

11 JUL 2025

This document is received on
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

250/421

26/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1146
	Date Received 收到日期	11 JUL 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 type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG Hiu Wun Tammy (鄧曉媛)

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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Man Chi Consultants and Construction Company Limited

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)	Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第109約第1350號, 1351號, 1352號, 1353號, 1374號(部份), 1375號(部份), 1377 號餘段, 1378 號餘段, 丈量約份第110約地段第76號餘段(部份)
(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 6658.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1700 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖編號S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agricultural ("AGR") [農業]
(f) Current use(s) 現時用途	Vacant with a ruined temporary structure only (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 25.06.2025 (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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 08.07.2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

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	擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期三年) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3..... <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	4958.8sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1700sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1700sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1700sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... Structure No.1-Office (10m x 10 m x 7.5 m (height)) Structure No.2, 3, 4, 5, 6, 7, 8, & 9 -Warehouse (20m x 10 m x 7.5 m (height))	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	4
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	Nil
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 旅遊巴士車位
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 ..09:00am to 06:00 pm(Monday to Saturday).. No Operation on Sunday and Public Holiday.. <hr/>																																	
(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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Po Road <hr/> <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 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 6,658.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3m 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 style="width: 100%;"> <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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 Planning Statement as per attached

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.

本人現准許委員會在有需要時，就本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

MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司

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


L.T. Ying Cheling Edward

Director

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

Man Chi Consultants and Construction Limited

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

Date 日期

25.06.2025

(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	Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第109約第1350號, 1351號, 1352號, 1353號, 1374號(部份), 1375號(部份), 1377 號餘段, 1378 號餘段, 丈量約份第110約地段第76號餘段(部份)
Site area 地盤面積	6,658.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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 錦田北分區計劃大綱核准圖(編號: S/YL-KTN/11)
Zoning 地帶	Agricultural ("AGR") [農業]
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 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期三年)

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1700 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.255 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<input checked="" type="checkbox"/> 7.5 m 米 (Not more than 不多於)	
		<input checked="" type="checkbox"/> 1 Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	25.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位		4
	Motorcycle Parking Spaces 電單車車位		4
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		4
	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		2
	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)		

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, Lot Boundaries Plan, Outline Zoning Plan (Extract)		
Indicative Layout Plan, Land Filling Plan, Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input 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。

敏志顧問及建築工程有限公司

MC Man Chi
Consultants And Construction Limited

Date : 26.06.2025
Our Ref.: MCCCL/4/25
The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Hand

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at of Lots 1350, 1351, 1352, 1353, 1374(Part), 1375(Part), 1377 RP, 1378 RP in DD 109 and Lot No. 76 RP (Part) in DD 110, Kam Tin, Yuen Long.

Pursuant to section 16 of the Town Planning Ordinance (CAP. 131), we act on behalf of the applicant submitting herewith a planning application to the Town Planning Board for the above captioned application.

The application site currently falls within an area zoned "Agricultural "(AGR)" on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023. Please find attached the following items for your onward processing:-

- i. 1 signed original copy of the duly completed Application Form (No. S16-III);
- ii. 4 hard copies of the supporting Planning Statement;
- iii. Relevant Notice to the Land Owners;
- iv. Signed original authorisation letter from the Applicant; and
- v. Particulars of Applicant and Authorised Agent.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours sincerely,

For and on behalf of
MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司

Authorized Signature(s)

(LIT Ying-cheung, Edward)

Encl.

2025年 7月 11日
此文件在 收到。城市規劃委員會
只有在收到所有必需的資料及文件後才正式確認收到
申請。
11 JUL 2025
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



Section 16 Planning Application

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.

Planning Statement

Prepared by
**Man Chi Consultants And
Construction Limited**

June, 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.1350, 1351, 1352, 1353 , 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories (hereinafter referred to (“the Application Site”). The Application Site has a total area of approximately 6,658.8 sq. m. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site locates at Kam Tin, Yuen Long and falls within an area zoned “Agricultural” (“AGR”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023 (hereinafter referred to as “the current OZP”). The overriding goal of the current application is to fully utilize the land for the proposed use to assist/ease the insufficient supply of land for storage of bulky construction materials in the New Territories recently. Without any nearby river or stream, the location of the Application Site is not ideal for farming activities and it also lacks nutrients to nourish the land. It is very difficult for the modern farmers to rehabilitate the agricultural activities in the application site. According to the current (OZP), “the proposed use” is neither Column 1 Use nor Column 2 Use. However, as stipulated in section (11)(b) of the Notes of the current OZP, “*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,*”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

(a) The Proposed Use at the Application Site is able to ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) The Current Application involves no substantial change to the Application Site as well as the surrounding areas. There are not much agricultural activities in these areas and rehabilitation of agricultural activities is difficult;

(c) The proposed use will be compatible with the existing land uses in the immediate vicinity as the application site has long been surrounding by temporary structures for storage purposes and open storage of building materials in this "Agricultural" ("AGR") zone areas;

(d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of "Agricultural (AGR)" zone or any planned infrastructural development (if any) in the future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the "Agricultural" (AGR) zone is anticipated within the coming 3 years;

(e) The Current Applications aims to enable an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(f) No adverse drainage impact nor flooding problems shall be envisaged. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;

(g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant and there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;

(h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;

(i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 09:00am to 06:00pm, hence no adverse noise impact shall be envisaged;

(j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature; and

(k) No undesirable precedent will be set given the proposed use is only temporary nature;

In view of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作臨時貨倉（危險品倉庫除外）及露天存放建築材料連附屬設施及相關的填土工程（為期三年）（以下簡稱「擬議用途」）該申請所涉及地點位於新界元朗錦田丈量約份第109約地段第1350號、1351號、1352號、1353號、1374號(部份)、1375號(部份)、1377 號餘段、1378 號餘段、丈量約份第110約地段第76號餘段(部份)(以下簡稱「申請地點」)。申請地點的面積約為 6,658.8 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於元朗錦田及位於2023年12月15日刊憲公佈的錦田北分區規劃大綱核准圖編號（編號：S/YL-KTN/11）內被劃為「農業」用途（以下簡稱「大綱核准圖」）。「該申請」的首要目標是盡量利用該等土地以幫助及減輕近來新界地區未能提供足夠土地作為儲存龐大建築材料之用。「申請地點」並不是理想開拓農業活動的地方因附近並沒有河流或小溪並缺乏足夠養份去滋養該等土地。現代農夫進行復耕是有困難的。根據大綱核准圖，擬議用途不屬 的第一欄或第二欄。但根據大綱草圖的注釋11(b)“任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。對於有關用途或發展，即使圖則沒有作出規定，城市規劃委員會可批給或拒絕批給許可，規劃許可的有效期限最長為三年”。因此，申請人希望申請規劃許可作擬議用途為期三年。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 「擬議用途」在「申請地點」能夠幫助及減輕因為因受洪水橋及古洞地區的大形收地引至未能提供足夠土地作為儲存龐大建築材料之用；
- (二) 該申請並不涉及於申請點及毗鄰土地作出重大改變。該處並沒有太多農業活動而進行復耕亦有困難；
- (三) 「擬議用途」與周邊現有土地使用特質協調。因為「申請地點」已長期被這「農業」區內臨時儲存倉庫及露天存放建築材料用途的土地所包圍；
- (四) 擬議用途之申請屬臨時性質，將不會佔有或阻礙政府於申請地點覆行「農業」的長遠規劃意向或其他基礎建設發展（如有）。再者未來三年預計未有於「農業」土地相關的徵用土地及清拆安排，故該申請將不會影響政府未來的發展計劃；
- (五) 該申請旨在規範目前作業並有助申請人將擬建用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (六) 擬議用途不會造成嚴重的排水或水浸問題。申請人亦願意就該申請批准後提交並履行詳細渠務報告；
- (七) 擬議用途不會造成嚴重的交通影響，理由是擬建用途所產生的車輛數目不顯著及擬建用途只涉及每日少次輕型貨車出入；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬建貨倉內所存放的封箱貨品全屬非污染及非危險性；
- (九) 擬議用途不會造成嚴重的視覺及噪音影響，理由是擬建貨倉將會是密封式，所存放的封箱貨品在任何時間亦屬靜止性質，相較現時的工業用途，擬議用途的性質更為穩定、環保。此外貨車進出入申請地點時間將限於早上 9:00 至晚上 6:00，因此，擬議用途不會造成嚴重的噪音影響；
- (十) 擬議用途不會造成火災憂患，理由是擬建貨倉內所存放的封箱貨品全屬非危險性；及
- (十一) 擬議用途不會構成開拓不良先例，理由是擬建用途只是臨時性質。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos.1350, 1351, 1352,1353 , 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 6,658.8 sq. m. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

1.1.2 Prepared on behalf of Ms. TANG Hiu Wun Tammy (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the current application.

1.1.3 The application site currently falls completely within an area zoned “Agricultural” (“AGR”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”).

1.2 Background

1.2.1 The Application Site with a site area of approximately 6,658.8 sq. m that entirely falls within an area zoned “Agricultural” (“AGR”) on the Current OZP. According to the Schedule of Uses for “Agricultural” (“AGR”) zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, “...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

1.2.2 The Applicant is the tenant of the at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.

1.3 Purpose

1.3.1 The Current Application strives to achieve the following objectives:-

(a) *To be given an opportunity to the Applicant to utilise the application site to serve the needs of insufficient supply of land for logistic, transportation and storage of bulky*

construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) To induce no adverse environmental, visual nor infrastructural impacts on its surroundings;

(c) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(d) To tap into the opportunity brought by the future development in the surrounding areas and support the development of Kam Tin North; and

(e) The temporary use will not frustrate the long-term planning intention of the “AGR” zone.

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 The Application Site has an approximate site area of about 6,658.8 sq. m. As shown in **Figure 1**, the application site locates at Kam Tin North, Yuen Long and is surrounded by a number temporary structures for storage purposes and open storage of building materials in this “Agricultural” (“AGR”) zone areas. The application site is accessible from Kong Po Road. The location of the application site is shown in **Figure 1** whilst **Figure 3** indicates the relevant private lots the application site involved.

2.1.2 As shown in **Illustration 1**, the periphery of the application site is mostly bounded by galvanized sheeting and chain-link fencing. Part of the application site had been paved with thin clement and also filled by earth of about 0.3 m in depth.

2.2 Surrounding Land-use Characteristics

2.2.1 The application site is predominantly rural in character, comprising temporary dwellings/structures, fallow agricultural land, open storage yards, car park, workshops and vacant /unused land. Application Site is surrounded by numerous temporary warehouse structures similar to its kind.

