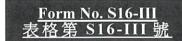
料及文件後才正式確認收到



# This document is received on 15 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. 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 1 6 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/11-KIN/1118
	Date Received 收到日期	1 5 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>. 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: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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
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(☑Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構 )

TANG Lam Piu 鄧林標

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

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

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

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1424 (Part), 1426 (Part), 1427 (Part), 1428 (Part) in D.D. 107 and adjoining Government Land, 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	☑Site area 地盤面積 2,683 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 1,136 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 ☑About 約

(d)	statutory plan(s)	Name and number of the related tatutory plan(s)  与關法定圖則的名稱及編號					
(e)	Land use zone(s) involve 涉及的土地用途地帶	l "/\drictiftire" /one					
(f)	Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  (If there are any Government, institution or community facilities, please illustrate 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积						
4.	"Current Land Ow	ner" of A	pplication Site 申請地點的「現行土地	推有人」			
The	applicant 申請人 -						
	is the sole "current land o 是唯一的「現行土地擁	wner'' <sup>#&amp;</sup> (pl 有人」 <sup>#&amp;</sup> (訂	ease proceed to Part 6 and attach documentary proof 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land 是其中一名「現行土地	l owners"# & 雍有人」#&	(please attach documentary proof of ownership). (請夾附業權證明文件)。				
<b>V</b>	is not a "current land own 並不是「現行土地擁有」	ier"#. 人」 <sup>#</sup> 。					
	The application site is ent 申請地點完全位於政府		vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。				
5.	Statement on Owne 就土地擁有人的		nt/Notification 印土地擁有人的陳述				
(a)	involves a total of	"(	年				
(b)	The applicant 申請人 -						
	has obtained consen	t(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	Registry wh	/address of premises as shown in the record of the Land nere consent(s) has/have been obtained 住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 sl	neets if the sp	ace of any box above is insufficient. 如上列任何方格的绍	L			

		etails of the "cur	rent land own	er(s)" # notifie	d 已獲通知	」「現行土地	擁有人」#	
	La	o. of 'Current nd Owner(s)' 現行土地擁 人」數目	Land Registr	address of pre y where notifi 冊處記錄已發	cation(s) has	/have been gi	ven	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年
		-						
	(Plea	ise use separate sl	heets if the space	e of any box ab	ove is insuffici	ent. 如上列日	何方格的空	間不足,請另頁說明
300000		taken reasonable 取合理步驟以	•		· ·		` '	
	Reas	sonable Steps to						
		sent request fo 於						_(DD/MM/YYYY) <sup>#</sup> ]意書 <sup>&amp;</sup>
	Reas	sonable Steps to	Give Notifica	tion to Owner	(s) <u>向土地</u>	擁有人發出	通知所採取	的合理步驟
		published notio						YY)&
	√ 06,	posted notice i /03/2025 - 20/		•		tion site/pren	nises on	
		於	(日/	月/年)在申請:	地點/申請原	<b></b>	的顯明位置	貼出關於該申請的建
	✓	sent notice to r office(s) or rur				ommittee(s)/ (DD/MM/YY		committee(s)/manage
		於			]寄往相關的	業主立案法	團/業主委	員會/互助委員會或
	Othe	ers 其他						
		others (please s 其他(請指明						
	-							
	_							

6. Type(s) of Application	n 申請類別				
(A) Temporary Use/Develo Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permissi proceed to Part (B)) (如屬位於鄉郊地區或受規	地區土地上及/或建築物	内進行為· Developi	期不超過 nent in Ru	三年的臨時用途/ ıral Areas or Regu	發展
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary V Ancillary Facilities and	Associate	d Filling of	Land for a Period	of 3 Years
(b) Effective period of	☑ year(s) 年	i the propos	our our a ray oc	3	1711ACHART 11/37
permission applied for 申請的許可有效期	□ month(s) 個)				
(c) Development Schedule 發展網	细節表				
Proposed uncovered land area	ı 擬議露天土地面積			1,547	sq.m ☑About 約
Proposed covered land area 携	疑議有上蓋土地面積			1,136	sq.m 🗹 About 約
Proposed number of buildings		<b></b> 等築物數目		7	
Proposed domestic floor area					…sq.m □About 約
Proposed non-domestic floor				1,136	
Proposed gross floor area 擬詞				1,136	V. 10.00
Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us struct	ferent floors of buildings/str e separate sheets if the space		applicable)	建築物/構築物的排	疑議高度及不同樓層
*D.G.G.	- DANGEROUS GOODS GODOWN	1,136 HF [ABOUT]	1,138 III- (48001)	,	
Proposed number of car parking	spaces by types 不同種類例	亨車位的擬	孫義數目		
Private Car Parking Spaces 私家				3 N/A	
Motorcycle Parking Spaces 電罩 Light Goods Vehicle Parking Spaces	77 TO 2004 May 10 MAY 1000 1000		N/A		
Medium Goods Vehicle Parking				N/A	
Heavy Goods Vehicle Parking Sp	STATE OF THE PARTY			N/A	
Others (Please Specify) 其他 (記	清列明)				
Proposed number of loading/unlo	oading spaces 上落客貨車位	立的擬議數	付		
Taxi Spaces 的士車位				N/A	
Coach Spaces 旅遊巴車位	叫作末末及			N/A 2	
Light Goods Vehicle Spaces 輕 Medium Goods Vehicle Spaces				N/A	
Heavy Goods Vehicle Spaces				N/A	
Others (Please Specify) 其他 (記					

	pposed operating hours ondays to Saturdays			0:00. No operation on Su	ndays and publ	ic holidays.	
••••			•••••		•••••		
(d)	Any vehicular according the site/subject build 是否有車路通往地有關建築物?	ess to	es 是	appropriate) 有一條現有車路。( Accessible from Shui M	請註明車路名稱 dei Road via a lo	的 (如適用)) ocal access. ustrate on plana	e street name, where and specify the width) 的闊度)
			lo 否				
(e)	(If necessary, please justifications/reasons 措施,否則請提供理	use separates for not pr	te sheets oviding	議發展計劃的影響 s to indicate the proposed m g such measures. 如需要的	leasures to minim 話,請另頁註明	ise possible ad 引可盡量减少可	Iverse impacts or give 可能出現不良影響的
(i)	Does the development	Yes 是	□ F	Please provide details 請提	是供詳情		
	proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	No 否	· · ·				
(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 No 否 On enviro	div (ifi	Please indicate on site plan the beversion, the extent of filling of land 清用地盤平面圖顯示有關土地/注题  Diversion of stream 河道で  Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度  Filling of land 填土 Area of filling 填土面積 Depth of filling 填土面積 Depth of filling 填土面積 Depth of filling 填土下度  Excavation of land 挖土 Area of excavation 挖土正	d/pond(s) and/or exca 也塘界線,以及河道i 改道 2,683 not more thar 冠積	vation of land) 改道、填塘、填土 . sq.m 平方米 m 米 sq.m 平方米 n 0.2 m 米	E及/或挖土的細節及/或 E □ About 約 □ About 約 □ About 約 □ About 約 □ About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On draina On slopes Affected Landscap Tree Felli Visual Im	e 對交遊 supply age 對斜 by slope te Impace ing 砍 apact 權	通 對供水 非水 坡 es 受斜坡影響 ct 構成景觀影響	Ye Ye Ye Ye Ye Ye		No 不會 ② No 不會

(B) Renewal of Permissi	iameter at bre 情註明盡量減 全直徑及品種 on for Tem	peasure(s) to minimise the impact(s). For tree felling, please state the number, east height and species of the affected trees (if possible) 沙影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹。(倘可)  porary Use or Development in Rural Areas or Regulated Areas 等用途/發展的許可續期
(a) Application number to the permission relates 與許可有關的申請編號	which	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/developme 已批給許可的用途/發展	- 1	
(e) Approval conditions 附帶條件		The permission does not have any approval condition 許可並沒有任何附帶條件 Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:  Reason(s) for non-compliance: 仍未履行的原因:  (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間		□ year(s) 年 □ month(s) 個月

7. Justifications 理由	
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。	
Please refer to the supplementary statement.	ř:
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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中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
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s)  專業資格  HKIP 香港規劃師學會 / HKIA 香港建築師學會 / 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 / HKIUD 香港城市設計學會 / RPP 註冊專業規劃師 Others 其本工程。
on behalf of 代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司  Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期

### 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况下,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	App	lication	申請摘要
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(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<u>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。)</u>

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1424 (Part), 1426 (Part), 1427 (Part), 1428 (Part) in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,683 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 42 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	□ 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 □ Year(s) 年
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

(i)	Gross floor area		sq.n	n 平方米	Plot R	Ratio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	N/A	□ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
		Non-domestic 非住用	1,136	☑ About 約 □ Not more than 不多於	0.42	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		N/	Ά	
		Non-domestic 非住用		7		
(iii) Building height/No. of storeys 建築物高度/層數		Domestic 住用		N/A	□ (Not	m 米 more than 不多於)
			-	N/A	□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用		3 - 7 (about)	□ (Not	m 米 more than 不多於)
				1	□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			42	%	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Private Car Parking Spaces 利家亩亩价 3				3 N/A N/A N/A N/A
						N/A N/A 2 N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		$\checkmark$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		$\checkmark$
Location plan; Zoning plan; Land status plan; Land filling plan; Swept path analysis;		
Accepted FSIs proposal under previous application No. A/YL-KTN/957 and Revised drain	age proposa	ıl
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		$\checkmark$
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
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。

# **Supplementary Statement**

## 1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1424 (Part), 1426 (Part), 1427 (Part), 1428 (Part) in D.D. 107 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' (the proposed development) (Plans 1 to 3).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry.

# 2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G.)' is neither a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for 'warehouse (excluding D.G.G.)' use were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/1083) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.



2.4 The Site is the subject of four previous S.16 planning applications, whilst the latest application (No. A/YL-KTN/957) is for 'warehouse (excluding D.G.G.)' use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-KTN/957), all development parameters (including but not limited to site area, gross floor area (GFA), building height, no. of storeys, etc.) remain the same. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

App	roval Conditions of Application No. A/YL-KTN/957	Date of Compliance
(d)	The submission of a drainage proposal	Not complied with
(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	09.01.2024
(h)	The implementation of the FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant submitted drainage proposals for compliance with condition (d) on 18.04.2024, 28.06.2024, 22.08.2024,10.10.2024 and 04.02.2025 whilst the submissions was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 05.06.2024, 02.08.2024, 26.09.2024, 22.11.2024 and 16.04.2025. The applicant did not have sufficient time to submit a revised drainage proposal within the planning approval period.
- 2.6 The applicant submitted a FSIs proposal to comply with condition (g) on 27.11.2023 and the submission was considered acceptable by Director of Fire Services on 09.01.2024. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in September 2024. The applicant is still pending reply from DLO/YL, LandsD. As no structure is permitted to be erected before granting of STW, no FSIs could be implemented, which led to the revocation of the application on 28.04.2025.

2.7 The applicant wishes to continue the submission and implementation works during the planning approval period of the current application. In support of the application, the applicant has submitted accepted FSIs proposal under the previous application (No. A/YL-KTN/957) and a revised drainage proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (Appendices I and II).

# 3) Development Proposal

3.1 The site area is 2,683 m² (about), including 42 m² (about) of GL (**Plan 3**). Seven 1-storey structures are provided at the Site for warehouse (excluding D.G.G.) and office uses with total GFA of 1,136 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). Ancillary facilities (i.e. the office) is for administrative staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

**Table 2** – Major Development Parameters

Application Site Area	2,683 m² (about), including 42 m² of GL		
Covered Area	1,136 m² (about)		
Uncovered Area	1,547 m² (about)		
Plot Ratio	0.42 (about)		
Site Coverage	42% (about)		
Number of Structure	7		
Total GFA	1,136 m² (about)		
- Domestic GFA	Not applicable		
- Non-Domestic GFA	1,136 m² (about)		
Building Height	3 m - 7 m (about)		
No. of Storey	1		

- 3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving of concrete, where the existing levels range from +9.5 mPD to +10.2 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for the site formation of structures and circulation space uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during planning approval period.
- 3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at **Table 3**:

**Table 3** – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC)	2
- 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV)	2
- 3.5 m (W) x 7 m (L)	2

3.4 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles (including medium goods vehicles, heavy goods vehicles, container vehicles, etc.) are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 6). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at Table 4 below), adverse traffic impacts arising from the proposed development should not be anticipated.

**Table 4** – Estimated Trip Generation/Attraction

		Estimated Trip Generation/Attraction				
Time Period	PC		LGV		2-Way Total	
	In	Out	In	Out	2 Way Total	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	4	
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	4	

Average trip per hour	0	0	2	2	4
(10:00 – 18:00)	0	U	2	2	4

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.6 Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

### 4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the accepted FSIs proposal under the previous application (No. A/YL-KTN/957) and a revised drainage proposal to mitigate any adverse impact arising from the proposed development (**Appendices I** and **II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to <u>approve</u> the subject application for 'Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'.

**R-riches Property Consultants Limited** 

April 2025



### **LIST OF PLANS**

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Plan showing the filling of land of the Site
Plan 6	Swept Path Analysis

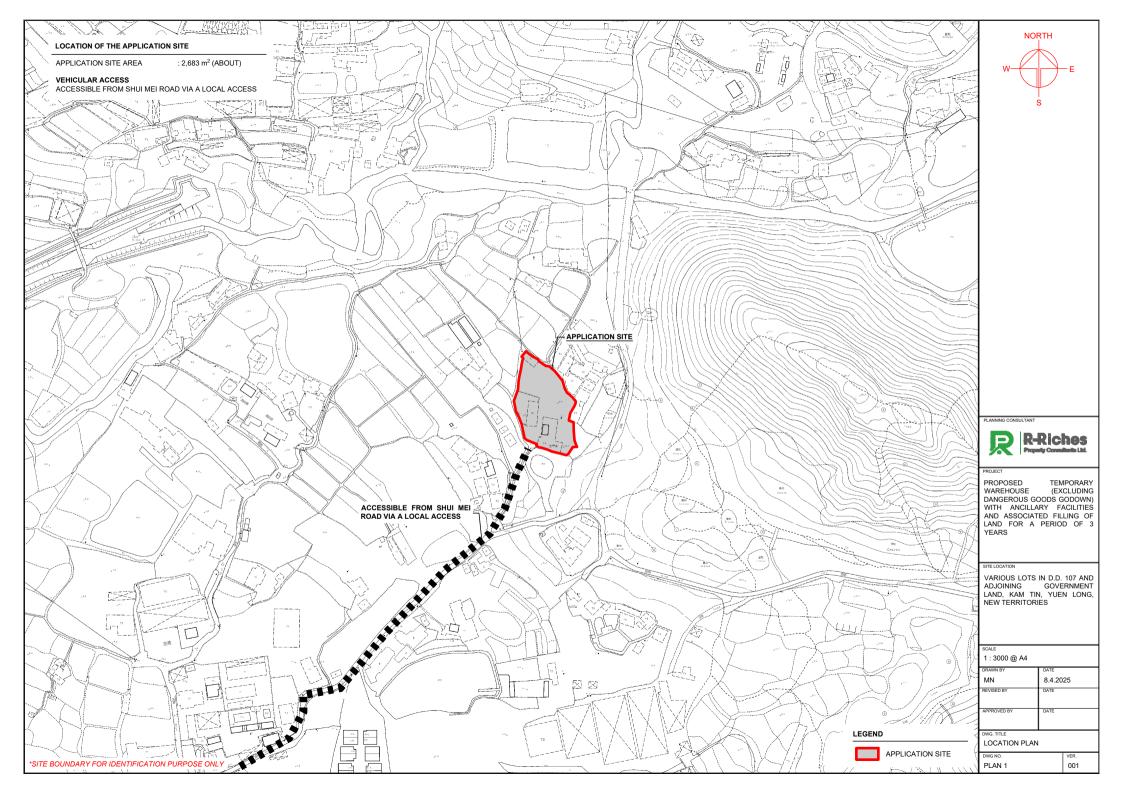
# **APPENDICES**

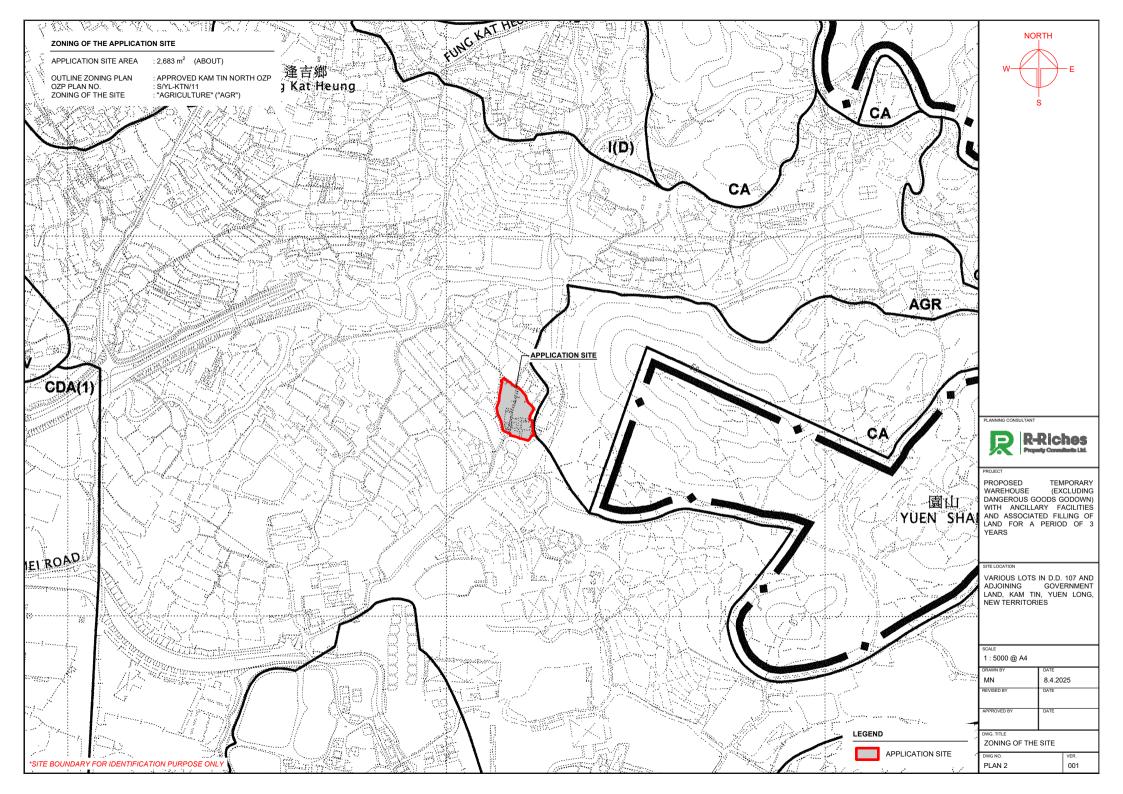
Appendix I Accepted Fire Service Installations Proposal under previous application

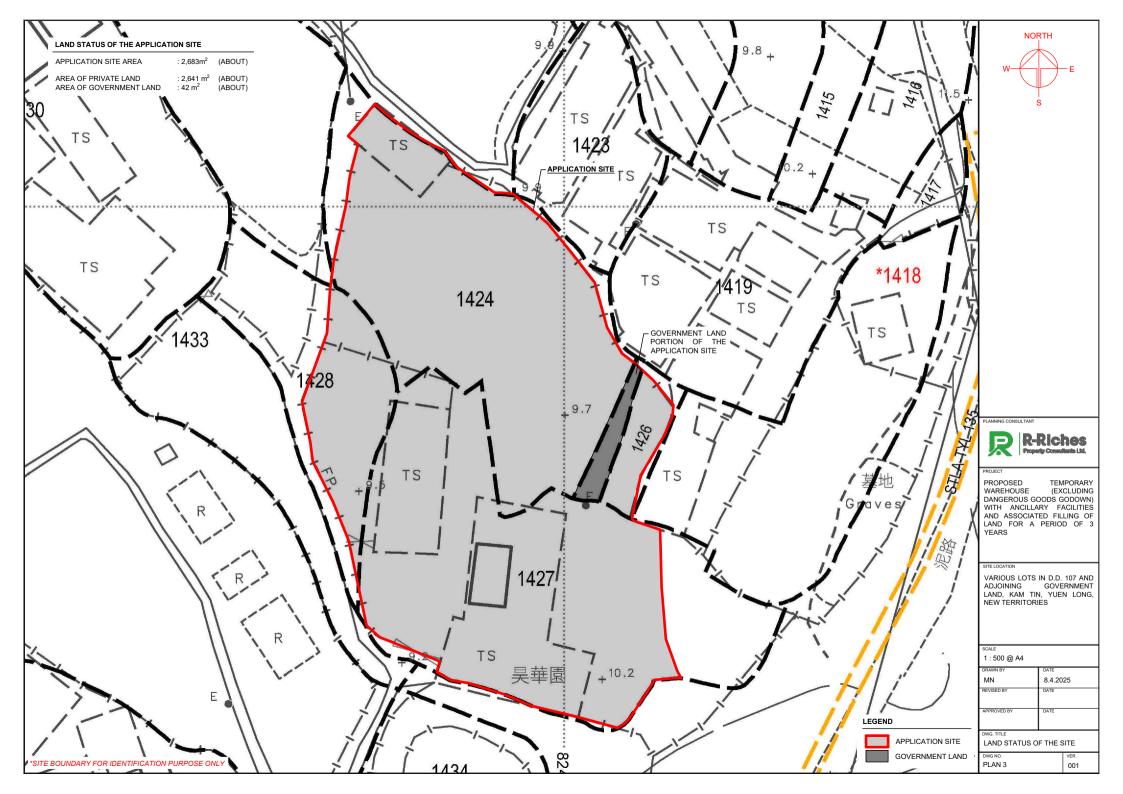
No. A/YL-KTN/957

Appendix II Revised Drainage Proposal









STRUCTURE B1	STRUCTURE USE	383 m <sup>2</sup> (ABOUT)
 B1		'83 m <sup>2</sup> (ABOLIT) -
	WAREHOUSE (EXCL WAREHOUSE (EXCL WAREHOUSE (EXCL WAREHOUSE (EXCL WAREHOUSE (EXCL OFFICE	136 m <sup>2</sup>
WAI WAI WAI	REHOUSE (EXCL REHOUSE (EXCL REHOUSE (EXCL REHOUSE (EXCL	B3 WAI B4 WAI B5 WAI B6 WAI



