

2025年 5月 19日
此文件在 收到、城市規劃委員會
已收到有關申請之表格資料及文件後才正式登記收到
申請的日期。

This document is received on 19 MAY 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76761N/1419
	Date Received 收到日期	19 MAY 2025

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

1. Name of Applicant 申請人姓名/名稱	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Tang Wing Yat Tommy 鄧榮日	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
NA 不適用	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1394 (Part) and 1396 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,198.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
17/04/2025-01/05/2025 (DD/MM/YYYY)&
於 17/04/2025-01/05/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/04/2025 (DD/MM/YYYY)&
於 17/04/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years 擬議臨時露天存放及相關填土工程(為期3年)	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	3,198.3	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NA 不適用	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Please refer to Proposed Layout Plan.		
.....		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	2	
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路，轉到郊區小徑。																																					
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																					
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																							
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																						
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,189 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-1.0 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																																						
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
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	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to the Justification Document.

8. Declaration 聲明

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

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

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

Signature
簽署



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

鄧榮日

NA 不適用

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

06/05/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

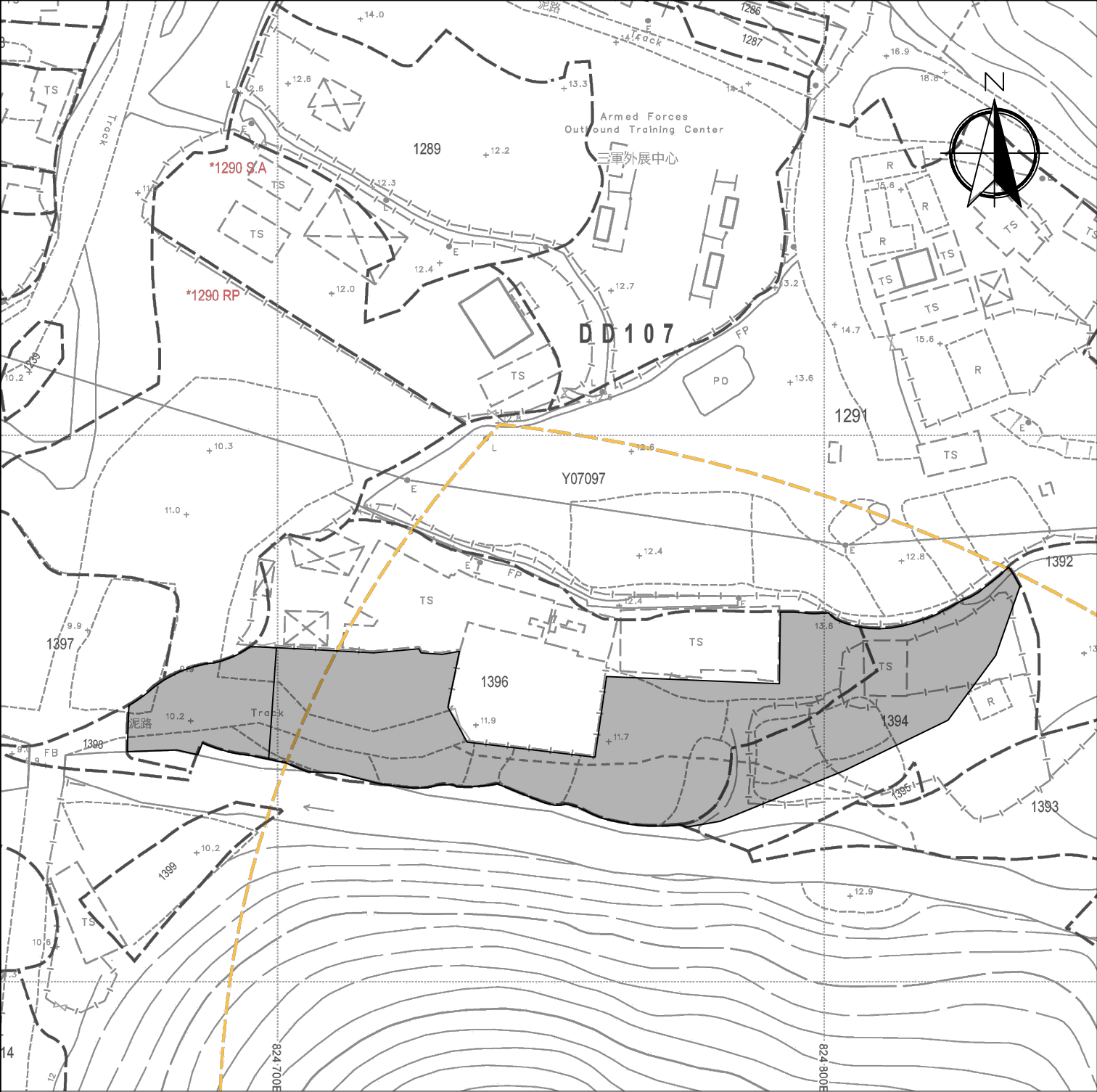
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1394 (Part) and 1396 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	3,198.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years 擬議臨時露天存放及相關填土工程(為期3年)

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

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

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

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



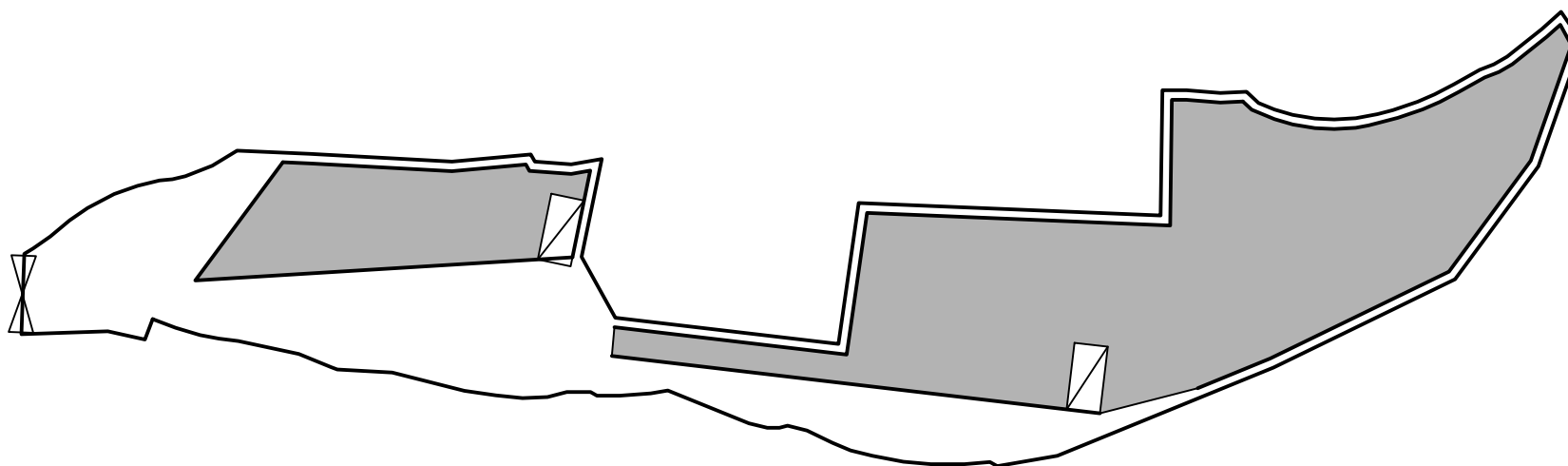
Legend:

Application Site 申請範圍

<u>Appendix 1</u> Location: DD 107 Lot 1394 (Part) DD 107 Lot 1396 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 3 May 2025	<u>Location</u> 位置圖 擬議臨時露天存放 及相關填土工程(為期3年) Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	<u>SCALE</u> 1:1000 @A4	
		For Identification Only	Drawing No.: 1-01

Proposed Structures Details

	Area	
	Open Storage Area	About 1,901 m ²
	LGV L/UL Space	Unit(s): 2



Scale: 1:750 @A4

Appendix 2




Proposed
Layout Plan

Location:
D.D. 107 Lot 1394 (Part) and 1396
(Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時露天存放
及相關填土工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land for a Period of 3 Years

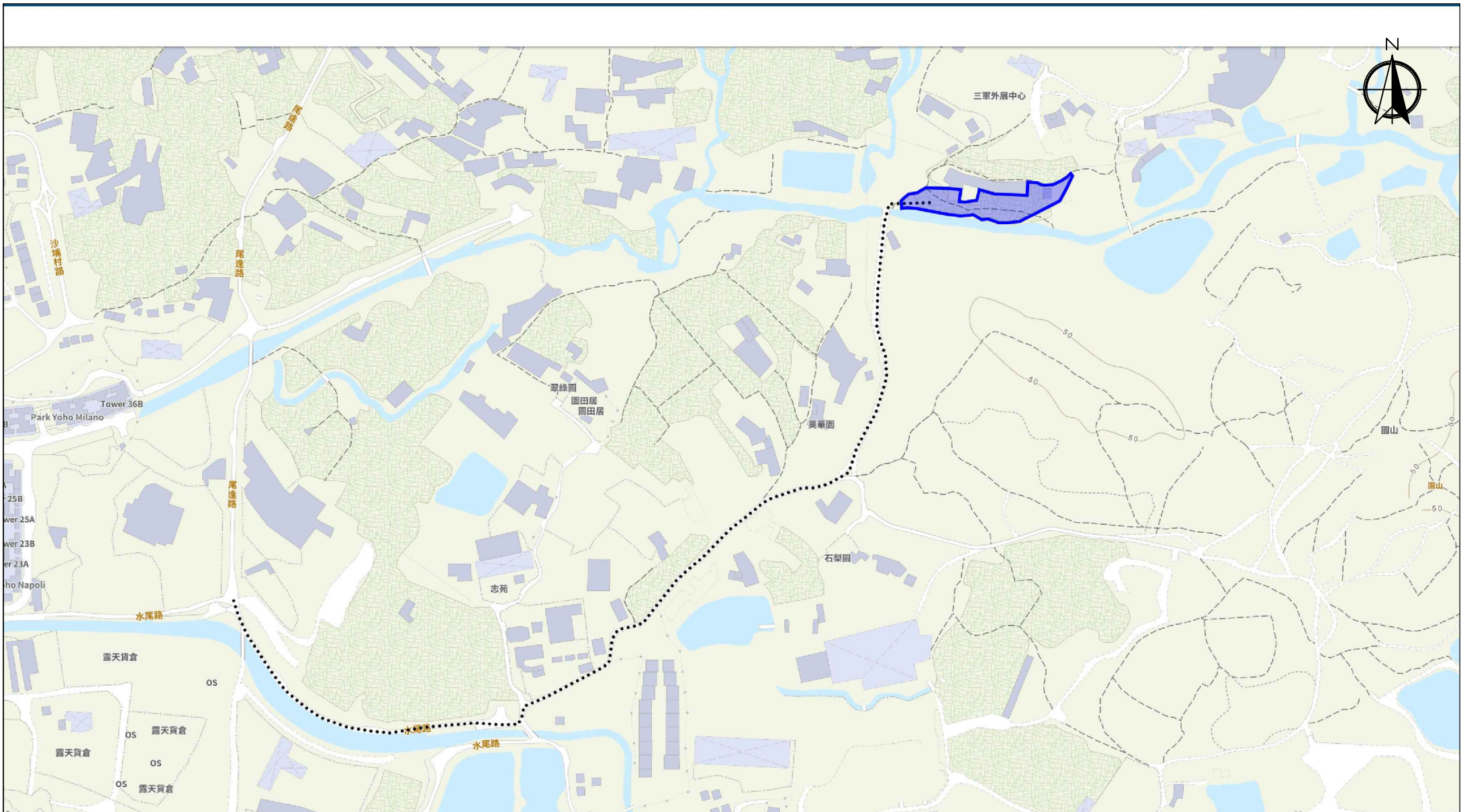
Legend:

-  Ingress / egress
-  Open Storage Area
-  LGV L/UL Space

Drawing No.:
2-01

For Identification Only

Date: 03/05/2025

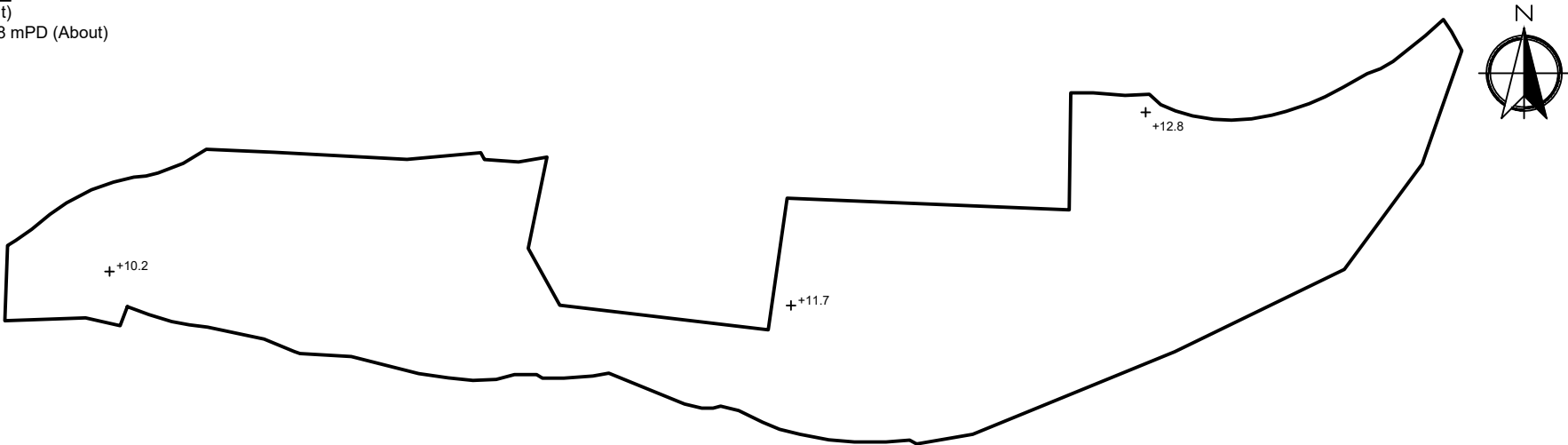


Scale: Undefined @A4

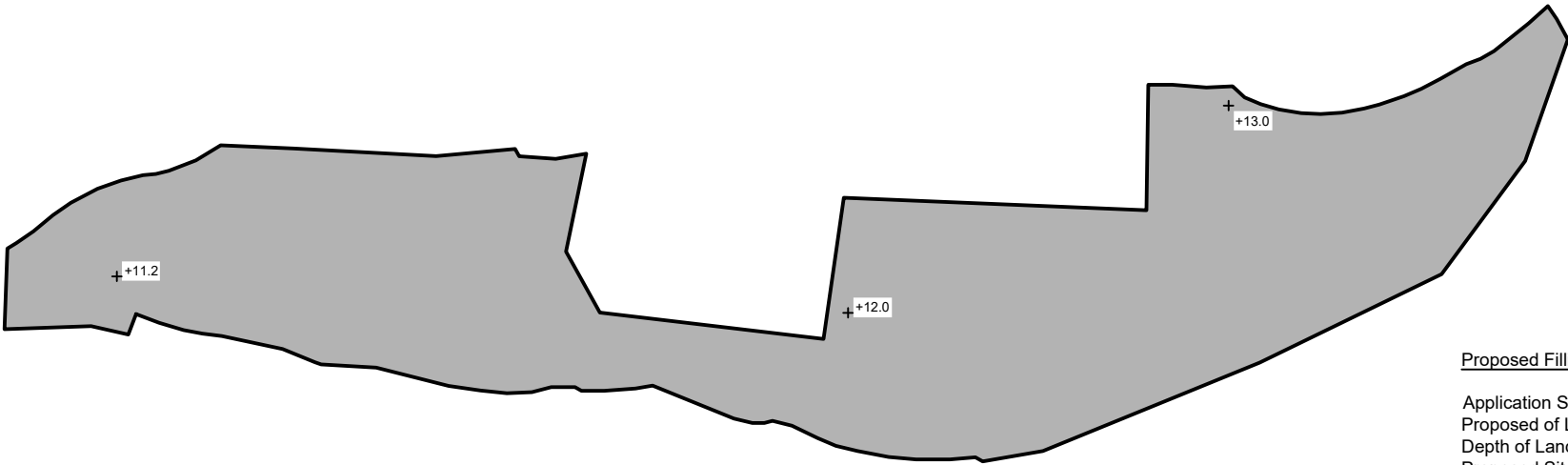
Captured from map.gov.hk on 3rd May 2025

Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1394 (Part) and 1396 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	Width of Shui Mei Road: 3-6m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 3-01
				For Identification Only Date: 06/05/2025

Existing Condition of the Application Site
Application Site Area: 3,198.3 m²(About)
Existing Site Levels: +10.2 mPD - +12.8 mPD (About)



SITE LEVELS ARE FOR REFERENCE ONLY.



Proposed Filling of Land
Application Site Area: 3,198.3 m²(About)
Proposed of Land Filling: 3,198.3 m² (About)
Depth of Land Filling: About 0.2-1.0 m
Proposed Site Levels: +11.2 mPD - +13.0 mPD (About)
Material of Filling: Soil and Concrete
Proposed Use: Open Storage Area and Circulation Space

SITE LEVELS ARE FOR REFERENCE ONLY.

Scale: 1:750 @A4

Appendix 4 Paved Area	Location: D.D. 107 Lot 1394 (Part) and 1396(Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	<p>Map Legend:</p> <div><div></div> Application Site</div> <div><div></div> Paved Area</div> <div>+13.0 Site Level</div>	Drawing No.: 4-01
				For Identification Only Date: 06/05/2025

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田丈量約份第 107 約地段第 1394 號(部份)及第 1396 號(部份)、
作臨時露天存放及相關填土工程(為期 3 年)之用途

- 申請地點的面積約為 3,198.3 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放建築機械及物料”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/1019 (2024 年 7 月 19 日獲批)及 A/YL-KTN/1018 (2025 年 2 月 28 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時露天存放計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會先採用泥土作基礎，之後使用約 0.3 米厚的混凝土作平整物料，整個平整厚度不超過 1.5 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

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

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1394 號(部份)及第 1396 號(部份)作臨時露天存放及相關填土工程為期三年之用途。

寄件日期: 2025年05月26日星期一 9:44
收件者: tpbpd/PLAND
主旨: Supplementary information for A/YL-KTN/1119
附件: AYL-KTN 1119 20250523.pdf

Please see the attachment for the updated justification, Proposed Layout Plan, Paved Area and Further information on the captioned application.

