

2025年 6月 24日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 24 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

2501307 16/6 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-K7N/1135
	Date Received 收到日期	24 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)

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

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845, 846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and Adjoining Government Land, Fung Kat Héung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 12,880 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 NA 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)	..... 36 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 13/06/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 05/06/2025 (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，或有關係的鄉事委員會[&]

Others 其他

- others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 12,880 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... N/A
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) N/A	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... N/A
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A
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)	..... Container Vehicle Space 2

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>Accessible from San Tam Road via a local access</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 12,880 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m. m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p>	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"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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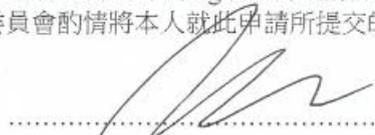
(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

16/06/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845, 846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
Site area 地盤面積	12,880 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land) (包括政府土地) 36 sq. m 平方米 <input checked="" type="checkbox"/> About 約
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		N/A
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2	
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) Container Vehicle Space _____ _____		N/A N/A N/A N/A N/A 2	

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

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845, 846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and adjoining Government land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant would like to use the Site for storage of construction materials (i.e. scaffolds, bricks, tiles, columns, screws etc.) and machinery (i.e. elevated platforms, digging machines, generators etc.), in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board. Although the Site falls within "AGR" zone, the Site is currently vacant and its vicinity have already been occupied by various brownfield uses without active agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.
- 2.2 Although the Site currently falls within Category 3 area under the Town Planning Board Guidelines No. 13G, the proposed development would not generate significant adverse impacts on the surrounding areas (**Plan 4**). Furthermore, various open storage yards and warehouses are also located at the west and the east of the Site, the proposed development is considered not incompatible with the surrounding areas. As the proposed development is intended to support the construction industry for the development of the Northern Metropolis, it should be considered on its individual merits.

2.3 Several similar S.16 planning applications for 'open storage' use were approved by the Board within the same "AGR" zone, which the application site of the latest application (No. A/YL-KTN/790) is located approximately 200m west of the Site, was approved by the Board on a temporary basis in November 2021. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The Site occupied an area of 12,880 m² (about), including 36m² (about) of GL (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. The loading/unloading (L/UL) and circulation space are proposed to support the daily operation (**Plan 5**). It is estimated that 4 staff will work at the Site. As the Site is proposed for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	12,880 m ² (about), including 36 m ² (about) of GL
Covered Area	Not applicable
Uncovered Area	12,880 m ² (about)

3.2 Construction materials and machinery would be stored at the designated storage area (i.e. about 5,861 m²) with stacking height of not more than 3 m. As the proposed development only involves open storage of construction materials and machinery, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

3.3 The entire Site is proposed to be filled with concrete to a depth of not more than 1m for open storage area, L/UL and circulation spaces. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.4 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 2 L/UL spaces

are provided at the Site, details are shown at **Table 2** below:

Table 2 – Loading/Unloading Provisions

Type of Space	No. of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.5 CV will be deployed for transportation of construction materials to/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazards, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	CV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2
Traffic trip per hour (average)	1	1	2

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage

and fire service installations proposals to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

June 2025

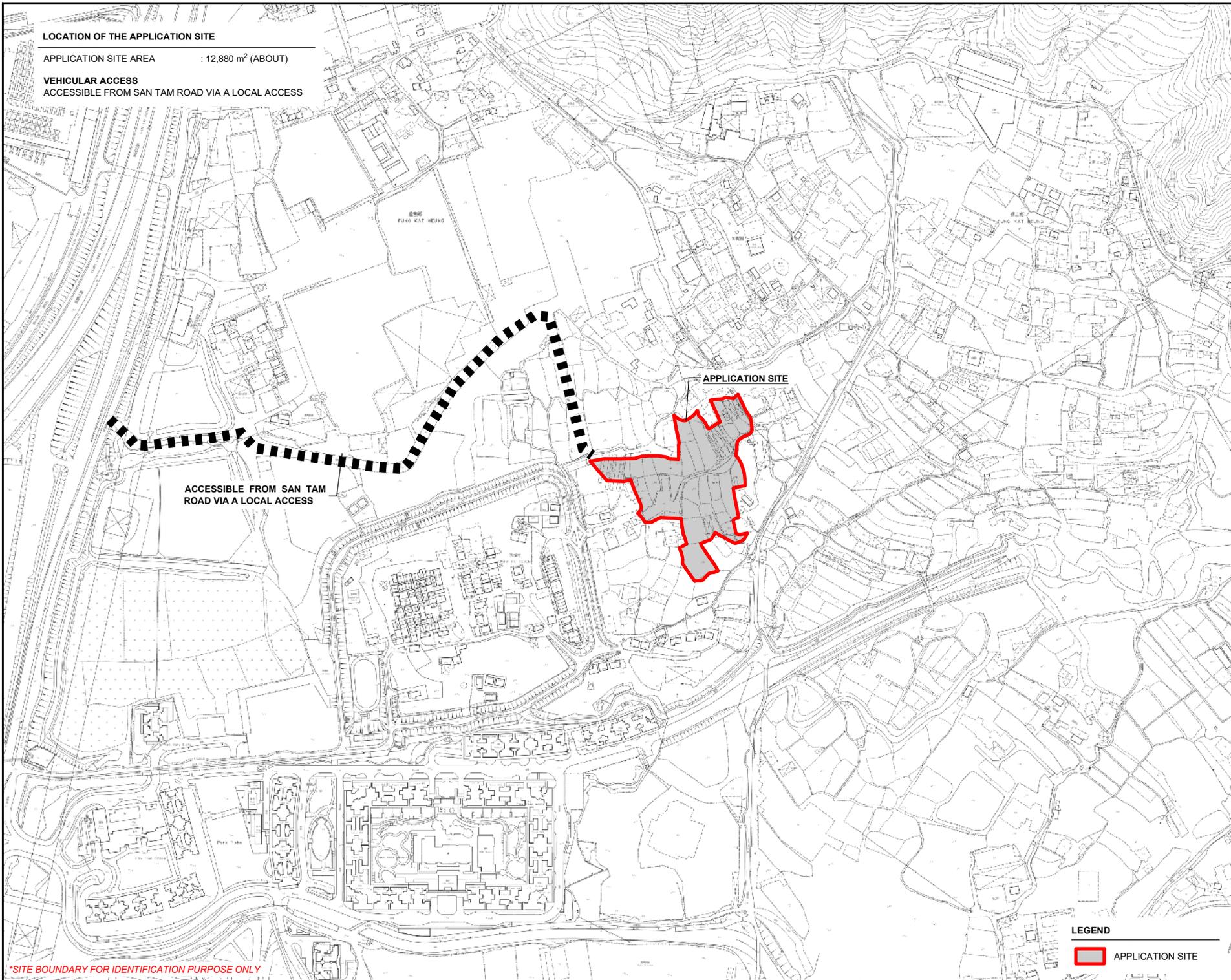
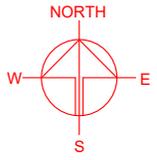
LIST OF PLANS

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,880 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
[Red Outline Box] APPLICATION SITE

PLANNING CONSULTANT



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

SITE LOCATION
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

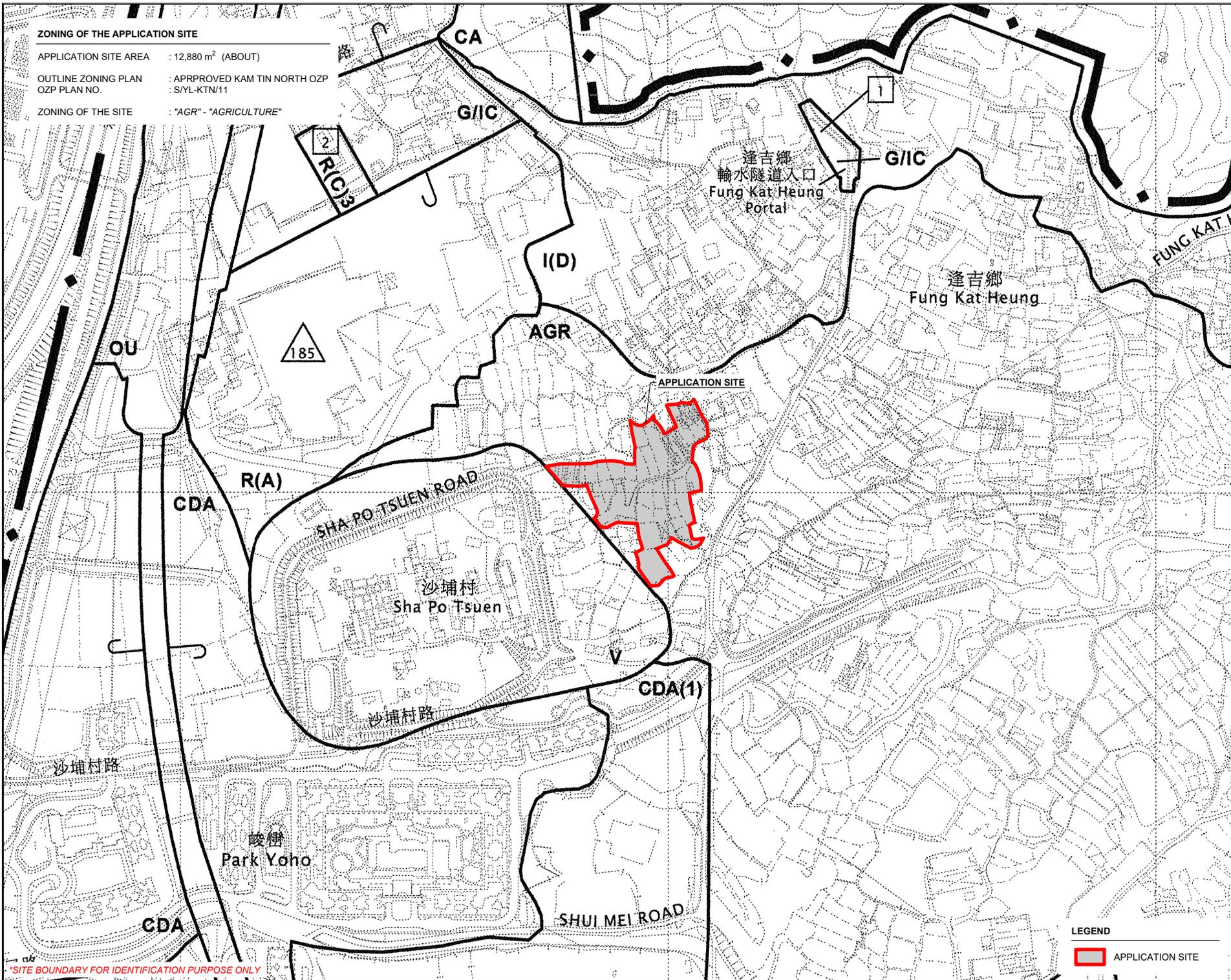
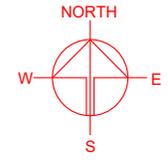
DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "AGR" - "AGRICULTURE"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

