

This document is received on 2025 -11- 25
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

2502506

4/11 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1190
	Date Received 收到日期	2025-11-25

- 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 Pak Kiu 鄧柏翹

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)

TANG Lok San 鄧樂榮

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 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1061號餘段(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,618.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 746 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	貨倉 Warehouse (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
14/10/2025-28/10/2025 (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 14/10/2025 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

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

擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期3年）

(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	872.3	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	746	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	746	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	746	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途（如適用）(Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Proposed Layout Plan (Appendix 2).

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	.....
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）	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	3
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他（請列明）	.....

Proposed operating hours 擬議營運時間 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Tai Road, turn to local track. 江大路，轉到郊區小徑。 			
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)			
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 			
	No 否	<input checked="" type="checkbox"/>			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,618.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約			
	No 否	<input type="checkbox"/>			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>		

	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)
.....	
.....	
.....	
.....	
.....	

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

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

7. Justifications 理由

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

Please refer to the Justification Document.

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

鄧樂桑

NA 不適用

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

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

Date 日期

29/10/2025

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1061號餘段(部分)
Site area 地盤面積	1,618.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉 (危險品倉庫除外)連附屬設施及相關填土工程 (為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	746 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	46.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3 LGV: 3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access, Paved Area		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

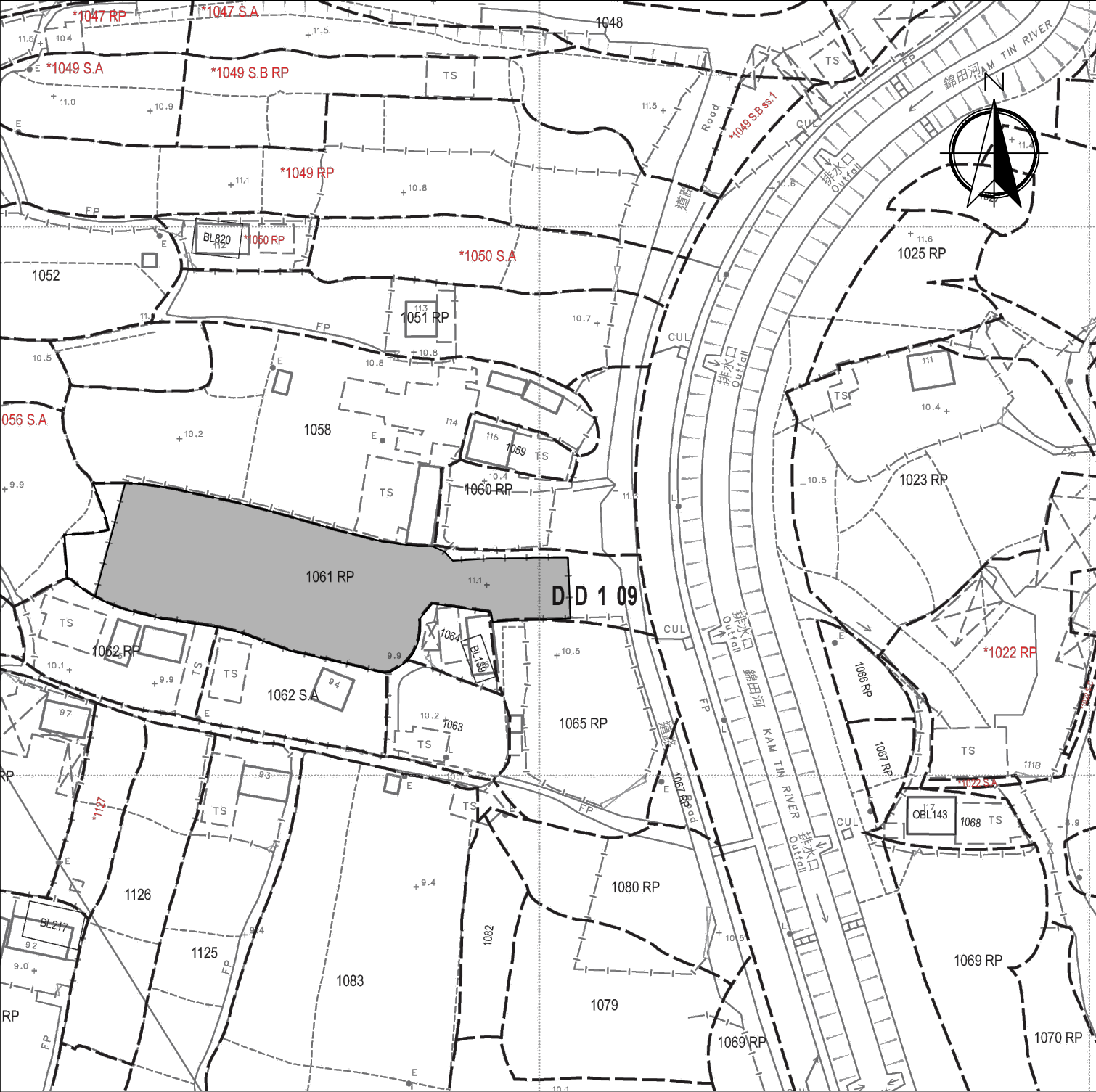
申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 109 約地段 1061 號餘段(部份)

作臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程之用途（為期三年）

- 申請地點的面積約為 1,618.3 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉（危險品倉庫除外）”開發申請仍然符合租約。
- 擬議申請的貨倉（危險品倉庫除外）在同一個「農業」地帶，城市規劃委員會曾批准相類似的貨倉（危險品倉庫除外），申請包括：A/YL-KTN/1091（2025 年 9 月 19 日獲批）。在同一個申請範圍有一個曾獲批的規劃申請：A/YL-KTN/970（2024 年 4 月 19 日獲批）。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段設有 5 個擬議建築物，有 4 個建築物為貨倉及附屬辦公室及 1 個附屬廁所。
- 臨時貨倉計劃放置例如金屬、膠喉、機器、汽車零件及建築材料等貨物。不會用作存放危險品。
- 先前的規劃申請有 3 個附帶條件未能及時履行，申請人希望透過規劃申請，繼續向有關署方申請相關文件及履行附帶條件。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建貨倉上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段 1061 號餘段(部份)作臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程的用途（為期三年）。



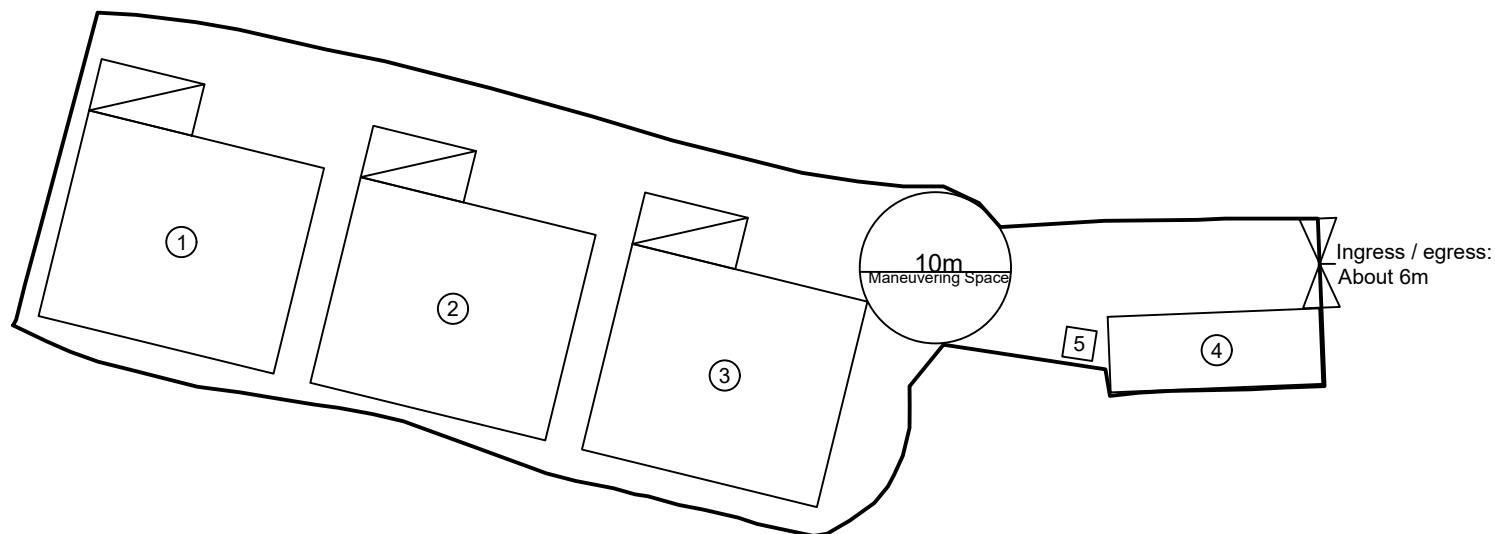
Legend:

Application Site 申請範圍

<u>Appendix 1</u>	<u>Location</u>	<u>SCALE</u>	
Location: DD 109 Lot 1061 RP (Part)	位置圖	1:1000	
OZP: S/YL-KTN/11	擬議臨時貨倉（危險品倉庫除外） 連附屬設施及相關填土工程（為期3年）	@A4	
District: Kam Tin North			
Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	For Identification Only	Drawing No.:
Date: 29 October 2025			1-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)
1	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
2	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
3	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
4	Warehouse (Excluding D.G.G.) with Ancillary Office	About 14m x 5m = 70m ²	8m
5	Ancillary Toilet	About 2m x 2m = 4 m ²	3.5m
	Total	About 746 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 3