BUILDING HEIGHT

7 m (ABOUT)(1-STOREY) 3 m (ABOUT)(1-STOREY)

PLANNING CONSULTANT



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

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

1:500 @ A4 8.4.2025 MN REVISED BY DATE APPROVED BY DWG. TITLE

LAYOUT PLAN

LEGEND

APPLICATION SITE

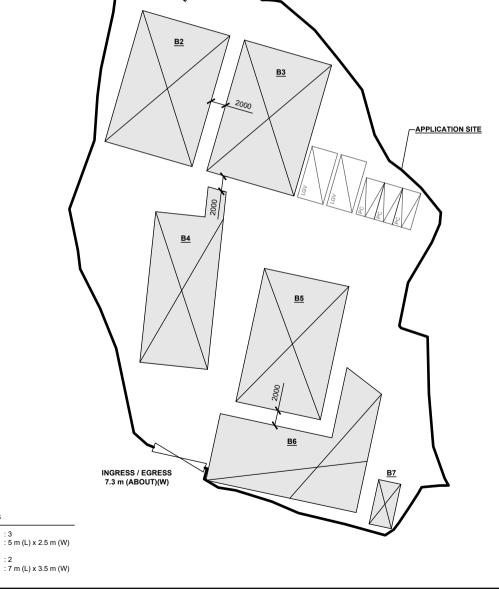
PARKING SPACE

LOADING / UNLOADING SPACE

STRUCTURE

INGRESS / EGRESS

DWG NO. PLAN 4 001



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE

NO. OF PRIVATE CAR PARKING SPACE DIMENSION OF PARKING SPACE

DIMENSION OF L/UL SPACE

#### APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA SITE LEVELS BEFORE FILLING OF LAND : 2,683 m<sup>2</sup> : +9.3 mPD TO +10.0 mPD

+9.7

+9.3

(ABOUT) PD (ABOUT)

-APPLICATION SITE

+9.5

#### **EXISTING FILLING OF LAND AREA**

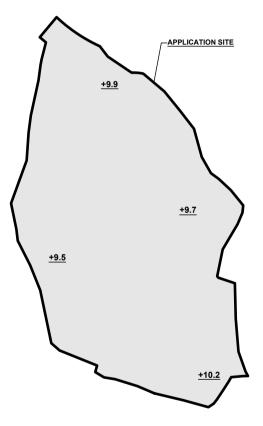
APPLICATION SITE AREA : 2,683 m<sup>2</sup>
COVERED BY STRUCTURE : 1,136 m<sup>2</sup>

EXISTING FILLED AREA : 2,683 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : 49.5 mPD TO +10.2 mPD (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE

SE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



**LEGEND** 

APPLICATION SITE

+3.4 SITE LEVEL

LAND FILLING AREA AFTER FILLING

(ABOUT)

(ABOUT)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATIO

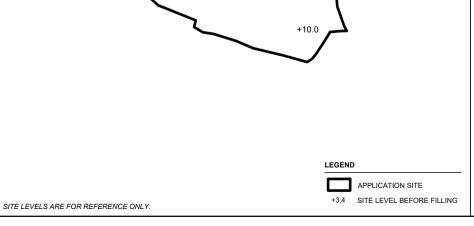
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

1:800 @ A4	
DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE
ING TITLE	

DWG. TITLE FILLING OF LAND

 DWG NO.
 VER.

 PLAN 5
 001





# Appendix I

# 規劃署

粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中梁大廈 22 棲 2202 室



# **Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號

Your Reference :

DD125 Lot 107 & VL

本署檔號

Our Reference:

TPB/A/YL-KTN/957

继结合统而

Tel. No.:

傳真機號碼

Fax No.:

By Post and Fax (2323 3662)

R-riches Property Consultants \_imited Block D, The Richfield 236 Kat Hing Wai Kam Tin, New Territories (Attn.: Mr. Orpheus LEE / Ms. Grace WONG)

9 January 2024

Dear Sir/Madam,

Submission for Compliance with Approval Condition (g)

- the Submission of Fire Service Installations Proposal

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
in "Agriculture" Zone, Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in
D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/957)

I refer to your submission dated 27.11.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

$\checkmark$	Acceptable.	The caption	ned cond	lition <u>has</u>	been	complied	with.	Please	find
	detailed depar								

- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: of the Fire Services Department directly.

Yours faithfully,

(KWNG)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

透過規劃工作,使香港成為一個宜居、具競爭力和可持續發展的**亞洲國際都會** We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY 15:53

2 -

Internal CTP/TPB

10-JAN-2024

KWN/AY/on

# Comments from the Director of Fire Services:

Please be advised that the installation/maintenance/modification/repair work of FSIs 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 Director of Fire Services.



Our Ref.: DD125 Lot 107 & VL Your Ref.: TPB/ A/YL-KTN/957 顧問有限公司 **盈卓物業** 

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

By Email

27 November 2023

# **Compliance with Approval Condition (g)**

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/957)

We are writing to submit a FSIs proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of the fire services proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our \_\_\_\_\_or the undersigned at your convenience.

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited** 

Órpheus LEE

**Planning and Development Consultant** 





#### DEVELOPMENT PARAMETERS APPLICATION SITE AREA : 2.683 m<sup>2</sup> (ABOUT) COVERED AREA : 1.136 m<sup>2</sup> (ABOUT) UNCOVERED AREA : 1,547 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.42 (ABOUT) SITE COVERAGE : 42 % (ABOUT)

NO. OF STRUCTURE

DOMESTIC GFA : NOT APPLICABLE NON-DOMESTIC GFA : 1,136 m<sup>2</sup>

(ABOUT) (ABOUT) TOTAL GFA : 1.136 m<sup>2</sup>

BUILDING HEIGHT : 3 m - 7 m (ABOUT)

NO. OF STOREY

#### PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR

PARKING SPACE

DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR

LIGHT GOODS VEHICLE

DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

#### FIRE SERVICE INSTALLATIONS



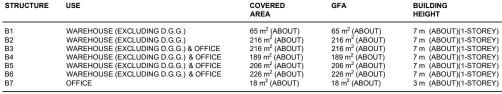
EXIT SIGN AND EMERGENCY LIGHT



5 KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

- 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- 3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



1,136 m2 (ABOUT)

LEGEND

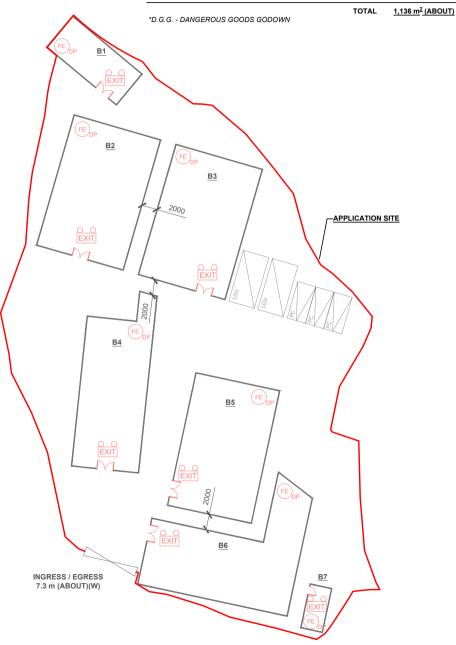
APPLICATION SITE

PARKING SPACE

LOADING / UNLOADING SPACE

STRUCTURE

INGRESS / EGRESS



**NORTH** 



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

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, **NEW TERRITORIES** 

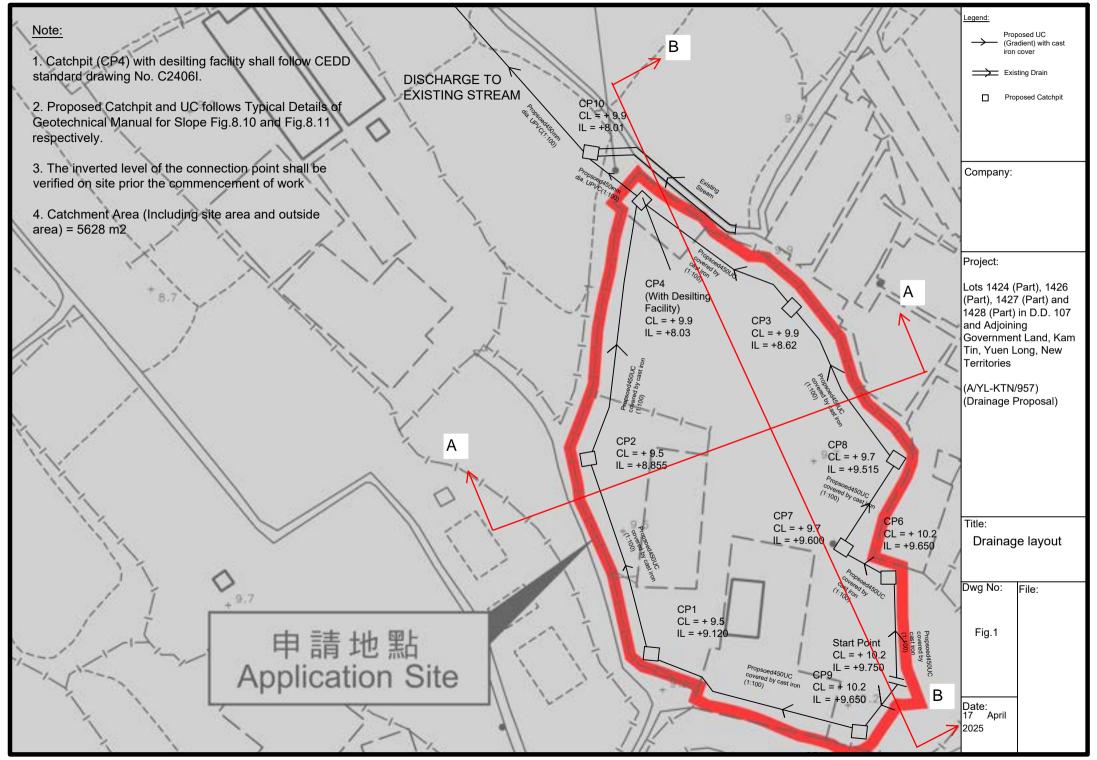
ALE	
: 500 @ A4	
AWN BY	DATE
DL	27.11.2023
VISED BY	DATE
PROVED BY	DATE
VG. TITLE	
SIs PROPOSAL	

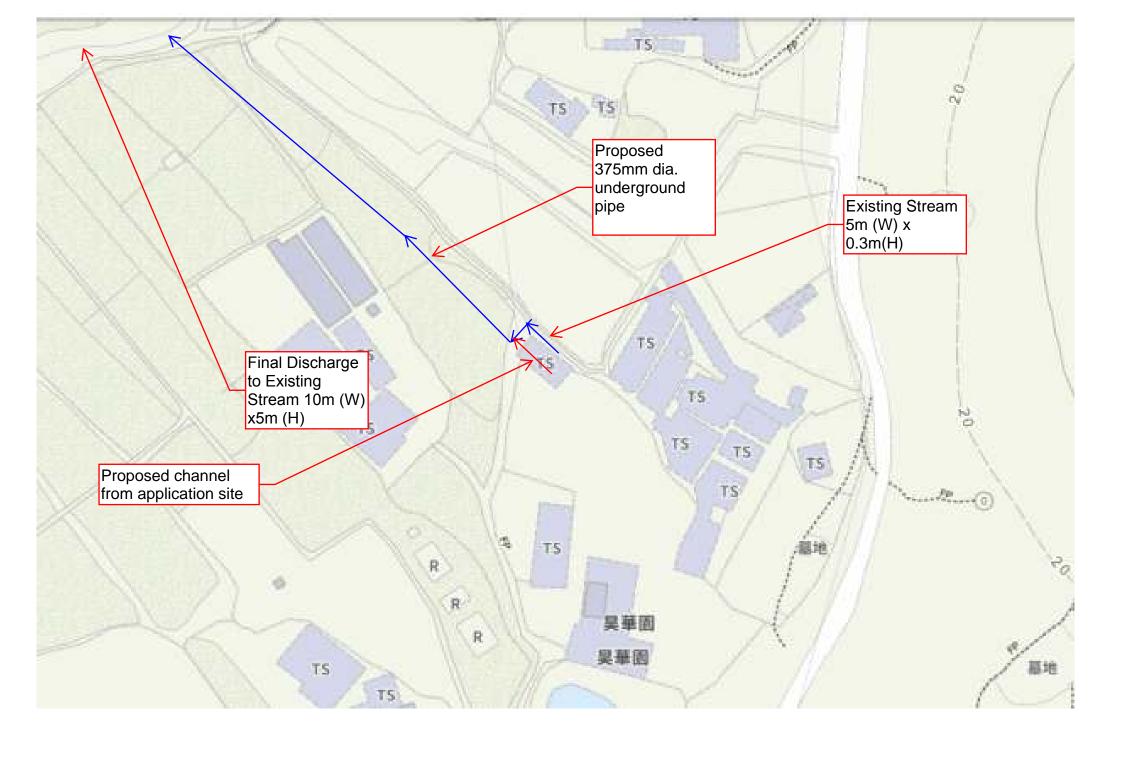
APPENDIX

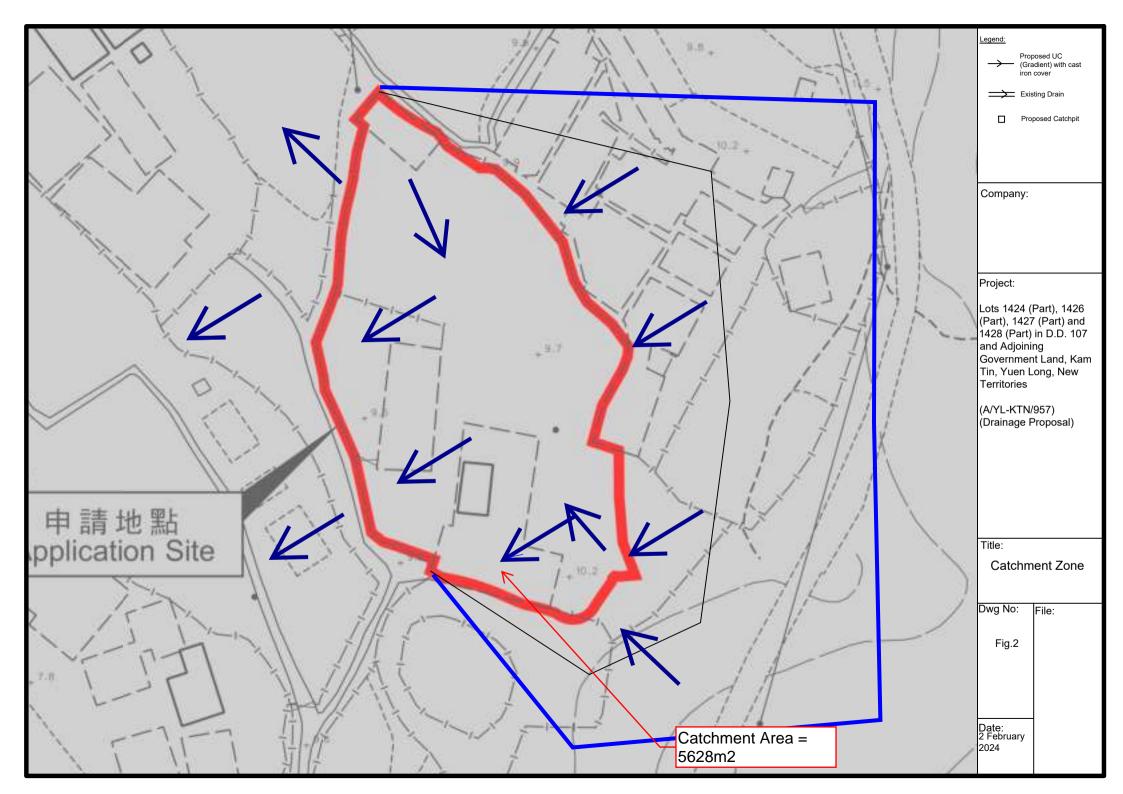
# <u>Appendix II – Response to the Previous Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</u>

Comi	ments of the CE/MN, DSD	
(Cont	tact Person: )	
(1)	Fig. 1 - There are two CP7.	It is revised accordingly (Annex I).
(2)	Connection details - CP9 is not connecting to existing stream as shown in the drainage layout plan. All proposed invert levels should be given.	Connnection details of CP10 is revised and all proposed invert levels should be given (Annex I).
(3)	GEO TGN No. 42 - 375UC appears to be undersized in the chart. Please upgrade the UC size for conservative concern.	Proposed 375UC has been upgraded its size as 450UC (Annex I).
(4)	Please clarify the relationship between view 2 and view 3. It is noted that there are already few underground pipes in view 3, please clearly advise how the proposed discharge pipe would not affect the existing underground pipes.	Underground pipe will be reconstructed as 450mm dia. UPVC due to insufficient capacity of original pipe (Annex I).
(5)	The proposed outlet pipe size does not tally with all plans/ connection details. Please review.	It is revised accordingly that proposed outlet pipe size does tally with all plans and connection detail (Annex I).









