

2025年 2月 1 日

此文件在 收到。城市規劃委員會
只會在收到此文件時，才會處理有關申請。

Appendix I of RNTPC
Paper No. A/YL-KTN/1091B

10 FEB 2025

This document is received on 10 FEB 2025.
The Town Planning Board acknowledges
the date of receipt of the application and 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

2402773 2/11 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	A1YL-KIN/1091
	Date Received 收到日期	10 FEB 2025

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

1. Name of Applicant 申請人姓名/名稱

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

鄧榮日 Tang Wing Yat Tommy

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

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

領嶠物業顧問有限公司 Top Planning Property Consultants 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)	新界元朗錦田丈量約份第 109 約地段第 1356 號 (部分)、第 1359 號 (部分)、第 1360 號 (部分) 及第 1373 號 (部分) Lots 1356(Part), 1359(Part), 1360(Part) and 1373(Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,681 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,229 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)	..... N/A 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 25/9/2024 (DD/MM/YYYY)[&]
於 25/9/2024 (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 04/10/2024 (DD/MM/YYYY)[&]
於 04/10/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（危險品倉庫除外）連附屬設施和臨時露天貯物（為期3年）及相關填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Temporary Open Storage for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,452 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,229 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 7
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,229 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,229 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途（如適用）(Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物B1，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約128方米，高度不多於8米，一層高，總樓面面積：約128平方米 構築物B2，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約200方米，高度不多於8米，一層高，總樓面面積：約200平方米 構築物B3，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約225方米，高度不多於8米，一層高，總樓面面積：約225平方米 構築物B4，用途：洗手間，上蓋面積：約16方米，高度不多於3米，一層高，總樓面面積：約16平方米 構築物B5，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220方米，高度不多於8米，一層高，總樓面面積：約220平方米 構築物B6，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220方米，高度不多於8米，一層高，總樓面面積：約220平方米 構築物B7，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220方米，高度不多於8米，一層高，總樓面面積：約220平方米	
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	..... 3
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 6
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A

Proposed operating hours 擬議營運時間 營運時間為星期一至星期六上午 9 時至下午 7 時，星期日及公眾假期休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從治河路經由一條小路前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 4,681 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 不多於 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

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

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

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

Signature
簽署




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

Jacky Wong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

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

Date 日期

19/11/2024

..... (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	新界元朗錦田丈量約份第 109 約地段第 1356 號 (部分)、第 1359 號 (部分)、第 1360 號 (部分) 及第 1373 號 (部分) Lots 1356(Part), 1359(Part), 1360(Part) and 1373(Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	4,681 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/development 申請用途/發展	擬議臨時貨倉 (危險品倉庫除外) 連附屬設施和臨時露天貯物 (為期3年) 及相關填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Temporary Open Storage for a Period of 3 Years and Associated Filling of Land

(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	1,229 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.262 <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	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than m 米 不多於)
		N/A	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	8	<input checked="" type="checkbox"/> (Not more than m 米 不多於)
		1	<input checked="" type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	26.2 % <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		3
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	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		6
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		6
	Medium Goods Vehicle Spaces 中型貨車車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		

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

行政摘要

根據《城市規劃條例》(第 131 章)第 16 條遞交的許可申請擬議在
新界元朗錦田丈量約份第 109 約地段第 1356 號(部分)、第 1359 號(部分)、
第 1360 號(部分)及第 1373 號(部分)
作擬議臨時貨倉(危險品倉庫除外)連附屬設施和臨時露天貯物(為期 3 年)
及相關填土工程

1. 本擬議臨時貨倉(危險品倉庫除外)連附屬設施和臨時露天貯物(為期 3 年)及相關填土工程,座落於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 上的「農業」地帶。根據該大綱圖的註釋,「貨倉(危險品倉庫除外)及露天貯物」不屬「農業」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,須先向城規會提出申請。
2. 本擬議發展的地盤面積為約 4,681 平方米,不涉及政府土地,總樓面面積為約 1,229 平方米,為 7 個樓高一層(高度不超過 8 米)的貨倉(危險品倉庫除外)連辦公室及洗手間,涉及填土工程。申請地點設有 3 個訪客停車位及 6 個輕型貨車上落客貨車車位。擬議發展的營運時間為星期一至六早上 9 時至下午 7 時(星期日及公眾假期休息)。
3. 規劃申請理據如下:
 - 3.1 本擬議發展為臨時性質,因此不會影響申請地點用途長遠規劃的發展;
 - 3.2 本擬議發展只作貨倉(危險品倉庫除外)連附屬設施和臨時露天貯物用途,不涉及任何洗車、維修、拆裝、噴油等工場活動;
 - 3.3 本擬議發展不會對附近地方構成不良的交通、環境及排水影響;
 - 3.4 本擬議發展可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加;
 - 3.5 本擬議發展附近也有多個臨時貨倉及空置的土地,與周邊環境用途兼容;
 - 3.6 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11「農業」地帶已有多個類近規劃許可申請獲得批准:A/YL-KTN/925、A/YL-KTN/928、A/YL-KTN/940、A/YL-KTN/959、A/YL-KTN/976、A/YL-KTN/988;
4. 根據以上各點,申請人懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1356 號(部分)、第 1359 號(部分)、第 1360 號(部分)及第 1373 號(部分)作擬議臨時貨倉(危險品倉庫除外)連附屬設施和臨時露天貯物(為期 3 年)及相關填土工程。

申請報告書

1. 背景

1.1 本擬議申請地點位於擬議臨時貨倉（危險品倉庫除外）連附屬設施和臨時露天貯物（為期3年）及相關填土工程，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時貨倉（危險品倉庫除外）連附屬設施和臨時露天貯物（為期3年）及相關填土工程。

1.2 本擬議發展臨時貨倉（危險品倉庫除外）及露天貯物可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 4,681 平方米，不涉及政府土地，總樓面面積為約 1,229 平方米，構築物樓高不多於一層而高度不超過 8 米，上蓋面積為 26.2%，地積比率為 26.2%，涉及填土工程，填土面積為約 4,681 平方米，填土物料為水泥，厚度為不超過 0.2 米。整個範圍內有 7 個樓高一層的構築物（高度不超過 8 米），總樓面面積為約 1,229 平方米的貨倉（危險品倉庫除外）連辦公室及洗手間。擬議發展的營運時間為星期一至六早上 9 時至下午 7 時（星期日及公眾假期休息），預計場內有 6-9 個工作人員，他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	貨倉（危險品倉庫除外）連辦公室	約 128 平方米	約 128 平方米	不多於 8 米(1 層高)
B2	貨倉（危險品倉庫除外）連辦公室	約 200 平方米	約 200 平方米	不多於 8 米(1 層高)
B3	貨倉（危險品倉庫除外）連辦公室	約 225 平方米	約 225 平方米	不多於 8 米(1 層高)
B4	洗手間	約 16 平方米	約 16 平方米	不多於 3 米(1 層高)
B5	貨倉（危險品倉庫除外）連辦公室	約 220 平方米	約 220 平方米	不多於 8 米(1 層高)
B6	貨倉（危險品倉庫除外）連辦公室	約 220 平方米	約 220 平方米	不多於 8 米(1 層高)
B7	貨倉（危險品倉庫除外）連辦公室	約 220 平方米	約 220 平方米	不多於 8 米(1 層高)

2.2 本擬議申請地點可從治河路經由小路前往，本擬議申請均取得規劃許可編號：A/YL-KTN/925、A/YL-KTN/928、A/YL-KTN/959 的申請人同意經過上述申請範圍內，申請場內出入閘口闊度為約 7 米（位於東面），設有 3 個訪客車位（面積為 2.5 米 x 5 米）只供訪客使及 6 個輕型貨車上落客貨車車位（面積為 3.5 米 x 7 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間，因此私家車及輕型貨車不需以倒車方式進出，對附近道路不會造成安全影響。

私家車車輛流量預算			
星期一至六早上 9 時至下午 7 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	2	0	2
10:00-11:00	1	2	3
11:00-12:00	0	1	1
12:00-13:00	0	0	0
13:00-14:00	0	0	0
14:00-15:00	1	0	1
15:00-16:00	0	1	1
16:00-17:00	2	0	2
17:00-18:00	0	2	2
18:00-19:00	0	0	0
合計	6	6	12
輕型貨車車輛流量預算			
星期一至六早上 9 時至下午 7 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	4	0	4
10:00-11:00	4	0	4
11:00-12:00	0	2	2
12:00-13:00	0	4	4
13:00-14:00	2	0	2
14:00-15:00	2	0	2
15:00-16:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	4	4
18:00-19:00	0	2	2
合計	12	12	24

2.3 本擬議申請貨倉主要是存放一些建築材料及五金零件，露天貯物面積為約 700 平方米（佔地約 14.9%），同樣是存放一些建築材料及五金零件，不涉及任何危險品，更不會有洗車、維修、拆裝、噴油等工場活動。

2.4 本擬議申請涉及一項填土工程，填土面積為約 4,681 平方米，填土物料為水泥，厚度為不超過 0.2 米，由於日後會有臨時構築物在地面、露天貯物空間及車輛駛過地方，因此需要平整土地滿足營運需求及安全需求。現時申請填土及平整的範圍已是營運所需最小範圍，申請人承諾在規劃許可終止後會將填土物料打碎並運走復原土地，不會為該土地造成長遠影響。

3. 規劃背景

3.1 本擬議申請座落於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11上的「農業」。根據該大綱圖的註釋，「貨倉（危險品倉庫除外）及露天貯物」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

3.2 本擬議申請範圍涉及兩個曾獲批准的規劃許可申請：A/YL-KTN/889及 A/YL-KTN/856，申請用途為擬議臨時動物寄養所（為期5年）及填土工程，因此部分地方已作平整。

3.3 參照規劃署記錄，錦田北分區計劃大綱核准圖編號 S/YL-KTN/11上的「農業」有多個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-KTN/925	擬議臨時貨倉（危險品倉庫除外）（為期3年）及填土工程	11/08/2023
A/YL-KTN/928	擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期3年）及填土工程	11/08/2023
A/YL-KTN/940	擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期3年）及填土工程	25/08/2023
A/YL-KTN/959	臨時貨倉（危險品倉庫除外）連附屬辦公室和臨時露天貯物（為期 3 年）及填土工程	10/11/2023
A/YL-KTN/976	擬議臨時貨倉（危險品倉庫除外）連附屬辦公室（為期3年）及填土工程	19/04/2024
A/YL-KTN/988	擬議臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）及填土工程	05/04/2024

4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展只作貨倉（危險品倉庫除外）連附屬設施和臨時露天貯物用途，不涉及任何洗車、維修、拆裝、噴油等工場活動；
- 4.3 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.4 本擬議發展可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加；
- 4.5 本擬議發展附近也有多個臨時貨倉及空置的土地，與周邊環境用途兼容；
- 4.6 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11「農業」地帶已有多個類近規劃許可申請獲得批准：A/YL-KTN/925、A/YL-KTN/928、A/YL-KTN/940、A/YL-KTN/959、A/YL-KTN/976、A/YL-KTN/988；

5. 總結

- 5.1 本擬議發展為臨時性質，只是作為貨倉（危險品倉庫除外）及露天貯物，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。若此申請獲得批准後，有關構築物亦會向地政署申請短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1356 號（部分）、第 1359 號（部分）、第 1360 號（部分）及第 1373 號（部分）作擬議臨時貨倉（危險品倉庫除外）連附屬設施和臨時露天貯物（為期 3 年）及相關填土工程。

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA: 4,681 m² (ABOUT)
 AREA OF PRIVATE LAND: 4,681 m² (ABOUT)
 AREA OF GOVERNMENT LAND: 0 m² (ABOUT)



PROJECT

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

SITE LOCATION

LOTS 1356(PART), 1359(PART),
 1360(PART) AND 1373(PART) IN
 D.D. 109, KAM TIN, YUEN LONG,
 NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWING TITLE

LAND STATUS

DRAWN BY

J.W

DATE

07.09.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG NO.

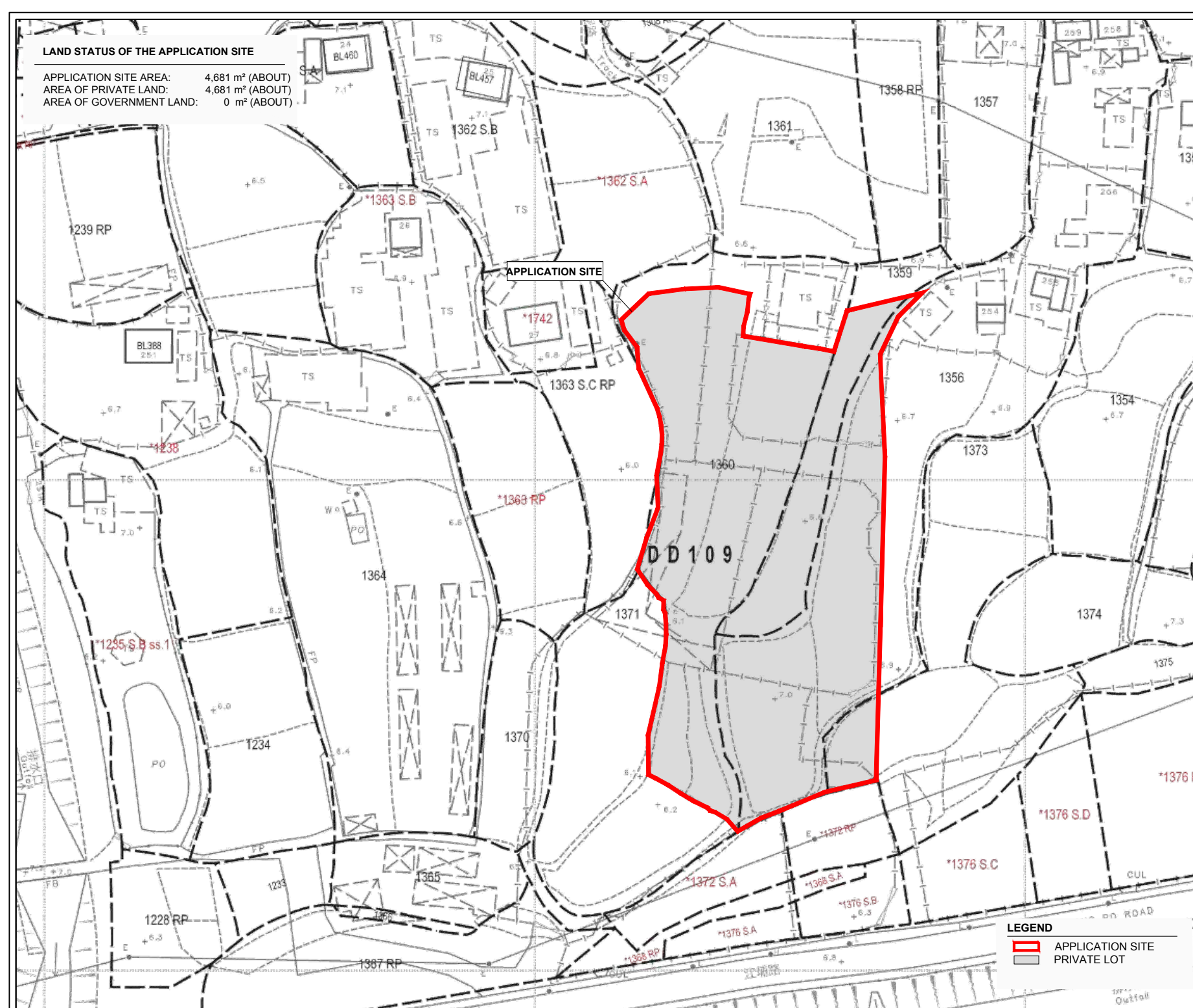
PLAN 1

VER.

A-1

LEGEND

APPLICATION SITE
 PRIVATE LOT



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 4,681m² (ABOUT)
COVERED AREA: 1229m² (ABOUT)
UNCOVERED AREA: 3,452 m² (ABOUT)

PLOT RATIO: 0.262(AABOUT)
SITE COVERAGE: 26.2%(ABOUT)

NO. OF STRUCTURE: 7
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 1229m² (ABOUT)
TOTAL GFA: 1229m² (ABOUT)

BUILDING HEIGHT: 8m (ABOUT)
NO. OF STOREY: 1

LOADING/UNLOADING BAYS

LIGHT GOODS VEHICLE SPACES
DIMENSION: 3.5m x 7m
No. OF PARKING: 6

STRUCTURE B5

USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(AABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B6

USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(AABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B7

USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(AABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B1

USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 128 m² (ABOUT)
HEIGHT: 8m(AABOUT)
STOREY: 1
GFA: 128 m² (ABOUT)

INGRESS/EGRESS
7m (ABOUT)(W)

STRUCTURE B2

USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 200m² (ABOUT)
HEIGHT: 8m(AABOUT)
STOREY: 1
GFA: 200m² (ABOUT)

STRUCTURE B4

USE: TOILET
COVERED AREA: 16 m² (ABOUT)
HEIGHT: 3m(AABOUT)
STOREY: 1
GFA: 16 m² (ABOUT)

STRUCTURE B3

USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 225 m² (ABOUT)
HEIGHT: 8m(AABOUT)
STOREY: 1
GFA: 225 m² (ABOUT)

OPEN STORAGE AREA
700 m² (ABOUT)

PRIVATE CAR PARKING SPACE

DIMENSION: 2.5m x 5m
No. OF PARKING: 3

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PC PARKING SPACE
- LGV PARKING SPACE
- INGRESS/EGRESS



PROJECT

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

SITE LOCATION

LOTS 1356(PART), 1359(PART),
1360(PART) AND 1373(PART) IN D.D.
109, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWING TITLE

LAYOUT PLAN

DRAWN BY

J.W

DATE

06.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG NO.