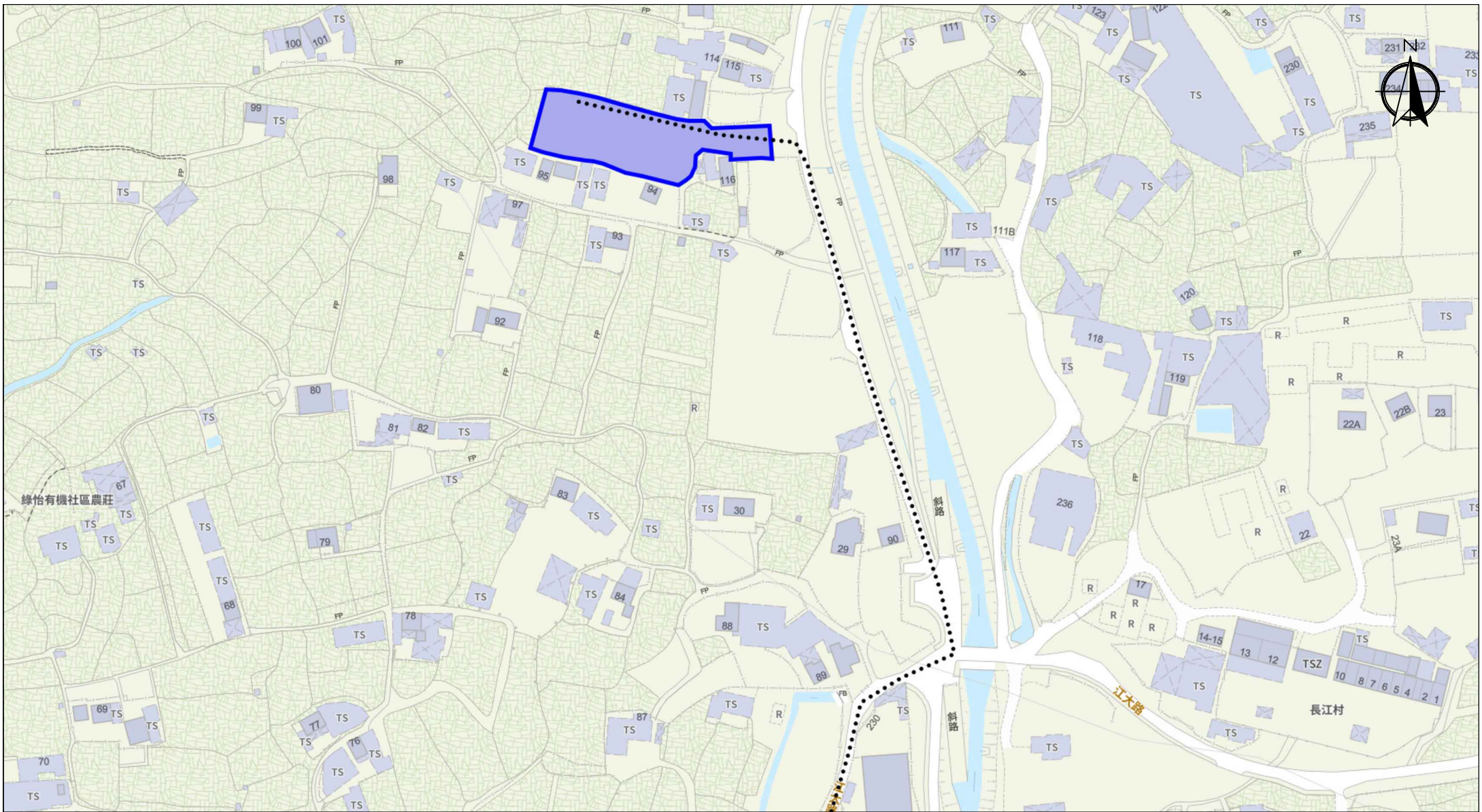
Total Area: 1,618.3 m² (About)
 Covered Area: 746 m² (About)
 Uncovered Area: 872.3 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
 The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.



Scale: 1:500 @A4

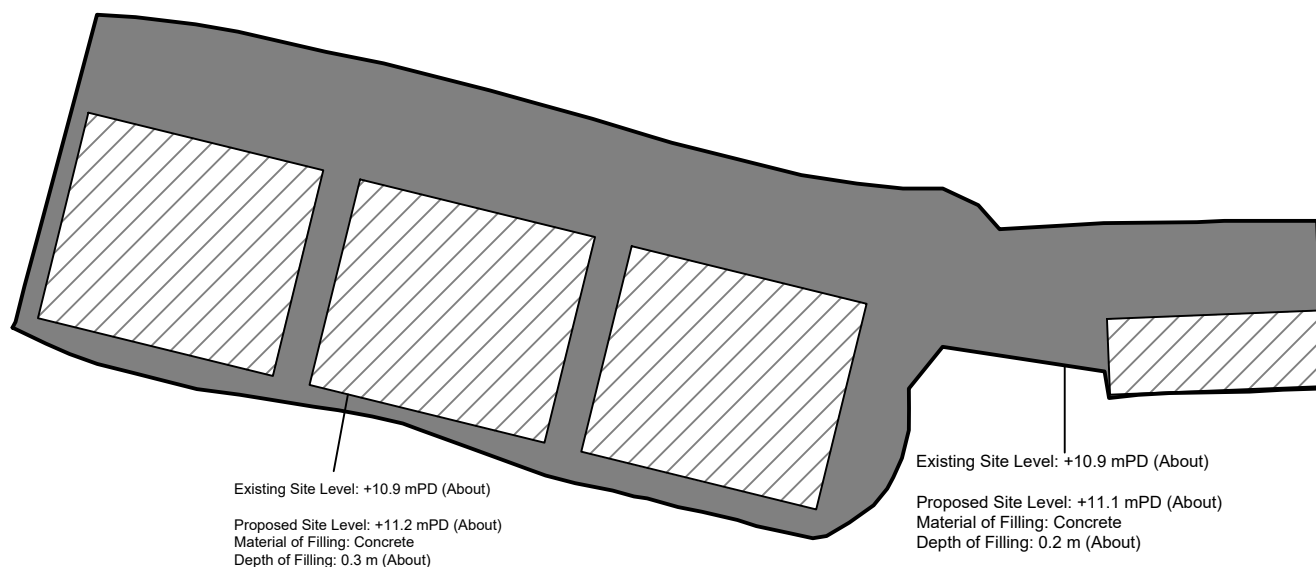
Appendix 2 Proposed Layout Plan	Location: D.D. 109 Lot 1061 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Legend:  Ingress / egress (About 6m)  Proposed Structures  LGV L/UL Space	Drawing No.: 2-01
				For Identification Only Date: 29/10/2025




Scale: Undefined @A4

Captured from map.gov.hk on 29th October 2025

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 1061 RP (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Kong Tai Road: 3-5m (About) with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary 	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 29/10/2025</p>
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Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1061 RP (Part)

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

Date: 29 October 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

1:500

@A4

For Identification Only

Drawing No.:

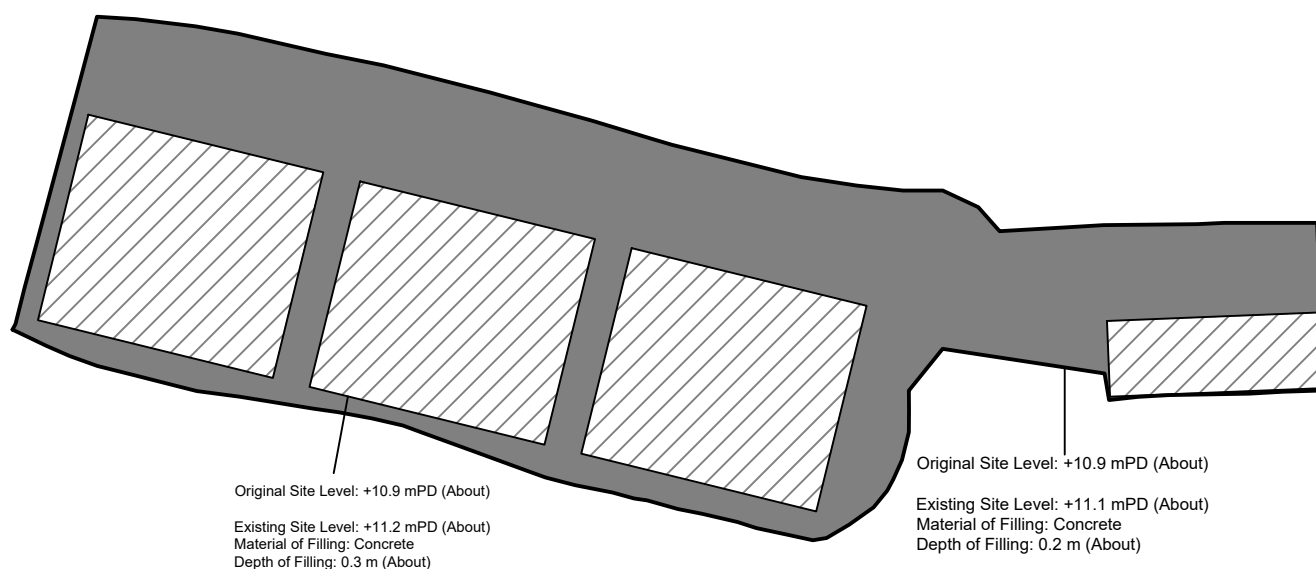
4-01

寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2025年12月01日星期一 11:15
收件者: [REDACTED] PLAND
主旨: S. 16 Planning Application No. A/YL-KTN/1190
附件: 1061 4.pdf
類別: Internet Email

[REDACTED]

Thank you for the phone call. Please see the attachment for the FSI Proposal, Drianage Proposal and updated Appendix 4. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.