2.3 Land Status

2.3.1 As shown in **Figure 3**, the Application Site comprises 9 private lots, i.e. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories. The total area of the Application Site is about 6,658.8 sq. m and all held under Block Government Lease.

2.4 Filling of Land

2.4.1 In order to facilitate the future erection of infrastructures on the application site and provide sufficient space for vehicle manoeuvring, the applicant had levelled the application site by filling of land with earth of 0.3 m in depth. The application for Filling of Land aims at regularization of the unauthorized filling works on the application site. Land Filling Plan is at **Figure 4**. The applicant shall reinstate the Application Site upon the lapse of planning approval.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls completely within an area zoned “Agricultural” (“AGR”) on the Current OZP (please refer to **Figure 2**). According to the notes of the current OZP, this zone is intended primarily to retain and safeguard good quality agricultural and/fish ponds for agricultural purposes.

3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for (“AGR”) zone attached to Notes of the current OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, *“temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”*. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.

3.2 Previous Planning Applications

3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

3.3.1 As tabulated in the **Table 1**, there are 5 similar applications for warehouse use within the same OZP approved by the TPB recently.

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP approved recently.

Application No.	Proposed Use(s)	Decisions
A/YL-KTN/925	Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with Conditions on 11.08.2023
A/YL-KTN/940	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 25.08.2023
A/YL-KTN/927	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 11.08.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land.	Approved with Conditions on 10.11.2023
A/YL-KTN/976	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land.	Approved with Conditions on 19.04.2024

3.3.3 There were a number of applications in this OZPs for proposed temporary warehouse approved by the Board in recent years. These applications are usually approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

4.1.1 The Application Site has a site area of approximately 6,658.8 sq. m, comprising of 9 private lots, i.e. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories. They are all held under Block Government Lease.

4.1.2 The proposed use for storage of goods (excluding Dangerous Goods) will be operated within the eight proposed warehouses (20 m x 10 m x 7.5 m(h) each. The proposed warehouses are mainly used for storage of construction materials, e.g. toilet/bathroom/kitchen appliances, small manual machineries used in construction site, bronze pipes and PVC pipes. A proposed office of 10m x 10 m x 7.5 m (h) will be erected for carrying management support and logistic aids. A small portion (about 245.2 sq. m) (i.e. about 3.68 %) of the application site a of application site will be used for open storage for construction materials (such as scaffolding bamboos, bricks and sands). Please see the Layout Plan at **Figure 5**.

4.1.3 The remaining area is a piece of flat land for parking and loading and unloading activities. The open area will assist serving as loading and unloading and parking purposes in Current Application without spillover of storage activities.

4.1.4 In general, the proposed use comprises of 8 warehouse structures (single storey), and

1 office (single storey) of temporary structures (See Figure 5)

Table 2: Proposed Key Development Parameters

Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
Uncovered Area	About 4,958.8 sq. m (86.5%)
Total Plot Ratio	About 0.255
Total Gross Floor Area	About 1,700 sq. m
Warehouses	About 1,600 sq. m
Office	About 100 sq. m
Total No of Structures	9
Warehouses	8
Office	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 25.5%
Total No. of Vehicle Parking Space	8
Private Cars	4
Light Goods Vehicles	4
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

4.1.5 As tabulated in **Table 2**, the warehouses are of maximum building height of about 7.5 m and built over area for the subject warehouses of a total of about 1,600 sq. m. The ancillary office uses that comprises of about 100 sq. m for general administrative work and supporting use. Portion of the application site (about 245.2 sq. m) will be used for open storage of construction materials such as scaffolding bamboos, PVC pipes, bricks and sands etc.

The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities. The Applicant will ensure that the short-stay vehicles will not give rise to any adverse traffic impact to the vicinity area.

4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and nondangerous in nature and will remain stagnant all the time whilst being stored within the proposed warehouses. These items will be in from of packed boxes upon arrival at and when being

stored within the proposed warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. There will be no unpacking or packing activities required to be undertaken within the warehouses. Storage activities would be carried out in the confined and enclosed structures. LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4-5 trips will be made by the LGVs per week.

4.2.2 As tabulated in **Table 3**, transportation vehicles (type: not exceeding 5.5 tonnes goods vehicles) entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the proposed warehouse.

4.2.3 Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any). Due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance.

Table 3: Traffic Flow Estimation of the Application Site

Time	No. of Trips of LGVs Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4

4.3 Vehicular Access and Parking Arrangement

4.3.1 The Application Site is directly accessible via Kong Po Road (Please see **Figure 1**). The proposed use would make use of the current ingress/egress location at Lot 76 that directly connects with the Kong Po Road. The width of the ingress/egress point of the Application Site is about 10m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage

of the Application Site. It is envisaged that there will not be any queuing back issue (**See Illustration 1**). As shown in **Figure 5**, manoeuvring circle with a diameter of 15 m is proposed within the Application Site to ensure smooth manoeuvring of vehicles. Moreover, a long earth path of more than meters in width had been formed in front of this manoeuvring circle. As such, vehicles entering and leaving the application site would not cause any queuing back effect or obstruction to the Kong Po Road.

4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay/ parking spaces in Light Goods Vehicles ("hereinafter referred to as "LGV") standard are proposed fronting the entrance of Application Site. Two parking spaces for private cars(P/C) and two, van-type light goods (LGV) vehicles are proposed at the north-east of the Application Site.

4.3.3 Considering that the proposed operation and traffic arrangement will strictly be implemented and will only generate minimal traffic impact. Hence, the proposed use is considered to be acceptable from traffic point of view.

4.4 Landscape Treatment

4.4.1 There is no existing tree within the Application Site, hence no existing tree is expected to be affected. the Application Site has been bounded by the existing galvanised sheeting and chain link fencing along the Application Site boundary.

4.5 Provision of Drainage Facilities

4.5.1 The Application Site is partly paved with thin cement flat and also filled with earth of about 0.3 m in depth.

4.5.2 It is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant more than willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5 PLANNING JUSTIFICATIONS

5.1 Meeting the needs of the locals and Bring Vitality to the Areas

5.1.1 The proposed use at the application site creates additional job opportunities to the local residents in the Kam Tin North. It also supports the development of the surrounding area and further boosts the local economy and to contribute to the development of the local areas.

5.2 No Substantial Change to Land Use

5.2.1 The nature as storage of non-dangerous goods within this area is quite common. The proposed development is in a moderate scale (i.e. total GFA of the warehouse and ancillary office is only 1,700 sq. m and the building height of not more than 7.5 m). The Current Application involves no substantial change of the land use

5.3 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

5.3.1 The immediate surrounding of the Application site is characterised by warehouse and open storage activities. These brownfield operations in the subject area were already in existence. In this regard, the proposed use at the Application Site is deemed fully compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.

5.3.2 The proposed use at the Application Site would help the storage of non-dangerous goods under a more controlled and environmentally friendly activity. Compared to the other industrial undertaking, the proposed use for storage of non-dangerous goods would greatly mitigate noise impact to the neighbourhood by changing to an industrial use with stagnant nature and relocating activities to an indoor controlled environment as well as having a minimal, restricted trips rate. It is considered that the proposed use could be better tolerated and not incompatible with the adjoining land uses.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “(AGR)” zone and Allow Optimization of Valuable Land Resources

5.4.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “(AGR)” zone should the Board consider essential to implement in future.

5.4.2 The surroundings are still characterised by warehouse and open storage activities

which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to agricultural use, bringing forward the planning intention of “(AGR)” zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.5 No Infrastructural Impacts

5.5.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainage network without generating additional discharge as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.6 No Adverse Traffic Impact

5.6.1 The Application site is directly accessible via Kong Po Road. The current traffic volume is low.

5.6.2 According to the Applicant, there will be only an average of 4 to 5 trips per week generated by LGVs entering to and getting out of the Application Site per week. Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. Also, due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).

5.6.3 Furthermore, a long earth track has been formed within the Application site abuts the Kong Po Road and it anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/ egress to other warehouse/open storage operation along the Kong Po Road. Taking into account the above, there will only be a amounts of trips generation, it is anticipated that vehicles trip due to the operation of the proposed use will be very insignificant to the generation of the overall traffic in the local network.

5.6.4 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. The Applicant will also ensure that there will not be any vehicles exceeding 5.5 tonnes enters the Application Site.

5.7 No Adverse Environmental Impact

5.7.1 Unlike other brownfield operation in the immediate surrounding, the proposed use as temporary warehouse for non-dangerous goods is stagnant and inactive in nature. The

proposed use that involves solely storage of packed goods without any breakbulk nor packing and unpacking activities, is comparatively clean, non-polluting, and nondangerous. It is anticipated that the proposed use shall not pose any adverse environmental impact to the surrounding areas nor itself.

5.8 No Adverse Noise Impact

5.8.1 The nature of the proposed use demands high degree of security; the proposed use will be fully enclosed with doors. Goods to be stored within the Application site will remain stagnant all the time whilst being stored within the warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. Hence, there will be no unpacking or packing nor breakbulk activities required to be undertaken within or outside the warehouses. Storage activities would be carried out in the confined and enclosed structures.

5.8.2 On the other hand, LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4 to 5 trips will be made by the LGVs per week. LGV entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within out any active operation within than outside the proposed warehouse. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.9 No Fire Risk

5.9.1 As shown in **Figure 5**, the ingress/egress point locates at the east of the Application Site is of a width of 10m would ensure smooth passage of vehicles and emergency vehicles. Again, the proposed use is for storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.10 Not Setting an Undesirable Precedent

5.10.1 Given the unique history and nature of the Application Site and a number of warehouse and open storage activities and development within the "AGR" zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6.CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353 , 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories .The Application Site has a total area of approximately 6,658.8 sq. m. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The Application Site locates at Kam Tin, Yuen Long and falls within an area zoned “Agricultural” (“AGR”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 which was gazetted on 15.12.2023 (hereinafter referred to as “the current OZP”). The overriding goal of the current application is to fully utilize the land for the proposed use to assist/ease the insufficient supply of land for storage of bulky construction materials in the New Territories recently. Without any nearby river or stream, the location of the Application Site is not ideal for farming activities and it also lacks nutrients to nourish the land. It is very difficult for the modern farmers to rehabilitate the agricultural activities in the application site. According to the current (OZP), “the proposed use” is neither Column 1 Use nor Column 2 Use. However, as stipulated in section (11)(b) of the Notes of the current OZP, “temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

(a) The Proposed Use at the Application Site is able to ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials due to the recent substantial resumption projects in the Hung Shui Kiu and Kwu Tung Areas;

(b) The Current Application involves no substantial change to the Application Site as well as the surrounding areas. There are not much agricultural activities in these areas and rehabilitation of agricultural activities is difficult;

(c) The proposed use will be compatible with the existing land uses in the immediate vicinity as the application site has long been surrounding by temporary structures for storage purposes and open storage of building materials in this “Agricultural” (“AGR”) zone areas;

(d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “Agricultural (AGR)” zone or any planned infrastructural development (if any) in the future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the “Agricultural (AGR) zone is anticipated within the coming 3 years;

(e) The Current Applications aims to enable an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);

(f) No adverse drainage impact nor flooding problems shall be envisaged. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;

(g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;

(h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;

(i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 09:00am to 06:00pm, hence no adverse noise impact shall be envisaged;

(j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature; and

(k) No undesirable precedent will be set given the proposed use is only temporary nature;

In view of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

List of Tables

Table 1	Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP approved recently
Table 2	Proposed Key Development Parameters
Table 3	Traffic Flow Estimation of the Application Site

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP approved recently.