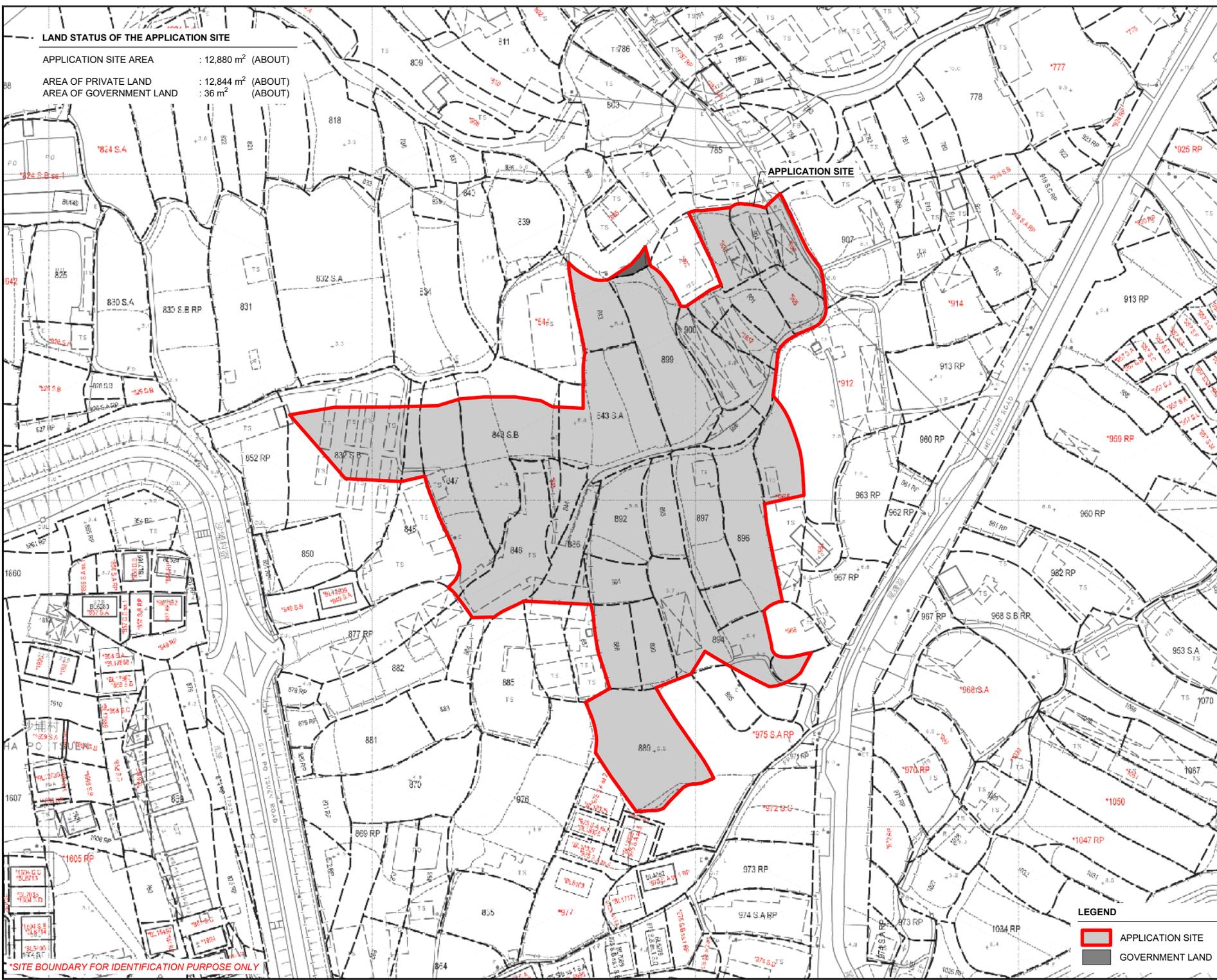
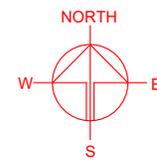
LEGEND

APPLICATION SITE

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 AREA OF PRIVATE LAND : 12,844 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 36 m² (ABOUT)



APPLICATION SITE

LEGEND
 APPLICATION SITE
 GOVERNMENT LAND

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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

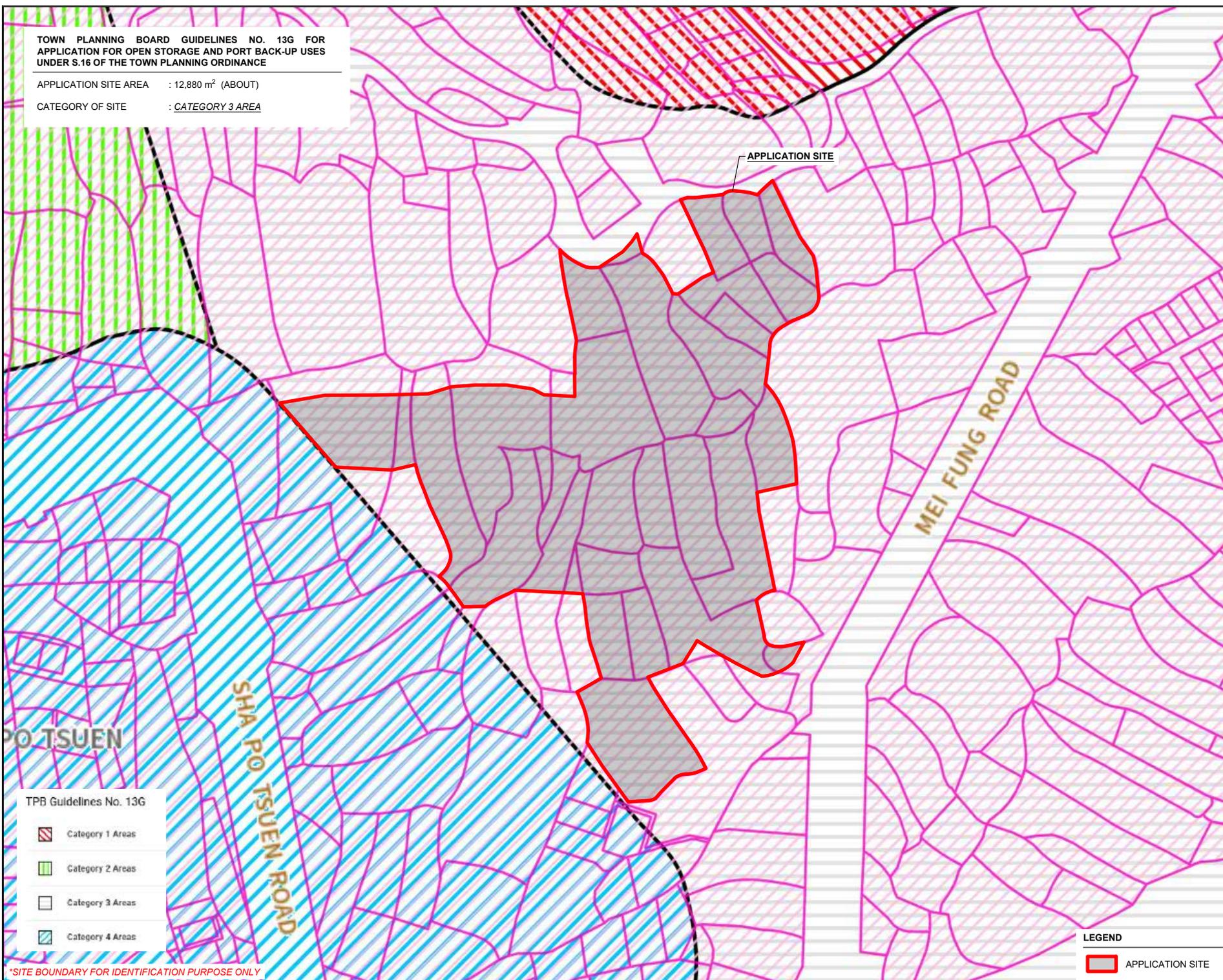
SITE LOCATION
 VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 3.6.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

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

APPLICATION SITE AREA : 12,880 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



APPLICATION SITE

MEI FUNG ROAD

SHA PO TSUEN ROAD

PO TSUEN

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 3.6.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: TPB PG-NO. 13G

DWG. NO.: PLAN 4 VER.: 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 12,880 m² (ABOUT)
 OPEN STORAGE AREA : 9,051 m² (ABOUT)
 HEIGHT OF STACKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

INGRESS / EGRESS
 11 m (ABOUT)(W)

CIRCULATION
 SPACE

OPEN STORAGE OF
 CONSTRUCTION
 MATERIALS AND
 MACHINERY

OPEN STORAGE OF
 CONSTRUCTION
 MATERIALS AND
 MACHINERY

APPLICATION SITE

3000

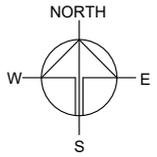


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 2
 DIMENSION OF L/UL SPACE : 16 m (L) x 3.5 m (W)

LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 3.6.2025

REVISED BY: DATE:

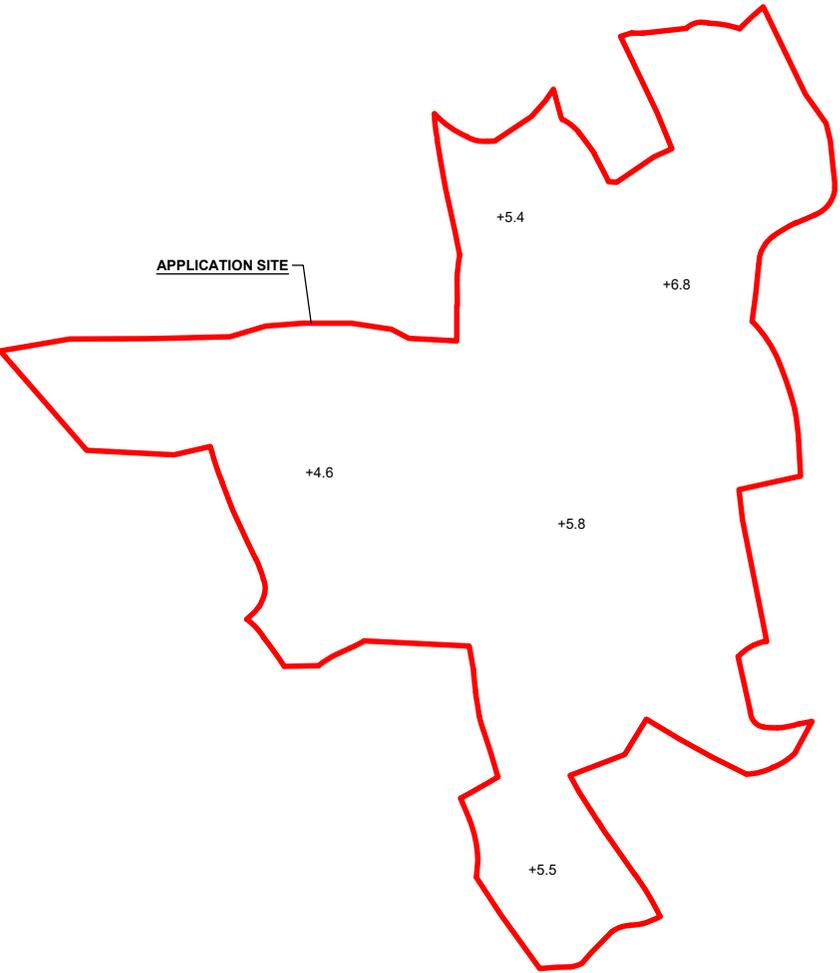
APPROVED BY: DATE:

DWG. TITLE
 LAYOUT PLAN

DWG NO.: PLAN 5 VER.: 001

EXISTING CONDITION OF THE APPLICATION SITE

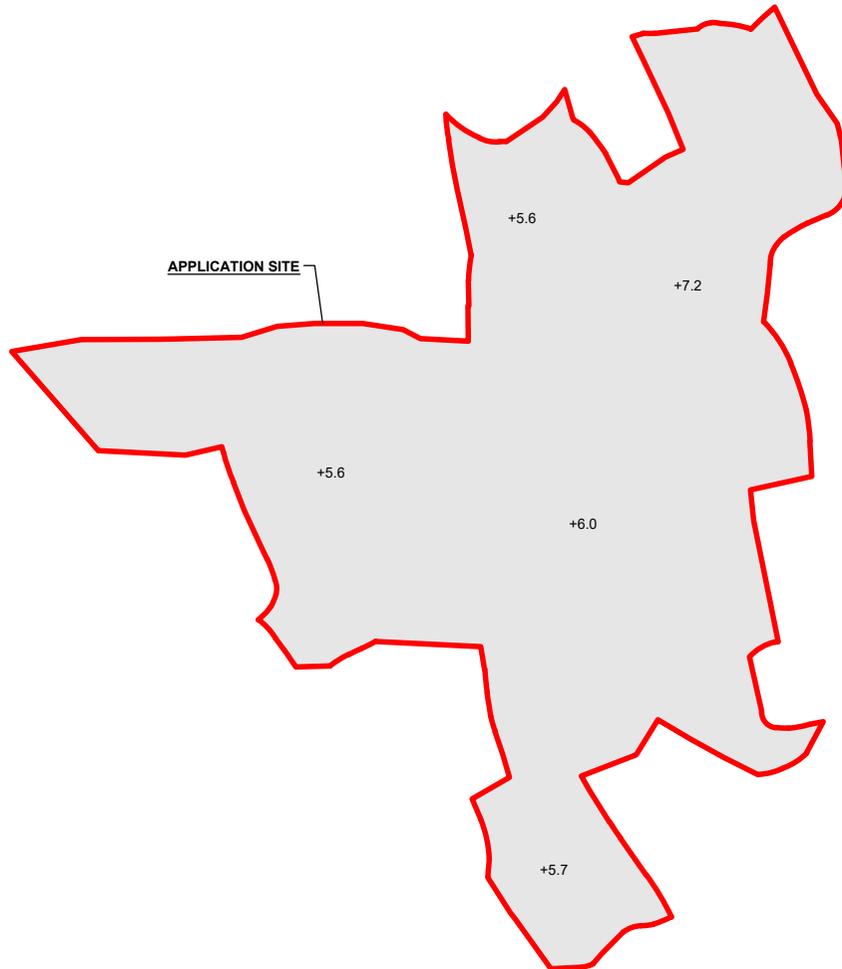
APPLICATION SITE AREA : 12,880 m² (ABOUT)
 EXISTING SOILED AREA : 12,880 m² (ABOUT)
 EXISTING SITE LEVELS : +4.6 mPD TO +6.8 mPD (ABOUT)



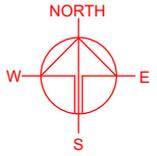
LEGEND
 APPLICATION SITE
 +3.1 SITE LEVEL

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 12,880 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 1 m
 PROPOSED SITE LEVELS : +5.6 mPD TO +7.2 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : OPEN STORAGE AREA AND CIRCULATION AREA



LEGEND
 APPLICATION SITE
 PROPOSED LAND FILLING AREA
 +5.6 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	3.6.2025

REVISED BY	DATE

APPROVED BY	DATE

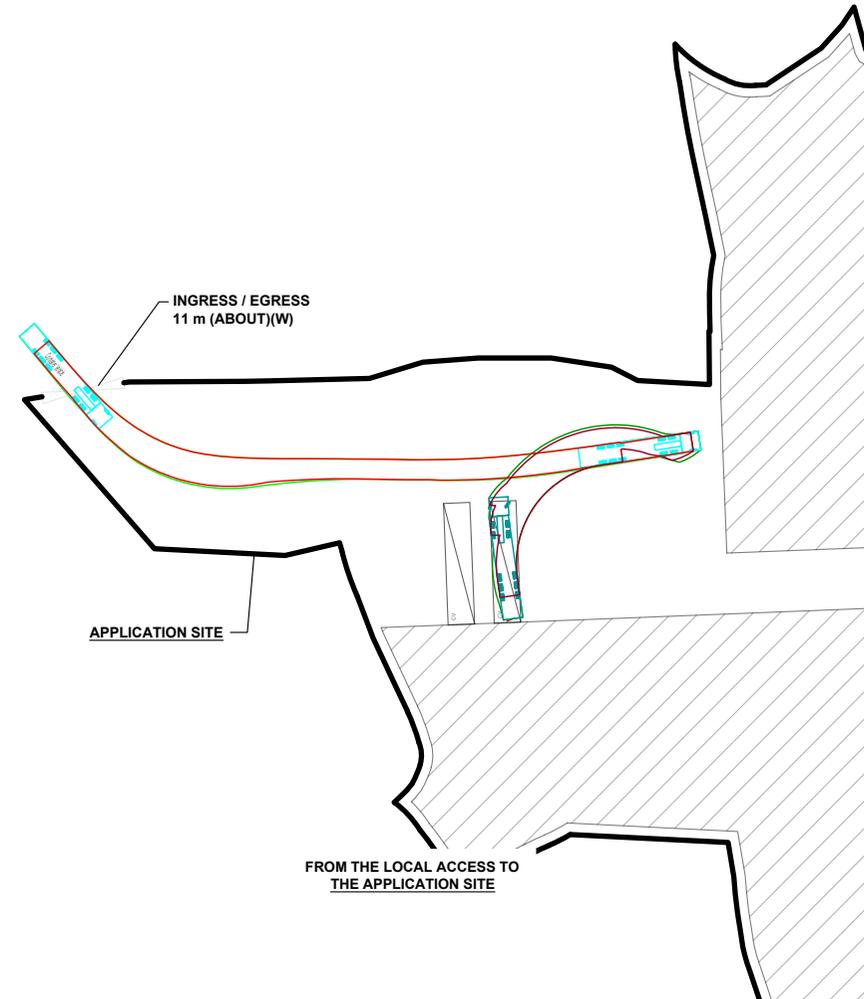
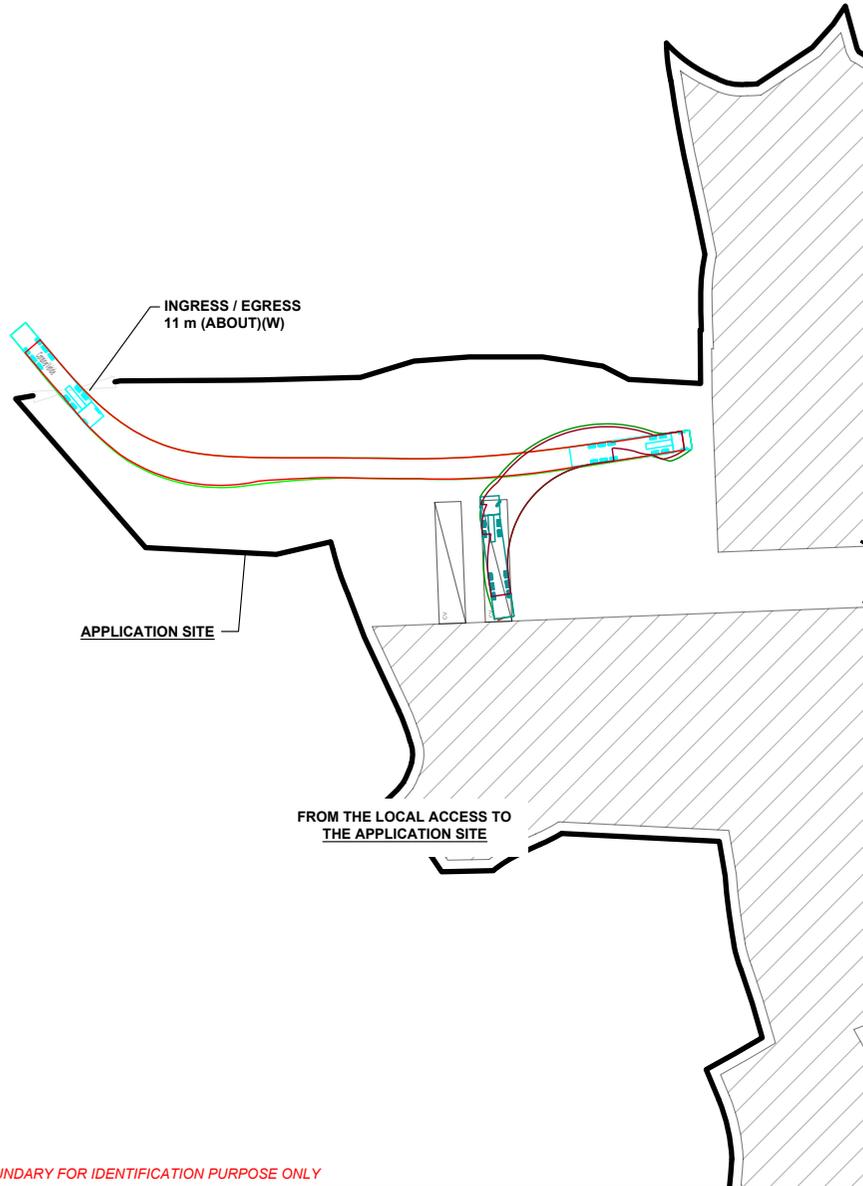
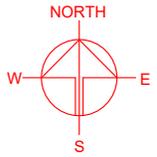
DWG. TITLE
 FILLING OF LAND AREA

DWG NO. PLAN 6	VER. 001
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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 3.6.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.: PLAN 7 VER.: 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月10日星期三 16:33
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-KTN/1135 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1135 (20250910).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards,

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

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

[REDACTED]

Our Ref. : DD107 Lot 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

10 September 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

email: awyyan@pland.gov.hk)
email: jsjcheung@pland.gov.hk)

Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1135)

- (i) **Harvest Hill (Hong Kong) Limited**, the applicant, is the affected business operator seeking for relocation of its existing business premises in Ha Tsuen. Please refer to the following further justifications in support of the application:

To facilitate the relocation of the affected premises affected by government development

- 1.1 The current application intends to facilitate the relocation of the existing business operator’s affected premises on various lots in D.D. 124 and D.D. 125 due to land resumption and to pave way for the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) (**Plan 1**). Details of the existing business operator and the affected premises are enclosed at **Annex I**.
- 1.2 The affected premises falls within an area zoned “Open Space” (“O”) and “Village Type Development” (“V”) zones and area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 1**). Majority of the site area of the affected business premises falls within the *Second Phase Development of the HSK/HT NDA*, which has been resumed and reverted to the Government in August 2024 (**Annex II**). The remaining area of the affected business premises falls within the *Remaining Phase Development of the HSK/HT NDA*, which will be resumed by the Government in the near future. Therefore, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation. The affected business premises in Ha Tsuen are still operating until the concerned parcel of land is fully resumed and reverted to the Government to facilitate the implementation of the HSK/HT NDA.

