

This document is received on 2025-09-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1166
	Date Received 收到日期	2025-09-09

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

Harvest Hill (Hong Kong) Limited (溢峰(香港)有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 2,182 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 670 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 127 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group A)' ('R(A)')
(f) Current use(s) 現時用途	Vacant site (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 15.8.2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14.8.2025 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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 for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop 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	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,512sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	670sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NAsq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 670sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	Not more than 670sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Guard room (Not exceeding 3m, 1 storey), Structure 2: Warehouse and ancillary workshop (Not exceeding 13m, 1 storey), Structure 3: Site office (Not exceeding 4m, 1 storey), Structure 4: Toilet (Not exceeding 4m, 1 storey)	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	1 space of 11m x 3.5m for MGV & HGV
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m for MGV & HGV
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays 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	☒ 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)) Vehicular track leading from San Tam Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	☐	
(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，請另頁表示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	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

1. The application site is in close proximity to other open storage yards. The proposed development is not the only open storage yard in the area.
2. Insufficient supply to meet exigent open storage and warehouse demand in Kam Tin.
3. Adequate circulation path is proposed near the ingress/egress for the manoeuvring of medium/heavy goods vehicle.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Only open storage of construction materials such as barricades, pipes and metal rods will be stored at the application site.
9. No container trailer/tractor will access the application site at any times.
10. No workshop activity is proposed at the uncovered area at the application site. The proposed ancillary workshop is related to vehicle body works and it will be carried out within an enclosed structure.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

15/8/2025

(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

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,182 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 127sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	'Residential (Group A)' ('R(A)')
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop 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	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	670 ☐ About 約 ☒ Not more than 不多於	0.307 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	13	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	30.71 % ☒ 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		1
	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) NA		0 0 0 1 (MGV & HGV) 0
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 1 (MGV & HGV) 0

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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Proposed drainage plan, site plan, Proposed vehicular access plan		
Discharge path of Existing 1500mm diameter pipe		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Drainage proposal and estimated traffic generation		
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。

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years

at

Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupies an area of about 2,300m².

1.1.2 The site is serviced by a vehicular access leading from San Tam Road. The area adjacent to the proposed development is mainly rural in nature and some warehouses and logistic centers were found to the north.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 It has a gradient sloping from northeast to southwest from about +6.6mPD to +5.8mPD. (**Figure 4**)

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 The land to the south, east and west is lower than the application site. Although the land to the north is progressively higher than the southwestern part of the application site, the land to the west of the site is much lower than the application site so that the stormwater flows from the north of the site to southwest direction which is not passing through the application site. As such, no external catchment is identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 4**, an existing manhole is found to the southwest of the application site. There is an existing 1500mm diameter pipe connecting the existing manhole and the outlet of the said pipe is shown in Figure 5.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment is approximately 2,300m²; (**Figure 4**)
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 6.6\text{m} - 5.8\text{m} = 0.8\text{m}$$

$$L = 88\text{m}$$

$$\therefore \text{Average fall} = 0.8\text{m in } 88\text{m} = 1\text{m in } 110\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [88 / 0.91^{0.2} \times 2,300^{0.1}]$$

$$t_c = 5.98 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 265 mm/hr

By Rational Method,

$$Q_1 = 1 \times 265 \times 2,300 / 3,600$$

$$\therefore Q_1 = 169.31 \text{ l/s} = 10,158.33 \text{ l/min} \\ = 0.17\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:140 & 1:150 in order to follow the gradient of the application site, 375mm surface channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the 1500mm underground pipe to the southwest of the application site via an existing manhole as shown in **Figure 4**.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 100mm gap will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

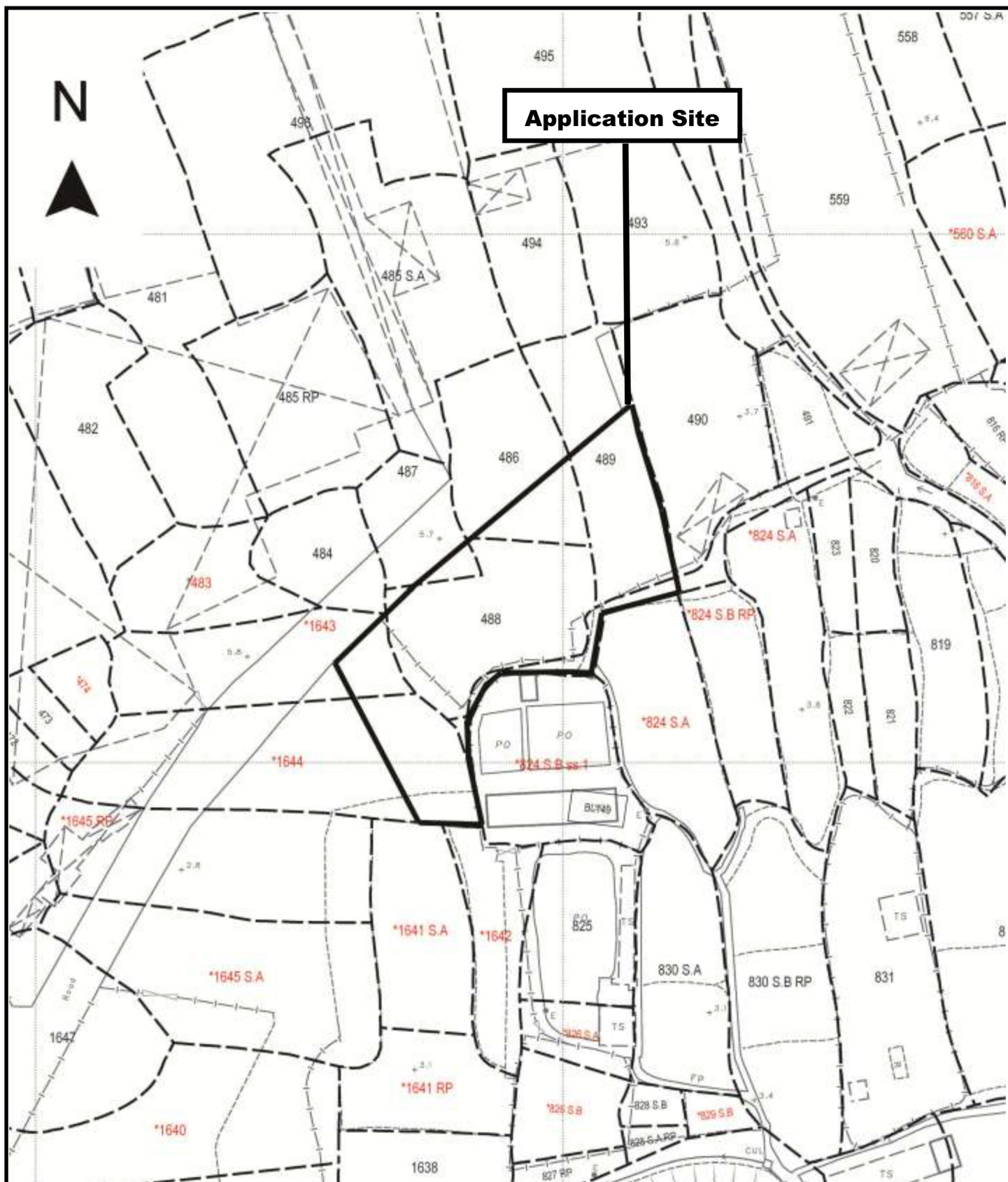
Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from San Tam Road. It is intended to serve the long term storage of construction materials and vehicle body works spare parts at the site so that the traffic generated by the proposed development is insignificant.
- 2.2 The proposed loading/unloading space and parking space at the application site would only be opened to staff and no visitors is allowed to visit the proposed development.
- 2.3 There will be 1 loading/unloading bay and 1 parking space for medium/heavy goods vehicle. No container trailer/tractor will access the site. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/ Heavy goods vehicle	0.4	0.4	4	2

