

2551658
2025年7月25日
收到 - 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期

This document is received on 25 JUL 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2501658 23/7 By hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-KTN/1153 |
| | Date Received 收到日期 | 25 JUL 2025 |

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

1. Name of Applicant 申請人姓名/名稱

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

LEUNG Yu Cheung 梁裕祥

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

| | |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用） | Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, 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 567 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積（倘有） | 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 | Approved Kam Tin North OZP No.: S/YL-KTN/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Agriculture" Zone |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
27/06/2025 - 11/07/2025 (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 23/07/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

| | |
|--|--|
| 6. Type(s) of Application 申請類別 | |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | |
| (a) Proposed use(s)/development 擬議用途/發展 | Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 567sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | N/A |
| 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 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) N/A | |
| 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 N/A Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Fung Kat Heung Road via Mei Fung Road and a local access</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 <u>567</u> sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 <u>not more than 0.1</u> 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？ | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Matthew NG

Director (Planning and Development)

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 No. 411

Others 其他

MRTPI, MPJA, MOPAC, CMILT

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

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



Date 日期

23/07/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Kam Tin, Yuen Long, New Territories |
| Site area 地盤面積 | <div>567 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</div> |
| Plan 圖則 | Approved Kam Tin North OZP No.: S/YL-KTN/11 |
| Zoning 地帶 | "Agriculture" Zone |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years |

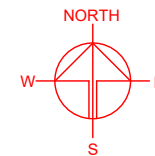
| | | | |
|--|--|--|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic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

| 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"/> |
| Plans showing location/zoning/land status/filling of land of/at the Site; Swept path analysis; Accepted drainage proposal of previous application No. A/YL-KTN/775; FSIs Proposal; TPB PG-No.13G | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> <hr/> | | |
| 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。

ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA
MEI FUNG ROAD AND A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

| | |
|----------|-----------|
| DRAWN BY | DATE |
| MN | 22 7 2025 |

| | |
|------------|------|
| CHECKED BY | DATE |
|------------|------|

| | |
|-------------|------|
| APPROVED BY | DATE |
|-------------|------|

DWG. TITLE
LOCATION PLAN

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 1 | 00 |

LEGEND



APPLICATION SITE

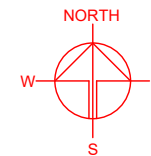
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 567 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



逢吉鄉
輸水隧道入口
Fung Kat Heung
Portal

1

G/C

逢吉鄉
Fung Kat Heung

FUNG KAT HEUNG ROAD

APPLICATION SITE

I(D)

CA

CA

AGR

CA

CDA(1)

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

22.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

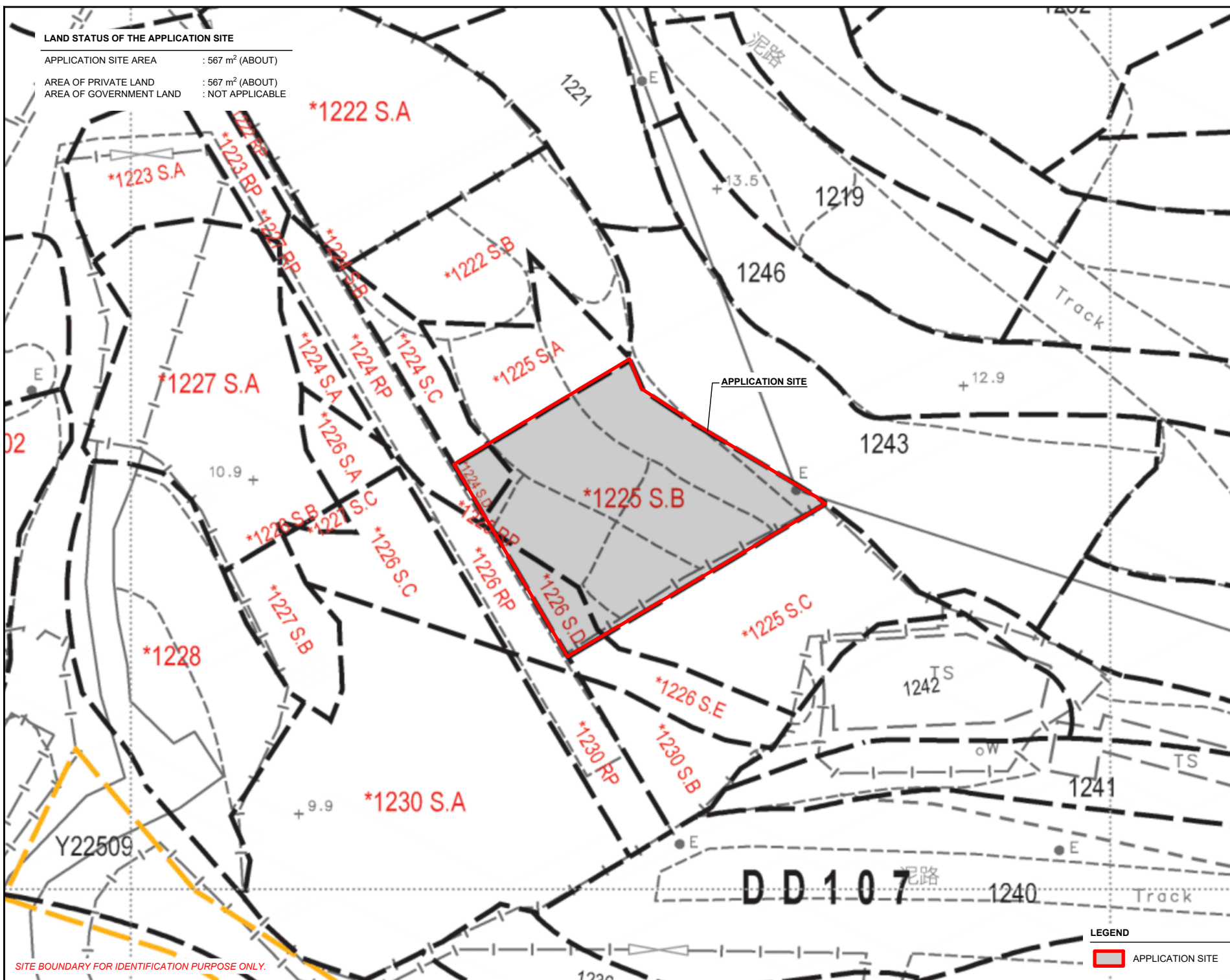
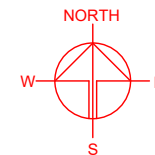
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 567 m² (ABOUT)
 AREA OF PRIVATE LAND : 567 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

22.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

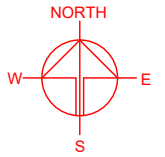
VER.

001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 567 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



Armed Forces
Outbound
Training Center

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

22.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001

TPB Guidelines No. 13G

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

LEGEND

 APPLICATION SITE

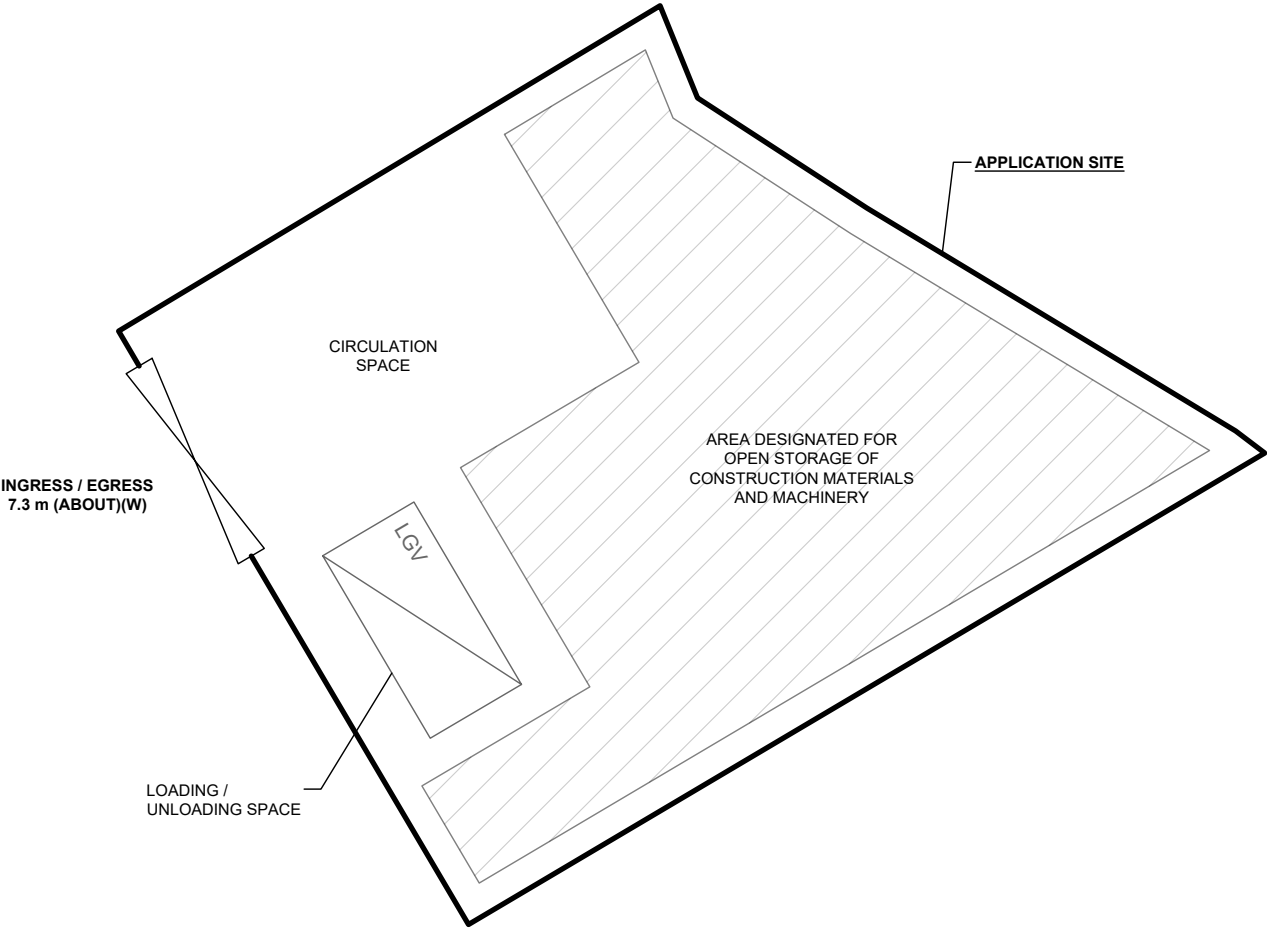
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 567 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 567 m² (ABOUT)