Application No.	Proposed Use(s)	Decisions
A/YL-KTN/925	Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with Conditions on 11.08.2023
A/YL-KTN/940	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 25.08.2023
A/YL-KTN/927	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land.	Approved with Conditions on 11.08.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land.	Approved with Conditions on 10.11.2023
A/YL-KTN/976	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land.	Approved with Conditions on 19.04.2024

Table 2: Proposed Key Development Parameters

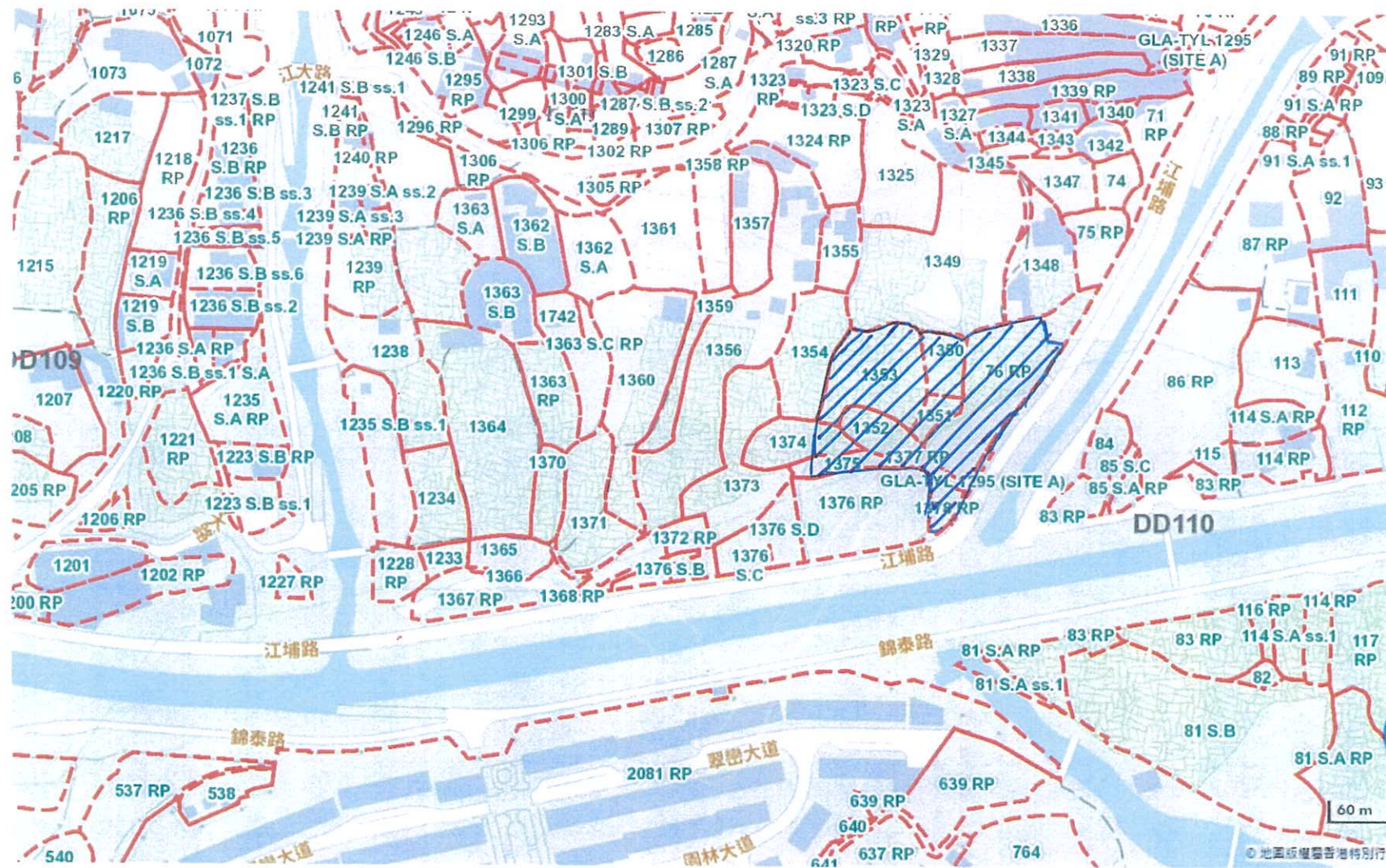
Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
Uncovered Area	About 4,958.8 sq. m (86.5%)
Total Plot Ratio	About 0.255
Total Gross Floor Area	About 1,700 sq. m
Warehouses	About 1,600 sq. m
Office	About 100 sq. m
Total No of Structures	9
Warehouses	8
Office	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 25.5%
Total No. of Vehicle Parking Space	8
Private Cars	4
Light Goods Vehicles	4
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide


Table 3: Traffic Flow Estimation of the Application Site

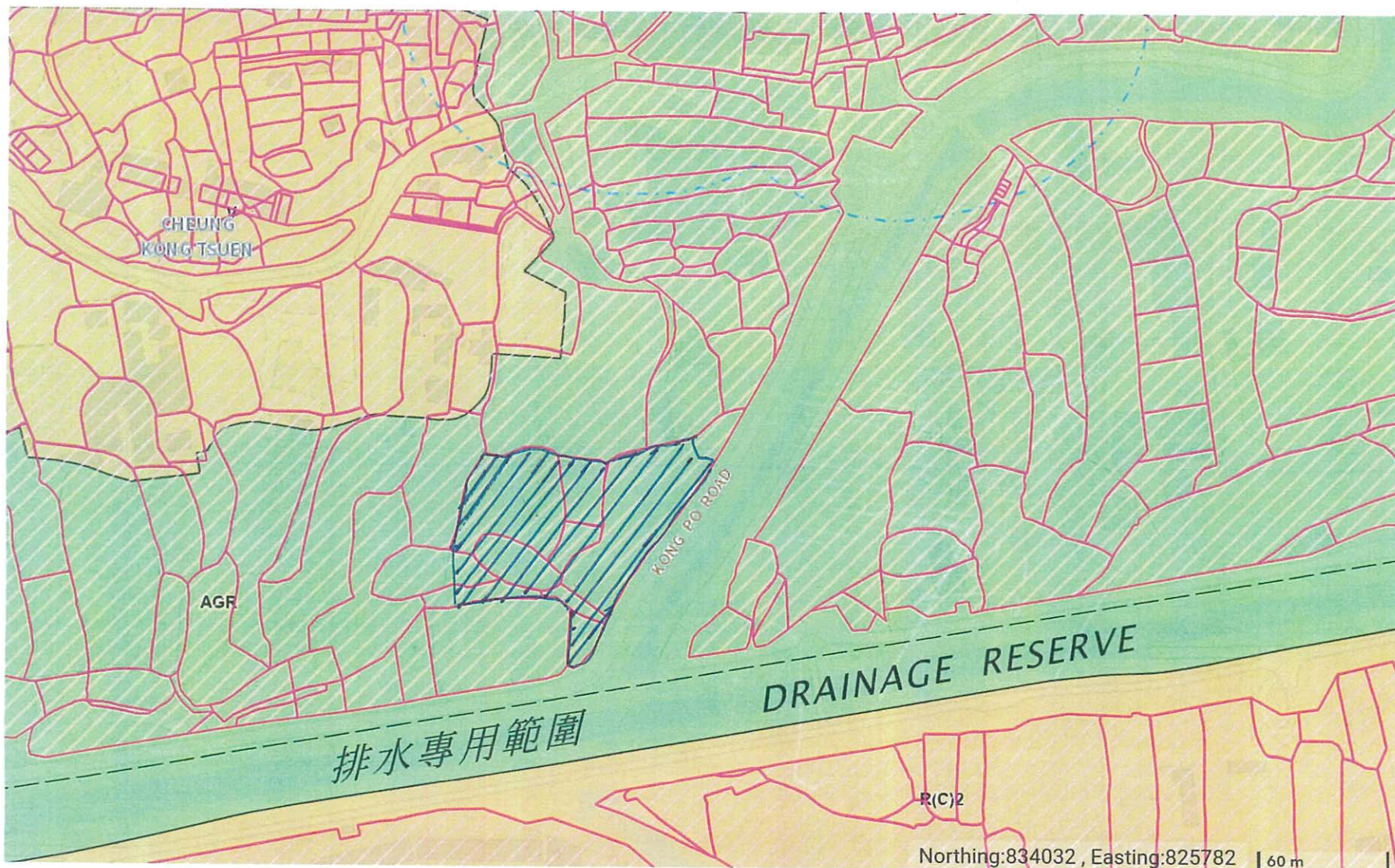
Time	No. of Trips of LGVs Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4

List of Figures

Figure 1	The Location Plan
Figure 2	Extract from the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 3	Lot Boundaries Plan
Figure 4	Land Filling Plan
Figure 5	Indicative Layout Plan



<p>LEGEND</p> <p>Application Site</p> 	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.</p>	<p>Figure 1 Location Plan June,2025</p>	<p>Man Chi Consultants and Construction Limited</p>
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Legend