PLAN 2

VER.

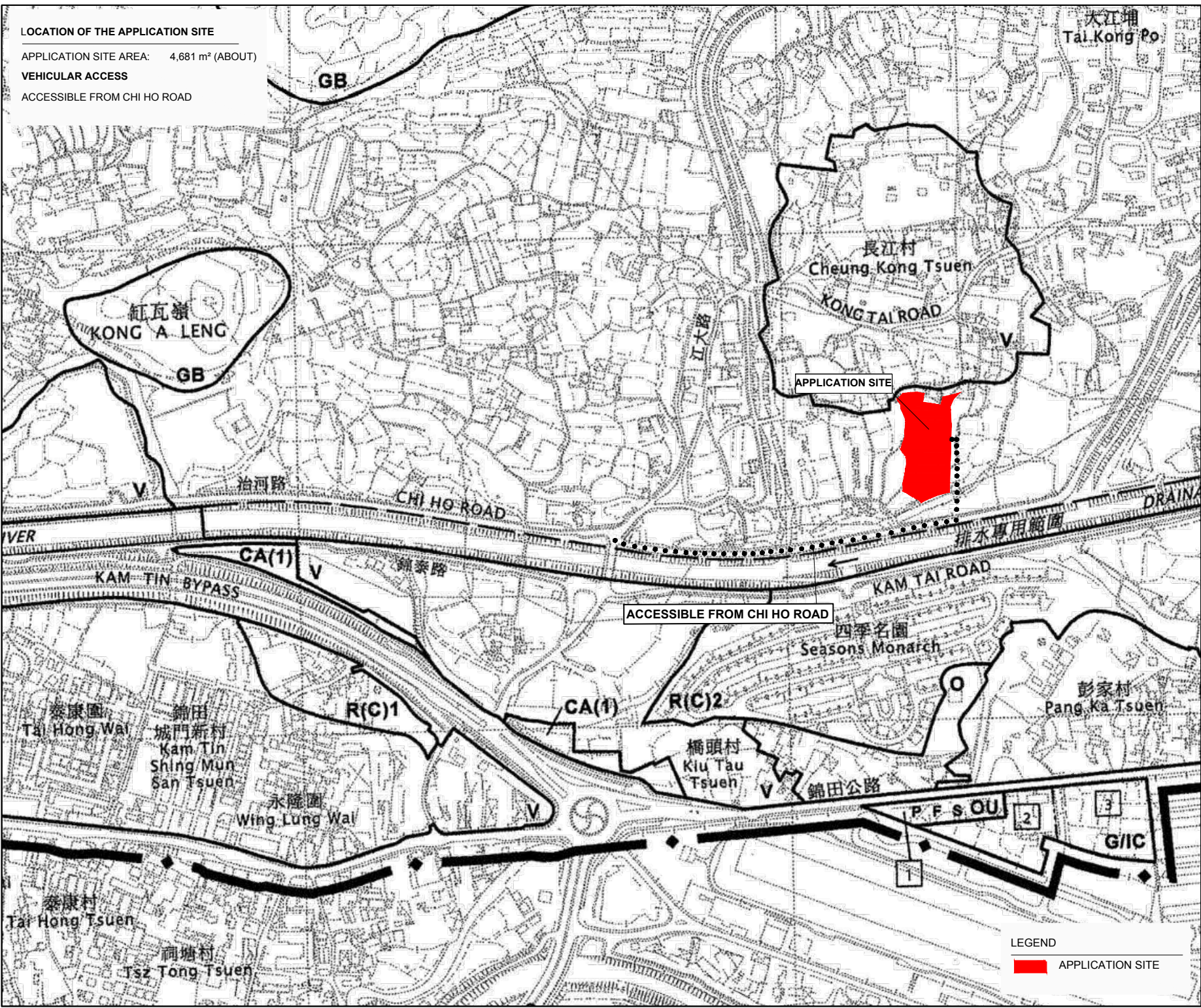
A-1

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 4,681 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CHI HO ROAD



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

SITE LOCATION
LOTS 1356(PART), 1359(PART), 1360(PART) AND 1373(PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

DRAWN BY
J.W

DATE
07.09.2024

REVISED BY
DATE

APPROVED BY
DATE

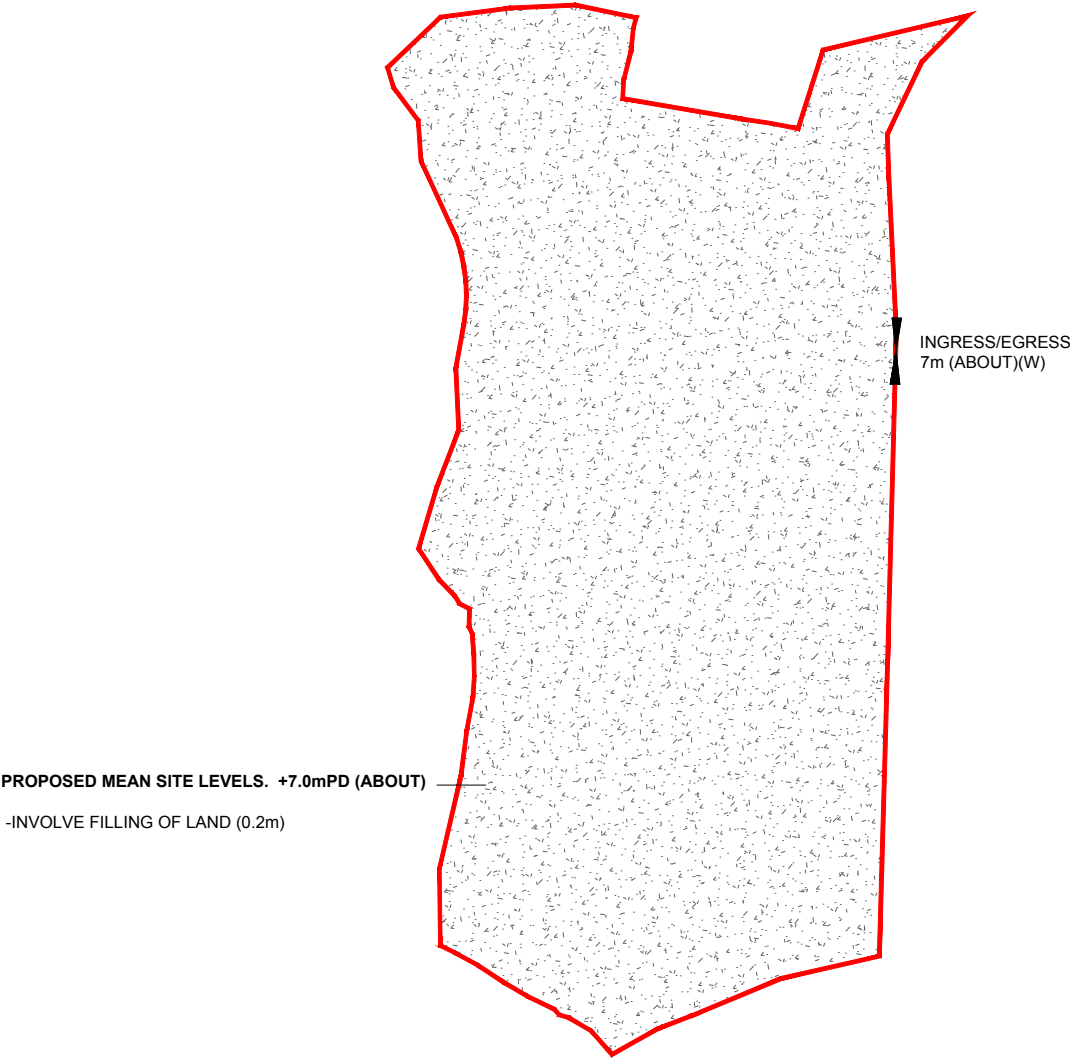
DWG NO.
PLAN 3

VER.
A-1

LEGEND
APPLICATION SITE

PROPOSED SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA: 4,681 m² (ABOUT)
HARD PAVED AREA: 4,681 m² (ABOUT)
PROPOSED MEAN SITE LEVELS: +7.0 mPD (ABOUT)
DEPTH OF LAND FILLING: NOT MORE THAN 0.2 m



LEGEND

- APPLICATION SITE
- CONCRETE
- INGRESS/EGRESS



PROJECT

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

SITE LOCATION

LOTS 1356(PART), 1359(PART), 1360(PART) AND 1373(PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWING TITLE

PAVED RATIO PLAN

DRAWN BY J.W. DATE 07.09.2024

REVISED BY DATE

APPROVED BY DATE

DWG NO. PLAN 4

VER. A-1

寄件日期: 2025年02月19日星期三 18:05

收件者: tpbpd/PLAND

主旨: Fw: 有關A/YL-KTN/1091申請文件補充資料

附件: KTN1091_P5,P10_ S.16-III_20250219.pdf; KTN1091_擬議發展細節補充資料.pdf

From: [REDACTED]

Sent: Wednesday, February 19, 2025 6:01 PM

殷小姐,

有關A/YL-KTN/1091申請文件補充資料可見附件。

如有任何問題，可隨時與本人聯絡。

黃先生

[REDACTED]

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）連附屬露天貯物及設施（為期3年）及相關填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Temporary Open Storage and Facilities for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,452 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,229 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 7
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,229 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,229 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途（如適用）(Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物B1，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約128平方米，高度不多於8米，一層高，總樓面面積：約128平方米 構築物B2，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約200平方米，高度不多於8米，一層高，總樓面面積：約200平方米 構築物B3，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約225平方米，高度不多於8米，一層高，總樓面面積：約225平方米 構築物B4，用途：洗手間，上蓋面積：約16平方米，高度不多於3米，一層高，總樓面面積：約16平方米 構築物B5，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220平方米，高度不多於8米，一層高，總樓面面積：約220平方米 構築物B6，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220平方米，高度不多於8米，一層高，總樓面面積：約220平方米 構築物B7，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220平方米，高度不多於8米，一層高，總樓面面積：約220平方米	
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	..... 3
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 6
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他（請列明）	..... N/A

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗錦田丈量約份第 109 約地段第 1356號（部分）、第 1359 號（部分）、第 1360號（部分）及第1373號（部分） Lots 1356(Part), 1359(Part), 1360(Part) and 1373(Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 4,681 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) </div> </div>
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	擬議臨時貨倉（危險品倉庫除外）連附屬露天貯物及設施（為期3年）及相關填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Temporary Open Storage and Facilities for a Period of 3 Years and Associated Filling of Land

擬議發展細節補充資料

擬議發展細節

1. 本擬議臨時貨倉（危險品倉庫除外）連附屬露天貯物及設施（為期 3 年）及相關填土工程，場內貨倉主要是存放一些建築材料及五金零件，而露天貯物是作為貨倉的附屬用途，面積為約 700 平方米（佔地約 14.9%），主要是用作未能及時存放進貨倉內或準備出貨的一些建築材料及五金零件，留有一個緩衝空間，為貨物的進出提高效能，場內不涉及任何危險品，更不會有洗車、維修、拆裝、噴油等工場活動。

寄件者: [REDACTED]
寄件日期: 2025年02月26日星期三 10:12
收件者: tpbpd/PLAND; Andrea Wing Yin YAN/PLAND
主旨: 有關A/YL-KTN/1091申請文件的更正
附件: DD109_1360_ P5,6,10_S.16-III_20250225.pdf; DD109_1360_申請報告書_20250226.pdf; DD109_1360-LAYOUT PLAN_20250225.pdf; DD109_1360-LOCATION AND ACCESS PLAN_20250225.pdf

類別: Internet Email

敬啟者,

有關 A/YL-KTN/1091 申請文件的更正可見附件，申請報告書內更正的內容以黃色標示。

如有任何問題，可隨時與本人聯絡。

黃先生
[REDACTED]

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)	
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 3,452sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 1,229sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目 7
Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 1,229sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 1,229sq.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) 構築物B1，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約128平方米，高度不多於8米，一層高，總樓面面積：約128平方米 構築物B2，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約200平方米，高度不多於8米，一層高，總樓面面積：約200平方米 構築物B3，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約225平方米，高度不多於8米，一層高，總樓面面積：約225平方米 構築物B4，用途：洗手間，上蓋面積：約16平方米，高度不多於3米，一層高，總樓面面積：約16平方米 構築物B5，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220平方米，高度不多於8米，一層高，總樓面面積：約220平方米 構築物B6，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220平方米，高度不多於8米，一層高，總樓面面積：約220平方米 構築物B7，用途：貨倉（危險品倉庫除外）連附屬辦公室，上蓋面積：約220平方米，高度不多於8米，一層高，總樓面面積：約220平方米	
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 3
Motorcycle Parking Spaces 電單車車位 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0
Others (Please Specify) 其他（請列明） N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位 0
Coach Spaces 旅遊巴車位 0
Light Goods Vehicle Spaces 輕型貨車車位 6
Medium Goods Vehicle Spaces 中型貨車車位 0
Heavy Goods Vehicle Spaces 重型貨車車位 0
Others (Please Specify) 其他（請列明） N/A

Proposed operating hours 擬議營運時間 營運時間為星期一至星期六上午 9 時至下午 7 時，星期日及公眾假期休息.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從江大路經由一條小路前往..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 4,681 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 不多於 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗錦田丈量約份第 109 約地段第 1356號（部分）、第 1359 號（部分）、第 1360號（部分）及第1373號（部分） Lots 1356(Part), 1359(Part), 1360(Part) and 1373(Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 4,681 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) </div> </div>
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	擬議臨時貨倉（危險品倉庫除外）連附屬露天貯物及設施（為期3年）及相關填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Temporary Open Storage and Facilities for a Period of 3 Years and Associated Filling of Land

行政摘要

根據《城市規劃條例》(第 131 章)第 16 條遞交的許可申請擬議在
新界元朗錦田丈量約份第 109 約地段第 1356 號(部分)、第 1359 號(部分)、
第 1360 號(部分)及第 1373 號(部分)
作擬議臨時貨倉(危險品倉庫除外)連附屬露天貯物及設施(為期 3 年)及相
關填土工程

1. 本擬議臨時貨倉(危險品倉庫除外)連附屬露天貯物及設施(為期 3 年)及相關填土工程，座落於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 上的「農業」地帶。根據該大綱圖的註釋，「貨倉(危險品倉庫除外)及露天貯物」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。
2. 本擬議發展的地盤面積為約 4,681 平方米，不涉及政府土地，總樓面面積為約 1,229 平方米，為 7 個樓高一層(高度不超過 8 米)的貨倉(危險品倉庫除外)連辦公室及洗手間，涉及填土工程。申請地點設有 3 個訪客停車位及 6 個輕型貨車上落客貨車車位。擬議發展的營運時間為星期一至六早上 9 時至下午 7 時(星期日及公眾假期休息)。
3. 規劃申請理據如下：
 - 3.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
 - 3.2 本擬議發展只作貨倉(危險品倉庫除外)連附屬露天貯物及設施用途，不涉及任何洗車、維修、拆裝、噴油等工場活動；
 - 3.3 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
 - 3.4 本擬議發展可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加；
 - 3.5 本擬議發展附近也有多個臨時貨倉及空置的土地，與周邊環境用途兼容；
 - 3.6 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11「農業」地帶已有多個類近規劃許可申請獲得批准：A/YL-KTN/925、A/YL-KTN/928、A/YL-KTN/940、A/YL-KTN/959、A/YL-KTN/976、A/YL-KTN/988；
4. 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1356 號(部分)、第 1359 號(部分)、第 1360 號(部分)及第 1373 號(部分)作擬議臨時貨倉(危險品倉庫除外)連附屬露天貯物及設施(為期 3 年)及相關填土工程。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗錦田丈量約份第109約地段第1356號（部分）、第1359號（部分）、第1360號（部分）及第1373號（部分），現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時貨倉（危險品倉庫除外）連附屬露天貯物及設施（為期3年）及相關填土工程。

1.2 本擬議發展臨時貨倉（危險品倉庫除外）連附屬露天貯物及設施可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 4,681 平方米，不涉及政府土地，總樓面面積為約 1,229 平方米，構築物樓高不多於一層而高度不超過 8 米，上蓋面積為 26.2%，地積比率為 26.2%，涉及填土工程，填土面積為約 4,681 平方米，填土物料為水泥，厚度為不超過 0.2 米。整個範圍內有 7 個樓高一層的構築物（高度不超過 8 米），總樓面面積為約 1,229 平方米的貨倉（危險品倉庫除外）連辦公室及洗手間。擬議發展的營運時間為星期一至六早上 9 時至下午 7 時（星期日及公眾假期休息），預計場內有 6-9 個工作人員，他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	貨倉（危險品倉庫除外）連辦公室	約 128 平方米	約 128 平方米	不多於 8 米(1 層高)
B2	貨倉（危險品倉庫除外）連辦公室	約 200 平方米	約 200 平方米	不多於 8 米(1 層高)
B3	貨倉（危險品倉庫除外）連辦公室	約 225 平方米	約 225 平方米	不多於 8 米(1 層高)
B4	洗手間	約 16 平方米	約 16 平方米	不多於 3 米(1 層高)
B5	貨倉（危險品倉庫除外）連辦公室	約 220 平方米	約 220 平方米	不多於 8 米(1 層高)
B6	貨倉（危險品倉庫除外）連辦公室	約 220 平方米	約 220 平方米	不多於 8 米(1 層高)
B7	貨倉（危險品倉庫除外）連辦公室	約 220 平方米	約 220 平方米	不多於 8 米(1 層高)