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
 2. The pcu of medium/heavy goods vehicle is taken as 2; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Site Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Vehicular Access Plan

Drawing No. 圖號:

Figure 2

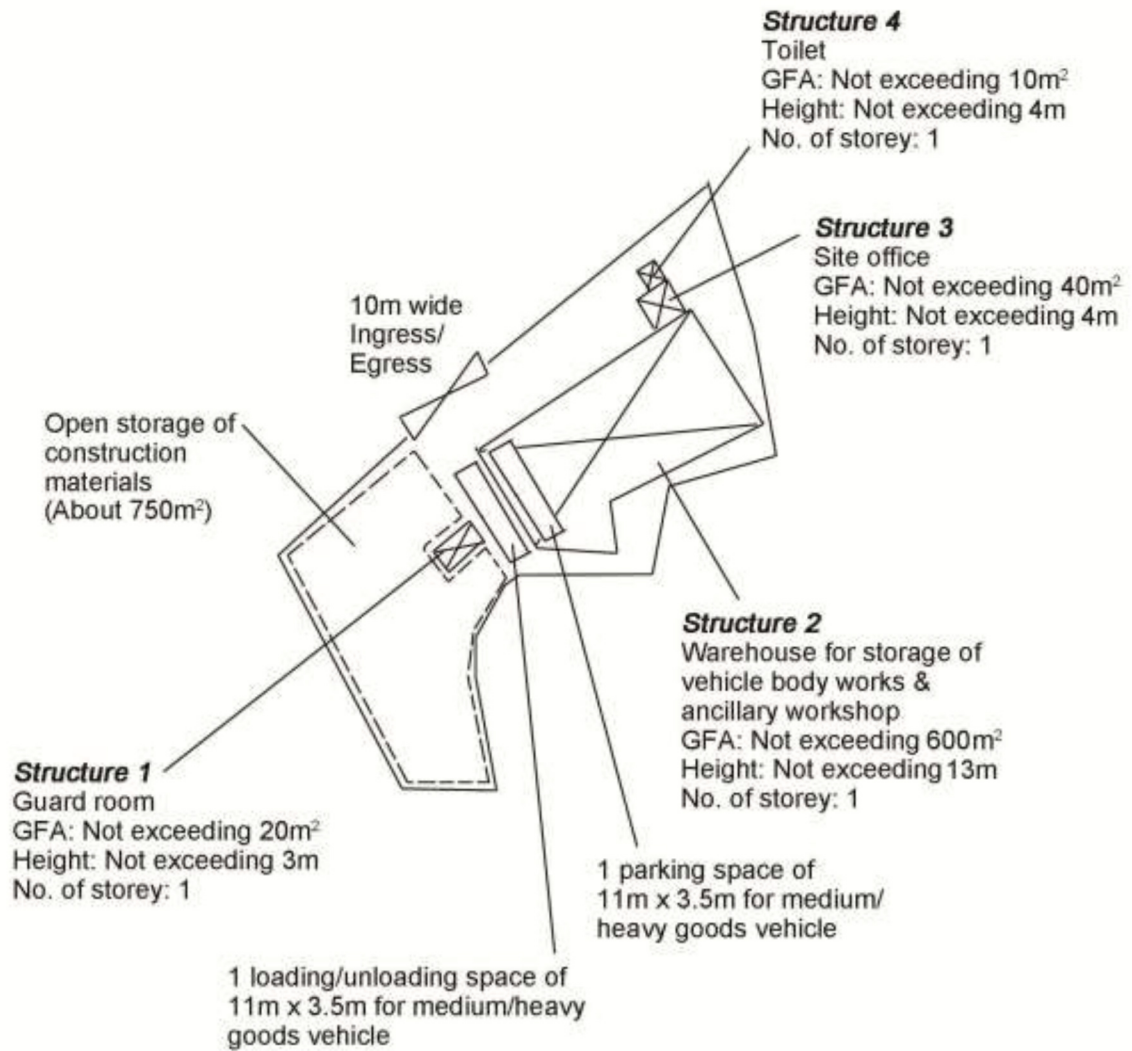
Remarks 備註:

→ Vehicular access leading from San Tam Road

Scale 比例:

Refer to the scale bar

N



Project 項目名稱:

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

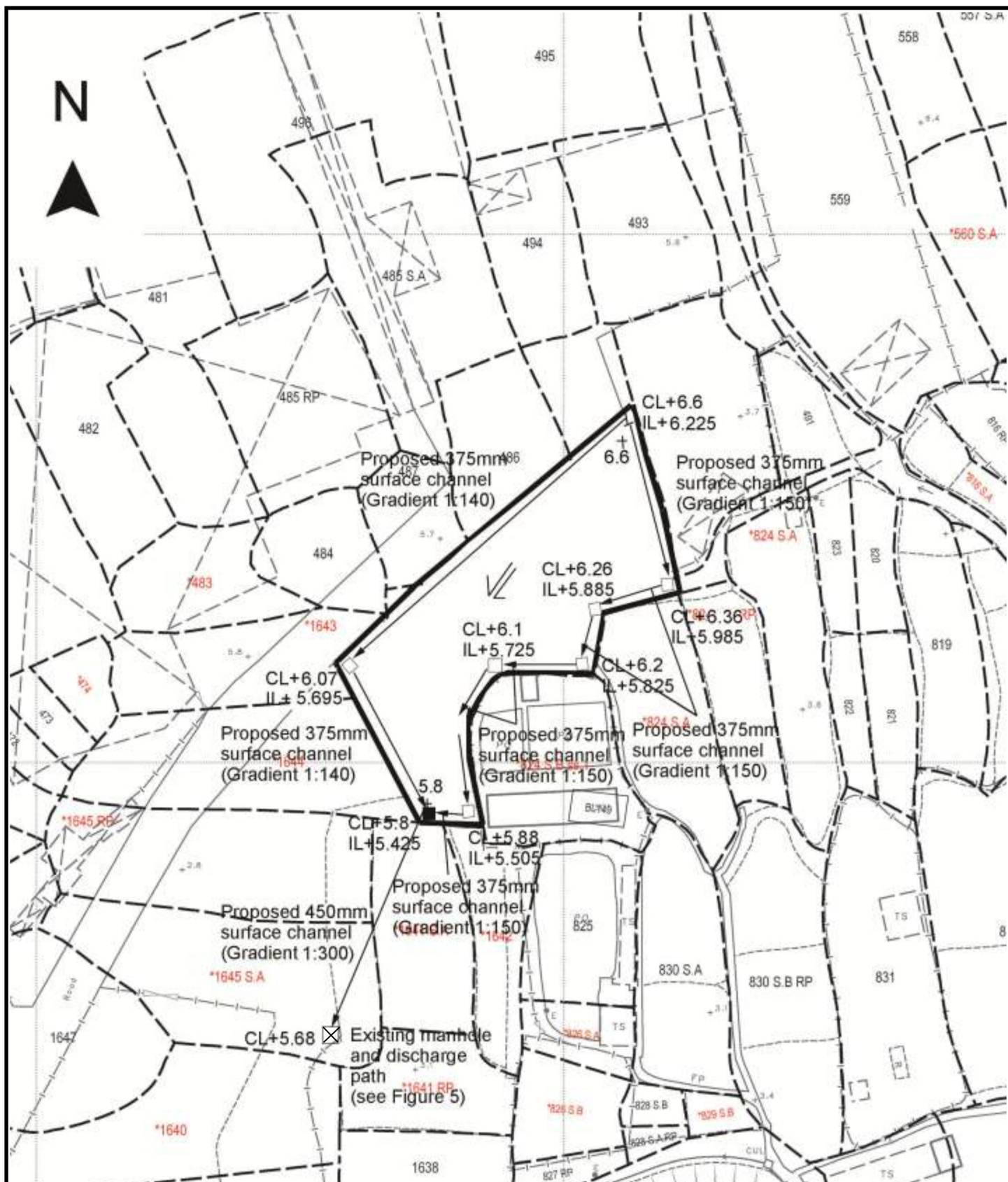
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

