the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- the proposed use at the Site shall meet the statutory requirements under relevant environmental legislation; and

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

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.



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**From:** [REDACTED]  
**Sent:** 2025-03-14 星期五 03:23:05  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTS/1062 DD 103 Kam Tin

A/YL-KTS/1062

Lots 502 RP and 507 S.A RP in D.D. 103, Kam Tin

Site area: About 2,204sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Land** / 3 Vehicle Parking

Dear TPB Members,

Strong Objections. There is no previous history of approvals and previous applications for the area were rejected because of the impact on drainage.

The lots are surrounded by numerous watercourses and much of the site was originally a pond.

However, the representative of the applicant of this planning application has approached Development Bureau for seeking the advice for the relocation of his business to a suitable location. As shown in the attachment, Development Bureau agreed that the application site may be a suitable location for the relocation of applicant's business subject to the provision of appropriate technical proposals.

So Dev Bureau will override objections from other depts.

This is an abuse of power.

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

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

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

Mary Mulvihill