

This document is received on 10 JUN 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

2501133

23/5 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/TL-KTN/1129
	Date Received 收到日期	10 JUN 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)

TANG Lam Piu 鄧林標

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）	Lot 748 (Part) in D.D. 107, Fung Kat Heung, 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 179 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 121 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）	 N/A 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	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Warehouse (Excluding Dangerous Goods Godown) (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
06/05/2025 - 20/05/2025(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 19/05/2025 (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

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ 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 106sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 73sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 121sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 121sq.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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT)	48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STORY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	

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 08:00 to 19:00 from Mondays to Saturdays. No operation 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)) Accessible from Fung Kat Heung Road via Mei Fung Road and a local access.																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ 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 179 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 ..not more than 0.2. 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			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 ☒
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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 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	☐ 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

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

.....
Michael WONG
.....
Name in Block Letters
姓名 (請以正楷填寫)

.....
Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

19/05/2025

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	 179 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	121 ☒ About 約 ☐ Not more than 不多於	0.68 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 ☐ (Not more than 不多於)	
		N/A Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	5.5 (about) m 米 ☐ (Not more than 不多於)	
		2 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	41 % ☒ 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
(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 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
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）	☐	☒
<u>Location plan, Zoning plan, Land status plan, Plan showing the filling of land area, and Swept path analysis</u>		
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）	☐	☒
<u>Accepted Drainage Proposal under previous application No. A/YL-KTN/907, and Fire Service Installations Proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, New Territories* (the Site) for '**Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to continue operating the Site as a warehouse for storage of miscellaneous goods, e.g. kitchenware, toiletries, furniture, consumer electronics, etc.. The applied use could support the local warehousing and storage industry within the local area and nearby workshops and open storage sites.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, 'warehouse' is neither a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding area which is dominated by warehouse, storage and workshop uses. Although the applied use is not entirely in line with the planning intention of "AGR" zone, there is no active agricultural activity at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 Several similar S.16 planning applications for 'warehouse' use within the same "AGR" zone have been approved by the Board between 2020 to 2025, within which the latest application (No. A/YL-KTN/1083) has been approved by the Board on a temporary basis of 3 years on 28.02.2025. As the proposed development of the same use is in similar nature, approval of the current application would not set an undesirable precedent within the "AGR" zone and in line with the Board's previous decisions.

- 2.4 The Site is the subject of several previous S.16 planning applications involving different uses, of which the latest application (No. A/YL-KTN/907) for 'warehouse' use (submitted by the same applicant with the same use as the current application) was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-KTN/907), all development parameters remain the same (e.g. layout, gross floor area (GFA), plot ratio, no. of structure, etc.). The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/907		Date of Compliance
(d)	The submission of a revised drainage proposal	08.04.2025
(e)	The implementation of the revised drainage proposal	Not complied with
(g)	The implementation of the accepted Fire Service Installations (FSIs) proposal	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. The applicant submitted several drainage proposals to comply with condition (d) and the latest submission (i.e. submission on 10.03.2025) was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 08.04.2025.
- 2.6 In support of the application, the applicant has submitted the previously accepted drainage proposal and an updated FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupied an area of 179 m² (about) (**Plan 3**). The operation hours of Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays. 1 structure is proposed at the Site for warehouse (excl. D.G.G.), ancillary office and rain shelter with total GFA of 121 m² (about) (**Plan 4**). The ancillary office and rain shelter are intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able

to accommodate 2 nos. of staff. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	179 m ² (about)
Covered Area	73 m ² (about)
Uncovered Area	106 m ² (about)
Plot Ratio	0.68 (about)
Site Coverage	41% (about)
No. of Structure	1
Total GFA	121 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	121 m ² (about)
Building Height	5.5 m (about)
No. of Storey	2

3.2 The Site had been entirely filled with concrete of not more than 0.2 m in depth to the existing site level of +14.1mPD to +14.2mPD for site formation of structure and circulation space (**Plan 5**). Such filling of land is to facilitate a flat surface for manoeuvring of vehicles and site formation of structure. Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site during 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**). There will be 1 loading/unloading (L/UL) space provided within the Site. Detail of the L/UL provision is shown at **Table 3** below.

Table 3 – L/UL provision

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

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	LGV		2-Way Total
	In	Out	
Trip(s) at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trip(s) at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Average trip(s) per hour (09:00 – 18:00)	1	1	2

- 3.5 As the proposed development only involves warehouse for storage of miscellaneous goods, no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage and storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall had been erected along the site boundary to minimise the potential nuisance to the surroundings.
- 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 also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) have been provided by the applicant to mitigate any adverse impact arising from the proposed development. The applicant will proceed to implement the proposals upon obtaining planning permission from the Board, as well as being accepted by relevant departments.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

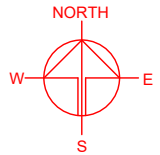
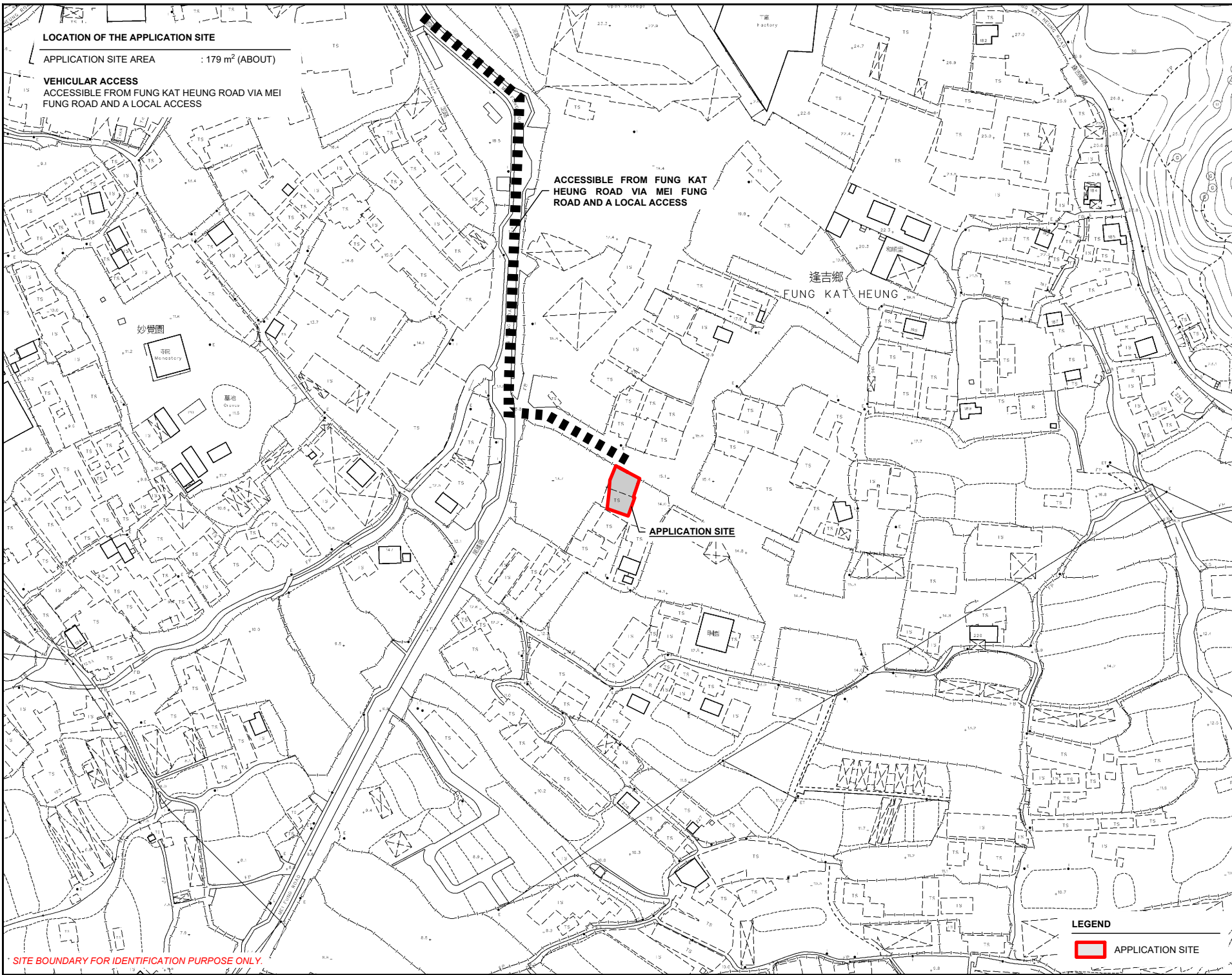
May 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis (Light Goods Vehicle)

APPENDICES

Appendix I	Approved drainage proposal under the previous application No. A/YL-KTN/907
Appendix II	Fire service installations proposal



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

19.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

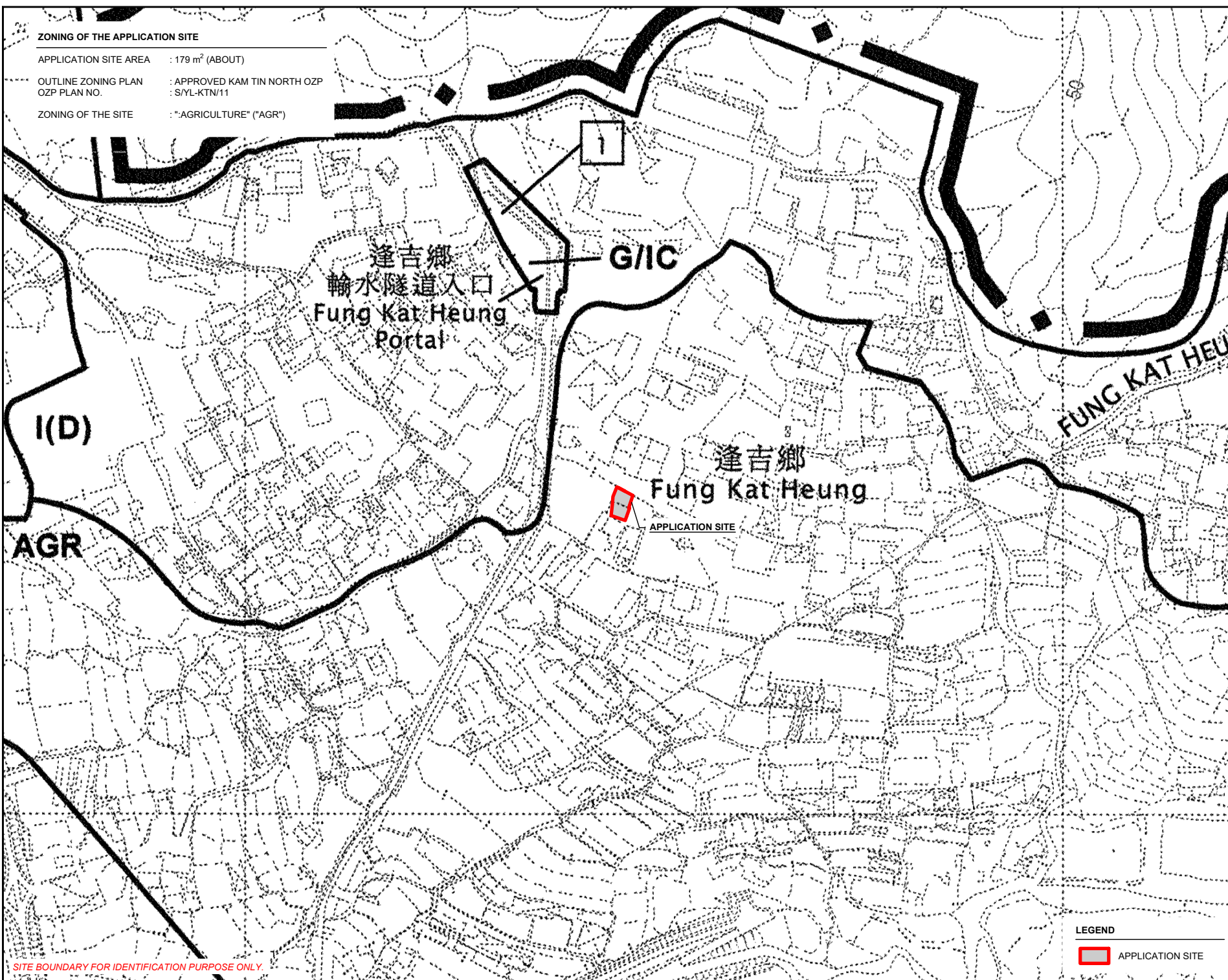
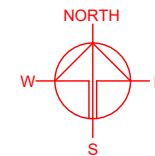
LEGEND



APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 179 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY : MN DATE : 19.5.2025

CHECKED BY : DATE :

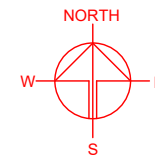
APPROVED BY : DATE :

DWG. TITLE : ZONING OF THE SITE

DWG NO. : PLAN 2 VER. : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 179 m² (ABOUT)
 AREA OF PRIVATE LAND : 179 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107,
 FUNG KAT HEUNG, KAM TIN,
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

001

001

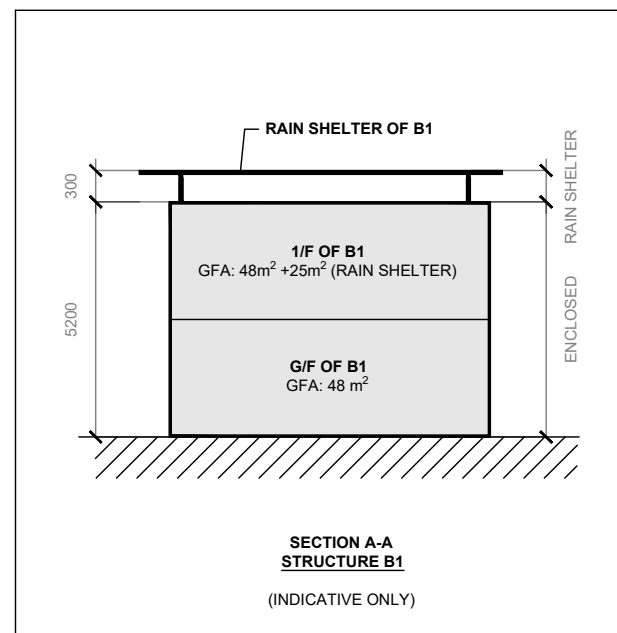
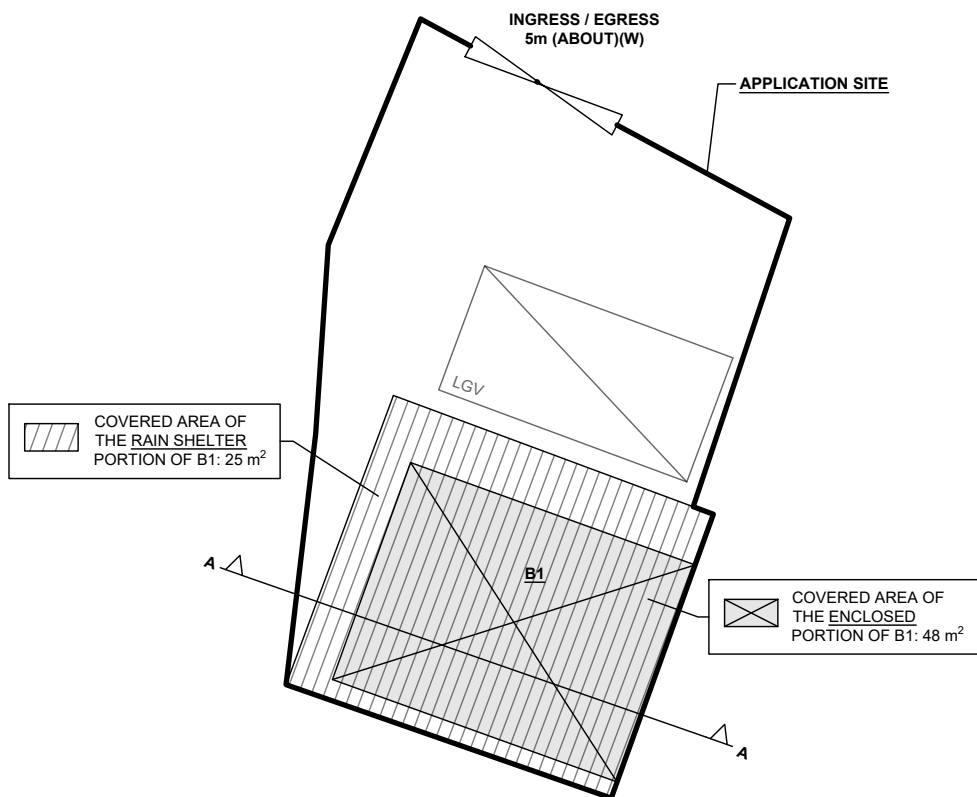
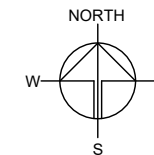
001