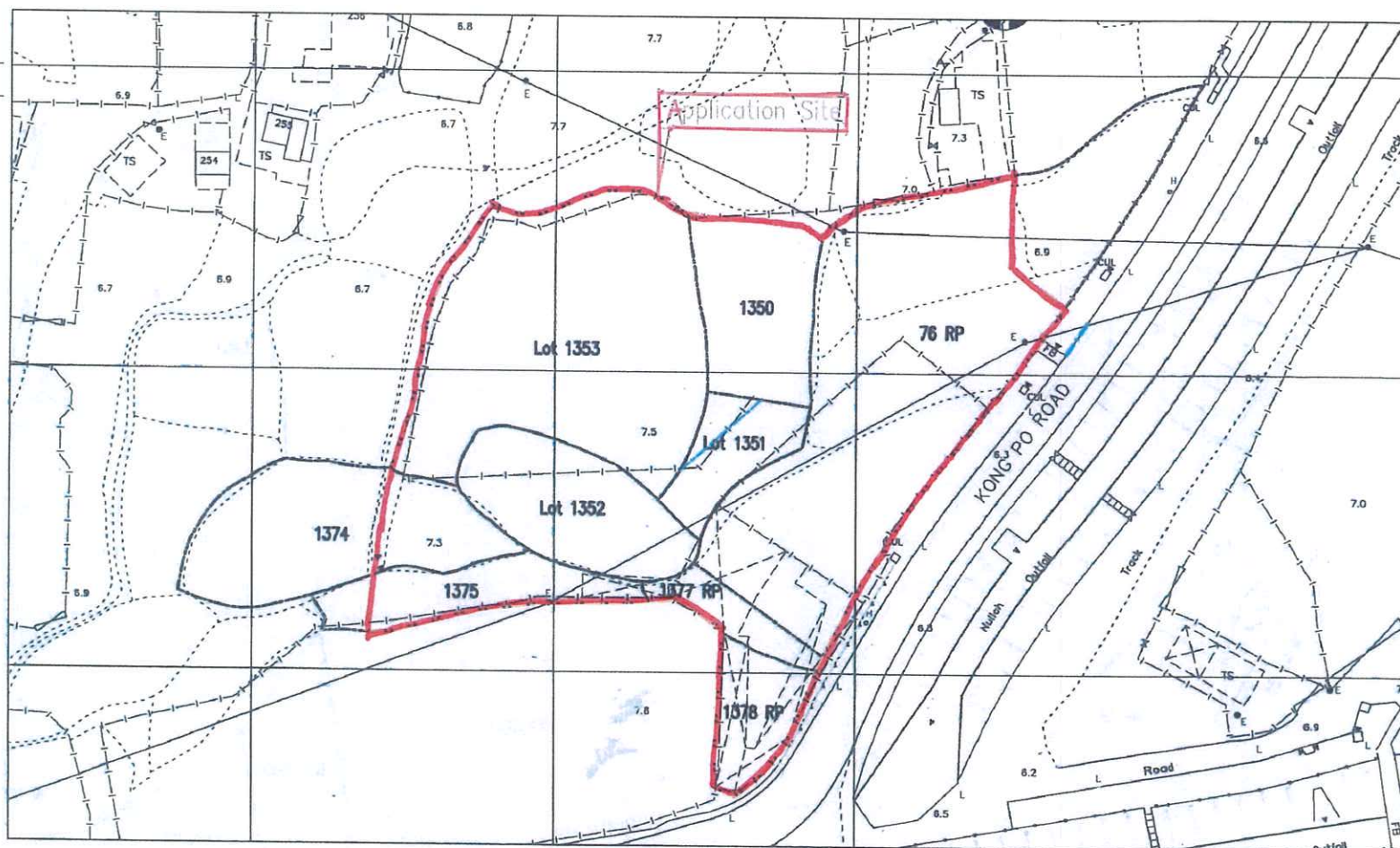
Application Site




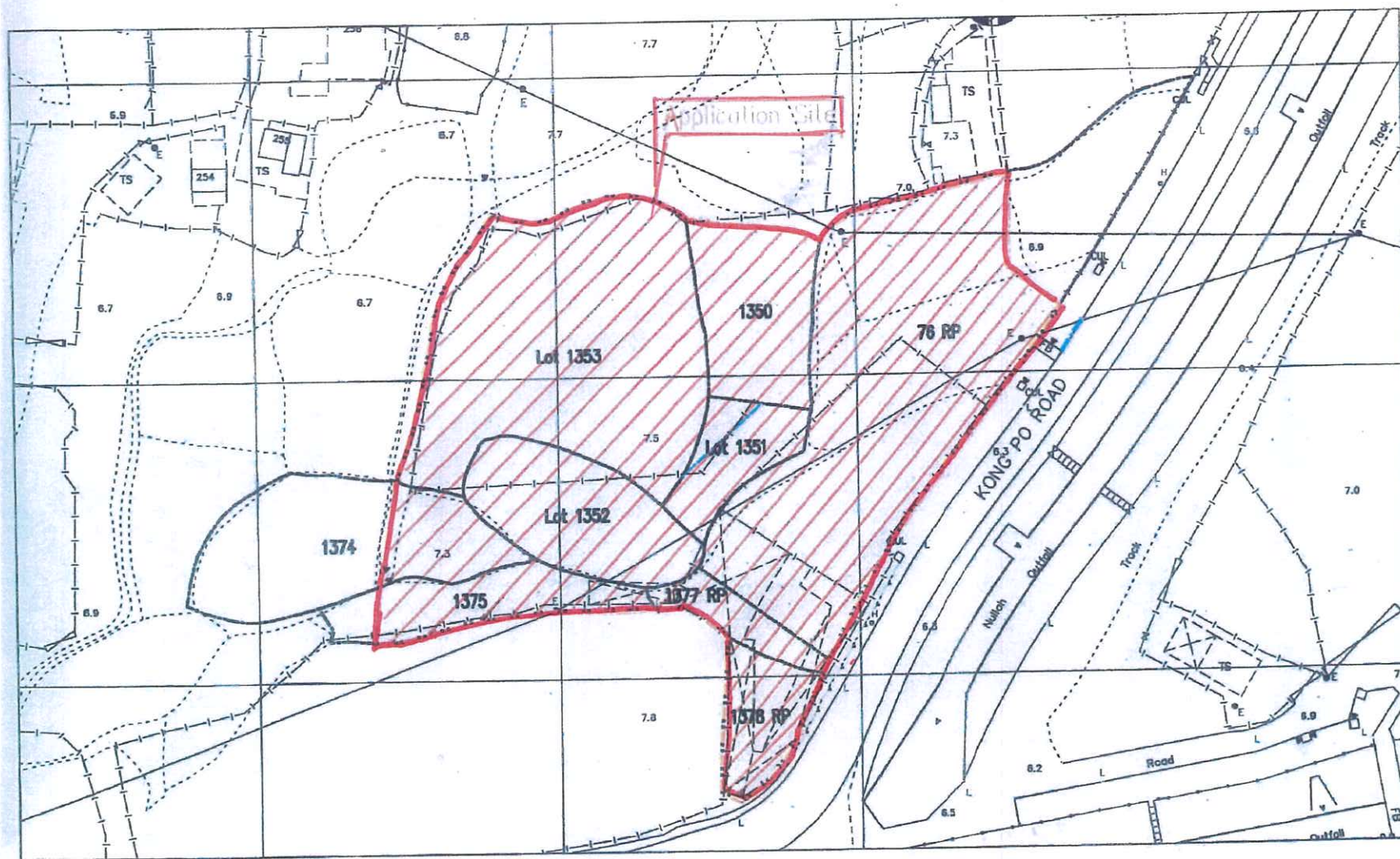
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillar Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.

Figure 2
Extract from
Approved Kam
Tin North
Outline Zoning
Plan (OZP No.
S/YL-KTN/11)p

Man Chi Consultants
and Construction
Limited



<p>LEGEND</p> <p>Application Site:</p>  <p>Area: 6,658.8 sq.m</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.</p>	<p>Figure: 3 Lot Boundaries Plan (Extract from Lands Dept) Lot Index Plan) June.2025</p>	<p>Man Chi Consultants and Construction Limited</p>
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LEGEND

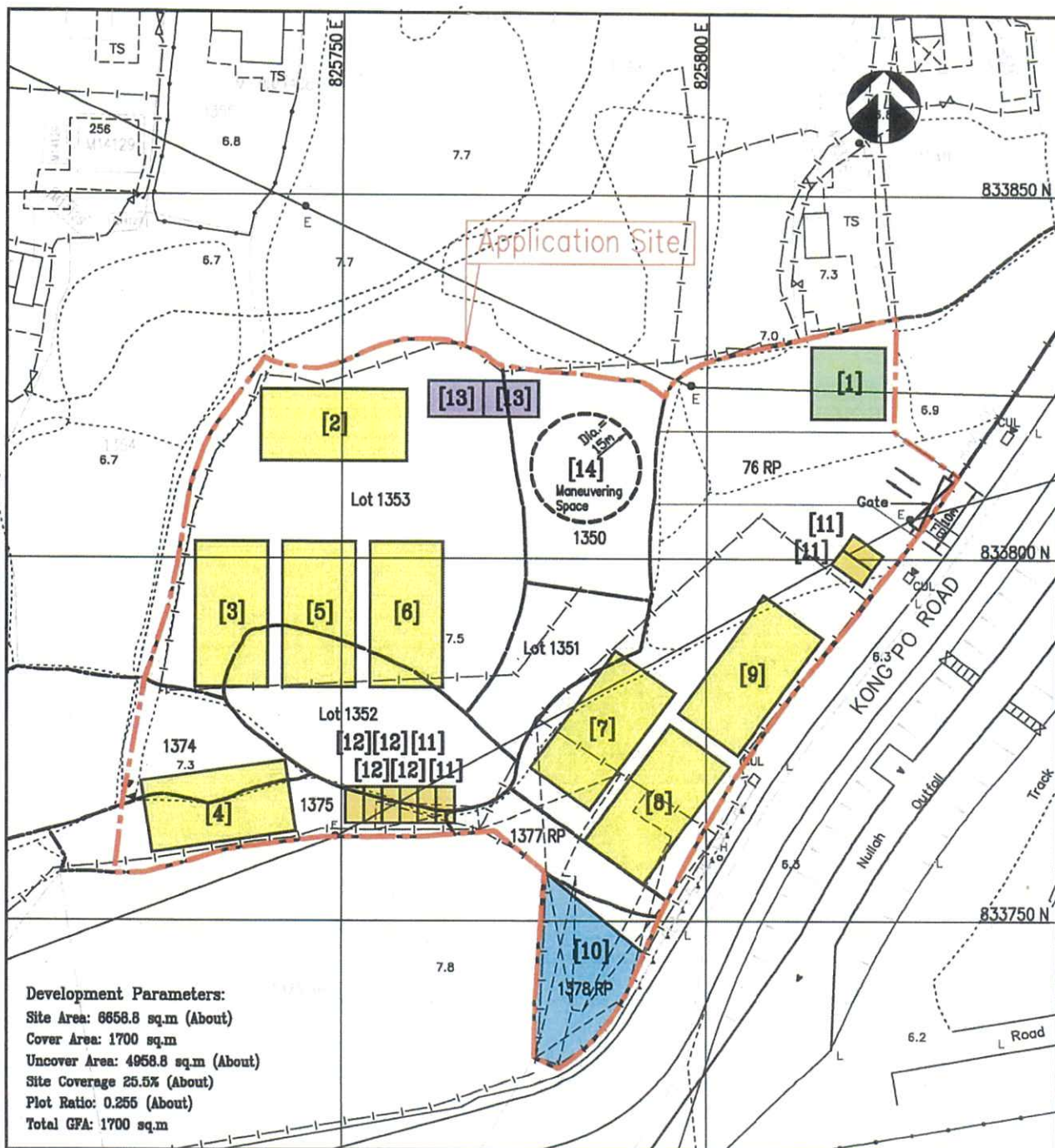


Land Filling Area:
6,658.8 sq. m

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.