Yours sincerely,
Mr. Tang



Paved Area: About 1,618.3 m²

* To regularize filling of land in the application site area.

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1061 RP (Part)

OZP: S/YL-KTN/1190
District: Kam Tin North
Zoning: Agriculture

Date: 1 December 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

1:500

@A4

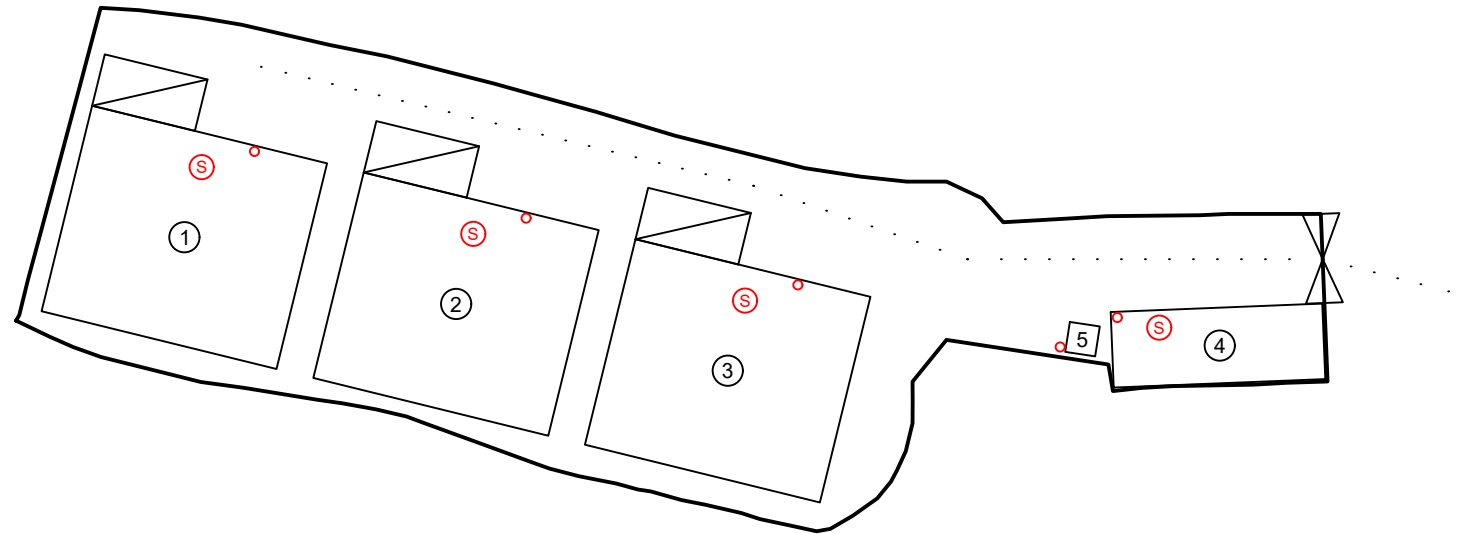
For Identification Only

Drawing No.:

4-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)
1	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
2	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
3	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
4	Warehouse (Excluding D.G.G.) with Ancillary Office	About 14m x 5m = 70m ²	8m
5	Ancillary Toilet	About 2m x 2m = 4 m ²	3.5m
	Total	About 746 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 3



Total Area: 1,618.3 m² (About)
 Covered Area: 746 m² (About)
 Uncovered Area: 872.3 m² (About)

3 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)






Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (4 in Total)

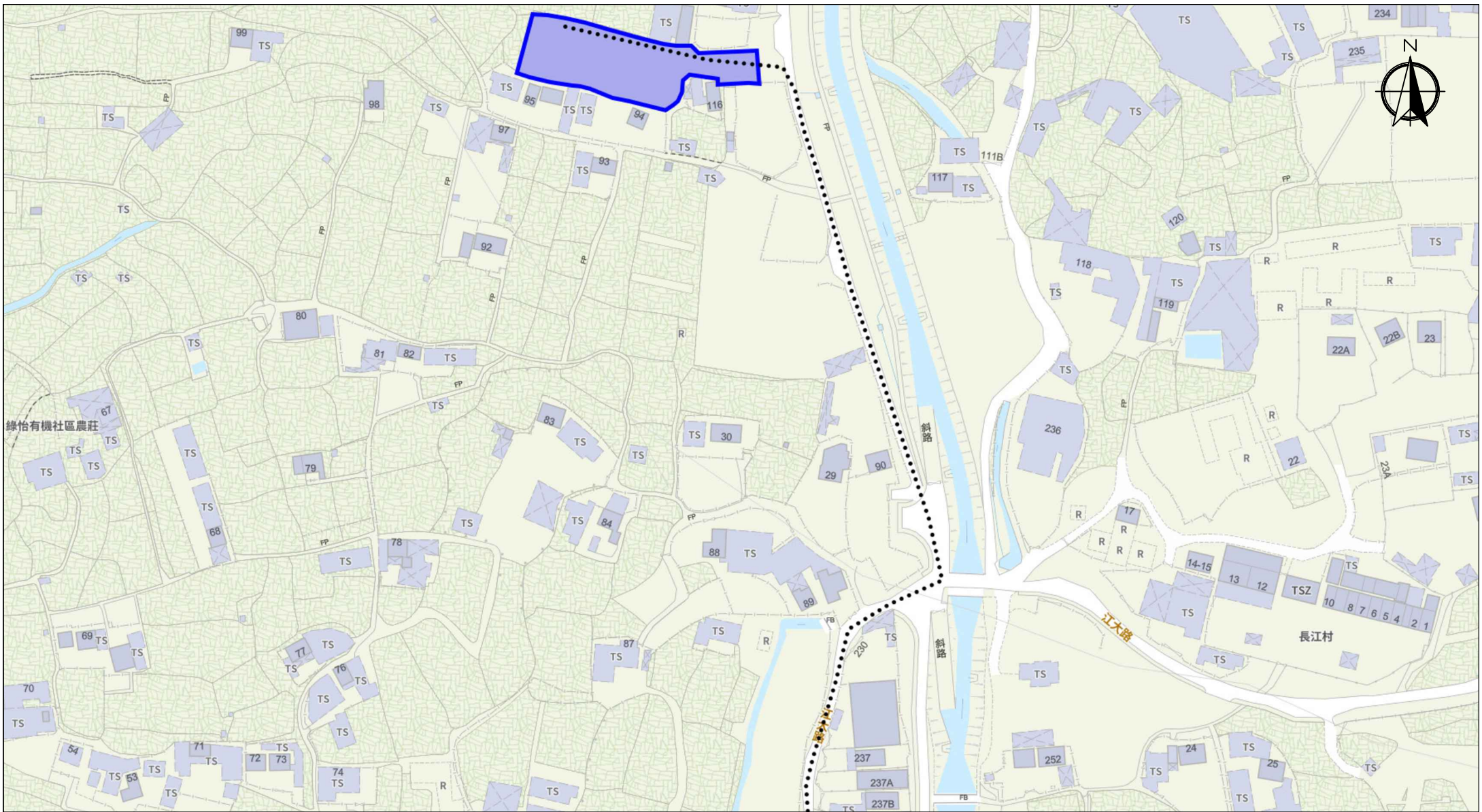
*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Scale: 1:500 @A4

Appendix 6 Proposed Fire Service Installation Plan	Location: D.D. 109 Lot 1061 RP (Part) OZP: S/YL-KTN/1190 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Legend:  Ingress / egress (About 6m)  Proposed Structures  LGV L/UL Space  Stand-alone Fire Detector (Smoke Detector)  Fire Extinguisher	Drawing No.: 6-01
				For Identification Only Date: 01/12/2025