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT) 48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



LOADING/UNLOADING PROVISION

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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (RAIN SHELTER)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY	DATE
MN	4.6.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

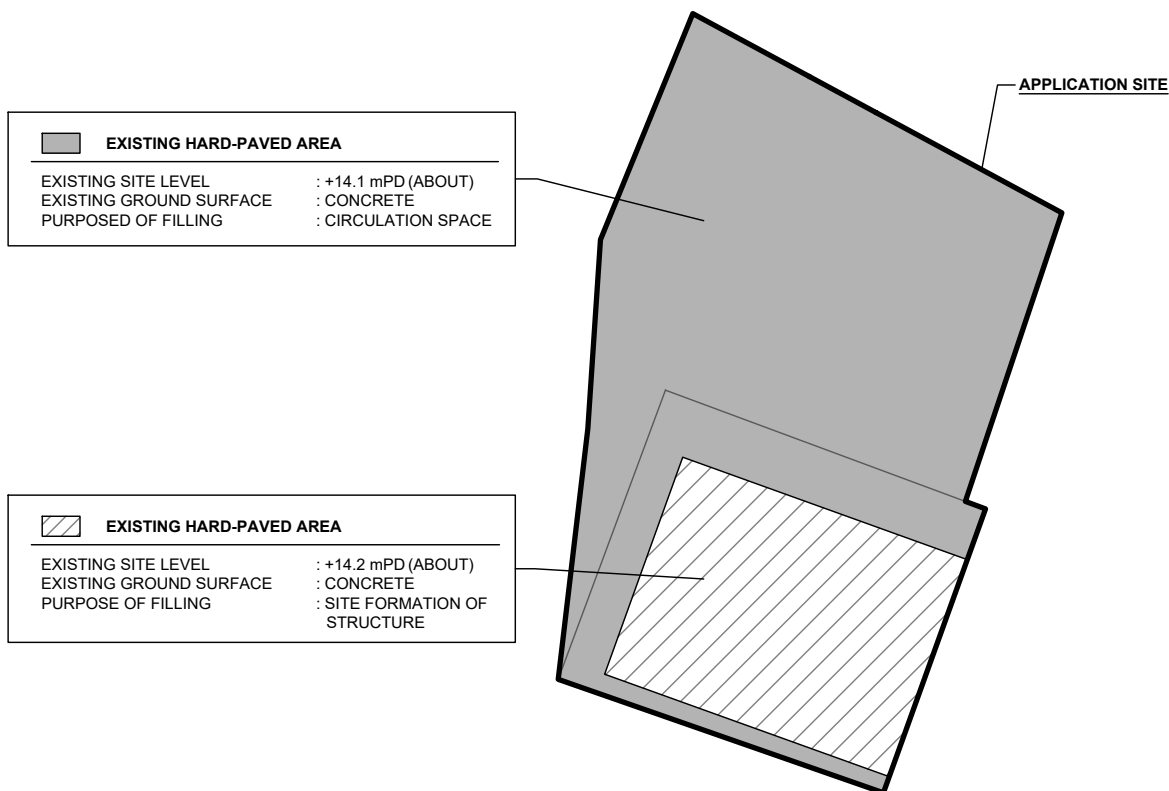
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	002

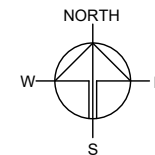
FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 179 m² (ABOUT)
 EXISTING HARD-PAVED AREA : 179 m² (ABOUT)
 EXISTING SITE LEVELS : + 14.1 mPD TO +14.2 mPD (ABOUT)

THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION OF STRUCTURE AND CIRCULATION AREA UNDER THE PREVIOUS APPLICATION NO. A/YL-KTN/907. NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE APPLICATION SITE.



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY MN DATE 19.5.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

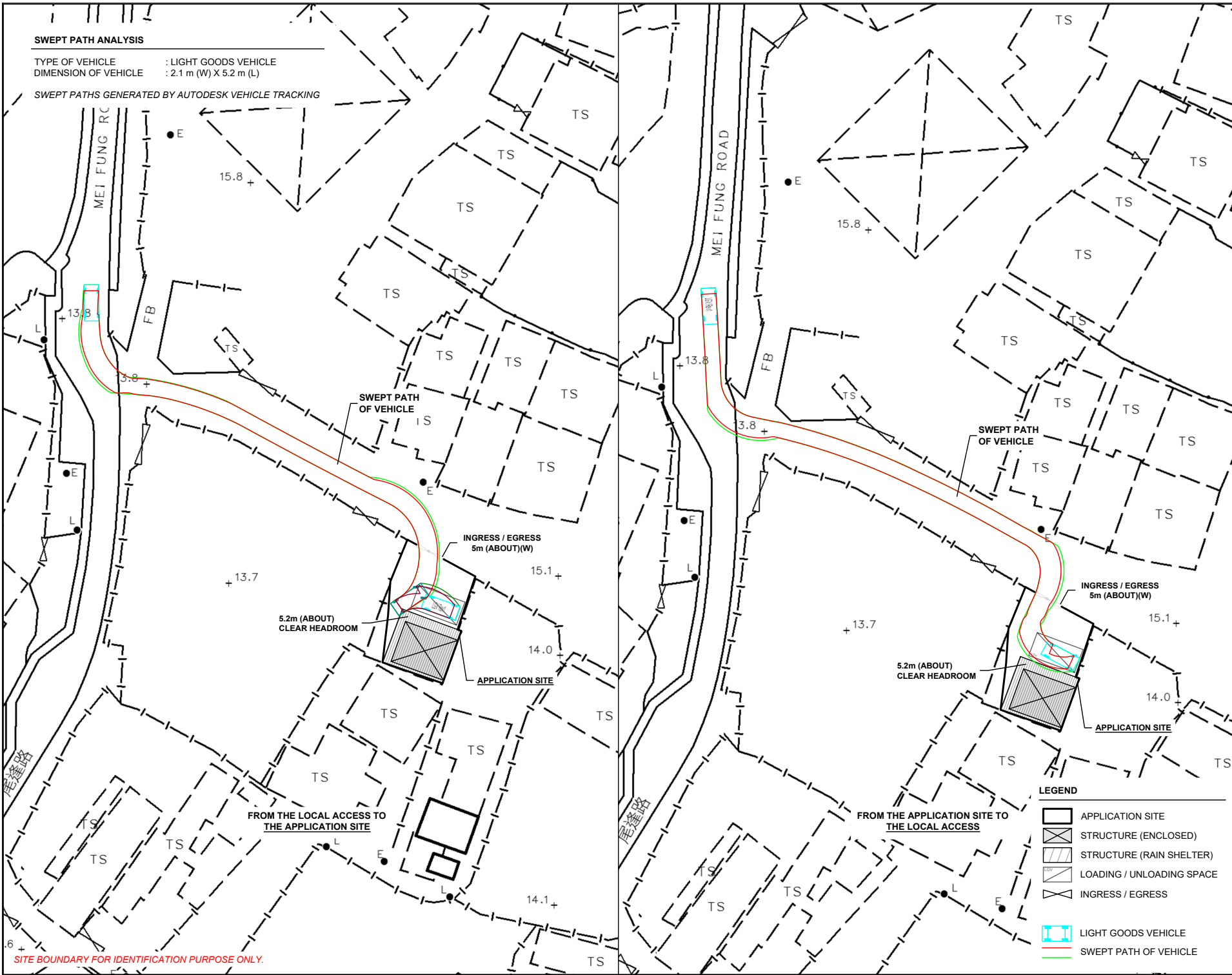
FILLING OF LAND AREA

DWG NO.

PLAN 5

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

PLANNING CONSULTANT

R-RICHES
PLANNING LIMITED

PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 700 @ A4

DRAWN BY	DATE
MN	19.5.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 6	001

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (RAIN SHELTER)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

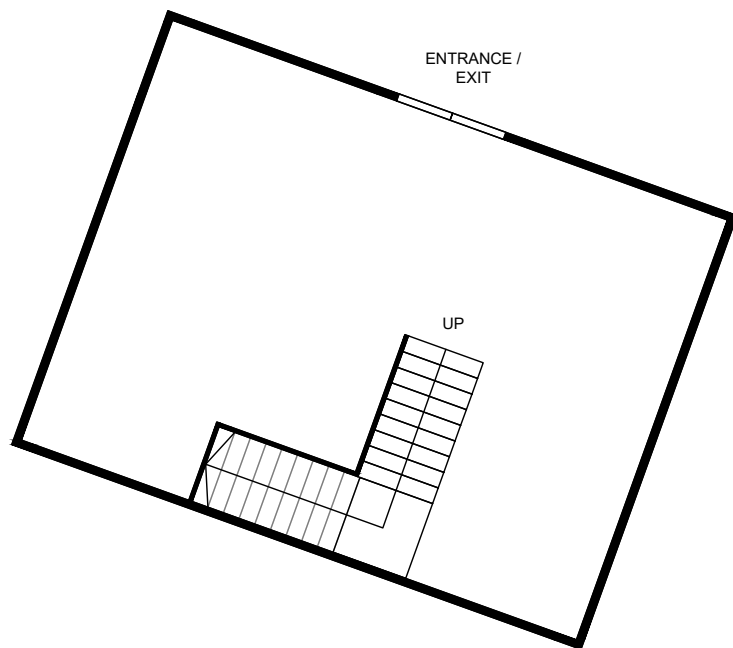
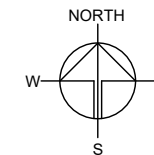
NORTH

W E S

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT) 48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



GROUND FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)

LEGEND

 STRUCTURE B1

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 100 @ A4

DRAWN BY MN DATE 4.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
STRUCTURE B1 (INTERNAL)

DWG NO. PLAN 7 VER. 002

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

Appendix I

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 748

本署檔號 Our Reference : TPB/A/YL-KTN/907

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Limited

8 April 2025

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (d)
– the Submission of a Revised Drainage Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/907)

I refer to your submission dated 10.3.2025 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**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

C.C.
CE/MN, DSD

Internal
CTP/TPB

JL/AY/jc

Appendix

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

1. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
2. 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.
3. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
4. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Our Ref.: DD107 Lot 748
Your Ref.: TPB/A/YL-KTN/907

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

By Email

10 March 2025

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/907)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a revised drainage proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

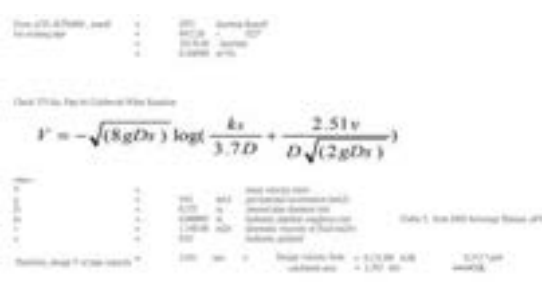
For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner

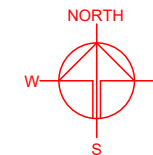


Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Mr. Terence TANG; Tel:)		
(1)	GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Gcotechnical Manual for Slopes (GCO, 1984) was superseded.	Noted and revised accordingly (Appendix II).
(2)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	It is considered as follows: According to SDM Corrigendum No. 1/2022, rainfall increase = 16%; and According to SDM Corrigendum No. 1/2024, a = 505.5, b = 3.29, c = 0.355
(3)	Drawing No. Appendix I - Please review if the downpipe size is 1500mm dia.	Noted and revised accordingly (Appendix II).
(4)	Please justify with the fall direction of the southern and eastern side of building structure. If no strong justification can be provided, peripheral drains are required.	Peripheral drains are proposed and indicated on the drainage plan (Appendix II).
(5)	Photo 1 - It is noted there is another pipe installed under 225mm dia. uPVC from A/YL-KTN/605. Please advise where is the pipe connecting to. The catchment area from this pipe should also be considered in the assessment.	It is considered as follows:  Catchment area of A/YL-KTN/605 is considered in Appendix II shown as follows:

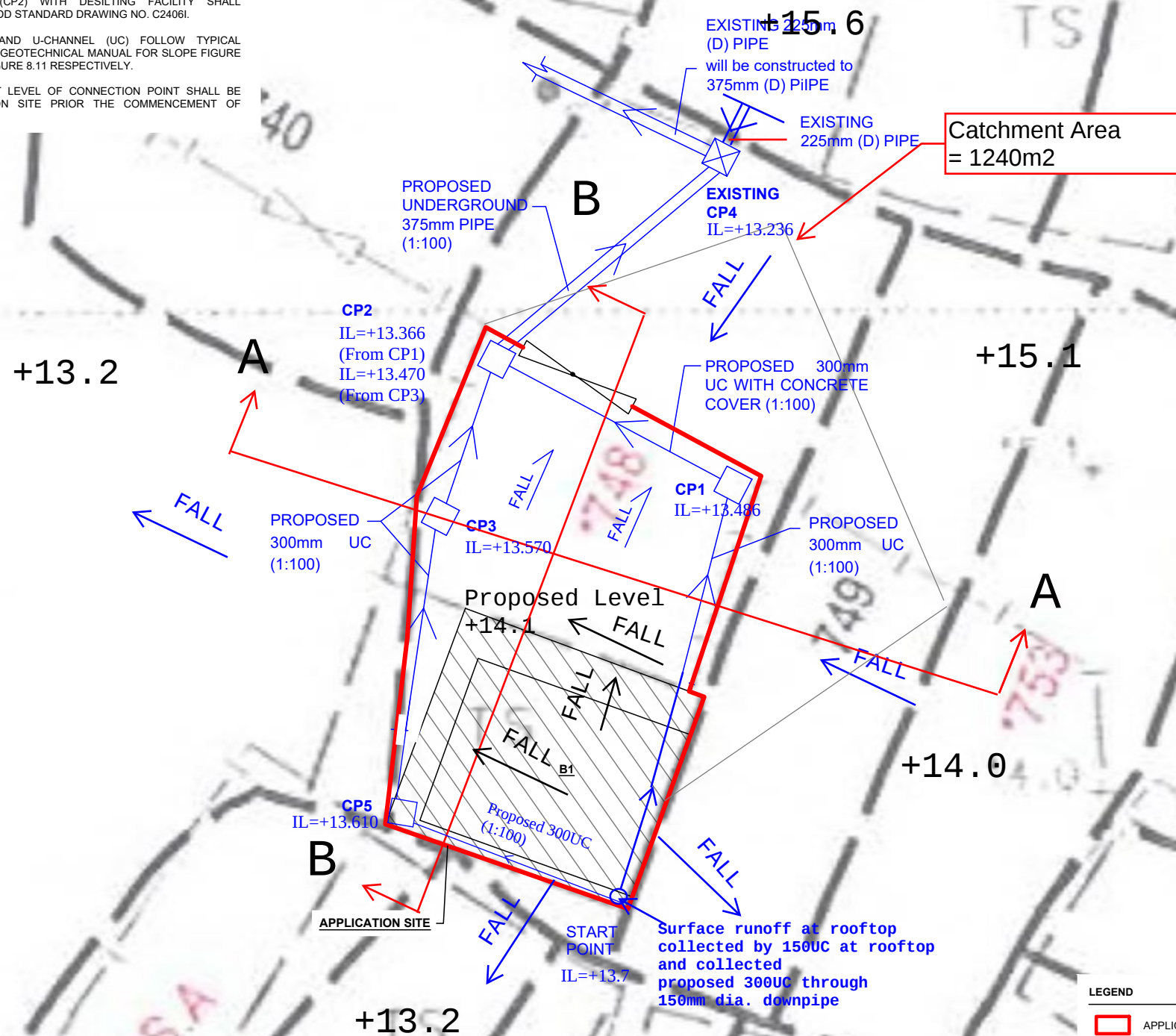


		
(6)	Photo record for final discharge to existing stream should be provided. Please provide latest actual photo record instead of capture from google map or alike.	Noted. Photo record is revised ,which has been taken in this year (Appendix II).