2.2 本擬議申請地點可從江大路經由小路前往，申請場內出入閘口闊度為約 7 米（位於北面），設有 3 個訪客車位（面積為 2.5 米 x 5 米）只供訪客使及 6 個輕型貨車上落客貨車車位（面積為 3.5 米 x 7 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間，因此私家車及輕型貨車不需以倒車方式進出，對附近道路不會造成安全影響。

私家車車輛流量預算 星期一至六早上 9 時至下午 7 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	2	0	2
10:00-11:00	1	2	3
11:00-12:00	0	1	1
12:00-13:00	0	0	0
13:00-14:00	0	0	0
14:00-15:00	1	0	1
15:00-16:00	0	1	1
16:00-17:00	2	0	2
17:00-18:00	0	2	2
18:00-19:00	0	0	0
合計	6	6	12
輕型貨車車輛流量預算 星期一至六早上 9 時至下午 7 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	4	0	4
10:00-11:00	4	0	4
11:00-12:00	0	2	2
12:00-13:00	0	4	4
13:00-14:00	2	0	2
14:00-15:00	2	0	2
15:00-16:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	4	4
18:00-19:00	0	2	2
合計	12	12	24

2.3 本擬議申請貨倉主要是存放一些建築材料及五金零件，而露天貯物作為貨倉的附屬用途，面積為約 700 平方米（佔地約 14.9%），主要是用作未能及時存放進貨倉內或準備出貨的一些建築材料及五金零件，留有一個緩衝空間，為貨物的進出提高效能，不涉及任何危險品，更不會有洗車、維修、拆裝、噴油等工場活動。

2.4 本擬議申請涉及一項填土工程，填土面積為約 4,681 平方米，填土物料為水泥，厚度為不超過 0.2 米，由於日後會有臨時構築物在地面、露天貯物空間及車輛駛過地方，因此需要平整土地滿足營運需求及安全需求。現時申請填土及平整的範圍已是營運所需最小範圍，申請人知悉有關填土事項為期 3 年並承諾在規劃許可終止後會將填土物料打碎並運走復原土地，不會為該土地造成長遠影響。

3. 規劃背景

3.1 本擬議申請座落於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 上的「農業」。根據該大綱圖的註釋，「貨倉（危險品倉庫除外）及露天貯物」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

3.2 本擬議申請範圍涉及兩個曾獲批准的規劃許可申請：A/YL-KTN/889 及 A/YL-KTN/856，申請用途為擬議臨時動物寄養所（為期 5 年）及填土工程，因此部分地方已作平整。

3.3 參照規劃署記錄，錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 上的「農業」有多個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-KTN/925	擬議臨時貨倉（危險品倉庫除外）（為期 3 年）及填土工程	11/08/2023
A/YL-KTN/928	擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期 3 年）及填土工程	11/08/2023
A/YL-KTN/940	擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期 3 年）及填土工程	25/08/2023
A/YL-KTN/959	臨時貨倉（危險品倉庫除外）連附屬辦公室和臨時露天貯物（為期 3 年）及填土工程	10/11/2023
A/YL-KTN/976	擬議臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）及填土工程	19/04/2024
A/YL-KTN/988	擬議臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）及填土工程	05/04/2024

4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展只作貨倉（危險品倉庫除外）連附屬露天貯物及設施用途，不涉及任何洗車、維修、拆裝、噴油等工場活動；
- 4.3 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.4 本擬議發展可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加；
- 4.5 本擬議發展附近也有多個臨時貨倉及空置的土地，與周邊環境用途兼容；
- 4.6 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11「農業」地帶已有多個類近規劃許可申請獲得批准：A/YL-KTN/925、A/YL-KTN/928、A/YL-KTN/940、A/YL-KTN/959、A/YL-KTN/976、A/YL-KTN/988；

5. 總結

- 5.1 本擬議發展為臨時性質，只是作為貨倉（危險品倉庫除外）連附屬露天貯物及設施用途，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。若此申請獲得批准後，有關構築物亦會向地政署申請短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1356 號（部分）、第 1359 號（部分）、第 1360 號（部分）及第 1373 號（部分）作擬議臨時貨倉（危險品倉庫除外）連附屬露天貯物及設施（為期 3 年）及相關填土工程。

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA:	4,681m ² (ABOUT)
COVERED AREA:	1, 229m ² (ABOUT)
UNCOVERED AREA:	3,452m ² (ABOUT)
PLOT RATIO:	0.262 (ABOUT)
SITE COVERAGE:	26.2% (ABOUT)
NO. OF STRUCTURE:	7
DOMESTIC GFA:	NOT APPLICABLE
NON- DOMESTIC GFA:	1, 229m ² (ABOUT)
TOTAL GFA:	1, 229m ² (ABOUT)
BUILDING HEIGHT:	8m (ABOUT)
NO. OF STOREY:	1

STRUCTURE B6
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

LIGHT GOODS VEHICLE PARKING SPACE
DIMENSION: 3.5m x 7m
No. OF PARKING: 6

OPEN STORAGE AREA
700 m² (ABOUT)

INGRESS/EGRESS
7m (ABOUT)(W)

STRUCTURE B7
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B1
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 128 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 128 m² (ABOUT)

STRUCTURE B2
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 200m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 200m² (ABOUT)

STRUCTURE B3
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B4
USE: TOILET
COVERED AREA: 16 m² (ABOUT)
HEIGHT: 3m(ABOUT)
STOREY: 1
GFA: 16 m² (ABOUT)

STRUCTURE B5
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 225 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 225 m² (ABOUT)

PRIVATE CAR PARKING SPACE
DIMENSION: 2.5m x 5m
No. OF PARKING: 3

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PC PARKING SPACE
- LGV PARKING SPACE
- INGRESS/EGRESS



PROJECT

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

SITE LOCATION

LOTS 1356(PART), 1359(PART) AND
1360(PART) IN D.D. 109, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWING TITLE

LAYOUT PLAN

DRAWN BY

J.W

DATE

25.02.2025

REVISED BY

DATE

APPROVED BY

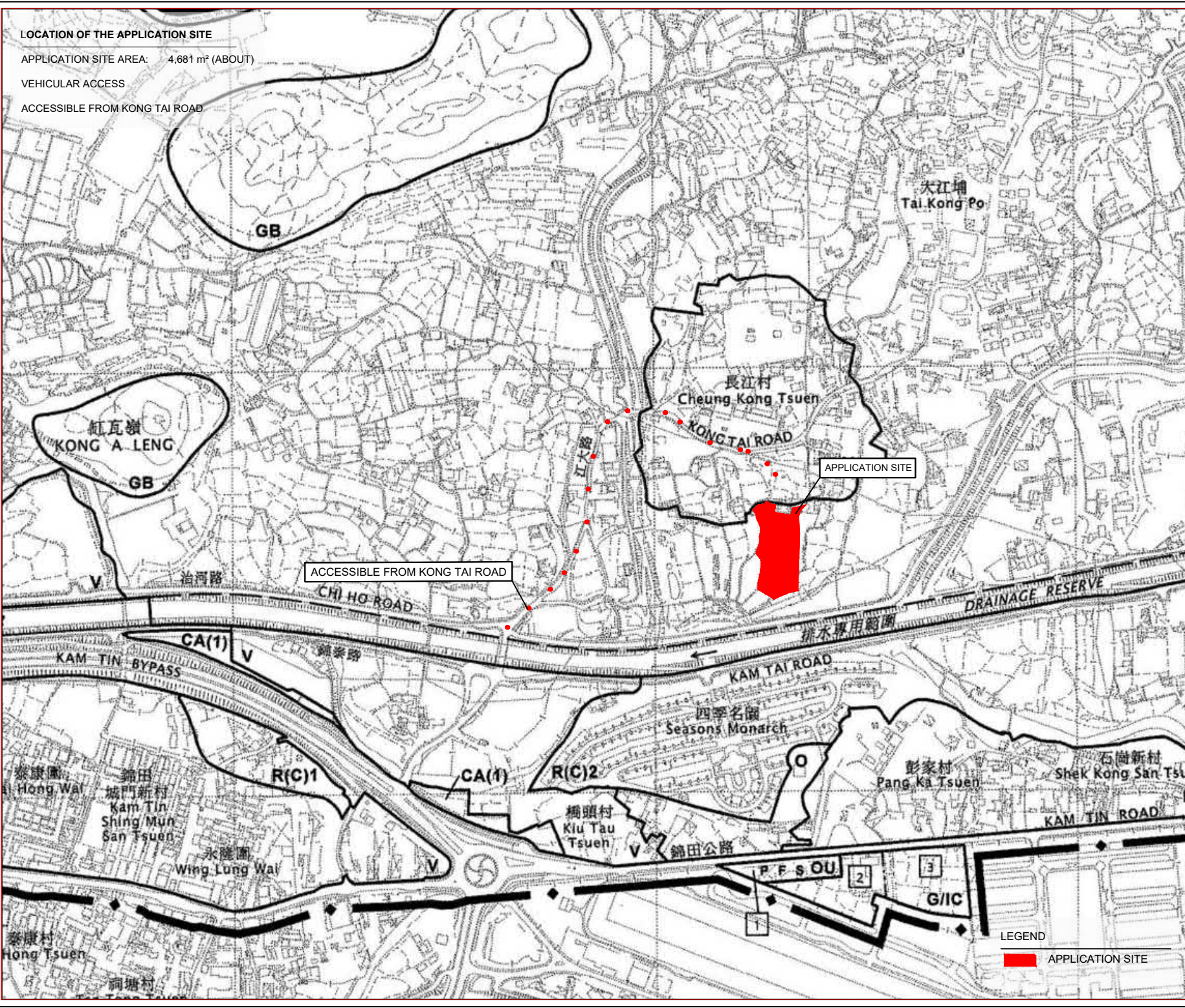
DATE

DWG NO.

PLAN 2

VER.

A-1



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 4,681 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KONG TAI ROAD



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

SITE LOCATION
LOTS 1356(PART), 1359(PART) AND 1360(PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

DRAWN BY J.W	DATE 25.02.2025
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG NO. PLAN 3	VER. A-1
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LEGEND
APPLICATION SITE

寄件者: [REDACTED]
寄件日期: 2025年05月22日星期四 10:02
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: 有關A/YL-KTN/1091部門意見回覆
附件: KTN1091_部門意見回覆_20250510.pdf; A_YL-KTN_1091_Swept
Path.pdf; A-YL-KTN-1091 Drainage Proposal 2-5-2025.pdf; A-YL-
KTN-1091 FS Proposal 2-5-2025.pdf

類別: Internet Email

敬啟者，

有關 A/YL-KTN/1091 部門意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生

電話: [REDACTED]

A/YL-KTN/1091

部門意見回覆

環保署

The applicant is requested to supplement what types of construction materials will be stored in the proposed use.	本擬議發展的露天貯物是作為貨倉的附屬用途，面積為約 700 平方米（佔地約 14.9%），主要是用作未能及時存放進貨倉內或準備出貨的一些建築材料及五金零件，留有一個緩衝空間。
---	---

運輸署

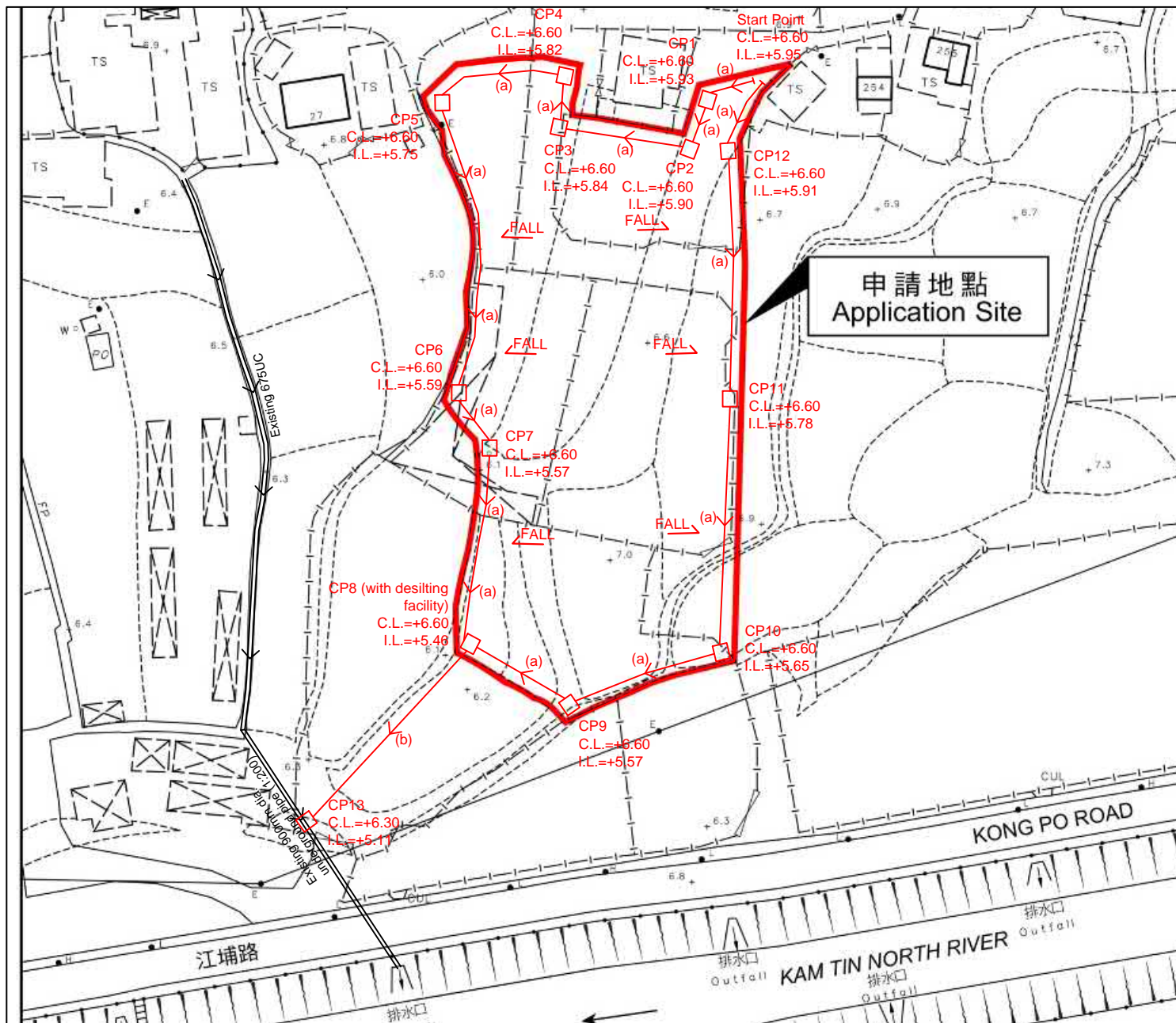
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Chi Ho Road, along the local access and within the site;	有關車輛路徑圖可見附件 A_YL-KTN_1091_Swept Path。
(b) The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	申請人知悉。

消防處

1. 有關消防裝置建議可見附件 A-YL-KTN-1091 FS Proposal 2-5-2025。

渠務署

1. 有關排水建議可見附件 A-YL-KTN-1091 Drainage Proposal 2-5-2025。



Note:

1. Catchpits (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.

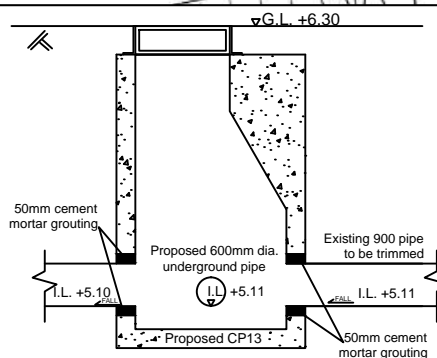
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. Open-bottom type fence wall to be erected.