OPEN STORAGE AREA : 302 m² (ABOUT)
STACKING HEIGHT : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

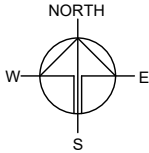


LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS VEHICLE L/UL SPACE : 1
DIMENSION OF LOADING/UNLOADING SPACE : 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

| | |
|-------------|-----------|
| DRAWN BY | DATE |
| MN | 22.7.2025 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

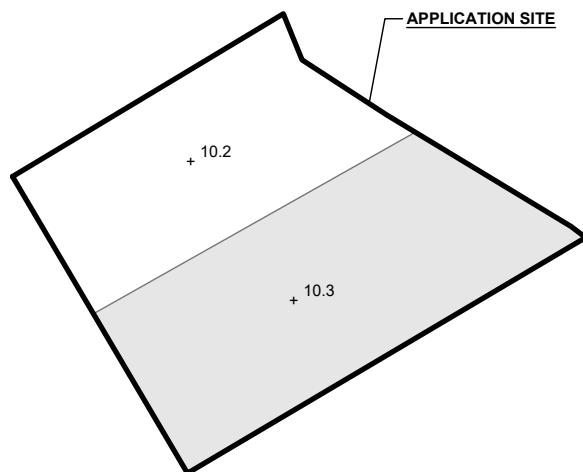
DWG. TITLE
LAYOUT PLAN

DWG NO.
PLAN 5

VER.
001

EXISTING CONDITION OF THE APPLICATION SITE

| | | |
|-----------------------------|----------------------|---------|
| APPLICATION SITE AREA | : 567 m ² | (ABOUT) |
| EXISTING HARD-PAVED AREA | : 330 m ² | (ABOUT) |
| EXISTING SITE LEVELS | : +10.3 mPD | (ABOUT) |
| EXISTING SOILED GROUND AREA | : 237 m ² | (ABOUT) |
| EXISTING SITE LEVELS | : +10.2 mPD | (ABOUT) |



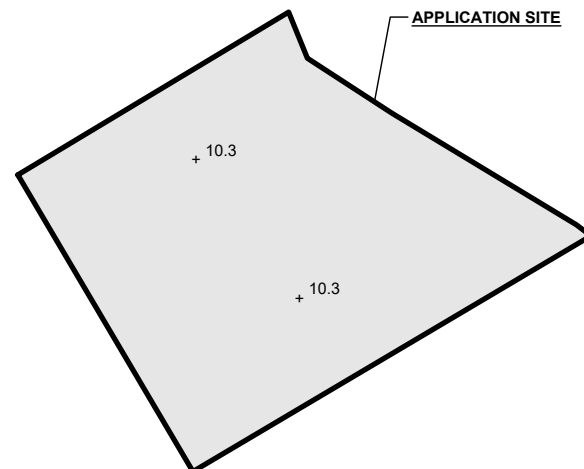
LEGEND

| | |
|--|---------------------|
| | APPLICATION SITE |
| | EXISTING SITE LEVEL |

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

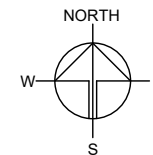
FILLING OF LAND AREA OF THE APPLICATION SITE

| | | |
|-------------------------------|--|---------|
| APPLICATION SITE AREA | : 567 m ² | (ABOUT) |
| PROPOSED FILLING OF LAND AREA | : 567 m ² | (ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.1 m | |
| PROPOSED SITE LEVEL | : +10.3 mPD | (ABOUT) |
| MATERIAL OF FILLING | : CONCRETE | |
| PURPOSE OF FILLING | : OPEN STORAGE AREA AND CIRCULATION AREA | |



LEGEND

| | |
|--|----------------------|
| | APPLICATION SITE |
| | FILLING OF LAND AREA |
| | PROPOSED SITE LEVEL |



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

| | |
|-------------|-----------|
| DRAWN BY | DATE |
| MN | 22.7.2025 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

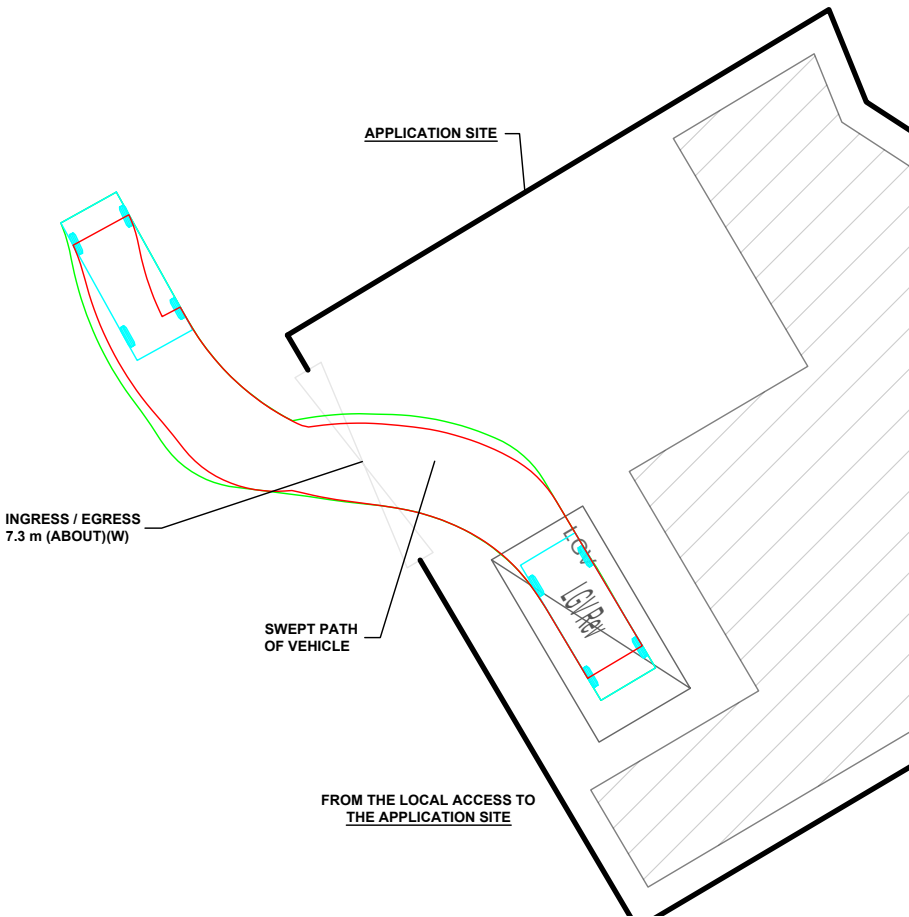
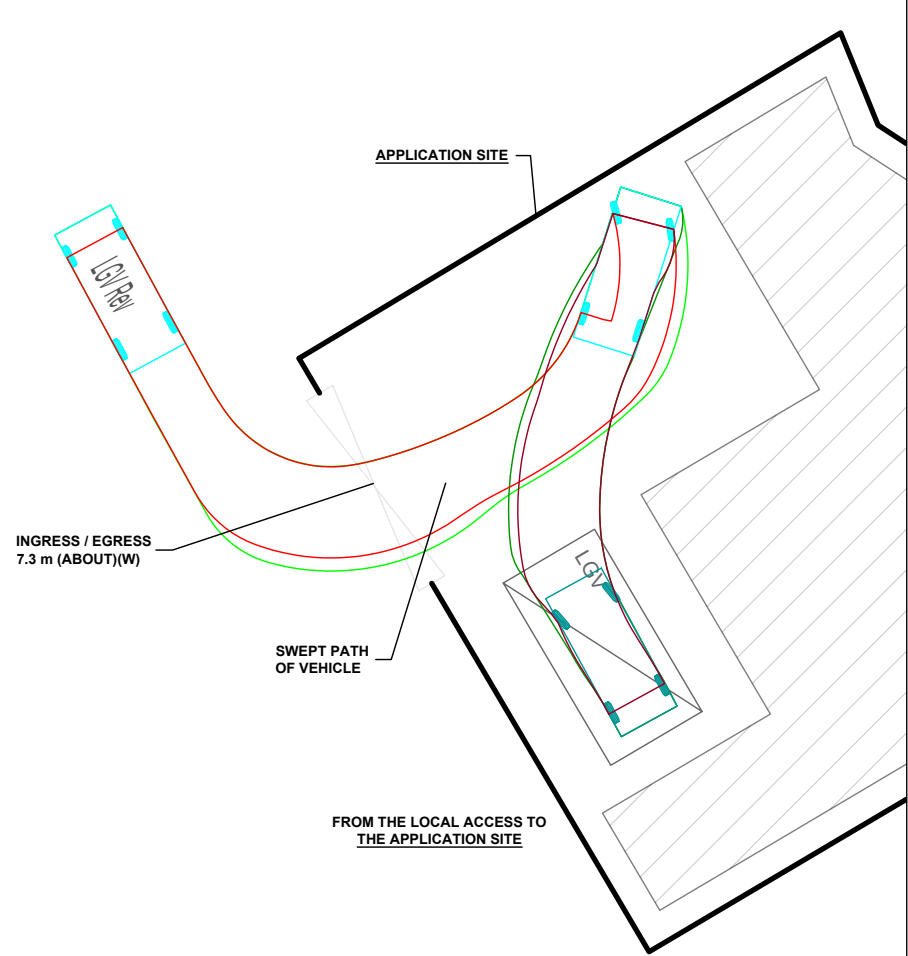
DWG. TITLE
FILLING OF LAND AREA

| | |
|-------------------|-------------|
| DWG NO. PLAN 6 | VER. 001 |
|-------------------|-------------|

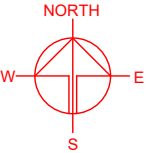
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



| LEGEND | |
|--------|---------------------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | LOADING / UNLOADING SPACE (LGV) |
| | INGRESS / EGRESS |
| | LIGHT GOODS VEHICLE |
| | SWEPT PATH OF VEHICLE |



| | |
|--|-----------|
| PLANNING CONSULTANT | |
| | |
| PROJECT | |
| PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS | |
| SITE LOCATION | |
| VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES | |
| SCALE | |
| 1 : 250 @ A4 | |
| DRAWN BY | DATE |
| MN | 22.7.2025 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| SWEPT PATH ANALYSIS | |
| DWG NO. | VER. |
| PLAN 7 | 001 |

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years'** (proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant would like to use the Site for storage of construction materials (i.e. bricks, tiles, columns, screws etc.) and machinery (i.e. elevated platforms, digging machines, generators etc.), in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, '*open storage*' use is not a column one nor column two use within the "AGR" zone, which requires planning permission from the Board. Although the Site is currently zoned as "AGR" zone, there is no active agricultural use within the Site, approval of the planning application on a temporary basis of years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the previous land resources in the New Territories.
- 2.2 The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). The Site is also surrounded by open storage yards, warehouses and other brownfield activities, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 Several similar S.16 planning applications for '*open storage*' use were approved by the Board within the same "AGR" zone. The application site of the S.16 application (No. A/YL-KTN/1054) is located at the immediate northwest of the Site, which was approved by the Board on a temporary basis of 3 years in November 2024. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.
- 2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-KTN/775) for '*animal*

boarding establishment' use with associated filling of land, that was submitted by the same applicant. The application was approved by the Board on a temporary basis for 5 years on 23/7/2021. However, the applicant did not implement the previously approved scheme for '*animal boarding establishment*' as it was considered financially unfeasible to operate the approved development at that time.