NOTE:

- 1) CATCHPIT (CP2) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C2406I.
- 2) CATCHPIT AND U-CHANNEL (UC) FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIGURE 8.10 AND FIGURE 8.11 RESPECTIVELY.
- 3) THE INVERT LEVEL OF CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.



Drawing No.	Ver.
APPENDIX I	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
DRAINAGE PROPOSAL	
Scale of A4	
1 : 200	
Drawn	Date
	6.3.2023
Revised	Date



Proposed Catchpit/Start Point	Cover Level (mPD)	Invert Level (mPD)
Start Point	+14.0	+13.7
CP5	+14.0	+13.610
CP1	+14.0	+13.586
CP2 (With Desilting Facility)	+14.1	+13.366 (From CP1) +13.470 (From CP3)
CP3	+14.1	+13.736
Existing CP4	+15.7	+13.236

Assume return period $T = 50$ years

According to SDM Corrigendum No.1 /2024

$a = 505.5$, $b = 3.29$, $c = 0.355$

$$i = \frac{a}{(td+b)^c}$$

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} (1+16\%) = 229 \times (1+16\%) = 266 \text{ mm/hr}$$

$i = 266 \text{ mm/hr}$ is taken

Catchment Area = 1240 m^2 (including outside area)

Surface runoff coefficient $C = 0.95$

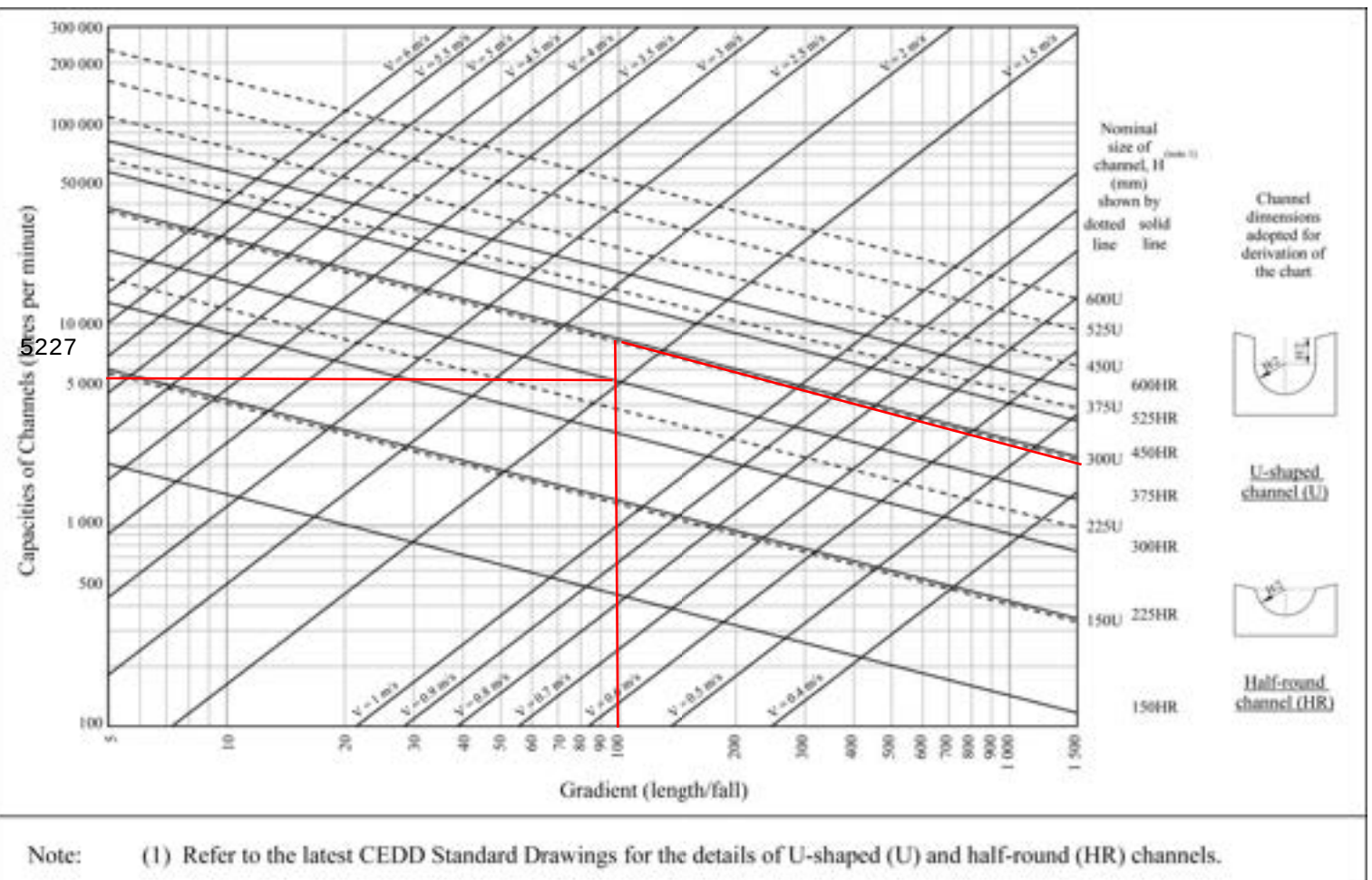
$$Q_p = 0.278 C i A$$

$$= 0.278 (0.95) (266) (1240 \times 10^{-6})$$

$$= 0.0871 \text{ m}^3/\text{s} = 5227 \text{ litre /min}$$

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

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



Check 300 dia uPVC pipeline:

From A/YL-KTN/605 , runoff	=	2971	liter/min	Runoff
for existing pipe	=	4912.26	+	5227
	=	10139.26	liter/min	
	=	0.168988	m ³ /s	

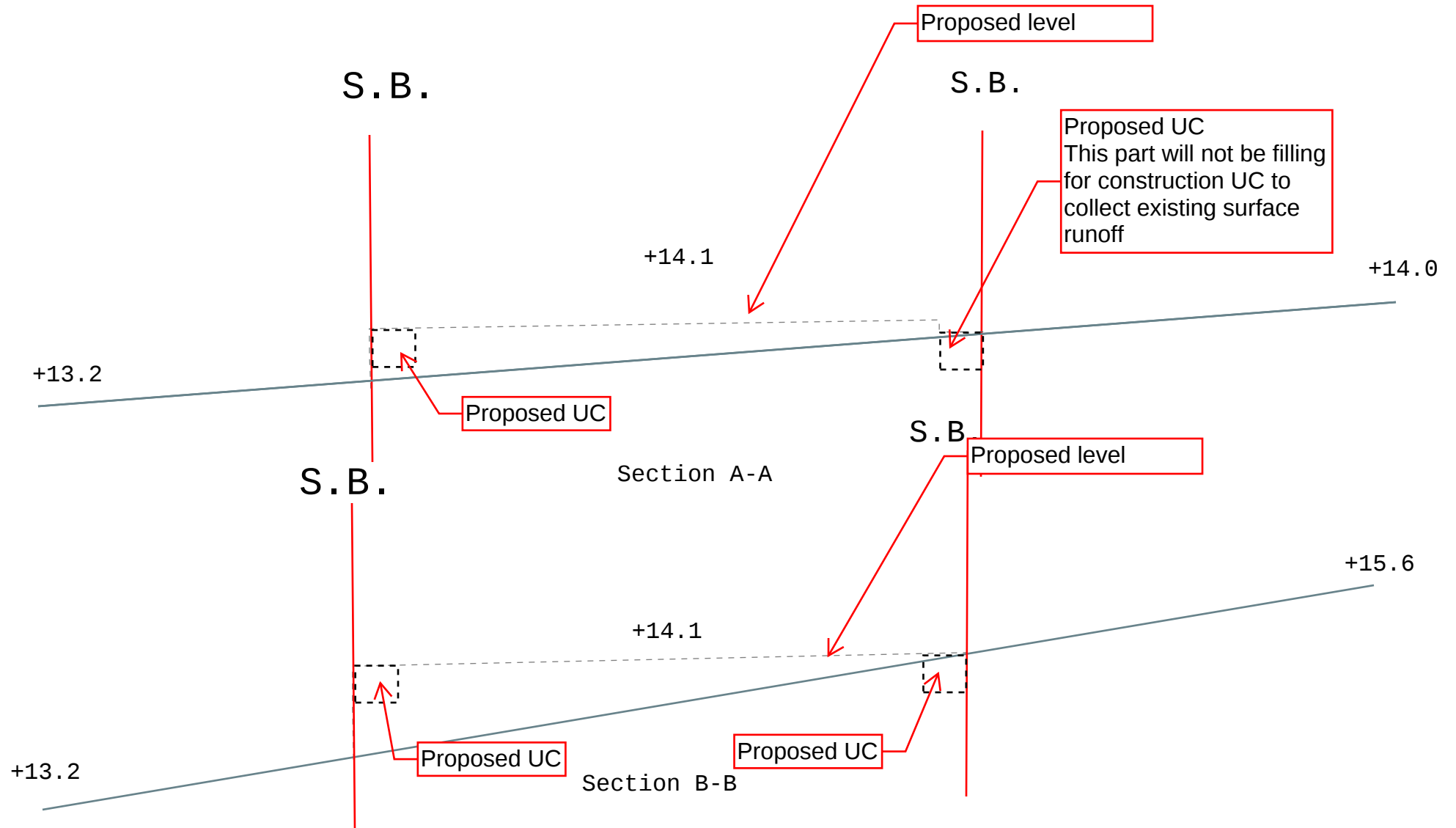
Check 375 dia. Pipe by Colebrook-White Equation

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

where :

V	=			mean velocity (m/s)	
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)	
D	=	0.375	m	internal pipe diameter (m)	
ks	=	0.000003	m	hydraulic pipeline roughness (m)	(Table 5, from DSD Sewerage Manual, uPVC)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)	
s	=	0.01		hydraulic gradient	

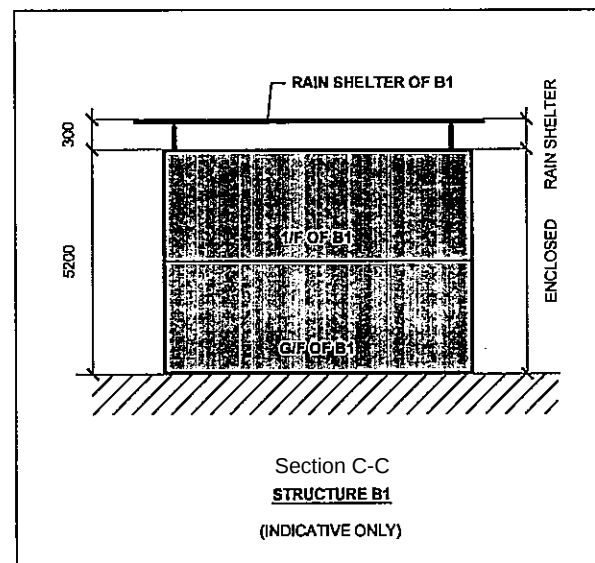
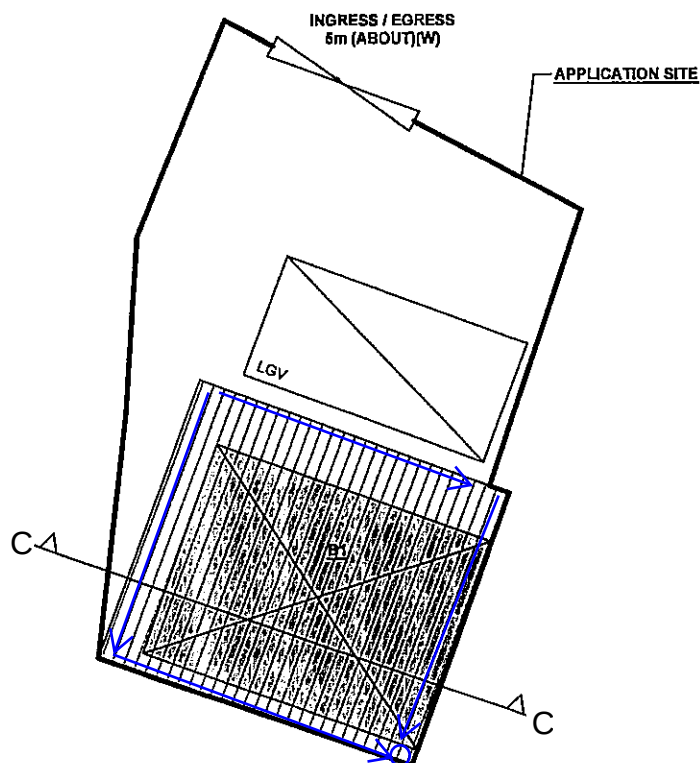
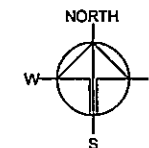
Therefore, design V of pipe capacity = 2.451 m/s > Design velocity from catchment area = 0.131388 m³/s = 2.392 m/s $\frac{0.3^2 * \pi}{4}$ **=>O.K.**



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT) 48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



Surface runoff at rooftop collected by 150UC at rooftop and collected proposed 300UC through 150mm dia. downpipe