4. There is no site formation works. Filling works to be carried out to leveling the site.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 600UC (1:300) with Cast Iron Cover
- (b) Proposed 600mm dia. concrete pipe (1:100)
- Existing 675UC/ 900mm dia. pipe (1:200)



Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/1091)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

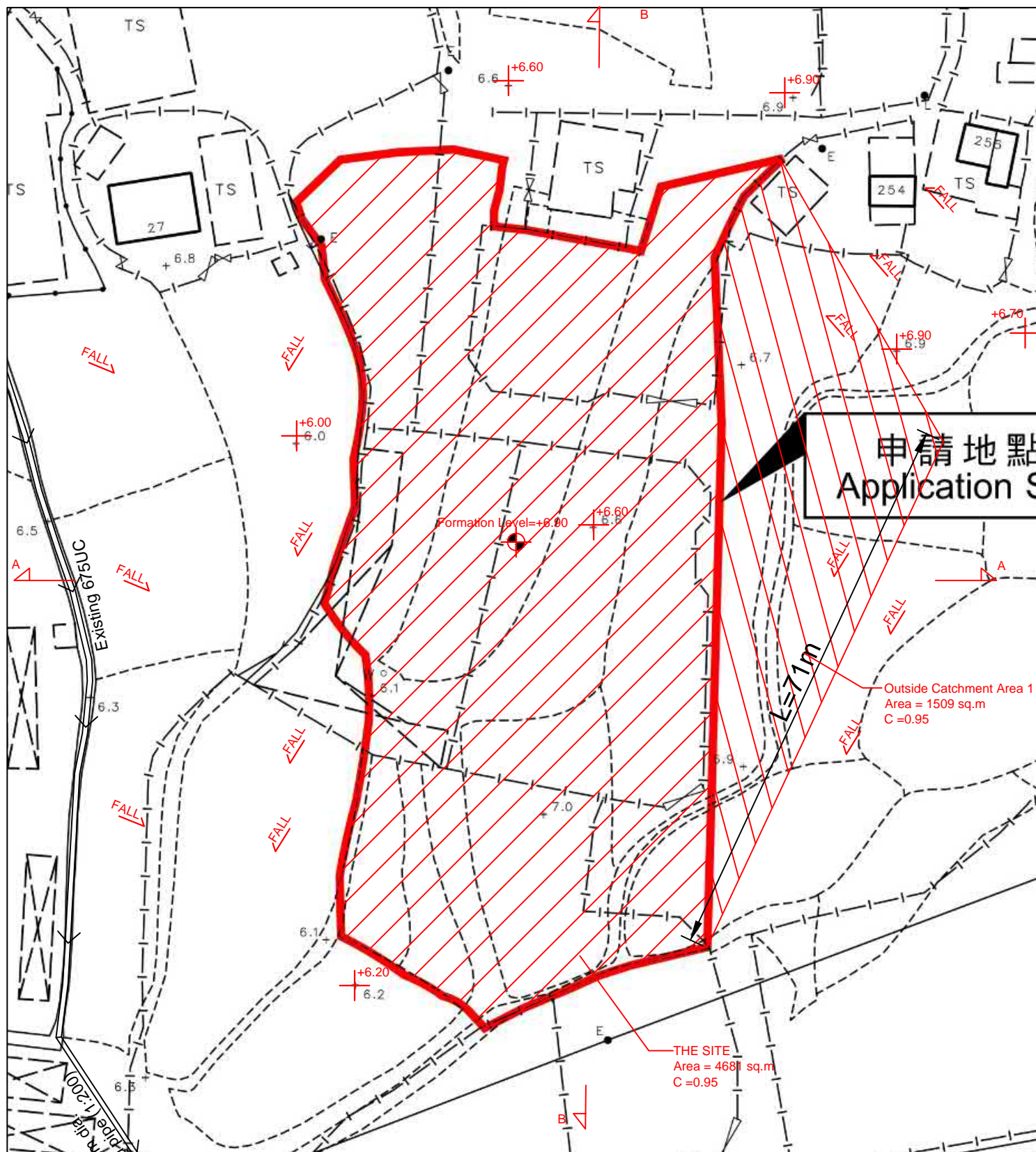
DM

Date:

2-5-2025

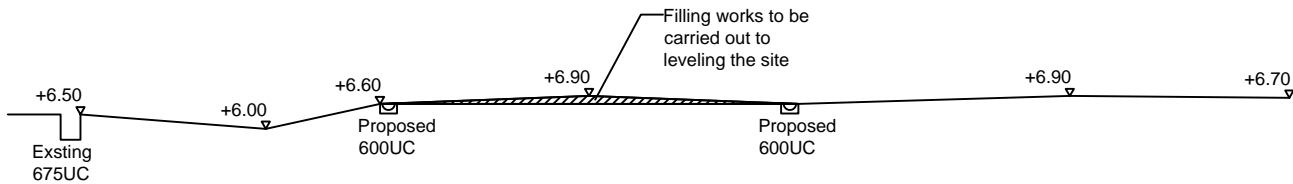
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



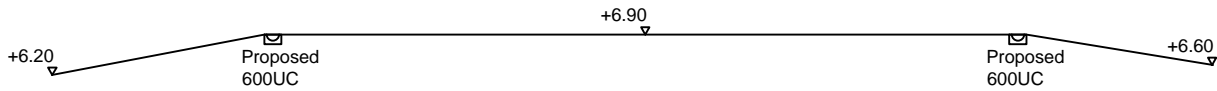
Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1091)	Title: Catchment Area Plan 1	D02
	Drawn by: DM	Date: 2-5-2025
	正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY	

THE SITE



SECTION A-A

THE SITE



SECTION B-B

<div>Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories</div> <div>(Application No.:A/YL-KTN/1091)</div>	Title:		
	SECTIONS		D03
	Drawn by:	Date:	
	DM	2-5-2025	
	<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANT COMPANY</div>		



Catchment Area for Existing 900mm dia. underground pipe



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地圖列印於 2025 年 5 月 2 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Outside Catchment Area 1, Area = 1509 m² (C= 0.95)
 THE SITE, Area = 4681 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1509+4681 \quad \text{m}^2 \\ &= 6190 \\ &= 0.00619 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 71 / 1^{0.2} * 6190^{0.1} \\ &= 4.290 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (4.290+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 273.6 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 273.6 * 0.00619 \\ &= 0.4473 \quad \text{m}^3/\text{sec} \\ &= \underline{26839} \quad \text{lit/min} \end{aligned}$$

Provide 600UC (1:300) is OK

For checking Existing 900mm dia. pipe

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 18183 \quad \text{m}^2 \\ &= 0.018183 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 133 / 1^{0.2} * 18183^{0.1} \\ &= 7.214 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (7.214+3.29)^{0.355} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 243.7 \quad \text{mm/hr} \end{aligned}$$

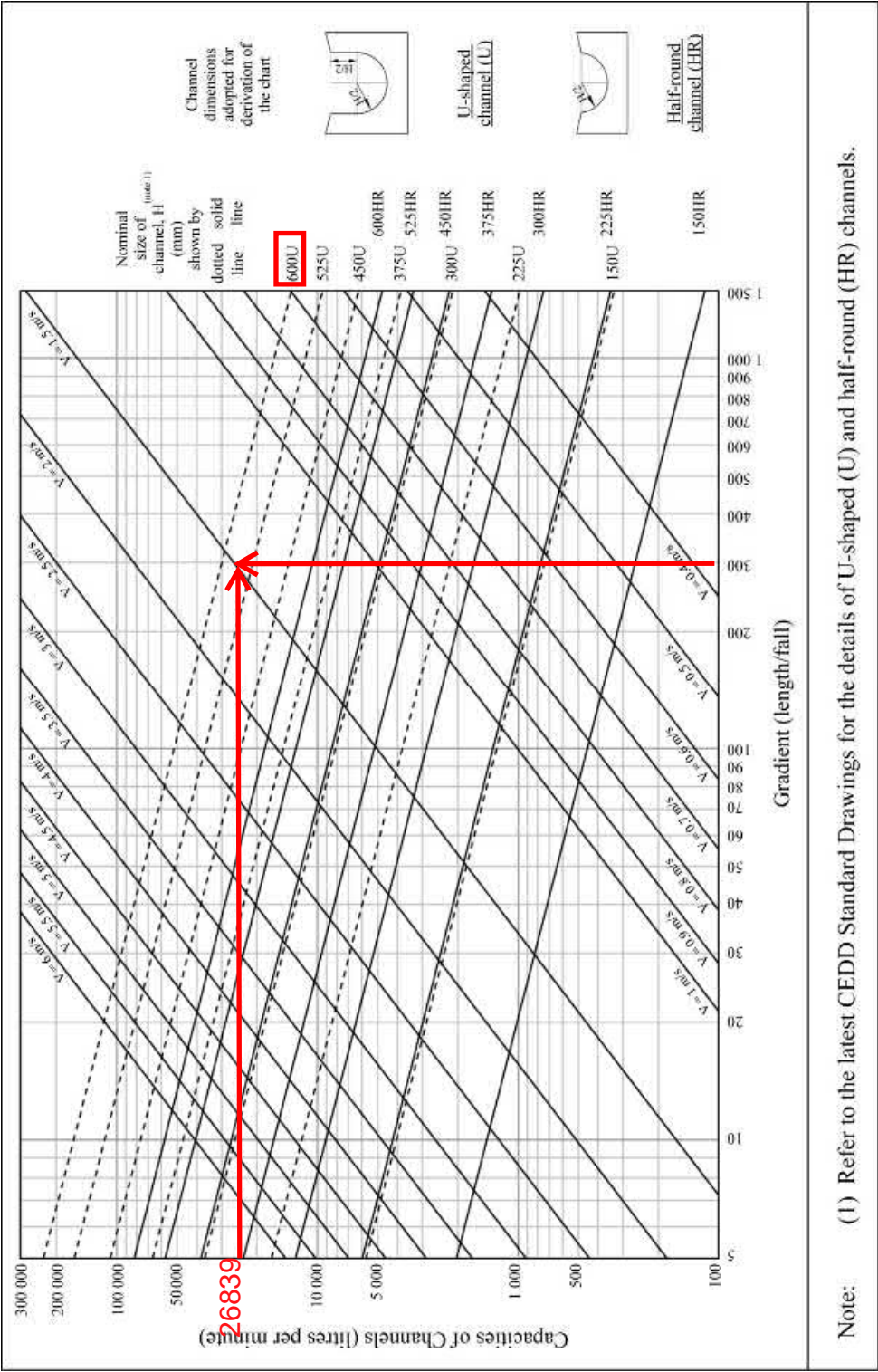
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 243.7 * 0.018183 \\ &= 1.1703 \quad \text{m}^3/\text{sec} \\ &= \underline{70215} \quad \text{lit/min} \end{aligned}$$

Provide 600mm dia. concrete pipe (1:100) is OK

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

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

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



Check Proposed 600mm dia. Pipes by Colebrook-White Equation

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

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.6	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.01	hydraulic gradient	

Therefore, design V of pipe capacity = 2.8059 m/s

Q= 0.8VA (0.8 factor for sedimentation)
 = 0.635 m³/s
 = 38081 lit/min
 > 26839 lit/min Ok

Check Existing 900mm dia. Pipes by Colebrook-White Equation

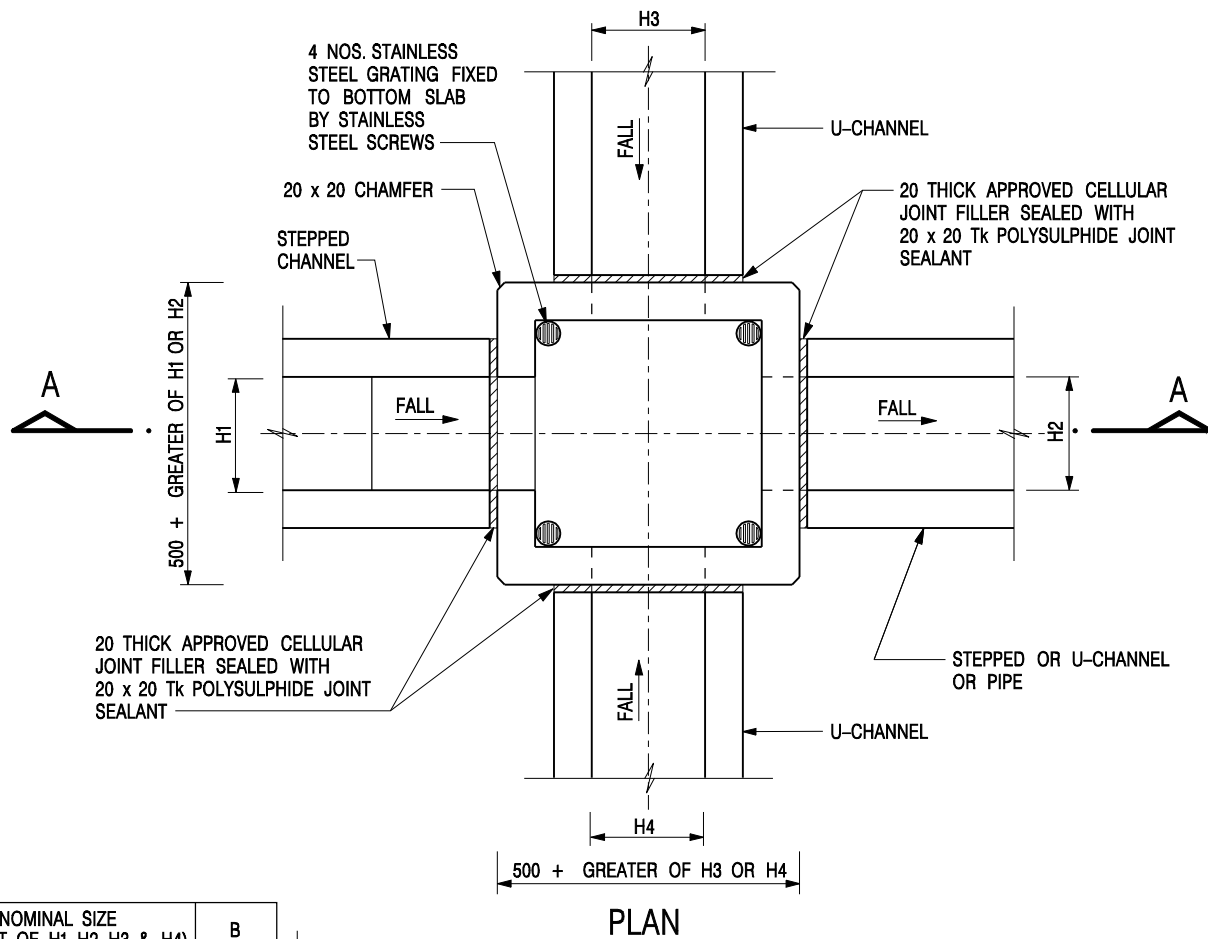
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

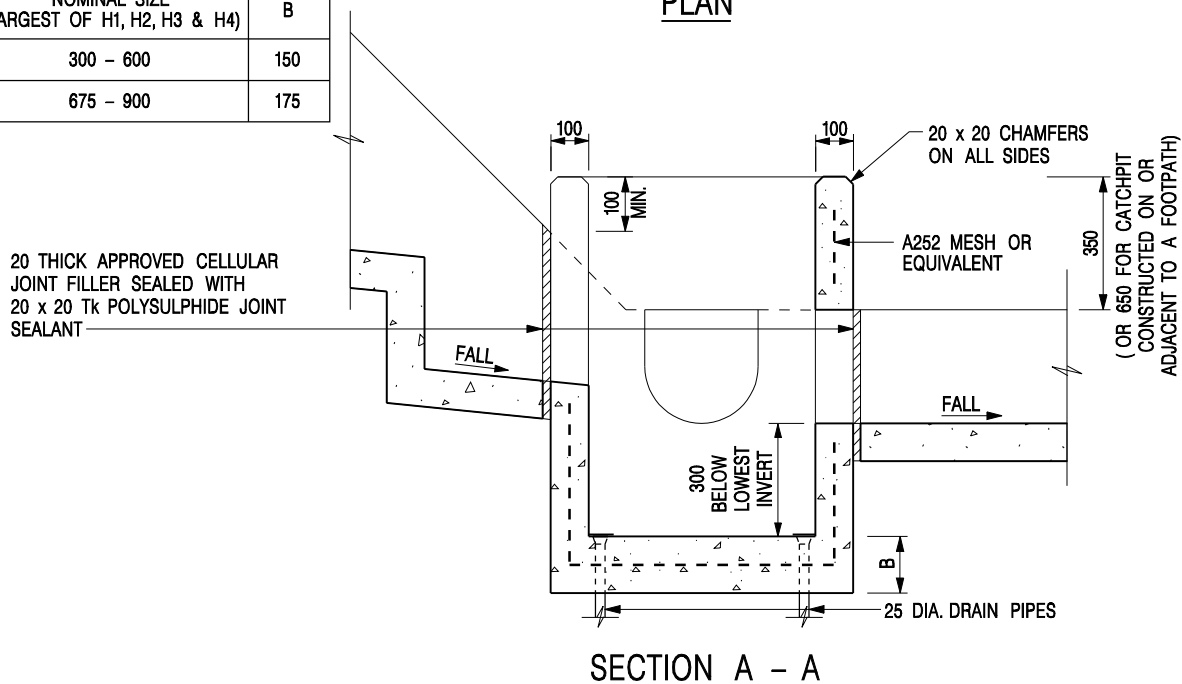
V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.9	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.005	hydraulic gradient	

Therefore, design V of pipe capacity = 2.5279 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 1.287	m ³ /s	
= 77193	lit/min	
> 70215	lit/min	Ok



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



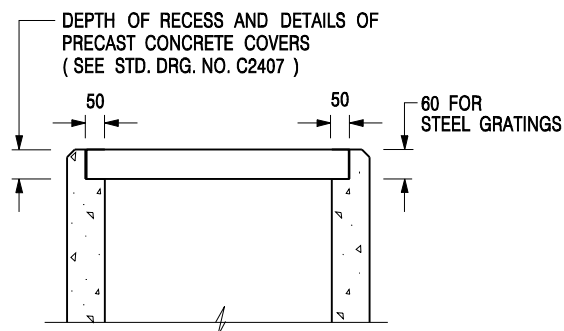
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