Figure :4
Land Filling
Plan
June.2025

Man Chi
Consultants
and
Construction
Limited



Scale 1 : 800

Legends:

[1] Office 10 m x 10 m x 7.5 m (h) Area About : 100 sq.m	[6] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[11] Private Car Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
[2] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[7] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[12] LGV Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
[3] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[8] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[13] LGV Loading and Unloading Bay 15 m x 5 m (2 nos.) Area About : 75 sq.m
[4] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[9] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[14] Maneuvering Circle 15 m diameter Area About : 75 sq.m
[5] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[10] Open storage Area About : 245.2 sq.m	Ingress/egress

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T.

Title:

Indicative Layout Plan

Figure: 5

Rev. A

Scale:
1 : 800

Date:
Jun 2025

Consultant:

MC Man Chi
Consultants And Construction Limited

List of Illustrations

Illustration	Existing Condition of the Application Site (Photos A, B, C & D)
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Illustration- Existing Condition of Application Site-Photo-A



Illustration- Existing Condition of Application Site-Photo-B



Illustration- Existing Condition of Application Site-Photo C

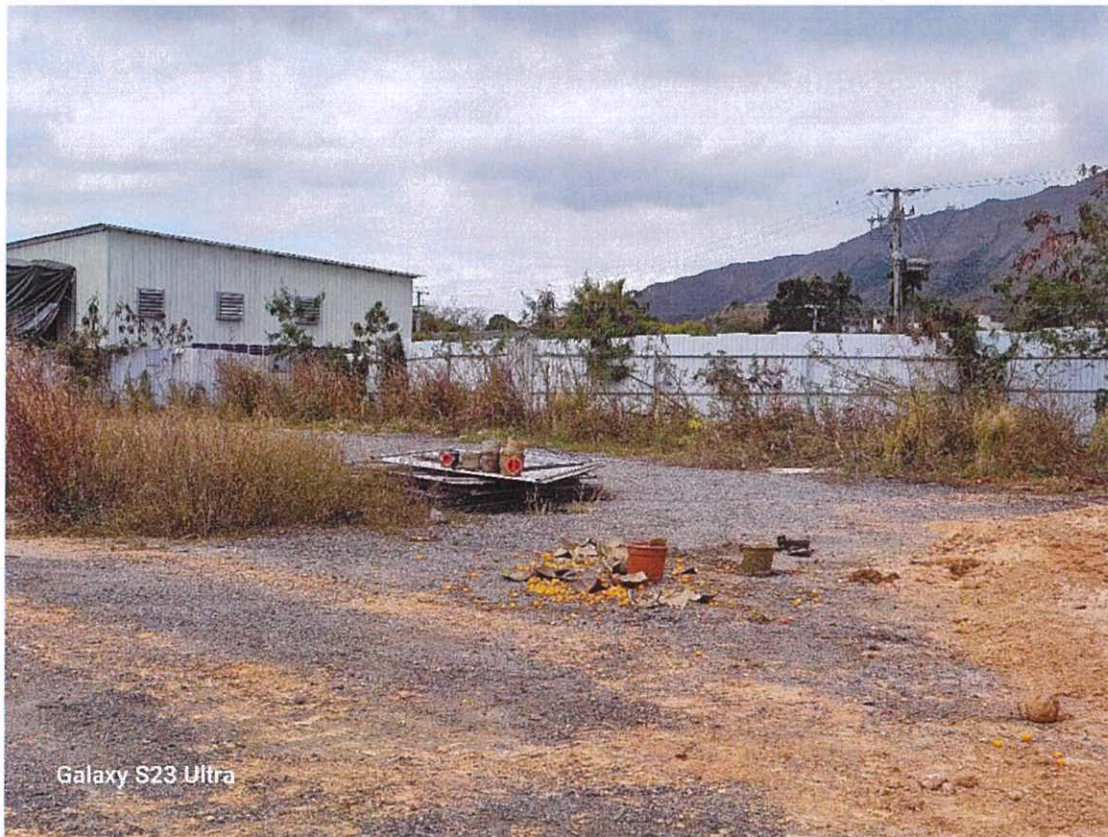


Illustration- Existing Condition of Application Site-Photo-D



寄件者:
寄件日期: 2025年07月17日星期四 11:26
收件者: tpbpd/PLAND
副本:
主旨: Supplementary Information S16 Planning Application No. A/YL-KTN/1146
附件: KTN 1146 Supplementary information.pdf

Our recent telephone conversations refers.

The supplementary information for the subject application are as follows:

1. The uncovered area of the application site is 4958.8 sq.m (74.5%) and the Replacement Page P.7 and P.19 of the Planning Statement are enclosed herewith.
2. The existing site formation level (After Filling of the Land) is 7.6 m +PD and the previous site formation level(Before Filling of Land) was 7.3 m +PD. Replacement Page of Figure 4 (Land Filling Plan) is enclosed herewith.
3. The applicant undertakes that other than the designated area for open storage, he would not use any open area of the application for open storage purposes.
4. The designated area for open storage purposes is solely an ancillary services/facilities to the warehouse purposes. The construction materials being stored in this area are scaffolding bamboos, long iron bars , bricks and sands. The transportation of these construction materials would be more convenient and cost effective if they are being stored in this designated area.
The stacking height of the open storage area would not higher than 1.2 m.

5. The traffic flow Estimation of the Private Car is submitted hereunder for your information.

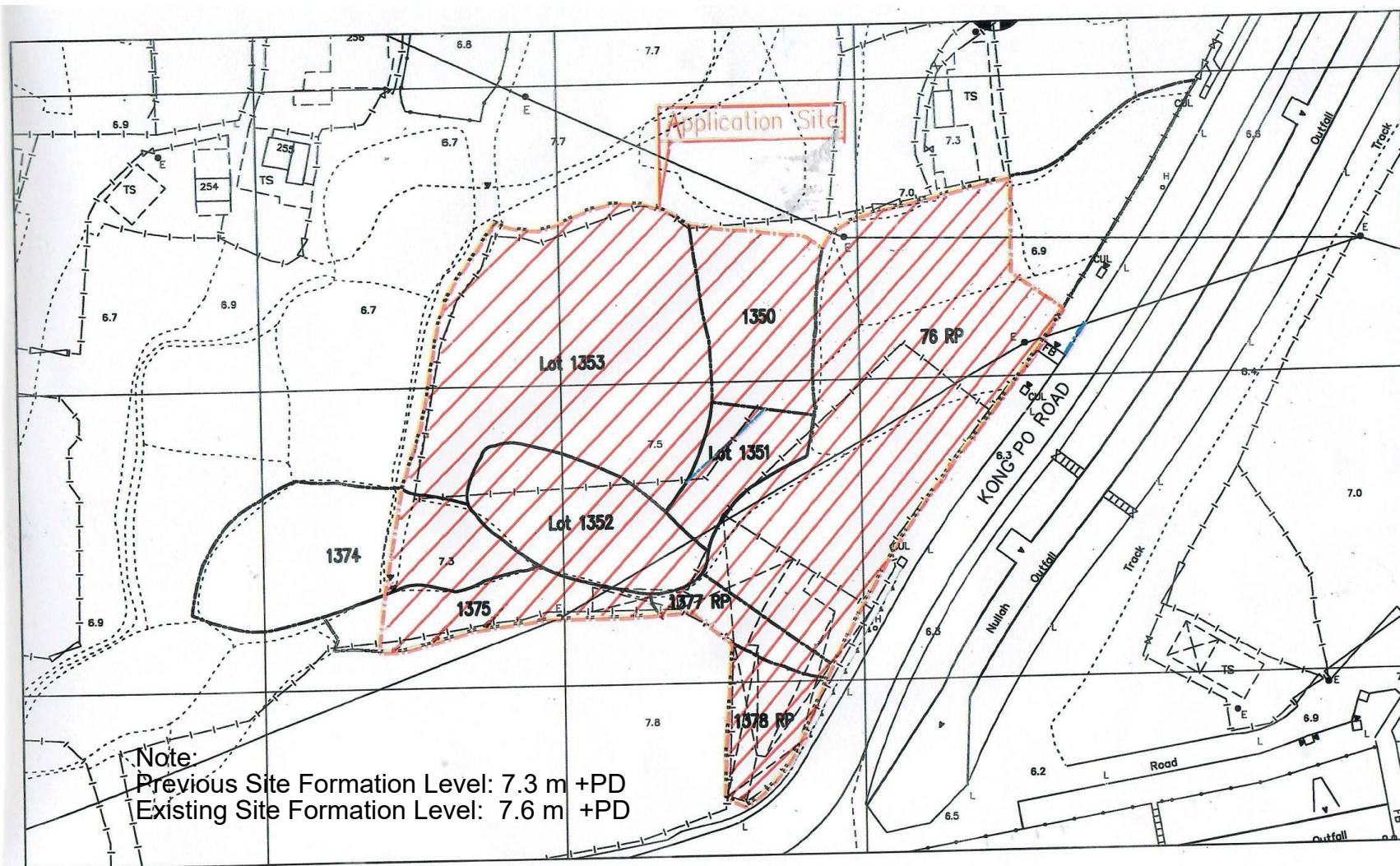
For enquiry, please feel free to contact me at