# Assume return period T = 50years

According to SDM Corrigendum No.1 /2024

$$a = 505.5$$
,  $b = 3.29$ ,  $c = 0.355$ 

$$i = \frac{a}{(td+b)C}$$

# Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = (505.5)$$
  $(1+16\%)$  = |229 x (1+16%) = 266 mm/hr

i = 266 mm/hr is taken

Catchment Area = 2683m² (Site Area), Catchment area = 2945m² (Outside area)

Surface runoff coeficient C = 0.95 (Site Area) and C = 0.4 (for outside catchment area)

Qp= 0.278CiA

= 0.2756m3/s = 16536litre /min

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

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

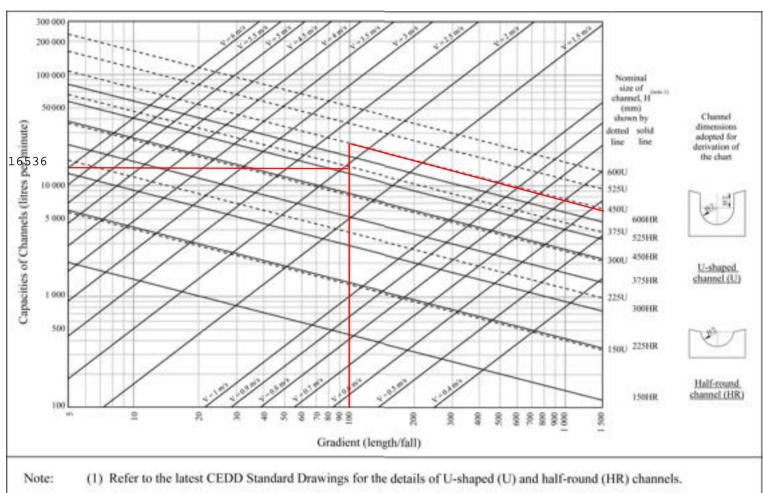


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Catchment Area = 126290m2

$$Q = 0.278 \text{ Ci A}$$
  
= 0.278 ( 0.45)(250) (126290 x 10^-6)  
= 8.338m3/hr

10m (W) x 5m(H) existing channel is final discharge Port

By Manning's Equation,  $Q = \frac{1}{n} \frac{A^{\frac{2}{5}}}{p^{\frac{2}{3}}} S_0^{\frac{1}{2}} \quad \text{where} \quad n = 0.015$   $S_0 = 0.001$   $A = 10 \times 5 = 50 \text{m}^2$   $P = 10 \times 2 + 5 = 25 \text{m}$ 

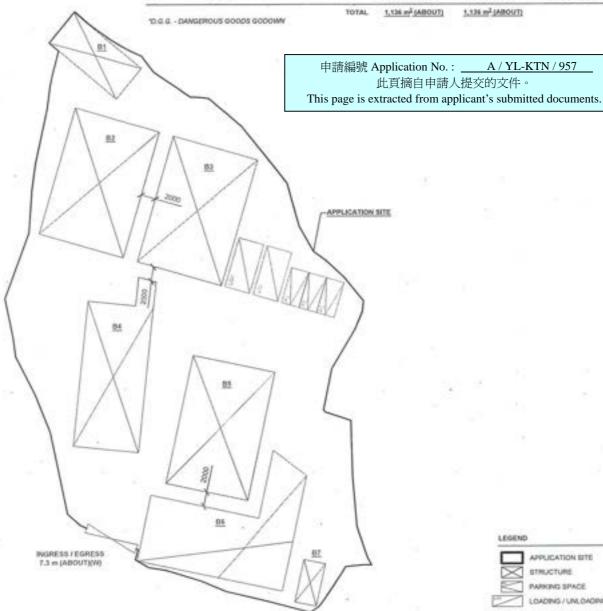
= 167.3m3/hr

> 8.338m3/hr

APPLICATION SITE AREA COVERED AREA UNCOVERED AREA	2,683 m <sup>2</sup> 1,136 m <sup>2</sup> 1,647 m <sup>3</sup>	(ABOUT) (ABOUT)
PLOT RATIO SITE COVERAGE	: 0.42 -42%	(ABOUT)
NO. OF STRUCTURE. DOMESTIC GFA NON-DOMESTIC GFA TOTAL GFA	7 NOT APPLIC 1,130 m <sup>2</sup> 1,136 m <sup>2</sup>	ABLE (ABOUT) (ABOUT)
BUILDING HEIGHT NO. OF STOREY	3m-7m (	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
81 82 83 84 85 86 87	WAREHOUSE (EXCLUDING D.G.G.) WAREHOUSE (EXCLUDING D.G.G.) WAREHOUSE (EXCLUDING D.G.G.) & OFFICE WAREHOUSE (EXCLUDING D.G.G.) & OFFICE WAREHOUSE (EXCLUDING D.G.G.) & OFFICE OFFICE OFFICE	65 m² (ABOUT) 216 m² (ABOUT) 216 m² (ABOUT) 109 m² (ABOUT) 206 m² (ABOUT) 225 m² (ABOUT) 18 m² (ABOUT)	65 m² (ABOUT) 216 m² (ABOUT) 216 m² (ABOUT) 185 m² (ABOUT) 226 m² (ABOUT) 18 m² (ABOUT) 18 m² (ABOUT)	T = (ABOUT)(1-STOREY)
	2000	a sas - Language	a ann Lamestern	







WAREHOUSE DANGEROUS GOODS GODOWNS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

VARIOUS LOTS IN D.D. 187 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

DAMES PT	SHE.
MN	15.8.2023
REVOKERY	308
OL.	24.8.2023
PERMIT	2001

901

LAYOUT PLAN

PLAN 4

LEGEND

APPLICATION SITE

STRUCTURE

PMGRESS/EGRESS

PARKING SPACE

LOADING / UNLOADING SPACE

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE DIMENSION OF PARKING SPACE

5 m (i) x 2.5 m (W)

NO. OF LAIL SPACE FOR LIGHT GOODS VEHICLE. DIMENSION OF LAX, SPACE

2 7 m (U x 2.5 m (W)

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA SITE LEVELS BEFORE FILLING OF LAND 2,683 m<sup>3</sup> +9.3 mPO TO +10.0 mPO

+9.7

(ABOUT)

APPLICATION SITE

+9.5

+10.0

EXISTING FELLING OF LAND AREA

2,665 m 1,136 m (ABOUT) (ABOUT) (ABOUT)

COVERED BY STRUCTURE EXISTING FILLED AREA DEPTH OF LAND FILLING PROPOSED SITE LEVELS MATERIAL OF LAND FILLING

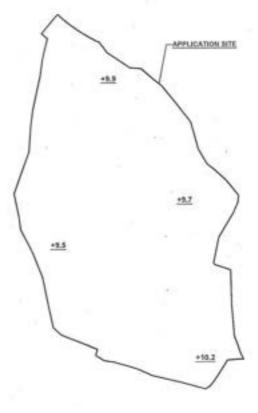
APPLICATION SITE AREA

2,683 m<sup>2</sup> NOT MORE THAN 0.2 m +9.5 mPD TO +10.2 mPD

CONCRETE

SITE FORMATION OF STRUCTURES. AND CIPICULATION SPACE

THE APPLICATION SITE HAS BEEN FILLED WITH CONCRETE. NO FURTHER PILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.







PROPOSED WAREHOUSE DANGEROUS GOODS GODOWAL WITH ANCELARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

PLANS.

LEGEND

APPLICATION SITE

LAND FILLING AREA

23.4 SITE LEVEL

VARIOUS LOTS IN D.D. 167 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

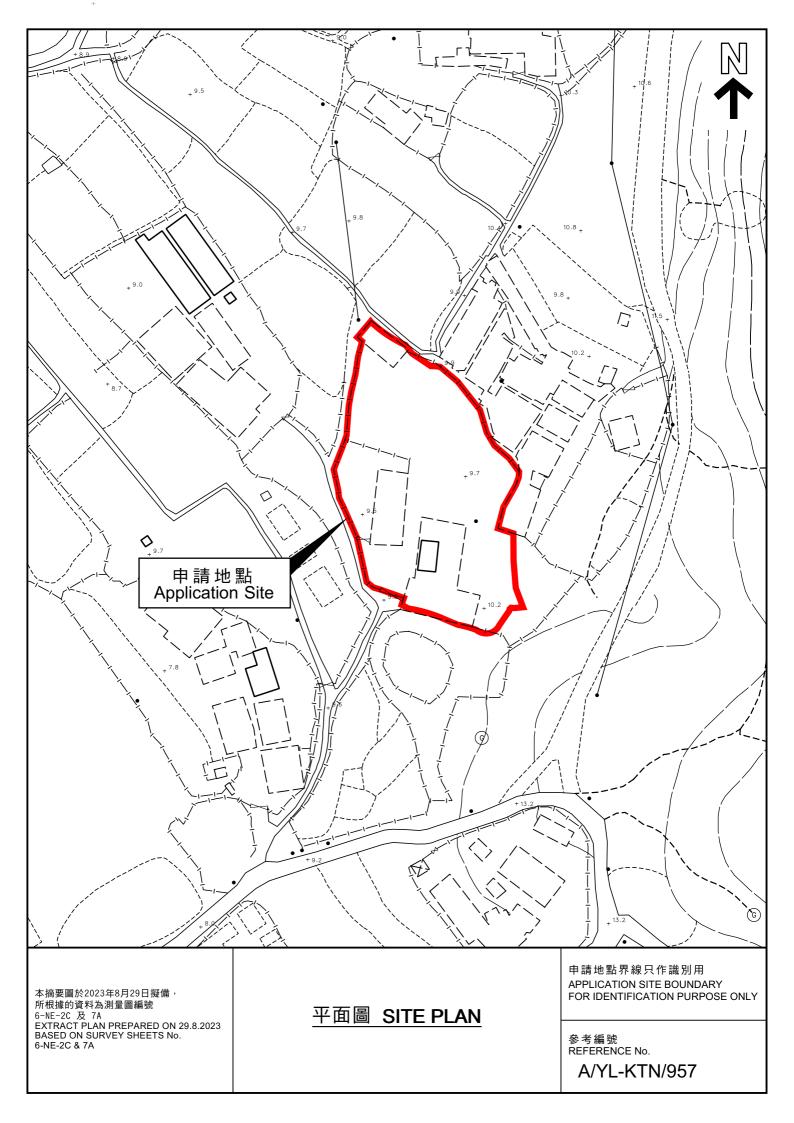
1:800 @ M	
(Manager per	Sept.
MN	15.8.2023
April 1	944
OL.	24.6.2023
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FILLING OF L	MD MD
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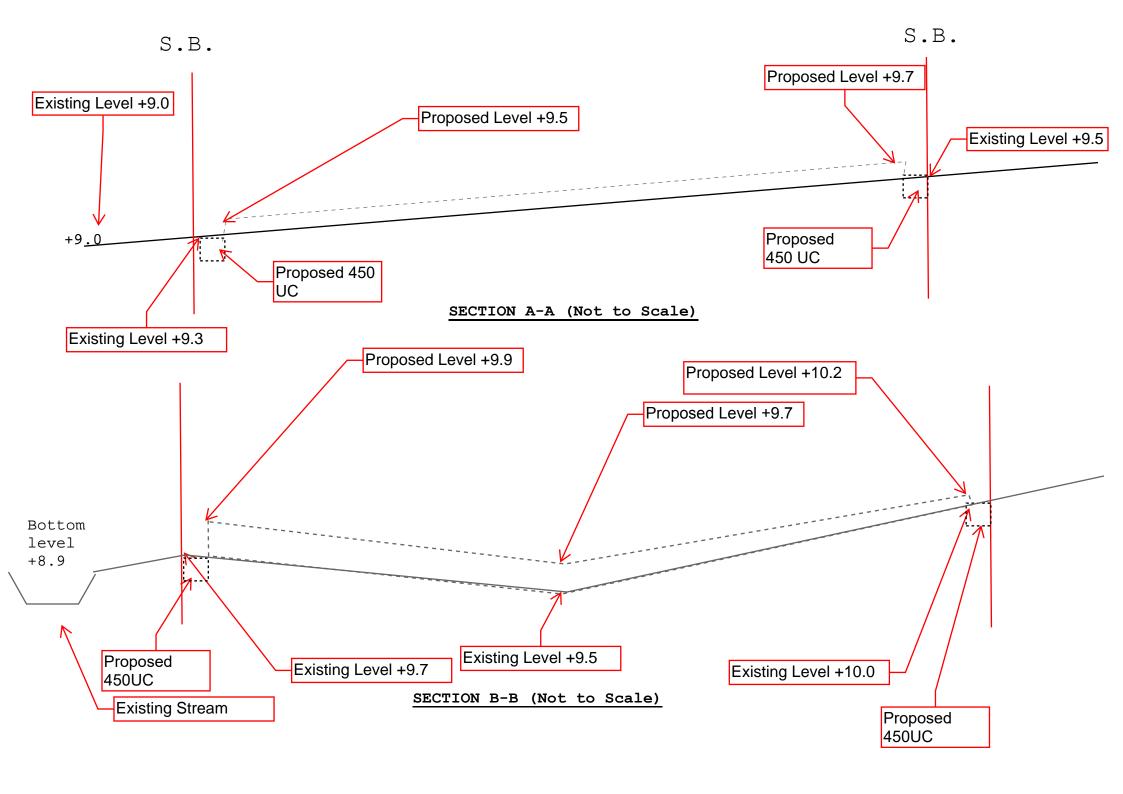
001

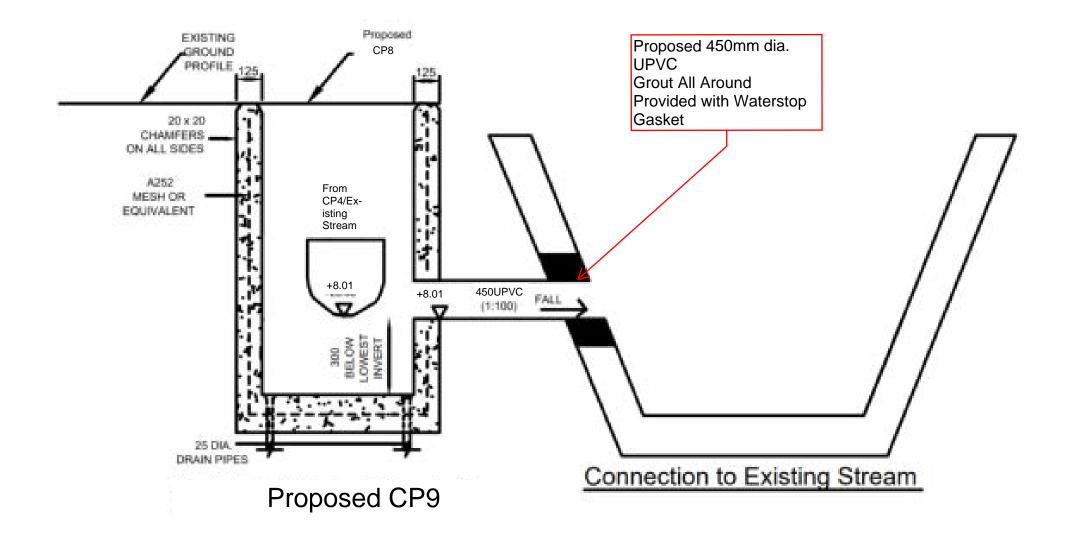
申請編號 Application No.: \_\_\_\_\_ A / YL-KTN / 957 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

+9.3

LEGENO APPLICATION SITE







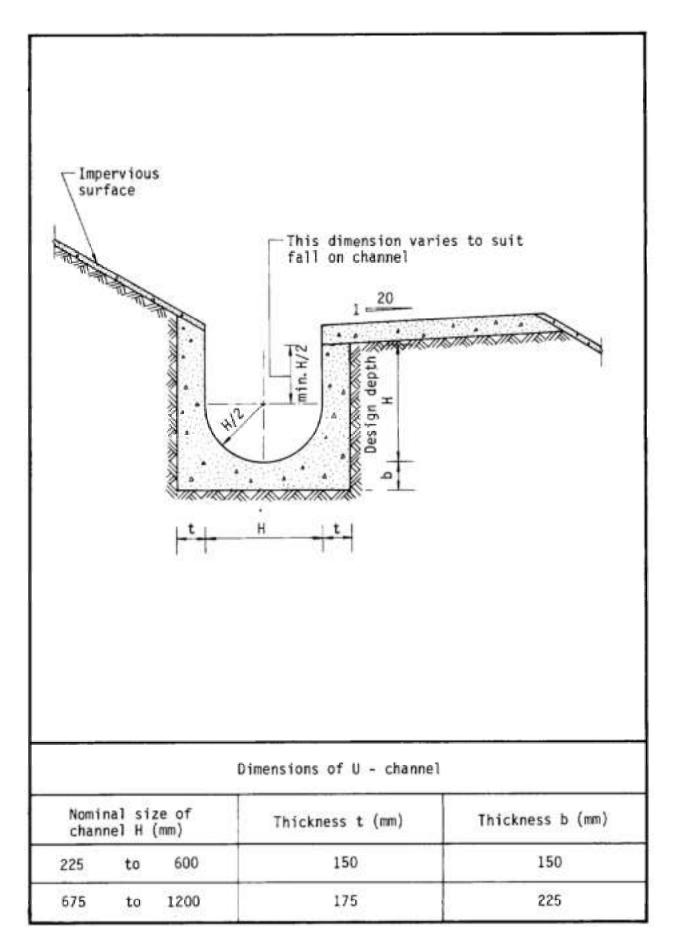


Figure 8.11 - Typical U-channel Details

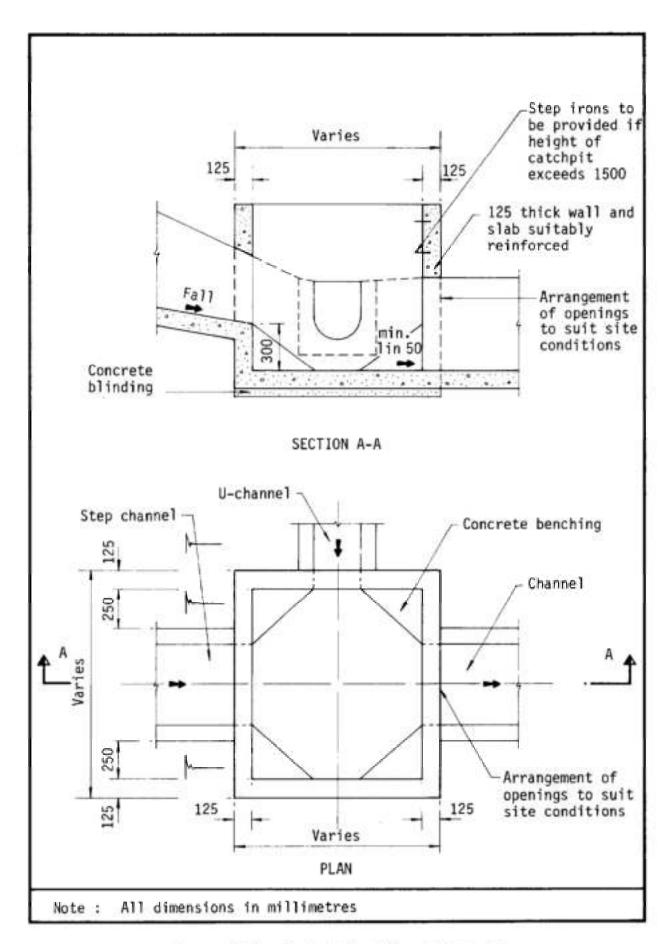
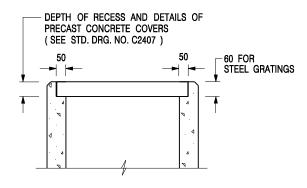


Figure 8.10 - Typical Details of Catchpits



# 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.
- 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.
- 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 ℃ STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
- 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

CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

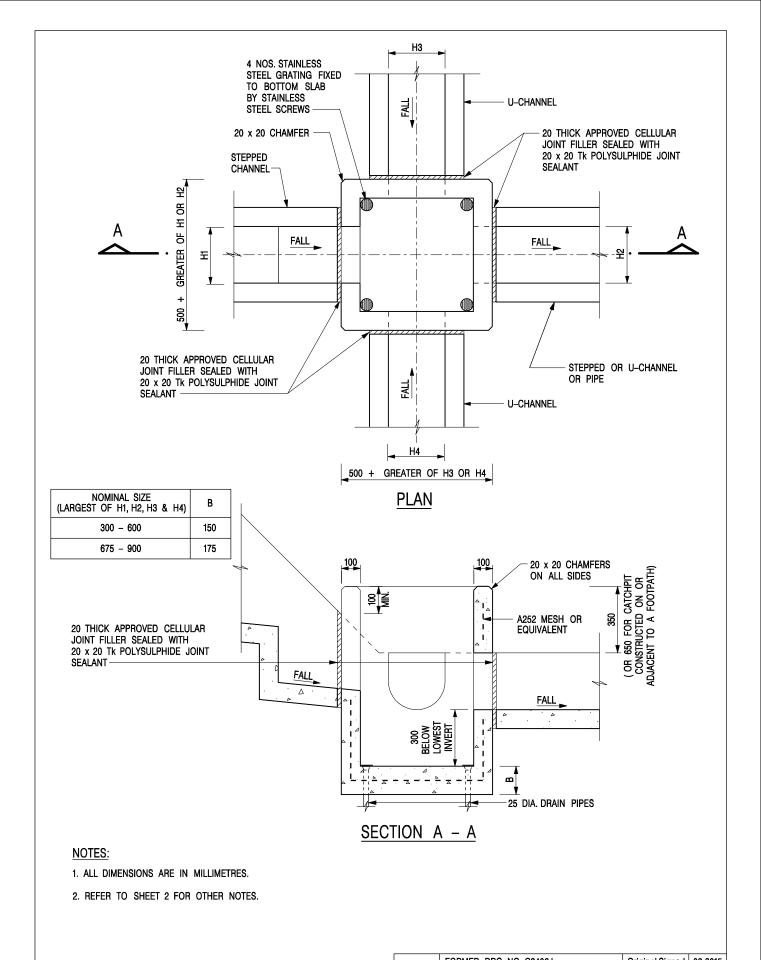
CATCHPIT WITH TRAP (SHEET 2 OF 2)

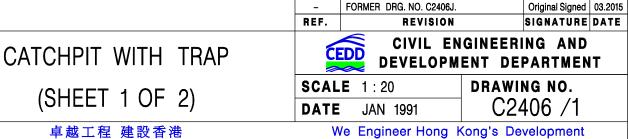
 SCALE 1:20
 DRAWING NO.