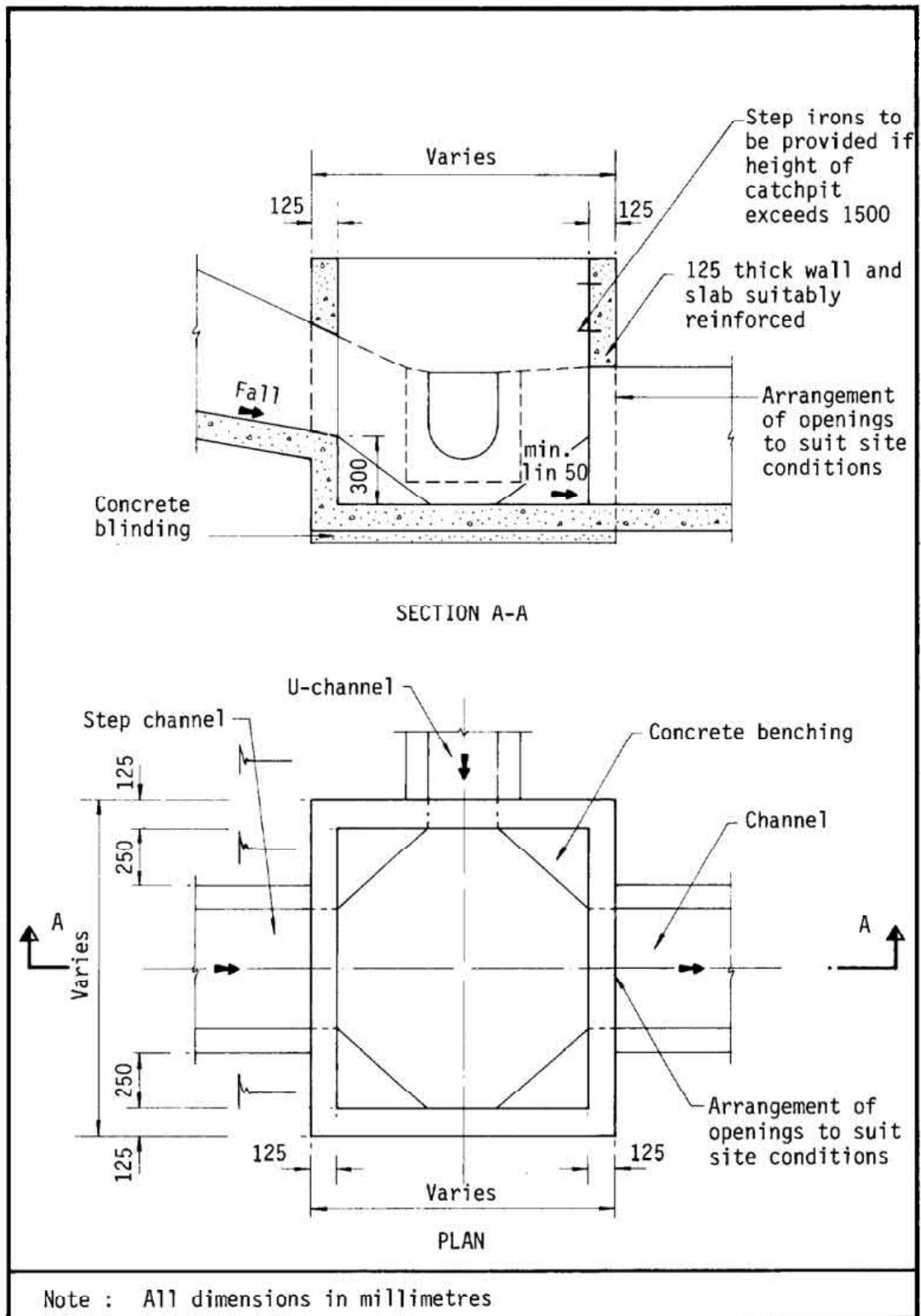
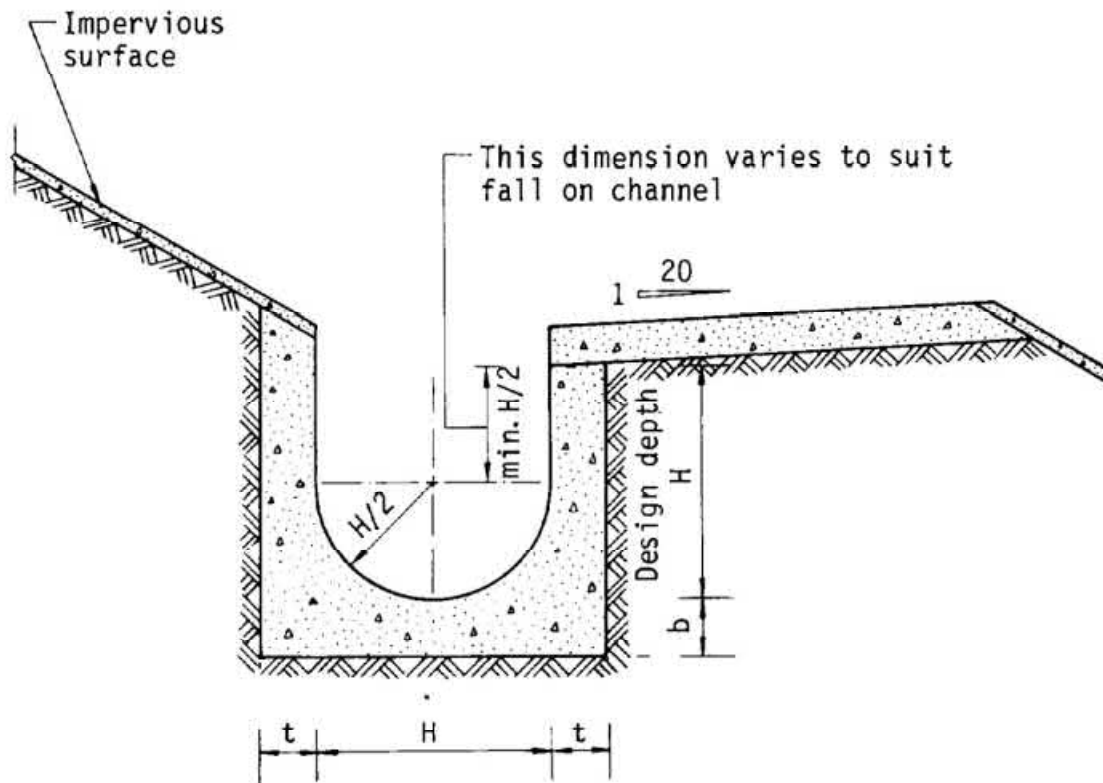


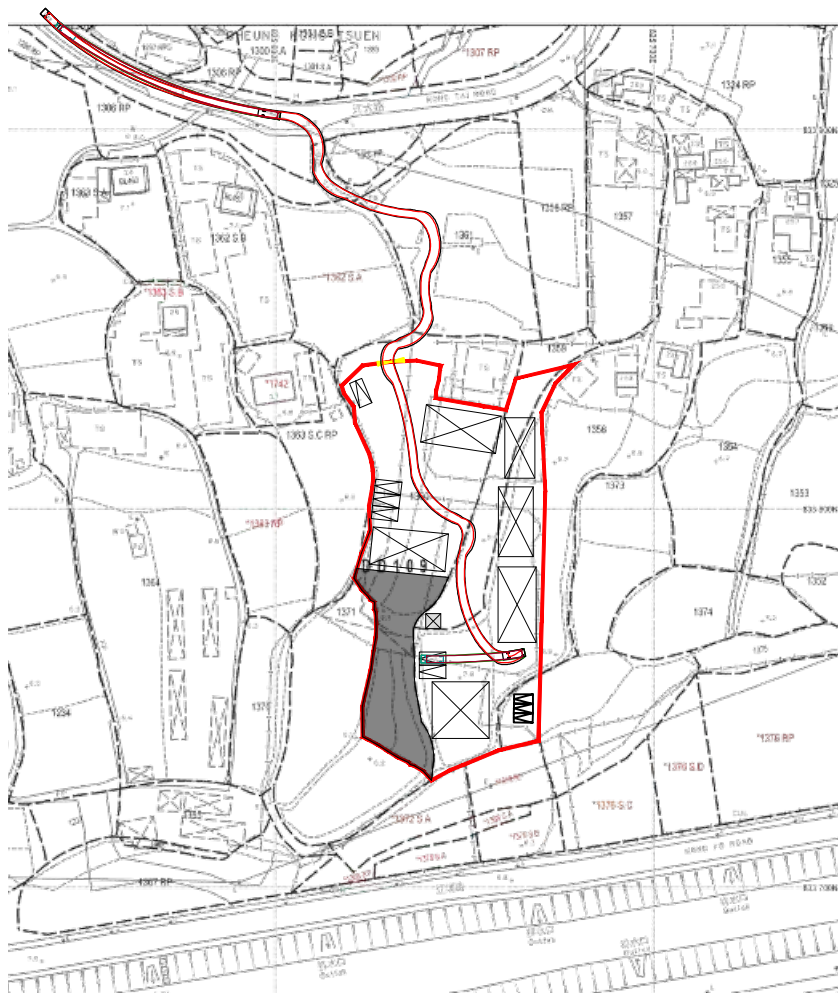
Figure 8.10 - Typical Details of Catchpits



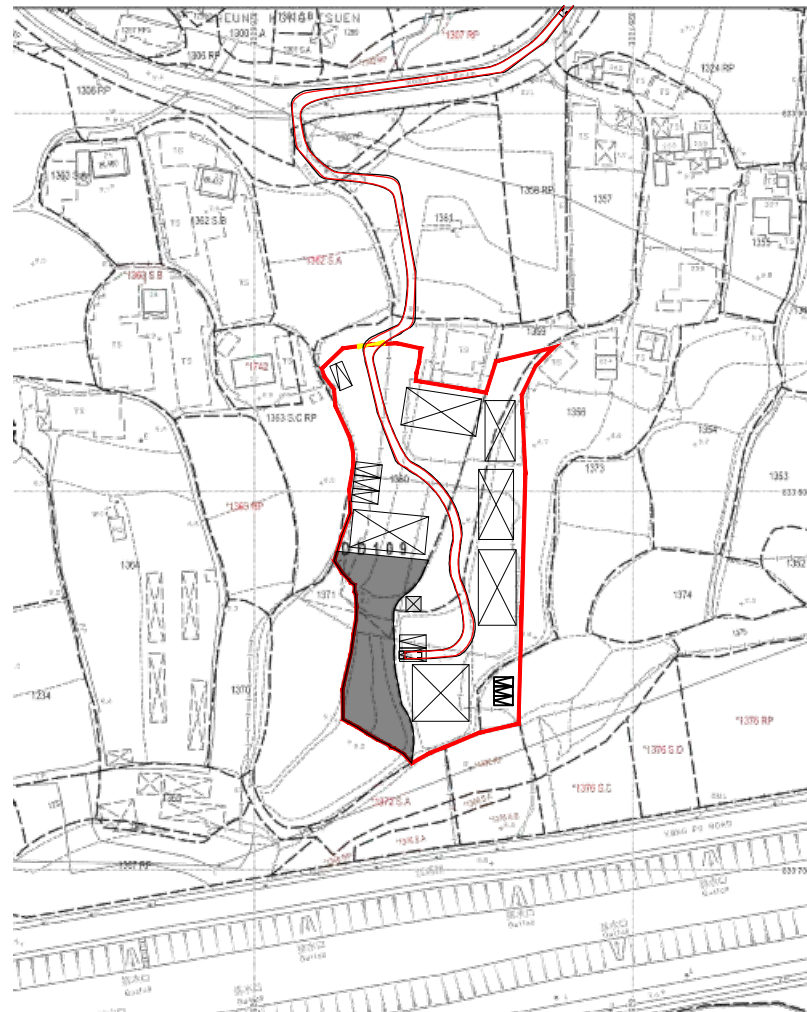
Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



IN



OUT

PROJECT

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

SITE LOCATION

LOTS 1356(PART), 1359(PART) AND 1360(PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWING TITLE

SWEPT PATH

DRAWN BY

H.T

DATE

10.5.2025

REVISED BY

DATE

APPROVED BY

DATE


DWG NO.

PLAN 4

VER.

A-1

LEGEND

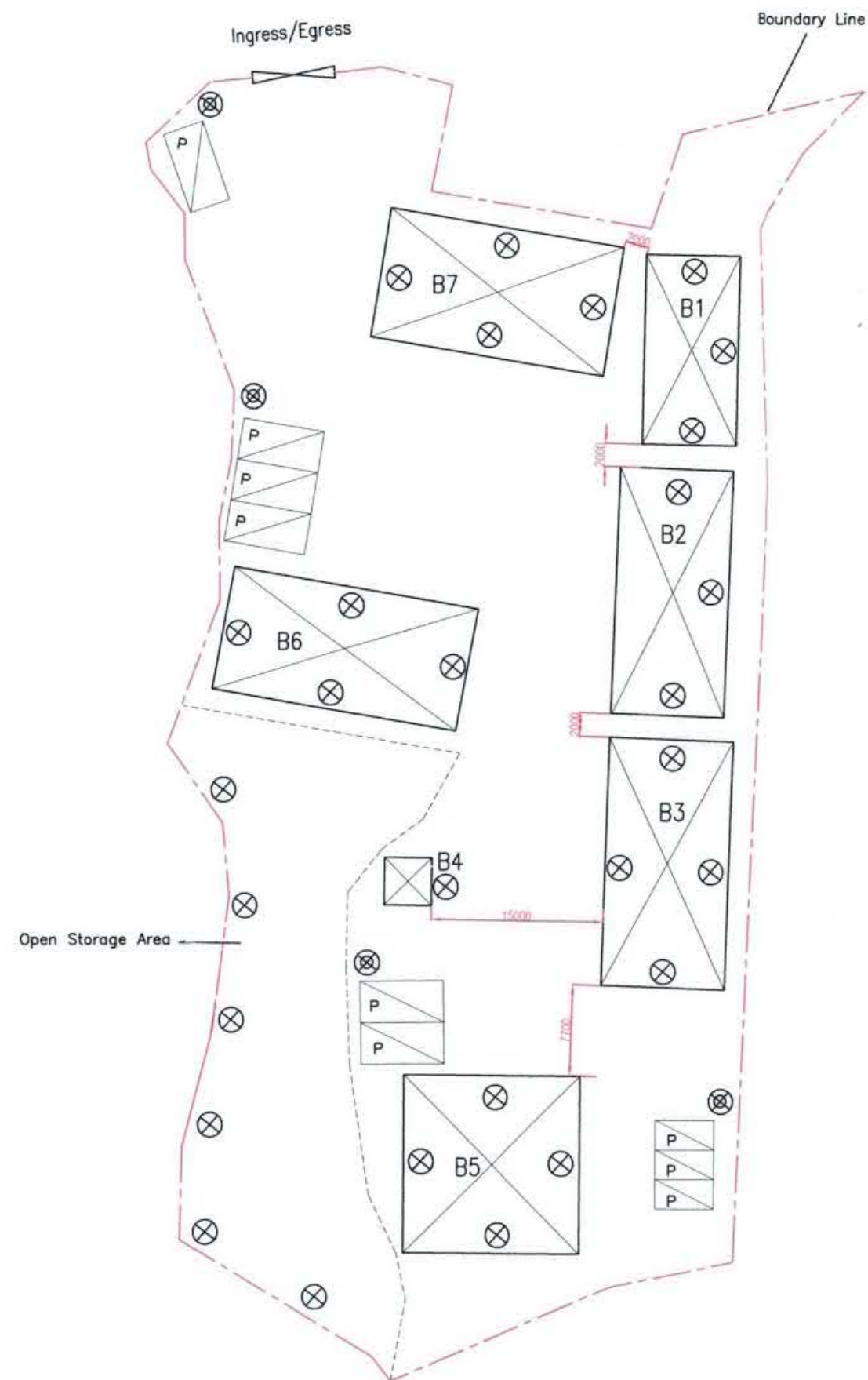
-  4KG DRY POWDER TYPE FIRE EXTINGUISHER
-  5KG CO2 GAS TYPE FIRE EXTINGUISHER
-  PARKING AREA
-  NEW INSTALLATIONS
-  BOUNDARY LINE

NATURE OCCUPANCY:

- B1: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:128sq.m, Total Height about:8m)
- B2: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:200sq.m, Total Height about:8m)
- B3: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)
- B4: 1 storey structure for Toilet.
(GFA about:16sq.m, Total Height about:3m)
- B5: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:225sq.m, Total Height about:8m)
- B6: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)
- B7: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016 , BS EN 1838:2013 and FSD Circular Letter no.4/2021.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular letter 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.



F.S LAYOUT PLAN

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Registered Address :

Shop 25, G/F, Man Fung Building, YTL 329,
Fung Kwan Street, Yuen Long, N.T.
Tel : 9263 7766 Fax : 2428 5932

Business Address :

8 / F, Block L, Phase 2, Wah Fung Industrial Centre,
33 - 39 Kwai Fung Street, Kwai Chung, N.T., H.K.
Tel : 2425 5404 Fax : 2428 5932

Project :

PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY OPEN STORAGE
AND FACILITIES AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3 YEARS AT LOT
NOS 1356(PART),1359(PART),1360(PART)
AND 1373(PART) IN D.D 109,KAM TIN,YUEN
LONG,N.T

TITLE :

PROPOSED FIRE SERVICE
INSTALLATION LAYOUT PLAN.

Drawn By:

W.C WONG

Date:

29-04-2025

Scale:

1:500 @A3

Ref No:

TPB/A/YL-KTN/1091

Drawing No:

2025-FS-003

寄件日期: 2025年07月28日星期一 15:43
收件者: tpbpd/PLAND
副本: Jet Sze Jet CHEUNG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: 有關A/YL-KTN/1091部門意見回覆
附件: AYLKTN1091 20250726.pdf

From: Tang Lok San [REDACTED]

Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Andrea,

Thank you for the email and phone call. Please see the attachment for the draft further information. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang
[REDACTED]

Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk> 於2025年7月7日上午10:40寫道：

Dear Mr Tang,

As spoken, our emails to Mr Wong for your information, please. Thank you.