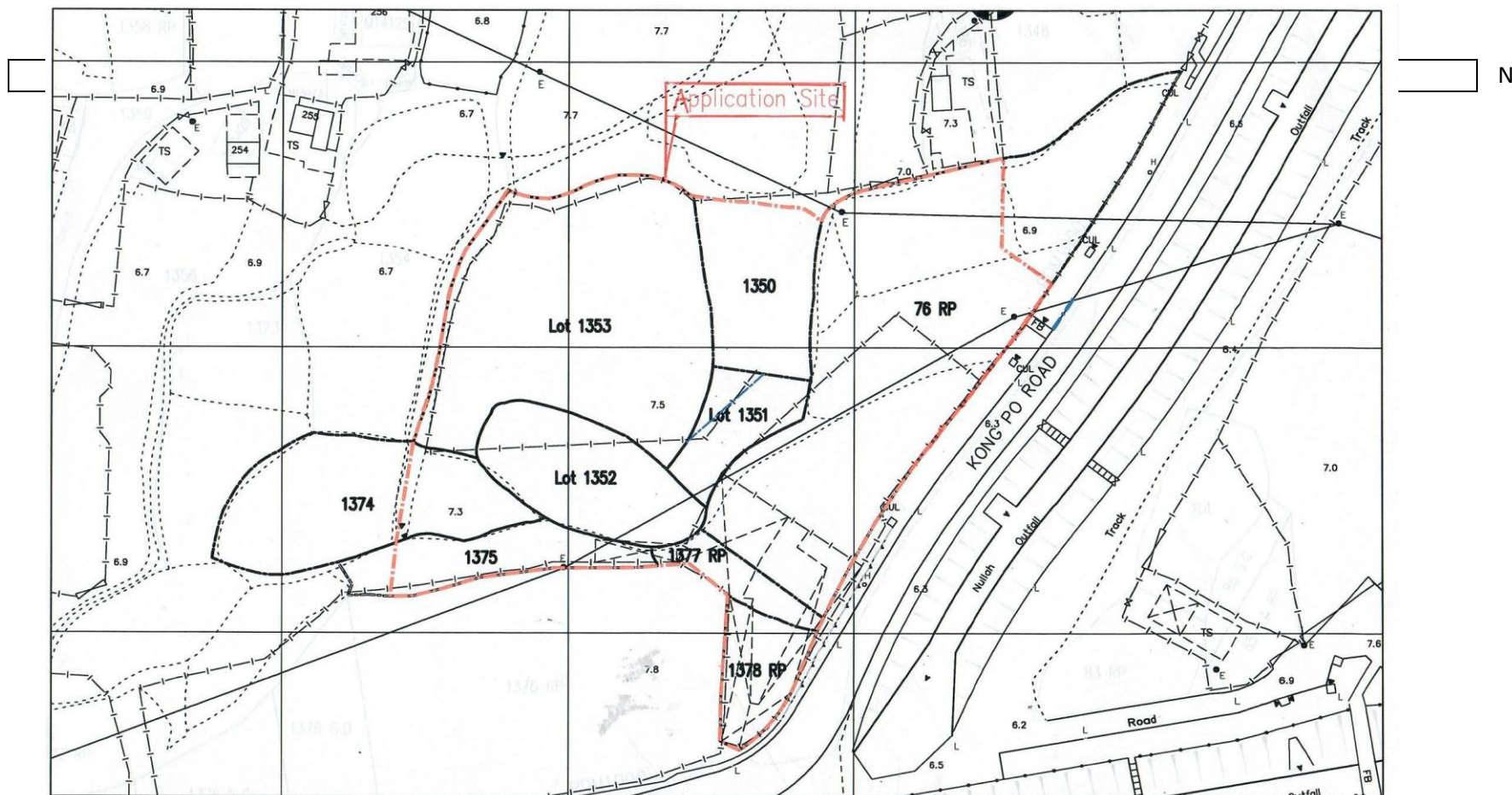
KTN 1146 Supplementary information.pdf

Best regards

LIT Ying-cheung, Edward



<p>LEGEND</p> <p>Land Filling Area: 6,658.8 sq. m</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.</p>	<p>Figure :4 + Land Filling Plan June.2025</p>	<p>Man Chi Consultants and Construction Limited</p>
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LEGEND Application Site: Area:6,658.8sq.m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure: 3 Lot Boundaries Plan (Extract from Lands Dept) Lot Index Plan) June.2025	Man Chi Consultants and Construction Limited
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1 office (single storey) of temporary structures (**See Figure 5**)

Table 2: Proposed Key Development Parameters

Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
Uncovered Area	About 4,958.8 sq. m (74.5%)
Total Plot Ratio	About 0.255
Total Gross Floor Area	About 1,700 sq. m
Warehouses	About 1,600 sq. m
Office	About 100 sq. m
Total No of Structures	9
Warehouses	8
Office	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 25.5%
Total No. of Vehicle Parking Space	8
Private Cars	4
Light Goods Vehicles	4
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

4.1.5 As tabulated in **Table 2**, the warehouses are of maximum building height of about 7.5 m and built over area for the subject warehouses of a total of about 1,600 sq. m. The ancillary office uses that comprises of about 100 sq. m for general administrative work and supporting use. Portion of the application site (about 245.2 sq. m) will be used for open storage of construction materials such as scaffolding bamboos, PVC pipes, bricks and sands etc.

The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities. The Applicant will ensure that the short-stay vehicles will not give rise to any adverse traffic impact to the vicinity area.

4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and nondangerous in nature and will remain stagnant all the time whilst being stored within the proposed warehouses. These items will be in from of packed boxes upon arrival at and when being

Table 2: Proposed Key Development Parameters

Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
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Ingress/Egress	About 10 m wide

Traffic Flow Estimation (Private Car) of the Application Site

Time	No. of Trips of Private Car(P/C) (Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	2		2
10:00-11:00			
11:00-12:00			
12:00-13:00		2	2
13:00-14:00	2		2
14:00-15:00			
15:00-16:00			
16:00-17:00			
18:00-19:00		2	2
Total	4	4	8

寄件日期: 2025年08月22日星期五 15:11
收件者: tpbpd/PLAND
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1146 - Departmental Comments to the Applicant
附件: DD109-Lot1350~1353-1375-1377RP~1378RP KTN 1146-Responses-to Comments. (Rev) pdf.pdf; Figure 5 Rev A Lot 1350 and Various lots in DD 109 KTN 1146_0001.pdf; Figure 4A Land Filling Plan Lot 1350 etc., in DD 106 KTN 1146_0001.pdf; Swept Path Analysis Plan Lot 1351 to 1353 in D.D.109 _ Fig A.pdf; photos-current-situation. Lot 1350 in DD 109 KTN 1146.pdf; Photo Taken Direction Plan Lot 1350 in DD 109 KLN 1146_0001_0001.pdf

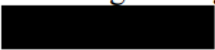
Dear [REDACTED],

Further Information -submitted to TPB

We refer to the departmental comments received from the Environmental Protection Department, Transport Department and your office regarding the subject application and would like to provide a Responses-to-Comments Table and supporting information to address the above-mentioned departmental comments and facilitate considerations by the Board.

This E-message will supersede my preceding E-message today at 10:26 am . I regret for any inconvenience so caused.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact us.

Best regards
Man Chi Consultants and Construction Limited
LIT Ying-cheung, Edward


Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1354 (Part), 1375 (Part), 1377 RP, 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T. (Application No. A/YL-KTN/1146)

Response to Environmental Protection Department's Comments

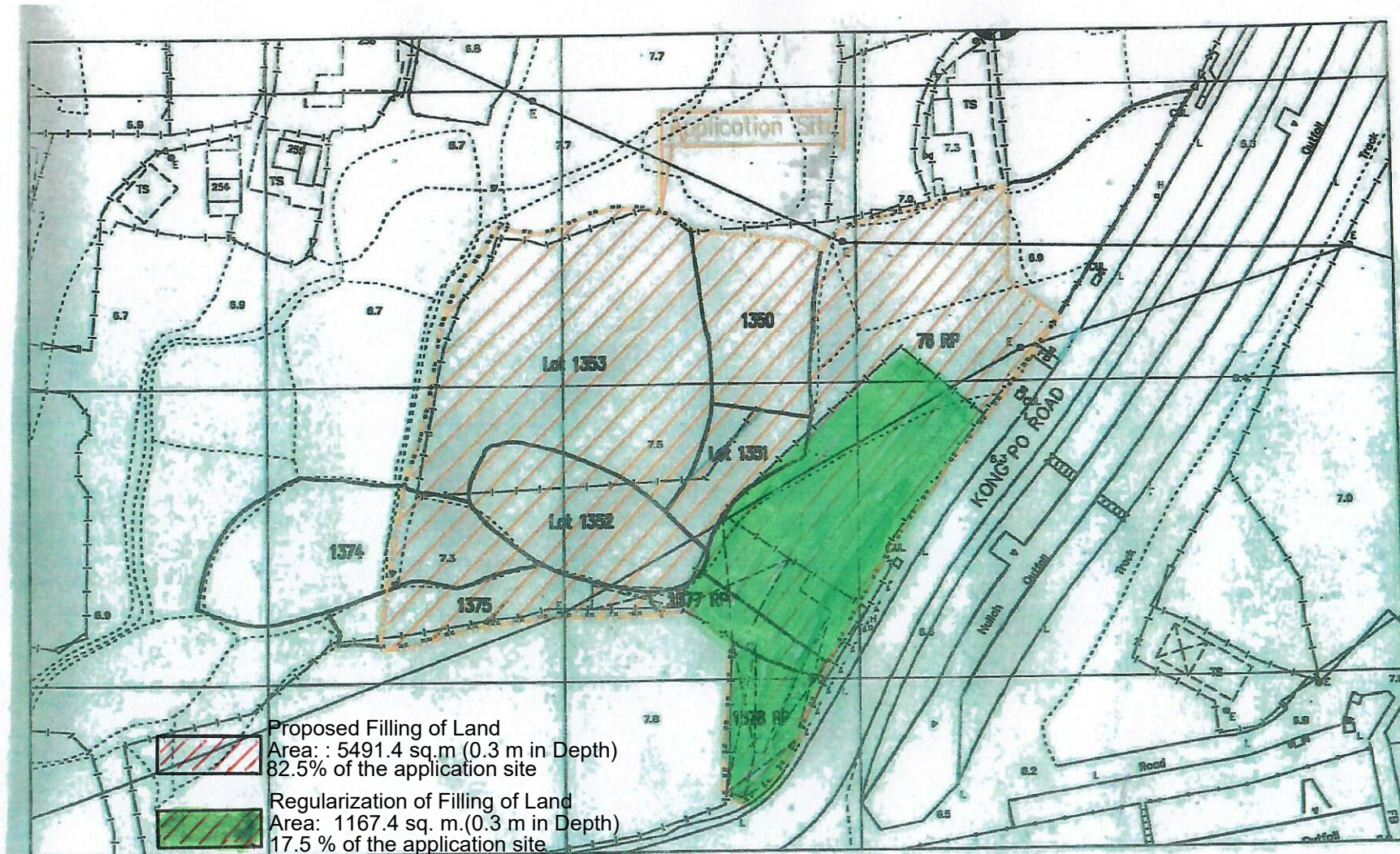
Departmental Comments Dated	Responses
Please advise whether the proposed use will involve storage of earth-moving equipment (e.g. excavator and bulldozer) and open storage of sand.	No. I write to confirm that the proposed use will not involve any storage of earth moving equipment and no open storage of sand.