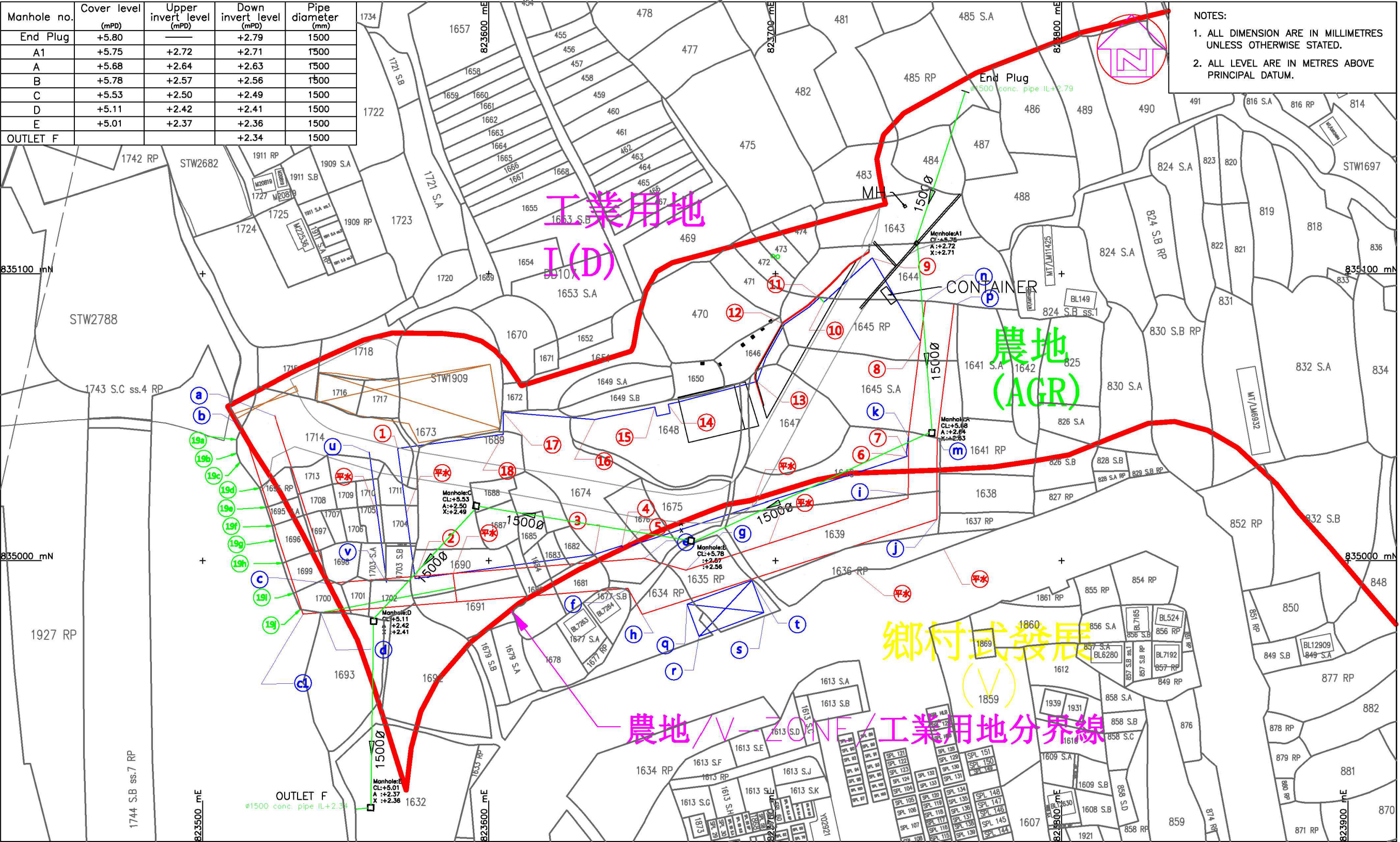
Remarks 備註:

- Proposed catchpit
- Proposed catchpit with Sand trap
- ⇐ Flow of surface runoff
- +6.6 Level (in mPD)
- CL Covered level (mPD)
- IL Invert level (mPD)

Scale 比例:

1:1000

Manhole no.	Cover level (mPD)	Upper invert level (mPD)	Down invert level (mPD)	Pipe diameter (mm)
End Plug	+5.80		+2.79	1500
A1	+5.75	+2.72	+2.71	1500
A	+5.68	+2.64	+2.63	1500
B	+5.78	+2.57	+2.56	1500
C	+5.53	+2.50	+2.49	1500
D	+5.11	+2.42	+2.41	1500
E	+5.01	+2.37	+2.36	1500
OUTLET F			+2.34	1500



- NOTES:
1. ALL DIMENSION ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVEL ARE IN METRES ABOVE PRINCIPAL DATUM.

PROJECT: DD107

DRAWING TITLE:
Figure 5 Discharge Path of Existing 1500mm Diameter Pipe

BF 大輝測量工程公司
BIG FAI SURVEYING & ENGINEERING CO.

Dwg No : BF-20250809	Rev.	Drawn By : LUNG
Design By :	Scale : 1:1250 (A3)	Date : 09-Aug-2025

寄件者:
寄件日期: 2025年09月15日星期一 11:44
收件者: tpbpd/PLAND
副本:
主旨: A/YL-KTN/1166 Supplementary Information
附件: KTN1166-ltr-01.pdf

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: 

Total: 2 pages

Date: 11 September 2025

TPB Ref.: A/YL-KTN/1166

By Email

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

Dear Sir,

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

We are glad to submit the updated layout plan to show the proposed occupation of space for storage of vehicle body spare parts and ancillary workshop within the enclosed structure.