 DATE JAN 1991
 C2406 /2

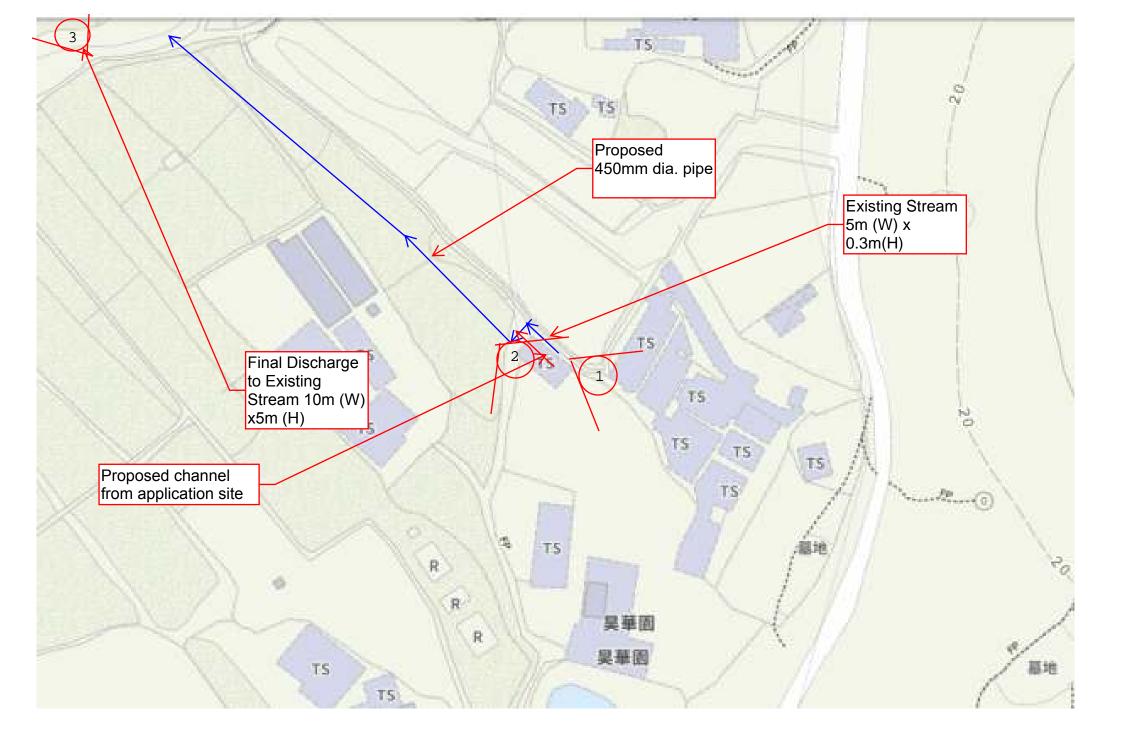
卓越工程 建設香港

We Engineer Hong Kong's Development





# APPENDIX SITE PHOTO





VIEW 1 EXISTING STREAM



VIEW 2 FINAL DISCHARGE POINT



VIEW 3 Proposed underground pipe and catchpit location

寄件日期:

2025年05月21日星期三 17:18

收件者:

tpbpd/PLAND

附件:

SI1 for A\_YL-KTN\_1118 (20250521).pdf

Dear Sir,

Enclosed herewith the supplementary information of clarifications for the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner R-riches Group (HK) Limited



Our Ref. : DD107 Lot 1424
Your Ref. : TPB/A/YL-KTN/1118

顧問有限公司 **盈卓物業** 

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

By Email

21 May 2025

Dear Sir,

# 1<sup>st</sup> Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

<u>Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories</u>

# (S.16 Planning Application No. A/YL-KTN/1118)

We are writing to submit supplementary information of clarifications for the subject application.

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

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited** 

Danny NG

Town Planner





## 1<sup>st</sup> Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

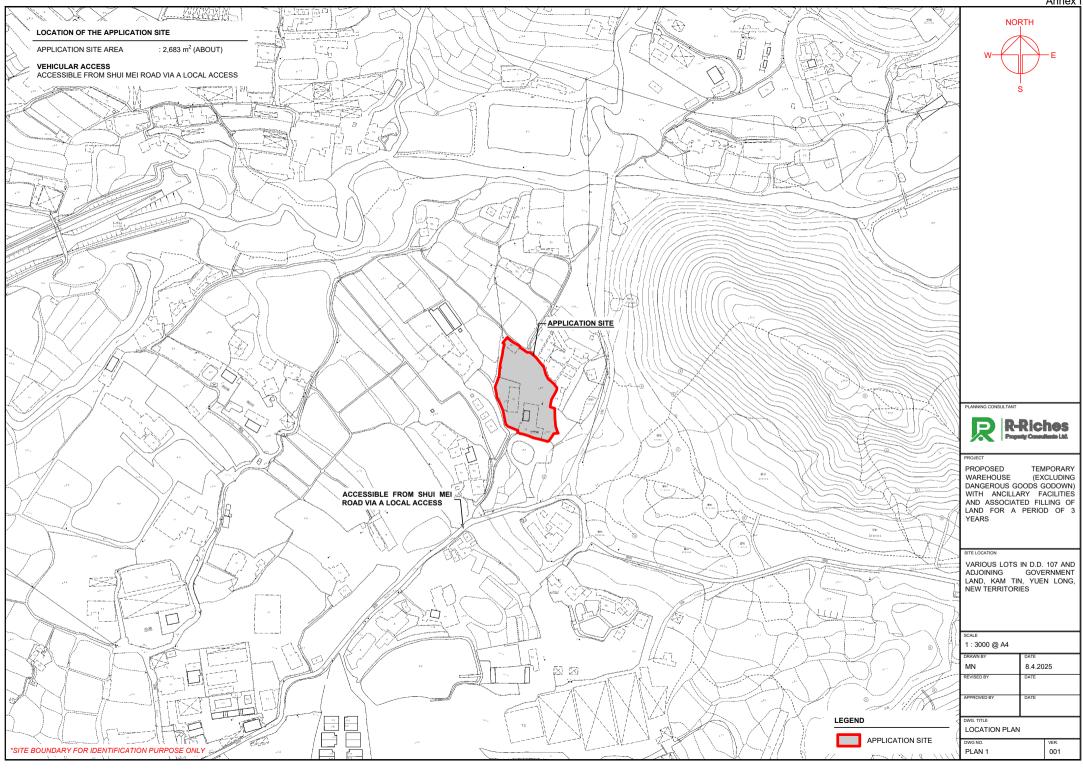
Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

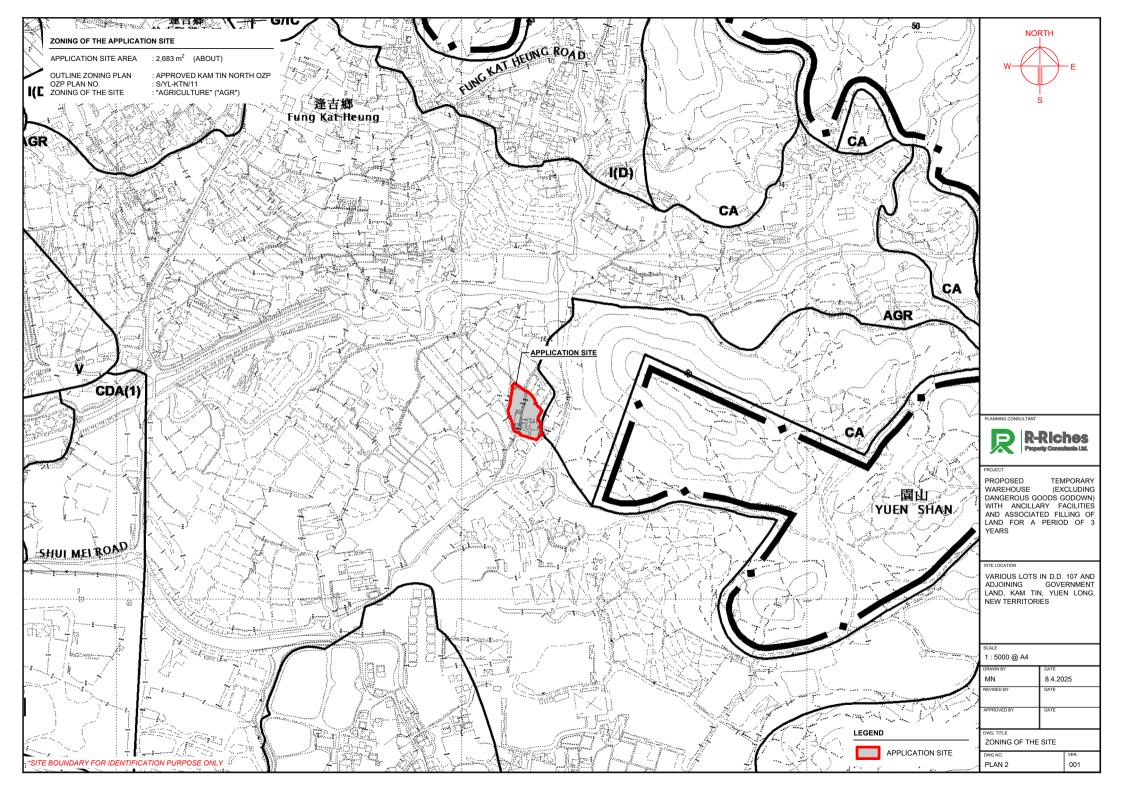
## (Application No. A/YL-KTN/1118)

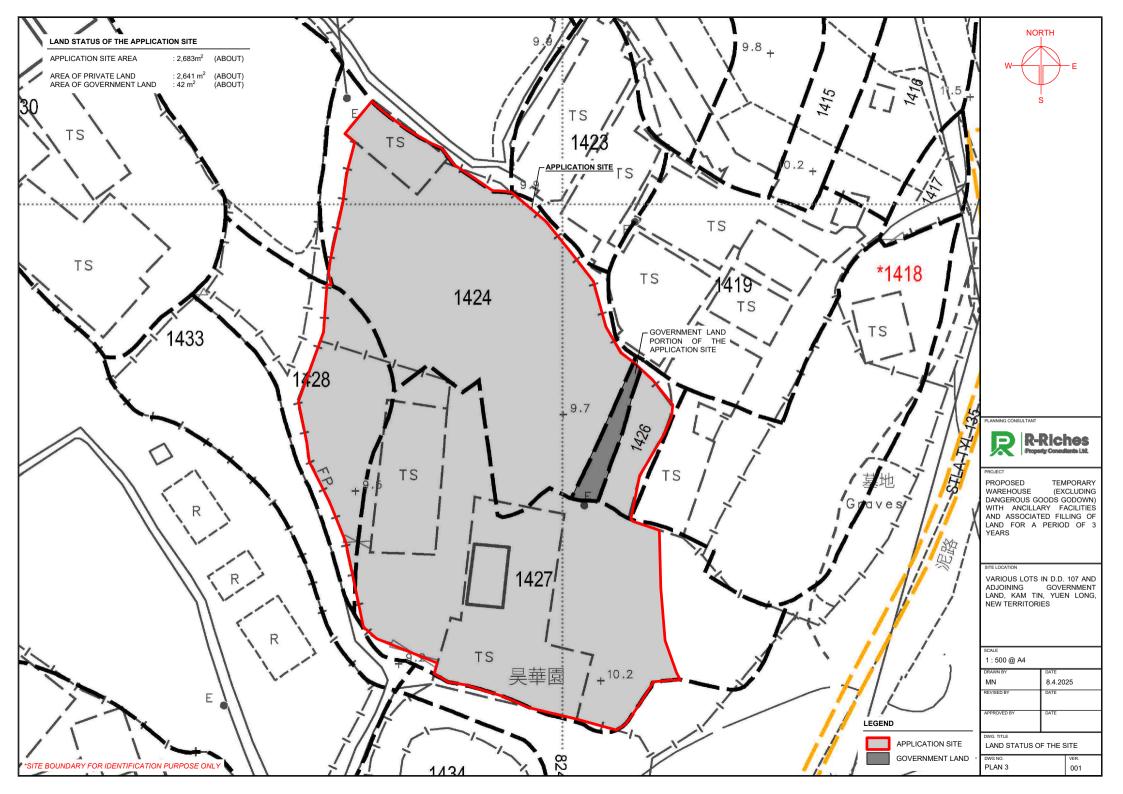
- (i) The applicant would like to submit a set of revised Plans for the consideration of government bureaux/departments (**Annex I**); and
- (ii) The captioned application is subject of a previous application No. A/YL-KTN/957. The applicant made submission of the same fire service installation (FSI) proposal to comply with approval condition (d) of the previous application (No. A/YL-KTN/957), which was considered acceptable by the Director of Fire Services on 09.01.2024. Comparing with the previous application (No. A/YL-KTN/957), all development parameters (including but not limited to site area, gross floor area (GFA), building height, no. of storeys, etc.) remain unchanged. Please refer to the FSI proposal at **Annex II.**











DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA COVERED AREA UNCOVERED AREA	: 2,683 m <sup>2</sup> : 1,136 m <sup>2</sup> : 1,547 m <sup>2</sup>	(ABOUT) (ABOUT) (ABOUT)
PLOT RATIO SITE COVERAGE	: 0.42 : 42 %	(ABOUT) (ABOUT)
NO. OF STRUCTURE DOMESTIC GFA NON-DOMESTIC GFA TOTAL GFA	: 7 : NOT APPLICA : 1,136 m <sup>2</sup> : 1,136 m <sup>2</sup>	ABLE (ABOUT) (ABOUT)
BUILDING HEIGHT NO. OF STOREY	: 3 m - 7 m : 1	(ABOUT)

	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
	B1 B2 B3 B4 B5 B6 B7	WAREHOUSE (EXCLUDING D.G.G.) WAREHOUSE (EXCLUDING D.G.G.) WAREHOUSE (EXCLUDING D.G.G.) & OFFICE OFFICE	65 m² (ABOUT) 216 m² (ABOUT) 216 m² (ABOUT) 189 m² (ABOUT) 206 m² (ABOUT) 226 m² (ABOUT) 18 m² (ABOUT)	65 m² (ABOUT) 216 m² (ABOUT) 216 m² (ABOUT) 189 m² (ABOUT) 206 m² (ABOUT) 226 m² (ABOUT) 18 m² (ABOUT)	7 m (ABOUT)(1-STOREY) 7 m (ABOUT)(1-STOREY) 7 m (ABOUT)(1-STOREY) 7 m (ABOUT)(1-STOREY) 7 m (ABOUT)(1-STOREY) 7 m (ABOUT)(1-STOREY) 3 m (ABOUT)(1-STOREY)
<u>B1</u>	*D.G.G DANGE	TOTAL EROUS GOODS GODOWN	<u>1,136 m<sup>2</sup> (ABOUT)</u>	1,136 m <sup>2</sup> (ABOUT)	







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

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SUALE		
1:500 @ A4		
DRAWN BY	DATE	
MN	8.4.2025	
REVISED BY	DATE	
APPROVED BY	DATE	

LAYOUT PLAN

LEGEND

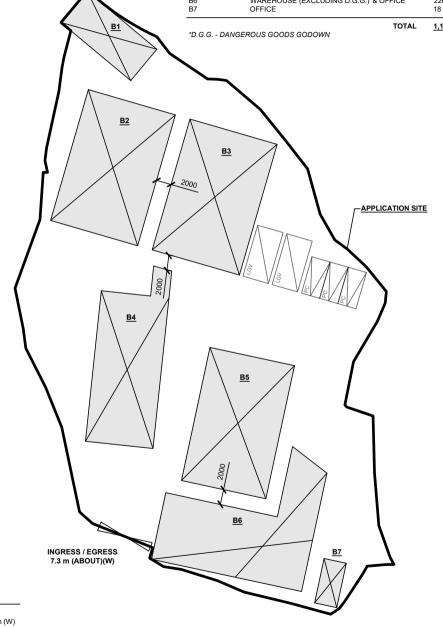
APPLICATION SITE

PARKING SPACE

LOADING / UNLOADING SPACE

STRUCTURE

PLAN 4 001



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2

DIMENSION OF L/UL SPACE

: 7 m (L) x 3.5 m (W)

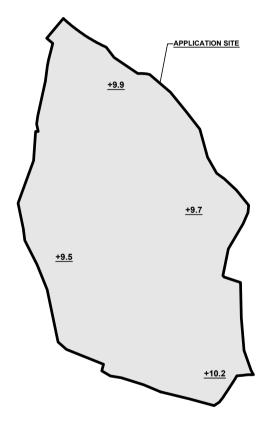
#### APPLICATION SITE BEFORE FILLING OF LAND

# +9.7 +9.5 +10.0

#### EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT) COVERED BY STRUCTURE : 1,136 m<sup>2</sup> (ABOUT) EXISTING FILLED AREA : 2,683 m<sup>2</sup> (ABOUT) DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m PROPOSED SITE LEVELS : +9.5 mPD TO +10.2 mPD (ABOUT) MATERIAL OF LAND FILLING : CONCRETE : SITE FORMATION OF STRUCTURES. AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

APPLICATION SITE

+3.4 SITE LEVEL

LAND FILLING AREA AFTER FILLING



NORTH

PROJECT

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

SITE LOCAT

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

1:800 @ A4	
DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE FILLING OF LAND

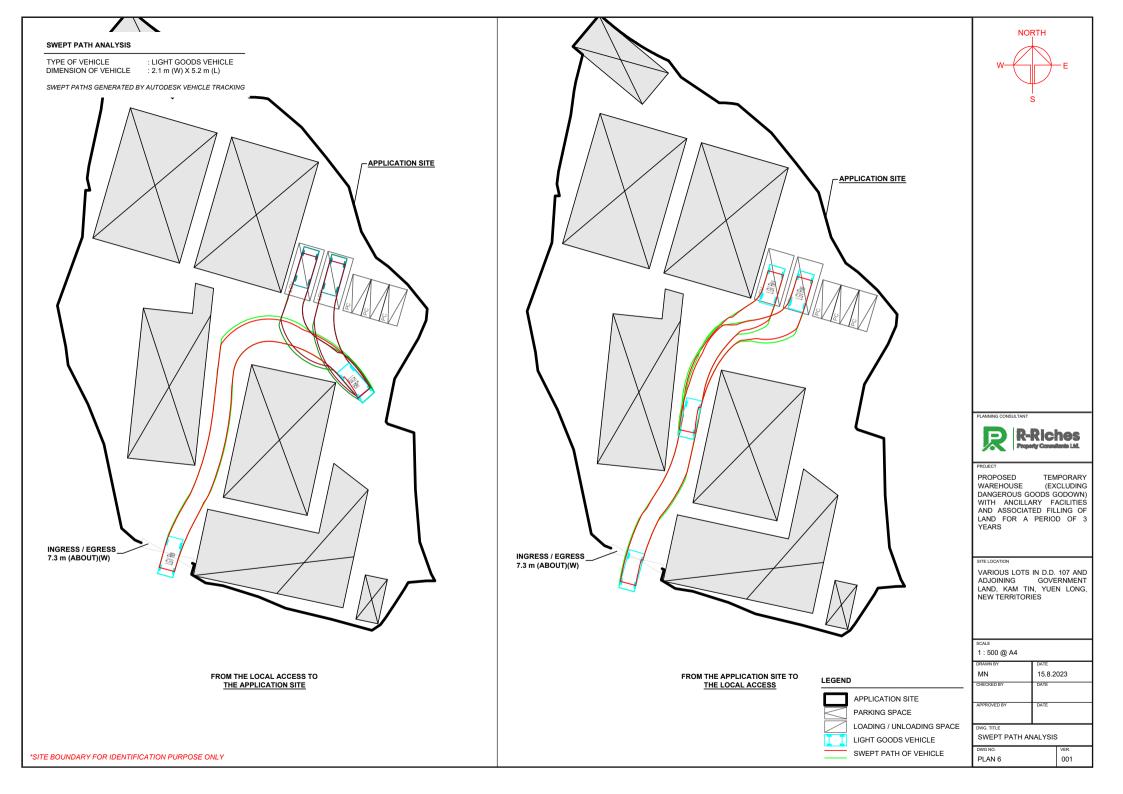
DWG NO. VER. PLAN 5 001

LEGEND

APPLICATION SITE

+3.4 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.



# 規劃署

粉嶺、上水及元朗東規劃處 新界荃灣青山公路 388 號 中梁大廈 22 棲 2202 室



# Planning Department

Fanling, Sheung Shui & Yuen Long East District Planning Office Unit 2202, 22/F., CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號

Your Reference :

DD125 Lot 107 & VL

本署檔號

Our Reference:

TPB/A/YL-KTN/957

维言否当先而再

Tel. No.:

傅寬機號碼

Fax No. :

R-riches Property Consultants Limited Block D, The Richfield 236 Kat Hing Wai Kam Tin, New Territories (Attn.: Mr. Orpheus LEE / Ms. Grace WONG)

9 January 2024

Dear Sir/Madam,

Submission for Compliance with Approval Condition (g)

- the Submission of Fire Service Installations Proposal

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
in "Agriculture" Zone, Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in
D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/957)

I refer to your submission dated 27.11.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

✓	Acceptable. The captioned condition has been complied with. P.	lease	find
	detailed departmental comments in Appendix.		
	Acceptable. Since the captioned condition requires both the submi	ission	and

- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact of the Fire Services Department directly.

Yours faithfully,

(KWNG)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

透過規劃工作,使香港成為一個宜居、具競爭力和可持續發展的**亞洲國際都會** We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY 2

Internal CTP/TPB

KWN/AY/on

# **Appendix**

# Comments from the Director of Fire Services:

Please be advised that the installation/maintenance/modification/repair work of FSIs 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 Director of Fire Services.