- 2.5 In support of the current application, the applicant has submitted the accepted drainage proposal of the previous application (No. A/YL-KTN/775) and a fire service installations (FSIs) proposal in order to mitigate any potential nuisance from the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 567 m² (about) (**Plan 3**). The operation hours are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. No structure is proposed at the Site and large amount of uncovered space is designated for open storage of construction materials and machinery (i.e. about 302 m² with stacking height of not more than 3m) (**Plan 5**). As the Site is proposed for '*open storage*' use, staff will only access the Site for loading/unloading (L/UL) activities and no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

| | |
|------------------------------|----------------------------|
| Application Site Area | 567 m ² (about) |
| Covered Area | Not applicable |
| Uncovered Area | 567 m ² (about) |

- 3.2 Portion of the Site (i.e. about 330 m²) has already been filled with concrete to facilitate a flat surface for site formation of structures for the previous application (No. A/YL-KTN/775) (**Plan 5**). Under the current application, the Site is proposed to be filled wholly by the applicant in order to meet the operational need of the proposed development (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**).

One L/U space is provided at the Site, details of spaces are shown at **Table 2** below:

Table 2 – L/UL Provision

| Type of Space | No. of Space |
|---|--------------|
| L/UL Space for Light Goods Vehicle (LGV) - 3.5m (W) x 7m (L) | 1 |

- 3.4 5.5 tonnes will be deployed for transportation of construction materials and machinery to and out of the Site, hence, 1 L/UL space for LGV is provided. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

| Time Period | LGV | | 2-Way Total |
|---|-----|-----|-------------|
| | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 1 | 1 | 2 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 1 | 1 | 2 |
| Traffic trip per hour (average, 10:00 – 18:00) | 1 | 1 | 2 |

- 3.5 No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures have been provided by the applicant (i.e. submission of the accepted drainage proposal of the previous application No. A/YL-KTN/775 and FSIs proposal) in order to mitigate any adverse impact arising from the applied use (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years and Associated Filling of Land**'.

R-riches Planning Limited

July 2025

LIST OF PLANS

| | |
|---------------|---|
| Plan 1 | Location Plan |
| Plan 2 | Plan showing the Zoning of the Application Site |
| Plan 3 | Plan showing the Land Status of the Application Site |
| Plan 4 | Town Planning Board Guideline No. 13G – Application Site |
| Plan 5 | Layout Plan |
| Plan 6 | Plan showing the Filling of Land Area of the Application Site |
| Plan 7 | Swept Path Analysis |

APPENDICES

| | |
|--------------------|---|
| Appendix I | The Accepted Drainage Proposal of the Previous Application No. A/YL-KTN/775 |
| Appendix II | Fire Service Installations Proposal |

Appendix I

The Accepted Drainage Proposal of the Previous Application No. A/YL-KTN/775

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

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

來函檔號 Your Reference : DD107 Lot 1224 S.D & VL

本署檔號 Our Reference : TPB/A/YL-KTN/775

電話號碼 Tel. No. : [REDACTED]

傳真機號碼 Fax No. : [REDACTED]

By Post & Fax [REDACTED]

[REDACTED]
(Attn: Mr. Orpheus LEE)

3 March 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (e)
– the Submission of Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Fung Kat Heung, Kam Tin**
(Application No. A/YL-KTN/775)

I refer to your submission dated 5.10.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. Terence TANG (Tel: [REDACTED]) of the Drainage Services Department directly.


Yours faithfully,

(Anthony LUK)

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

C.C.
CE/MN of DSD

(Attn.: Mr. Terence TANG)

(Fax: )

Internal
CTP/TPB

AL/LD/cw

Appendix

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

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (v) The site is adjacent to an existing watercourse that the applicant shall strictly implement the drainage works according to the drainage proposal and shall not encroach/fill/adversely affect the existing watercourse. The applicant shall take extreme care when working in the vicinity of the existing watercourse in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said watercourse due to the proposed development shall be made good at the applicant's cost.

Our Ref.: DD107 Lot 1224 S.D & VL

Your Ref.: TPB/A/YL-KTN/775

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

By Email

5 October 2022

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in
"Agriculture" Zone, Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Fung Kat Heung,
Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/775)

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

Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

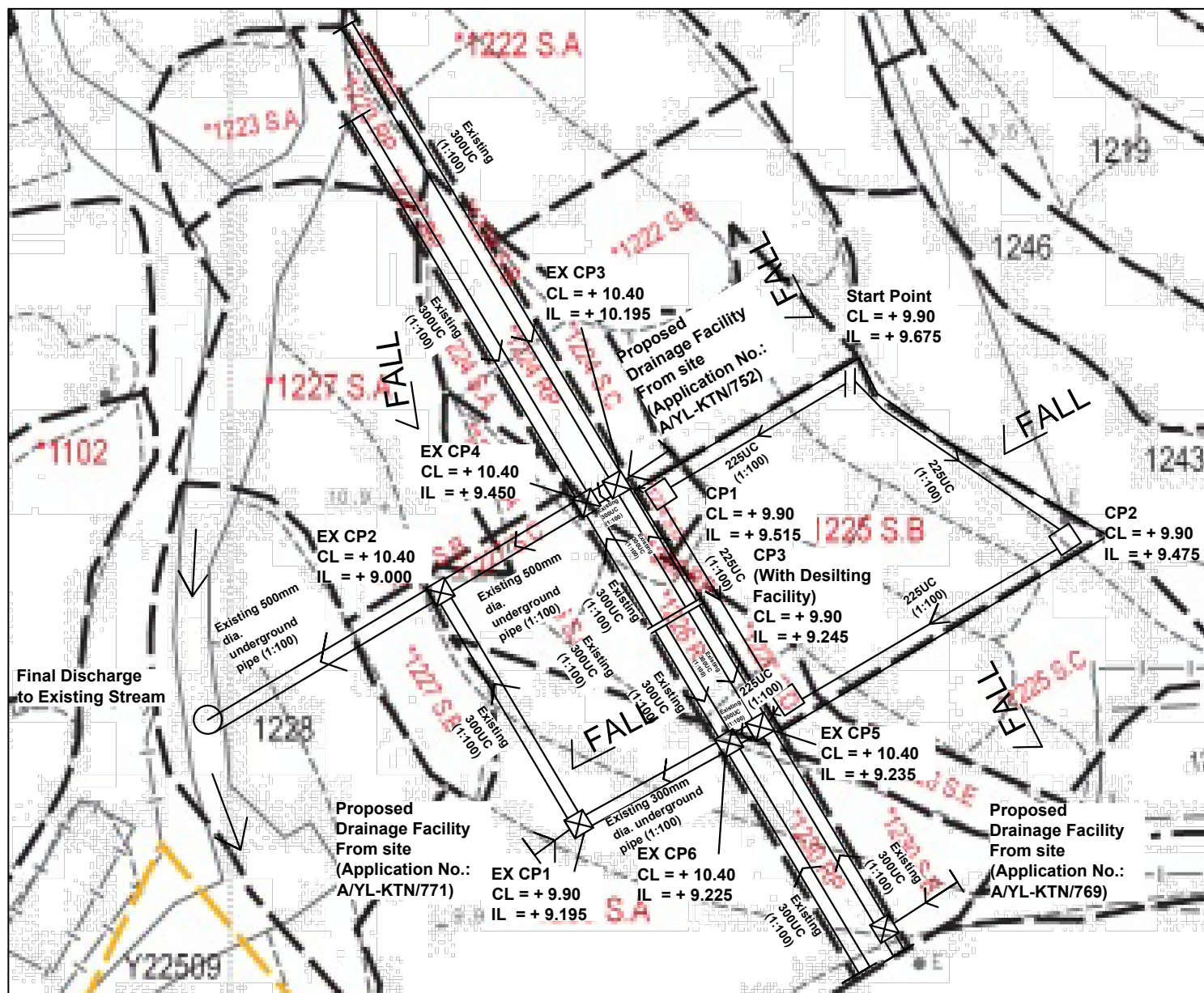
For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE

Planning and Development Consultant



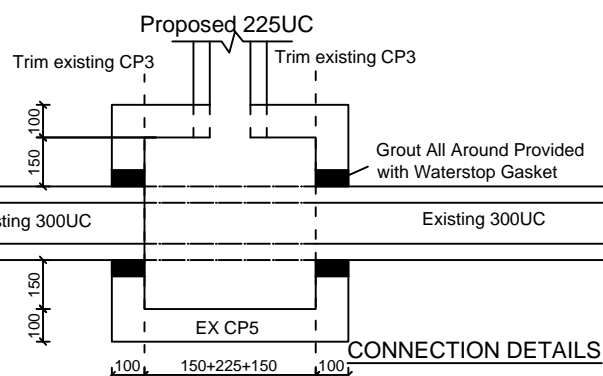


LEGEND

- ☐ CP Proposed CatchPit
- Proposed UC (1:100) with Cast Iron Cover/underground pipe
- ☒ CP Existing CatchPit
- Existing Drain

Note:

1. No solid fence wall to be erected.
2. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C24061.
3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
4. All proposed u-channel is covered by cast iron



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT CO.