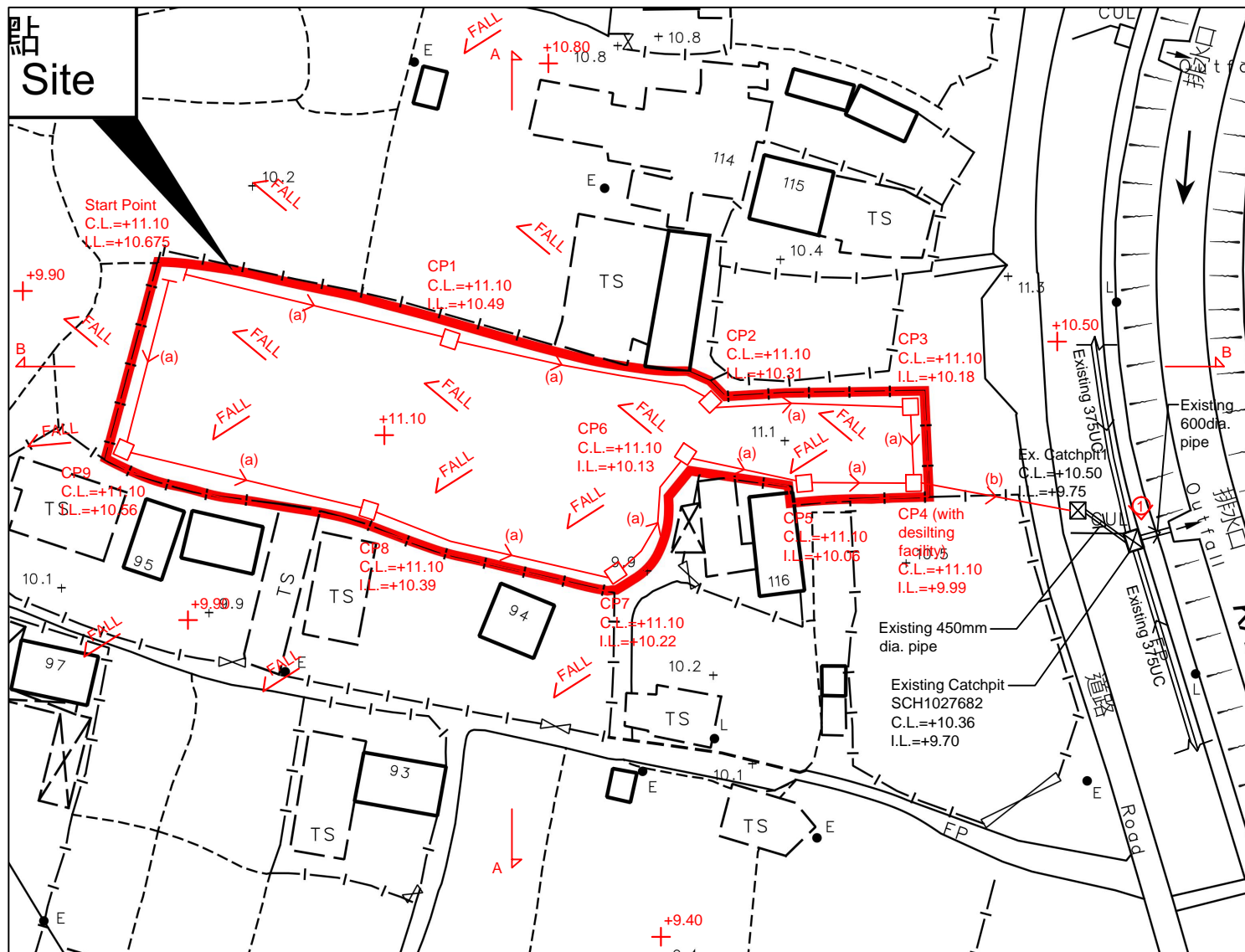
Scale: Undefined @A4

Captured from map.gov.hk on 1st November 2023

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 109 Lot 1061 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land	Width of Kong Tai Road: 3-6m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6.1-1
				For Identification Only Date: 01/12/2025

A/YL-KTN/970 Drainage Proposal R-to-C for 8-10-2025

Comments	Response
1. A R-to-C table should be provided for reference.	R-to-C table is provided.
2. Please provide photo record to prove the existence and latest condition of Ex. catchpit 1.	Photo showing the existing condition of Ex. Catchpit 1 is enclosed.
3. Previous comment 2 has not been addressed. Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	100mm concrete paving works is completed and it is presented as the existing level of the site, and as shown in the cross section provided, no overland flow would be affected.
4. Previous comment 3 has not been addressed. Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Fence wall, if any, shall be of Open-bottom type, it is stated in the note in Drawing D01, and the typical details of open-bottom type fence wall is presented in Drawing D02



Note:

1. Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.

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

3. Fence Wall, if any, shall be of Open-bottom type, typical details refer to Drawing D02.

4. Minor filling works to be carried out to leveling the site. Existing Formation Level is +11.00mPD. Proposed Formation Level is +11.10mPD.

Total Catchment Area = 1618.3 sq.m

$Q=0.278CIA$

$=0.278 \times 0.95 \times 250 \times \frac{1618.3}{1000000}$

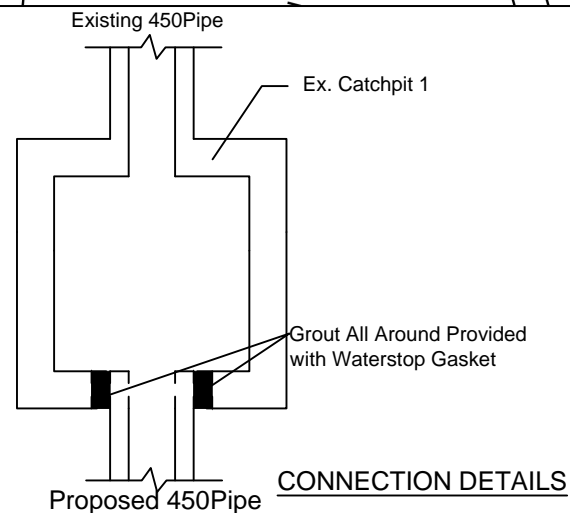
$=0.107 \text{ m}^3/\text{s}$

$=6411 \text{ lit/min}$

Provide 375UC (1:150) is OK

LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:150) with Cast Iron Cover
- (b) Proposed 450mm dia. concrete pipe (1:100)
- Ex. CP Existing CatchPit
- Existing 375UC/ 600dia. pipe
- FALL Fall Direction
- ① Photo Viewspot



恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories

(Application No.:A/YL-KTN/970)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

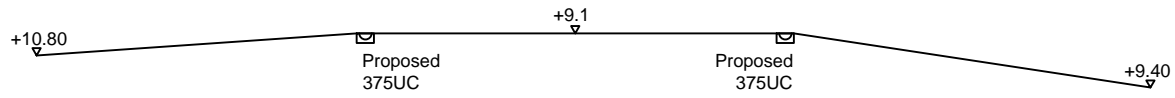
10-10-2025

Check by:

DM

Scale:

THS SITE

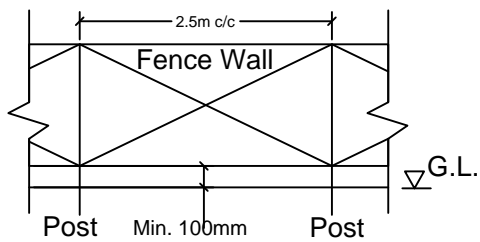


SECTION A-A

THS SITE



SECTION B-B



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL

恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories

(Application No.:A/YL-KTN/970)

Title:

SECTIONS

D02

Drawn by:

DM

Date:

10-10-2025

Check by:	
-----------	--

DM

Scale:

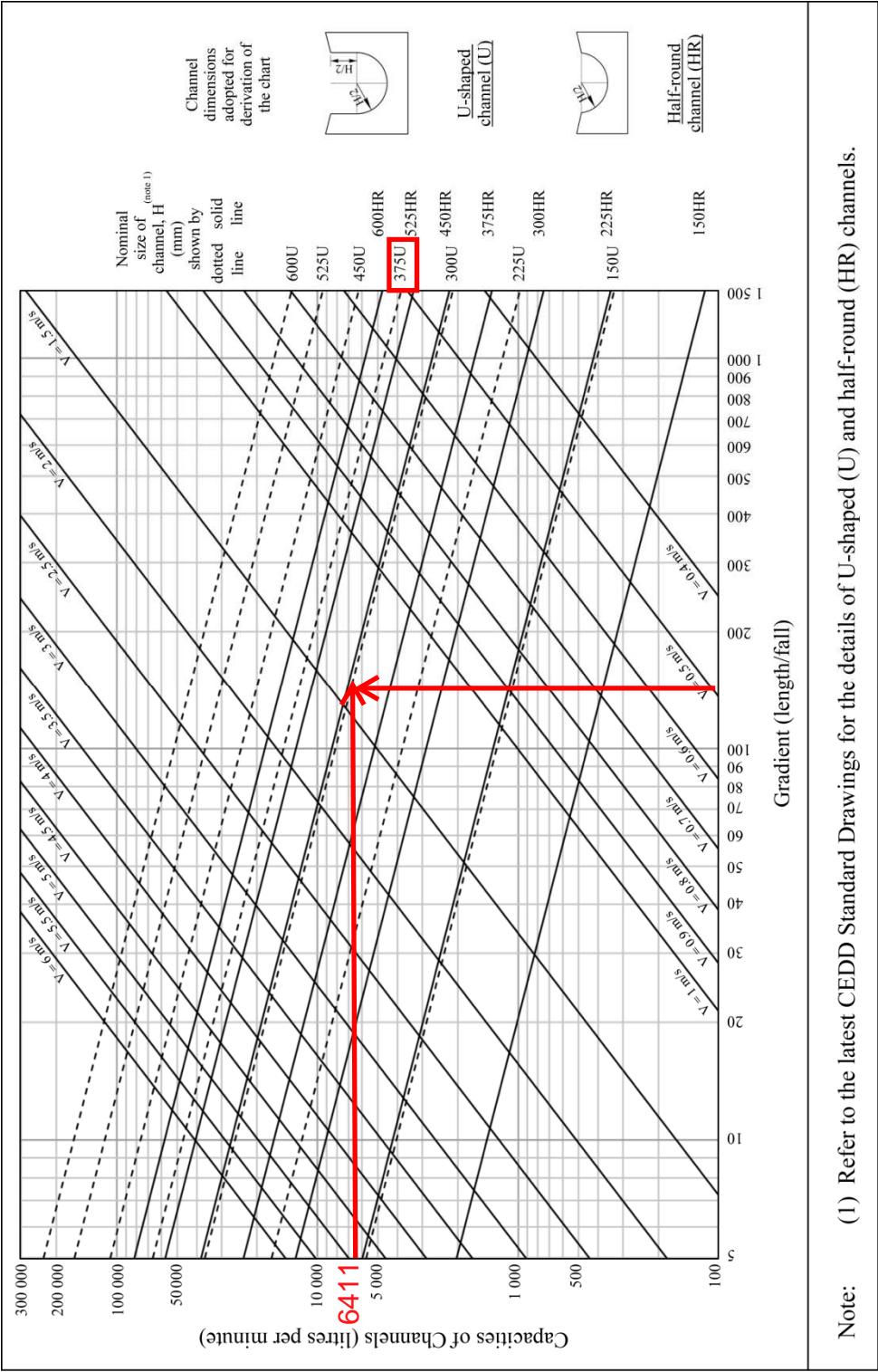
Photo 1



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

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

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



Check 450mm dia. Pipes by Colebrook-White Equation

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

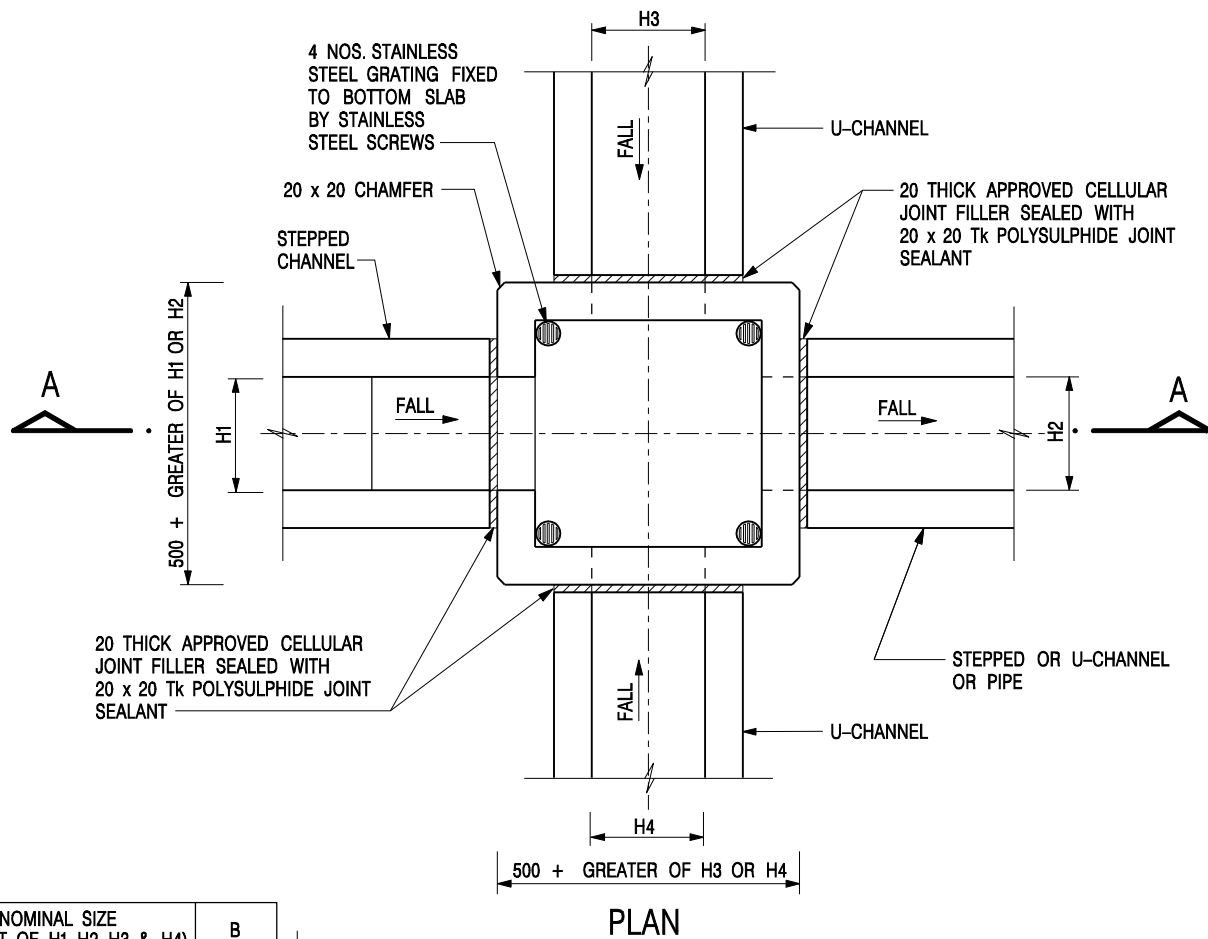
where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.45	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.01		hydraulic gradient

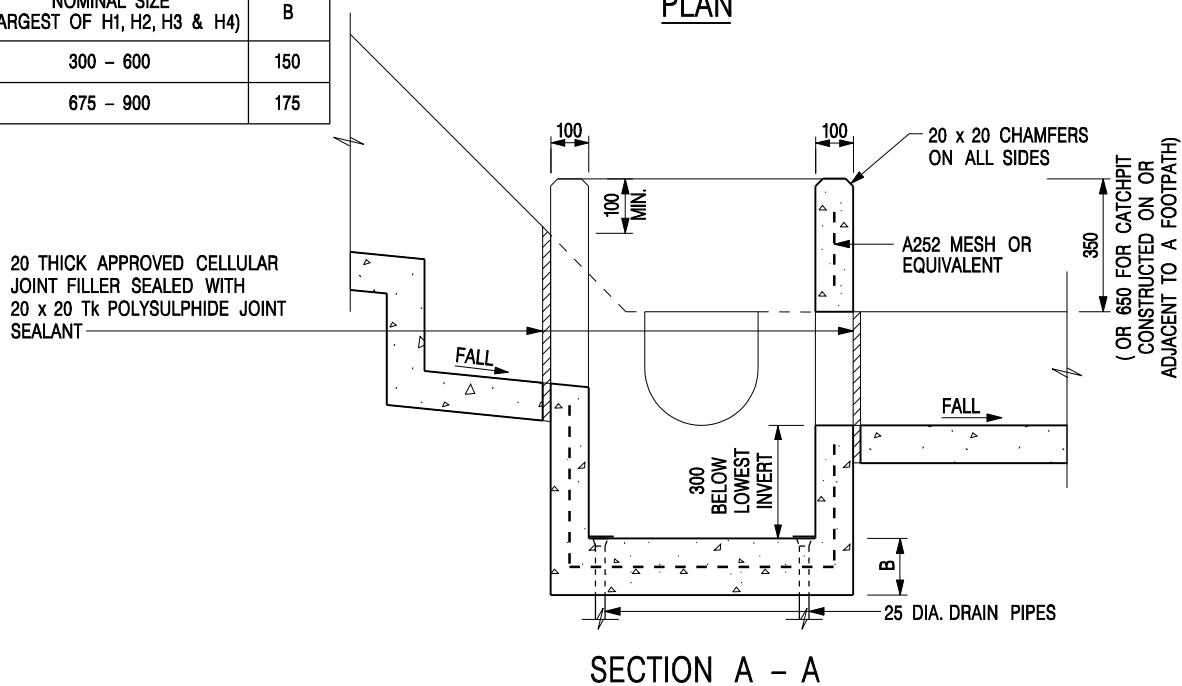
(Table 5, from DSD Sewerage Manual, concrete pipe)

Therefore, design V of pipe capacity = 2.3490 m/s

Q = 0.8VA (0.8 factor for sedimentation)
 = 0.299 m³/s
 = 17932.582 lit/min
 > 6411 lit/min Ok