Yours sincerely,
Mr. Tang

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田丈量約份第 107 約地段第 1394 號(部份)及第 1396 號(部份)、
作臨時露天存放及相關填土工程(為期 3 年)之用途

- 申請地點的面積約為 3,198.3 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放建築機械及物料”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/1019 (2024 年 7 月 19 日獲批)及 A/YL-KTN/1018 (2025 年 2 月 28 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時露天存放計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 存放高度最高不超過 5 米。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會先採用泥土作平整基礎，完成泥土平整後再使用約 0.3 米厚的混凝土作地面物料，整個平整厚度（即泥土及混凝土總和）不超過 1 米，申請期限結束後會將申請地點還原。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

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

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1394 號(部份)及第 1396 號(部份)作臨時露天存放及相關填土工程為期三年之用途。

A/YL-KTN/1119 申請詳細

在進行相關工程前會在申請範圍內的東、東南及西南面加裝膠網，防止發生水土流失及流入水道的情況，避免污染附近的自流溪流及令渠道淤塞。再者，進行相關工程時會安排人手進行灑水等動作，降低工程所掀起的灰塵，避免影響附近人士。

上述的膠網只會在申請範圍內的東、東南及西南面設置，不會在申請範圍外設置相關膠網。

此外，計劃在申請範圍的邊界以金屬實心的物料，例如鋅鐵將申請範圍圍起，分隔政府土地及私人土地，以免錯誤霸佔政府土地。

在申請獲批後亦會向渠務署提供渠道設計計畫書及渠務報告，供渠務署審核。

以下為膠網的物料參考圖：



交通方面，出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，之後轉入郊區小徑。

預計本申請地點的車流為以下：

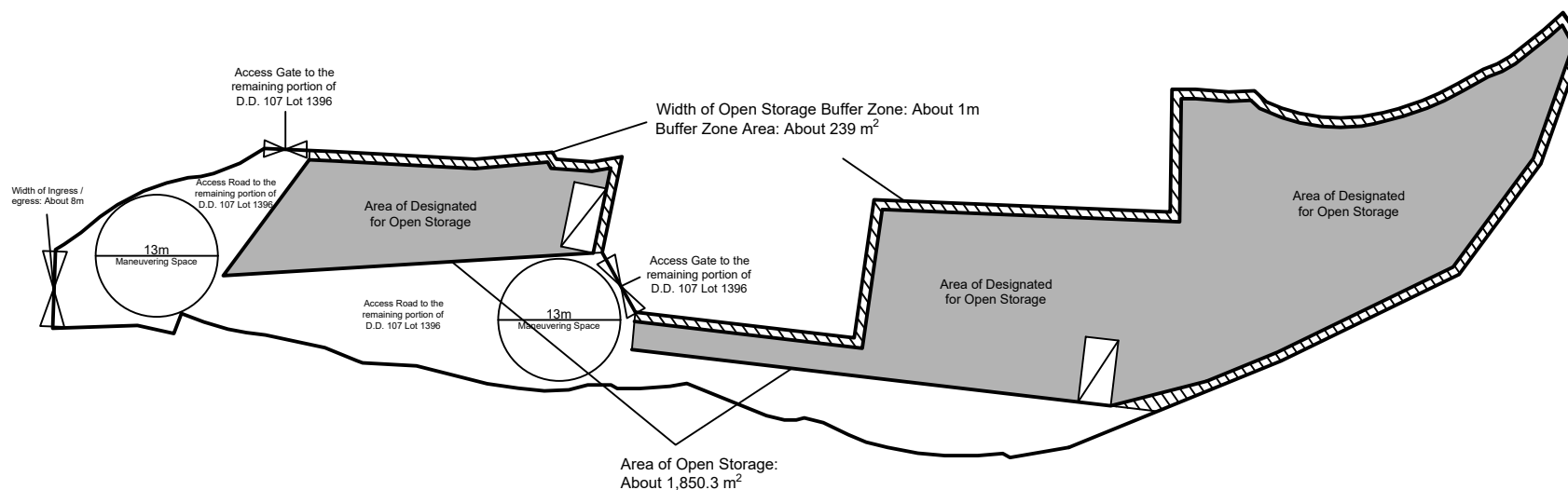
時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	0	0	4	0	0	0	0	0	4
下午時段 (12:00- 23:59)	0	0	0	4	0	0	0	0	4
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	8

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑。
水尾路沿途道路約有 3-6 米闊，並設有避車處，私家車及客貨車有足夠的位置
通過及進行調遣的動作。申請地點的出入口約 8 米闊。

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

Proposed Structures Details

	Area	
	Open Storage Area	About 1,901 m ²
	LGV L/UL Space	Unit(s): 2



Scale: 1:750 @A4

Appendix 2




Proposed
Layout Plan

Location:
D.D. 107 Lot 1394 (Part) and 1396
(Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時露天存放
及相關填土工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land for a Period of 3 Years

Legend:

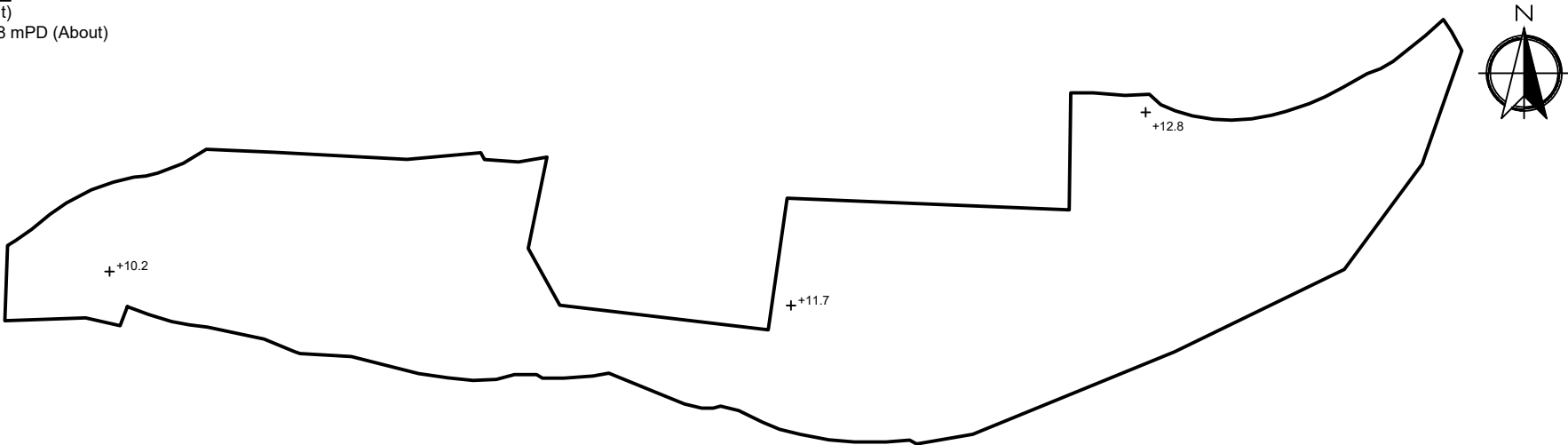
-  Ingress / egress (About 8m)
-  Open Storage Area
-  LGV L/UL Space