Applicant’s effort in identifying suitable site for relocation

- 1.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Annex III** and **Plan 2**). After a lengthy site-searching process, the application site (the Site) is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

Similar applied use as the affected premises

- 1.4 The proposed development involves open storage of construction materials and

machinery to support the daily operation of the Site. The applied use is the similar as that at the affected premises (i.e. open storage of vehicles). Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1: Difference between the affected premises and the Site

	Affected Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	13,160 m ²	12,880 m ²	-280 m ² , -2%

1.5 The Site is at a strategic location where there are convenient road networks connecting San Tam Road, which is a district distributor further linking various Highways, connecting to other parts of northeast and northwest New Territories, which provides an expressway connection to most parts of the New Territories, which reduces traffic costs for goods delivery and enhances the overall supply chain.

(ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner of Transport (C for T) (Contact Person: Mr. Louis HON; Tel: 2399 2427)		
(a)	The applicant is requested to submit a swept path analysis to demonstrate smooth maneuvering along the access road from San Tam Road to the application site	Please refer to the swept path analysis (Plan 3).
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)		
(a)	In view of large area of the application site (i.e. about 12,880 sq.m), the applicant is required to submit Drainage Impact Assessment (DIA) to show whether there would be any significant drainage impact to existing natural streams, drainage system, village drains, ditches, the adjacent area and etc due to the proposed development under the subject application. Since the application site larger than 1 ha in size and land filling work is proposed for the application site but there is no substantiation to show how the overland flow from adjacent areas would not be interrupted by the proposed works, I have reservation on the proposed application from drainage point of view unless the applicant	Noted. The applicant will submit a drainage impact assessment (DIA) to the satisfaction of CE/MN, DSD after planning approval has been granted by the Town Planning Board. The applicant will commence the construction works or operations, including site formation works, only after the DIA is considered accepted by CE/MN, DSD.

S.16 Planning Application No. A/YL-KTN/1135

	can submit satisfactory DIA report or drainage proposal during the planning application stage.	
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Annex I

Details of the Affected Business Premises

Annex I – Details of the Affected Business Premises

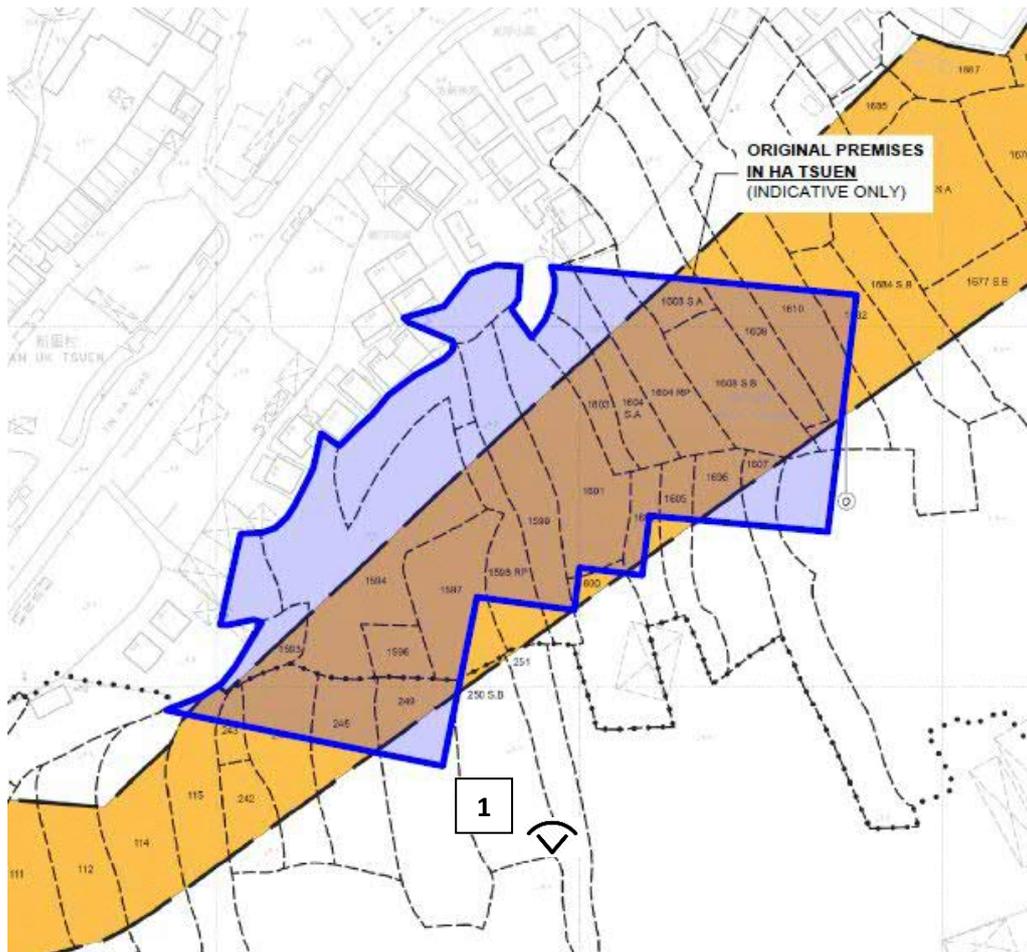
Company Name: **Harvest Hill (Hong Kong) Limited 溢峰(香港)有限公司**

Details of Business Premises

Location: Lots 114 (Part), 115 (Part), 243 (Part), 244 (Part), 245 (Part), 249 (Part) in D.D. 124 and Lots 1591 S.A, 1592 (Part), 1593, 1594 (Part), 1595, 1596, 1597 (Part), 1598, 1598 S.A, 1598 RP (Part), 1599 (Part), 1600 (Part), 1601 (Part), 1602 (Part), 1603, 1604 S.A (Part), 1604 RP (Part), 1605 (Part), 1606 (Part), 1607 (Part), 1608 S.A (Part), 1608 S.B (Part), 1609 (Part), 1610 (Part), 1611 (Part), 1612 (Part), 1613 (Part), 1682 (Part), 1710 in D.D. 125, San Wai, Ha Tsuen, Yuen Long, New Territories

Use of Premises: Open Storage of Vehicles

Site Area: 13,160 m² (about)





Source: Aerial Photo Taken on 1.9.2025

Annex II

Letter from Lands Department and Land Resumption Notice

Autoblock 05

電話 Tel: 3615 1428
圖文傳真 Fax: 3565 4270
電郵地址 Email: lep12@landsd.gov.hk
本署檔號 Our Ref: () in LD NDA/HSK/SBUT/0530
來函檔號 Your Ref:

覆函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA
SECTION

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路39號上水廣場15樓1501至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsd.gov.hk

現場派遞

致：Harvest Hill (Hong Kong) Limited

敬啟者：

洪水橋／厦村新發展區第二期發展工程

你在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請你於 2024年1月3日 或之前向本署提供下列文件的副本，以便評核你是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日 (即 2018年5月10日) 前 2 年的營運單據：
- (a) 報稅單或繳稅單 (b) 營業損益表
(c) 火險保單單據 (d) 僱員保險單據
(e) 器材保養單據 (f) 商業登記證
(g) 供電單據 (h) 電話單據
(i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。
如有需要，本處可能要求你提供一切其他所需資料及文件。

如你對此事有任何查詢，請於辦公時間內致電 3615 1428
與地政主任鄧智軒先生聯絡。

地政總署
總產業測量師／新發展區
(鄧智軒  代行)

2023年12月20日

LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

RESUMPTION OF LAND FOR
THE SECOND PHASE DEVELOPMENT OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA (FIRST BATCH)

To the owners and every person interested or having any right or easement in all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plan No. YLM11147b and also the land shown coloured orange stippled black on the Resumption Plan No. YLM11147b:—

Lots Nos. 300 RP (Portion), 301 S.B (Portion), 455 RP (Portion), 461 RP (Portion), 462 RP (Portion), 463 RP (Portion), 472 (Portion), 473 (Portion), 474 (Portion), 475 (Portion), 499 (Portion), 534 (Portion), 535 (Portion), 536 (Portion), 537 (Portion), 538 (Portion), 539 (Portion), 540 (Portion), 541 (Portion), 556 (Portion), 559 (Portion), 560 (Portion), 561 (Portion), 562 (Portion), 563 (Portion), 564 (Portion), 576 (Portion), 577 (Portion), 579 (Portion), 588 (Portion), 589 (Portion), 591, 592 (Portion), 593 (Portion), 1444 RP (Portion), 1462 RP (Portion), 1829 S.A ss.2 (Portion), 1829 S.A ss.3 (Portion), 1829 S.A ss.9 (Portion), 1829 S.A ss.14 (Portion), 1829 S.A RP (Portion) and 1829 RP (Portion) all in Demarcation District No. 121;

Lots Nos. 1, 2, 3, 4, 5, 6, 7 S.A, 7 S.B (Portion), 7 RP (Portion), 8 (Portion), 9 RP (Portion), 10 (Portion), 11 (Portion), 33 (Portion), 44 (Portion), 45 (Portion), 46 S.A, 46 S.B, 46 RP, 47, 48, 49, 50 (Portion), 51 (Portion), 52 (Portion), 53, 54, 55, 56, 57, 58, 60, 61, 62, 63 (Portion), 64 (Portion), 65, 66, 67 (Portion), 70 (Portion), 71 (Portion), 72 (Portion), 73 (Portion), 74 (Portion), 75 (Portion), 93 RP, 94, 95, 96, 97, 98, 99, 100 RP, 101 RP, 102 (Portion), 103 RP (Portion), 107 S.A (Portion), 107 RP, 108 S.A, 108 S.B (Portion), 111 (Portion), 112 (Portion), 113, 114 (Portion), 115 (Portion), 116, 117, 118, 119, 120, 121, 122, 123, 124 RP, 125, 127, 128, 129, 130 RP, 131, 132 RP, 133 RP, 134, 135 S.A, 135 S.B, 136 RP, 144 RP, 146 RP, 147 RP, 153 RP, 154, 155, 156, 157 RP, 158 RP, 159 RP, 160 RP, 161, 163 RP, 164 RP, 217 RP, 218, 219 RP, 220 RP, 221 RP, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236 S.A, 236 S.B, 237, 238, 239, 240, 241, 242 (Portion), 244 (Portion), 245 (Portion), 246, 247, 248, 249 (Portion), 250 S.A, 250 S.B (Portion), 251 (Portion), 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272 RP, 273, 274, 275 S.A [also known as 275A; and also known as 275(A)], 276, 277, 278, 280, 281 RP, 282 RP, 283 RP, 284 RP, 479 RP, 480 S.A RP (Portion), 480 RP (Portion), 481 (Portion), 482 (Portion), 483 (Portion), 484, 485, 486, 487 S.A, 487 S.B, 488, 489 S.A [also known as 489A; and also known as 489(A)], 489 S.B RP [also known as 489B RP; and also known as 489(B) RP], 490 RP, 491 RP, 494 RP, 495 RP, 496, 497, 498, 499, 500, 501 RP, 504 RP, 505, 506, 509 RP, 510, 511, 512, 513 RP, 514, 515 RP, 519 RP (Portion), 520 RP (Portion), 522 (Portion), 523 (Portion), 538 (Portion), 540 (Portion), 609 RP (Portion), 610 (Portion), 611, 612, 614, 615, 616, 617 (Portion), 619 (Portion), 622 (Portion), 623 (Portion), 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634 (Portion), 635 (Portion), 636 S.B RP (Portion), 637 RP (Portion), 638 RP (Portion), 639 RP (Portion), 649 RP (Portion), 650 (Portion), 676 RP, 980 RP, 987 RP, 988 RP, 989 RP, 991 RP, 992 RP, 994, 995, 996, 997, 999, 1001 RP, 1129 S.B, 1129 RP, 1154 S.C, 1154 RP, 1155 RP, 1156 RP, 1157 RP, 1158 RP, 1160 RP, 1162 S.C (Portion), 1162 RP (Portion), 1172 RP, 1173 RP, 1175 RP, 1178, 1179 RP, 1180, 1181 S.B (Portion), 1182 RP (Portion), 1183, 1184 (Portion), 1185, 1186, 1187, 1188 (Portion), 1189, 1190 S.A (Portion), 1190 S.B (Portion), 1190 S.C (Portion), 1190 S.D, 1190 RP (Portion), 1191 (Portion), 1203 (Portion), 1206 (Portion), 1207 (Portion), 1208, 1209, 1210 (Portion), 1211 RP (Portion), 1225 (Portion), 1226 RP (Portion), 1236 S.A ss.1 RP (Portion), 1236 S.B (Portion), 1237 (Portion), 1238, 1239, 1240 S.A, 1240 RP, 1241 S.A, 1241 RP (Portion), 1242 S.A ss.1, 1242 S.A RP, 1242 S.B, 1243 (Portion), 1244, 1245, 1246, 1247, 1248, 1249 (Portion), 1250 (Portion), 1254 S.A, 1254 RP, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263 (Portion), 1264 S.A (Portion), 1264 RP, 1265, 1266, 1267 (Portion), 1268 (Portion), 1270, 1272, 1273, 1274, 1275, 1276 S.A, 1276 RP, 1277, 1278, 1279, 1280, 1283 (Portion), 1292, 1293, 1294, 1296, 1297, 1308 RP (Portion), 1314 RP (Portion), 1315 RP (Portion), 1316 (Portion), 1318 (Portion), 1320 (Portion), 1322 (Portion), 1323, 1324, 1325, 1326 (Portion), 1327 (Portion), 1329 (Portion), 1330 (Portion), 1331 (Portion), 1332, 1335, 1336 (Portion), 1337 S.A, 1337 RP (Portion), 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345,