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

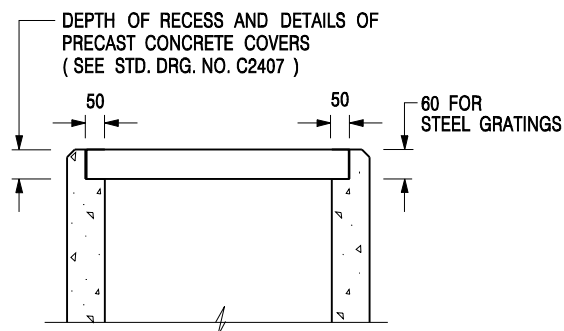


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

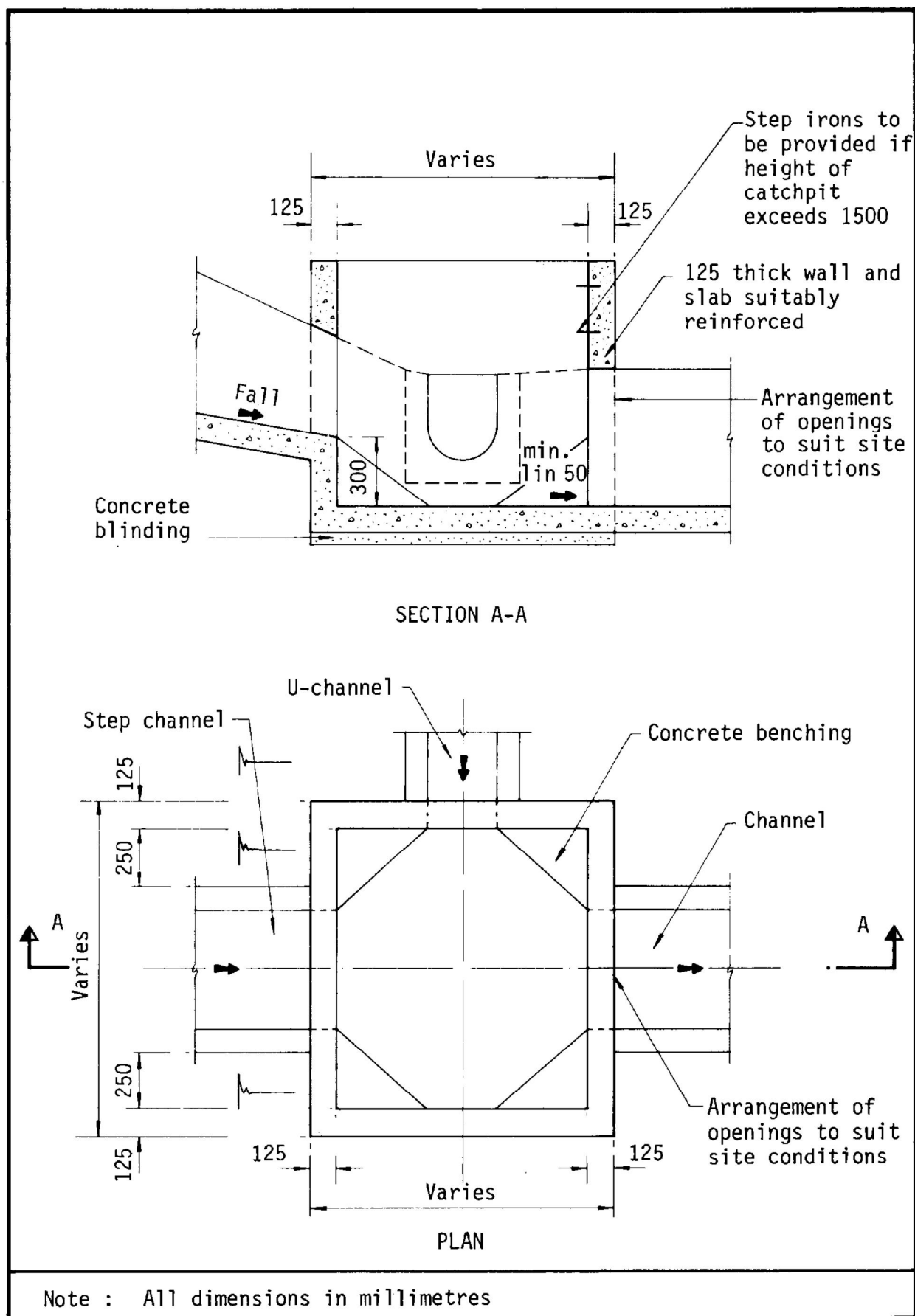
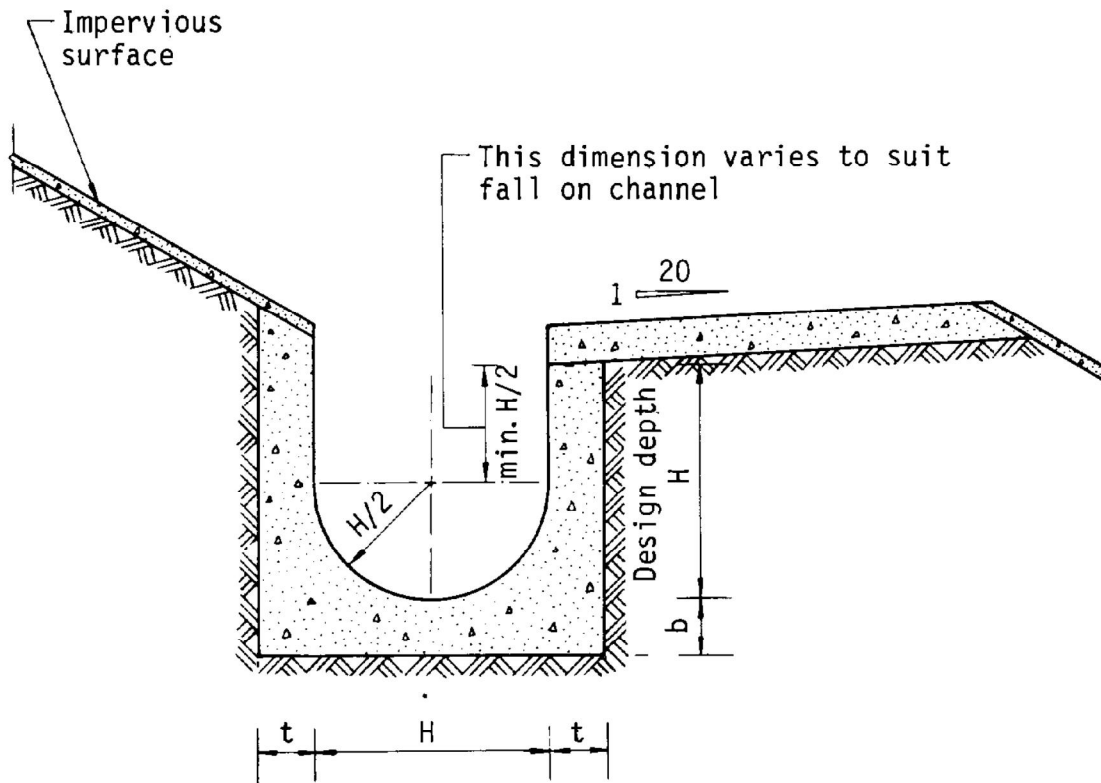


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

寄件者: Tang Lok San [REDACTED]
寄件日期: 2026年01月16日星期五 12:34
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: S. 16 Planning Application No. A/YL-KTN/1190 - Departmental Comments
附件: AYL-KTN 1190 20260116 2.pdf

類別: Internet Email

To whom may concern,

Thank you for the email. Please see the attachment for the further information on the departmental comment from AMO, TPB, WSD, EPD and TD. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/1190 的疑問

收悉古物古蹟辦事處對 A/YL-KTN/1190 申請的疑問，本人現書面回覆：

有見申請範圍的東面有部分座落在香港具考古研究價值的地點 - 大江埔，現提供相關的資訊。

填土及平整方面，本申請之填土及平整的範圍請參考 **Appendix 4**。不會將整個申請範圍填到相同或相約的水平高度，不會改變現有的地型。現時已完成部分填土及平整工程，待地政總署批出短期豁免書後會完成相關工程。

填土及平整物料方面，整個申請範圍將會使用混凝土填高及平整分別約 0.2-0.3 米，整個以混凝土平整的範圍約 1,618.3 平方米。申請結束後會根據規劃署的要求將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

建築物方面，申請地點內不會進行任何大型工程。申請地點的構築物屬臨時構築物，因此沒有計畫進行興建「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，申請地點不會進行任何挖掘工程，並使用原有的系統，包括化糞池、滲水系統及渠道，申請地點周圍會利用平整後的高度興建渠道，不會挖掘舊有的泥土，將水收集並已連接下游渠道。因此不會影響土地，亦能保護地下具考古研究價值的範圍，希望 貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

規劃署：

有關規劃署對 A/YL-KTN/1190 的查詢

收悉 貴委員會對 A/YL-KTN/1190 申請的查詢，本人現書面回覆。

申請範圍的西邊現時亦有露天存放及建築物，規劃申請獲批後，該範圍會還完，並只會根據擬議佈局平面圖發展。申請範圍的西邊為同屬一個地段，但該範圍不會用在所申請的用途，並會將該範圍圍起，亦會將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

申請範圍內不會用作露天存放，亦不會存放危險品。本申請範圍只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

在申請範圍的邊界已使用金屬實心的物料，例如鋅鐵將申請範圍圍起，圍邊高度約 3 米高。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

水務署及城市規劃委員會：

有關水務署對 A/YL-KTN/1190 的查詢

收悉 貴署對 A/YL-KTN/1190 申請的意見，現以書面回覆。

本人了解本申請有機會影響現有的供水設施，如需要更改供水設施時，本人必定會提供一切幫助，亦同意水務署的職員或其外判工程人員隨時進出本申請範圍，以便 貴署進行供水相關的工程。

本人亦了解如未能更改該水掣位置或其設計，會預留與水掣的中心線不小於 1.5 米的空間，以便 貴署進行相關的工程。詳細請參考 Drawing 7-1。

此申請範圍內不會進行栽種任何含有人侵式根部的樹木 (Tree or shrubs with penetrating roots)，以免影響供水設施。

本人了解政府無需為任何因供水設施滲漏或損毀而導致的損失而付上任何責任。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1190 的查詢

現場會存放金屬、膠喉、車輛、汽車零件及建築材料，例如排水管、水喉及電箱等。

現場會存放車輛類型為私家車及輕型貨車，總數不多於 10 輛。

現場不會儲放水泥、泥土、粉煤灰、骨材、淤泥、細石、沙、碎片、鋸屑或木屑或其他多塵的材料，以免影響周遭環境。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/1190 的查詢

收悉 貴署對 A/YL-KTN/1190 申請的意見，本人現書面回覆。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0
09:00-10:00	0-3
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-3
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

江大路的設計容量為每小時可容納 100 輛車輛使用，江大路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

由於方便上落物料和方便員工駕車到本申請地點，現申請 3 個客貨車上落貨位置。本申請地點不會對公眾開放。因此，3 個客貨車上落貨位置已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經江大路，再轉到郊區小徑到達申請地點。江大路沿途道路約有 3-5 米闊，沿途設有避車處。客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