150mm Rooftop Peripheral channel

LOADING/UNLOADING PROVISION

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

申請編號 Application No. : A / YL-KTN / 907

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 (ENCLOSED)
	STRUCTURE (RAIN SHELTER)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

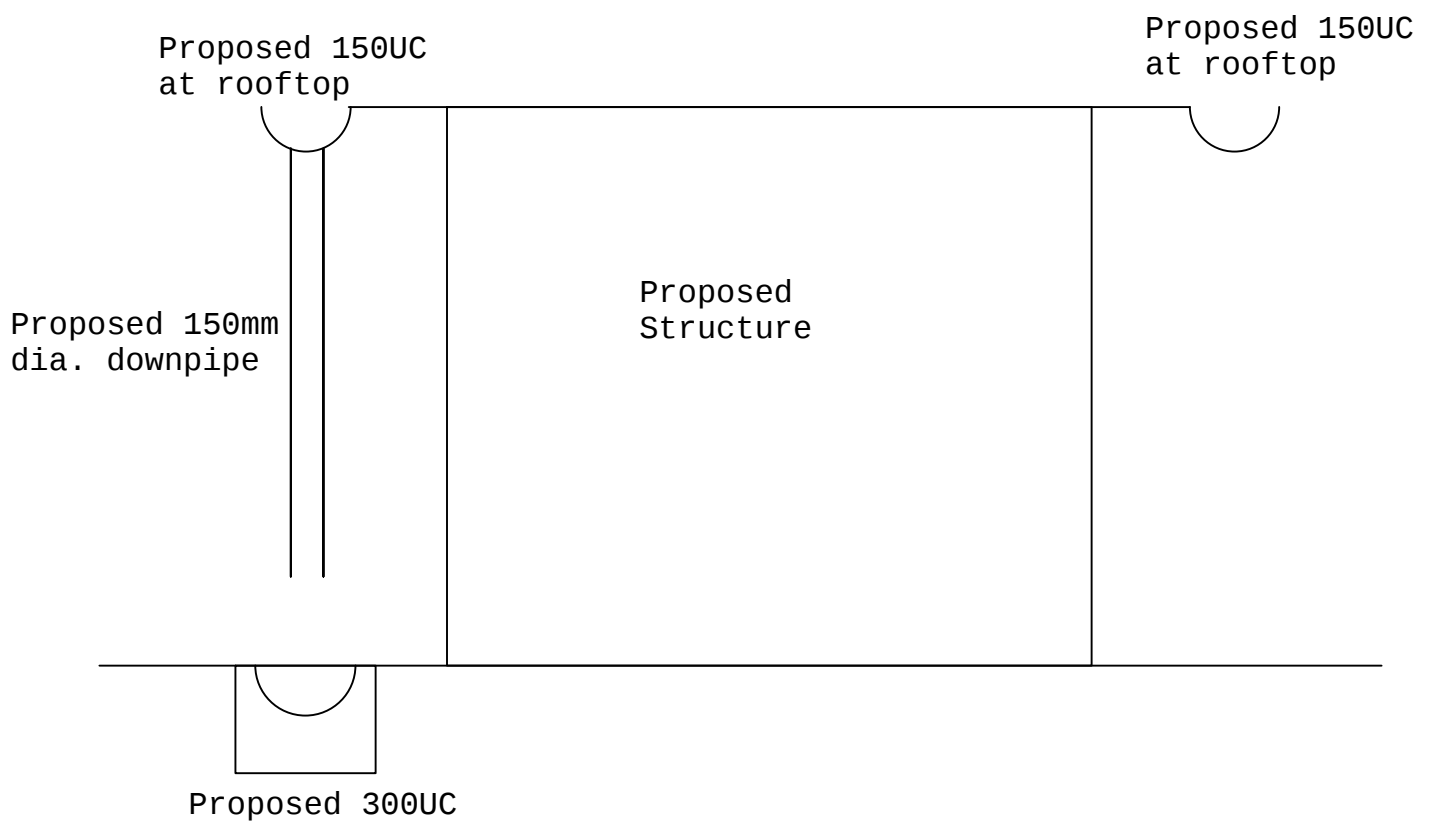
SITE LOCATION

LOT 748 (PART) IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

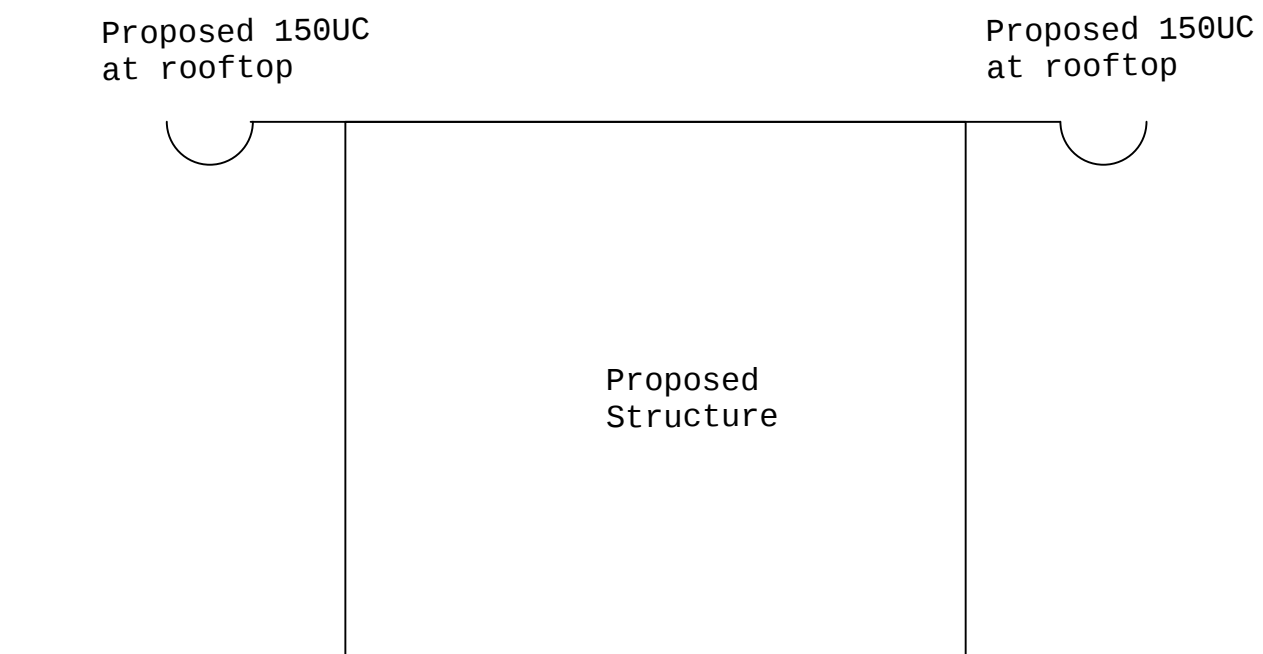
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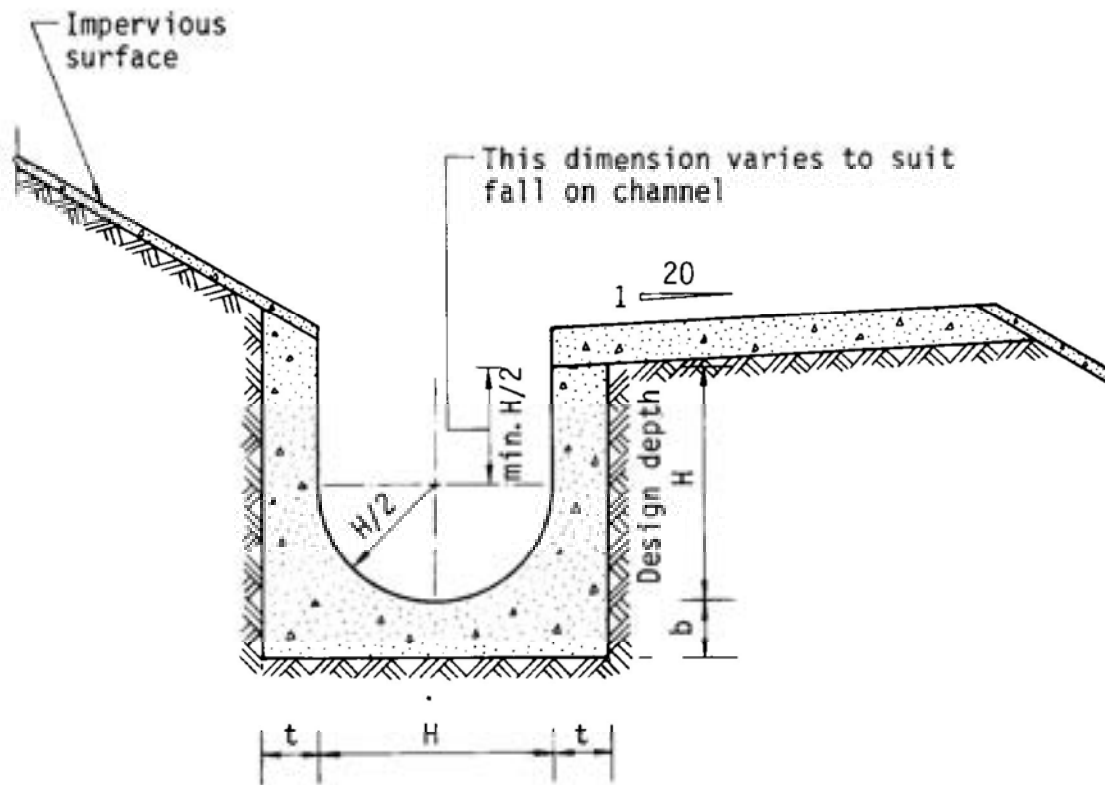
DRAWN BY	DATE
MN	21.3.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	YER.
PLAN 4	001



Rooftop Drainage System



Rooftop Drainage System (Other Side)



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

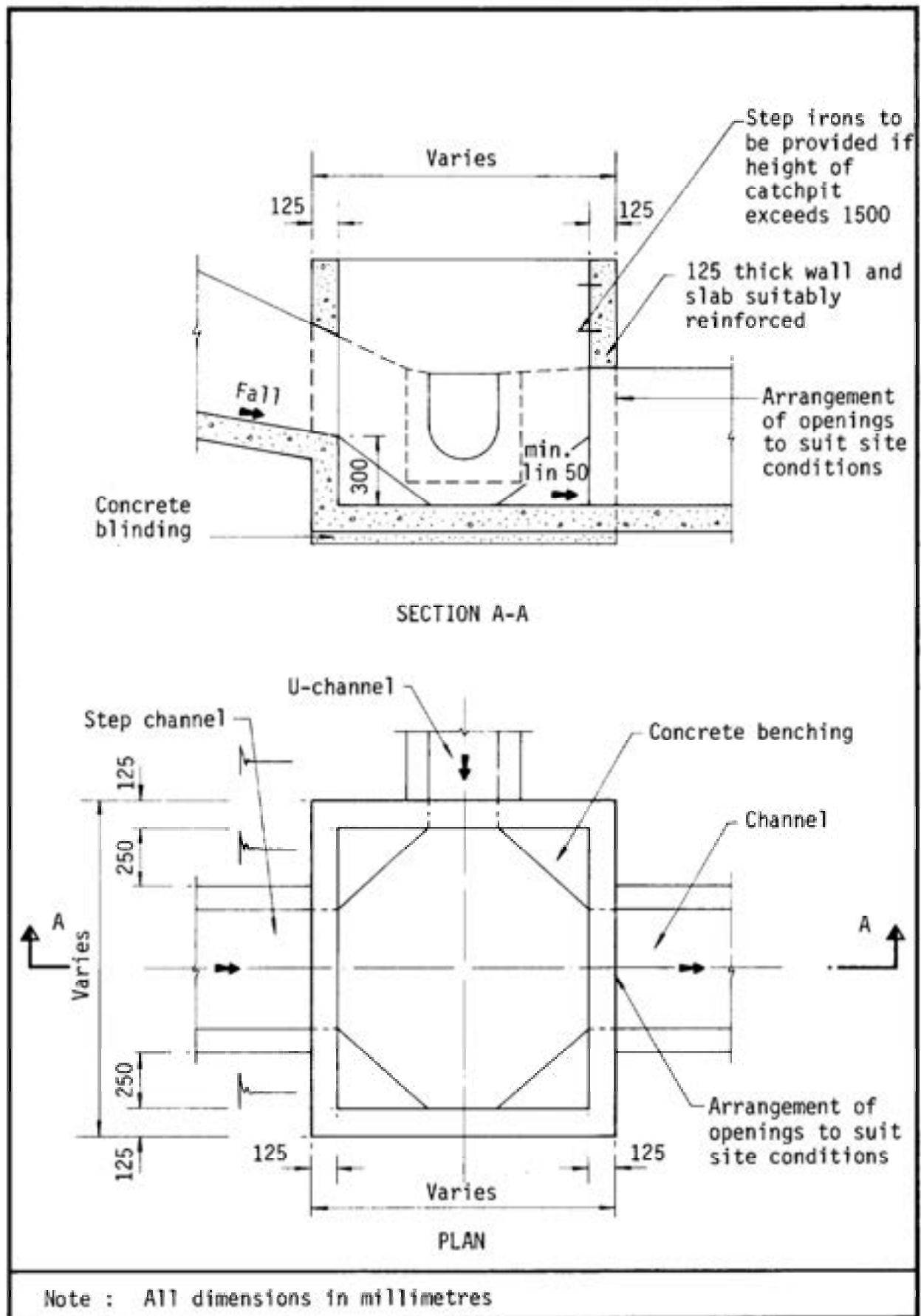
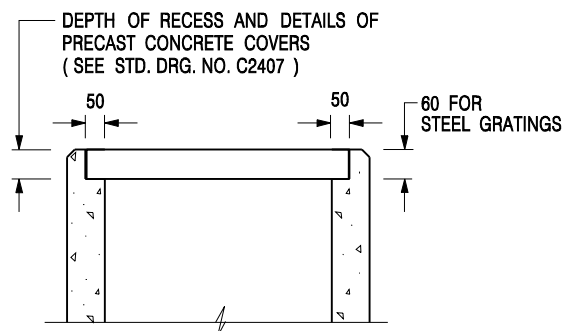