Drawing No.:
2-01

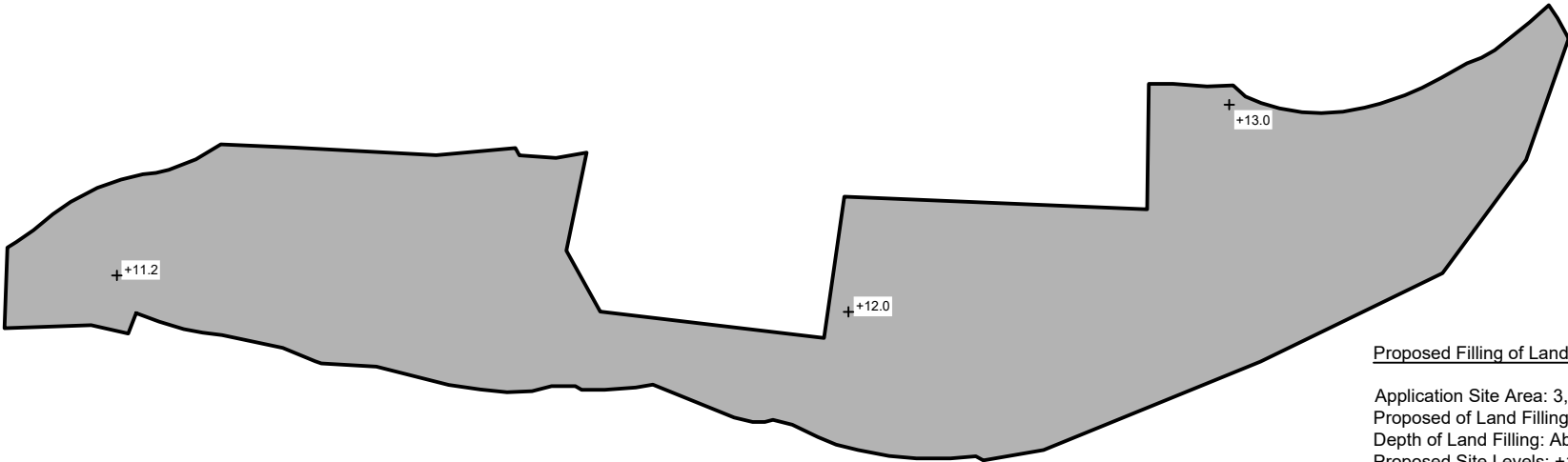
For Identification Only

Date: 23/05/2025

Existing Condition of the Application Site
Application Site Area: 3,198.3 m²(About)
Existing Site Levels: +10.2 mPD - +12.8 mPD (About)




SITE LEVELS ARE FOR REFERENCE ONLY.



Proposed Filling of Land
Application Site Area: 3,198.3 m²(About)
Proposed of Land Filling: 3,198.3 m² (About)
Depth of Land Filling: About 0.2-1.0 m
Proposed Site Levels: +11.2 mPD - +13.0 mPD (About)
Material of Filling: Soil and Concrete
Proposed Use: Open Storage Area, Access Road and Circulation Space

SITE LEVELS ARE FOR REFERENCE ONLY.

 Scale: 1:750 @A4

Appendix 4 Paved Area	Location: D.D. 107 Lot 1394 (Part) and 1396(Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	<p>Map Legend:</p> <div><div></div> Application Site</div> <div><div></div> Paved Area</div> <div>+13.0 Site Level</div>	Drawing No.: 4-01
				For Identification Only Date: 22/05/2025

寄件者:
寄件日期: 2025年07月10日星期四 16:16
收件者: tpbpd/PLAND
副本:
主旨: Fw: (Update 1) Departmental comments on YL-KTN/1119
附件: AYL-KTN 1119 20250709.pdf



AYL-KTN 1119 20250709.pdf

Thank you for the phone call. Please see the attachment for the draft further information on the departmental comments. Please contact Mr. Tang via email if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1119 的查詢

收悉 署對 A/YL-KTN/1119 申請的查詢，現以書面回覆。

由於避免影響附近及溪流運作，本申請計畫將露天存放的空間靠北面，遠離溪流。

在進行相關工程前會在申請範圍內的南面加裝膠網，膠網會設置在申請範圍的南面，會繫在用作圍邊的金屬柱，並設置在柱與柱之間。

此能防止發生水土流失及流入水道的情況，避免污染附近的自流溪流及令渠道淤塞。此外，進行相關工程時會安排人手進行灑水等動作，降低工程所掀起的灰塵，避免影響附近人士。

上述的膠網只會在申請範圍內的南面設置，不會在申請範圍外設置相關膠網。

以下為膠網的物料參考圖：



希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1119 的查詢

現場會存放車輛、小型機械及水電工程所包含的工程材料，例如排水管、水喉及電箱、挖掘機、升降台等。物料大小及長度不一，最長約 4.5 米。

現場不會儲放沙或其他多塵的材料。

申請地點計劃存放私家車及輕型貨車，車輛主要會以試車牌將車輛駛至申請地點。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

園境組及城市規劃委員會：

有關園境組對 A/YL-KTN/1119 的查詢

現場有少量樹木分散在申請範圍內，樹木位置及相片請參考 Appendix 6。當中包括有銀合歡、木棉、血桐及薇金菊。申請範圍內的樹木全部是因長期未有管理下生長，申請範圍沒有任何人工種植的樹木。全部樹木的品種亦屬於香港常見品種或入侵性品種。當中木棉樹的根部已被薇金菊包圍。有見及此，申請地點內的樹木將不會保留。

申請範圍內會種植兩棵竹柏，並會在樹幹 2 米範圍設有 2 米乘 2 米的保護區，保護區不會放置任何物品，以免影響樹木生長。樹木會定期檢查及修剪，保護樹木。種植範圍請參考 Appendix 2 及 Appendix 7。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1119 的查詢