由江大路至申請地點的道路相片：



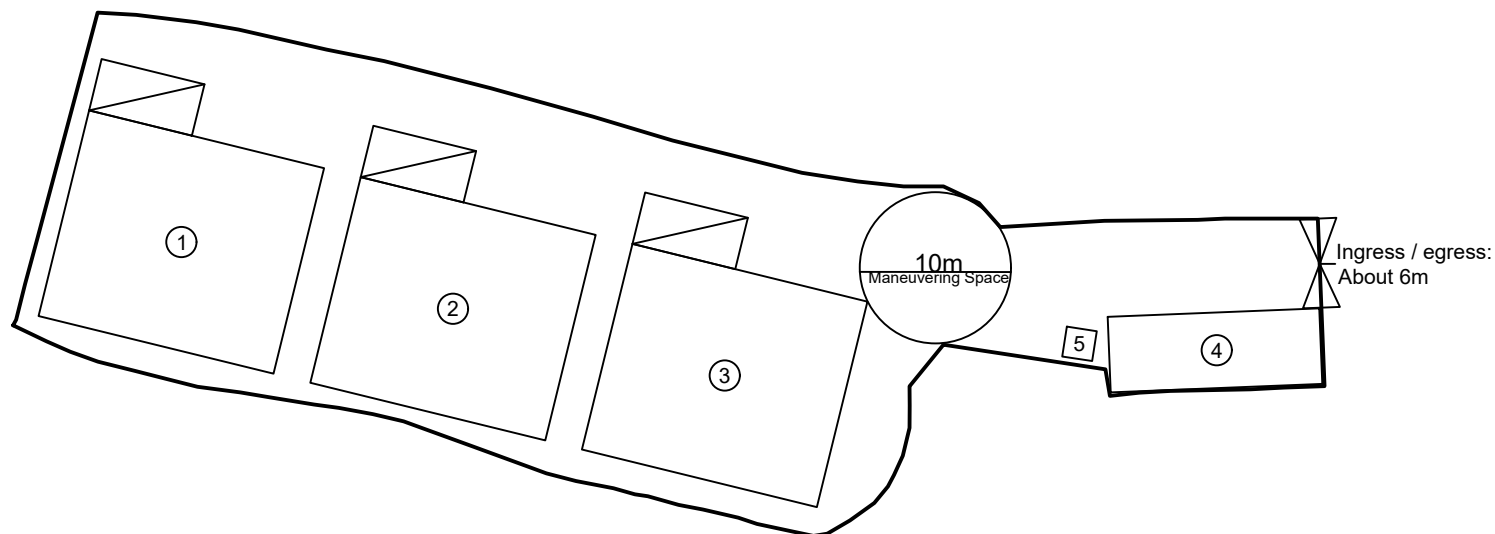






Proposed Structures Details


	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)
1	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
2	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
3	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
4	Warehouse (Excluding D.G.G.) with Ancillary Office	About 14m x 5m = 70m ²	8m
5	Ancillary Toilet	About 2m x 2m = 4 m ²	3.5m
	Total	About 746 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 3

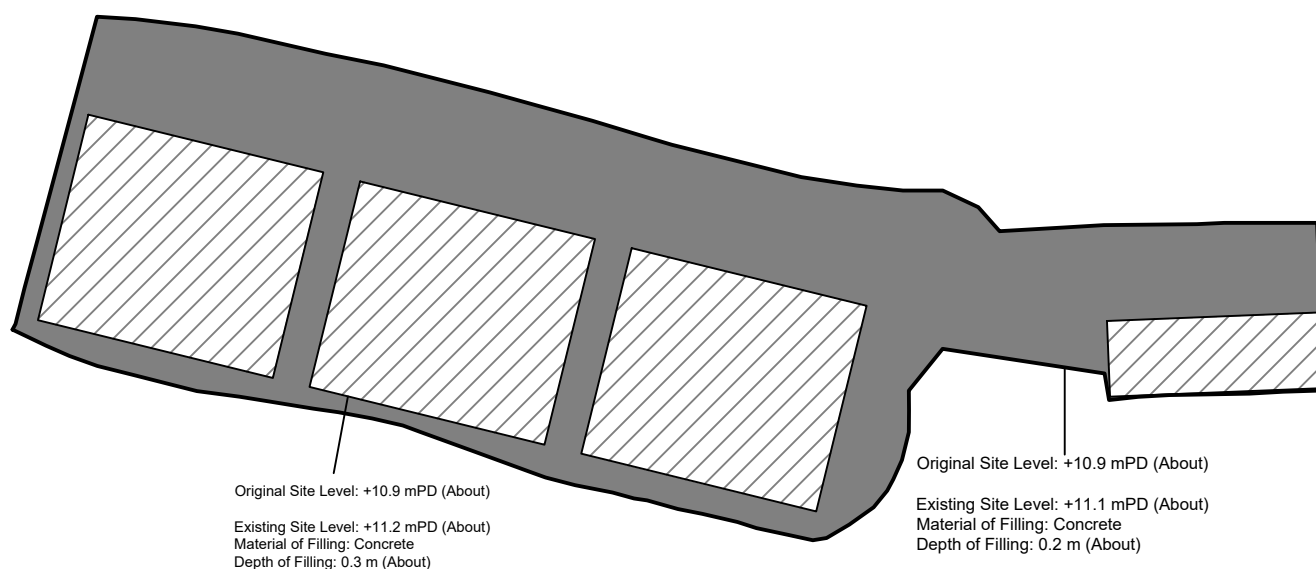


Total Area: 1,618.3 m² (About)
 Covered Area: 746 m² (About)
 Uncovered Area: 872.3 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
 The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.

Scale: 1:500 @A4


Appendix 2 Proposed Layout Plan	Location: D.D. 109 Lot 1061 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Legend:  Ingress / egress (About 6m)  Proposed Structures  LGV L/UL Space	Drawing No.: 2-01
				For Identification Only Date: 29/10/2025



Paved Area: About 1,618.3 m²

* To regularize filling of land in the application site area.

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1061 RP (Part)

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

Date: 1 December 2025

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施及相關填土工程（為期3年）

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

SCALE

1:500

@A4

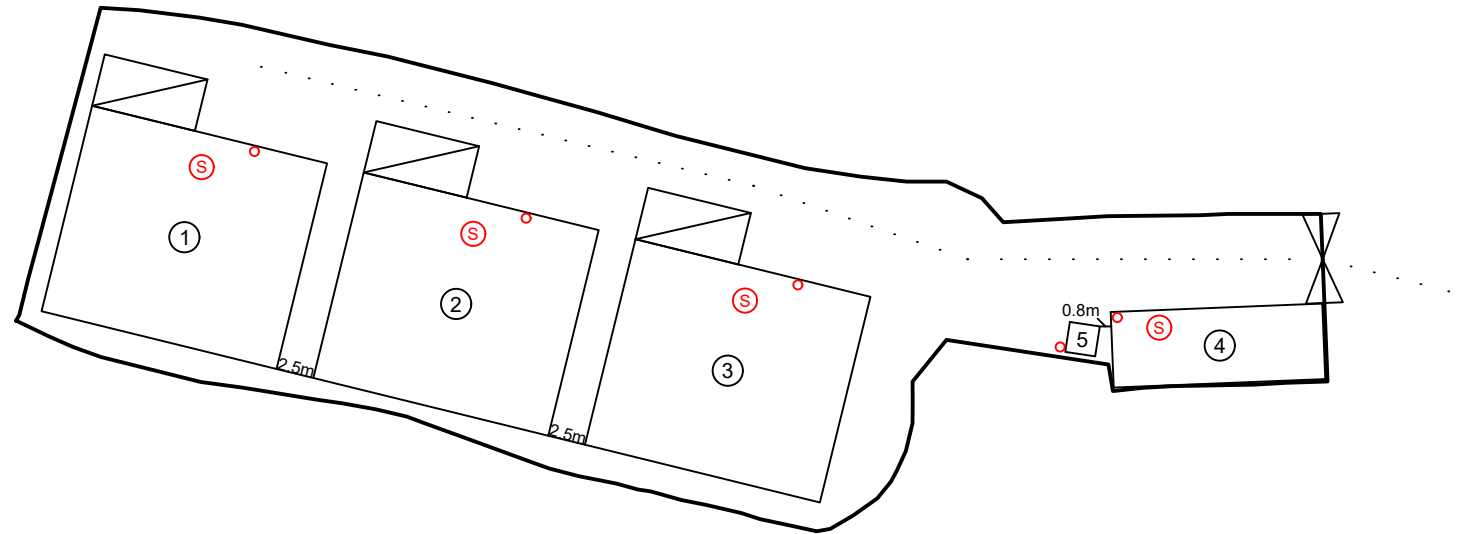
For Identification Only

Drawing No.:

4-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)
1	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
2	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
3	Warehouse (Excluding D.G.G.) with Ancillary Office	About 16m x 14m = 224m ²	8m
4	Warehouse (Excluding D.G.G.) with Ancillary Office	About 14m x 5m = 70m ²	8m
5	Ancillary Toilet	About 2m x 2m = 4 m ²	3.5m
	Total	About 746 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 3



Total Area: 1,618.3 m² (About)
 Covered Area: 746 m² (About)
 Uncovered Area: 872.3 m² (About)

3 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)






Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (4 in Total)