1346 (Portion), 1347 (Portion), 1353 (Portion), 1354 (Portion), 1355 (Portion), 1357 (Portion), 1358 (Portion), 1359, 1360, 1361, 1362 (Portion), 1363 (Portion), 1365, 1366, 1367 (Portion), 1368 (Portion), 1369 (Portion), 1370 (Portion), 1371 (Portion), 1372 (Portion), 1373 (Portion), 1374 (Portion), 1375 (Portion), 1376 (Portion), 1377, 1378, 1379, 1380, 1381, 1382 (Portion), 1383 (Portion), 1384 (Portion), 1385 (Portion), 1386, 1387 (Portion), 1388 (Portion), 1389, 1390, 1391 (Portion), 1392 (Portion), 1393, 1394 (Portion), 1395 (Portion), 1396 (Portion), 1397 (Portion), 1398, 1399, 1400 (Portion), 1401, 1402, 1403, 1404 (Portion), 1405 (Portion), 1406 (Portion), 1407 (Portion), 1408 (Portion), 1410 (Portion), 1411, 1412, 1413, 1414, 1415 (Portion), 1416 (Portion), 1417, 1418, 1419, 1420 (Portion), 1421 (Portion), 1422, 1423 (Portion), 1424 (Portion), 1425 (Portion), 1426, 1427, 1428 (Portion), 1429, 1430, 1431, 1432, 1433 (Portion), 1434, 1435, 1436 (Portion), 1437 (Portion), 1438 (Portion), 1439 (Portion), 1440 (Portion), 1441 (Portion), 1442 (Portion), 1443 (Portion), 1444, 1445, 1446, 1447, 1448, 1449 (Portion), 1450 (Portion), 1451, 1452, 1453, 1454 RP (Portion), 1455, 1456, 1457 (Portion), 1458 (Portion), 1459, 1460, 1461 (Portion), 1462, 1463, 1464, 1465, 1467 (Portion), 1468 (Portion), 1469 (Portion), 1470, 1471 (Portion), 1472 (Portion), 1473 (Portion), 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486 (Portion), 1487 (Portion), 1488 (Portion), 1489, 1490, 1491, 1492, 1493, 1494 (Portion), 1495 (Portion), 1496 (Portion), 1499 RP (Portion), 1502 RP, 1503 RP, 1504 RP, 1507 RP (Portion), 1508 (Portion), 1509 RP (Portion), 1510 RP (Portion), 1511 (Portion), 1513 (Portion), 1514, 1515, 1516, 1517, 1518 (Portion), 1519 (Portion), 1520 (Portion), 1521, 1522 (Portion), 1523 (Portion), 1524 (Portion), 1533, 1534, 1537, 1538, 1539 RP, 1543 RP, 1544 RP, 1547 RP (Portion), 1548 S.A (Portion), 1548 S.B RP (Portion), 1553 (Portion), 1554 S.A, 1554 RP, 1555 RP, 1556 RP (Portion), 1557 (Portion), 1562 RP (Portion), 1563 (Portion), 1564 (Portion), 1565 (Portion), 1566, 1567, 1568 (Portion), 1569, 1570, 1571, 1572, 1573, 1574 (Portion), 1575 (Portion), 1576 (Portion), 1577 (Portion), 1578 (Portion), 1579, 1580 (Portion), 1581 (Portion), 1582 (Portion), 1583 (Portion), 1584 RP (Portion), 1585 (Portion), 1586 (Portion), 1587 (Portion), 1588 (Portion), 1589 (Portion), 1590, 1591 (Portion), 1592 (Portion), 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600 (Portion), 1602 (Portion), 1603 (Portion), 1604 (Portion), 1605 (Portion), 1606 (Portion), 1608 RP (Portion), 1613 (Portion), 1614 RP (Portion), 1615 RP (Portion), 1616 RP (Portion), 1622 (Portion), 1623 (Portion), 1624 (Portion), 1626 RP (Portion), 1627 (Portion), 1629 RP (Portion), 1630 RP (Portion), 1631 RP (Portion), 1633 RP, 1634 (Portion), 1635 S.A RP (Portion), 1635 RP (Portion), 1636 RP (Portion), 1637 RP (Portion), 1639 RP (Portion), 1640 RP (Portion), 1641 RP (Portion), 1643 (Portion), 1644 (Portion), 1645 (Portion), 1646 (Portion), 1647 (Portion), 1648, 1649, 1650, 1651 S.A, 1651 S.B, 1651 S.C, 1651 S.D, 1652, 1653, 1654, 1655, 1656, 1657, 1658 S.A, 1658 RP, 1659, 1660 S.A, 1660 S.B, 1660 S.C, 1660 RP, 1661, 1662, 1663, 1664, 1665 (Portion), 1666, 1667, 1668, 1669, 1671 S.A, 1671 S.B, 1671 RP, 1672, 1673 S.A, 1673 S.B, 1673 RP (Portion), 1675 (Portion), 1676 (Portion), 1677 (Portion), 1678 (Portion), 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1689, 1690, 1691, 1692, 1693, 1694 (Portion), 1695 (Portion), 1696, 1697, 1698, 1699 (Portion), 1700, 1701 (Portion), 1702 (Portion), 1703 (Portion), 1704, 1705, 1706 (Portion), 1711 RP (Portion), 1712 RP (Portion), 1713 RP (Portion), 1715 RP (Portion), 1716 RP, 1719 RP, 1720 RP, 1729 RP, 1730 RP (Portion), 1734 RP (Portion), 1735 RP (Portion), 1741 RP (Portion), 1849 S.A RP, 1850 S.A ss.1 RP, 1850 S.A ss.2 RP, 1851 S.A RP, 1852 S.A ss.1 RP, 1921 S.A RP, 1926 RP, 1927 RP (Portion), 1950 (Portion), 1951 RP (Portion), 1952 S.A, 1952 S.B RP, 1952 RP, 1953 S.B (Portion), 1953 S.F (Portion), 1954 (Portion), 2033 (Portion), 2153 (Portion), 2162 (Portion), 2164 (Portion), 2165 (Portion), 2166, 2167 (Portion), 2168 (Portion), 2169 (Portion), 2171 (Portion), 2172 (Portion), 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181 (Portion), 2182 (Portion), 2183 (Portion), 2184 (Portion), 2185 S.A, 2185 S.B, 2185 S.C, 2186 (Portion), 2187 (Portion), 2188, 2189, 2190, 2191, 2192, 2193 S.A, 2193 S.B, 2193 RP, 2194, 2195, 2196, 2197, 2198, 2199, 2200 S.A, 2200 S.B, 2200 RP, 2201 (Portion), 2202 (Portion), 2203 (Portion), 2204, 2205, 2206, 2207 S.A ss.1 S.A, 2207 S.A ss.1 RP, 2207 S.A ss.2 RP (Portion), 2207 S.A ss.3, 2207 S.A ss.4, 2207 S.A ss.5 (Portion), 2207 S.A ss.6, 2207 S.A ss.7 (Portion), 2207 S.A ss.8 (Portion), 2207 S.A ss.9, 2207 S.A ss.10 S.A, 2207 S.A ss.10 RP (Portion), 2207 S.A RP (Portion), 2208, 2209 S.A RP, 2209 S.B ss.1 S.B (Portion), 2209 S.B ss.1 RP (Portion), 2210, 2212 RP, 2213 RP (Portion), 2214 RP (Portion), 2347 RP, 2353 RP, 2354 RP, 2358 RP, 2361 RP, 2362, 2363, 2364, 2365, 2366 RP, 2367, 2368, 2369 RP, 2371 RP, 2373 RP, 2377 RP, 2404 RP, 2405 RP, 2406 RP, 2407 RP, 2408 RP, 2409, 2410 S.A ss.1, 2410 S.A RP, 2410 S.B, 2410 RP, 2411 S.A ss.1, 2411 S.A RP, 2411 RP, 2412, 2413, 2414 RP, 2415 RP, 2416 RP, 2417 RP, 2421 RP, 2422 RP, 2424 RP, 2425 RP, 2427 RP, 2428 RP, 2429 RP, 2438 S.C RP, 2840 RP, 2842 S.A, 2842 RP, 2843, 2844, 2845, 2846, 2847 RP, 2848 RP, 2849 RP, 2850, 2851 RP, 2852 RP, 2937 RP (Portion), 2942, 2943, 2944, 2945, 2946 (Portion), 2947 (Portion), 2949 S.A (Portion), 2950 (Portion), 2951 (Portion), 2952, 2953 S.A (Portion), 2953 S.B (Portion), 2960 (Portion), 2961 (Portion), 2962, 2963, 2964,