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

<image001.png><image002.png><image003.png><image004.png>

From: Andrea Wing Yin YAN/PLAND

Sent: Tuesday, June 24, 2025 10:15 AM

To: 'jacky' [REDACTED]

Cc: Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>

Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Dear Mr Wong,

I refer to your further information submitted on 22.5.2025. Please find below the comments of the **Drainage Services Department (Mr Terence TANG at 2300 1257):**

1. Calculation – Please review the distance L (71m) as it appears not the longest distance.
2. Calculation – Please review the second part checking is for 900mm or 600mm dia. pipe.
3. Checking for the existing 675UC should be provided.
4. Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.
5. Cross section – Please ensure the proposed u-channel would be provided at the lower platform (after land filling) matching the existing ground level from adjacent areas.
6. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.
7. Please provide site photos to show latest condition and existence of the drainage facilities which receive the discharge from the application site. Please justify the dimension by placing a ruler at the u-channel. The site photos should cover whole section of 675UC to final discharge outlet.
8. Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.
9. Please clarify whether any walls or hoarding would be erected along the site

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

boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

10. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

11. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

<image001.png><image002.png><image003.png><image004.png>

From: Andrea Wing Yin YAN/PLAND

Sent: Thursday, June 12, 2025 2:34 PM

To: 'jacky [REDACTED]'

Cc: Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>

Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Dear Mr Wong,

Further to my email earlier today, below please find the comments of the **Environmental Protection Department (Contact: Mr Kelvin WONG at 2835 1117)**

- *please advise whether sand or dusty construction materials would be stored at the Site.*

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

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

<image001.png><image002.png><image003.png><image004.png>

From: Andrea Wing Yin YAN/PLAND
Sent: Thursday, June 12, 2025 11:16 AM
To: 'jacky' [REDACTED]
Cc: Jet Sze Jet CHEUNG/PLAND <jsicheung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>
Subject: Re: 有關A/YL-KTN/1091部門意見回覆

Dear Mr Wong,

I refer to the further information submitted on 22.5.2025. Below please find the comments of the **Fire Services Department (Contact: Mr Cheung Wing-hei at 2733 7737)**

Based on the submitted FSI proposal, I have the following comment:

- i. *Sufficient emergency lighting and directional and exit signs shall be clearly marked on plans.*

Regards,
Andrea YAN
TP/YLE3, PlanD
Tel: 3168 4049

-----Original Message-----

From: [REDACTED]
Sent: Thursday, May 22, 2025 10:02 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
Subject: 有關A/YL-KTN/1091部門意見回覆

敬啟者，

有關A/YL-KTN/1091部門意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生
[REDACTED]

環境保護署：








有關環境保護署對 A/YL-KTN/1091 的意見

收悉 貴署對 A/YL-KTN/1091 申請的意見，現以書面回覆。

現場不會存放沙或多塵埃的物料及物件。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

LEGEND

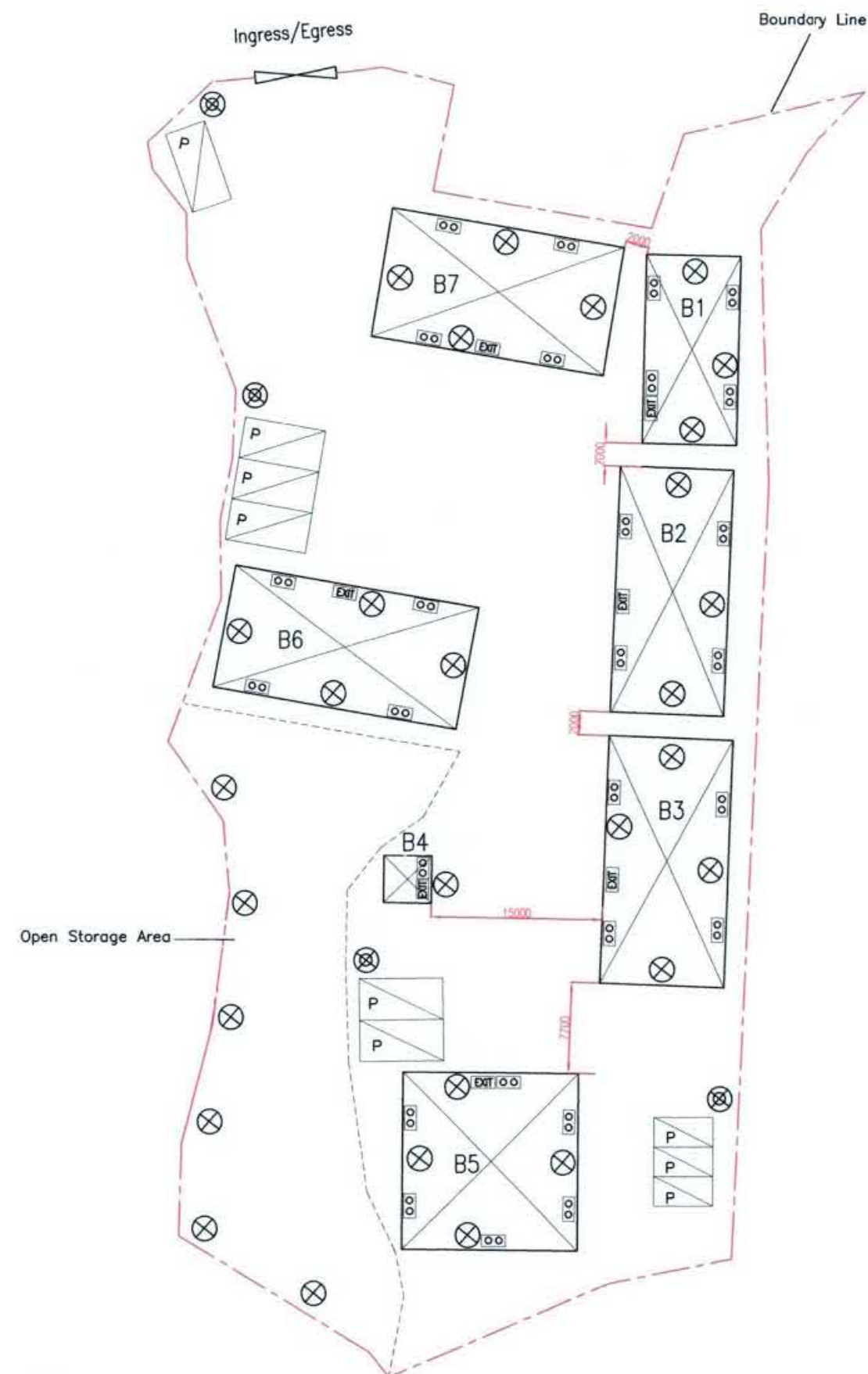
-  4KG DRY POWDER TYPE FIRE EXTINGUISHER
-  5KG CO2 GAS TYPE FIRE EXTINGUISHER
-  PARKING AREA
-  EMERGENCY LIGHTING
-  EXIT SIGN
-  NEW INSTALLATIONS
-  BOUNDARY LINE

NATURE OCCUPANCY:

- B1: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:128sq.m, Total Height about:8m)
- B2: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:200sq.m, Total Height about:8m)
- B3: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)
- B4: 1 storey structure for Toilet.
(GFA about:16sq.m, Total Height about:3m)
- B5: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:225sq.m, Total Height about:8m)
- B6: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)
- B7: 1 storey structure for Warehouse(Excluding D.G.G) with Ancillary Office.
(GFA about:220sq.m, Total Height about:8m)

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016 , BS EN 1838:2013 and FSD Circular Letter no.4/2021.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular letter 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.



F.S LAYOUT PLAN

<div>INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED</div> <div>Registered Address :</div> <div>Shop 25, G/F, Man Fung Building, YLTL 329, Fung Kwan Street, Yuen Long, N.T. Tel : 9263 7766 Fax : 2428 5932</div> <div>Business Address :</div> <div>8 / F, Block L, Phase 2, Wah Fung Industrial Centre, 33 - 39 Kwai Fung Street, Kwai Chung, N.T., H.K. Tel : 2425 5404 Fax : 2428 5932</div>	<div>Project :</div> <div>PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS AT LOT NOS 1356(PART),1359(PART),1360(PART) AND 1373(PART) IN D.D 109,KAM TIN,YUEN LONG,N.T</div>	<div>TITLE :</div> <div>PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN.</div>	<div>Drawn By:</div> <div>W.C WONG</div>
			<div>Date:</div> <div>14-07-2025</div>
			<div>Scale:</div> <div>1:500 @A3</div>
			<div>Ref No:</div> <div>TPB/A/YL-KTN/1091</div>
			<div>Drawing No:</div> <div>2025-FS-003</div>

KTN 1091 comments

1. Calculation – Please review the distance L (71m) as it appears not the longest distance.

It is reviewed, 99m is adopted.

2. Calculation – Please review the second part checking is for 900mm or 600mm dia. pipe.

It is reviewed. It should be checking Ex. 900mm dia. pipe.

3. Checking for the existing 675UC should be provided.

The final discharge point is changed. No discharge to this ex. 675UC.

4. Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.

Leveling works will be carried out as shown in the cross sections provided. Such minor leveling works would not affect the overland flow from the adjacent lands.

5. Cross section – Please ensure the proposed u-channel would be provided at the lower platform (after land filling) matching the existing ground level from adjacent areas.

Noted. The proposed u-channel would be provided at the lower platform matching with the existing ground level from adjacent areas.

6. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.

Noted.

7. Please provide site photos to show latest condition and existence of the drainage facilities which receive the discharge from the application site. Please justify the dimension by placing a ruler at the u-channel. The site photos should cover whole section of 675UC to final discharge outlet.

Photos are provided to show the existence of the existing drains at the west of the side (Photo 1-4) and the final discharge point (Photo 5).

8. Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.

Calculation is provided. Proposed 600UC, proposed 600mm dia. pipe and existing

900mm dia. pipe are checked.

9. Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

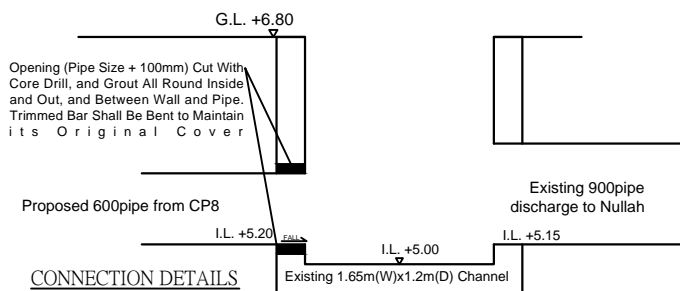
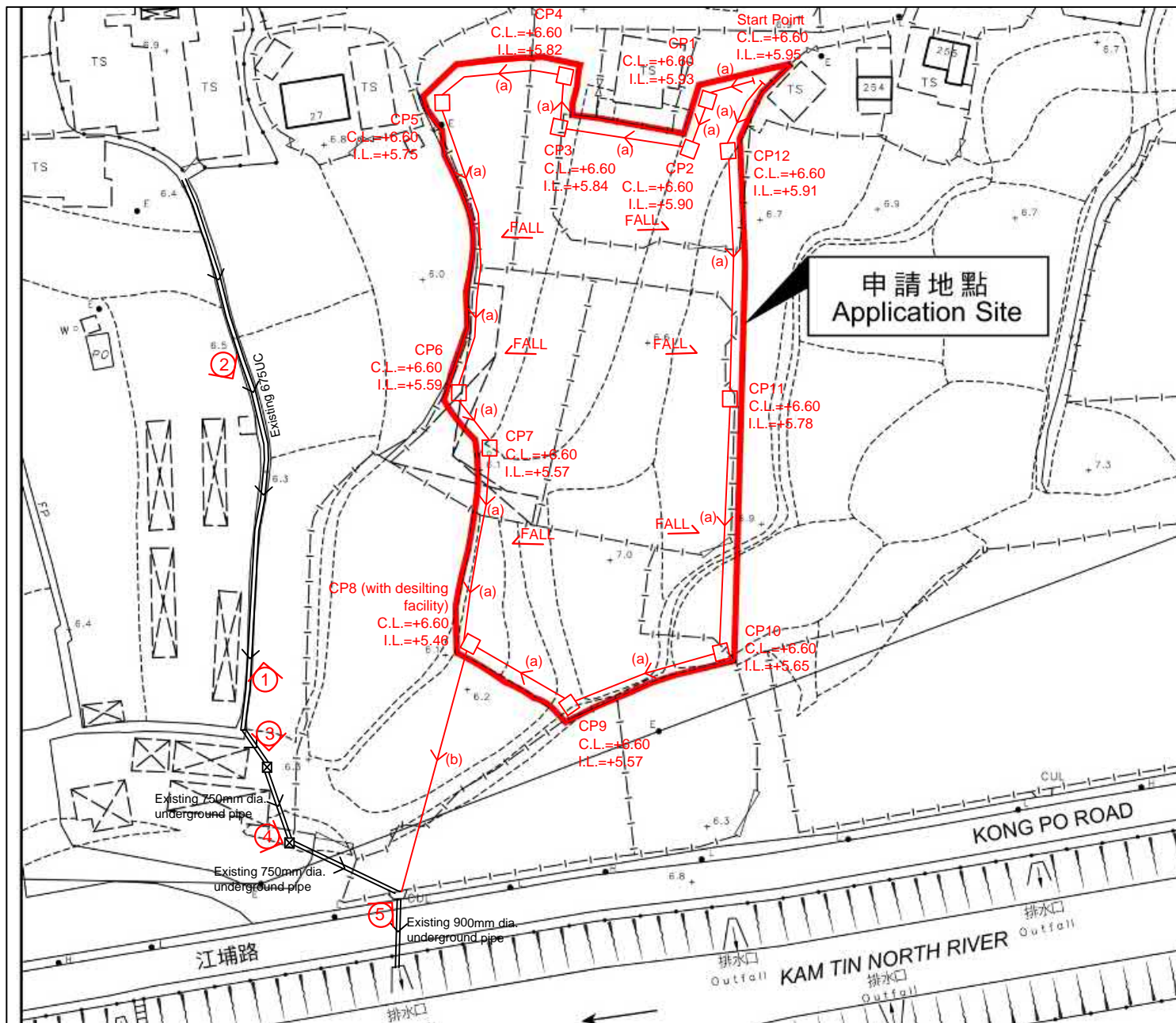
Open-bottom type fence wall to be provided, no overland flow would be affected.

10. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

Noted.

11. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Noted.



Project:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/1091)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

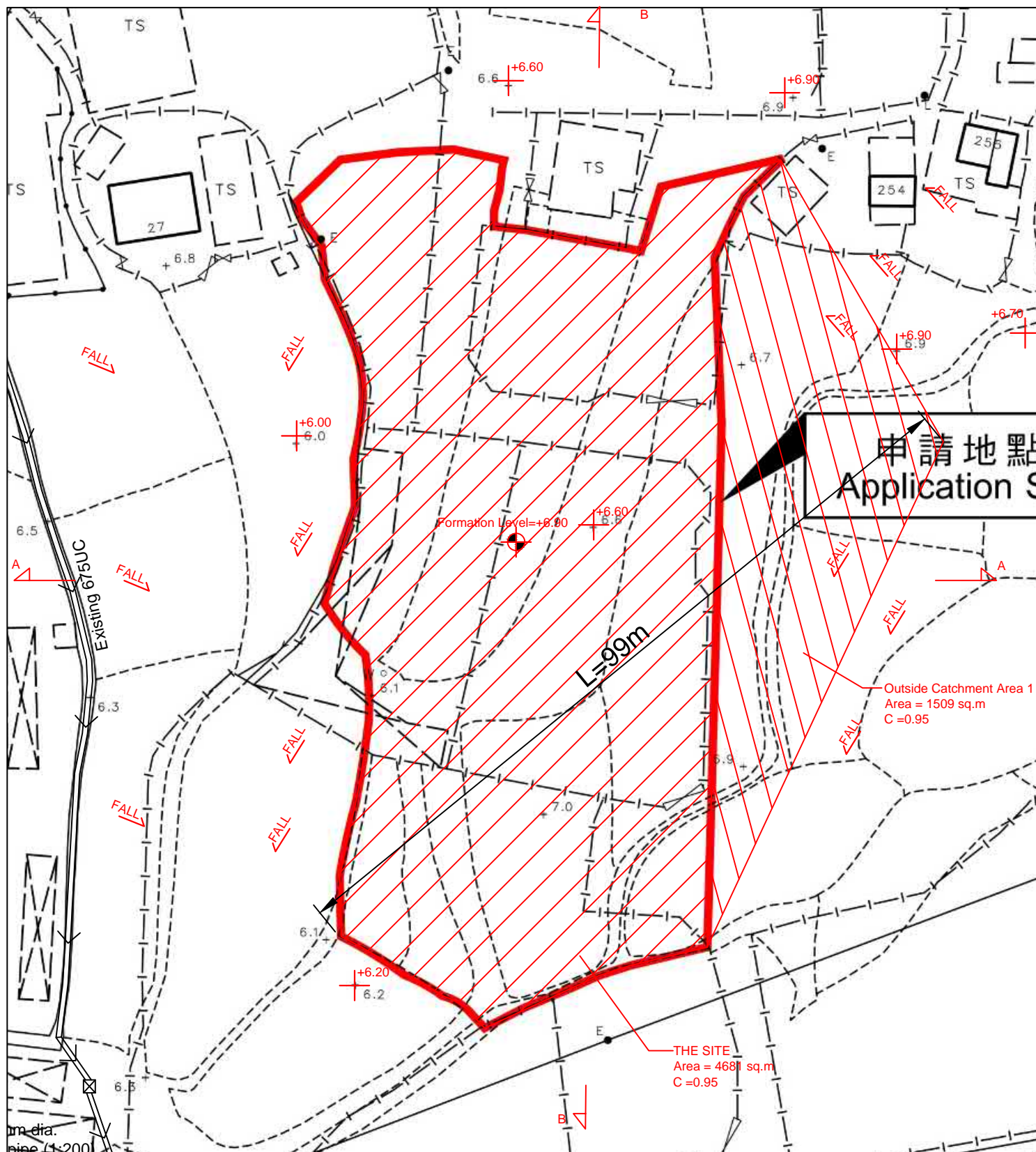
DM

Date:

26-7-2025

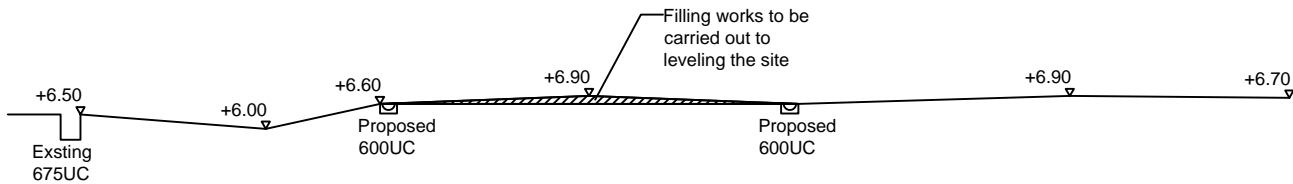
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



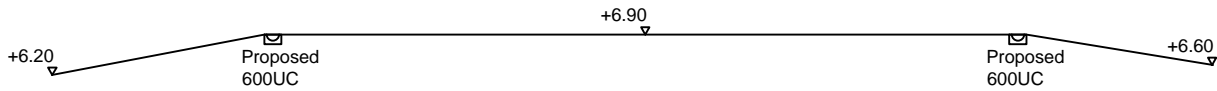
Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1091)	Title: Catchment Area Plan 1		D02
	Drawn by: DM	Date: 26-7-2025	
	正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY		

THE SITE



SECTION A-A

THE SITE



SECTION B-B

<div>Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories</div> <div>(Application No.:A/YL-KTN/1091)</div>	Title:		
	SECTIONS		D03
	Drawn by:	Date:	
	DM	26-7-2025	
	<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANT COMPANY</div>		

Photo 1

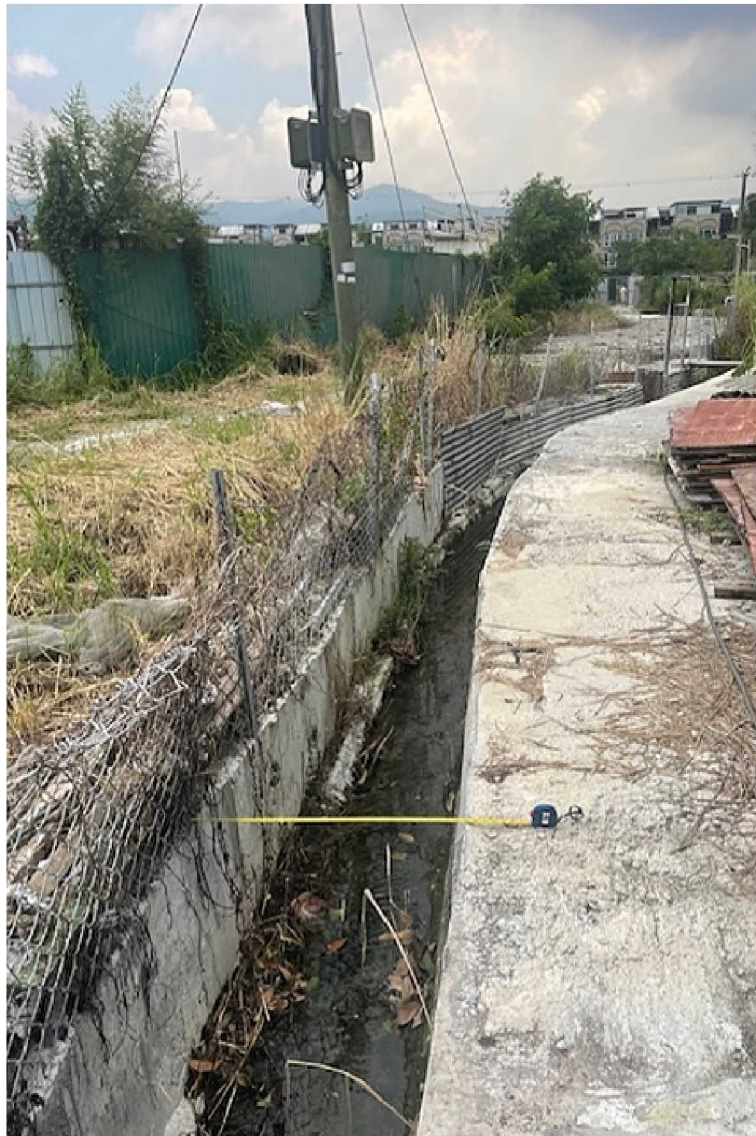


Photo 1a

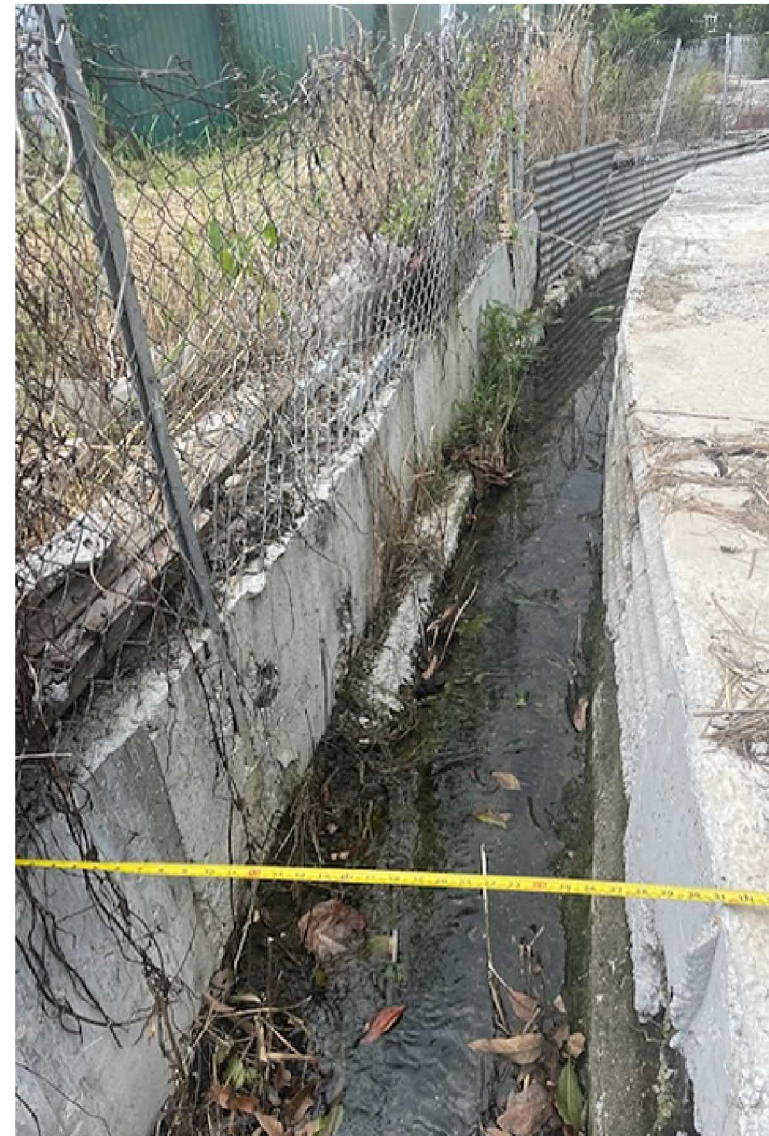


Photo 2



Photo 2a



PHoto 3



Photo 3a



Photo 4



Photo 5



Outside Catchment Area 1, Area = 1509 m² (C= 0.95)
 THE SITE, Area = 4681 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1509+4681 \quad \text{m}^2 \\ &= 6190 \\ &= 0.00619 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*99/1^{0.2}*6190^{0.1} \\ &= 5.981 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111*505.5/(5.981+3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 254.7 \quad \text{mm/hr} \end{aligned}$$

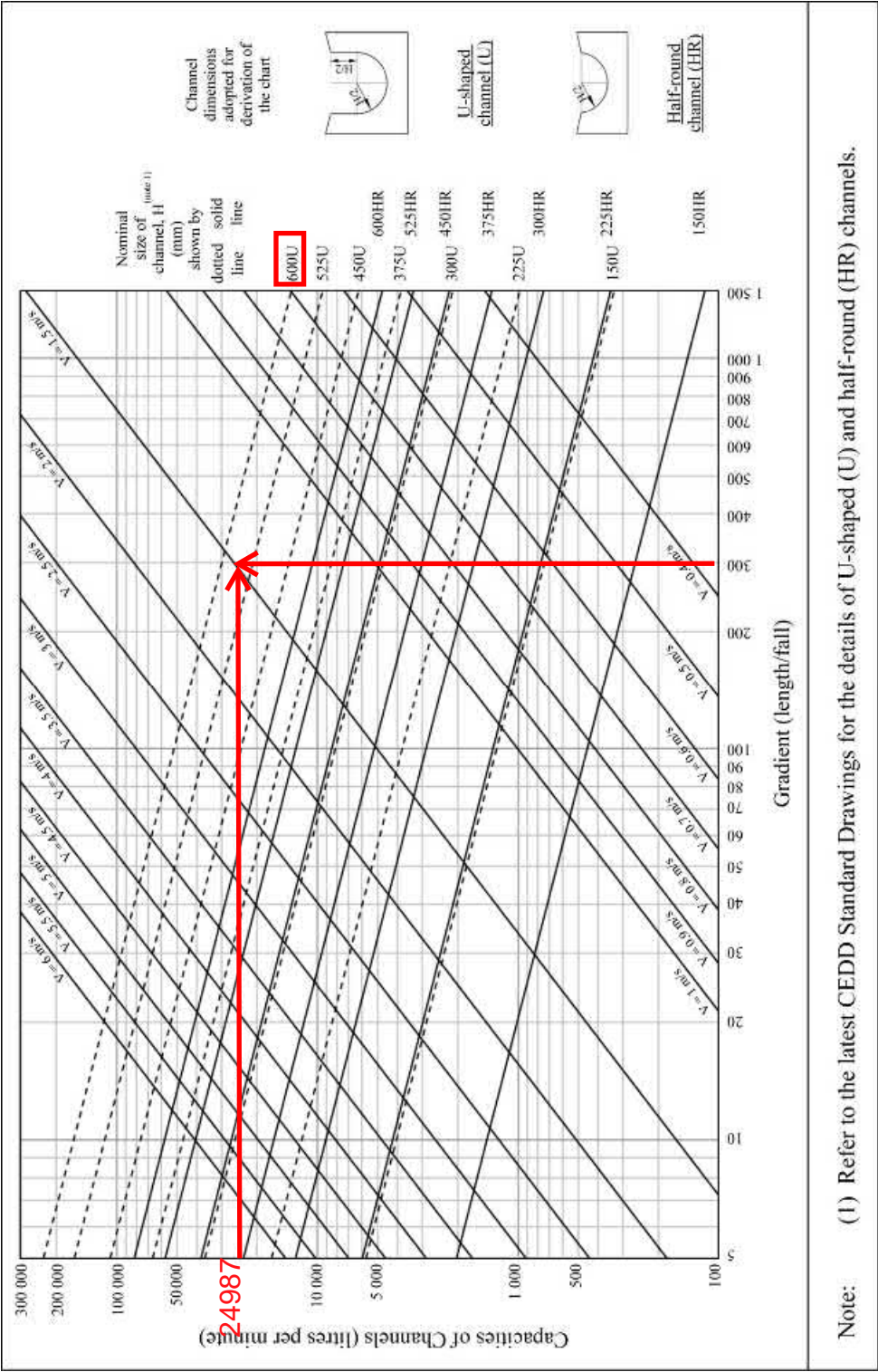
$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*254.7*0.00619 \\ &= 0.4164 \quad \text{m}^3/\text{sec} \\ &= \underline{24987} \quad \text{lit/min} \end{aligned}$$

Provide 600UC (1:300) is OK

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

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

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



Check Proposed 600mm dia. Pipes by Colebrook-White Equation

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

where :

V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.6	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.00667	hydraulic gradient (1: 150)

Therefore, design V of pipe capacity = 2.2819 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.516	m ³ /s	
= 30969	lit/min	
> 24987	lit/min	Ok



前往地圖: <https://www.map.gov.hk/gm/geo:22.4435,114.0724?z=2257>

Catchment Area for Existing 900mm dia. underground pipe



©地圖版權屬香港特別行政區政府

地圖列印於 2025 年 5 月 2 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

For checking Existing 900mm dia. pipe

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 18183 \quad \text{m}^2 \\ &= 0.018183 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 133 / 1^{0.2} * 18183^{0.1} \\ &= 7.214 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && \text{(50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)} \\ &= 1.111 * 505.5 / (7.214 + 3.29)^{0.355} \\ &= 243.7 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 243.7 * 0.018183 \\ &= 1.1703 \quad \text{m}^3/\text{sec} \\ &= \underline{70215} \quad \text{lit/min} \end{aligned}$$

Provide 900mm dia. concrete pipe (1:100) is OK

Check Existing 900mm dia. Pipes by Colebrook-White Equation

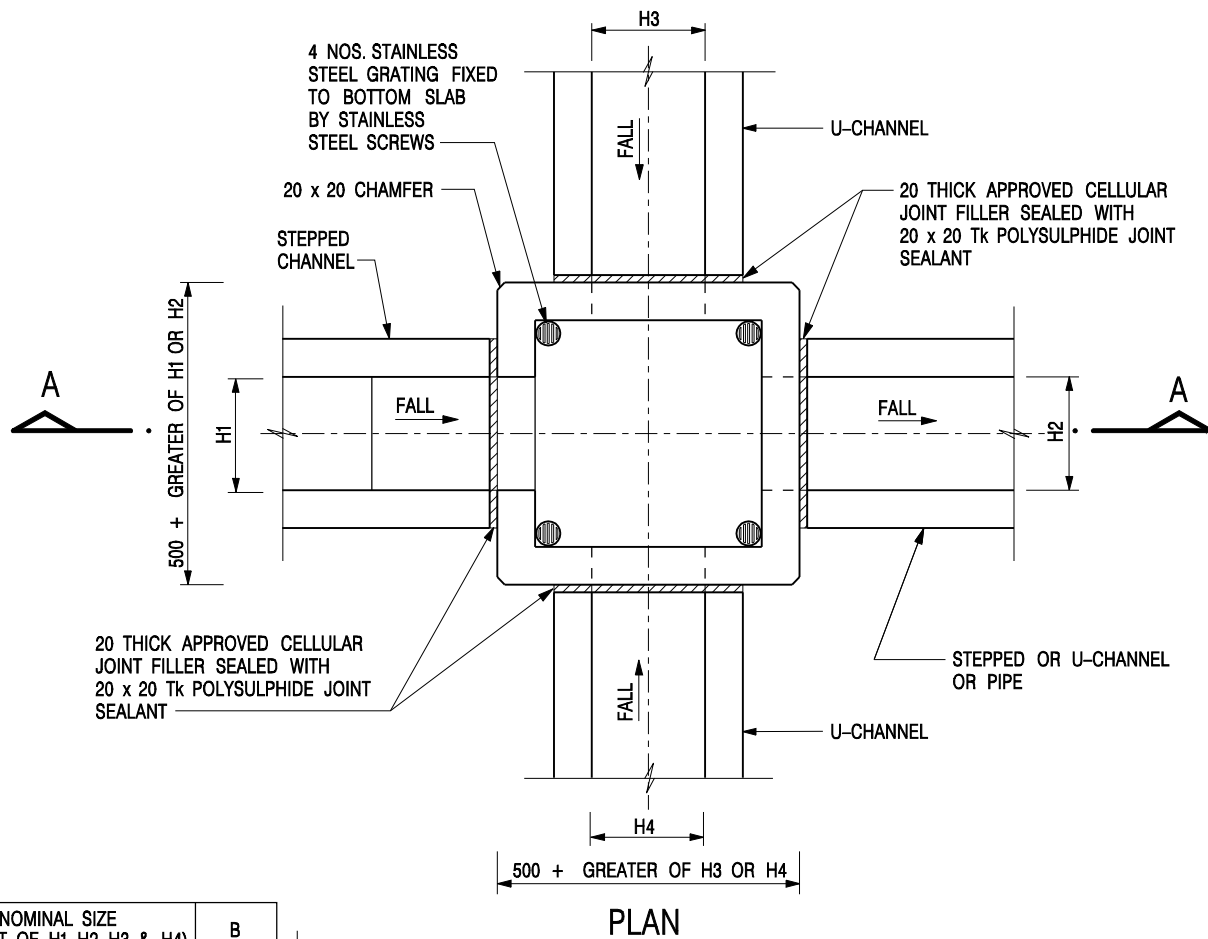
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