Figure 8.10 - Typical Details of Catchpits



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**

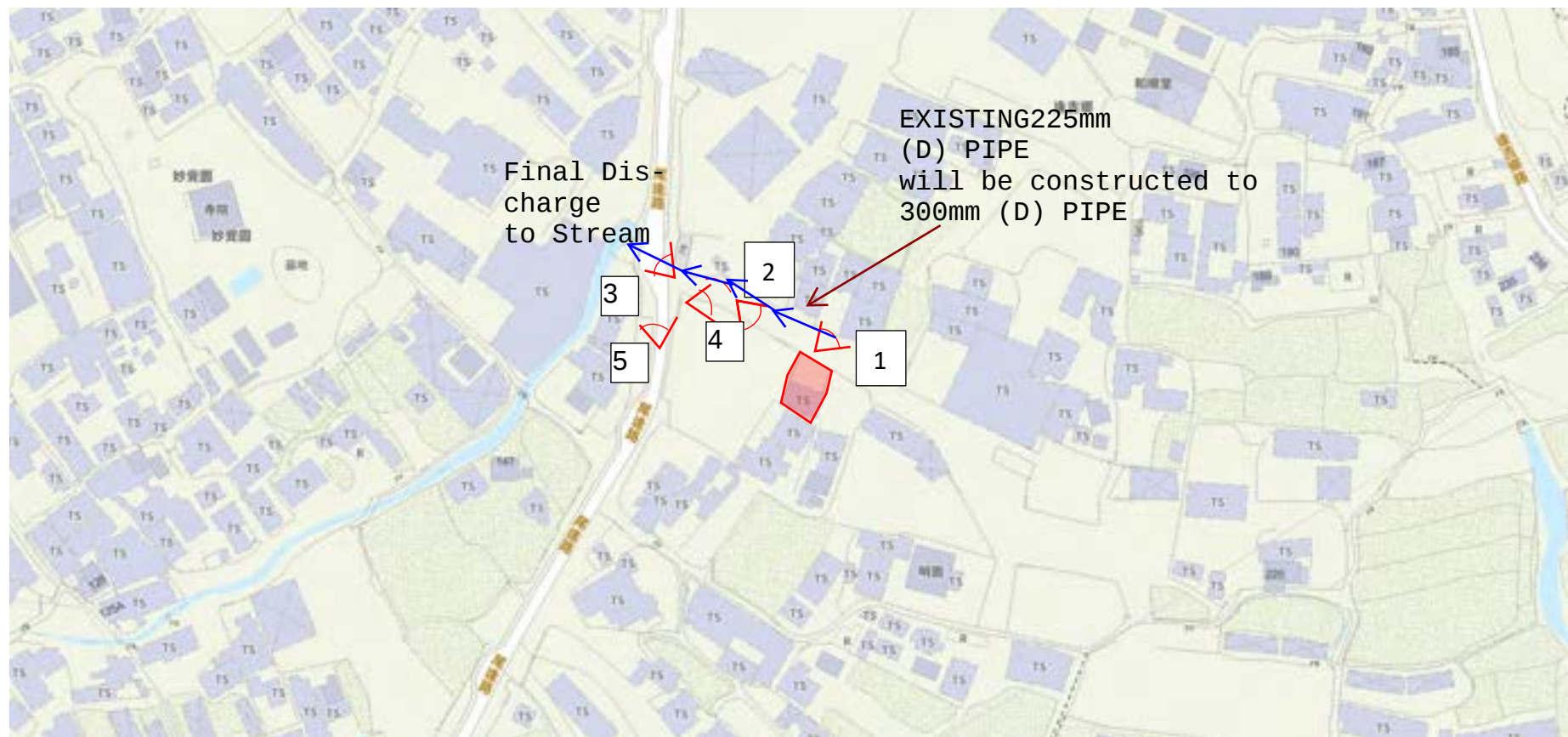
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

SITE PHOTO



EYE LOCATION With Full alignment

1



Existing Condition of CP4 and existing 225mm dia. pipe



Location of CP4

1



VIEW 1

2



VIEW 2



VIEW 3

4



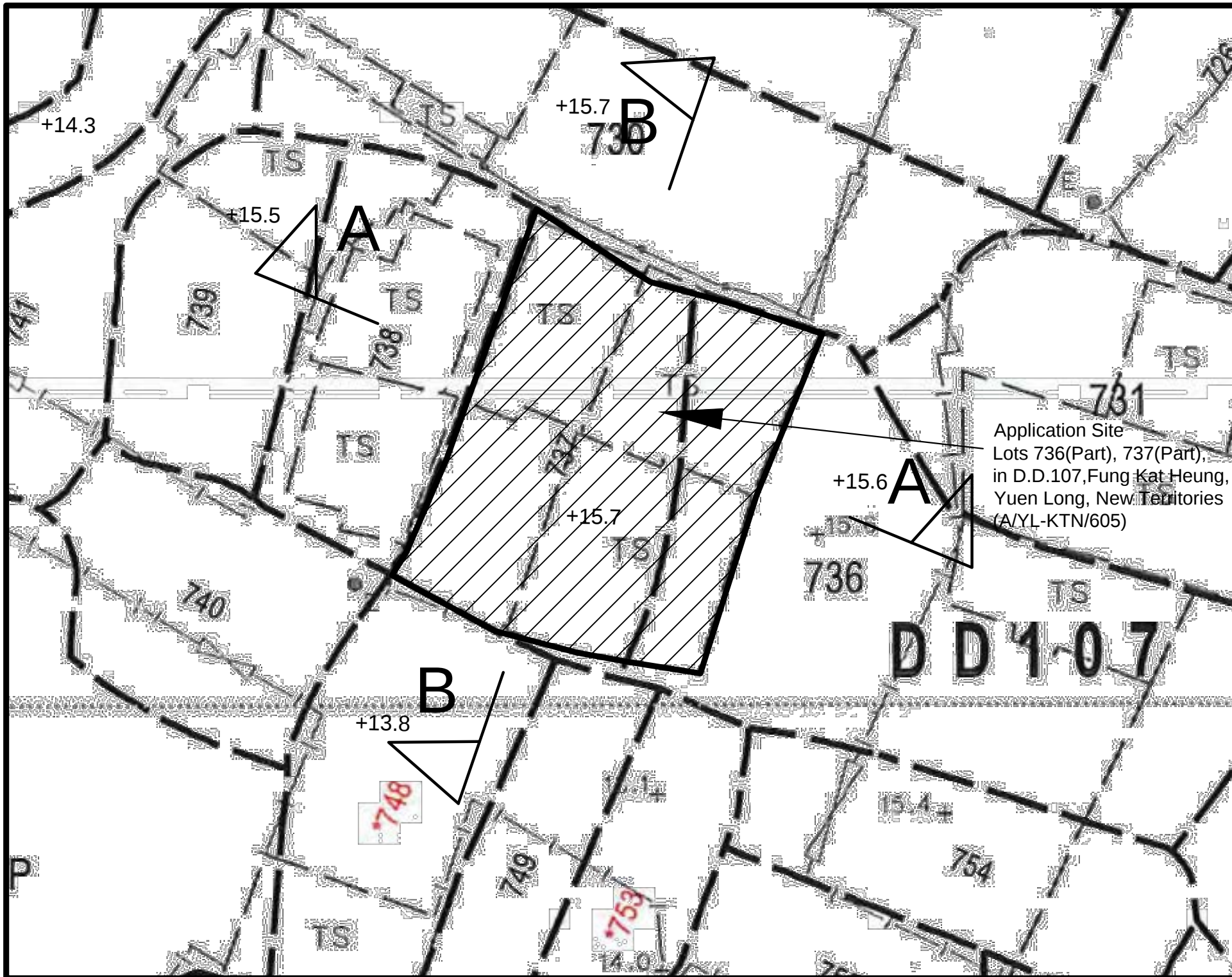
VIEW 4

5



VIEW 5

A/YL-KTN/605



Legend:

- Proposed 225UC (1:100) with cast iron cover
- ⇒ Existing 225 dia. pipe
- Proposed Catchpit
- ▣ Existing Catchpit
- ⊕^{+15.7} Existing Level

Company:
恆協工程有限公司
Handship Engineering Company Limited

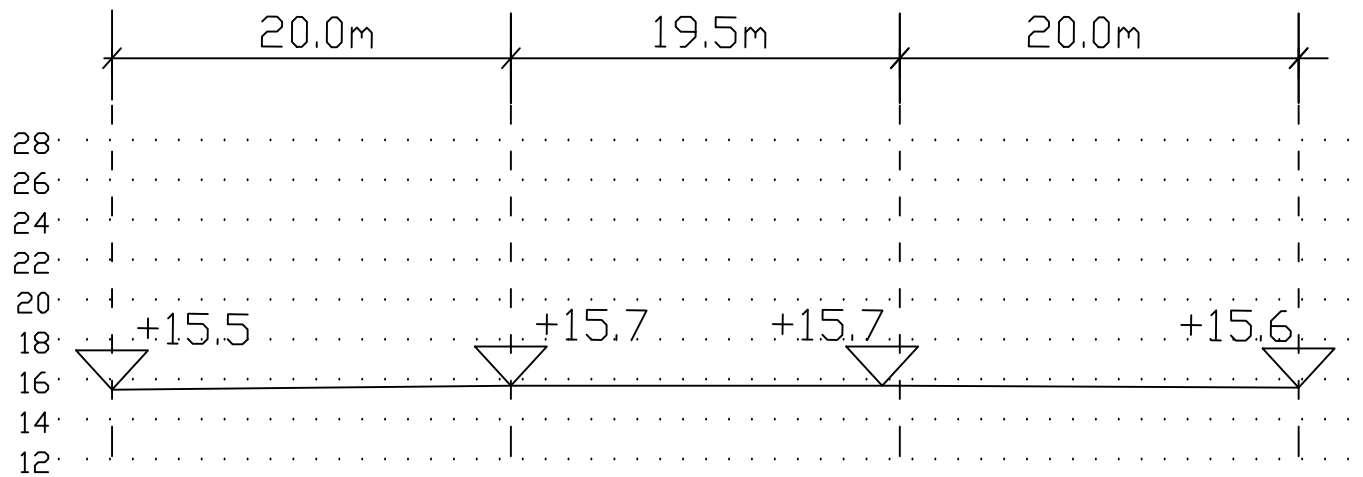
Project:
Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No. A/YL-KTN/605

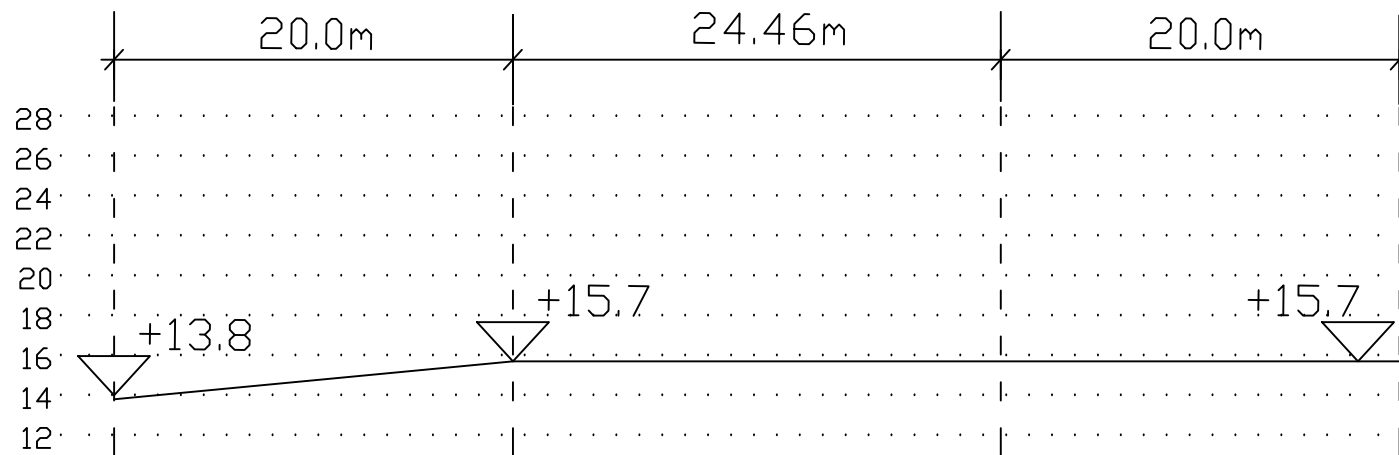
Zoning:
Agriculture

Title:
Drainage Proposal-Application Boundary

Dwg No:	File:
Fig.1	Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Date:	
1 Aug 2018	



Section A—A



Section B—B

Legend:

- Proposed 225UC (1:100) with cast iron cover
- ⇒ Existing 225 dia. pipe
- Proposed Catchpit
- ⊗ Existing Catchpit
- +15.7 Existing Level

Company:

恆協工程有限公司
Handship Engineering
Company Limited

Project:

Proposed Temporary
Animal Boarding
Establishment for a
Period of 3 Years at Lots
736 (Part) and 737
(Part) in D.D. 107, Fung
Kat Heung, Yuen Long

OZP:

Application No.
A/YL-KTN/605

Zoning:

Agriculture

Title:

Section

Dwg No:

Fig.2

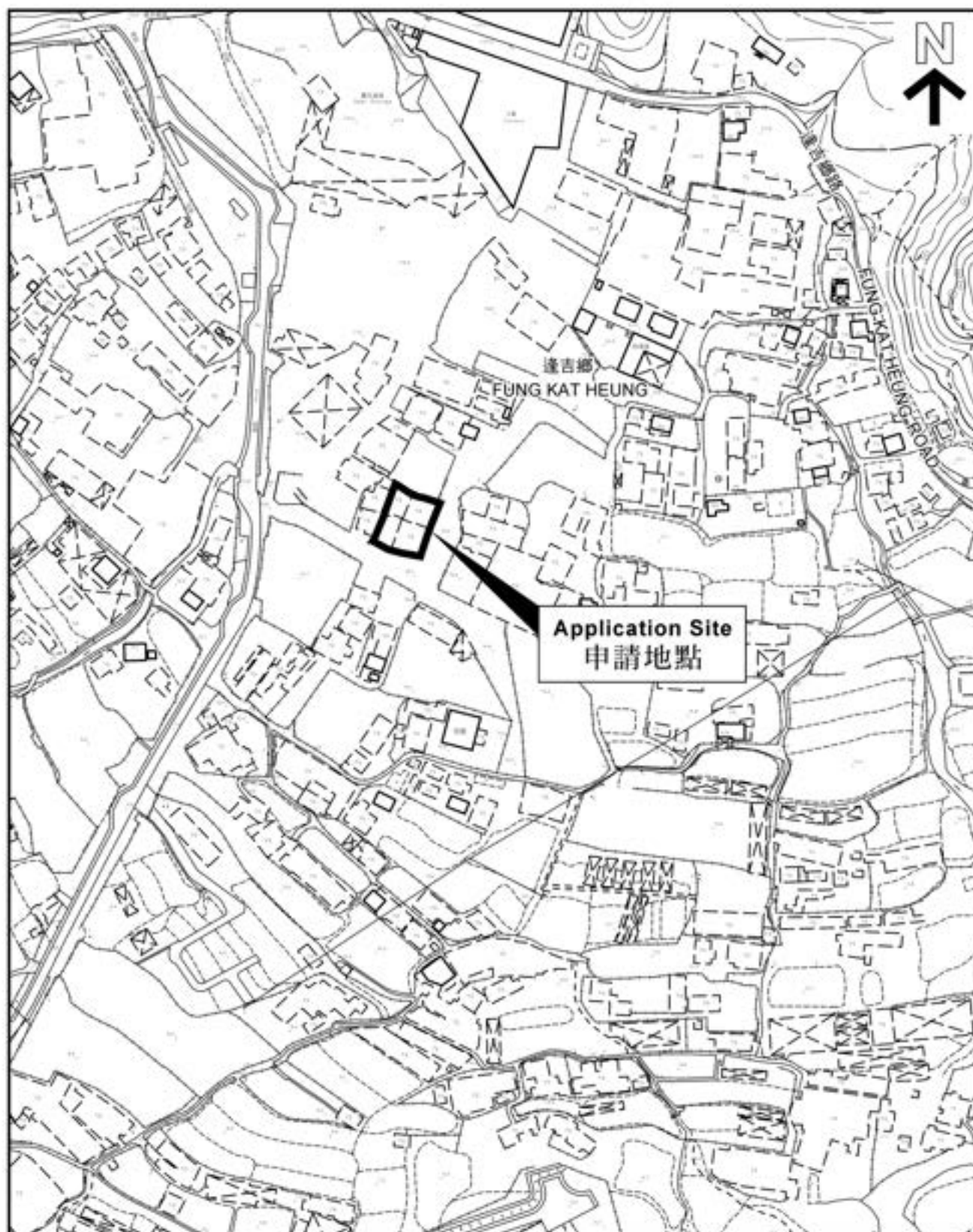
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Lots 736 (Part)
and 737 (Part)
in D.D. 107,
Fung Kat
Heung, Yuen
Long