2965 RP, 2966, 2967 RP, 2968 S.B RP, 2969 S.B ss.3, 2969 S.B ss.4, 2969 S.B RP, 2972 RP (Portion), 2973 RP (Portion), 2974 RP, 3086 S.A ss.1, 3086 S.A RP (Portion), 3088 RP (Portion), 3091 (Portion), 3092 (Portion), 3093 (Portion), 3094 (Portion), 3095, 3096, 3097 (Portion), 3098, 3099 (Portion), 3100 (Portion), 3101 (Portion), 3102 (Portion), 3109, 3110, 3111, 3112, 3113 (Portion), 3114 (Portion), 3115 (Portion), 3116 S.A (Portion), 3116 S.B (Portion), 3117 S.A (Portion), 3117 S.B, 3118 (Portion), 3119 (Portion), 3120, 3122 (Portion), 3123 (Portion), 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132 RP (Portion), 3133 RP (Portion), 3134 RP (Portion), 3135 RP, 3136 RP (Portion), 3138 RP (Portion), 3139 (Portion), 3140, 3141 (Portion), 3148, 3152 (Portion), 3153, 3154, 3155, 3156, 3157, 3158, 3159 (Portion), 3160 (Portion), 3161 RP, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170 (Portion), 3172 (Portion), 3173, 3174, 3175, 3177 (Portion), 3178 (Portion), 3180 RP (Portion), 3192 RP, 3199, 3200, 3201, 3202, 3203 (Portion), 3205 RP (Portion), 3206 RP (Portion), 3225 RP (Portion), 3226 RP (Portion), 3228 RP (Portion), 3231 (Portion), 3232 (Portion), 3233, 3234 (Portion), 3235 (Portion), 3236 RP (Portion), 3237 (Portion), 3238 RP (Portion), 3242 RP (Portion), 3243 RP (Portion), 3245 (Portion), 3247 (Portion), 3248 (Portion), 3256 (Portion), 3259 (Portion), 3260 (Portion), 3263 (Portion), 3264 (Portion), 3265 (Portion), 3268 (Portion), 3270 (Portion), 3272 (Portion), 3280 RP, 3281, 3282, 3283 (Portion), 3285 RP (Portion), 3286 (Portion), 3287, 3289 (Portion), 3299 (Portion), 3300 (Portion), 3302 (Portion), 3303 (Portion), 3304 (Portion), 3305 (Portion), 3307 (Portion), 3310 RP (Portion), 3311 S.A [formerly known as 3311 RP (Portion)], 3311 S.B [formerly known as 3311 RP (Portion)], 3311 S.C [formerly known as 3311 RP (Portion)], 3311 RP (Portion), 3312 RP (Portion), 3313 RP (Portion), 3314 RP (Portion), 3415 (Portion), 3416 RP (Portion), 3419 (Portion), 3420 RP, 3424 RP, 3426 (Portion), 3427 (Portion), 3428 RP, 3429 RP (Portion), 3430 RP (Portion), 3431 RP (Portion), 3432 S.A (Portion), 3432 S.B, 3432 RP (Portion), 3433 RP (Portion), 3437 (Portion), 3438 (Portion), 3440 (Portion), 3441 RP (Portion), 3442 RP (Portion), 3443 RP (Portion), 3444 (Portion), 3445 (Portion), 3446 (Portion), 3447 RP (Portion), 3448 (Portion), 3449 (Portion), 3450 (Portion), 3451, 3452 (Portion), 3453 (Portion), 3454 (Portion), 3460 RP (Portion), 3461 RP, 3464 S.A, 3464 RP, 3465, 3466 S.A ss.1, 3466 S.A RP, 3466 S.B ss.1, 3466 S.B RP, 3467, 3468 RP, 3469 RP, 3470, 3471 (Portion), 3472 (Portion), 3481 (Portion), 3482 (Portion), 3483 (Portion), 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499 (Portion), 3500, 3501, 3502, 3503, 3504 S.A, 3504 RP, 3505, 3506 S.A, 3506 RP, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515 S.A, 3515 RP, 3516, 3517 RP (Portion), 3518, 3519 (Portion), 3520 (Portion), 3521 (Portion), 3522 RP (Portion), 3523 (Portion), 3524 RP (Portion), 3527 RP (Portion), 3528 RP (Portion), 3529 RP (Portion), 3530 (Portion), 3531 (Portion), 3532, 3533, 3534 (Portion), 3535 (Portion), 3536 (Portion), 3537 (Portion), 3538 (Portion), 3539 (Portion), 3540 (Portion), 3542, 3544 (Portion), 3545 (Portion), 3546 (Portion), 3549 (Portion), 3552 (Portion), 3553 (Portion), 3554 (Portion), 3555, 3556 (Portion), 3557 (Portion), 3558 (Portion), 3559, 3560, 3561 RP (Portion), 3563 (Portion), 3571, 3572 RP, 3573 RP, 3577 RP, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587 RP, 3588 S.A ss.1, 3588 S.A RP, 3588 S.B, 3588 S.C, 3588 S.D, 3588 RP, 3589, 3590, 3591, 3592, 3593, 3594, 3595 (Portion), 3596, 3597, 3598 (Portion), 3599 (Portion), 3601 (Portion), 3603 (Portion), 3604 (Portion), 3605 (Portion), 3608 (Portion), 3609 (Portion), 3610, 3611, 3612, 3613, 3614 (Portion), 3615 (Portion), 3616 (Portion), 3619 (Portion), 3620 (Portion), 3621 (Portion), 3622 (Portion), 3623, 3624 (Portion), 3625, 3626, 3627 (Portion), 3628 (Portion), 3629, 3630, 3631, 3632, 3633, 3634, 3635 S.A, 3635 S.B, 3635 S.C RP, 3635 S.D RP, 3635 RP, 3636 RP, 3637, 3638, 3639 S.A, 3639 RP, 3640 RP, 3644 RP, 3645, 3646 RP, 3650 RP, 3901, 3934 RP (Portion), 3936 (Portion), 3937 (Portion), 3938 (Portion), 4075 RP, 4102, 4155 and 7001 all in Demarcation District No. 124;

Lots Nos. 136 (Portion), 147 (Portion), 148 (Portion), 150 (Portion), 157 (Portion), 158 (Portion), 159 (Portion), 160, 161 (Portion), 162, 163 (Portion), 164 (Portion), 165 (Portion), 166 (Portion), 167, 168, 169 (Portion), 170, 171, 172 (Portion), 173 (Portion), 175 (Portion), 176 (Portion), 177 (Portion), 181 (Portion), 182 (Portion), 183 (Portion), 184 (Portion), 186 (Portion), 187 (Portion), 191 (Portion), 197 (Portion), 200 (Portion), 202 (Portion), 203 (Portion), 204 (Portion), 206 (Portion), 219 (Portion), 220 (Portion), 223 (Portion), 238 (Portion), 257 (Portion), 258 (Portion), 259, 261 S.A (Portion), 261 RP (Portion), 275 (Portion), 276 (Portion), 277 (Portion), 278 (Portion), 279 (Portion), 280 (Portion), 282 (Portion), 285 (Portion), 287, 289, 290, 291, 292, 293, 294, 295 (Portion), 296 (Portion), 297 (Portion), 298, 299, 300, 301, 302, 303 (Portion), 304 (Portion), 305, 306, 307, 308 (Portion), 316 (Portion), 317 (Portion), 320 (Portion), 322 (Portion), 323 (Portion), 324 (Portion), 325 (Portion), 326 (Portion), 371 (Portion), 373 (Portion), 374 (Portion), 375 (Portion), 394 (Portion), 395 (Portion), 396 (Portion), 399 RP (Portion), 452 RP (Portion), 458 S.A RP

(Portion), 496 RP (Portion), 515 RP, 516 (Portion), 517 (Portion), 518 (Portion), 519 (Portion), 520 (Portion), 545 (Portion), 546 S.A (Portion), 547 (Portion), 572 (Portion), 573 (Portion), 574 (Portion), 577 (Portion), 578 (Portion), 579 (Portion), 667, 668, 669, 670, 671, 672, 673, 674, 675 S.A, 675 S.B, 676, 677 (Portion), 679 S.A, 679 S.B, 679 S.C, 679 S.D, 679 S.E, 679 S.F (Portion), 679 S.G ss.1 (Portion), 679 RP (Portion), 680 (Portion), 681 (Portion), 682 (Portion), 699 (Portion), 700 (Portion), 702, 703, 704 (Portion), 705 (Portion), 706, 707, 708, 709, 710, 711 (Portion), 713 (Portion), 714 (Portion), 716 S.C, 716 RP, 717 (Portion), 718, 719 (Portion), 720 (Portion), 721 (Portion), 722, 723, 724, 725, 726, 727 (Portion), 728 (Portion), 729 (Portion), 730 (Portion), 731 (Portion), 732, 733 (Portion), 734 (Portion), 735, 736 (Portion), 737 (Portion), 738, 739, 744 (Portion), 745 (Portion), 750 (Portion), 751 (Portion), 752, 753, 754, 755, 756 (Portion), 757 (Portion), 758 (Portion), 759 (Portion), 760 (Portion), 761, 762, 763, 764 (Portion), 766 (Portion), 768 (Portion), 769 (Portion), 770 S.A, 770 S.B (Portion), 817 S.A RP (Portion), 817 S.B RP (Portion), 818 S.B RP (Portion), 1103 RP (Portion), 1104 RP (Portion), 1138 (Portion), 1139 S.A RP (Portion), 1139 RP (Portion), 1140 (Portion), 1141 RP (Portion), 1142, 1143 RP, 1144 S.F (Portion), 1145 (Portion), 1146 (Portion), 1151 (Portion), 1152 (Portion), 1153, 1154 RP, 1155, 1156, 1157, 1158, 1159 (Portion), 1160 (Portion), 1161 (Portion), 1162, 1163, 1164, 1165, 1166, 1168, 1169 RP (Portion), 1170 RP (Portion), 1175 RP, 1176 RP (Portion), 1177, 1179, 1180, 1181, 1183 RP, 1185 RP, 1187 RP (Portion), 1188 RP (Portion), 1189 RP (Portion), 1190, 1191 (Portion), 1192 (Portion), 1193, 1194, 1195 (Portion), 1196, 1197 (Portion), 1198 (Portion), 1199 S.B (Portion), 1200 (Portion), 1202 S.B (Portion), 1203 (Portion), 1205 (Portion), 1206 (Portion), 1207 (Portion), 1208 (Portion), 1213 (Portion), 1214 (Portion), 1215 (Portion), 1216, 1217, 1218, 1219, 1220 (Portion), 1221 (Portion), 1222 (Portion), 1223 (Portion), 1224, 1225, 1226 S.A, 1226 S.B, 1227, 1228 (Portion), 1229 RP (Portion), 1230, 1231 RP (Portion), 1232, 1233, 1234, 1235 (Portion), 1238 (Portion), 1239, 1240, 1241, 1242, 1243 RP (Portion), 1244 RP (Portion), 1247 RP, 1248, 1249, 1256 RP (Portion), 1306 RP (Portion), 1307 RP (Portion), 1308 (Portion), 1309 (Portion), 1310 S.A, 1310 RP, 1311 (Portion), 1313 (Portion), 1314 (Portion), 1315 (Portion), 1316, 1319 S.A RP (Portion), 1324 RP (Portion), 1326 RP (Portion), 1327 (Portion), 1328 (Portion), 1329, 1330, 1331, 1332, 1333, 1334 (Portion), 1335 (Portion), 1336, 1337, 1338, 1339, 1340, 1341 (Portion), 1342 S.B (Portion), 1457 RP (Portion), 1458 RP (Portion), 1459 S.A, 1459 RP (Portion), 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467 S.A, 1467 S.B, 1467 S.C, 1467 S.D, 1467 RP, 1468, 1469, 1470, 1471, 1472, 1473, 1474 (Portion), 1475 RP (Portion), 1476 RP (Portion), 1477 (Portion), 1478, 1479 RP (Portion), 1480 RP (Portion), 1481 S.B RP (Portion), 1482 RP (Portion), 1483, 1484 RP (Portion), 1485, 1486 RP (Portion), 1488 RP (Portion), 1489 RP (Portion), 1491 RP (Portion), 1492 RP (Portion), 1493 (Portion), 1494, 1495, 1496, 1497, 1498 S.A ss.2 (Portion), 1498 S.A RP (Portion), 1498 S.B RP (Portion), 1499 RP (Portion), 1500 (Portion), 1501 RP (Portion), 1502 RP (Portion), 1503 RP (Portion), 1504, 1505 S.A (Portion), 1505 RP, 1506 (Portion), 1507, 1508 RP (Portion), 1509, 1510 RP (Portion), 1511 S.B, 1511 RP (Portion), 1512, 1513 (Portion), 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527 RP (Portion), 1528 RP (Portion), 1529 RP (Portion), 1530 RP (Portion), 1531 (Portion), 1532, 1533, 1534, 1535, 1536, 1537, 1538 RP (Portion), 1539 (Portion), 1540 (Portion), 1541 RP (Portion), 1542 RP (Portion), 1543 (Portion), 1544 (Portion), 1545, 1546 (Portion), 1547 (Portion), 1548, 1549 (Portion), 1550 (Portion), 1551 (Portion), 1598 RP (Portion), 1599 (Portion), 1600 (Portion), 1602 (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 S.B (Portion), 1610 (Portion), 1611, 1612, 1613, 1614, 1615 S.A, 1615 S.B, 1616, 1617, 1618 RP, 1619 RP, 1667 S.B RP (Portion), 1670 RP (Portion), 1671 S.B RP (Portion), 1674 RP (Portion), 1676 RP (Portion), 1677 S.B (Portion), 1678 RP, 1679, 1680, 1681, 1682 (Portion), 1684 S.B (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1757 RP (Portion), 1993 S.B RP, 1994 S.B RP, 1995 RP, 1996 RP, 1997, 1998 RP (Portion), 1999 (Portion), 2001 (Portion), 2002 (Portion), 2003 (Portion), 2004, 2005, 2006, 2007 RP, 2008 RP and 2009 RP all in Demarcation District No. 125; and