Our Ref.: DD125 Lot 107 & VL Your Ref.: TPB/ A/YL-KTN/957



By Email

27 November 2023

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

# Compliance with Approval Condition (g)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/957)

We are writing to submit a FSIs proposal (Appendix I) for compliance with approval condition (g) of the subject application, i.e. the submission of the fire services proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our or the undersigned at your convenience.

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited** 

Órpheus LEE

**Planning and Development Consultant** 





#### DEVELOPMENT PARAMETERS APPLICATION SITE AREA : 2.683 m<sup>2</sup> (ABOUT) COVERED AREA : 1.136 m<sup>2</sup> (ABOUT) UNCOVERED AREA : 1,547 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.42 (ABOUT) SITE COVERAGE : 42 % (ABOUT)

NO. OF STRUCTURE

DOMESTIC GFA : NOT APPLICABLE NON-DOMESTIC GFA : 1,136 m<sup>2</sup>

(ABOUT) (ABOUT) TOTAL GFA : 1.136 m<sup>2</sup>

BUILDING HEIGHT : 3 m - 7 m (ABOUT)

NO. OF STOREY

#### PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR

PARKING SPACE

DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR

LIGHT GOODS VEHICLE

DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

#### FIRE SERVICE INSTALLATIONS



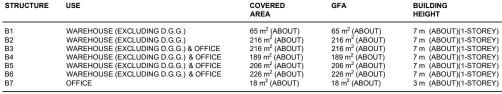
EXIT SIGN AND EMERGENCY LIGHT



5 KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

- 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- 3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



1,136 m2 (ABOUT)

LEGEND

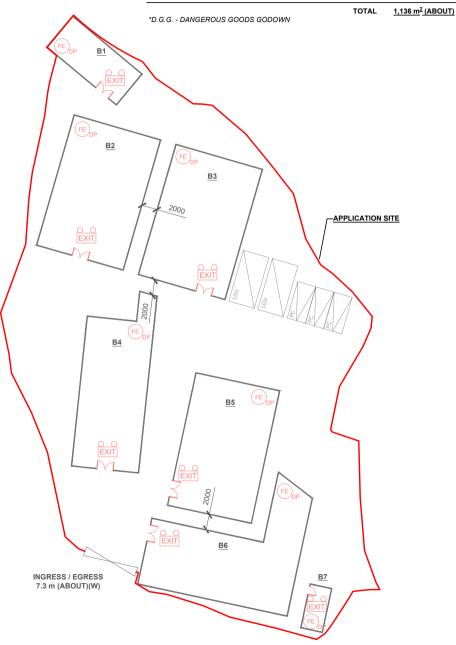
APPLICATION SITE

PARKING SPACE

LOADING / UNLOADING SPACE

STRUCTURE

INGRESS / EGRESS



**NORTH** 



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

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, **NEW TERRITORIES** 

ALE		
: 500 @ A4		
AWN BY	DATE	
)L	27.11.2023	
VISED BY	DATE	
PROVED BY	DATE	
VG. TITLE		
SIs PROPOSAL		

APPENDIX

# Appendix Ia of RNTPC Paper No. A/YL-KTN/1118A

寄件者: Danny Ng

寄件日期: 2025年07月07日星期一 9:31

收件者: tpbpd/PLAND

副本: David Chi Chiu CHENG/PLAND; Andrea Wing Yin YAN/PLAND; Jet Sze Jet

CHEUNG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace

Wong

主旨: [FI] S.16 Planning Application No. A/YL-KTN/1118 - Further Information

附件: FI1 for A\_YL-KTN\_1118 (20250707).pdf

類別: Internet Email

Dear Sir,

We write to submit further information to provide clarifications upon the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD107 Lot 1424 Your Ref. : TPB/A/YL-KTN/1118

Your Ref. : TPB/A/YL-KTN/1118

The Secretary,

By Email

7 July 2025

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

Dear Sir,

#### 1<sup>st</sup> Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1118)

We are writing to submit further information to provide clarifications upon the subject application.

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

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited** 

**Danny NG** 

**Town Planner** 

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

(Attn.: Mr. Jet CHEUNG

email: dcccheng@pland.gov.hk)

email: jsjcheung@pland.gov.hk)

#### 1<sup>st</sup> Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

## (Application No. A/YL-KTN/1118)

The applicant would like to make the following clarifications for the subject application as requested by relevant government departments:

- (i) The captioned application is subject of a previous application No. A/YL-KTN/957. The applicant would like to affirm that the current application (No. A/YL-KTN/1118) and its' previous application (No. A/YL-KTN/957) is a separate planning application from other planning applications. There is no connection between the current planning application from other planning applications, especially planning applications Nos. A/YL-KTN/955 and A/YL-KTN/1126;
- (ii) Fencing will be provided by the applicant 2.5 m high solid metal fencing will be erected along the site boundary to minimise possible potential nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary fencing;
- (iii) During the previous application period (No. A/YL-KTN/957), the applicant has demonstrated effort in complying with approval conditions in regards to drainage and fire service aspects. The applicant submitted drainage proposals for compliance with condition (d), i.e. the submission of a drainage proposal, on 18.04.2024, 28.06.2024, 22.08.2024,10.10.2024 and 04.02.2025 whilst the submissions was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 05.06.2024, 02.08.2024, 26.09.2024, 22.11.2024 and 16.04.2025. Albeit with multiple submissions, the applicant did not have sufficient time to submit another revised drainage proposal (revised according to the comments from CE/MN, DSD) within the planning approval period, which led to the revocation of the application on 28.04.2025. The applicant has arranged another drainage consultant so that a revised drainage proposal is submitted at **Appendix II** for the consideration of CE/MN, DSD;
- (iv) The applicant submitted a Fire Service Installations (FSIs) proposal for compliance with condition (g), i.e. the submission of a FSIs proposal, on 27.11.2023, which was considered acceptable by the Director of Fire Services (D of FS) on 09.01.2024. However, prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed. As such, the applicant had liaised with respective land owners and had made the STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in September 2024. As of today, the applicant is still waiting for further comments from DLO/YL, LandsD. Upon receiving STW approval from DLO/YL,



LandsD, the applicant will launch the construction works within the current application period, and plans to submit a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) to D of FS after the FSIs are implemented within the application site (the Site);

- (v) The applicant confirms there will be no further expansion to the cluster of active farmlands to the west of the Site;
- (vi) The applicant neither has connections with nearby open storage uses, nor sharing any access with sites of such uses;
- (vii) The applicant would also not be involving with any unauthorized development(s); and
- (viii) The applicant would like to submit a response-to-comments table and a revised drainage proposal for the consideration of government bureaux/departments (Annexes I and II).

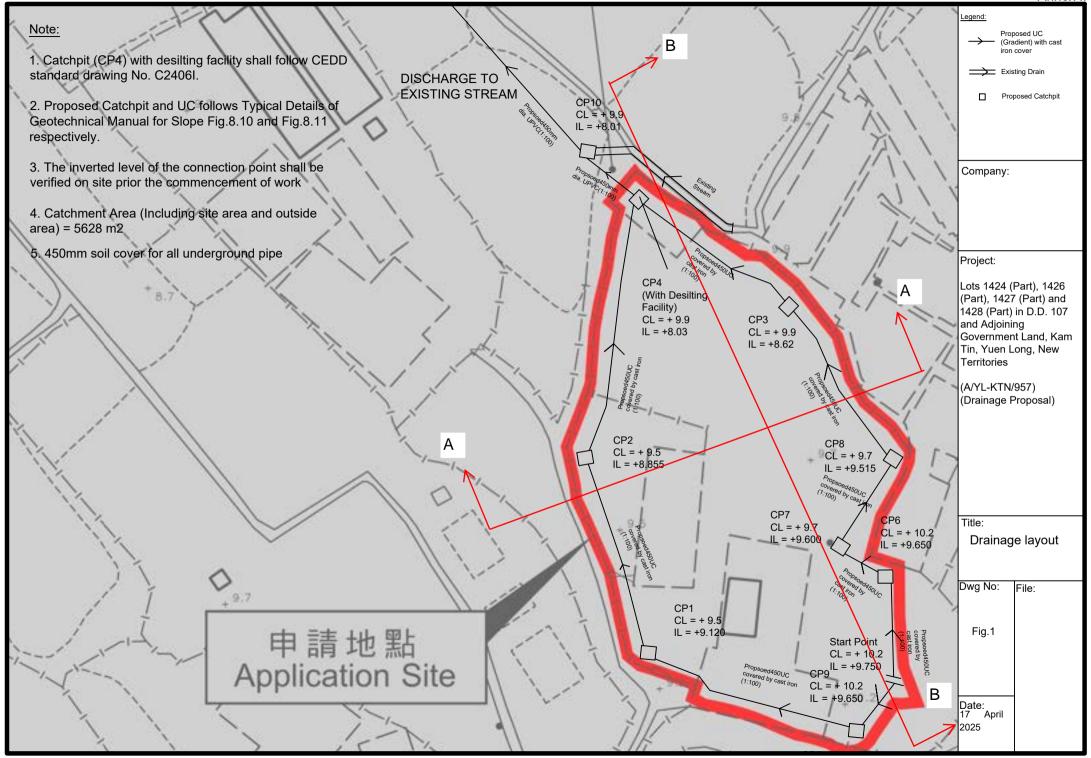


# Annex I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Com	Comments of the CE/MN, DSD			
	(Contact Person: Mr. Wilson TAI; Tel: 2300 1693)			
(1)	Please name all submitted photos, figures and drawings for reference;	Noted. Submitted photos, figures and drawings are named accordingly (Annex II).		
(2)	Fig 1 and the page after Fig 1 – The size of proposed underground pipe is inconsistent;	Noted and revised accordingly (Annex II).		
(3)	Connection details - CP9 is not connecting to existing stream as shown in the drainage layout plan. All proposed invert levels including the final discharge level should be given;	Noted and revised accordingly (Annex II).		
(4)	Calculations – Please justify why runoff coefficient 0.4 is taken;	Noted. The Runoff Coefficient is justified in Figure 2 (Annex II).		
(5)	Please review if view 2 and view 3 are correctly shown the right location;	Noted and revised accordingly (Annex II).		
(6)	View 3 – Please advise the road cover depth for the proposed underground pipe. Relevant road design standard and requirement should be complied;	Noted. 450mm soil cover for all underground pipe (Annex II).		
(7)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this 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;	Noted.		



(8)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;	Noted. If wall/hoarding are erected/ laid along the site boundary, 100mm opening to be provided to intercept the existing overland flow passing through the site.
(9)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;	Noted.
(10)	The applicant(s) 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 application site(s).	Noted.



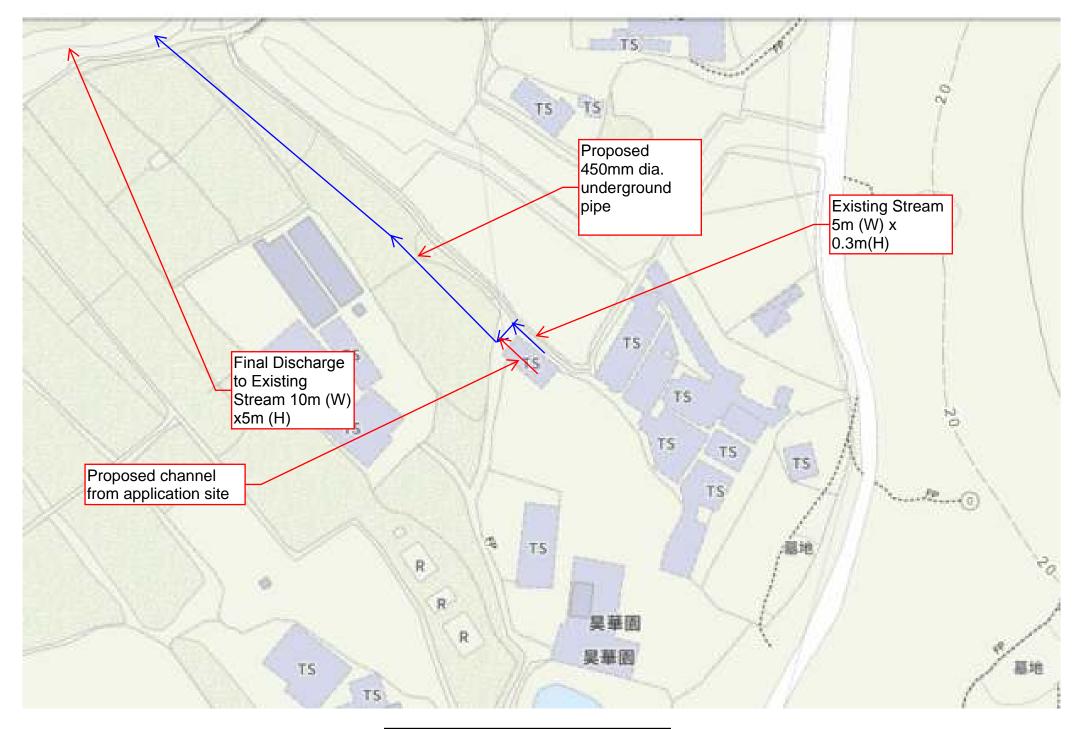
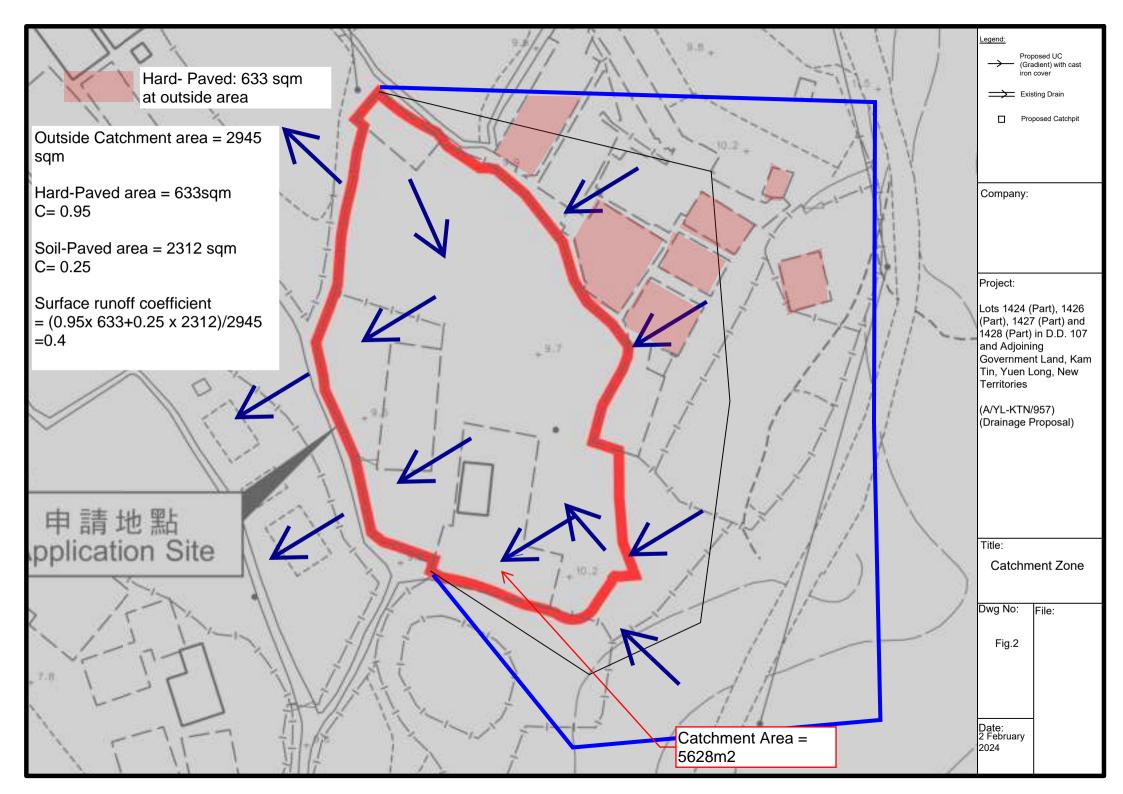


Figure 1a. Drainage Layout (Con't)



# Assume return period T = 50years

According to SDM Corrigendum No.1 /2024

$$a = 505.5$$
,  $b = 3.29$ ,  $c = 0.355$ 

$$i = \frac{a}{(td+b)C}$$

# Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = (505.5)$$
  $(1+16\%)$  = |229 x (1+16%) = 266 mm/hr

i = 266 mm/hr is taken

Catchment Area = 2683m² (Site Area), Catchment area = 2945m² (Outside area)

Surface runoff coeficient C = 0.95 (Site Area) and C = 0.4 (for outside catchment area)

Qp= 0.278CiA

= 0.2756m3/s = 16536litre /min

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

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

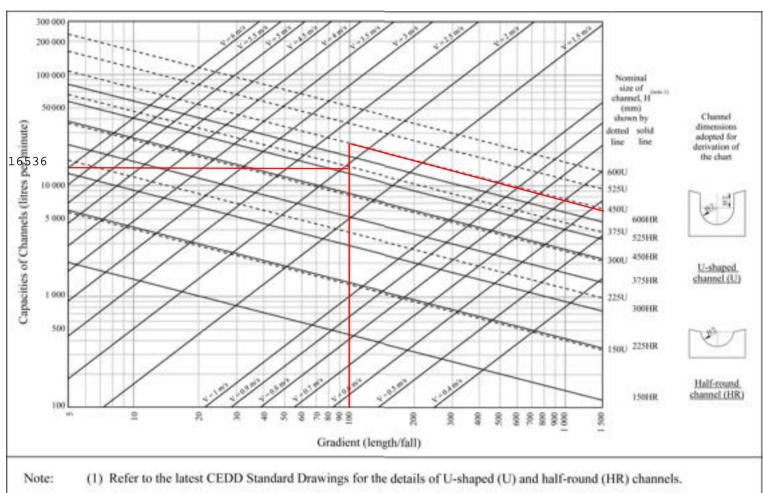
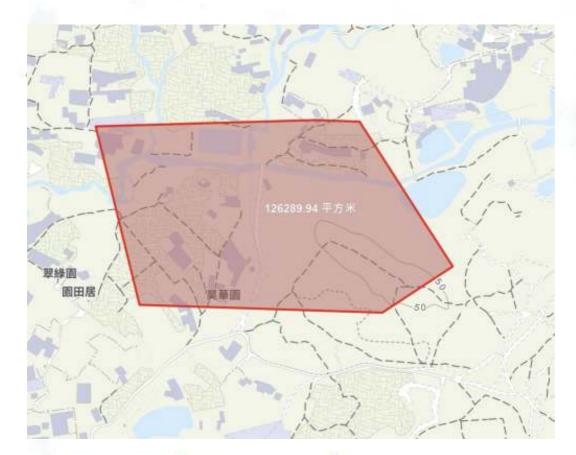


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Catchment Area = 126290m2

$$Q = 0.278 \text{ Ci A}$$
  
= 0.278 ( 0.45)(250) (126290 x 10^-6)  
= 8.338m3/hr

10m (W) x 5m(H) existing channel is final discharge Port

By Manning's Equation,  $Q = \frac{1}{n} \frac{A^{\frac{2}{5}}}{p^{\frac{2}{3}}} S_0^{\frac{1}{2}} \quad \text{where} \quad n = 0.015$   $S_0 = 0.001$   $A = 10 \times 5 = 50 \text{m}^2$   $P = 10 \times 2 + 5 = 25 \text{m}$ 