本申請不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

在規劃獲批後會使用約 2.5 米高的金屬實心板將整個申請範圍圍起。

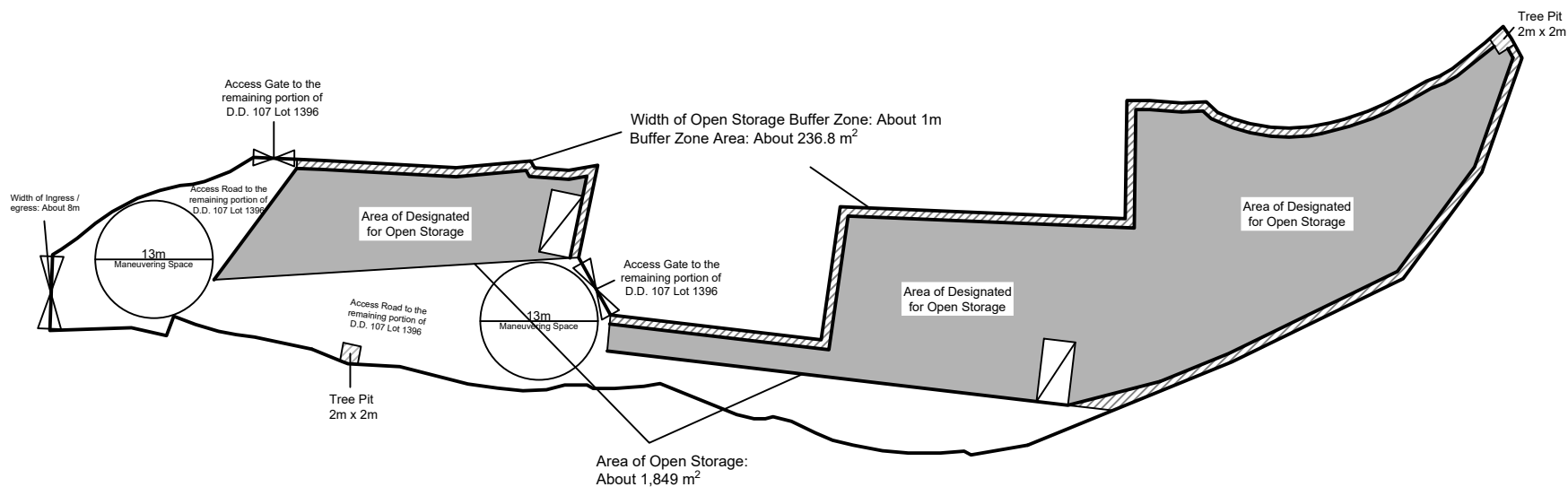
通道方面，申請範圍內的道路會留有通道通往地段的其他部分，本人會向相關人士提供鑰匙進出，在營運時間外（即星期一至六上午九時至下午七時除外）亦能夠使用有關道路。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路，轉到郊區小徑。																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,189 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-1.0 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

Proposed Structures Details

Area	
Open Storage Area	About 1,849 m ²
LGV L/UL Space	Unit(s): 2



Scale: 1:750 @A4

Appendix 2




Proposed
Layout Plan

Location:
D.D. 107 Lot 1394 (Part) and 1396
(Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時露天存放
及相關填土工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land for a Period of 3 Years

Legend:

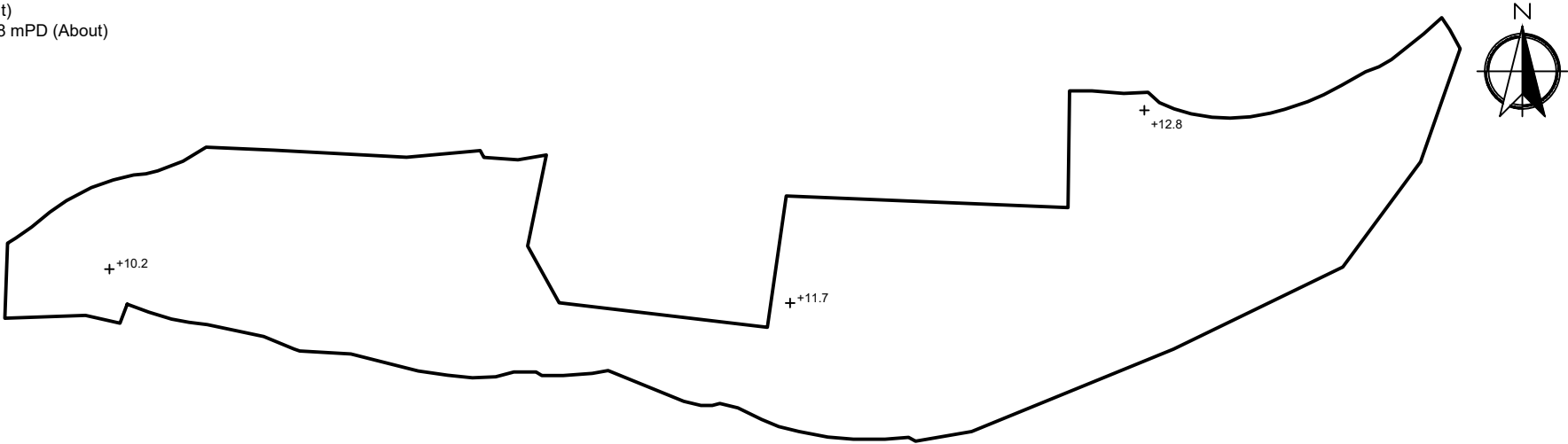
-  Ingress / egress (About 8m)
-  Open Storage Area
-  LGV L/UL Space