Date:

1 Aug 2018

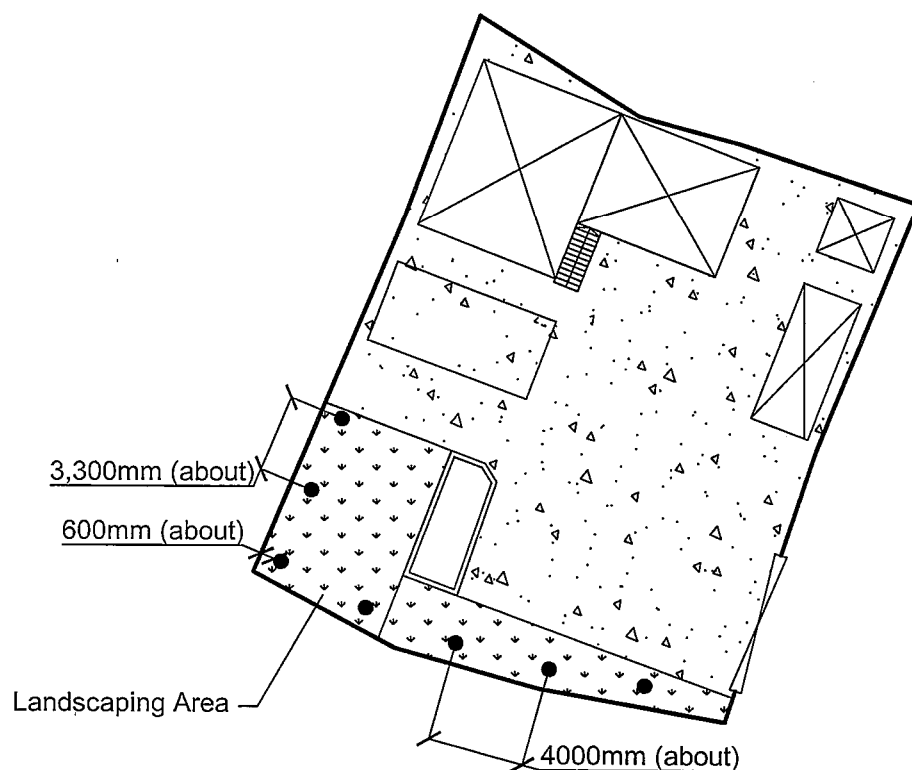
A/YL-KTN/605





No. of Proposed Tree: 7
 Species of Tree: Ficus Microcarpa
 Spacing: Not more than 4,000mm (about)
 Tree Height: Not less than 2.75m (about)

All trees are 600mm (about)
 off the Site Boundary



Ground Floor

申請編號 Application No. : A/YL-KTN/605

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Project:
 Proposed Animal Boarding Establishment for a period of 3 Years

Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

Scale: 1 : 300

Drawn By:

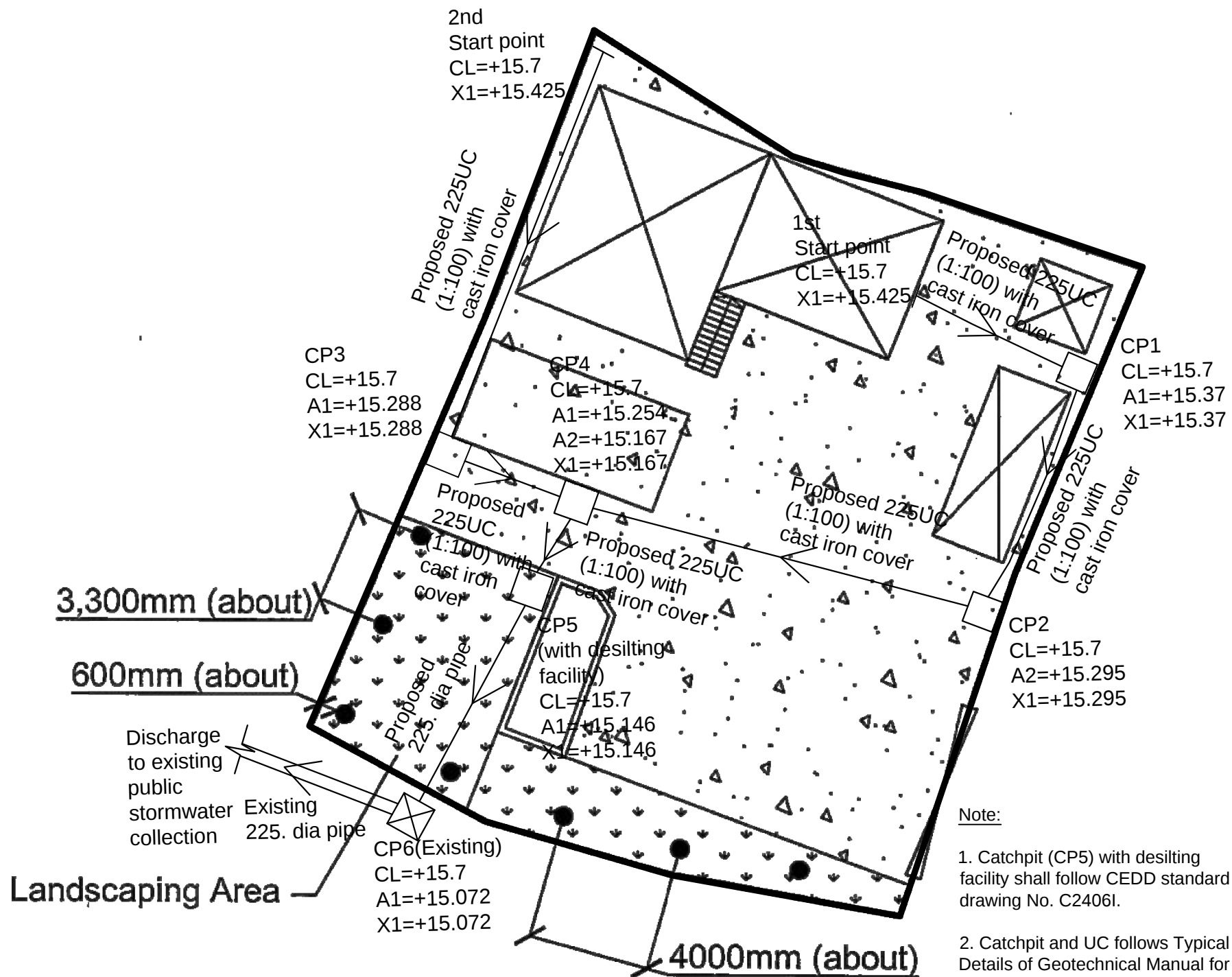
OZP : S/YL-KTN/9
 District : Kam Tin North
 Zoning : "AGR"

Title:

Landscape Plan

Date:

17 APR 2018



	Proposed 225UC (1:100) with cast iron cover
	Existing 225 dia. pipe
	Proposed Catchpit
	Existing Catchpit
	Existing Level

Company:
恆協工程有限公司
Handship Engineering Company Limited

Project:
Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

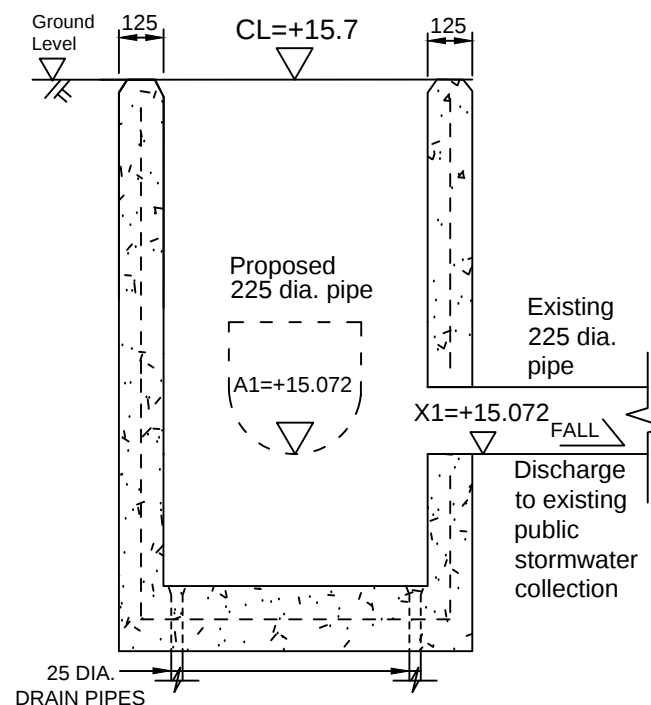
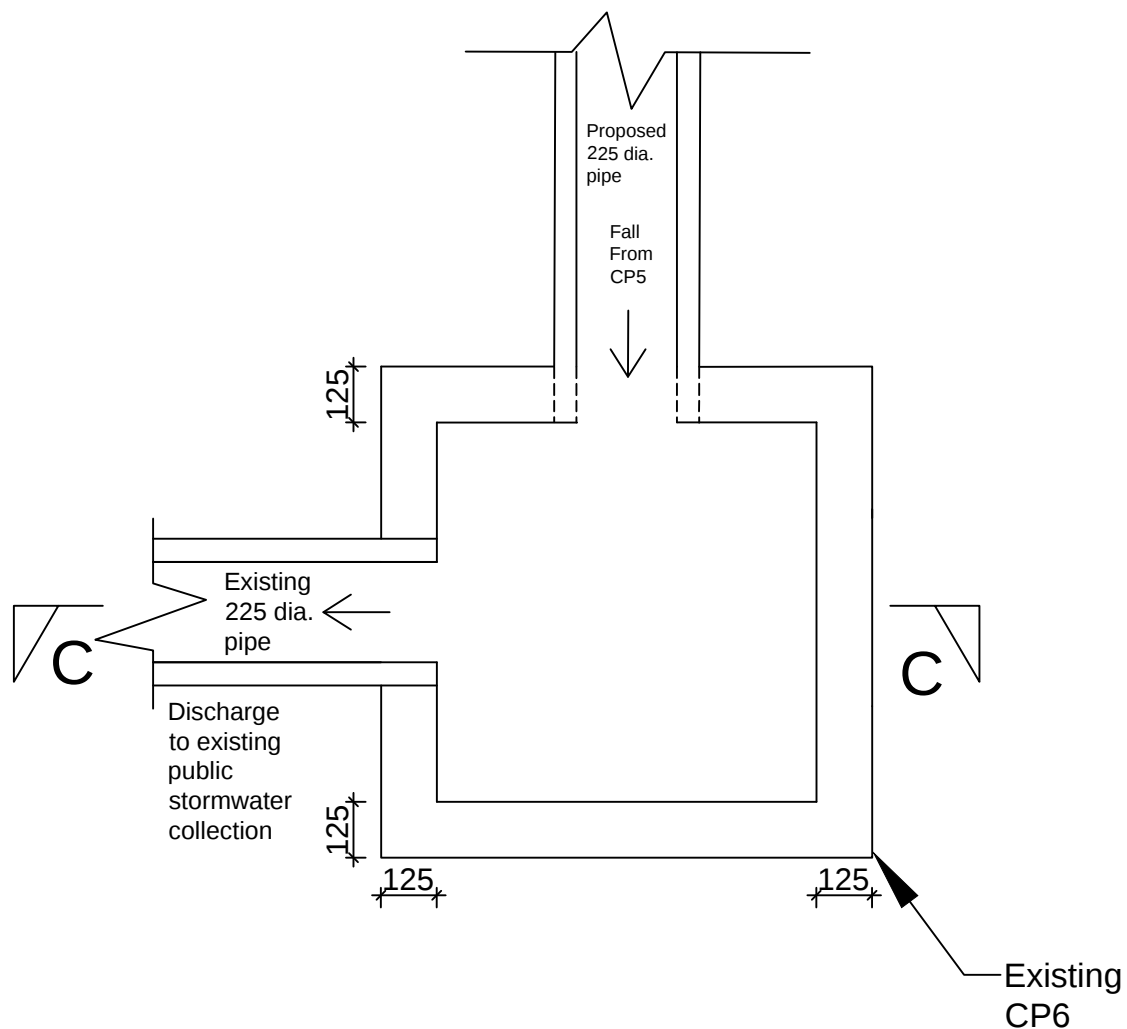
Zoning:
Agriculture

Title:
Drainage Proposal-Layout

Dwg No: Fig.3
File: Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:
1 Aug 2018

- Note:**
- Catchpit (CP5) with desilting facility shall follow CEDD standard drawing No. C24061.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.