Response to Transport Department's Comments

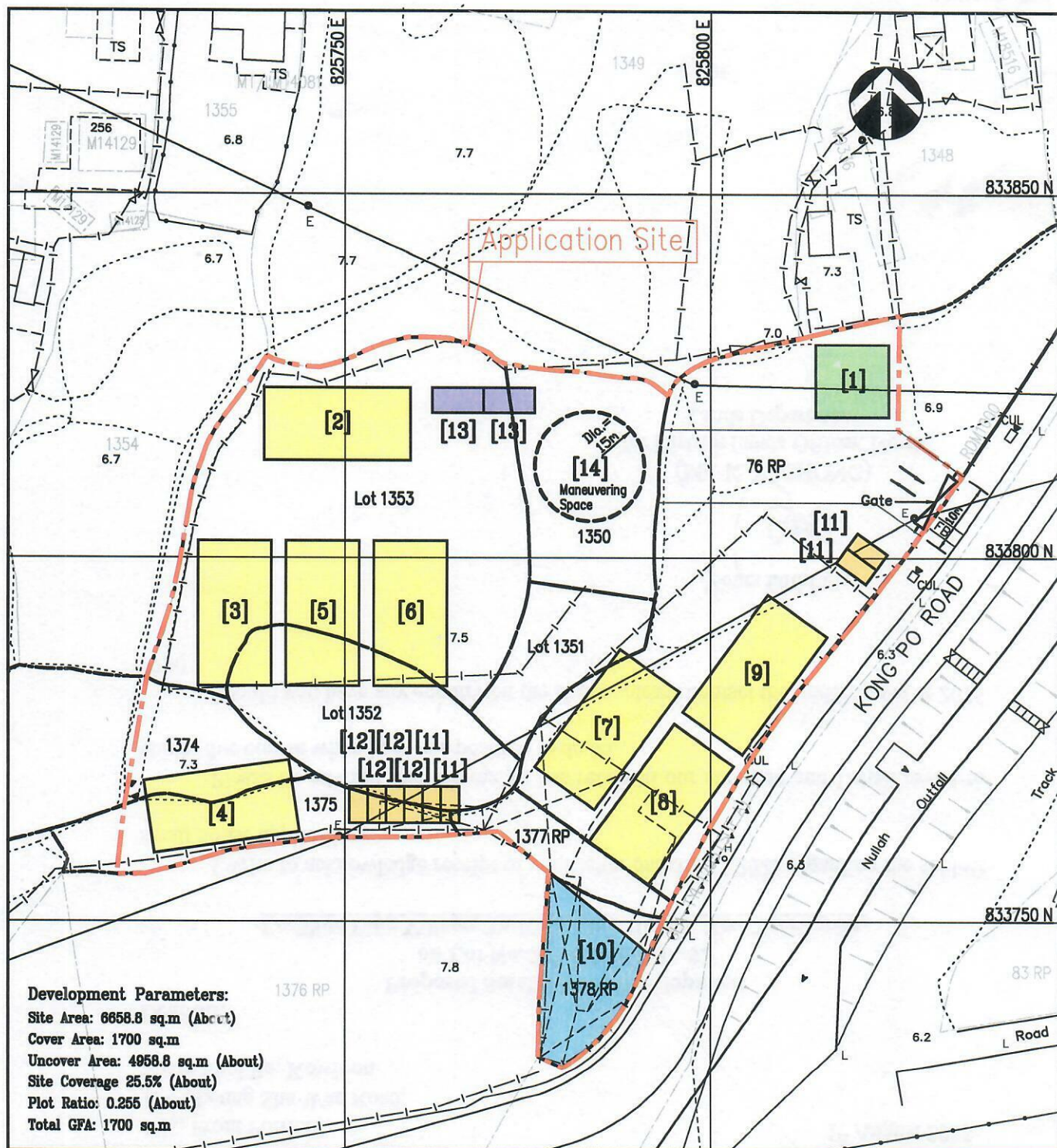
Departmental Comments Dated	Responses
Please provide swept path analysis to demonstrate smooth vehicular entry/exit from/to Kong Po Road. The dimension of LGV L/UL Space (15m x 5m) in the Indicative Layout Plan is excessive. Please revise the plan and provide the L/UL space according to HKPSG standard.	Swept path analysis demonstrates that there are smooth vehicular entry/exit from and to Kong Po Road. Swept Path Analysis Plan (Figure A) showing the smooth vehicular entry/exit from and to Kong Po Road is attached. Noted. Dimension of the Loading/Unloading (i.e. 7 m x 3.5 m) in accordance with HKPSG has been adopted. Revised Indicative Layout Plan (Figure 5 Rev. A) is submitted herewith.
Response to Planning Department/other Department/Units's Comments	
	1.The application site except the area covered by Planning Approval for use as Animal Boarding Establishment (AEB) is covered by wild weeds. Only few

	<p>small wild Delonix regia are found at western and south-western side of the application site. They are small wild trees without any ecological value. Please refer to the photos (A-G) showing the current situation of the application site as per attached. The applicant will clear the existing wild weeds and the few small wild Delonix regia once Planning Approval of the subject application is given.</p>
	<p>2. For the proposed Land Filling, earth of 0.15 m thick will firstly be filled and then on top of this earth, a concrete layer of about 0.15 m thick will be placed. The area for proposed filling of land is 5491.4 sq. m (i.e. 82.5 % of the site area) and the area for regularization of land filling on site is 1167.4 sq. m. (i.e. 17.5 % of the site area) Please refer to Figure 4A as per attached.</p>
	<p>3. Once Planning Approval is given, new peripheral boundaries fencing of 1.8 m (height) will be erected to replace the existing ruined fencing.</p>
	<p>4. I also ensure you that dismantling, maintenance, recycling, cleansing, paint spraying and workshop activities will not be allowed at the application site. Moreover, any activities causing nuisance or spillover will strictly be prohibited at the application site.</p>

	<p>5.The operator of the ABE is the ex-tenant of the applicant. The tenancy agreement between them had already expired. The applicant/operator both agreed that the structures falling within the ABE site will totally be cleared once Planning Permission for the subject application is given.</p>
	<p>6.I write to confirm that the warehouses on site will be used for storage of construction materials (e.g. toilet/bathroom/kitchen appliances), small manual machineries/tools s being used in construction site and racks. Only a small portion of (about 245.2 sq m) (i.e.3.68 %) of the application site will be used for storage of scaffolding bamboos and cast-iron pipes. No recycling activities will be allowed on the application site.</p>



LEGEND Land Filling Area: 6,658.8 sq. m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure :4A Land Filling Plan	Man Chi Consultants and Construction Limited
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Scale 1 : 800

Legends:

[1] Office 10 m x 10 m x 7.5 m (h) Area About : 100 sq.m	[6] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[11] Private Car Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
[2] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[7] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[12] LGV Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
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[4] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[9] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[14] Maneuvering Circle 15 m diameter Area About : 75 sq.m
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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T.

Title:

Indicative Layout Plan

Figure: 5

Rev. A

Scale:

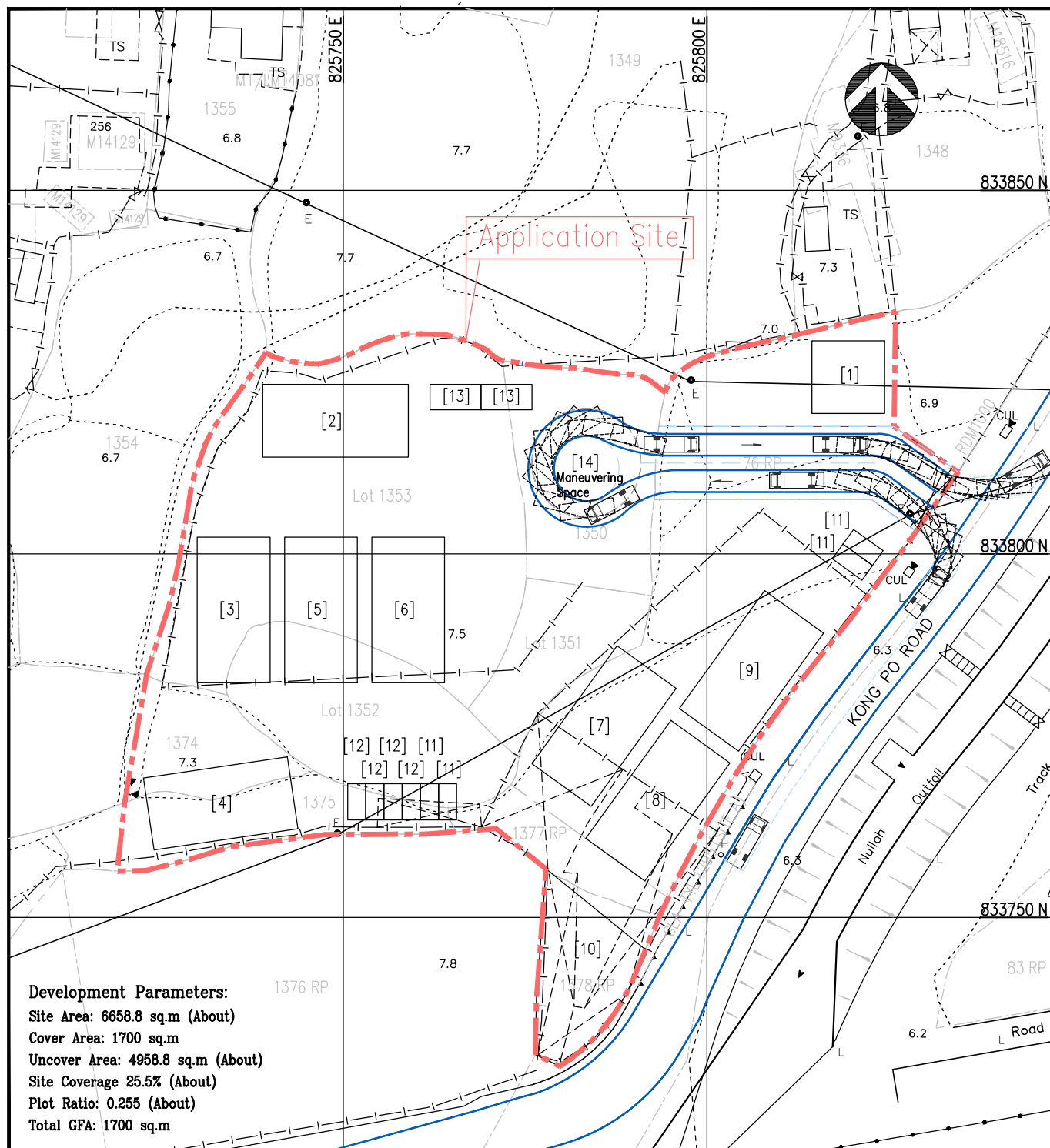
1 : 800

Date:

Jun 2025

Consultant:

MC Man Chi
Consultants And Construction Limited



Legends:

[1] Office 10 m x 10 m x 7.5 m (h) Area About : 100 sq.m	[6] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[11] Private Car Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T.