Drawing No.:
2-01

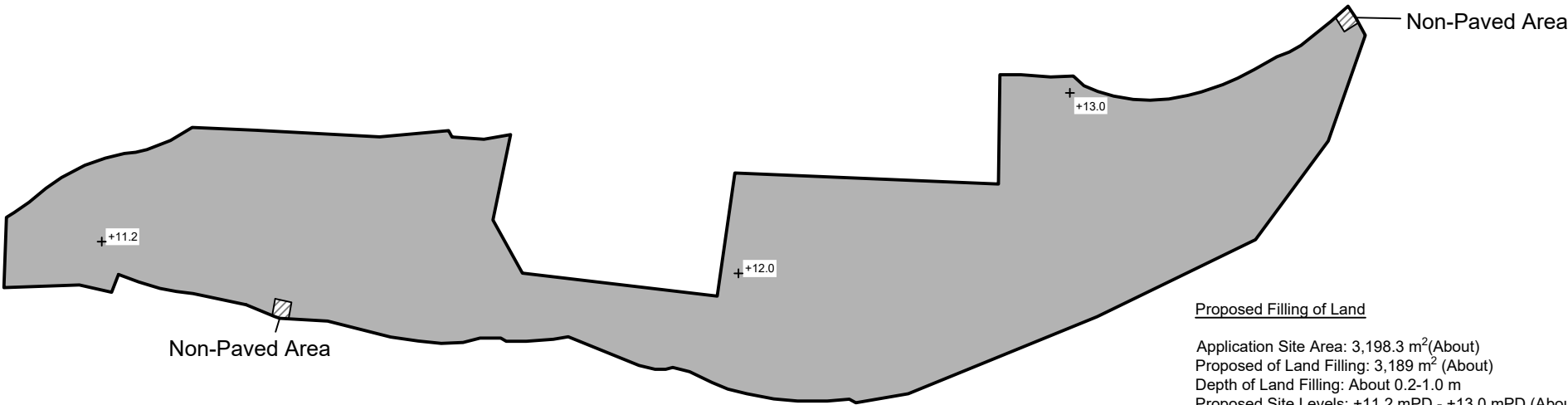
For Identification Only

Date: 07/07/2025

Existing Condition of the Application Site
Application Site Area: 3,198.3 m²(About)
Existing Site Levels: +10.2 mPD - +12.8 mPD (About)



SITE LEVELS ARE FOR REFERENCE ONLY.

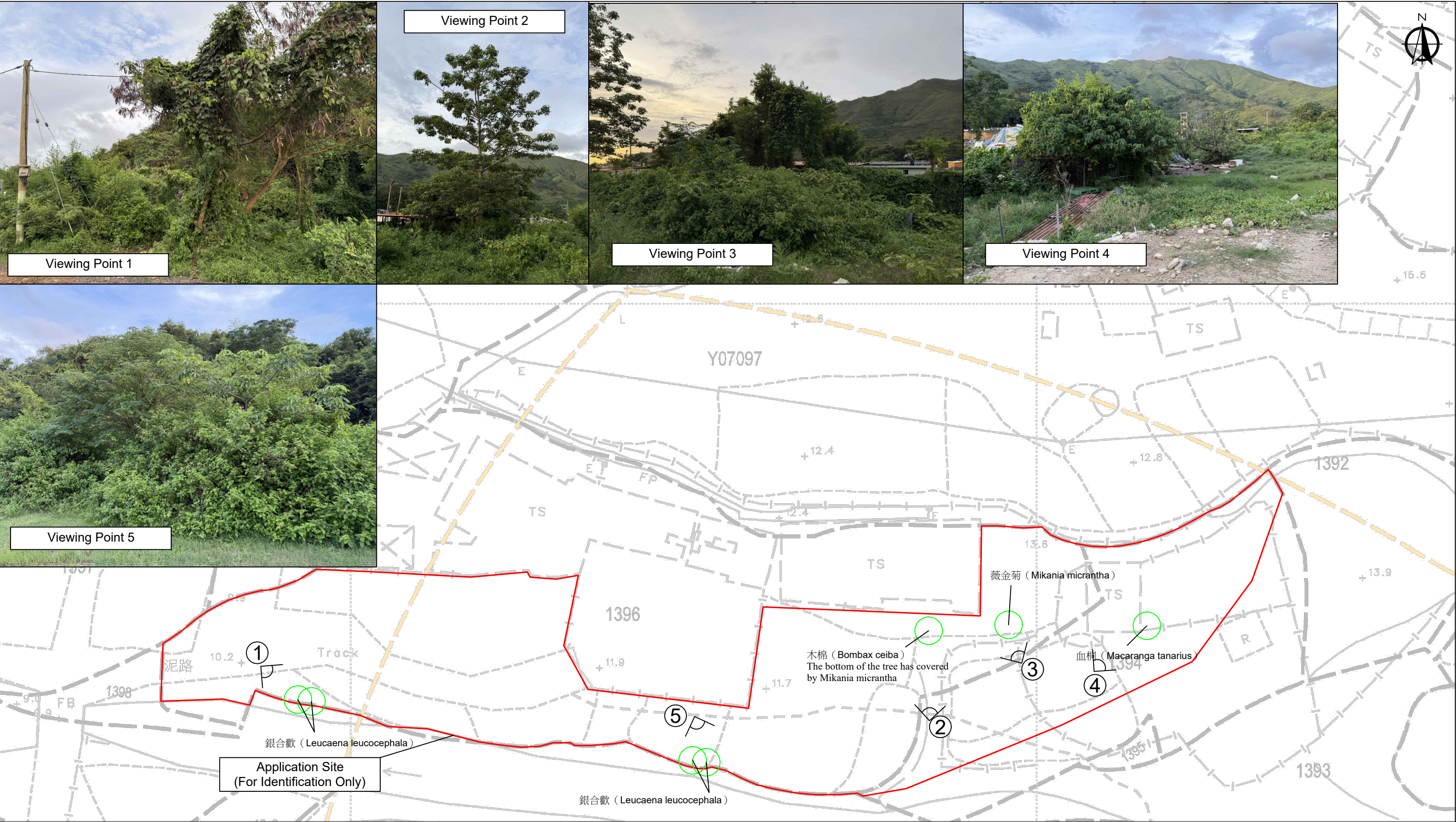


Proposed Filling of Land
Application Site Area: 3,198.3 m²(About)
Proposed of Land Filling: 3,189 m² (About)
Depth of Land Filling: About 0.2-1.0 m
Proposed Site Levels: +11.2 mPD - +13.0 mPD (About)
Material of Filling: Soil and Concrete
Proposed Use: Open Storage Area, Access Road and Circulation Space

SITE LEVELS ARE FOR REFERENCE ONLY.