Lots Nos. 1674 RP (Portion), 1680 (Portion), 1682 (Portion), 1685 RP (Portion), 1686 (Portion), 1687 RP (Portion), 1690 (Portion), 1691 (Portion), 1692 (Portion), 1693 (Portion), 1694 (Portion), 1695 (Portion), 1696 (Portion), 1704 (Portion), 1705, 1706, 1707 (Portion), 1708, 1709 RP (Portion), 1711 RP (Portion), 1719 RP (Portion), 1720 RP (Portion), 1721 RP (Portion), 1722 RP (Portion), 1724 RP (Portion), 1725, 1726 RP, 1727 RP, 1728, 1729, 1730 RP, 1731 RP, 1732 RP, 1733 (Portion), 1734 (Portion), 1735 (Portion), 1736 RP (Portion), 1738 RP (Portion), 1739 RP (Portion), 1740 RP (Portion), 1741 RP, 1742 (Portion), 1743, 1744, 1745 (Portion), 1746 (Portion), 1747 (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1755 (Portion), 1756 (Portion), 1759 (Portion), 1761 (Portion), 1762 RP (Portion), 1764 RP (Portion), 1765

RP (Portion), 1766 S.C (Portion), 1766 S.D RP (Portion), 1766 S.F RP (Portion), 1766 RP (Portion), 1767 RP (Portion), 1768 RP (Portion), 1772 RP (Portion), 1774 (Portion), 1775 (Portion), 1776 (Portion), 1779 S.A RP (Portion), 1779 S.B ss.1 (Portion), 1779 S.B RP (Portion), 1779 S.C (Portion), 1779 RP (Portion), 1781 (Portion), 1784 (Portion), 1785 (Portion), 1786, 1787, 1788 S.A., 1788 S.B, 1788 S.C ss.1, 1788 S.C RP, 1788 RP, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803 RP (Portion), 1804 RP (Portion), 1805 RP, 1807 RP, 1808 (Portion), 1809 S.A., 1809 RP, 1810 RP (Portion), 1811, 1812, 1813 RP (Portion), 1817 RP (Portion), 1820 RP (Portion), 1824 RP (Portion), 1825 S.A (Portion), 1825 RP (Portion), 1832 (Portion), 1833 (Portion), 1834 S.A., 1834 RP, 1835 (Portion), 1836 (Portion), 1837 RP, 1838 RP, 1839 (Portion), 1840 RP (Portion), 1841 RP (Portion), 1842 RP, 1843 RP, 1844 RP, 1845 RP, 1846 (Portion), 1847 (Portion), 1849 RP (Portion), 1850 RP (Portion), 1852 RP (Portion), 1853 RP, 1854, 1855, 1856 (Portion), 1857, 1858, 1859, 1860, 1861, 1862 (Portion), 1864 RP (Portion), 1865 RP (Portion), 1866 RP (Portion), 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875 (Portion), 1876 RP (Portion), 1877 (Portion), 1878, 1879, 1880, 1881 (Portion), 1883 RP (Portion), 1884 RP, 1885 RP, 1892 (Portion), 1894 (Portion), 1895 RP (Portion), 1896 S.A (Portion), 1896 RP, 1897, 1898, 1899, 1900, 1901, 1902, 1903 RP (Portion), 1904 RP, 1905 RP, 1906 RP, 1907 RP, 1908 RP, 1909, 1910, 1911, 1912, 1913, 1914 (Portion), 1915, 1916, 1917, 1918 (Portion), 1919, 1920, 1921, 1922, 1923, 1924, 1925 (Portion), 1926, 1927 (Portion), 1928, 1929 RP, 1930 RP (Portion), 1931 (Portion), 1932 RP (Portion), 1935 (Portion), 1936 (Portion), 1937 (Portion), 1938 (Portion), 1939 (Portion), 1940 S.A (Portion), 1941 S.A (Portion), 1941 RP (Portion), 1942 (Portion), 1943, 1944, 1945, 1946, 1947, 1948 (Portion), 1949 (Portion), 1950 (Portion), 1951 (Portion), 1952 (Portion), 1953 (Portion), 1954 (Portion), 2053 S.B RP (Portion), 2063 S.B RP (Portion), 2064 S.B ss.2, 2064 S.B ss.3, 2064 S.B ss.4 RP, 2064 S.B RP, 2064 S.D RP, 2064 S.E, 2064 S.F, 2064 S.G RP, 2102 RP, 2102 RP, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114 (Portion), 2115 (Portion), 2116 (Portion), 2117 (Portion), 2118, 2119 (Portion), 2120 (Portion), 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128 (Portion), 2129 (Portion), 2130, 2131, 2132 S.A., 2132 RP, 2133 RP, 2134 RP, 2140 RP, 2141, 2143 (Portion), 2144 RP (Portion), 2171 RP, 2172, 2173 (Portion), 2174 S.A., 2174 RP, 2175 S.A (Portion), 2175 S.B, 2175 RP, 2176 (Portion), 2177 (Portion), 2179 (Portion), 2180 (Portion), 2181 (Portion), 2182, 2183 S.B, 2184, 2185 (Portion), 2186 (Portion), 2187 (Portion), 2188 (Portion), 2189 (Portion), 2190 (Portion), 2191 S.A ss.1, 2191 S.A ss.2, 2191 S.A RP, 2191 S.B (Portion), 2191 S.C, 2191 S.D, 2191 RP, 2192, 2193, 2194, 2195, 2196 RP, 2197 RP, 2198 RP, 2526 (Portion), 2562, 2739, 2759 and 2760 all in Demarcation District No. 130.

TAKE NOTICE that the Chief Executive in Council has decided that the above-mentioned land is required for a public purpose, and under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, I have made an order that the above-mentioned land shall be resumed and revert to the Government of the Hong Kong Special Administrative Region on the expiration of THREE MONTHS from the date of the affixing of this notice to the said land.

This notice was affixed to the above-mentioned land on 30 May 2024. Upon expiration of the notice period at midnight on 30 August 2024, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 31 August 2024.

The electronic version of this notice and the aforesaid Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of this notice and the aforesaid Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

Offices

*Opening Hours
(except on public holidays)*

Central and Western Home Affairs Enquiry Centre,
Ground Floor, Harbour Building,
38 Pier Road, Central, Hong Kong

Tuen Mun Home Affairs Enquiry Centre,
2nd Floor, Tuen Mun Government Offices,
No. 1 Tuen Hi Road, Tuen Mun,
New Territories

Yuen Long Home Affairs Enquiry Centre,
Ground Floor, Yuen Long District Office Building,
269 Castle Peak Road, Yuen Long,
New Territories

District Lands Office, Tuen Mun,
6th Floor, Tuen Mun Government Offices,
No. 1 Tuen Hi Road, Tuen Mun,
New Territories

District Lands Office, Yuen Long,
9th Floor, Yuen Long Government Offices,
2 Kiu Lok Square, Yuen Long,
New Territories

Monday to Friday
9.00 a.m. to 7.00 p.m.

Monday to Friday
8.45 a.m. to 12.30 p.m.
and
1.30 p.m. to 5.30 p.m.

30 May 2024

CHIU Lee-lee, Lily *Deputy Director/Specialist, Lands Department*

ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)

(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NOS. 7787CL (PART) AND 7829CL
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA
ADVANCE WORKS PHASE 3 AND STAGE 2 WORKS—
SITE FORMATION AND ENGINEERING INFRASTRUCTURE