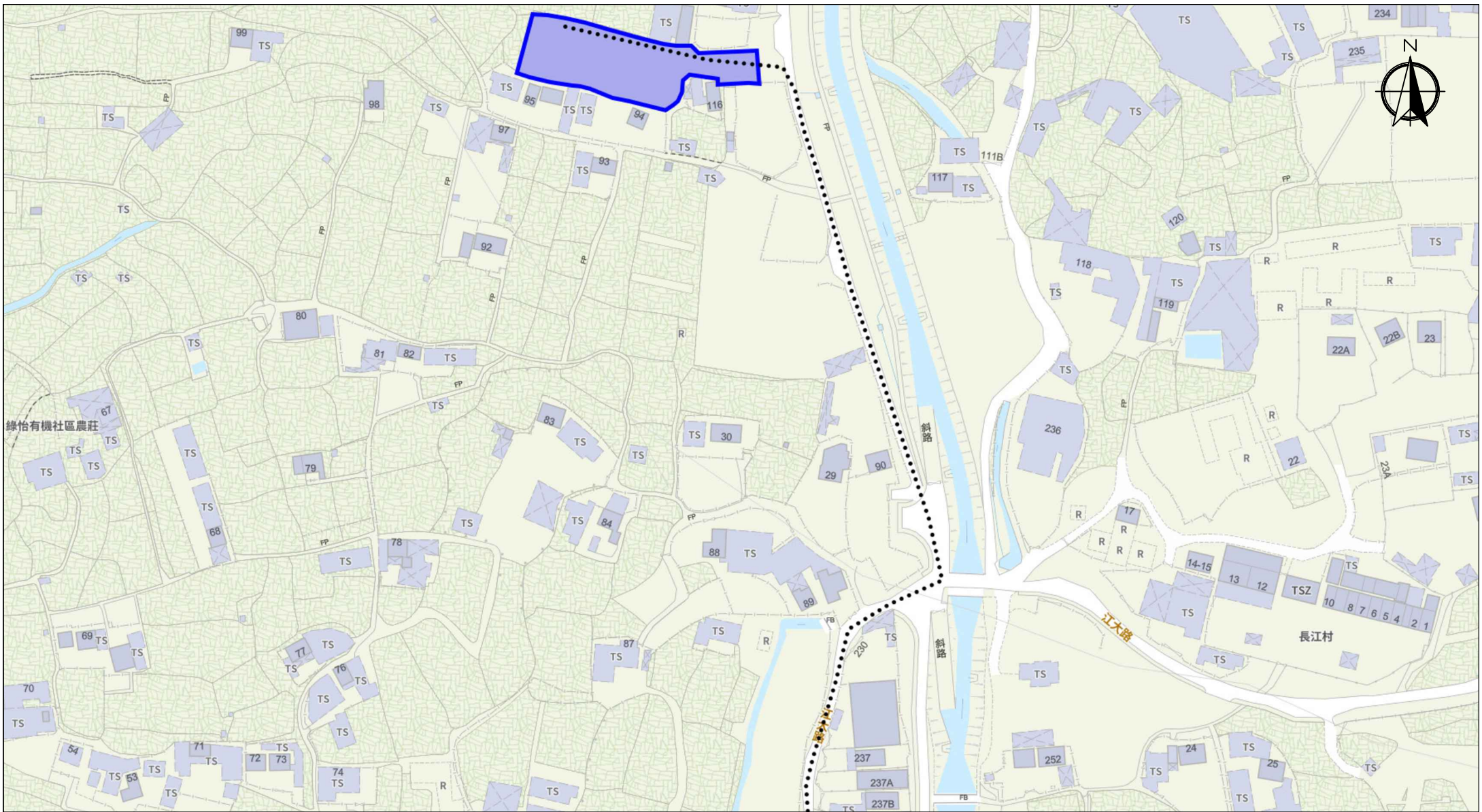
*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Scale: 1:500 @A4

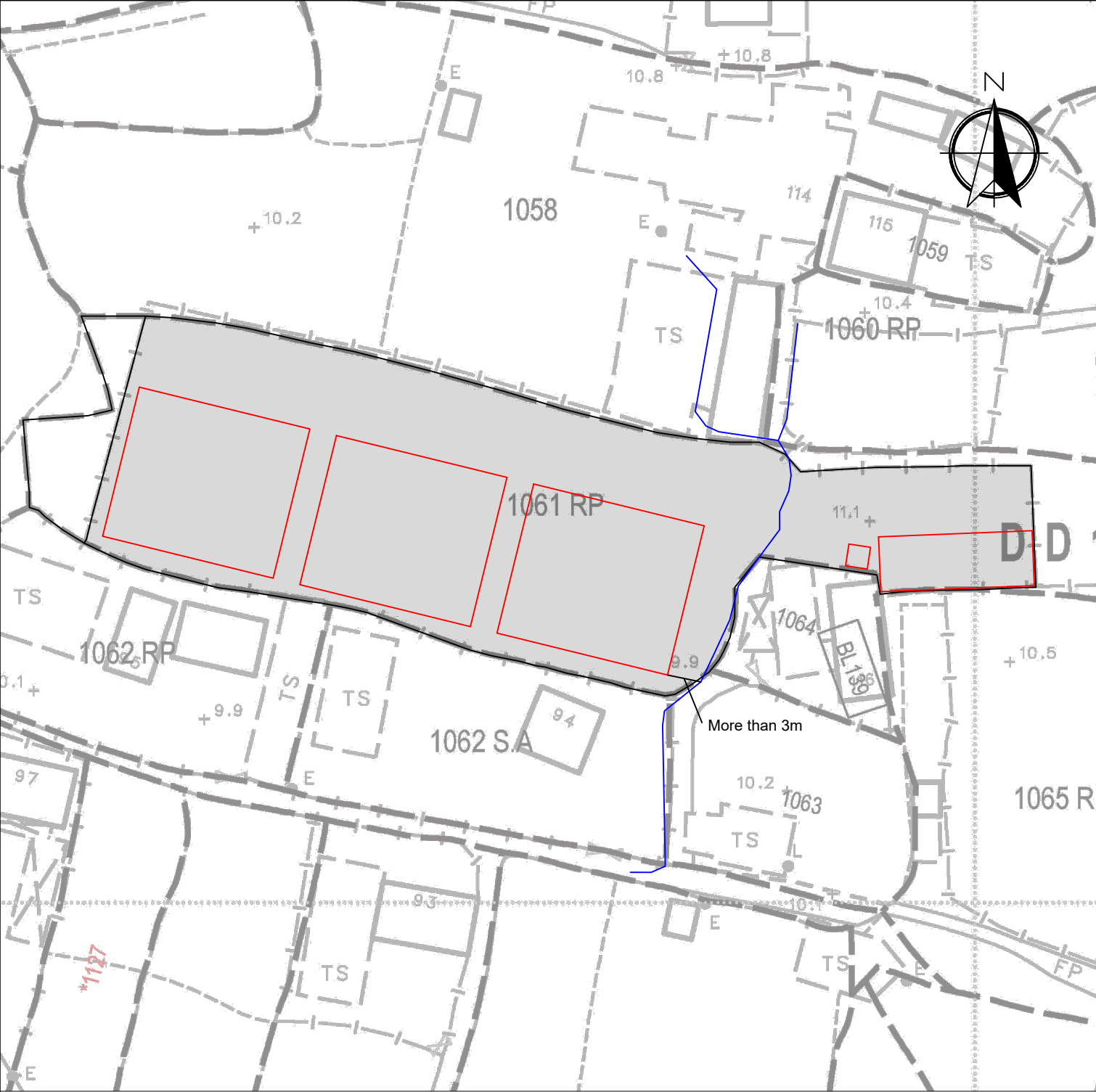
Appendix 6 Proposed Fire Service Installation Plan	Location: D.D. 109 Lot 1061 RP (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Legend:  Ingress / egress (About 6m)  Proposed Structures  LGV L/UL Space  Stand-alone Fire Detector (Smoke Detector)  Fire Extinguisher	Drawing No.: 6
				For Identification Only Date: 24/12/2025



Scale: Undefined @A4

Captured from map.gov.hk on 1st November 2023

<p>Appendix 6.1</p> <p>Emergency Vehicular Access</p>	<p>Location: D.D. 109 Lot 1061 RP (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p>Width of Kong Tai Road: 3-6m (About) with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary 	<p>Drawing No.: 6-1</p> <p>For Identification Only</p> <p>Date: 01/12/2025</p>
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Legend:

- Application Site
- Proposed Structures
- Water Mains

<p><u>Appendix 7</u></p> <p>Location: DD 109 Lot 1061 RP (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p> <p>Date: 10 December 2025</p>	<p><u>Water Main Location</u></p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</p>	<p><u>SCALE</u></p> <p>1:500</p> <p>@A4</p>	
		For Identification Only	<p>Drawing No.:</p> <p>7-1</p>

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/970	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024 [revoked on 19.10.2025]

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
2.	A/YL-KTN/928	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023 [revoked on 11.2.2025]
3.	A/YL-KTN/940	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
4.	A/YL-KTN/959	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023 [revoked on 10.5.2025]
5.	A/YL-KTN/976	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024 [revoked on 19.10.2025]
6.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Filling of Land	5.4.2024 [revoked on 5.1.2026]
7.	A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	4.7.2025

	Application No.	Use/Development	Date of Consideration
		for a Period of Three Years and Associated Filling of Land	
8.	A/YL-KTN/1091	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of Three Years	19.9.2025
9.	A/YL-KTN/1096	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.3.2025
10.	A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025

Rejected Application

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

Rejection Reasons:

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

Government Bureau/Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

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

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

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

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the 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**.

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- with reference to the aerial photo of 2024, the Site is hard-paved and no existing tree is observed. Adverse landscape impact arising from the proposed use is not anticipated.

7. **Archaeological and Heritage Conservation**

Comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau:

- no in-principle objection to the application from archaeological and built heritage conservation perspective;
- the Site is situated within the Tai Kong Po Site of Archaeological Interest; and
- advisory comments are at **Appendix IV**.

8. **Building Matters**

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

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

9. 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 and he has no particular comment on the application.

10. Other Departments

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

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

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) 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;
- (c) 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;
- (d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lot covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, 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;
- (f) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed vehicular run-in/out is adjoining to a section of Kong Tai Road which is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Tai Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (j) 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 Registered Fire Service Installation Contractor (RFSIC). Upon completion of the work, the RFSIC shall issue a Certificate of Fire Service Installation and Equipment (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
 - (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the proposed use;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provide to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots shall be planted within the waterworks reserve or in the vicinity of the water mains; and

- (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (l) to note the comments of the Executive Secretary of Antiquities and Monuments Office (AMO), Development Bureau that:
 - (i) the applicant shall inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53); and
 - (ii) the applicant shall inform AMO the works schedule for carrying out site inspection as and when necessary;
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that five structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - (vi) detailed checking under BO will be carried out at building plan submission stage.