= 167.3m3/hr

> 8.338m3/hr

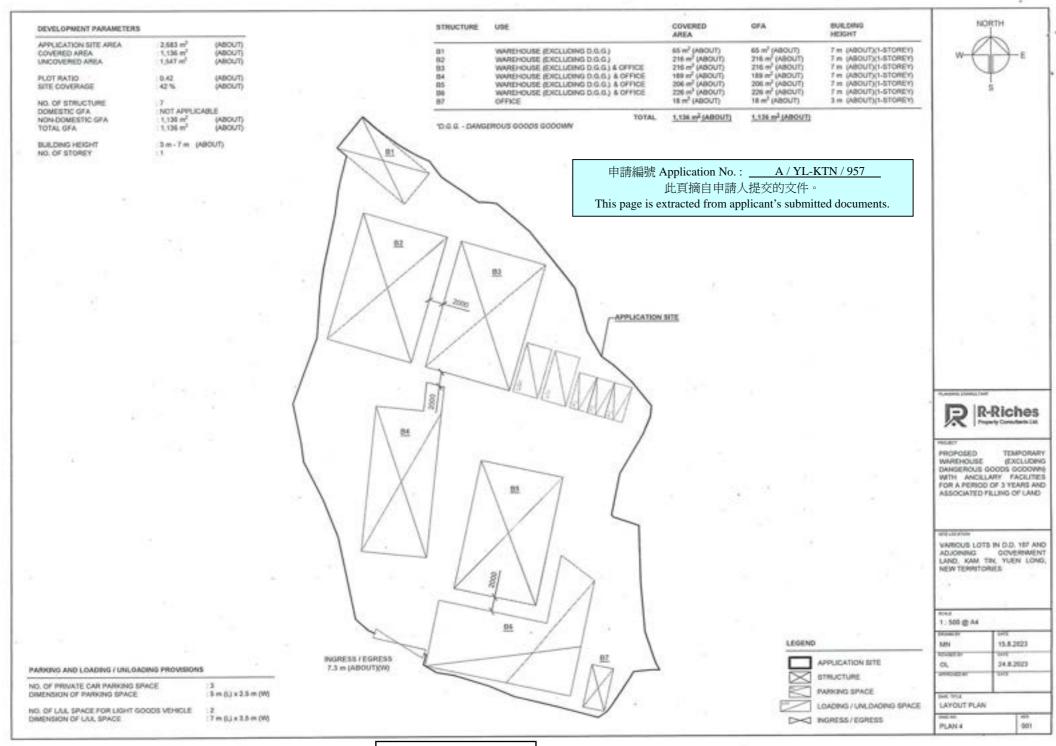


Figure 3 Layout Plan

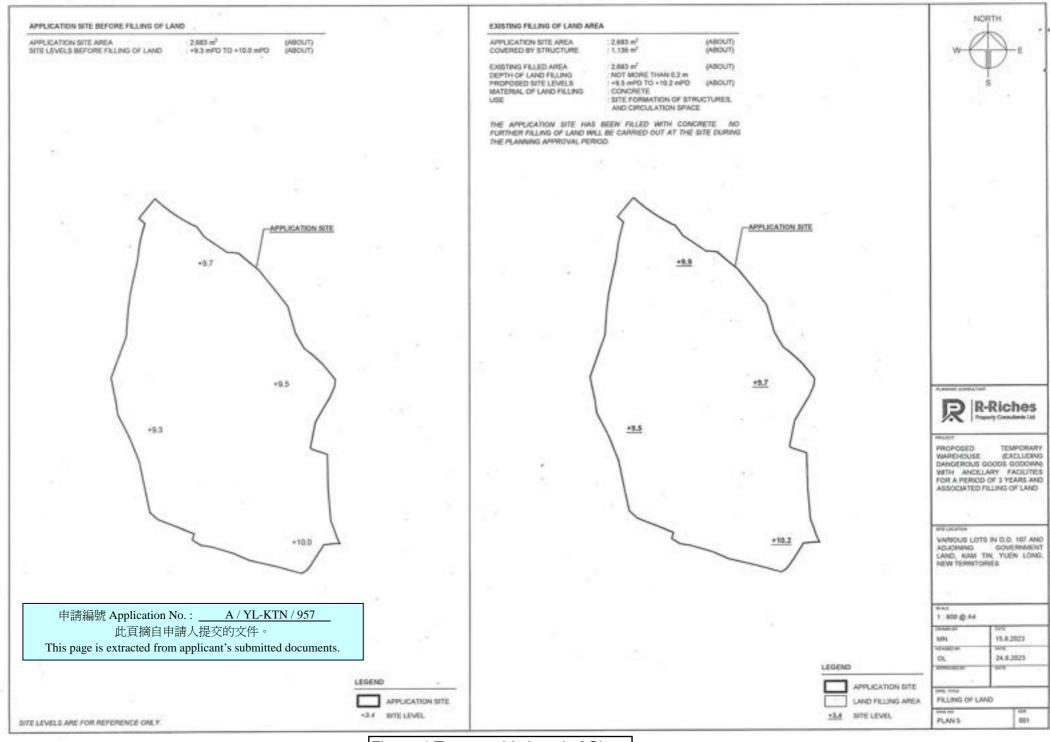
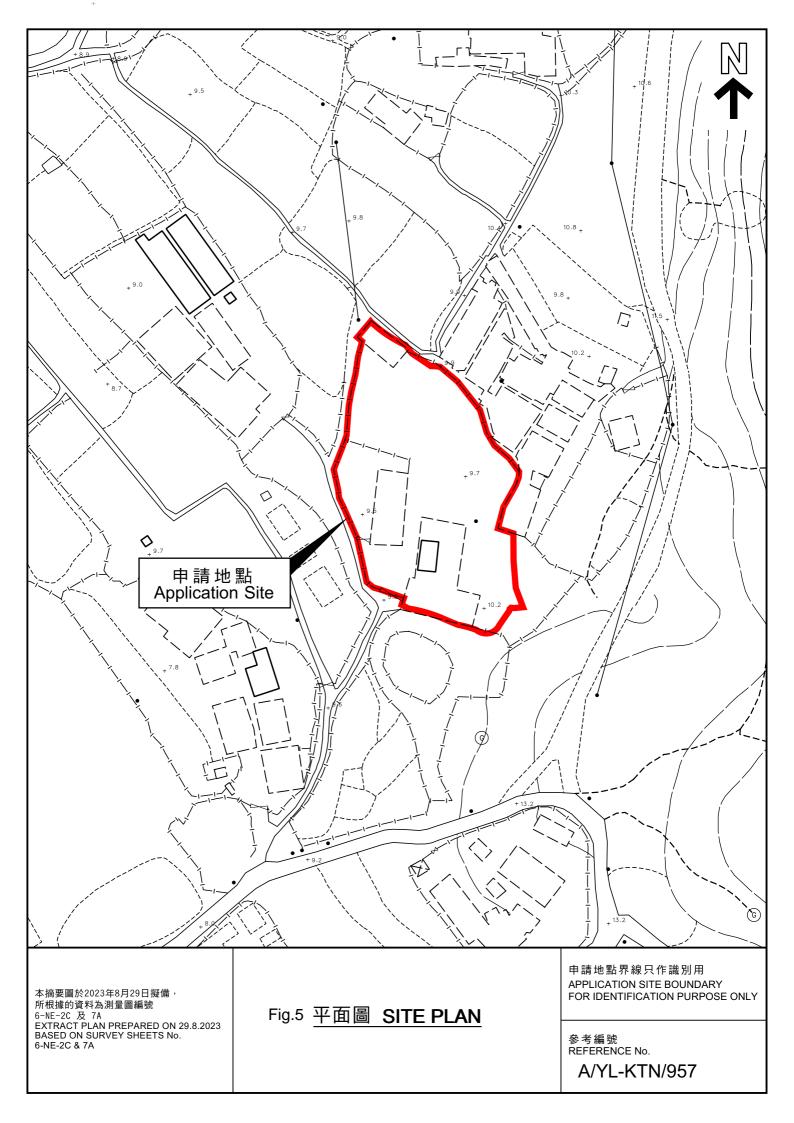
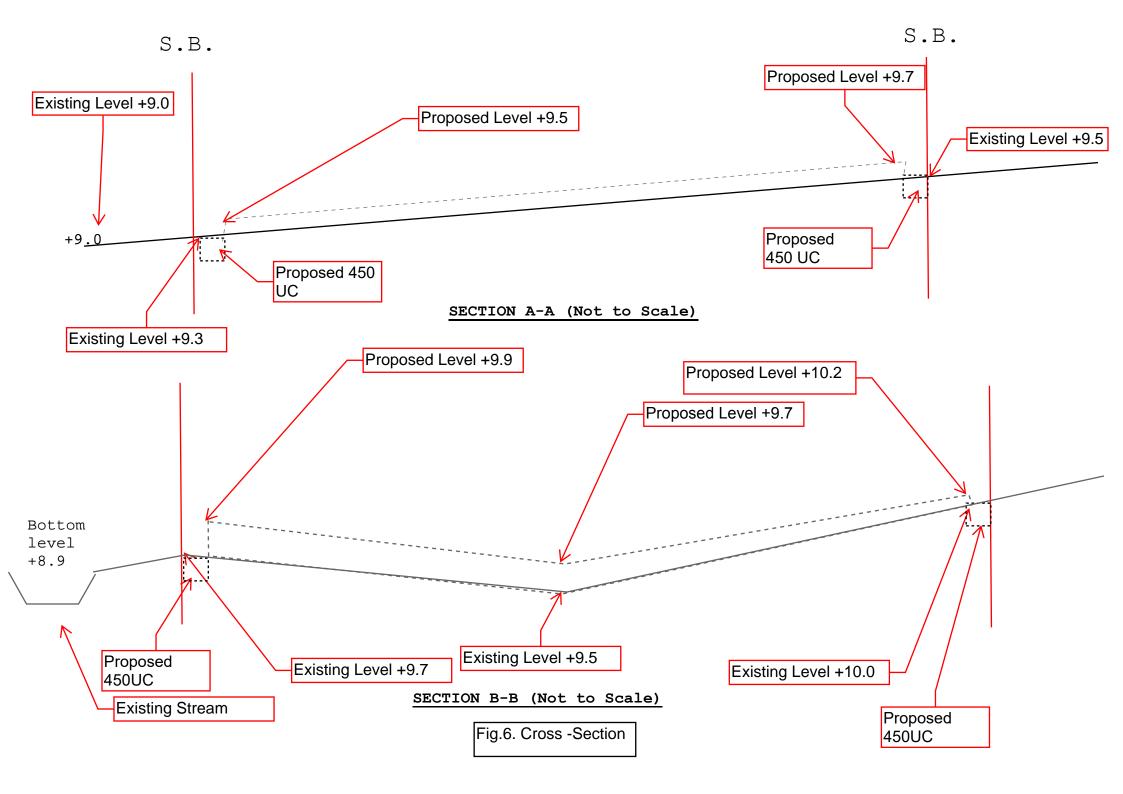


Figure 4 Topographic Level of Site





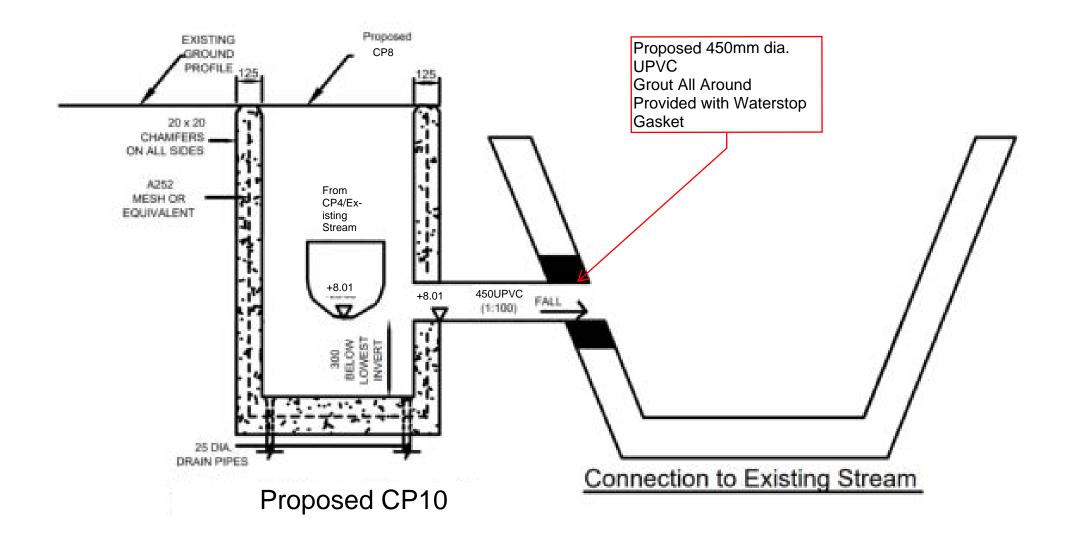


Fig.7. Connection Detail

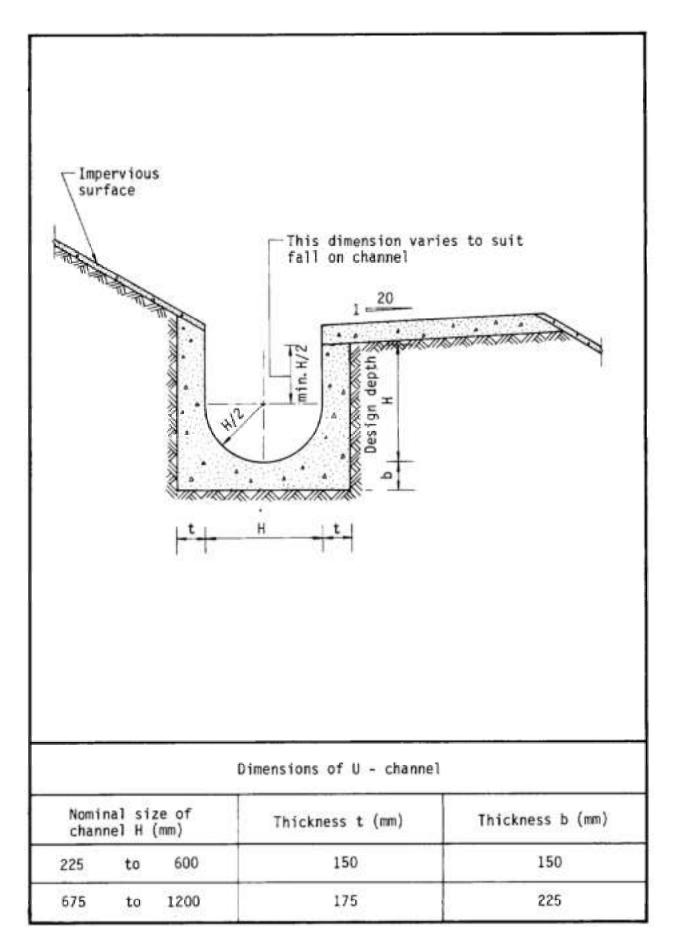


Figure 8.11 - Typical U-channel Details

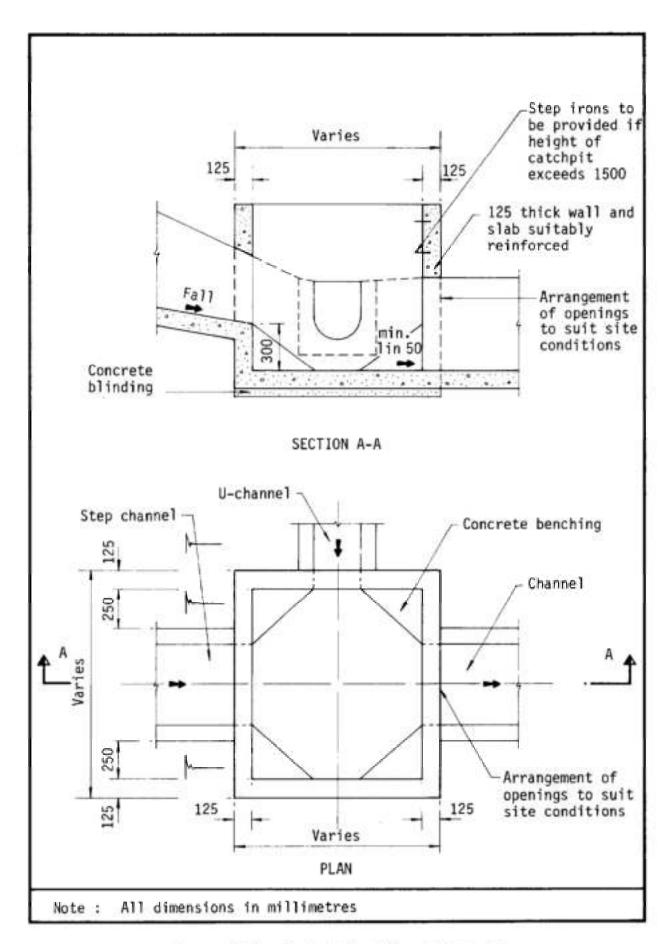
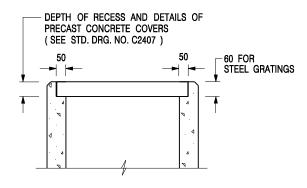


Figure 8.10 - Typical Details of Catchpits



# 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.
- 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.
- 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 ℃ STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
- 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

CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

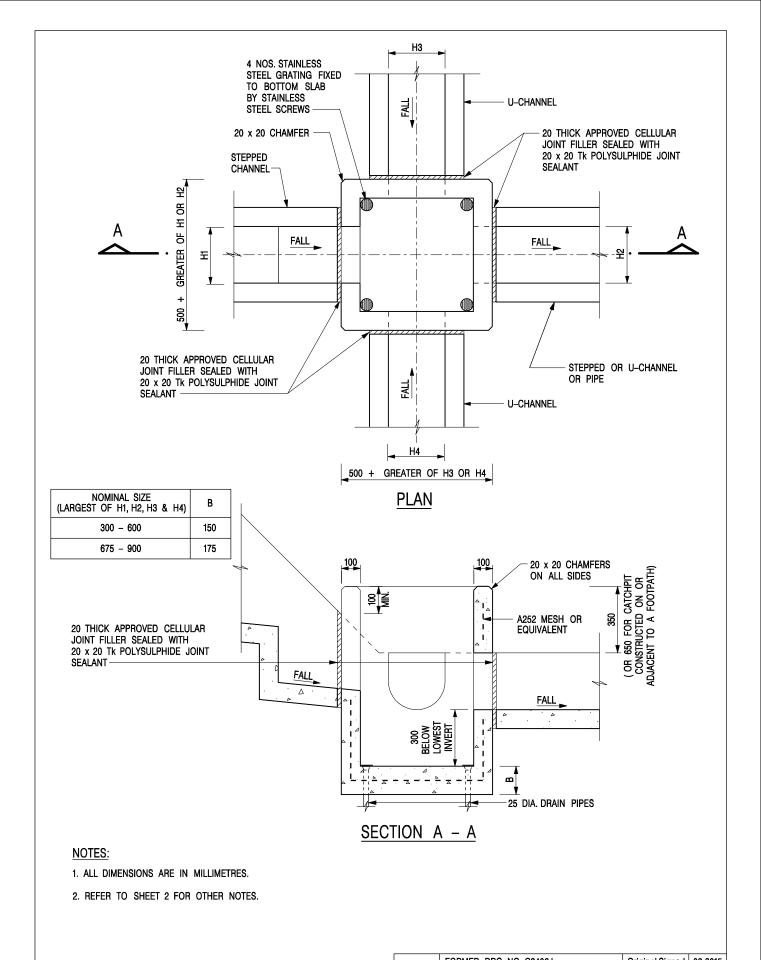
CATCHPIT WITH TRAP (SHEET 2 OF 2)

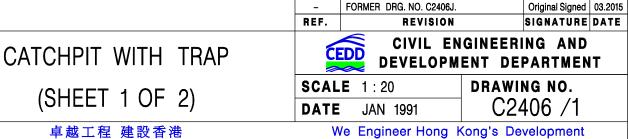
 SCALE 1:20
 DRAWING NO.

 DATE JAN 1991
 C2406 /2

卓越工程 建設香港

We Engineer Hong Kong's Development





# APPENDIX SITE PHOTO

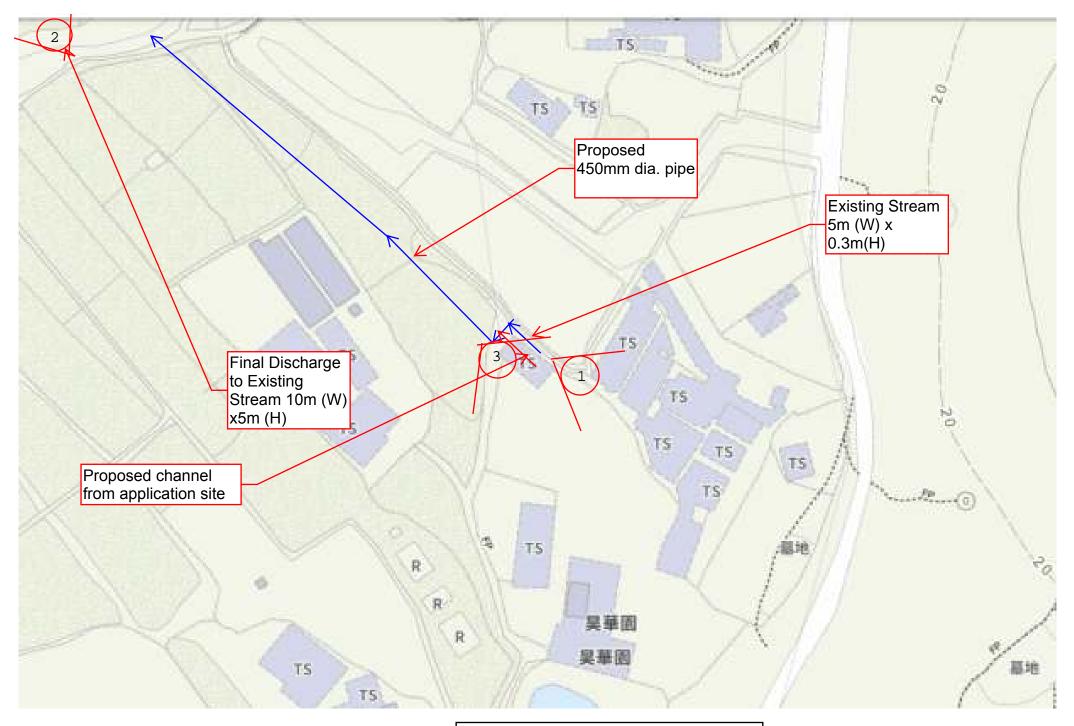


Fig.8. Eye Location Plan for Site Photo



VIEW 1 EXISTING STREAM



VIEW 2 FINAL DISCHARGE POINT



VIEW 3 Proposed underground pipe and catchpit location

AT Least 450mm soil cover for underground pipe

## Appendix Ib of RNTPC Paper No. A/YL-KTN/1118A

寄件者: Danny Ng

寄件日期: 2025年08月20日星期三 15:20

收件者: tpbpd/PLAND

副本:

主旨: [FI] S.16 Planning Application No. A/YL-KTN/1118 - Further Information

附件: FI2 for A\_YL-KTN\_1118 (20250820).pdf

類別: Internet Email

Dear Sir,

We write to submit further information responding to departmental comments upon the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD107 Lot 1424 Your Ref. : TPB/A/YL-KTN/1118 顧問有限公司 **盈卓物業** 

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

By Email

20 August 2025

Dear Sir,

#### 2<sup>nd</sup> Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

### (S.16 Planning Application No. A/YL-KTN/1118)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendices I** and **II**).