Scale: 1:750 @A4


Appendix 4 Paved Area	Location: D.D. 107 Lot 1394 (Part) and 1396(Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	<p>Map Legend:</p> <div><div></div> Application Site</div> <div><div></div> Paved Area</div> <div>+13.0 Site Level</div>	Drawing No.: 4-01
				For Identification Only Date: 07/07/2025

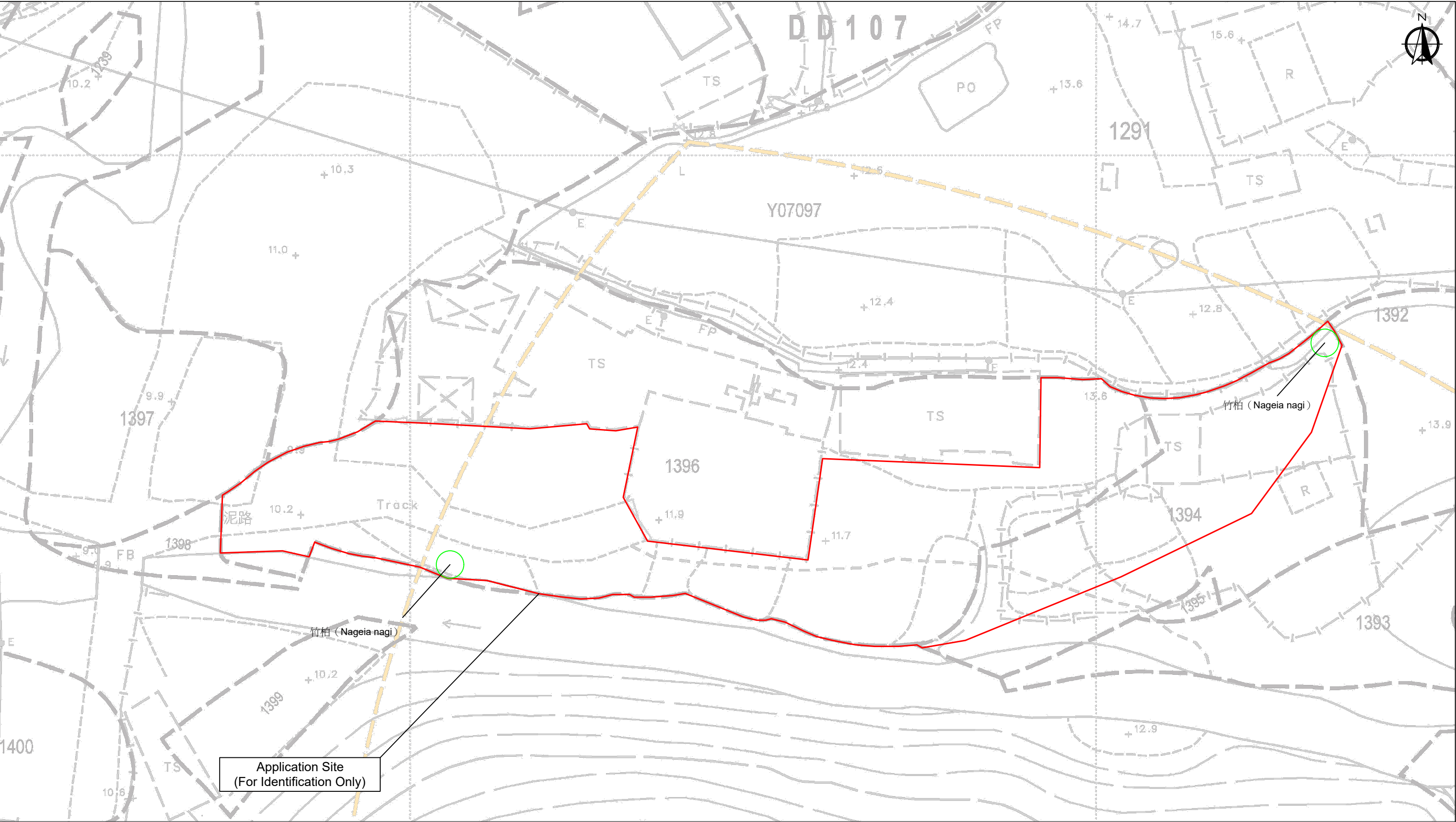


- Legend:
- Tree that will be removed
 - Application Site
 - ▽ Viewing Point

* The trees in the site are not belongs to endangered species and very common in Hong Kong, some of them are covered by Mikania micrantha which might affected the health of the trees.

* Some of the trees are Invasive Alien Species, such as Leucaena leucocephala.

Appendix 6	Location: DD 107 Lot 1394 (Part) DD 107 Lot 1396 (Part)	Project: Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	Photos Record of Trees and Viewing Point	 Scale: Undefined @A4	Drawing No.
	6-1				
	For Identification Only				
	Date: 22 June 2025				



Legend:

Tree that will be planted

Application Site

Appendix 7	Location: DD 107 Lot 1394 (Part) DD 107 Lot 1396 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	Proposed Tree Planting Proposal	<div><div></div>Scale: Undefined @A4</div>	Drawing No.
					7-1
					For Identification Only
					Date: 9 July 2025

Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

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

Approved Application

	Application No.	Use(s)/Development(s)	Date of Consideration
1.	A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of Three Years and Filling of Land	28.1.2022

Similar s.16 Applications within the Same “Agriculture” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
2.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
3.	A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land	28.2.2025
4.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024
5.	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
6.	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
7.	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
8.	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	2.5.2025

	Application No.	Use/Development	Date of Consideration
9.	A/YL-KTN/1115	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	18.7.2025
10.	A/YL-KTN/1138	Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	15.8.2025

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 Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- it is noted that no structure is proposed on the Site.

2. Traffic

Comments of the Commissioner for Transport:

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

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

3. Drainage

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

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

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. There are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

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;
- the Site is located in a settled valleys landscape character comprising farmland, vacant land, scattered temporary structures, and scattered tree groups. The proposed use is not generally incompatible with the landscape character in the proximity;
- according to the site photos of 2025, the Site is vacant. According to the submission, it is noted that two new trees (*Nageia nagi*) will be planted within the Site to mitigate the loss of existing trees. Significant adverse landscape impact on existing landscape resources is not anticipated; and
- advisory comments are at **Appendix V**.

7. **District Officer's Comments**

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

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

8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the 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 the Lands Department. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Shui Mei Road is not maintained by HyD. 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); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) 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;

- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall avoid causing damages and disturbance to the wooded area near the southern boundary of the Site;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in vicinity of an existing streamcourse. The applicant is required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
- (h) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) if the proposed use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations (FSIs) to his department for approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval conditions of submission of a FSIs proposal and the implementation of the FSIs; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land is 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 Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structure is 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.