Project:

Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land at Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Fung Kat Heung, Kam Tin, N.T. (Application No.: A/YL-KTN/775)

Title:

Drainage Proposal

D01

Drawn by:

DM

Date:

19th Jan 2022

Check by:

DM

Scale:

Company:

Project : A/YL-KTN/752

Date: 12/1/2022

Calculation for channels:

Catchment Area of site (A/YL-KTN/771)

Grass-paved Area = 548 m²
= 0.000548 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000548 km²
= 0.009522 m³/s
= 571 liter/min

Hard-paved Area = 722 m²
= 0.000722 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000722 km²
= 0.04767 m³/s
= 2860 liter/min

Total Peak runoff in m³/s = 0.057192 m³/s
= 3431 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

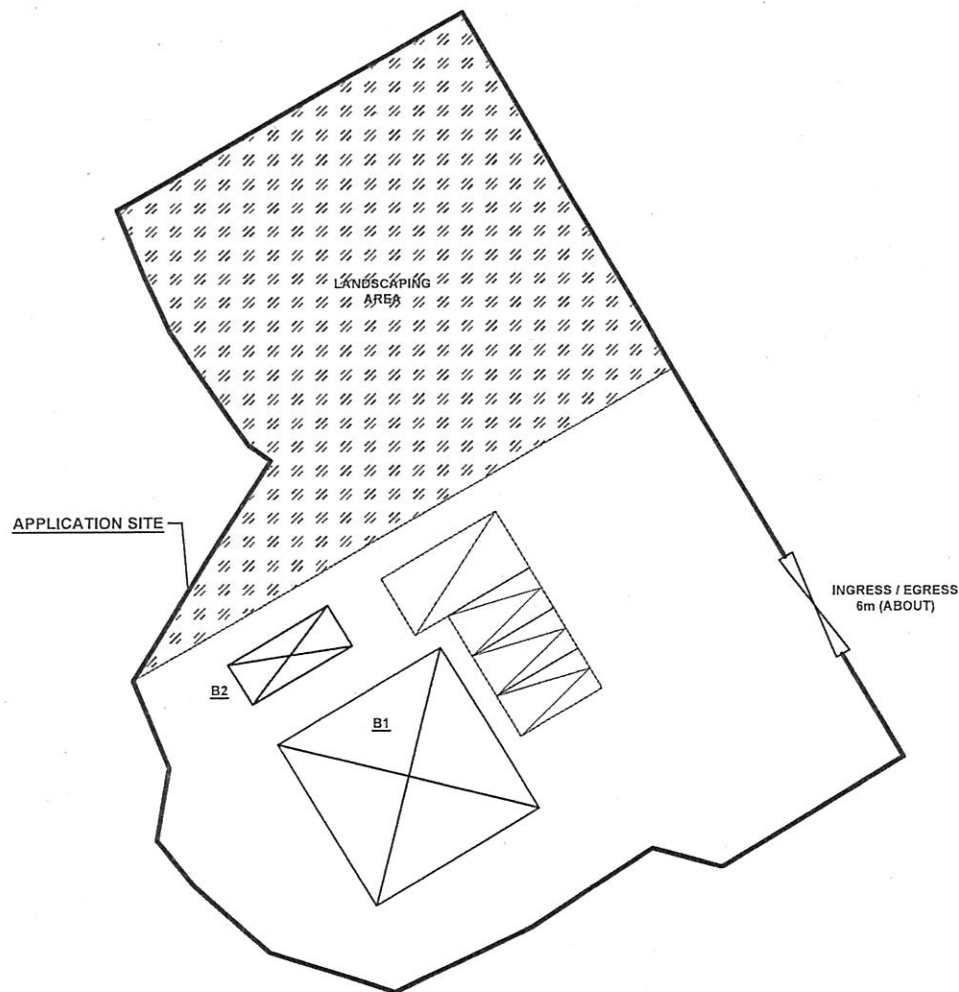
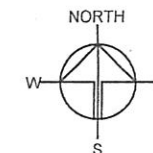
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,270m² (ABOUT)
COVERED AREA : 115m² (ABOUT)
UNCOVERED AREA : 1,155m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
SITE COVERAGE : 9% (ABOUT)

NO. OF STRUCTURE : 2
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 215m² (ABOUT)
BUILDING HEIGHT : 3m - 7m (ABOUT)
NO. OF STOREY : 1 - 2

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---|---------------------------|---------------------------|----------------------|
| B1 | ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS | 100m ² (ABOUT) | 200m ² (ABOUT) | 7m (ABOUT)(2-STOREY) |
| B2 | FIRE SERVICE WATER TANK AND CONTROL PANEL | 15m ² (ABOUT) | 15m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| TOTAL | | 115m ² (ABOUT) | 215m ² (ABOUT) | |



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/U/L SPACE : 3.5m (W) X 7m (L)

申請編號 Application No. : A/YL-KTN/771

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

| | |
|--|------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE |
| | L/U/L SPACE |
| | INGRESS / EGRESS |

Drawing No. P04 Ver. 01

Project
PROPOSED TEMPORARY
ANIMAL BOARDING
ESTABLISHMENT FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 400

Drawn Date
Revised Date
1.4.2021

Catchment Area of site (A/YL-KTN/769)

| | | | |
|------------------|---|----------|-----------------|
| Grass-paved Area | = | 344 | m ² |
| | = | 0.000344 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.25 | x | 250 | mm/hr | x | 0.000344 | km ² |
| | = | 0.005977 | m ³ /s | | | | | | | |
| | = | 359 | liter/min | | | | | | | |

| | | | |
|-----------------|---|----------|-----------------|
| Hard-paved Area | = | 221 | m ² |
| | = | 0.000221 | km ² |

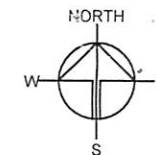
| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000221 | km ² |
| | = | 0.014592 | m ³ /s | | | | | | | |
| | = | 875 | liter/min | | | | | | | |

| | | | |
|--|---|----------|-------------------|
| Total Peak runoff in m ³ /s | = | 0.020569 | m ³ /s |
| | = | 1234 | liter/min |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

PAVED RATIO OF THE APPLICATION SITE

| | |
|--------------------------|----------------------------------|
| APPLICATION SITE AREA | : 565m ² (ABOUT) |
| COVERED BY STRUCTURE | : 60m ² (11%)(ABOUT) |
| GRASS PAVER AREA | : 344m ² (61%)(ABOUT) |
| LANDSCAPING AREA | : 161m ² (28%)(ABOUT) |
| LAND FILLING AREA | : 60m ² (11%)(ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2m (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE |
| PURPOSE OF LAND FILLING | : SITE FORMATION OF STRUCTURES |



CIRCULATION AND PARKING / L/UL SPACE

EXISTING SITE LEVEL : 10.2mPD(ABOUT)
SURFACE : GRASS PAVER

*NO LAND FILLING AT THIS PORTION OF THE SITE

INGRESS / EGRESS
6m (ABOUT)

LANDSCAPING
AREA

LANDSCAPING AREA

EXISTING SITE LEVEL : 10.2mPD(ABOUT)

*NO LAND FILLING AT THIS PORTION OF THE SITE

APPLICATION SITE

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL : 10.2mPD (ABOUT)
PROPOSED SITE LEVEL : 10.4mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2m

LEGEND

| | |
|--|-------------------|
| | LAND FILLING AREA |
| | GRASS PAVER |
| | LANDSCAPING AREA |

申請編號 Application No. : A/YL-KTN/769

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Drawing No. P05 Ver. 01

Project
PROPOSED TEMPORARY
ANIMAL BOARDING
ESTABLISHMENT FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

LOT 1225 S.C & VL IN D.D.
107, FUNG KAT HEUNG, KAM
TIN

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 300

Drawn Date 1.4.2021
Revised Date

Catchment Area of site (A/YL-KTN/775)

| | | | |
|------------------|---|----------|-----------------|
| Grass-paved Area | = | 303 | m ² |
| | = | 0.000303 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.25 | x | 250 | mm/hr | x | 0.000303 | km ² |
| | = | 0.005265 | m ³ /s | | | | | | | |
| | = | 316 | liter/min | | | | | | | |

| | | | |
|-----------------|---|----------|-----------------|
| Hard-paved Area | = | 264 | m ² |
| | = | 0.000264 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000264 | km ² |
| | = | 0.017431 | m ³ /s | | | | | | | |
| | = | 1046 | liter/min | | | | | | | |

| | | | |
|--|---|----------|-------------------|
| Total Peak runoff in m ³ /s | = | 0.022695 | m ³ /s |
| | = | 1362 | liter/min |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

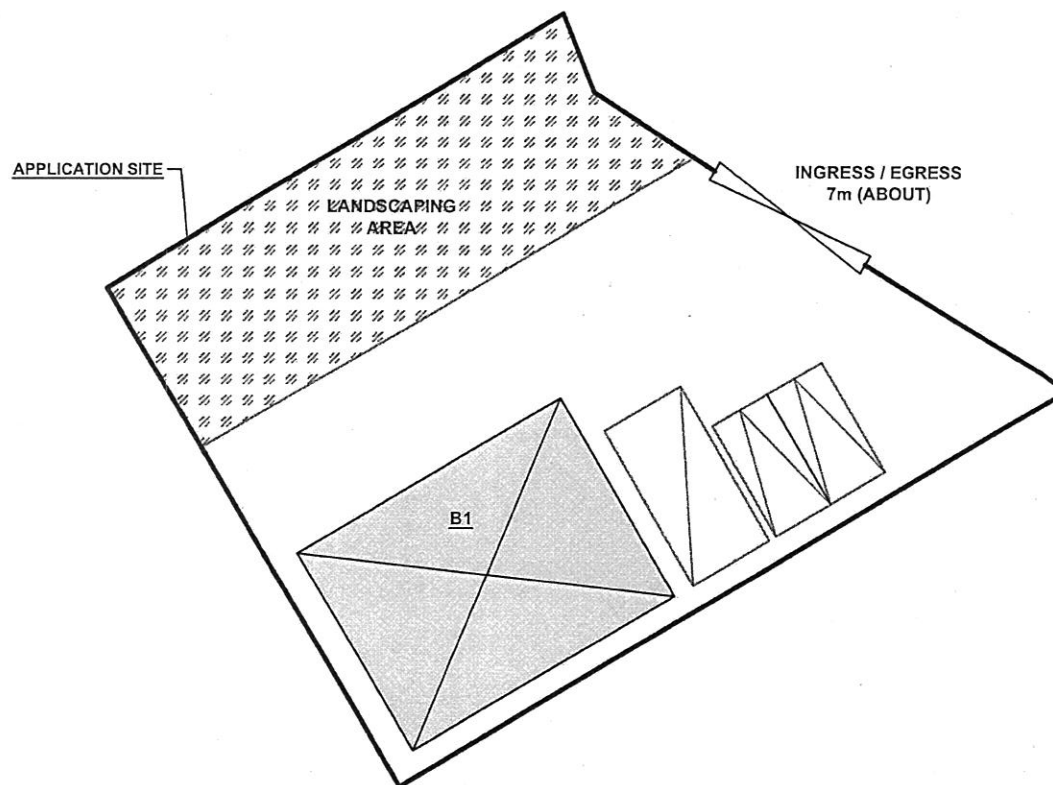
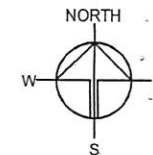
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 567m² (ABOUT)
COVERED AREA : 108m² (ABOUT)
UNCOVERED AREA : 459m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
SITE COVERAGE : 19% (ABOUT)