Legend:	
	Proposed 225UC (1:100) with cast iron cover
	Existing 225 dia. pipe
	Proposed Catchpit
	Existing Catchpit
	Existing Level

Company:

恆協工程有限公司
Handship Engineering Company Limited

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

OZP:

Application No. A/YL-KTN/605

Zoning:

Agriculture

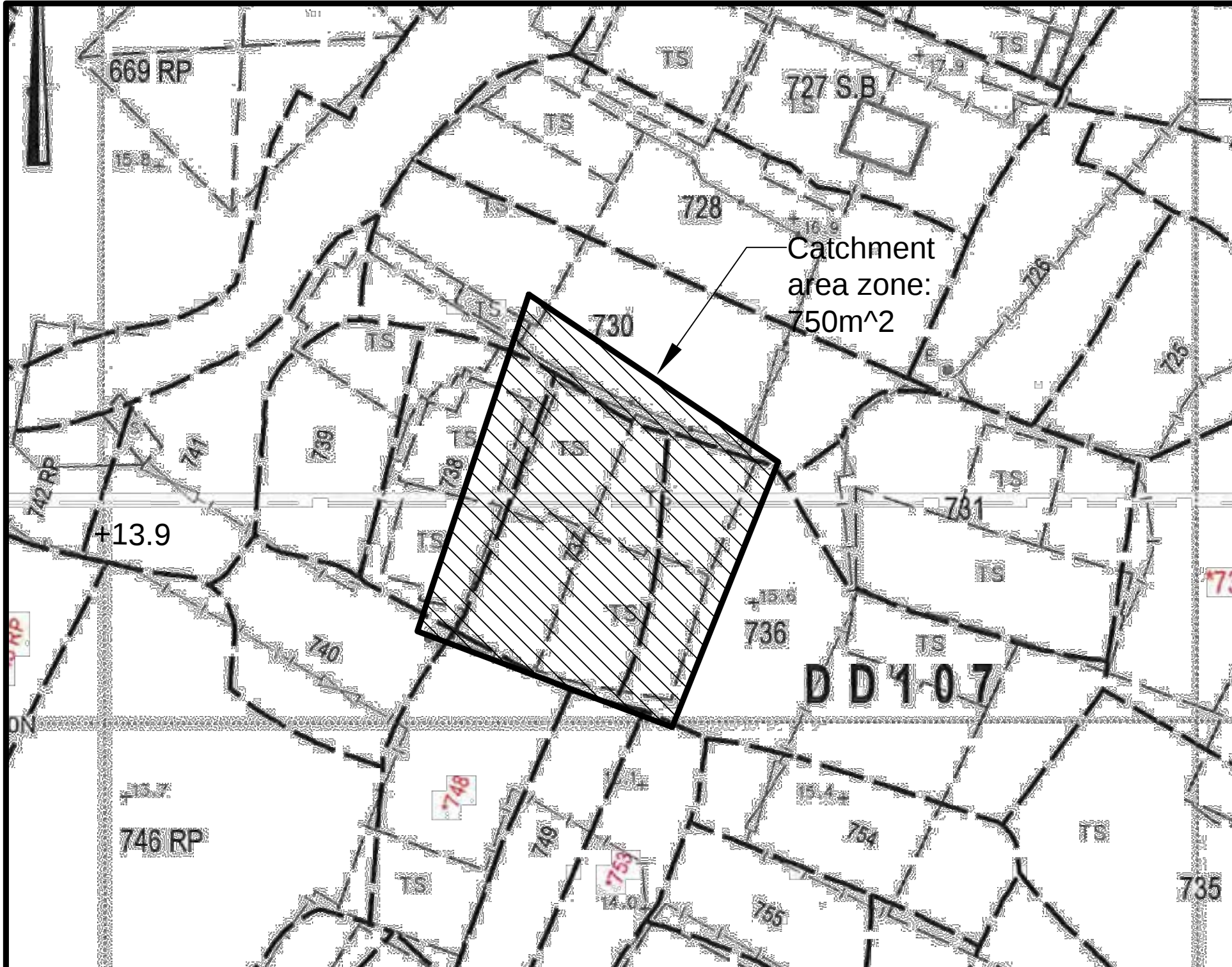
Title:

Connection Detail-CP6

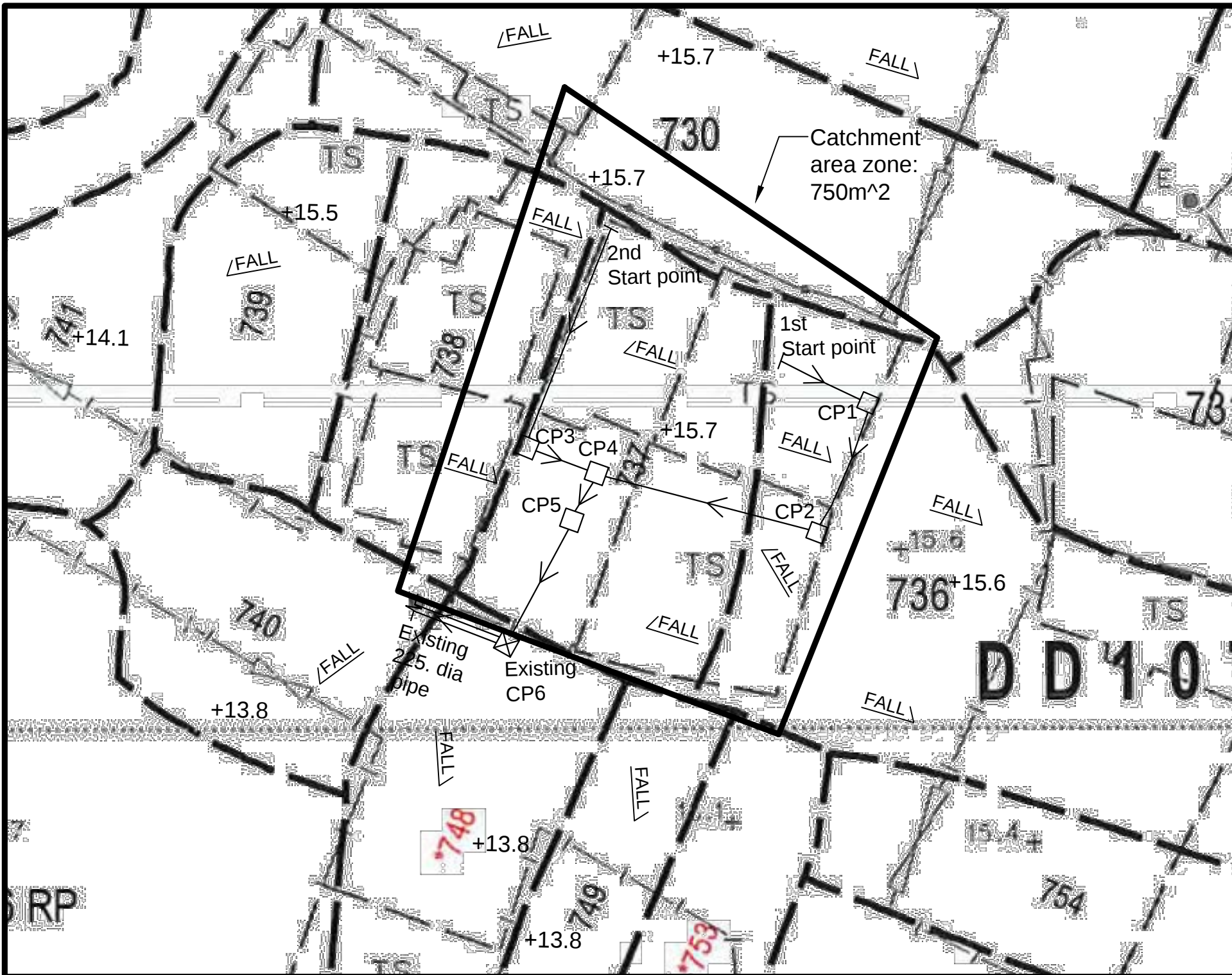
Dwg No:	File:
Fig.4	Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Date:

1 Aug 2018



Legend:  Proposed 225UC (1:100) with cast iron cover  Existing 225 dia. pipe  Proposed Catchpit  Existing Catchpit  Existing Level	
Company: 恆協工程有限公司 Handship Engineering Company Limited	
Project: Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long	
OZP: Application No. A/YL-KTN/605	
Zoning: Agriculture	
Title: Catchment Zone	
Dwg No: Fig.5	File: Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Date: 1 Aug 2018	



Legend:

- Proposed 225UC (1:100) with cast iron cover
- Existing 225 dia. pipe
- Proposed Catchpit
- Existing Catchpit
- Existing Level

Company:
恆協工程有限公司
Handship Engineering
Company Limited

Project:
Proposed Temporary
Animal Boarding
Establishment for a
Period of 3 Years at Lots
736 (Part) and 737
(Part) in D.D. 107, Fung
Kat Heung, Yuen Long

OZP:
Application No.
A/YL-KTN/605

Zoning:
Agriculture

Title:
Catchment Zone

Dwg No:	File:
Fig.6	Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Date:	
1 Aug 2018	

Company:
Project: Proposed Temporary Animal Boarding Establishment for a Period of 3 Years
 at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Application No. (A/YL-KTN/605)
Date: 1-Aug-2018

Calculation for Design of Channels:

Catchment Zone

Area = 750 m²
 = 0.0008 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.00075 km²
 = 0.0495 m³/s
 = 2971 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100, proposed 225UC will be suitable.
 Existing 225 dia. pipe is also suitable.

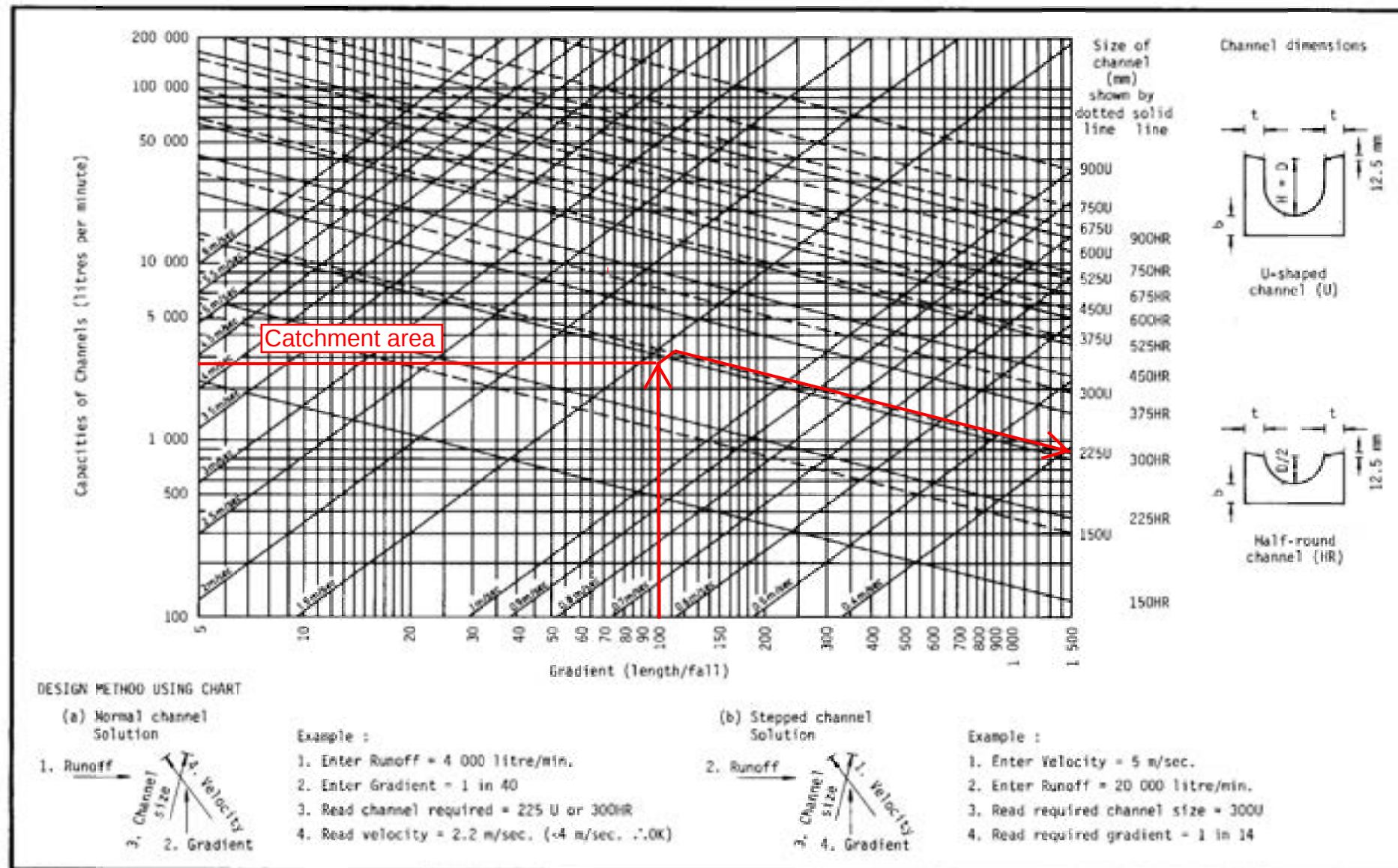
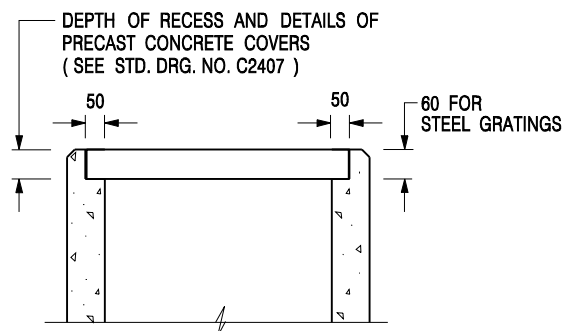


Figure 8.7 - Chart for the Rapid Design of Channels



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

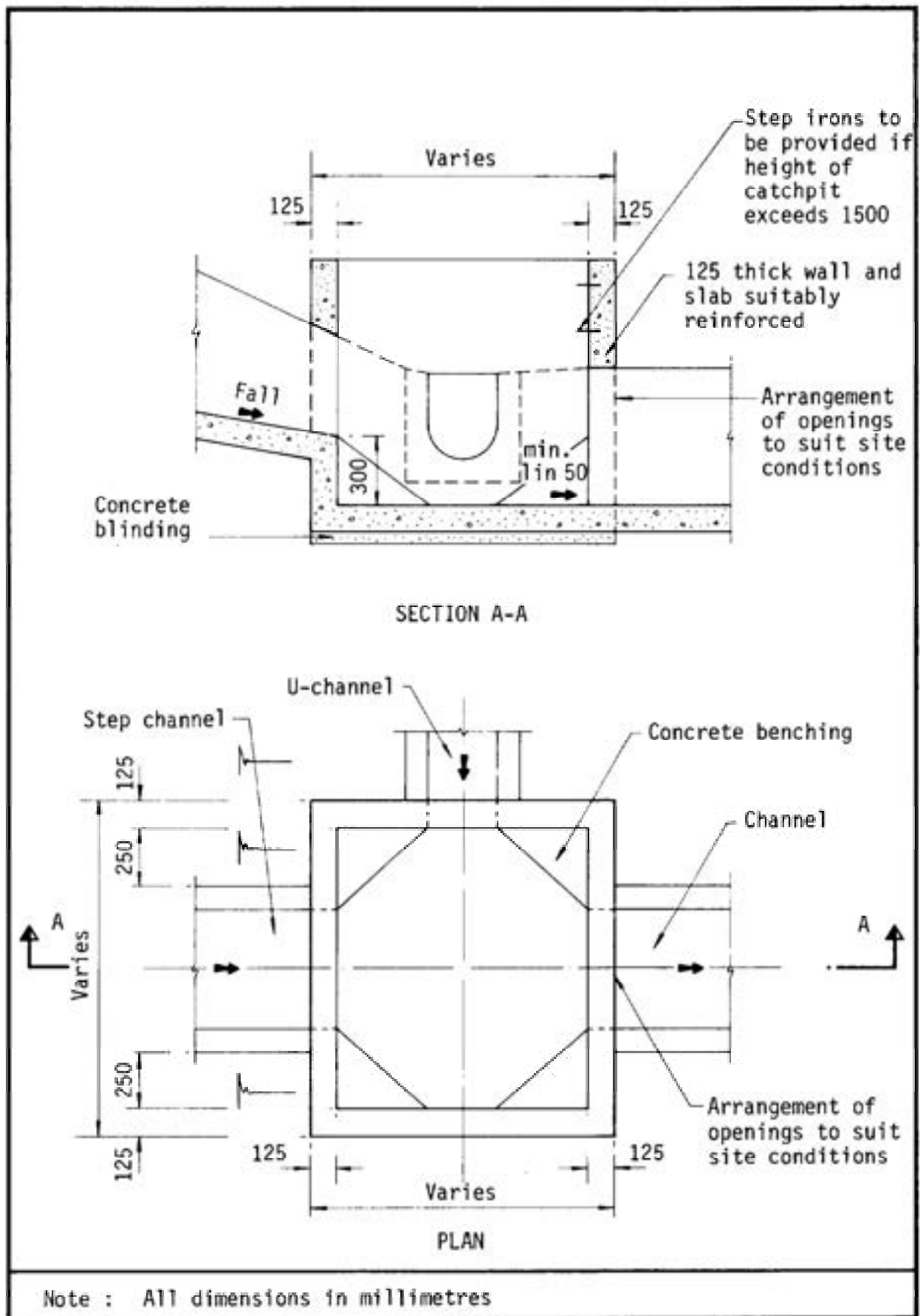
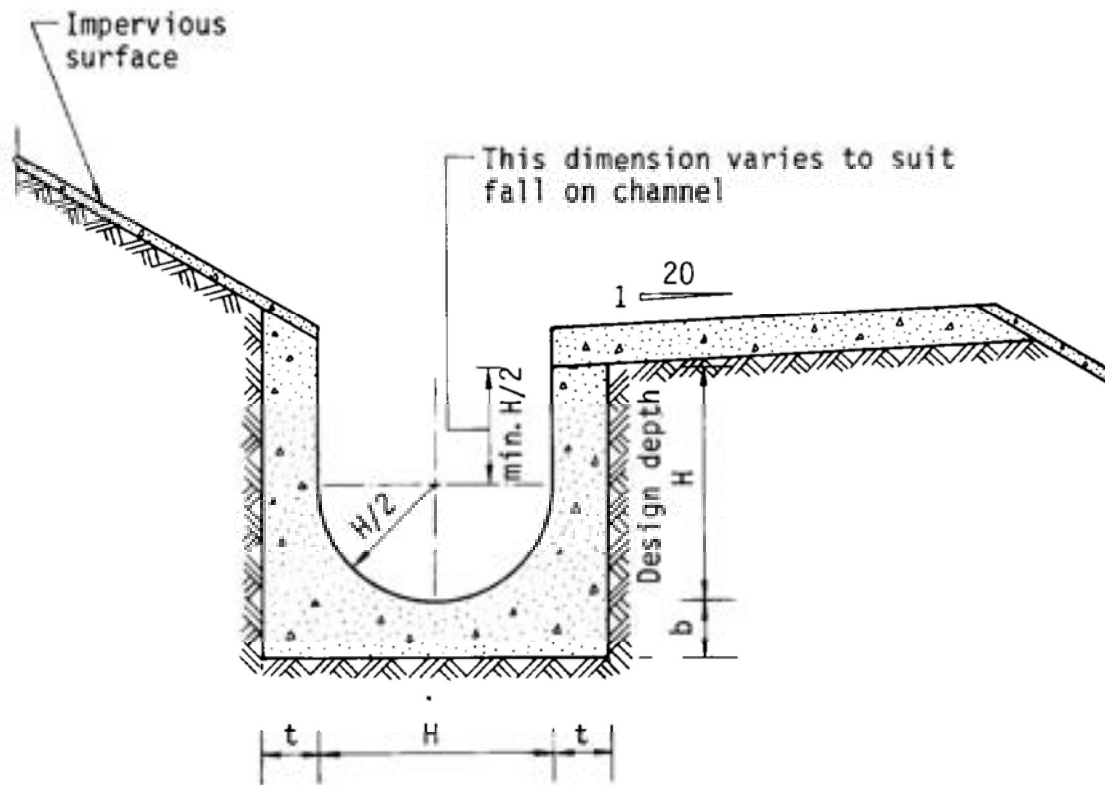