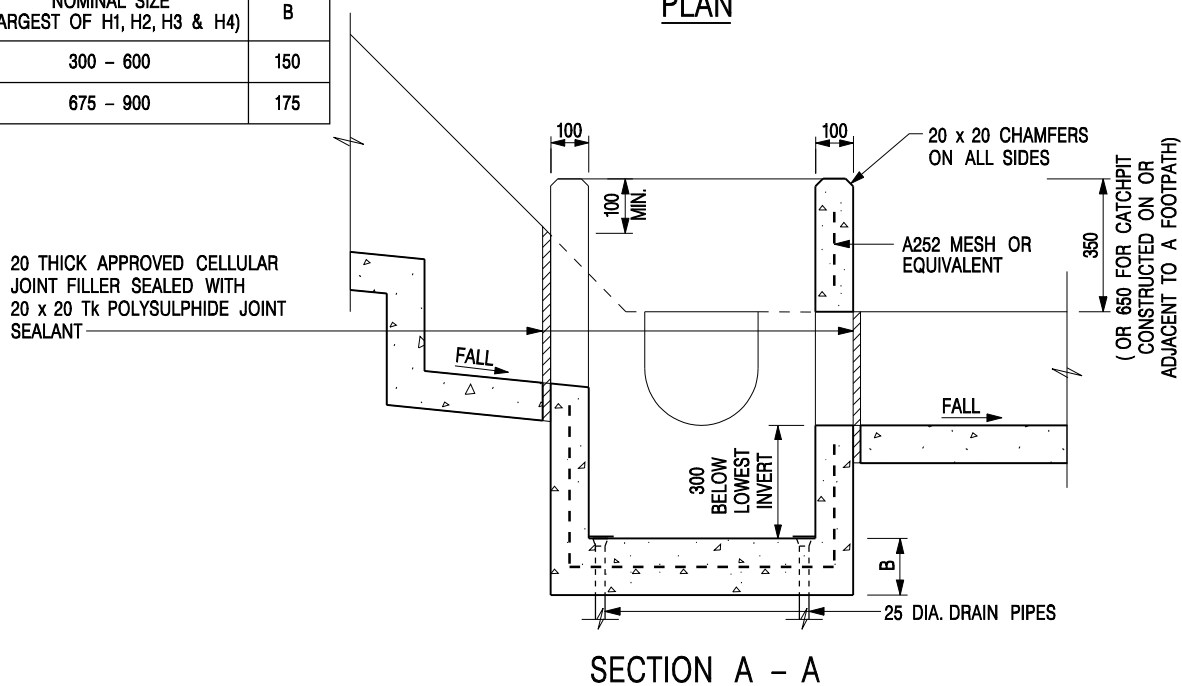
V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.9	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.005	hydraulic gradient	

Therefore, design V of pipe capacity = 2.5279 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 1.287	m ³ /s	
= 77193	lit/min	
> 70215	lit/min	Ok




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

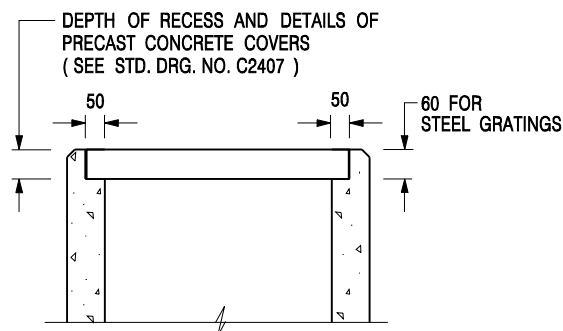


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

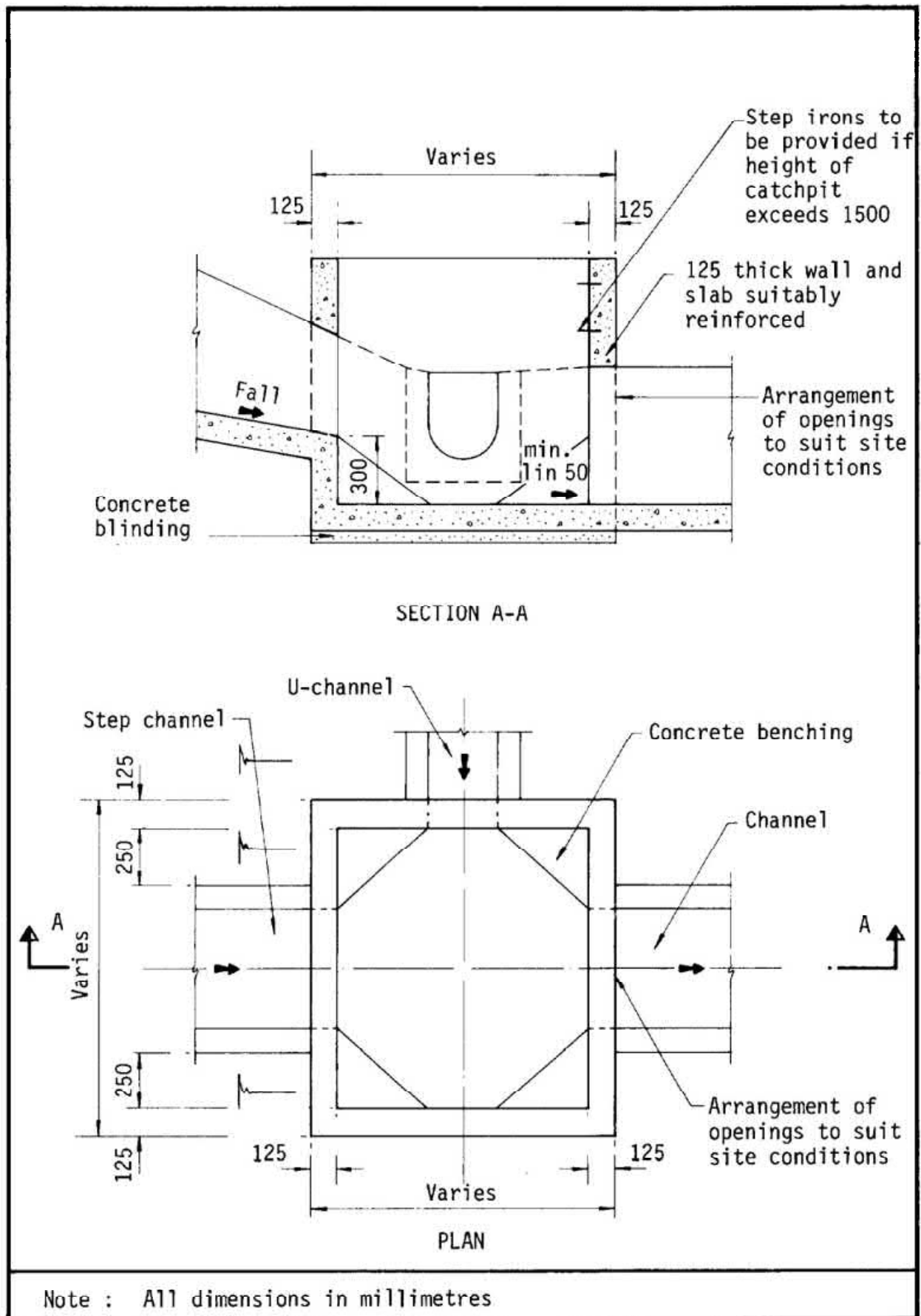
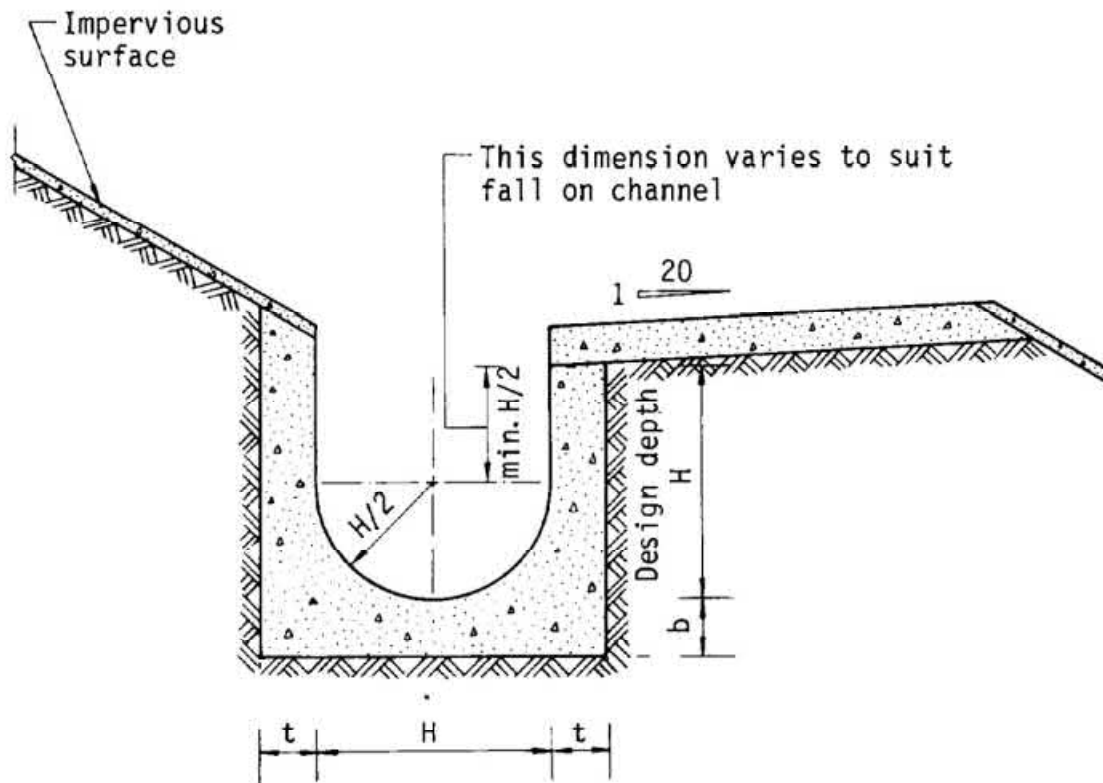


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

寄件日期: 2025年09月04日星期四 11:23
收件者: tpbpd/PLAND
副本: Jet Sze Jet CHEUNG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: Planning Application No. A/YL-KTN/1091_departmental comments
附件: AYL-KTN 1091 20250904.pdf

From: Tang [REDACTED]

Andrea,

Thank you for the phone call and email. Please see the attachment for the responses of the comment from Highways Department. Please contact Mr. Tang via email [REDACTED] if you have any questions regarding to the captioned application.

Yours sincerely,
Mr. Tang [REDACTED]

Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk> 於2025年9月4日上午10:34寫道：

Dear Mr Tang,

I refer to the captioned application. Below please find the comments of the **Highways Department (Contact: Mr Windsor CHENG at 2762 3947)**.

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

There are discrepancies amongst the application documents regarding the proposed access arrangement. The access via Kong Tai Road or Kong Po Road and local tracks should be clarified.

Regards,

Andrea YAN

TP/YLE3, PlanD

Tel: 3168 4049

Response to Highways Department

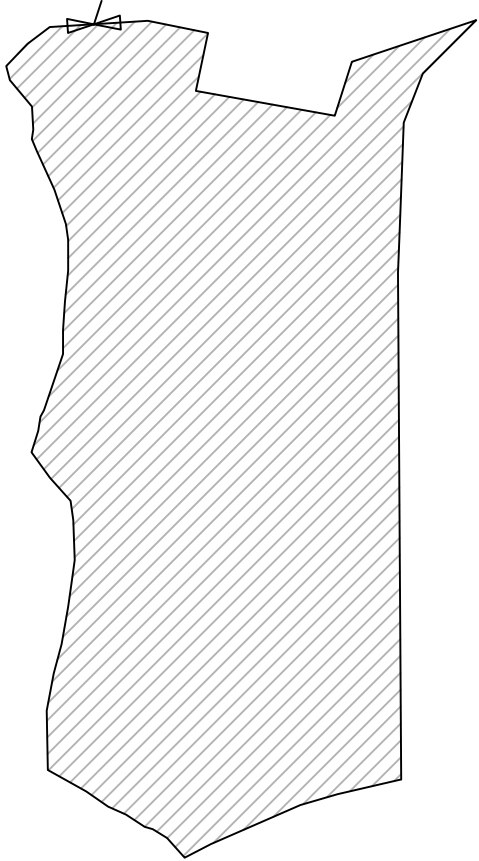
Comments of the Highways Department	Responses
There are discrepancies amongst the application documents regarding the proposed access arrangement. The access via Kong Tai Road or Kong Po Road and local tracks should be clarified.	We would like to clarify that the captioned application site accesses via Kong Tai Road and local tracks instead of Kong Po Road, please see the updated paved ratio plan (Appendix 4). Sorry for the confusion.

Proposed Filling of Land Perimeter


Application Site Area: 4,681 m²(About)
Existing Land Filling: 4,681 m² (About)
Depth of Land Filling: no more than 0.2 m
Proposed Mean Site Levels: +7.0 mPD (About)
Material of Filling: Concrete



Width of Ingress / egress: About 7m



Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1356 (Part),
1359 (Part), 1360 (Part) and
1373 (Part)

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

Date: 4 September 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

4-01

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	23.9.2022 [revoked on 23.12.2023]
2.	A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five years and Filling of Land	17.3.2023 [revoked on 17.6.2024]

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) 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	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary 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 Office for a Period of Three Years and Filling of Land	19.4.2024

	Application No.	Use/Development	Date of Consideration
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 Filling of Land	5.7.2024
9.	A/YL-KTN/1010	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Associated Filling of Land	4.10.2024
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) with Ancillary Office 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
14.	A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025

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 which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification had 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. 1356, 1359, 1360 and 1373 all in D.D. 109 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 revised drainage proposal and the implementation and maintenance of the proposed drainage facilities for the development 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 cause traffic of heavy vehicle and dusty operation. According to his review, there are residential buildings within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is acceptable;
- in consideration of the nature of open storage, the approval condition on the provision of fire extinguisher(s) to his satisfaction should be added; and
- advisory comments are at **Appendices IV and VI**.

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 photos, the Site is located in a rural inland plains landscape character comprising temporary structures, vacant land, open storage, scattered tree groups and low-rise residential buildings within the "Residential (Group C)2" zone to the south. The proposed use is not entirely incompatible with the planned use in the surrounding area; and
- based on the site photos, the Site is fenced-off, hard-paved with some temporary structures. No existing tree is observed within the Site. Significant adverse landscape impact on 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. **District Officer's Comments**

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

- no comment on the application and his office has not received any local's comment on the application.

9. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) 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 (DLO/YL, 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 lot(s) of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (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 adjoining section of Kong Tai Road 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 Tai 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) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (iii) the applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site; and
 - (iv) the applicant shall be liable for any adverse drainage impact due to his/her proposed use;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant shall submit a valid fire certificate (F.S. 251) to his department for the compliance with approval condition relevant to the provision of fire extinguisher(s);
 - (ii) the good practice guidelines for open storage (**Appendix VI**) should be adhered to;
 - (iii) the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that seven structures and associated filling of land are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be

obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) 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.

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

1

From: [REDACTED]
Sent: 2025-03-14 星期五 22:49:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: KTN 1091.pdf 250314 s16

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

14th March, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of
3 Years
(A/YL-KTN/1091)**

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 Po². According to the relevant government document³, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document³ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Tai_Kong_Po.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

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

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

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From: [REDACTED]
Sent: 2025-03-14 星期五 03:05:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1091

A/YL-KTN/1091

Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Cheung Kong Tsuen, Kam Tin

Site area: About 4,681sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Land** / 9 Vehicle Parking

Dear TPB Members,

Strong Objections. The site is an amalgamation of two FAKE ANIMAL BOARDING applications less a section already approved for brownfield under 976:

A/YL-KTN/856 revoked 23 Dec 2023 and

A/YL-KTN/889 revoked 17 June 2024 for failure to fulfil a number of conditions

This is the now familiar brownfield by stealth approach. Apply for ABE, Plan D supports, fail to fulfil conditions because this was never the intention, and then back with the actual operation.

That government departments are active participants in the deception and TPB members rubber stamp the expedited applications via streamlining is a clear indication of a conspiracy to expand the footprint of brownfields despite Policy pledges to curtail this inefficient and damaging land use.

Land that has been filled in and sealed over will never be restored to its original purpose.

The applications should be rejected as the lots are not Cat 2 but unfortunately the community has no longer any faith in the integrity of the system.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-06-24 星期二 16:07:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on five planning applications
Attachment: 250624 s16 KTN 1091.pdf;

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

24th June, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of
3 Years
(A/YL-KTN/1091)**

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 Po². According to the relevant government document³, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document³ also states:

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Tai_Kong_Po.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

- *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Kong Po). If it is not within APA, we also urge the Board to investigate the boundary of the Tai Kong Po APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: *'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective'*, we still would like the Board to consider our concern as stated above.

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

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

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From: [REDACTED]
Sent: 2025-08-26 星期二 20:56:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on five planning applications
Attachment: 250826 s16 KTN 1154.pdf; 250826 s16 LTY 497.pdf; 250826 s16 KTN 1091.pdf; 250826 s16 MTL 13.pdf; 250826 s16 TKO 131.pdf

Dear Sir/ Madam,

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Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

26th August, 2025.

By email only

Dear Sir/ Madam,

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Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of
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(A/YL-KTN/1091)**

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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*

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

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., 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]

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.