NO. OF STRUCTURE : 1
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 108m² (ABOUT)
BUILDING HEIGHT : 3.5m (ABOUT)
NO. OF STOREY : 1

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---|---------------------------|---------------------------|------------------------|
| B1 | ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS | 108m ² (ABOUT) | 108m ² (ABOUT) | 3.5m (ABOUT)(1-STOREY) |
| TOTAL | | 108m ² (ABOUT) | 108m ² (ABOUT) | |



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/U/L SPACE : 3.5m (W) X 7m (L)

LEGEND

| | |
|--|------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE |
| | L/U/L SPACE |
| | INGRESS / EGRESS |

申請編號 Application No. : A/YL-KTN/775

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

| | |
|--|------------------|
| Drawing No. P04 | Ver. 01 |
| Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING | |
| LOT 1224 S.D & VL IN D.D. 107, FUNG KAT HEUNG, KAM TIN | |
| Drawing Title LAYOUT PLAN | |
| Scale of A4 1 : 300 | |
| Drawn | Date 7.5.2021 |
| Revised | Date |

Catchment Area of site (A/YL-KTN/752)

| | | | |
|------------------|---|---------|-----------------|
| Grass-paved Area | = | 350 | m ² |
| | = | 0.00035 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|---------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.25 | x | 250 | mm/hr | x | 0.00035 | km ² |
| | = | 0.006081 | m ³ /s | | | | | | | |
| | = | 365 | liter/min | | | | | | | |

| | | | |
|-----------------|---|----------|-----------------|
| Hard-paved Area | = | 216 | m ² |
| | = | 0.000216 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000216 | km ² |
| | = | 0.014261 | m ³ /s | | | | | | | |
| | = | 856 | liter/min | | | | | | | |

| | | | |
|--|---|----------|-------------------|
| Total Peak runoff in m ³ /s | = | 0.020343 | m ³ /s |
| | = | 1221 | liter/min |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

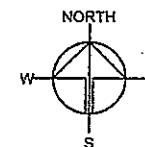
PAVED RATIO OF THE APPLICATION SITE

| | |
|--------------------------|--|
| APPLICATION SITE AREA | : 566m ² (ABOUT) |
| COVERED BY STRUCTURE | : 216m ² (38%)(ABOUT) |
| GRASS PAVER AREA | : 350m ² (62%)(ABOUT) |
| LAND FILLING AREA | : 216m ² (38%)(ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2m (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE |
| PURPOSE OF LAND FILLING | : SITE FORMATION OF STRUCTURES CIRCULATION AND PARKING / LUL SPACES |

申請編號 Application No. : A/YL-KTN/752

此頁摘自申請人提交的文件。

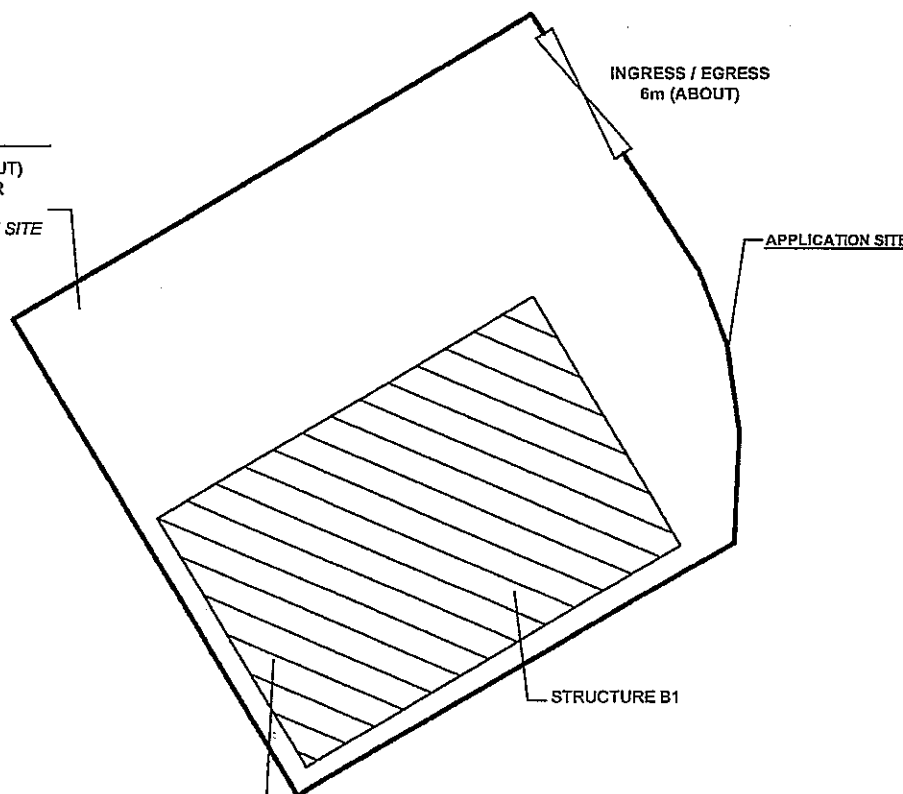
This page is extracted from applicant's submitted documents.



CIRCULATION AND PARKING / LUL SPACE

| | |
|---------------------|-------------------|
| EXISTING SITE LEVEL | : 11.1mPD(AABOUT) |
| SURFACE | : GRASS PAVER |

*NO LAND FILLING AT THIS PORTION OF THE SITE



SITE FORMATION OF STRUCTURE

| | |
|---------------------|----------------------|
| EXISTING SITE LEVEL | : 11.1mPD (ABOUT) |
| PROPOSED SITE LEVEL | : 11.3mPD (ABOUT) |
| MATERIAL OF FILLING | : CONCRETE |
| DEPTH OF FILLING | : NOT MORE THAN 0.2m |

LEGEND

| | |
|--|-------------------|
| | LAND FILLING AREA |
| | GRASS PAVER |

| | |
|---|----------|
| Drawing No. | Ver. |
| P05 | 01 |
| Project | |
| PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING | |
| LOT 1222 S.B AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN | |
| Drawing Title | |
| PAVED RATIO OF THE SITE | |
| Scale of A4 | |
| 1 : 300 | |
| Drawn | Date |
| | 5.1.2021 |
| Revised | Date |
| | |

Catchment Area of site (A/YL-KTN/814)

| | | | |
|-----------------|---|----------|-----------------|
| Hard-paved Area | = | 516 | m ² |
| | = | 0.000516 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000516 | km ² |
| | = | 0.034069 | m ³ /s | | | | | | | |
| | = | 2044 | liter/min | | | | | | | |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (A/YL-KTN/815)

| | | | |
|-----------------|---|----------|-----------------|
| Hard-paved Area | = | 584 | m ² |
| | = | 0.000584 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000584 | km ² |
| | = | 0.038559 | m ³ /s | | | | | | | |
| | = | 2314 | liter/min | | | | | | | |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (Lot 1223RP, 1224RP, 1226RP and 1230RP)

| | | | |
|-----------------|---|----------|-----------------|
| Soil-paved Area | = | 722 | m ² |
| | = | 0.000722 | km ² |

| | | | | | | | | | | |
|----------------------------------|---|----------|-------------------|------|---|-----|-------|---|----------|-----------------|
| Peak runoff in m ³ /s | = | 0.278 | x | 0.25 | x | 250 | mm/hr | x | 0.000722 | km ² |
| | = | 0.012545 | m ³ /s | | | | | | | |
| | = | 753 | liter/min | | | | | | | |

| | | | | | | |
|---|---|-----------|-------------------|---|-----------|-----------|
| Final Discharge through 300mm dia. Pipe | = | 0.2059702 | m ³ /s | = | 12358.212 | liter/min |
|---|---|-----------|-------------------|---|-----------|-----------|

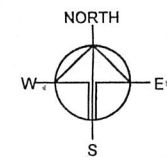
PAVED RATIO OF THE APPLICATION SITE

| | |
|--------------------------|--|
| APPLICATION SITE AREA | : 516m ² (ABOUT) |
| COVERED BY STRUCTURE | : 108m ² (18%)(ABOUT) |
| LAND FILLING AREA | : 516m ² (19%)(ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2m (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE |
| PURPOSE OF LAND FILLING | : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE |

申請編號 Application No. : A / Y L - K T N / 8 1 4

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



APPLICATION SITE

CIRCULATION AND PARKING / L/UL SPACE

| | |
|---------------------|----------------------|
| EXISTING SITE LEVEL | : 10.2mPD (ABOUT) |
| PROPOSED SITE LEVEL | : 10.3mPD (ABOUT) |
| MATERIAL OF FILLING | : CONCRETE |
| DEPTH OF FILLING | : NOT MORE THAN 0.1m |

SITE FORMATION OF STRUCTURE

| | |
|---------------------|----------------------|
| EXISTING SITE LEVEL | : 10.2mPD (ABOUT) |
| PROPOSED SITE LEVEL | : 10.4mPD (ABOUT) |
| MATERIAL OF FILLING | : CONCRETE |
| DEPTH OF FILLING | : NOT MORE THAN 0.2m |

LEGEND

| | |
|--|------------------------------------|
| | APPLICATION SITE |
| | LAND FILLING AREA (SITE FORMATION) |
| | LAND FILLING (CIRCULATION SPACE) |

| | |
|-------------|------|
| Drawing No. | Ver. |
| P05 | 01 |

Project
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 1222 S.A (PART) AND 1224 S.B IN D.D. 107

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 300

| | |
|-------|-----------|
| Drawn | Date |
| | 2.12.2021 |

| | |
|---------|------|
| Revised | Date |
| | |

Check 500mm dia. Pipes (1:100) 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 | = | 0.5 | m | internal pipe diameter (m) | | | | | |
| ks | = | 0.00015 | m | hydraulic pipeline roughness (m) | | | | (Table 5, from DSD Sewerage Manual, concrete pipe) | |
| v | = | 1.14E-06 | m ² /s | kinematic viscosity of fluid (m ² /s) | | | | | |
| s | = | 0.005 | | hydraulic gradient | | | | | |
| Area A | = | 0.19635 | m ² | | | | | | |
| Therefore, design V of pipe | = | 1.7589 | m/s | > | Design velocity from | = 0.2060 | m ³ /s / | 0.196349541 | |
| | | | | | catchment area | = 1.048998 | m/s | ==>O.K. | |

Therefore, 500UPVC (1:100) will be adopted for connection bewteen site and final discharge