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

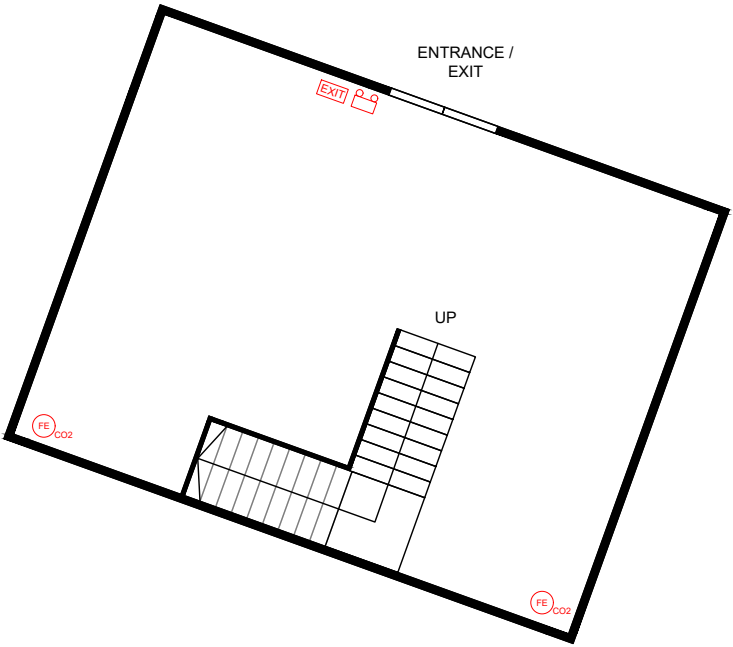
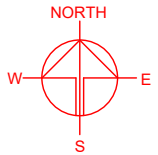
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT) 48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



GROUND FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)

FIRE SERVICE INSTALLATIONS

- EXIT 4 x EXIT SIGN
- 4 x EMERGENCY LIGHT
- FE CO2 5 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND THE FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

STRUCTURE B1

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 100 @ A4

DRAWN BY MN DATE 4.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX II

VER.

002

寄件者:
寄件日期: 2025年06月16日星期一 10:00
收件者: tpbpd/PLAND
副本:

主旨: [SI] S.16 Planning Application No. A/YL-KTN/1129 - Supplementary Information
附件: SI1 for A_YL-KTN_1129 (20250613).pdf

類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support the subject application.

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD107 Lot 748
Your Ref. : TPB/A/YL-KTN/1129

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

By Email

16 June 2025

Dear Sir,

Supplementary Information

**temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1129)

We are writing to submit supplementary information to support the subject application.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner



Supplementary Information

**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1129)

- (i) The applicant would like to clarify that all developments within the application Site (the Site) would tally with the development proposal as shown in the submitted layout plan (**Plan 4** enclosed in planning statement);
- (ii) No open storage activities would be carried out at the application site (the Site) at any time during the planning approval period; and
- (iii) During the current planning application period (No. A/YL-KTN/907), the applicant has made efforts in complying with approval conditions regarding drainage and fire safety aspects:
 - The applicant has made submitted a revised drainage proposal for compliance with condition (d) in 10.03.2025, i.e. the submission of the revised drainage proposal on 10.03.2025, and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 08.04.2025. The applicant has since arranged his drainage contractor to implement the drainage system within the site; and
 - Whilst for implementation of fire service installations (FSIs) proposal, the applicant submitted a FSIs proposal during the application stage, which was considered acceptable by the Director of Fire Services (D of FS). However, prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed. As such, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) at 10.09.2024. As of today, the applicant is still waiting for his office to advise the current situation of the STW application. Upon receiving STW approval from DLO/YL, LandsD, the applicant will launch the construction works and subsequently submit a set of valid Certificate of Fire Service Installations and Equipment to D of FS for compliance with this condition.



寄件者: [REDACTED]
寄件日期: 2025年09月30日星期二 9:15
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1129 - Further Information
附件: FI1 for A_YL-KTN_1129 (20250930).pdf
類別: Internet Email

Dear Sir,

We write to submit further information responding to departmental comments upon the subject application (*attached*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD107 Lot 748
Your Ref. : TPB/A/YL-KTN/1129

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

By Email

30 September 2025

Dear Sir,

1st Further Information

**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1129)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**)

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

1st Further Information

**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1129)

- (i) The applicant would like to clarify that all developments within the application Site (the Site) would tally with the development proposal as shown in the submitted layout plan (**Plan 4** enclosed in planning statement). After the approval is granted from the Town Planning Board (the Board), the applicant will invite licensed construction contractor to assess the existing structure and hopes the structure will be demolished in a way that no adverse impact will be made to the surrounding environment. After a construction contractor is appointed, demolition work will start after confirmation of the demolition plan jointly by the applicant and construction contractor. Progress will be kept on track by the applicant to ensure no adverse impact will be made to the surrounding environment until the work is finished; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

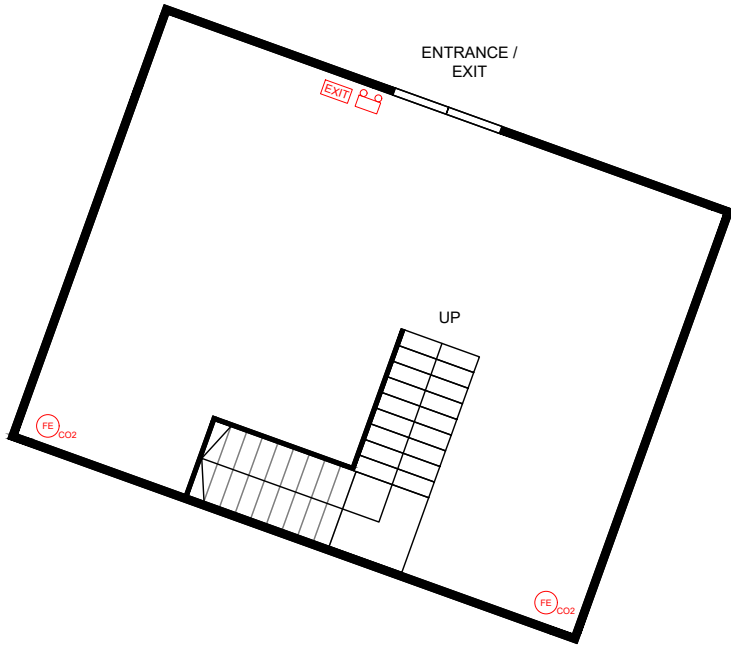
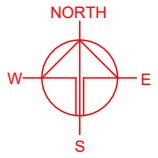
Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S.L. CHENG; Tel: 2443 1072)		
(1)	The application site comprises Old Schedule Agriculture Lot No. 748 in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted. The unauthorised structure(s) within the concerned lot will be demolished by the applicant after planning permission has been granted from the Board. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concern lot after planning permission has been granted from the Board. No structure is proposed for domestic use.
(2)	I must point out that the following irregularities covered by the subject planning application have been directed by this office: <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on the private lot 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. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel: 2733 7737)		
(1)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted. The revised FSIs proposal is enclosed for your consideration please (Appendix II).

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT) 48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



GROUND FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)

FIRE SERVICE INSTALLATIONS

- 4 x EXIT SIGN
- 4 x EMERGENCY LIGHT
- 5 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND THE FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

STRUCTURE B1

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 100 @ A4

DRAWN BY: MN DATE: 4.6.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX II VER. 002

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	17.8.2018 [revoked on 17.1.2021]
2.	A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	10.9.2021 [revoked on 10.3.2023]
3.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	13.10.2023 [revoked on 13.7.2025]

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/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
6.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
7.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.4.2025]

	Application No.	Use/Development	Date of Consideration
8.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.5.2025]
9.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
10.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
11.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
12.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
13.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
14.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
15.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.9.2025]
16.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	26.1.2024 [revoked on 26.7.2025]
17.	A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond	5.7.2024
18.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024
19.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	5.4.2024

	Application No.	Use/Development	Date of Consideration
		with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	
20.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024 [revoked on 5.10.2025]
21.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024
22.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024
23.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024 [revoked on 4.7.2025]
24.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024
25.	A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	6.12.2024
26.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
27.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
28.	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
29.	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
30.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
31.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and	22.11.2024

	Application No.	Use/Development	Date of Consideration
		Machineries for a Period of Three Years and Associated Filling of Land	
32.	A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	2.5.2025
33.	A/YL-KTN/1081	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
34.	A/YL-KTN/1083	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
35.	A/YL-KTN/1090	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	11.4.2025
36.	A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	4.7.2025
37.	A/YL-KTN/1118	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025
38.	A/YL-KTN/1123	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	19.9.2025
39.	A/YL-KTN/1126	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	1.8.2025
40.	A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	5.9.2025

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 IV**.

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

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

2. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the 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 IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not involve use of heavy vehicle and dusty operation. According to desktop review, there are residential structures within 100m from the boundary of the application site (the Site);
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising farmland, open storage, temporary structures and scattered tree groups. The applied use is not incompatible with the landscape setting in the proximity; and
- based on the site photos of 2025, the Site is occupied by temporary structures. No significant landscape resources are found within the Site. Significant adverse landscape impact arising from the applied use is not anticipated.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority at the Site; and
- advisory comments are at **Appendix IV**.

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 IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and

- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) 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) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (e) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) and/or use(s) on the private lot 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) to permit the structure(s) erected within the private lot of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (g) 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;

- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Fung Kat Heung Road and Mei Fung Road are not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Fung Kat Heung Road, Mei Fung 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;
- (i) 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;
- (j) 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; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the applied use;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the applied structure is 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;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that one structure and associated filling of land 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) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the captioned application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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1

From: [REDACTED]
Sent: 2025-07-08 星期二 02:14:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1129 DD 107 Fung Kat Heung

Dear TPB Members,

In spite of the duplicitous demonstrated in the fake 763 ABE application, 907 was streamlined, no questions raised and approved for warehouse on 13 Oct 2023.

This contravened the agreed terms for streamlining as there were adverse comments from government depts:

Lands Dept "has grave concerns given that there are unauthorised building works and/or uses on Lot No. 748 in D.D. 107 which are already subject to lease enforcement actions according to case priority".

TPB members were therefore in breach of their duty to observe a process they themselves had agreed upon.

Of course conditions were again not complied with, so back with a fresh application.

"During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects."

Really, members cannot accept statements like this when the site has been in breach of conditions for so many years. While the applicant name has been changed, the consultant R-Rches represents both parties.

The application should be rejected as the duty of the board is to the community and not the 'sympathetic consideration' it continues to give to operators who show a complete disregard for the safety and security of the community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 May 2023 9:07 PM HKT
Subject: A/YL-KTN/907 DD 107 Fung Kat Heung

Dear TPB Members,

763 ABE approved 10/9/21 conditions not fulfilled. PlanD knows, members if they have a brain should know and Joe Public is convinced, this is not a genuine operation but one of a long list of applications for ABE to gain approval for filling in and building on farmland.

If members approve this it indicates that they are complicit in this game of deceit that has turned our countryside into a ramshackle no mans land and will underline the now clear message that non compliance with conditions is no obstacle whatsoever to gaining approval from the board.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 April 2021 3:00 AM CST
Subject: A/YL-KTN/763 DD 107 Fung Kat Heung

Dear TPB Members,

After a whopping TEN extensions of time, applicant is relying on the 'mo man tai' submit another application and keep the train on the tracks approach.

There is no data available on what conditions were not met. Members question please and also the viability of animal boarding on such a small site. ANIMAL BREEDING should be eliminated.

Has Ag and Fish been around to inspect the operation, what exactly is going on there?

That abuse of children and animals is so prevalent in this jurisdiction indicates that decision makers do not care about the rights of the vulnerable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, August 1, 2018 2:11:57 AM
Subject: A/YL-KTN/616 DD 107 Fung Kat Heung

A/YL-KTN/616
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Site area : About 179m²
Zoning : "Agriculture"
Applied Use Development : Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

This appears to be an application to legitimize ongoing unapproved operations. It is also too small for such an operation.

The use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas. The feces from an unidentified number of animals would have to be disposed off and there is no mention of discharge of gray water and toxic substances used to wash and debug animals..

TPB should also consider the many cases of unauthorized animal breeding that are exposed in the media on a weekly basis.

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Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Mary Mulvihill