Title:

Swept Path Analysis

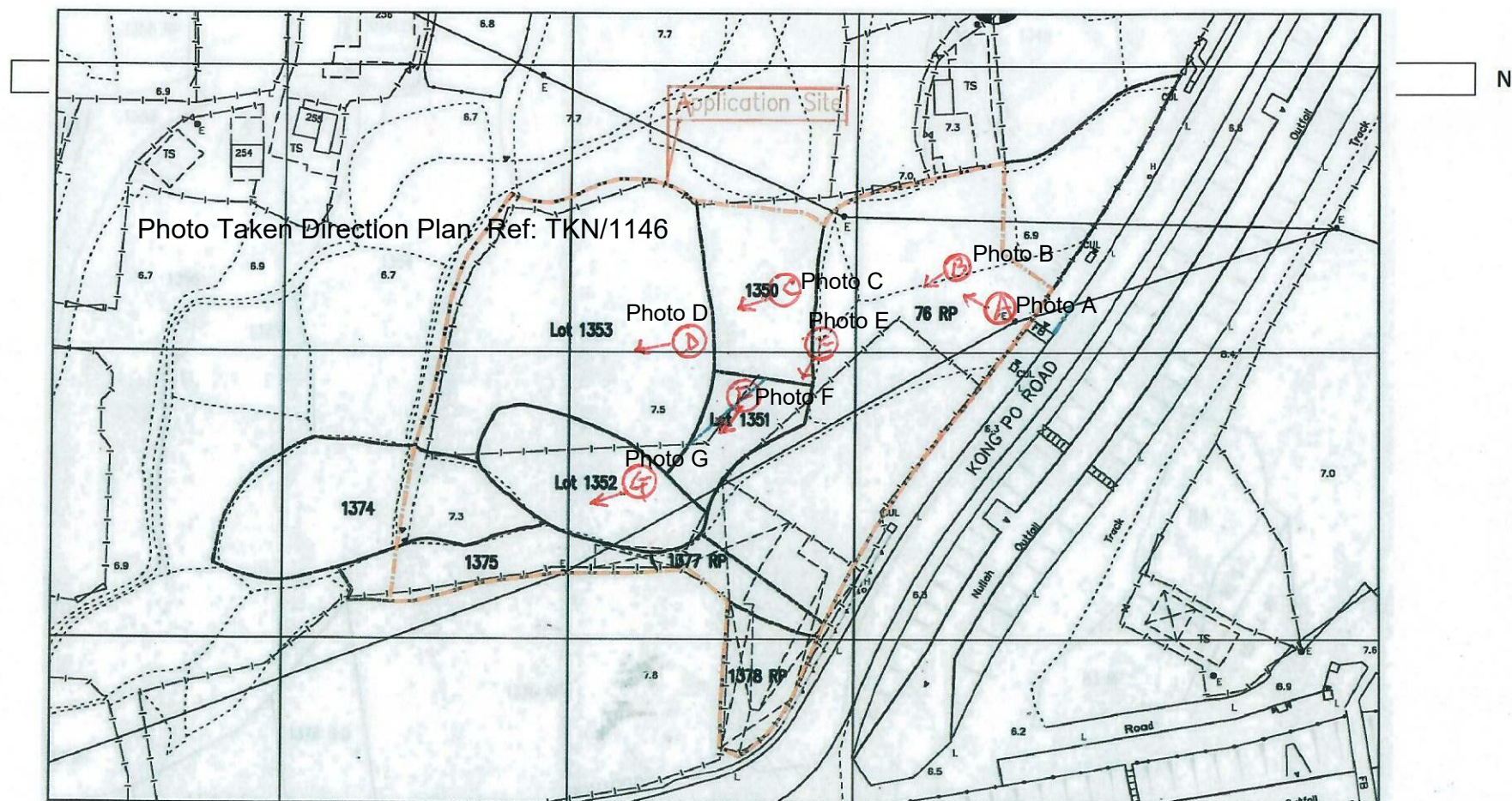
Figure A

Scale:
1 : 800

Date:
Aug., 2025

Consultant:

MC Man Chi
Consultants And Construction Limited



LEGEND Application Site: Area:6,658.8sq.m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure: 3 Lot Boundaries Plan (Extract from Lands Dept) Lot Index Plan) June.2025	Man Chi Consultants and Construction Limited
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 Photo Taken Direction



Photo A



Photo B



Photo C



Photo D





Photo G

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	28.5.2021 [revoked on 28.11.2022]
2.	A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
2.	A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
3.	A/YL-KTN/940	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
4.	A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023 [revoked on 10.5.2025]
5.	A/YL-KTN/970	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024
6.	A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024
7.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Filling of Land	5.4.2024
8.	A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.7.2024
9.	A/YL-KTN/1010	Proposed Temporary Warehouse (Excluding Dangerous Goods	4.10.2024

	Application No.	Use/Development	Date of Consideration
		Godown) for a Period of Three Years and Associated Filling of Land	
10.	A/YL-KTN/1082	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
11.	A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.7.2025
12.	A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.3.2025
13.	A/YL-KTN/1100	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of Three Years	2.5.2025

Rejected Application

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

Rejection Reasons:

- (1) The proposed use with associated filling of land was not in line with the planning intention of the “AGR” zone. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed use with associated filling of land was not compatible with the surrounding land uses.
- (3) The applicant failed to demonstrate that the proposed use with associated filling of land would not have adverse drainage impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 1350, 1351, 1352, 1353, 1374, 1375, 1377 RP and 1378 RP all in D.D. 109 and Lot No. 76 RP in D.D. 110 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
- 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:

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

3. Drainage

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

- no in-principle objection to the application from 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 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 are residential buildings within 100m from the boundary of the Site;
- there was no substantiated environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising vacant land, village houses, scattered temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area; and
- based on the site photos of 2025, the Site is partly hard-paved with some temporary structures. According to the applicant's submission, existing shrubs and under-sized trees of invasive species will be cleared. Significant adverse landscape impact on existing landscape resources arising from the proposed use is not anticipated.

7. **Building Matters**

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

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

8. **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**:

- District Officer (Yuen Long), Home Affairs Department;
- 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) 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;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed vehicular run-in/out is adjoining to a section of Kong Po Road which is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Po Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to note the comments of the Director of Environmental Protection that:
 - (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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) there is an existing watercourse at the west of the Site. The existing watercourse along the proposed site boundary should not be disturbed or interfered with until any necessary diversion works, which have been accepted by him or the Town Planning Board, have been satisfactorily completed. Such agreed diversion works should be carried out by the applicant at his own cost. Moreover, the applicant should provide sufficient allowance for future maintenance of the existing watercourse;
 - (ii) the proposed access from Kong Po Road would be interrupted by an existing culvert. The applicant shall provide mitigation measures in the drainage proposal if the existing culvert would be affected;
 - (iii) the applicant shall demonstrate in the drainage proposal that the proposed use will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (iv) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (i) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) the good practice guidelines for open storage (**Appendix VI**) should be adhered to; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that nine 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) 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;
 - (v) 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
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

To the Town Planning Board:

I am writing to object the application of A/YL-KTN/1146

Yuen Long Kam Tin Tai Kong Po: Lots DD109 LOT1350, 1351, 1352, 1377RP, 1378RP (TPB application number: A/YL-KTN/1146) have not been approved by the Town Planning Board, and the trees have been removed without permission, and the land has been filled and leveled, the terrain has been changed, and an open- storage business has been carried out.

If the Town Planning Board approves its application, it will set a bad precedent and mislead other applicants to follow suit in the future: first destroy the environment, then apply, and the application will definitely be successful.

And: Lots: DD109 LOT 76RP, 1353, although they have been approved for animal boarding (A/YL-KTN/805) and recreational and cultural venues (A/YL-KTN/746) respectively, there are no dogs in the dog park, and part of the dog farm has already been used for open- storage business.

Please consider the relevant applications carefully.

Thanks



2

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

From: [REDACTED]
Sent: 2025-08-05 星期二 13:13:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 250805 s16 KTN 1145.pdf; 250805 s16 KTN 1119.pdf; 250805 s16 KTN 1141.pdf; 250805 s16 KTN 1146.pdf; 250805 s16 KTN 1147.pdf; 250805 s16 SK 421.pdf; 250805 s16 TT 717.pdf; 250805 s16 PK 220.pdf; 250805 s16 PK 221.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

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

5th August, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1146)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Kong Po¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural*

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

development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Tai Kong Po APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.
5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.
6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

From: [REDACTED]
Sent: 2025-08-07 星期四 23:40:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1146 DD 109 and 110 Kam Tai Road, Kam Tin

A/YL-KTN/1146

Lots 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in D.D. 109 and Lot 76 RP (Part) in D.D. 110, Kam Tai Roadm Kam Tin

Site area: About 6,658.8sq.m

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

Dear TPB Members,

Yet another site that has obviously been used and abused for years without obtaining any of the requisite approvals.

The site is surrounded by recently approved applications for similar use.

In view of the of the recent heavy rainfalls, flooding, landslides, roads blocked, etc., there has to be an investigation into how much the excessive filling in of land has contributed to the devastation.

Neither PlanD nor TPB is fulfilling its duty in considering the impact of filling in large amounts of land:

According to the Explanatory Statement of the OZP for "AGR" zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

Both parties therefore cannot continue with the current expediting of applications regardless of the consequences. There is never any discussion of the overall situation with each application being considered as individual.

I requested data on the amount of newly approved brownfield but was told this information is not available.

So how can the impact of the considerable amount of approved land fill in be assessed.

It is time for TPB members to take responsibility for the outcome of their decisions currently based on expediency only.

Mary Mulvihill

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.