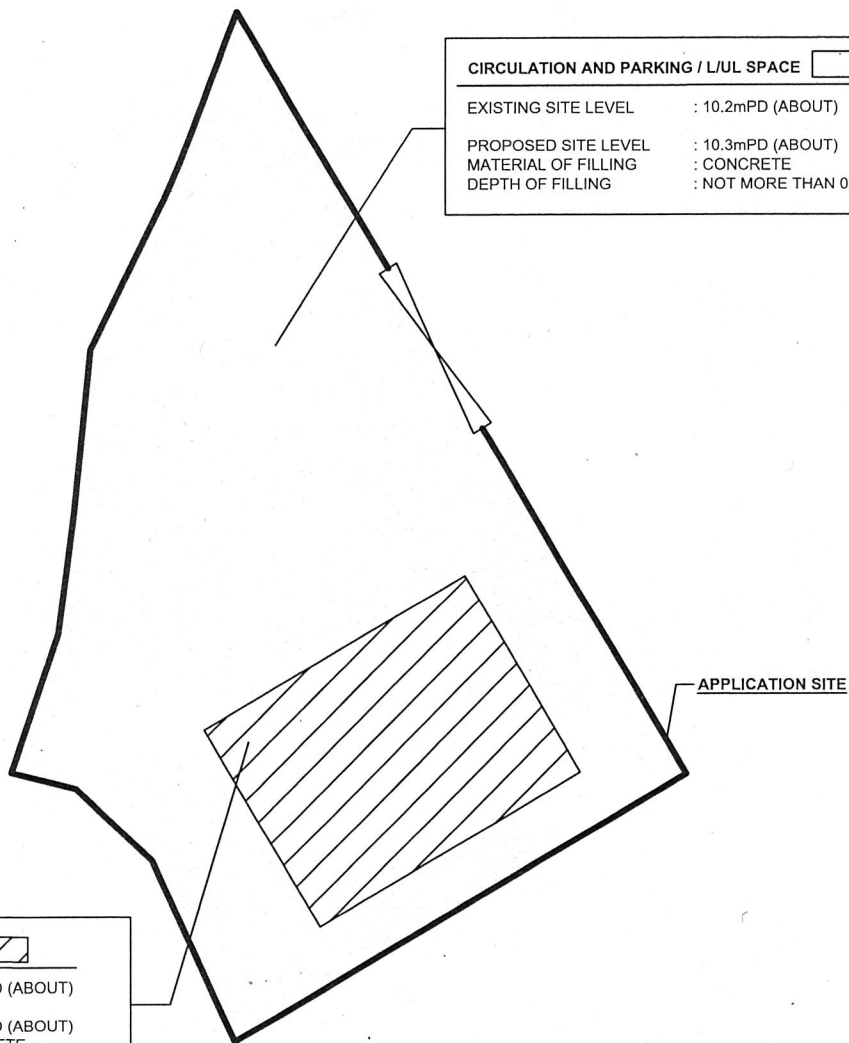
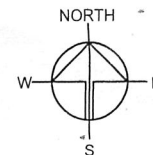
PAVED RATIO OF THE APPLICATION SITE

| | |
|--------------------------|--|
| APPLICATION SITE AREA | : 541 m ² (ABOUT) |
| COVERED BY STRUCTURE | : 108 m ² (18%)(ABOUT) |
| LAND FILLING AREA | : 541 m ² (19%)(ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2m (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE |
| PURPOSE OF LAND FILLING | : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE |

申請編號 Application No. : A/YL-KTN/815

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



CIRCULATION AND PARKING / L/UL SPACE

| | |
|---------------------|----------------------|
| EXISTING SITE LEVEL | : 10.2mPD (ABOUT) |
| PROPOSED SITE LEVEL | : 10.3mPD (ABOUT) |
| MATERIAL OF FILLING | : CONCRETE |
| DEPTH OF FILLING | : NOT MORE THAN 0.1m |

SITE FORMATION OF STRUCTURE

| | |
|---------------------|----------------------|
| EXISTING SITE LEVEL | : 10.2mPD (ABOUT) |
| PROPOSED SITE LEVEL | : 10.4mPD (ABOUT) |
| MATERIAL OF FILLING | : CONCRETE |
| DEPTH OF FILLING | : NOT MORE THAN 0.2m |

LEGEND

| | |
|--|------------------------------------|
| | APPLICATION SITE |
| | LAND FILLING AREA (SITE FORMATION) |
| | LAND FILLING (CIRCULATION SPACE) |

PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANT LIMITED

PROJECT

PROPOSED ANIMAL BOARDING
ESTABLISHMENT FOR A PERIOD
OF 5 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 2.12.2021 |
| CHECKED BY | DATE |
| OL | 22.12.2021 |
| APPROVED BY | DATE |

DWG. TITLE

PAVED RATIO

| | |
|----------|------|
| DWG NO. | VER. |
| PLAN P05 | 001 |

Catchment Area of site for existing 300mm dia, pipe

Catchment Area = 1114 m^2
= 0.001114 km^2

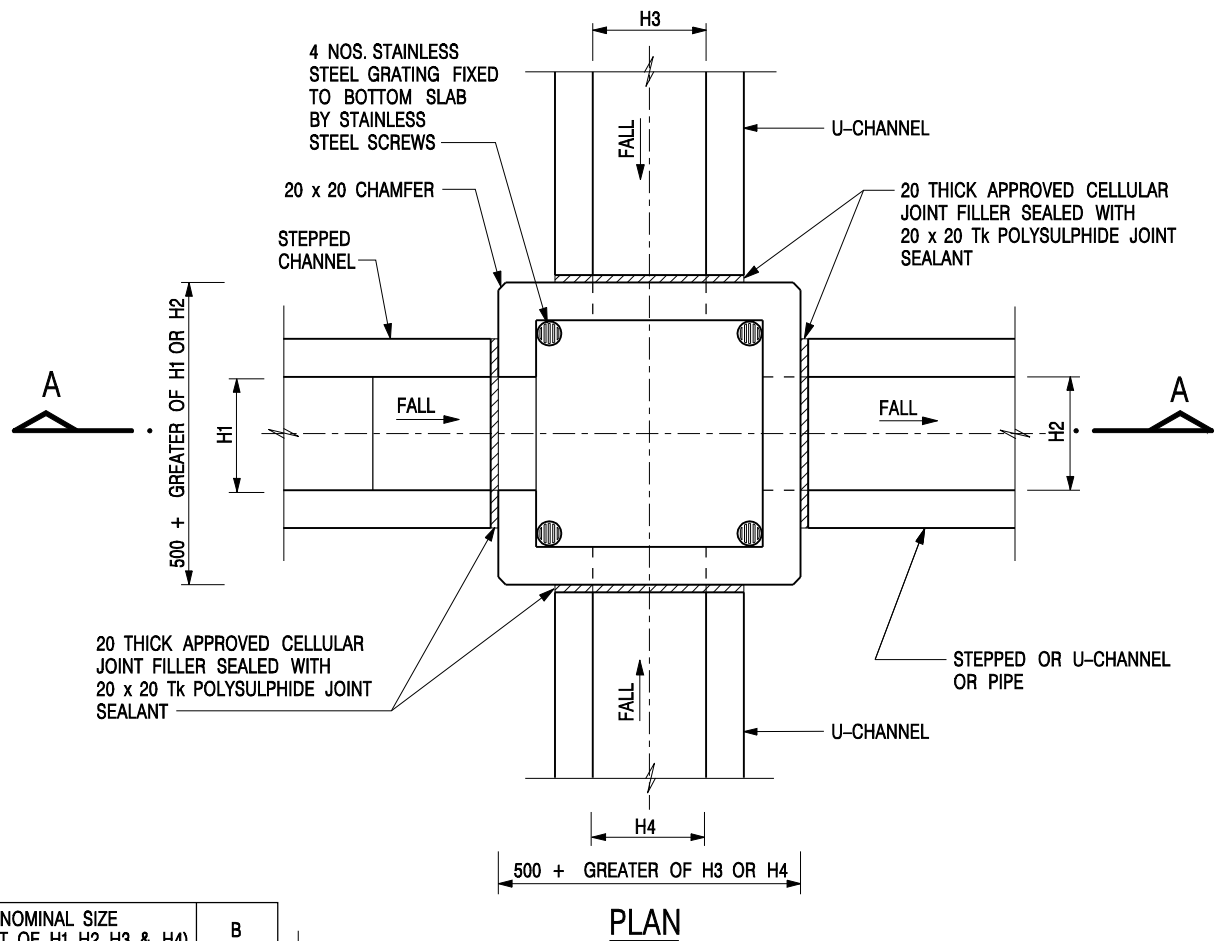
Peak runoff in m^3/s = 0.278 x 0.95 x 250 mm/hr x 0.001114 km^2
= 0.073552 m^3/s
= 4413 liter/min

Check 300mm dia. Pipes (1:100) by Colebrook-White Equation

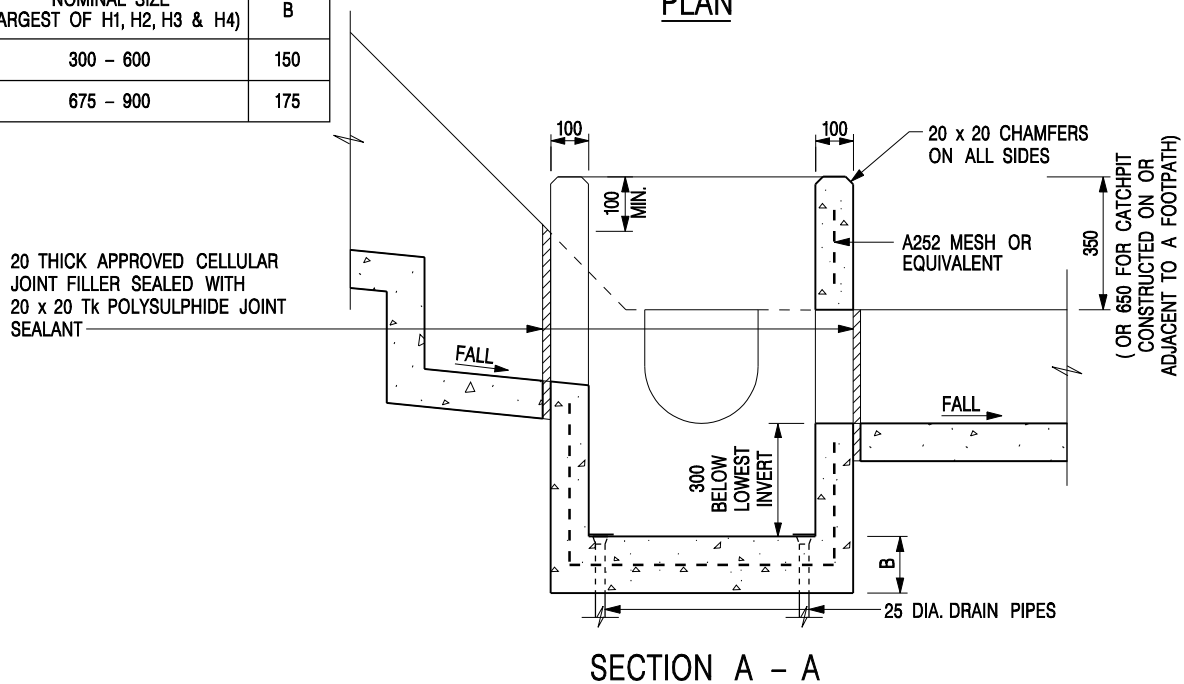
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

| | | | | |
|-----------------------------|---|----------|---------------------|--|
| V | = | | mean velocity (m/s) | |
| g | = | 9.81 | m/s2 | gravitational acceleration (m/s2) |
| D | = | 0.3 | m | internal pipe diameter (m) |
| ks | = | 0.00015 | m | hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manual, concrete pipe) |
| v | = | 1.14E-06 | m2/s | kinematic viscosity of fluid (m2/s) |
| s | = | 0.005 | | hydraulic gradient |
| Area A | = | 0.070686 | m2 | |
| Therefore, design V of pipe | = | 1.2762 | m/s | > Design velocity from = 0.0736 m3/s / catchment area = 1.040546 m/s 0.070685835 ==>O.K. |