The stacking height of construction materials at the uncovered area will be 5m maximum. The applicant proposed a 13m enclosed structure because he needs additional space to stacking up the vehicle body works spare parts. The proposed ancillary workshop within the enclosed structure will be occupied for the assembly of the body of goods vehicle. The storage of vehicle body works spare parts includes metal plates and beams for the making of body of goods vehicle.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

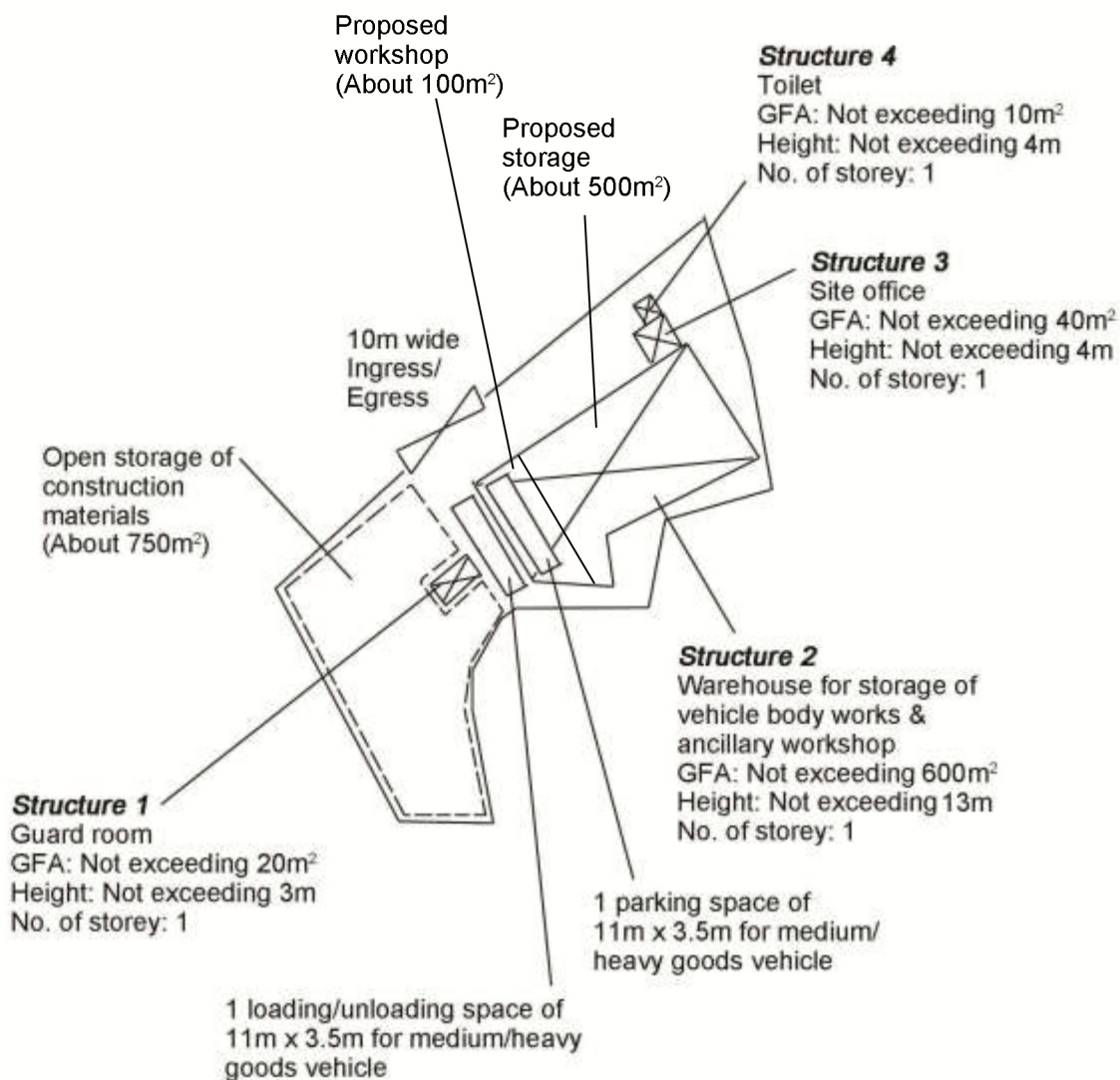
Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Jet CHEUNG) – By Email

N



Project 項目名稱:

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

寄件者: [REDACTED]
寄件日期: 2025年10月19日星期日 11:37
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Andrea Wing Yin YAN/PLAND; Jet Sze Jet
CHEUNG/PLAND; Yen PY LEUNG/PLAND
主旨: A/YL-KTN/1166
附件: KTN1166-ltr-02.pdf
類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 1 page

Date: 19 October 2025

TPB Ref.: A/YL-KTN/1166

By Email

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

Dear Sir,

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Body Works Spare Parts and Ancillary Workshop for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Our response to the comments of the DLO/YL is as follows:

The applicant will apply for short term waiver (STW) and short term tenancy (STT) upon planning approval.

Our response to the comments of the DEP is as follows:

- a. No cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips would be stored at the application site;
- b. No chemicals would be used during the carrying out of vehicle assembly activities within the proposed workshop; and
- c. The proposed workshop would be enclosed with mechanical ventilation. The ventilation outlet would be as far as nearby sensitive receivers.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. David CHENG) – By Email

寄件者: [REDACTED]
寄件日期: 2025年10月30日星期四 12:15
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/YL-KTN/1166
附件: KTN1166-ltr-04.pdf

類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

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

Dear Sir,

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

We write to update the proposed use at the application site to Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years. Please see the updated page 5 and 10 of the S.16-III application form.

2.5m high corrugated metal fencing will be erected to fence off the application site boundary except the ingress/egress.

The proposed workshop use at the application site would be operated twice a week at the application site. It is ancillary to the proposed use because it is operated twice a week and it is 100m² in size which is small. The proposed workshop would be occupied for inspection and repairing use so that the actual impact to the surrounding environment is insignificant. Also, no assembling or dismantling works will be carried out at the application site.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site;	Please see the attached swept path analysis.
(b) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. David CHENG) – By Email

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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