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

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited** 

**Danny NG** 

**Town Planner** 

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### (Application No. A/YL-KTN/1118)

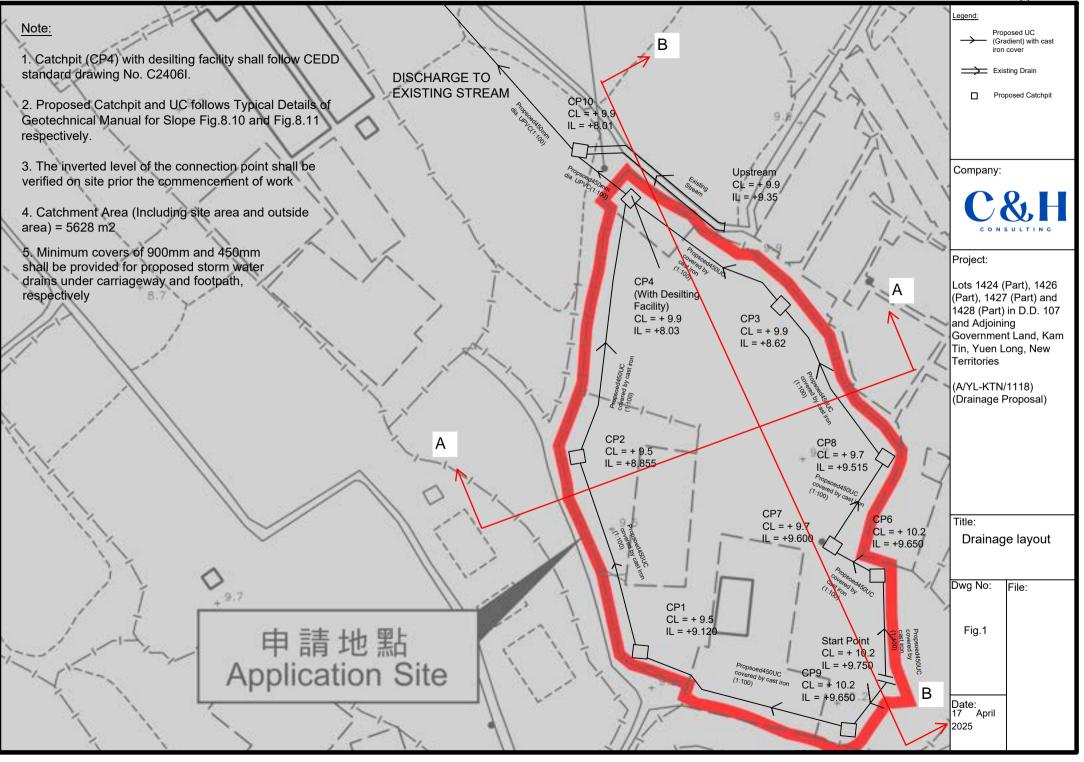
Appendix I - Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comr	Comments of the CE/MN, DSD							
(Cont	(Contact Person: Ms. Jessica KWAN; Tel: 2300 1144)							
(1)	Figure 1 & 7: The applicant should clarify invert levels of existing streams at the upstream and downstream of the proposed catchpit CP10. Invert levels of the drainage facilities at the upstream shall be higher than that at the downstream;	Invert level of captioned drainage facilities has been provided in Fig.1 and Fig.7 (Appendix II).						
(2)	Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high;	Flag valve is proposed, which is indicated in Fig.7 (Appendix II).						
(3)	Figure 2: The external catchment area with concrete surface should be greater than that shown in the hydraulic calculation. The applicant should review runoff coefficient adopted in the hydraulic calculation;	External catchment area is reviewed and enlarged. Hydraulic calculation also is revised accordingly ( <b>Appendix II</b> ).						
(4)	Drawing (No.: C2406/2) enclosed in the submitted proposal is not up-to-date;	The drawing is according to CEDD standard drawing, based on website: https://www.cedd.gov.hk/eng/publications/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-handbooks-cost/standards-spec-spec-handbooks-cost/standards-spec-spec-handbooks-cost/standards-spec-spec-handbooks-cost/standards-spec-spec-handbooks-cost/standards-spec-spec-handbooks-cost/standards-spec-spec-handbooks-cost/standards-spec-spec-spec-spec-spec-spec-spec-spe						



(5)	The applicant shall note that minimum covers of 900mm and 450mm shall be provided for the proposed stormwater drains under carriageway and footpath respectively;	Noted and it is indicated in Fig.1 accordingly.  (Appendix II).
(6)	The applicant should consult DLO/YL and seek consent from the relevant private lot owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.

Appendix II



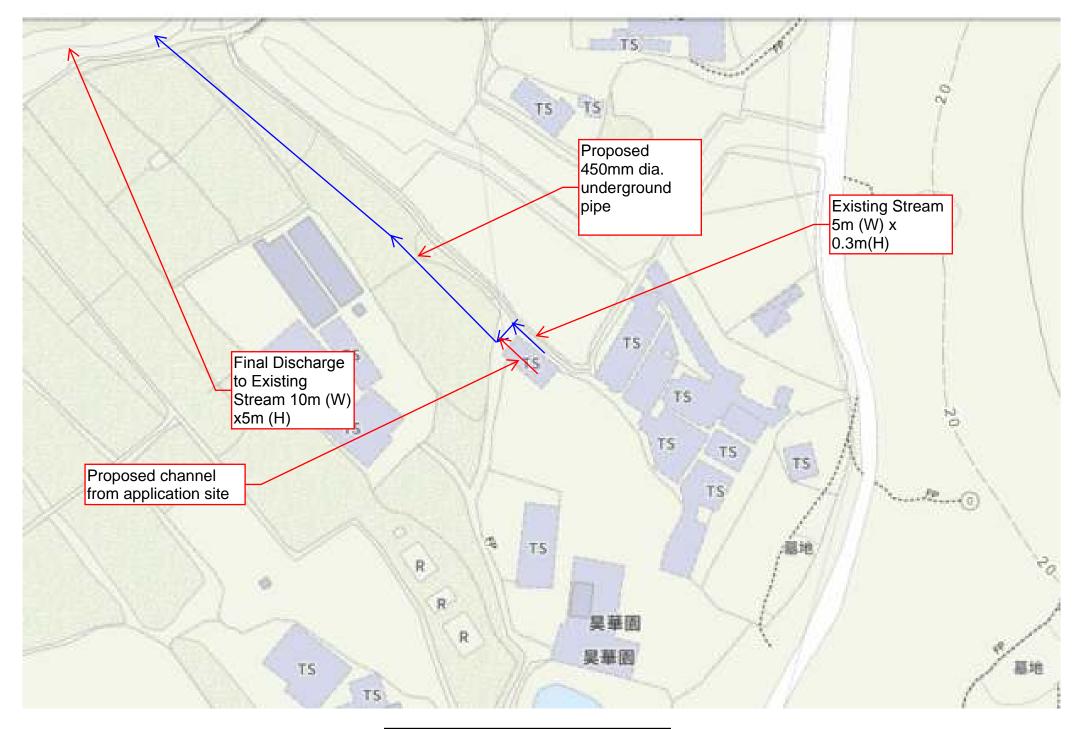
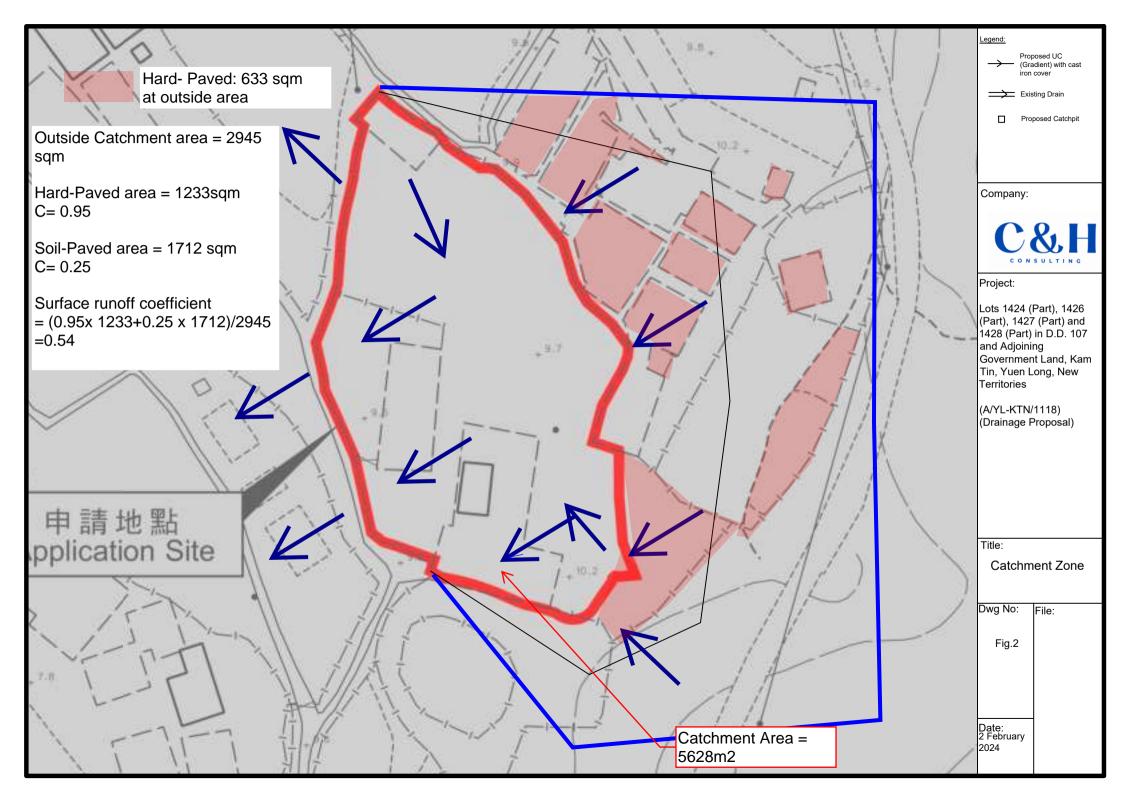


Figure 1a. Drainage Layout (Con't)



## Assume return period T = 50years

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## Duration in minutes is taken as 6 mins

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Catchment Area = 2683m² (Site Area), Catchment area = 2945m² (Outside area)

Surface runoff coefficient C = 0.95 (Site Area) and C = 0.54 (for outside catchment area)

Qp= 0.278CiA

= 0.3061 m3/s = 18365 litre /min

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



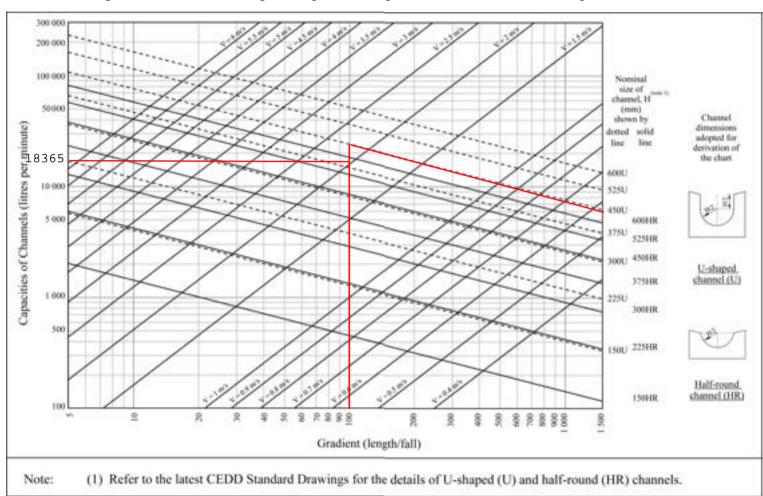


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Catchment Area = 126290m2

$$Q = 0.278 \text{ Ci A}$$
  
= 0.278 ( 0.45)(250) (126290 x 10^-6)  
= 8.338m3/hr

10m (W) x 5m(H) existing channel is final discharge Port

By Manning's Equation,  $Q = \frac{1}{n} \frac{A^{\frac{2}{5}}}{p^{\frac{2}{3}}} S_0^{\frac{1}{2}} \quad \text{where} \quad n = 0.015$   $S_0 = 0.001$   $A = 10 \times 5 = 50 \text{m}^2$   $P = 10 \times 2 + 5 = 25 \text{m}$ 

= 167.3m3/hr

> 8.338m3/hr



BUILDING HEIGHT

7 m (ABOUT)(1-STOREY) 3 m (ABOUT)(1-STOREY)

PLANNING CONSULTANT



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

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

1:500 @ A4 8.4.2025 MN REVISED BY DATE APPROVED BY DWG. TITLE

LAYOUT PLAN

LEGEND

APPLICATION SITE

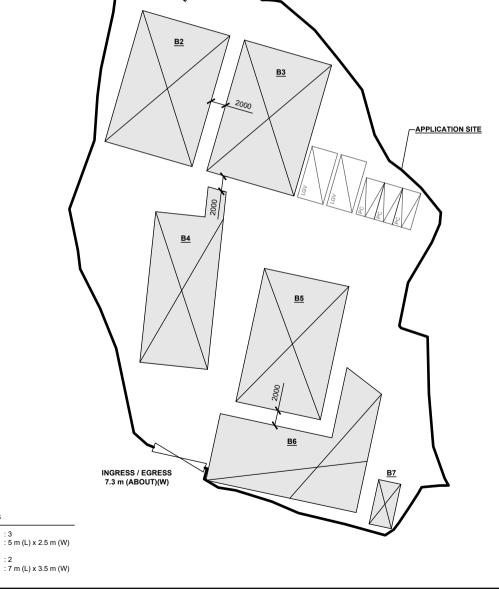
PARKING SPACE

LOADING / UNLOADING SPACE

STRUCTURE

INGRESS / EGRESS

DWG NO. PLAN 4 001



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE

NO. OF PRIVATE CAR PARKING SPACE DIMENSION OF PARKING SPACE

DIMENSION OF L/UL SPACE

#### APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA SITE LEVELS BEFORE FILLING OF LAND : 2,683 m<sup>2</sup> : +9.3 mPD TO +10.0 mPD

+9.7

+9.3

(ABOUT) PD (ABOUT)

-APPLICATION SITE

+9.5

#### **EXISTING FILLING OF LAND AREA**

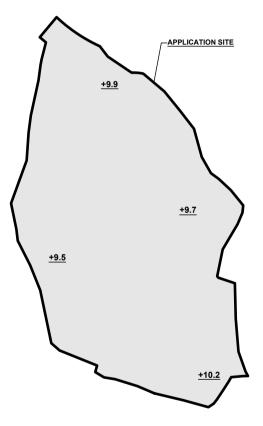
APPLICATION SITE AREA : 2,683 m<sup>2</sup>
COVERED BY STRUCTURE : 1,136 m<sup>2</sup>

EXISTING FILLED AREA : 2,683 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : 49.5 mPD TO +10.2 mPD (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE

SE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



**LEGEND** 

APPLICATION SITE

+3.4 SITE LEVEL

LAND FILLING AREA AFTER FILLING

(ABOUT)

(ABOUT)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATIO

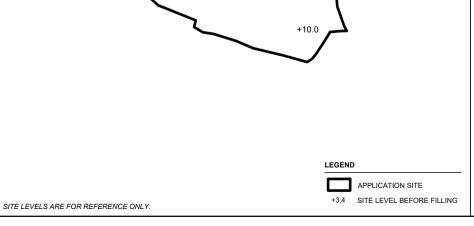
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

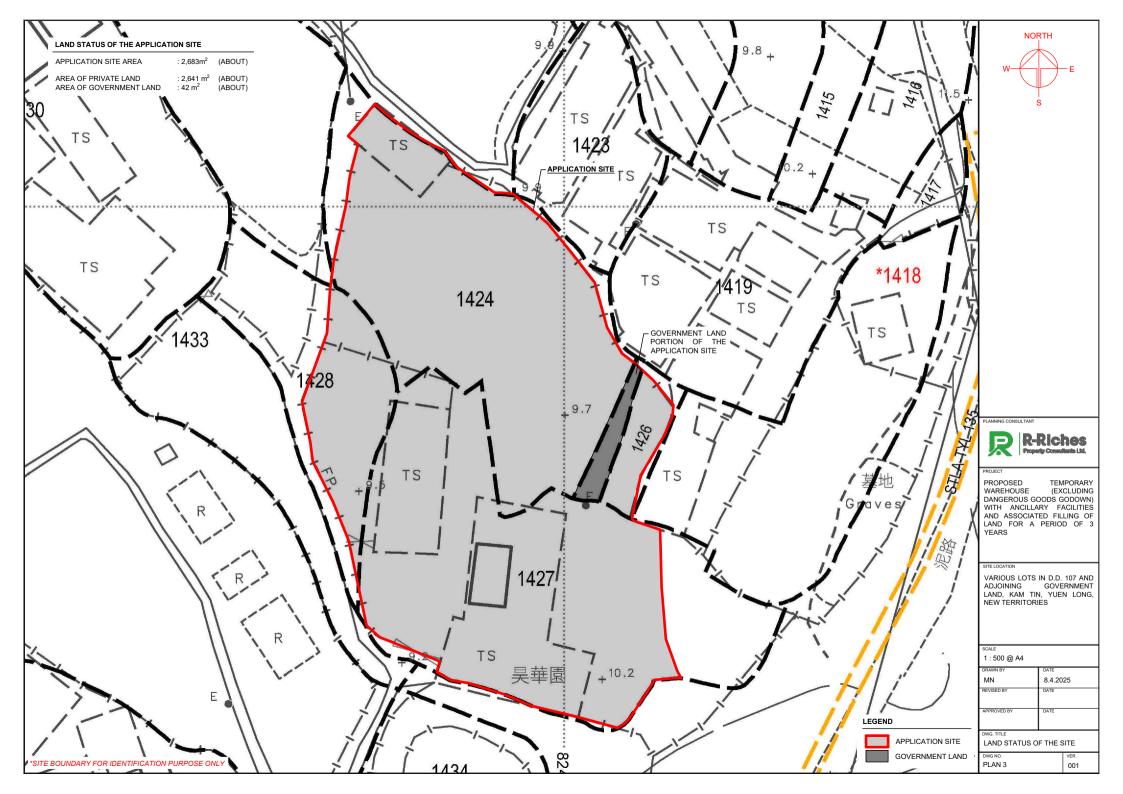
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DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE
ING TITLE	

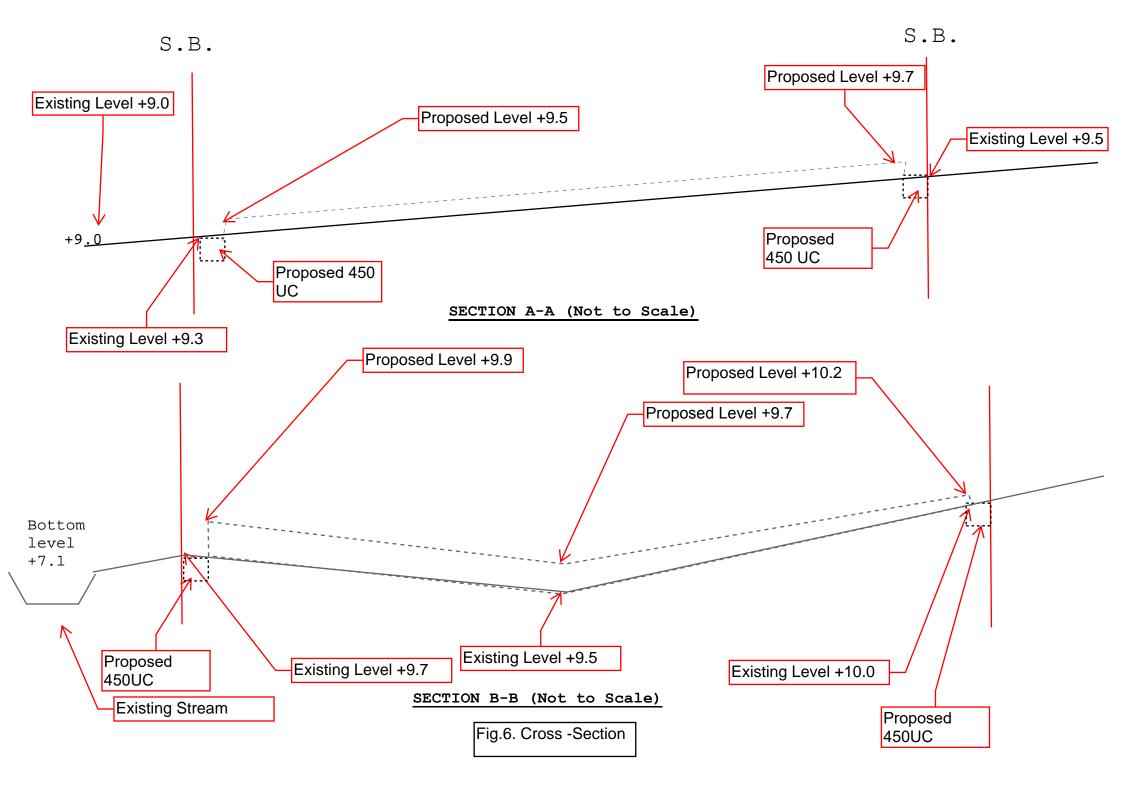
DWG. TITLE FILLING OF LAND

 DWG NO.
 VER.