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

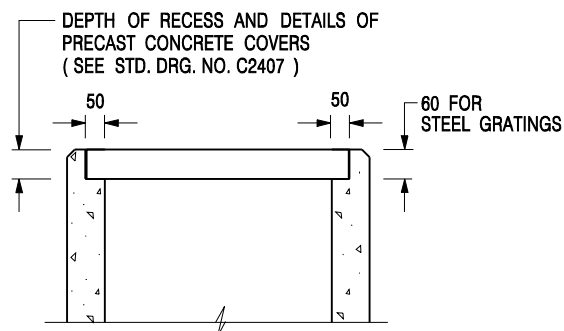


NOTES:

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

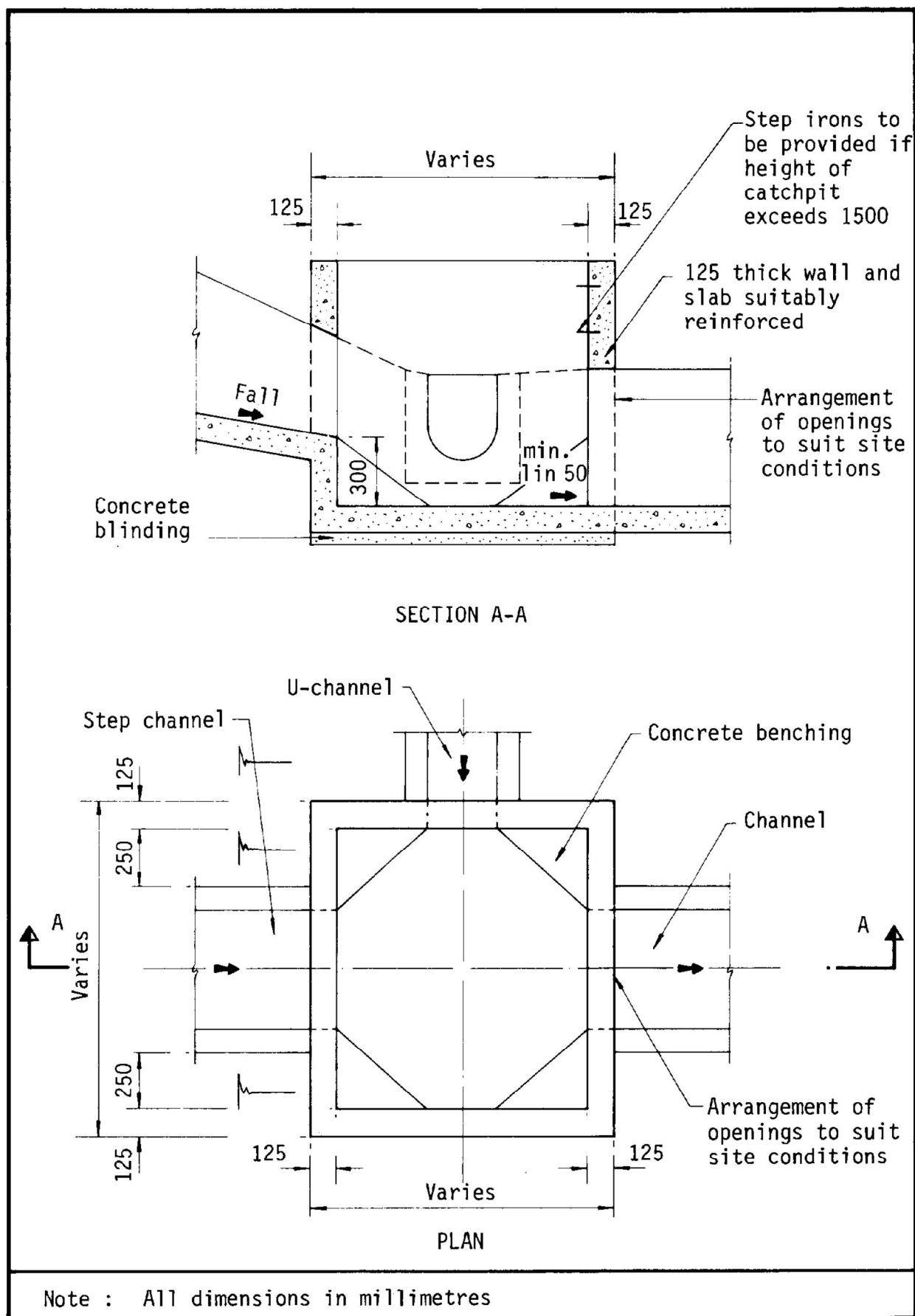
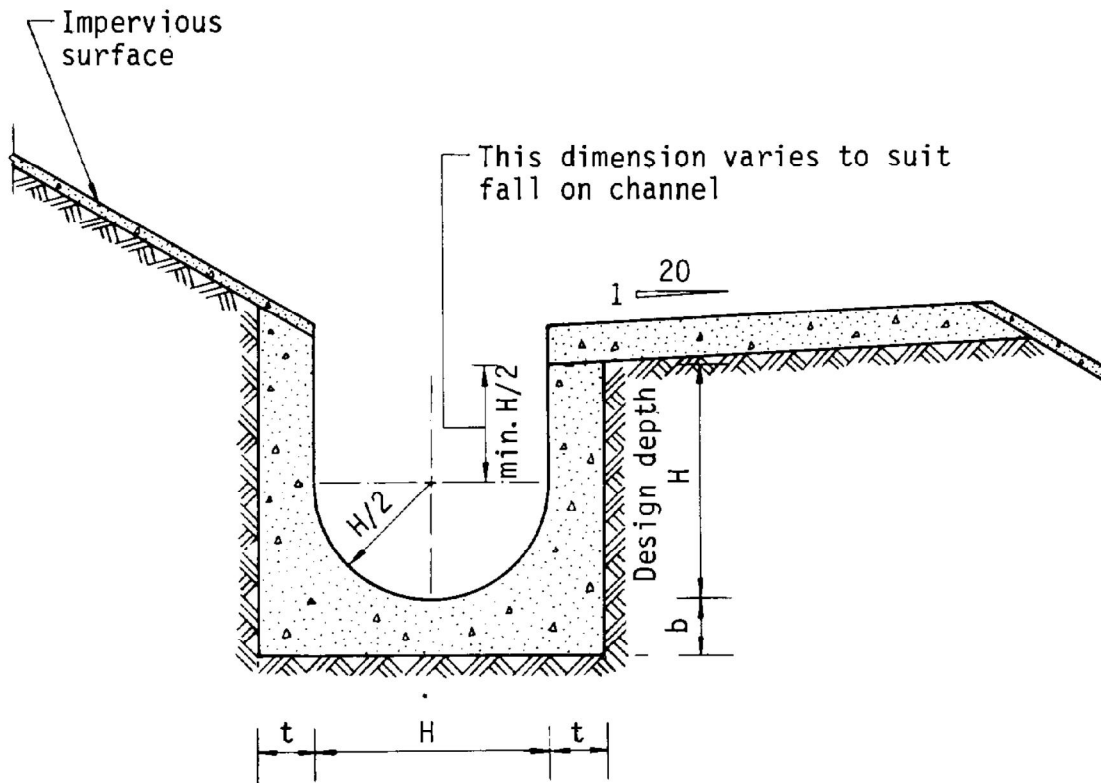


Figure 8.10 - Typical Details of Catchpits



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

Appendix II

Fire Service Installations Proposal

DEVELOPMENT PARAMETERS

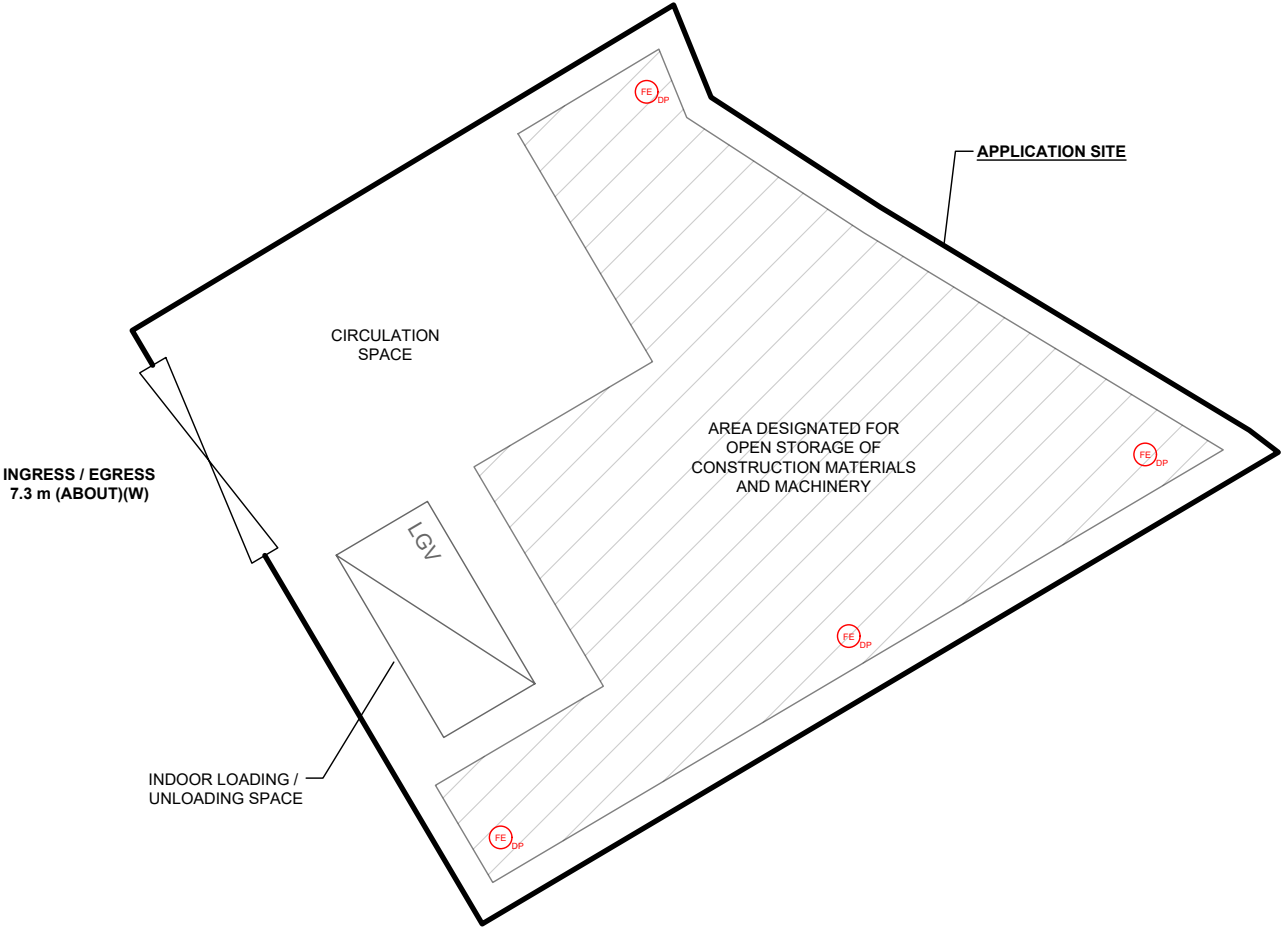
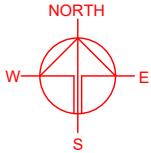
APPLICATION SITE AREA : 567 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 567 m² (ABOUT)