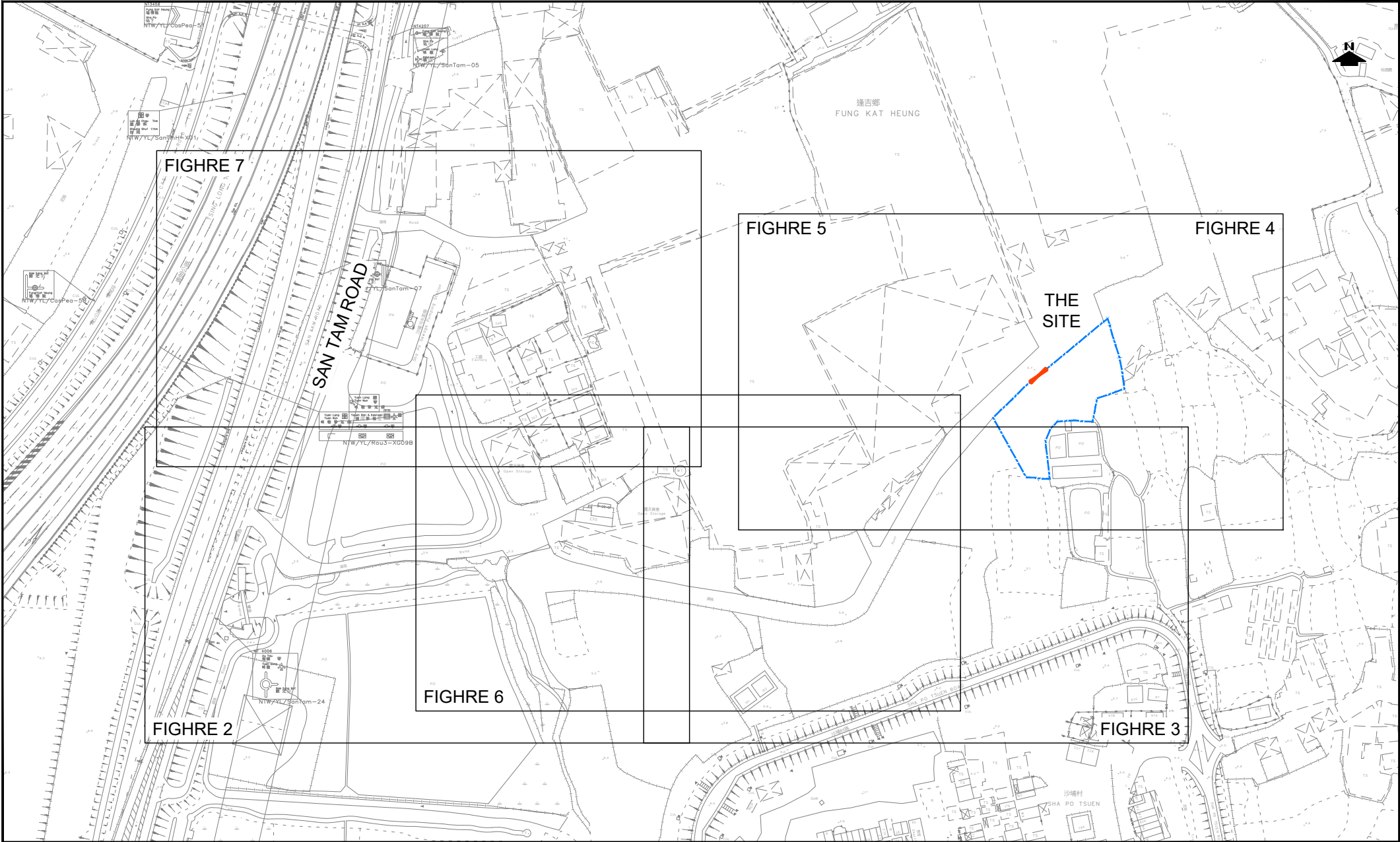
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年		3
	☐ month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積		1,512	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積		670	sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目		4	
Proposed domestic floor area 擬議住用樓面面積		NA	sq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積		Not more than 670	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積		Not more than 670	sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Guard room (Not exceeding 3m, 1 storey), Structure 2: Warehouse and ancillary workshop (Not exceeding 13m, 1 storey), Structure 3: Site office (Not exceeding 4m, 1 storey), Structure 4: Toilet (Not exceeding 4m, 1 storey)			
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	Nil		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	1 space of 11m x 3.5m for MGV & HGV		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m for MGV & HGV		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Gist of Application 申請摘要

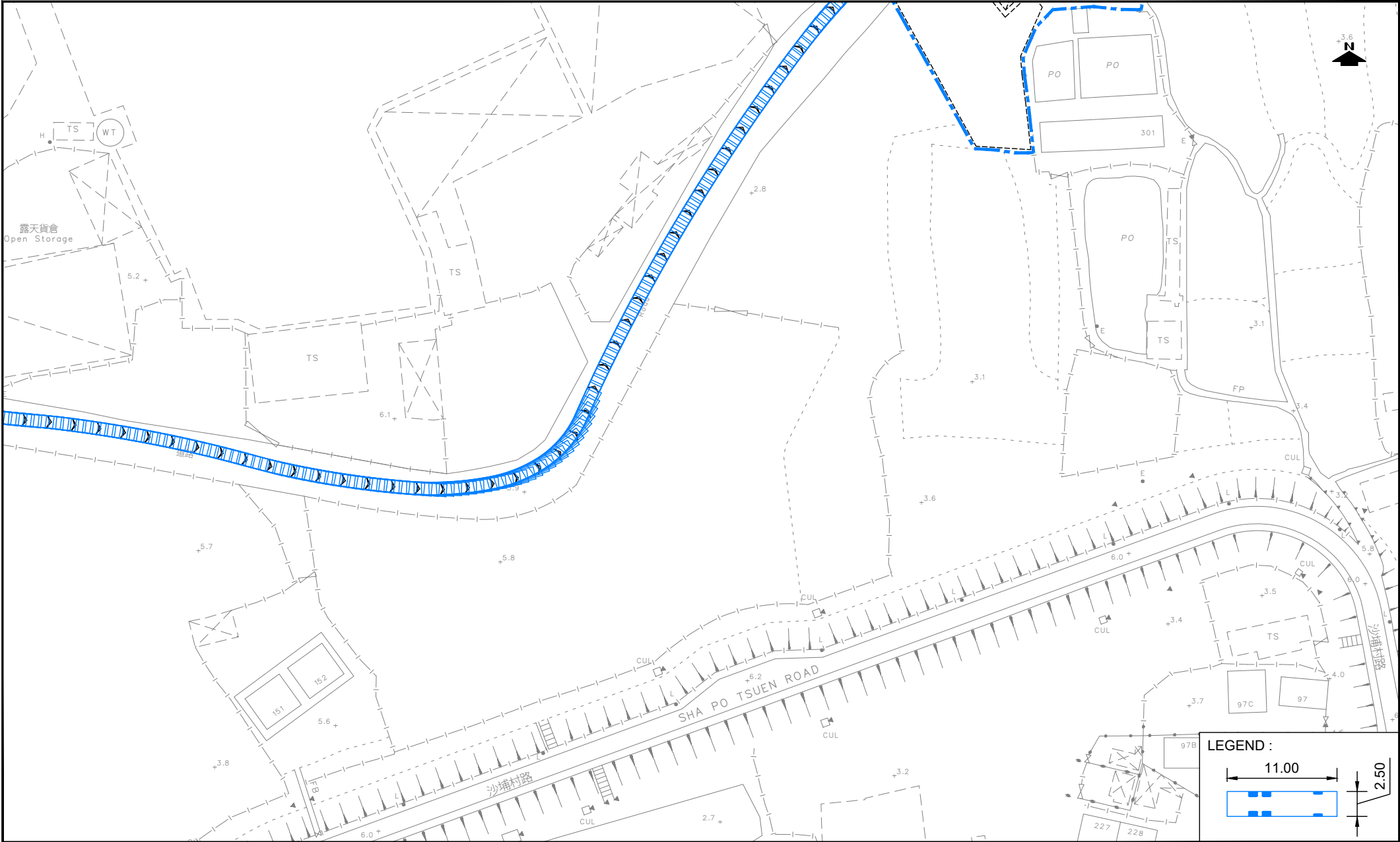
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,182 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 127sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	'Residential (Group A)' ('R(A)')
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years