 PLAN 5
 001







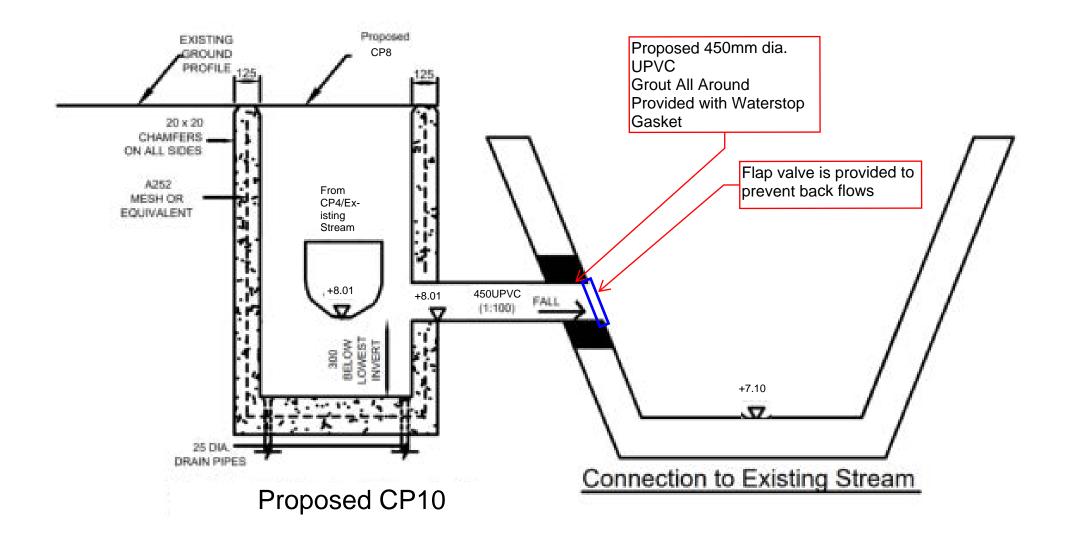


Fig.7. Connection Detail

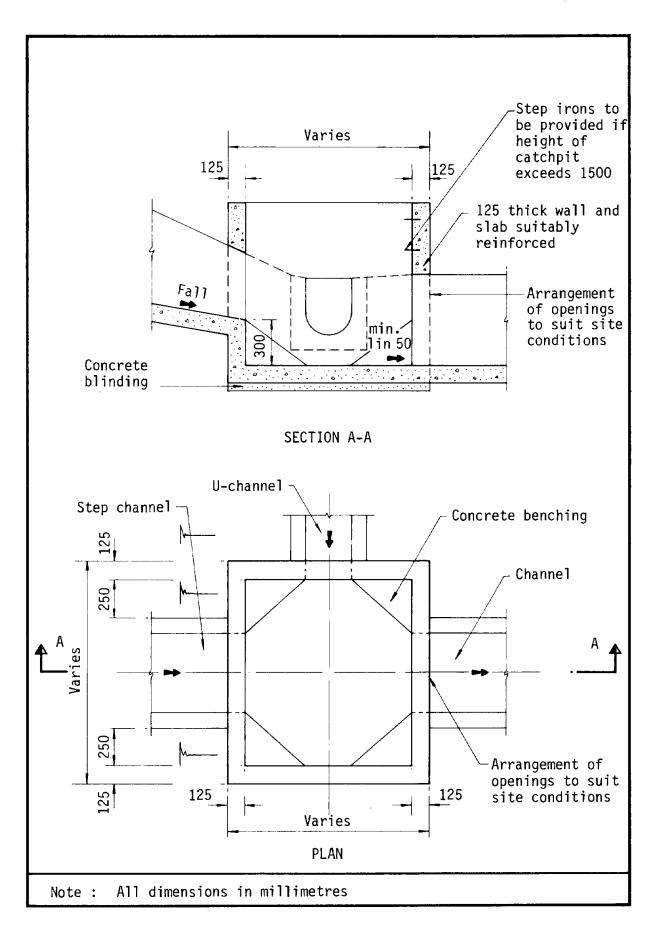


Figure 8.10 - Typical Details of Catchpits

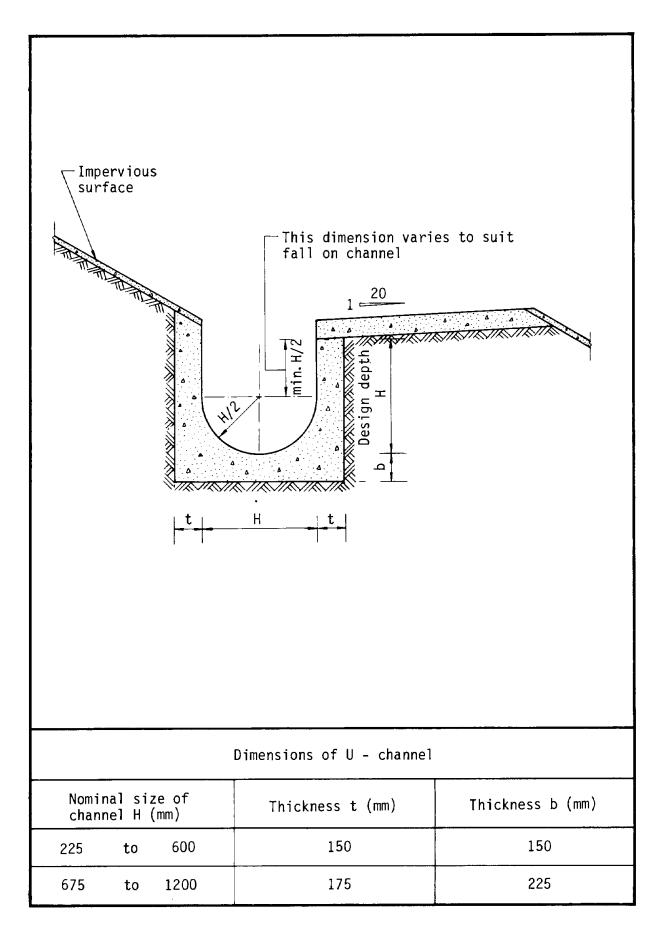
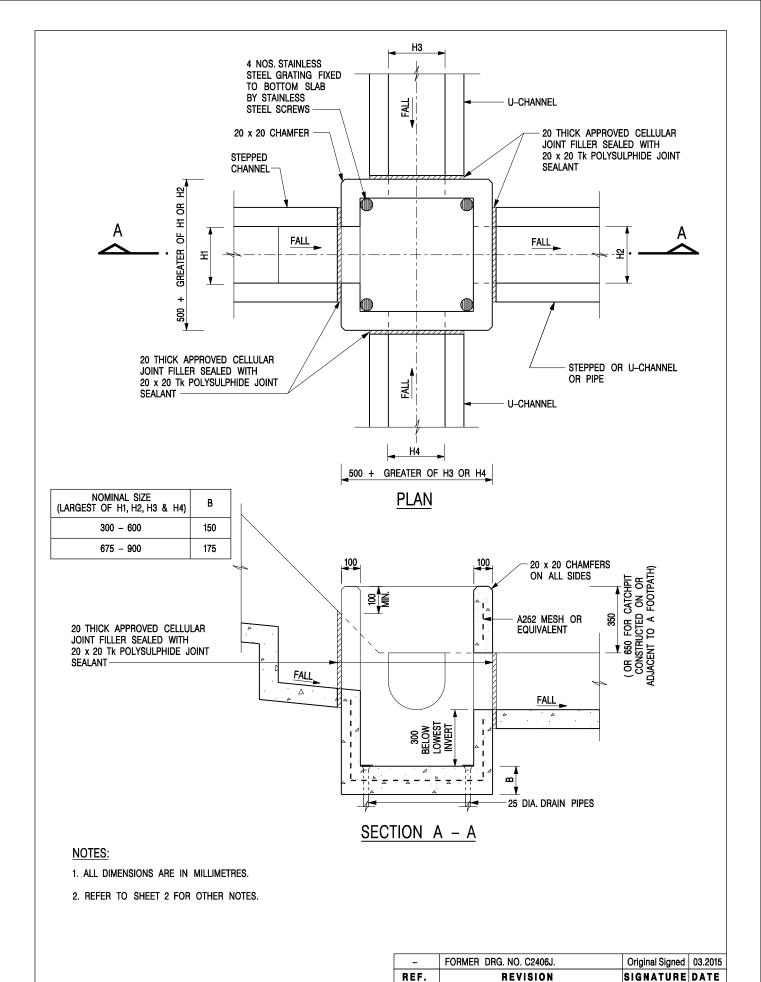


Figure 8.11 - Typical U-channel Details



CATCHPIT WITH TRAP (SHEET 1 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

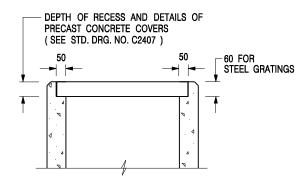
SCALE 1:20 DRAWING NO.

DATE JAN 1991

C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development



# 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.
- 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.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) 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 'J' ON STD. DRG. NO. C2405 /5; 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 ℃ STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
Α	MINOR AMENDMENT.	Original Signed	04.2016

CATCHPIT WITH TRAP (SHEET 2 OF 2)

卓越工程 建設香港



## CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1:20 DATE JAN 1991

DRAWING NO. C2406 /2A

We Engineer Hong Kong's Development

# APPENDIX SITE PHOTO

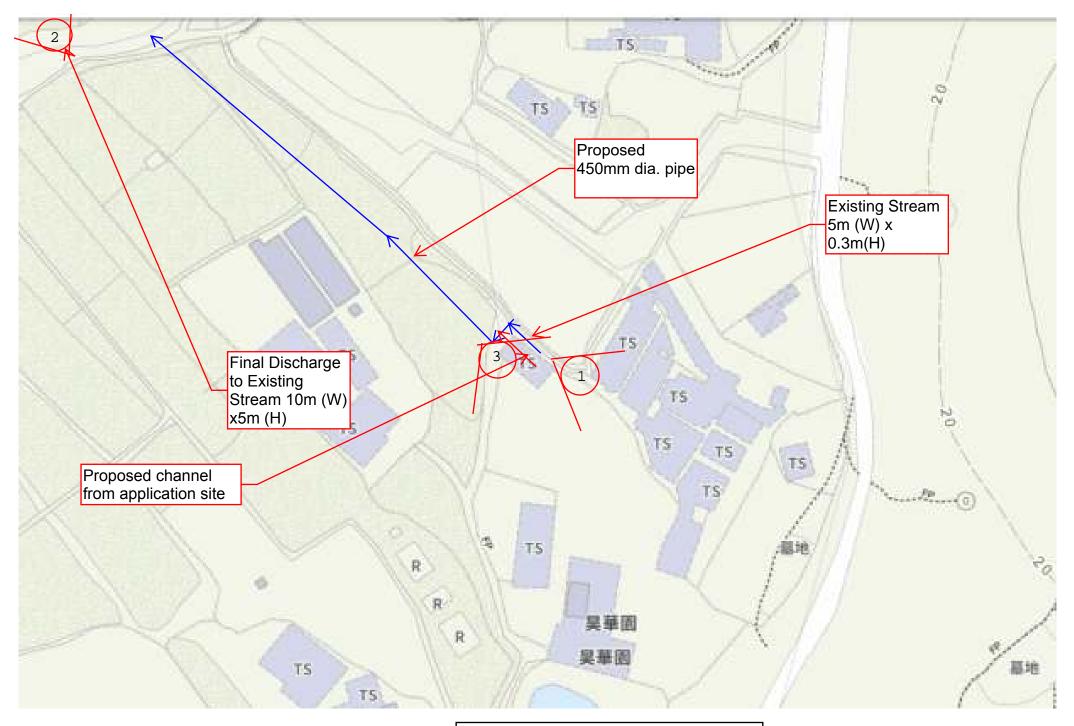


Fig.8. Eye Location Plan for Site Photo



VIEW 1 EXISTING STREAM



VIEW 2 FINAL DISCHARGE POINT



VIEW 3 Proposed underground pipe and catchpit location

AT Least 450mm soil cover for underground pipe

## **Previous s.16 Applications covering the Application Site (the Site)**

# **Approved Applications**

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/253	Animal Boarding Establishment	4.8.2006
			(approved on a temporary
			basis for a period of
			three years)
2.	A/YL-KTN/308	Temporary Animal Boarding	5.9.2008
		Establishment (Kennel) and Breeding	[revoked on 5.3.2009]
		Area for a Period of Three Years	
3.	A/YL-KTN/324	Temporary Animal Boarding	22.5.2009
		Establishment (Kennel) and Breeding	[revoked on 22.5.2011]
		Area for a Period of Three Years	
4.	A/YL-KTN/957	Proposed Temporary Warehouse	27.10.2023
		(Excluding Dangerous Goods	[revoked on 27.4.2025]
		Godown) with Ancillary Facilities for a	
		Period of Three Years and Filling of	
		Land	

# <u>Similar s.16 Applications within the same "AGR" Zone on the OZP in the Vicinity of the Site in the Past Five Years</u>

# **Approved Applications**

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

	Application No.	Use/Development	Date of Consideration		
		Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land			
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 Period of Three Years and Filling of Land	13.10.2023 [revoked on 13.7.2025]		
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]		

	Application No.	Use/Development	Date of Consideration
15.	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
16.	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 [revoked on 26.7.2025]
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 [revoked on 4.7.2025]
24.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods	25.10.2024

	Application No.	Use/Development	Date of Consideration
		Godown) for a Period of Three Years	
		and Associated Filling of Land	
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
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	11.4.2025

	Application No.	Use/Development	Date of Consideration
		Associated Filling of Land for a Period	
		of Three Years	
36.	A/YL-KTN/1114	Proposed Temporary Warehouse	4.7.2025
		(Excluding Dangerous Goods	
		Godown) and Associated Filling of	
		Land for a Period of Three Years	
37.	A/YL-KTN/1126	Proposed Temporary Warehouse	1.8.2025
		(Excluding Dangerous Goods	
		Godown) with Ancillary Facilities and	
		Associated Filling of Land for a Period	
		of Three Years	

#### **Government Departments' General Comments**

#### 1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots No. 1424, 1426, 1427 and 1428 all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 42m<sup>2</sup> as mentioned in the application) included in the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
- advisory comments are at **Appendix IV**.

#### 2. Traffic

Comments of the Commissioner for Transport:

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

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

- no in-principle objection to the application from highways maintenance point of view;
- the Site involves and is adjoining to GL, which is not under HyD's maintenance purview; and
- advisory comments are at **Appendix IV**.

## 3. <u>Drainage</u>

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction; and

• advisory comments are at **Appendix IV**.

#### 4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. According to desktop review, there is residential building within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at Appendix IV.

#### 5. Fire Safety

Comments of the Director of Fire Services:

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

#### 6. Landscape Aspect

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising farmland, temporary structures, open storage, scattered tree groups and woodland to the east. Comparing with the aerial photos of 2022 and 2024, there is no significant change to the landscape character of the surrounding areas since the last application No. A/YL-KTN/957 was approved; and
- according to the site photos of 2025, the Site is hard-paved with some temporary structures. The is no significant change in the proposed layout compared with the above approved application. Further significant adverse landscape impact on landscape character and resources within the Site arising from the same proposed use is not anticipated.

#### 7. Building Matters

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

no objection to the application;

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

## 8. <u>District Officer's Comments</u>

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

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

## 9. Other Departments

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

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

#### **Recommended Advisory Clauses**

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) failure to reinstate 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;
- (d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots of the Site and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (f) to note the comments of the Commissioner for Transport that:
  - (i) 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;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (h) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
  - (ii) 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. It is noted 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;
  - (iii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
  - (iv) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
  - (v) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) 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
  - (ii) 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;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that seven 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;
  - (ii) 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;
  - (iii) 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;
  - (iv) 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;
  - (v) 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;
  - (vi) 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
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.

□Urgent	□Return receipt	□Expand Group	□Restricted	□Prevent Copy	Paper No. A/YL-KTN/1118/
From:					
Sent:		2025	5-06-10 星期.	<b>=</b> 13:08:55	

To: tpbpd/PLAND <tpbpd@pland.gov.hk> Subject: WWF submission on A/YL-KTN/1118 Attachment: s16 A YL-KTN 1118 20250610 WWF.pdf

Dear Sir/Madame,

Attached please find our submission regarding planning application s16 A YL-KTN 1118.

Thank you for your attention.

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

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



10 June 2025

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

By E-mail ONLY

Dear Board Members,

RE: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in the "Agriculture" in Fung Kat Heung in Kam Tin A/YL-KTN/1118

WWF Hong Kong would like to lodge objection to the captioned.

### Suspected unauthorised development

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely the entire application site underwent vegetation and site formation, and it is suspected to use as an open storage in 2024 (Fig 1). In this case, we suspect a "destroy first, develop later" approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter "destroy first, develop later" activities, as stated in a press release in 20111, "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". We urge

together possible...

贊助人:中華人民共和國 香港特別行政區行政長官 李家超先生,大紫荊勳賢, SBS, PDSM 義務司庫: 匯豐銀行

主 席: 白丹尼先生 行政總裁:黃碧茵女士 核數師: 富睿瑪澤會計師事務所有限公司 公司秘書:嘉信秘書服務有限公司

註冊紡飾機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited Auditors: Forns Mazars CPA Limited Company Secretary: McCabe Secretarial Services Limited Honorary Treasurer: HSBC Registered Charity (Incorporated With Limited Liability)

<sup>&</sup>lt;sup>1</sup> TPB Press Release. Available at: https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm

the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

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

Kind regards,

Mr. Tobi Lau

Senior Manager, HK Biodiversity and Conservation Policy

WWF Hong Kong

Figure 1. Aerial photos showing the project site has been subject to vegetation clearance and site formation, and is suspected to use as an open storage in 2024



Source: Google Earth (Accessed on 10 June 2025)

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Lorgent	invergit receipt	Licxpand Group	Likestricted	Prevent Copy

From:

Sent:

2025-06-13 星期五 02:44:48

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/YL-KTN/1118 DD 107 Kam Tin

Dear TPB Members,

957 approved 27 Oct 2023 under the expedient Three Monkeys streamlining designed to turn all agriculture land in NT into brownfield.

And as with 90% of these operations, conditions not fulfilled, so back for a roll over.

This will of course be another Three Monkeys exercise while the community sees weekly reports of fires ar warehouses like this.

All the hoo haa about NS when operators know that the safety and good health of the community is the last consideration of the current process.

Application should be rejected but will instead be facilitated.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 25 September 2023 2:16 AM HKT

Subject: A/YL-KTN/957 DD 107 Kam Tin

A/YL-KTN/957

Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin

Site area: About 2,683sq.m Includes Government Land of about 42sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Filling of Land

Dear TPB Members,

Strongest Objections. No previous history of approvals. The applicant intends to trash and fill in the entire site that is on the edge of conservation area. In addition there are many regular and organic farms in the district. Hong Kong must ensure that there is a minimum level of local produce to fall back on in times of crisis.

This application should be considered together with 955 for adjoining lots. There are intentions to turn this area into one large brownfield. How can retrogressive practices be considered?

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Mary N	Mulvihill				<del></del>