OPEN STORAGE AREA : 302 m² (ABOUT)
STACKING HEIGHT : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

FIRE SERVICE INSTALLATIONS

FE_{DP} 4 KG DRY POWDER TYPE FIRE EXTINGUISHER



LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 1
DIMENSION OF LOADING/UNLOADING SPACE : 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY MN DATE 22.7.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. VER.

APPENDIX II 001

寄件者:
寄件日期: 2025年07月30日星期三 16:00
收件者: tpbpd/PLAND
副本:

主旨: [SI] S.16 Planning Application No. A/YL-KTN/1153 - Supplementary Information
附件: SI for A_YL-KTN_1153 (20250730).pdf

類別: Internet Email

Dear Sir,

We write to provide supplementary information in support of the captioned application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD107 Lot 1224 S.D & VL
Your Ref. : TPB/A/YL-KTN/1153

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

By Email

30 July 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1153)

We are writing to submit supplementary information for the subject application, details are as follows:

- (a) No electricity pole is situated within the subject application site (the Site).
- (b) The entire Site is currently fenced off by solid metal boundary fencing.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner



寄件者:
寄件日期: 2025年09月05日星期五 9:42
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1153 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1153 (20250905).pdf
郵件標幟: 待處理
標幟狀態: 已標幟
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

[REDACTED]

Our Ref. : DD107 Lot 1224 S.D & VL
Your Ref. : TPB/A/YL-KTN/1153

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

By Email

5 September 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1153)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.107, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1153)

The applicant would like to provide clarifications on the subject planning application, details are as follows:

- (i) The application site (the Site) has already been filled with concrete for open storage and circulation areas (**Plan 6**). The current application serves to regularize the land filling work to reflect the existing condition of the Site. No further filling of land will be carried out during the planning approval period.

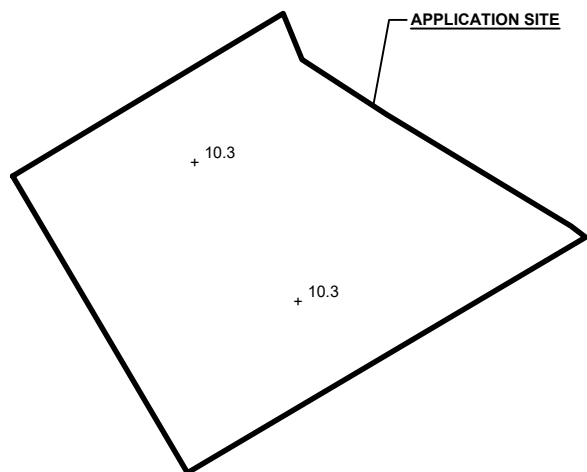
- (ii) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|---|---|
| 1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kevin WONG; Tel: 2835 1117) | | |
| (a) | Grateful if you could to advise whether sand or any materials of dusty nature will be stored at the Site. Thanks. | Please be confirmed that no sand or any dusty materials will be stored at the Site at any time during the planning approval period. |



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 567 m² (ABOUT)
EXISTING HARD-PAVED AREA : 567 m² (ABOUT)
EXISTING SITE LEVELS : +10.3 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



LEGEND

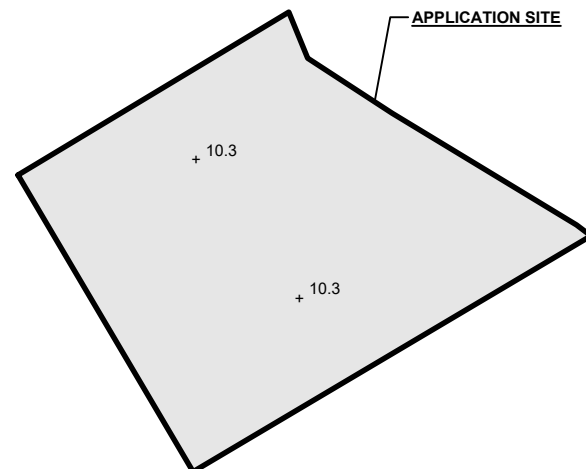
 APPLICATION SITE
 + 10.2 EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.




FILLING OF LAND AREA OF THE APPLICATION SITE (FOR REGULARIZATION)

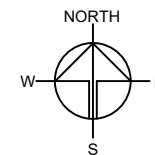
APPLICATION SITE AREA : 567 m² (ABOUT)
FILLING OF LAND AREA : 567 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
PROPOSED SITE LEVEL : +10.3 mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
PURPOSE OF FILLING : OPEN STORAGE AREA AND CIRCULATION AREA

*THE APPLICATION SITE HAS ALREADY BEEN FILLED TO THE PROPOSED LEVEL. NO FURTHER FILLING OF LAND IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 + 10.3 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 22.7.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO.
PLAN 6

VER.
001

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

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

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

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

Approved Application

| | Application No. | Use(s)/Development(s) | Date of Consideration |
|----|------------------------|---|-------------------------------------|
| 1. | A/YL-KTN/775 | Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land | 23.7.2021 [revoked on 23.8.2024] |

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/962 | Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land | 8.12.2023 [revoked on 22.3.2024] |
| 2. | A/YL-KTN/994 | Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land | 7.6.2024 |
| 3. | A/YL-KTN/1018 | Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land | 28.2.2025 |
| 4. | A/YL-KTN/1019 | Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land | 19.7.2024 |
| 5. | A/YL-KTN/1040 | Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land | 20.9.2024 |
| 6. | A/YL-KTN/1050 | Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land | 24.1.2025 |
| 7. | A/YL-KTN/1054 | Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land | 22.11.2024 |
| 8. | A/YL-KTN/1101 | Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years | 2.5.2025 |

| | Application No. | Use/Development | Date of Consideration |
|-----|------------------------|---|------------------------------|
| 9. | A/YL-KTN/1115 | Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years | 18.7.2025 |
| 10. | A/YL-KTN/1119 | Proposed Temporary Open Storage and Associated Filling of Land for a Period of three Years | 5.9.2025 |
| 11. | A/YL-KTN/1138 | Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 15.8.2025 |

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- no adverse comment on the drainage proposal submitted by the applicant;
- should the application be approved, conditions should be stipulated requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- based on the applicant's submission, the proposed use would not cause traffic of heavy vehicle and dusty operation. There is residential building within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- the Site is located in an area of settled valleys landscape character comprising farmland, temporary structures and scattered tree groups. The Site is generally vacant with no significant landscape resources. Significant adverse landscape impact on existing landscape resources and character arising from the proposed use is not anticipated.

7. **District Officer's Comments**

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

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

8. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Mei Fung Road and Fung Kat Heung Road are not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Mei Fung Road, Fung Kat Heung Road and the local access road); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall observe the statutory requirements under relevant environmental legislation;

- (f) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) if the proposed use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations (FSIs) to his department for approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval conditions of submission of a FSIs proposal and the implementation of the FSIs; and
 - (iv) if any 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall implement the drainage facilities on site in accordance with the agreed drainage proposal.
 - (ii) the applicant is required to rectify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the proposed use shall neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
 - (iv) the applicant shall consult District Lands Officer/Yuen Long of Lands Department and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (v) the Site is adjacent to an existing watercourse that the applicant shall strictly implement the drainage works according to the drainage proposal and shall not encroach/fill/adversely affect the existing watercourse. The applicant shall take extreme care when working in the vicinity of the existing watercourse in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said watercourse due to the proposed use shall be made good at the applicant's cost;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land is applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for any 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

From: [REDACTED]
Sent: 2025-08-21 星期四 02:57:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/775 DD 107 Fung Kat Heung

A/YL-KTN/1153

Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 567m²

Zoning: "Agriculture"

Applied Use: Ay Open Storage of Construction Materials / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

775 approved 23 July 2021. Revoked 23 Aug 2024 for failure to comply with Fire and Drainage conditions.

So the fake ABE application allowed the open storage operation 4 years without fulfilling conditions.

And now the application will be streamlined, supported by PlanD and rubber stamped by members so good to go for another 3 years.

This while we are constantly bombarded with rule of law propaganda.

Strong Objections to the unacceptable support given to those who do not abide by the regulations.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 July 2021 3:00 AM HKT
Subject: A/YL-KTN/775 DD 107 Fung Kat Heung

A/YL-KTN/775

Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 567m²

Zoning : "Agriculture"

Applied Use : Animal Boarding Establishment / 3 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

In March you approved an almost identical application 752 close by.

In October 2019 there were 3 dodgy applications 682/3/4 for a mega ABE that included these lots. They were subsequently withdrawn. They were obviously a Destroy to Build.

Members should ask PlanD for details about the current state of the lots and what actively is currently being carried out there.

Unfortunately this question was not asked. However members have a duty when it comes to land use, and the possibility of exploitation of animals, to enquire into the background.

Mary Mulvihill