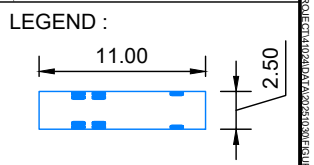
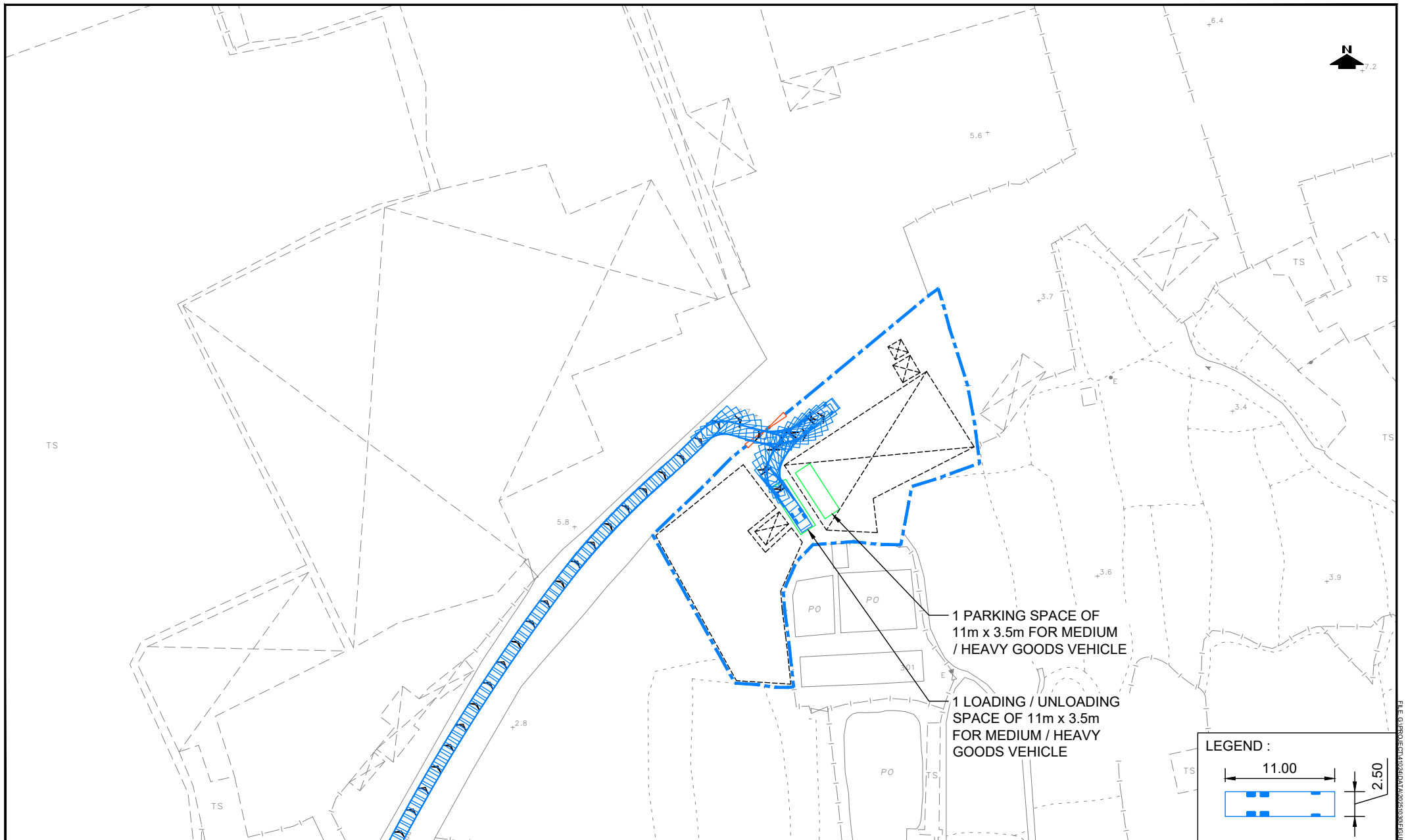
PROJECT NO. 41024		PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES		DRAWING NO. FIGURE 1	REV. .
DESIGNED SLN	DATE OCT 2025	DRAWING TITLE SWEPT PATH ANALYSIS (HGV) - KEYPLAN (1 OF 7)		LLA 顧問有限公司 Consultancy Limited	
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CHECKED SLN					



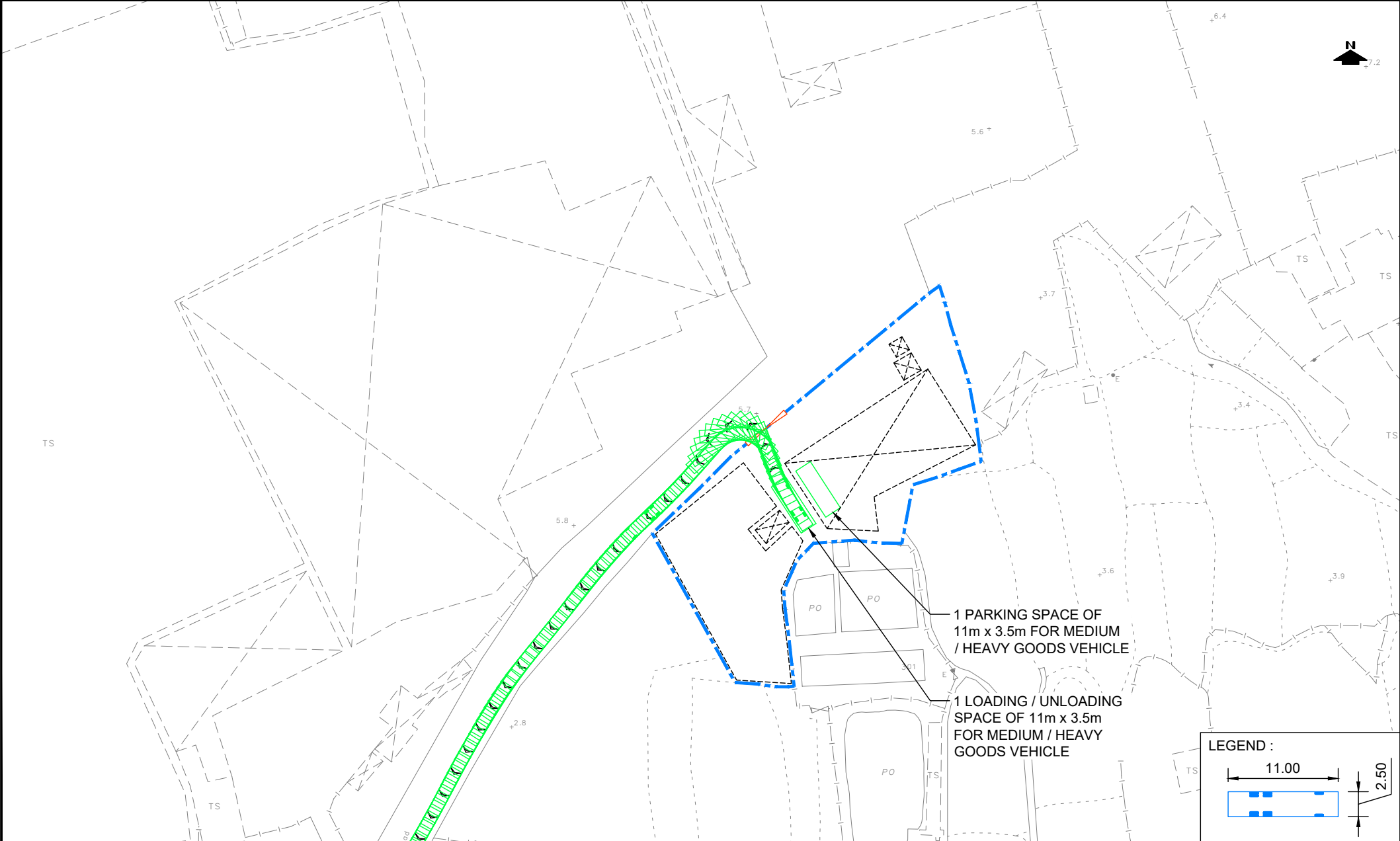
PROJECT NO. 41024	
DESIGNED SLN	DATE OCT 2025
DRAWN CLL	SCALE 1:1000 @ A4
CHECKED SLN	

PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	
DRAWING TITLE SWEPT PATH ANALYSIS (HGV) - IN (3 OF 7)	

DRAWING NO. FIGURE 3	REV. .
LLA 顧問有限公司 Consultancy Limited	



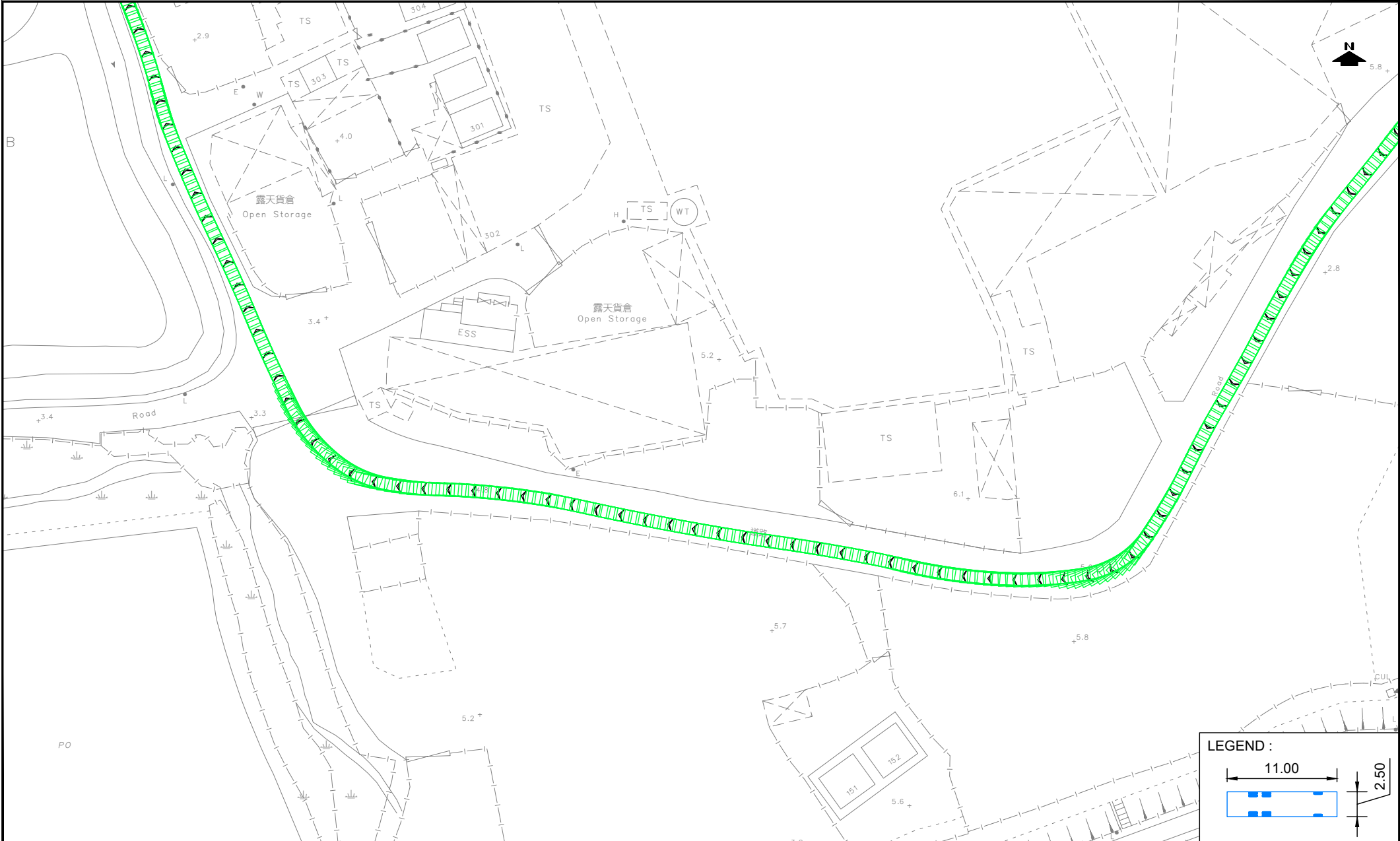
PROJECT NO. 41024		PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES		DRAWING NO. FIGURE 4	REV. .
DESIGNED SLN	DATE OCT 2025	DRAWING TITLE SWEPT PATH ANALYSIS (HGV) - IN (4 OF 7)		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:1000 @ A4				
CHECKED SLN					



PROJECT NO.	41024	
DESIGNED	SLN	DATE OCT 2025
DRAWN	CLL	SCALE 1:1000 @ A4
CHECKED	SLN	

PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	
DRAWING TITLE	SWEPT PATH ANALYSIS (HGV) - OUT (5 OF 7)	

DRAWING NO.	FIGURE 5	REV.	.
LLA 顧問有限公司		Consultancy Limited	

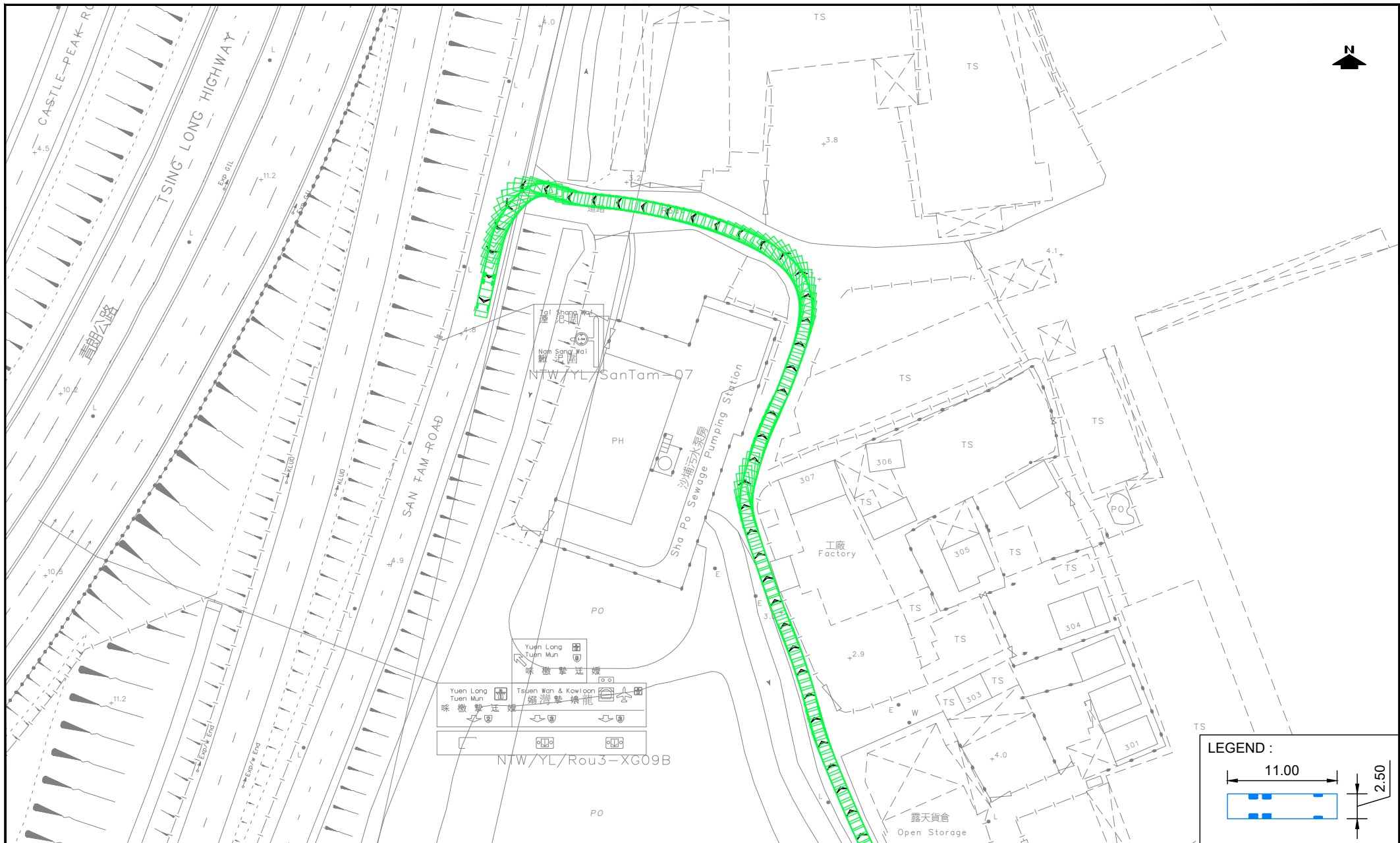


LEGEND :

11.00

2.50

PROJECT NO. 41024		PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES		DRAWING NO. FIGURE 6	REV. .
DESIGNED SLN	DATE OCT 2025	DRAWING TITLE SWEPT PATH ANALYSIS (HGV) - OUT (6 OF 7)			LLA 顧問有限公司 Consultancy Limited
DRAWN CLL	SCALE 1:1000 @ A4				
CHECKED SLN					



PROJECT NO.		41024	
DESIGNED	SLN	DATE	OCT 2025
DRAWN	CLL	SCALE	1:1000 @ A4
CHECKED	SLN		

PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS
AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE		SWEPT PATH ANALYSIS (HGV) - OUT (7 OF 7)	
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DRAWING NO.		FIGURE 7	
REV.		.	
LLA		顧問有限公司 Consultancy Limited	

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 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/678	Proposed Temporary Shop and Services (Retail of Forklift) for a Period of Three Years	8.1.2021 [revoked on 8.1.2022]
2.	A/YL-KTN/689	Proposed Temporary Shop and Services (Sale of Truck Mounted Crane and Miniature Excavator) for a Period of Three Years	8.1.2021 [revoked on 8.1.2022]
3.	A/YL-KTN/790	Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of Three Years	12.11.2021 [revoked on 12.5.2023]

All sites were zoned “Agriculture” (“AGR”) at the time of consideration.

Similar s.16 Application within the Same “Residential (Group A)” Zone in the Vicinity of the Site in the Past Five Years

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/1112	Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of Three Years	4.7.2025

Government Departments' General Comments

1. 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 (HyD):

- no in-principle objection to the application from highways maintenance point of view;
- the application site (the Site) involves Government Land, which is not under HyD's maintenance purview; and
- advisory comments are at **Appendix V**.

2. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and implementation and maintenance of the proposed drainage facilities to the satisfaction of his division or the Town Planning Board; and
- advisory comments are at **Appendix V**.

3. 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**.

4. **Landscape Aspect**

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

- the Site falls within an area zoned “Residential (Group A)”, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

5. **Building Matters**

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

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

6. **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.

7. **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**:

- Project Manager (West), Civil Engineering and Development Department;
- Government Engineer/Railway Development (2), HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services; and
- Director of Agriculture, Fisheries and Conservation.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (d) the applicant should terminate the applied use and vacate the Site upon implementation of public housing development and/or any other government project(s) involving the Site at any time during the planning approval period;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) there is/are unauthorized structure(s) and/or use(s) on Lots No. 489 and 1643 both in D.D. 107 covered by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots of the Site and the occupation of the Government Land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site to San Tam Road, including any local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Noise Control Ordinance (Cap. 400);
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the applicant shall 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 applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iv) the applicant shall be liable for any adverse drainage impact due to the applied use;
- (j) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) the good practice guidelines for open storage (**Appendix VII**) should be adhered to; and

- (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that four structures are 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 the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250918-141703-51072

提交限期
Deadline for submission: 08/10/2025

提交日期及時間
Date and time of submission: 18/09/2025 14:17:03

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1166

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. POON

意見詳情
Details of the Comment :

了解是次申請A/YL-KTN/1166得出以下提問：
根據2019年申請編號A/YL-KTN/678的申請在2022年01月08日城市規劃委員會撤銷許可申請時提及申請者未能履行排水建議及消防裝置建議，而是次申請申請者提交排水系統，方案應該是暗渠，會用集水井吸收地面的水再經暗渠排出坑渠，再落沙埔村路的排水渠。是次申請的排水系統會否影響A/YL-KTN/1136旁政府地的排水渠，如有影響，請申請人確保渠道暢通無阻，否則倒灌上流。

不過申請者在附近地段亦遞交不同的規劃申請：A/YL-KTN/1135, A/YL-KTN/1136, A/YL-KTN/1145，本人並不期望每個規劃申請設計出來的排水系統在最後組合時並不連貫，各家自掃門前雪，形同虛設，所以排水系統是否組合來討論。

另外，消防系統也很重要，作為貨倉，辦工有時限，下班就沒有人，如電力不穩、電池爆炸引起火災(特別在深夜時候)，這申請附近有一堆中電電柱，引發停電很麻煩，如何能確保周邊安全。

最後，此土地原本沒有構築物，在申請前可預先興建。

From: [REDACTED]
Sent: 2025-10-07 星期二 02:48:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1166 DD 107 Fung Kat Heung

A/YL-KTN/1166

Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) and 1644 (Part) in D.D. 107, Fung Kat Heung

Site area: About 2,182m² (Includes Government Land of about 127sq.m)

Zoning: "Res Group A"

Applied Use: Open Storage / 2 Vehicle Parking

Dear TPB Members,

Much of the site was approved under 678 on Jan 8 2021 and revoked for failure to fulfil multiple conditions on 8 Jan 2022.

Presumably it has been used for unapproved brownfield since then.

However, in the meantime the lots have been rezoned to high rise residential development. But presumably the land was not reinstated?

Members should question how OS can be compatible with this planning intention

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 18 October 2019 2:52 AM HKT
Subject: A/YL-KTN/678 DD 107 Fung Kat Heung

A/YL-KTN/678

Lots 484 (Part), 486 (Part), 487 (Part), 488, 489 (Part), 490 and 1643 (Part) in D.D. 107, Fung Kat Heung

Site area : About 3,060m²

Zoning : "Agriculture"

Applied Use : Storage Forklift / 4 Vehicle Parking

Dear TPB Members,

It is quite clear that this site is a long standing browfield operation and application is to legitimize this use.

Unfortunately PlaD supports all applications of this nature, as can be ascertained from the minutes of similar applications in the district.

Members in rubber stamping PlanD excuses for perpetuating brownfield use are a major part of the problem. This area is obviously the location for many operations of this kind. So why not recommend a rezoning exercise that would compel operations to amalgamate on a custom built, multi-storey, industrial complex and free up the other sites for more efficient land use.

However the public has no expectations that pledges to implement efficient planning will be anything but hot air.

Mary Mulvihill

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

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

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