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 7 S.B (Portion), 7 RP (Portion), 8 (Portion), 9 RP (Portion), 10 (Portion), 11 (Portion), 12 (Portion), 13 S.A RP (Portion), 13 S.B ss.2 (Portion), 13 S.B ss.3 (Portion), 13 S.B ss.4 (Portion), 13 S.B RP, 14 RP (Portion), 15 S.C (Portion), 15 RP (Portion), 33 (Portion), 40 (Portion), 41 (Portion), 42, 43, 44 (Portion), 45 (Portion), 50 (Portion), 51 (Portion), 52 (Portion), 63 (Portion), 64 (Portion), 67 (Portion), 69 (Portion), 70 (Portion), 71 (Portion), 72 (Portion), 73 (Portion), 74 (Portion), 75 (Portion), 76 (Portion), 77 (Portion), 78 S.A (Portion), 102 (Portion), 103 RP (Portion), 104 RP, 106 (Portion), 107 S.A (Portion), 108 S.B (Portion), 111 (Portion), 112 (Portion), 114 (Portion), 115 (Portion), 242 (Portion), 243, 244 (Portion), 245 (Portion), 249 (Portion), 250 S.B (Portion), 251 (Portion), 351 S.B ss.1 (Portion), 351 S.B RP (Portion), 351 S.C ss.1 (Portion), 351 S.C RP (Portion), 351 S.D (Portion), 352 S.A ss.1 (Portion), 352 S.A ss.2 (Portion), 352 S.B RP, 352 S.C, 352 RP, 353 (Portion), 356 (Portion), 480 S.A RP (Portion), 480 RP (Portion), 481 (Portion), 482 (Portion), 483 (Portion), 519 RP (Portion), 522 (Portion), 523 (Portion), 525 RP (Portion), 534 (Portion), 535 S.E (Portion), 536 (Portion), 537, 538 (Portion), 539, 540 (Portion), 541, 542 (Portion), 544 (Portion), 587 (Portion), 604 RP (Portion), 605 (Portion), 606 (Portion), 607 (Portion), 608 RP (Portion), 609 RP (Portion), 610 (Portion), 617 (Portion), 619 (Portion), 620 (Portion), 622 (Portion), 623 (Portion), 634 (Portion), 635 (Portion), 636 S.B RP (Portion), 637 RP (Portion), 638 RP (Portion), 639 RP (Portion), 642 RP, 643 RP (Portion), 648 RP (Portion), 649 RP (Portion), 650 (Portion), 651 (Portion), 652 (Portion), 1162 S.C (Portion), 1162 RP (Portion), 1181 S.A, 1181 S.B (Portion), 1182 S.A, 1182 RP (Portion), 1184 (Portion), 1188 (Portion), 1190 S.A (Portion), 1190 S.B (Portion), 1190 S.C (Portion), 1190 RP (Portion), 1191 (Portion), 1192 (Portion), 1193, 1194, 1195 (Portion), 1196 (Portion), 1197 (Portion), 1202 (Portion), 1203 (Portion), 1204 (Portion), 1205, 1206 (Portion), 1207 (Portion), 1210 (Portion), 1211 RP (Portion), 1212 RP, 1218 (Portion), 1219 S.A, 1219 S.B, 1219 RP, 1236 S.A ss.1 S.A, 1236 S.A ss.1 RP (Portion), 1236 S.A ss.12 (Portion) [formerly known as 1236 S.A RP (Portion)], 1236 S.B (Portion), 1237 (Portion), 1241 RP (Portion), 1243 (Portion), 1249 (Portion), 1250 (Portion), 1252, 1263 (Portion), 1264 S.A (Portion), 1267 (Portion), 1268 (Portion), 1282, 1283 (Portion), 1308 RP (Portion), 1314 RP (Portion), 1315 RP (Portion), 1316 (Portion), 1317 RP, 1318 (Portion), 1320 (Portion), 1322 (Portion), 1326 (Portion), 1327 (Portion), 1329 (Portion), 1330 (Portion), 1331 (Portion), 1336 (Portion), 1337 RP (Portion), 1351 (Portion), 1353 (Portion), 1354 (Portion), 1355 (Portion), 1362 (Portion), 1363 (Portion), 1367 (Portion), 1368 (Portion), 1369 (Portion), 1370 (Portion), 1371 (Portion), 1372 (Portion), 1373 (Portion), 1374 (Portion), 1375 (Portion), 1376 (Portion), 1382 (Portion), 1383 (Portion), 1384 (Portion), 1385 (Portion), 1387 (Portion), 1388 (Portion), 1391 (Portion), 1392 (Portion), 1394 (Portion), 1395 (Portion), 1396 (Portion), 1397 (Portion), 1400 (Portion), 1404 (Portion), 1405 (Portion), 1406 (Portion), 1407 (Portion), 1408 (Portion), 1409 RP, 1410 (Portion), 1415 (Portion), 1416 (Portion), 1420 (Portion), 1421 (Portion), 1423 (Portion), 1424 (Portion), 1425 (Portion), 1428 (Portion), 1433 (Portion), 1436 (Portion), 1437 (Portion), 1438 (Portion), 1439 (Portion), 1440 (Portion), 1441 (Portion), 1442 (Portion), 1443 (Portion), 1449 (Portion), 1450 (Portion), 1454 RP (Portion), 1457 (Portion), 1458 (Portion), 1461 (Portion), 1467 (Portion), 1468 (Portion), 1469 (Portion), 1471 (Portion), 1472 (Portion), 1473 (Portion), 1486 (Portion), 1487 (Portion), 1488 (Portion), 1494 (Portion), 1495 (Portion), 1496 (Portion), 1497 RP, 1498 RP, 1499 RP (Portion), 1507 RP (Portion), 1508 (Portion), 1509 RP (Portion), 1510 RP (Portion), 1511 (Portion), 1518 (Portion), 1519 (Portion), 1520 (Portion), 1547 RP (Portion), 1548 S.A (Portion), 1548 S.B RP (Portion), 1553 (Portion), 1557 (Portion), 1562 RP (Portion), 1563 (Portion), 1564

(Portion), 1565 (Portion), 1568 (Portion), 1574 (Portion), 1575 (Portion), 1576 (Portion), 1577 (Portion), 1578 (Portion), 1580 (Portion), 1581 (Portion), 1582 (Portion), 1583 (Portion), 1584 RP (Portion), 1585 (Portion), 1586 (Portion), 1587 (Portion), 1588 (Portion), 1589 (Portion), 1591 (Portion), 1592 (Portion), 1600 (Portion), 1601, 1602 (Portion), 1603 (Portion), 1604 (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 RP (Portion), 1614 RP (Portion), 1615 RP (Portion), 1616 RP (Portion), 1621 (Portion), 1622 (Portion), 1623 (Portion), 1624 (Portion), 1625 (Portion), 1626 RP (Portion), 1627 (Portion), 1629 RP (Portion), 1630 RP (Portion), 1631 RP (Portion), 1634 (Portion), 1635 S.A RP (Portion), 1635 RP (Portion), 1636 RP (Portion), 1637 RP (Portion), 1639 S.A (Portion), 1639 RP (Portion), 1640 RP (Portion), 1641 RP (Portion), 1643 (Portion), 1644 (Portion), 1645 (Portion), 1646 (Portion), 1647 (Portion), 1665 (Portion), 1673 RP (Portion), 1674, 1675 (Portion), 1676 (Portion), 1677 (Portion), 1678 (Portion), 1694 (Portion), 1695 (Portion), 1699 (Portion), 1701 (Portion), 1702 (Portion), 1703 (Portion), 1706 (Portion), 1707, 1708 RP, 1709 RP, 1710 RP (Portion), 1711 RP (Portion), 1712 RP (Portion), 1713 RP (Portion), 1714 RP, 1715 RP (Portion), 2033 (Portion), 2139, 2142, 2151 (Portion), 2152 (Portion), 2153 (Portion), 2154, 2155 (Portion), 2156 (Portion), 2157, 2158, 2159, 2160, 2161, 2162 (Portion), 2163, 2164 (Portion), 2165 (Portion), 2167 (Portion), 2168 (Portion), 2169 (Portion), 2170, 2171 (Portion), 2172 (Portion), 2181 (Portion), 2182 (Portion), 2183 (Portion), 2184 (Portion), 2186 (Portion), 2187 (Portion), 2201 (Portion), 2202 (Portion), 2203 (Portion), 2207 S.A ss.2 S.A ss.1 (Portion), 2207 S.A ss.2 S.A RP (Portion), 2207 S.A ss.5 (Portion), 2207 S.A ss.7 (Portion), 2207 S.A ss.8 (Portion), 2207 S.A RP (Portion), 2209 S.B ss.1 S.B (Portion), 2209 S.B ss.1 RP (Portion), 2213 RP (Portion), 2214 RP (Portion), 2937 RP (Portion), 2946 (Portion), 2947 (Portion), 2948 (Portion), 2949 S.A (Portion), 2949 S.B (Portion), 2950 (Portion), 2951 (Portion), 2953 S.A (Portion), 2953 S.B (Portion), 2953 RP (Portion), 2959 (Portion), 2960 (Portion), 2961 (Portion), 2972 RP (Portion), 2973 RP (Portion), 2984 RP (Portion), 2985 (Portion), 3090 (Portion), 3091 (Portion), 3092 (Portion), 3093 (Portion), 3094 (Portion), 3097 (Portion), 3099 (Portion), 3100 (Portion), 3101 (Portion), 3102 (Portion), 3113 (Portion), 3114 (Portion), 3115 (Portion), 3116 S.A (Portion), 3116 S.B (Portion), 3117 S.A (Portion), 3118 (Portion), 3119 (Portion), 3122 (Portion), 3123 (Portion), 3132 RP (Portion), 3133 RP (Portion), 3134 RP (Portion), 3136 RP (Portion), 3138 RP (Portion), 3139 (Portion), 3141 (Portion), 3152 (Portion), 3159 (Portion), 3160 (Portion), 3170 (Portion), 3171, 3172 (Portion), 3177 (Portion), 3178 (Portion), 3179 S.A, 3179 RP (Portion), 3180 RP (Portion), 3203 (Portion), 3204, 3205 RP (Portion), 3206 RP (Portion), 3225 RP (Portion), 3226 RP (Portion), 3228 RP (Portion), 3229, 3230, 3231 (Portion), 3232 (Portion), 3234 (Portion), 3235 (Portion), 3236 RP (Portion), 3237 (Portion), 3238 RP (Portion), 3242 RP (Portion), 3243 RP (Portion), 3244 (Portion), 3245 (Portion), 3246 (Portion), 3247 (Portion), 3248 (Portion), 3249 (Portion), 3250 (Portion), 3251 (Portion), 3252 (Portion), 3253 (Portion), 3254 (Portion), 3255 (Portion), 3256 (Portion), 3259 (Portion), 3260 (Portion), 3261 (Portion), 3262 (Portion), 3263 (Portion), 3264 (Portion), 3265 (Portion), 3266 (Portion), 3268 (Portion), 3270 (Portion), 3272 (Portion), 3273 (Portion), 3274 (Portion), 3275 RP (Portion), 3276 RP (Portion), 3285 RP (Portion), 3286 (Portion), 3289 (Portion), 3290, 3291, 3292, 3293, 3294, 3298, 3299 (Portion), 3300 (Portion), 3302 (Portion), 3303 (Portion), 3304 (Portion), 3305 (Portion), 3307 (Portion), 3310 RP (Portion), 3311 RP (Portion), 3312 RP (Portion), 3313 RP (Portion), 3314 RP (Portion), 3316 RP (Portion), 3318 (Portion), 3319 S.A (Portion), 3319 S.B (Portion), 3320, 3321 (Portion), 3322 (Portion), 3323 (Portion), 3324 (Portion), 3325 (Portion), 3327 (Portion), 3328 (Portion), 3329 (Portion), 3330 (Portion), 3331 (Portion), 3338 (Portion), 3339 (Portion), 3340 (Portion), 3342 (Portion), 3343 (Portion), 3345 (Portion), 3346 (Portion), 3347 (Portion), 3348 (Portion), 3349 (Portion), 3350 (Portion), 3351 RP, 3352 RP, 3370 (Portion), 3371 (Portion), 3373 (Portion), 3390 (Portion), 3391 (Portion), 3392 (Portion), 3394 (Portion), 3395 (Portion), 3396 (Portion), 3397, 3398, 3399 (Portion), 3400 (Portion), 3401 (Portion), 3408 (Portion), 3409 (Portion), 3410, 3411 (Portion), 3412, 3413, 3414 RP, 3415 (Portion), 3416 RP (Portion), 3419 (Portion), 3426 (Portion), 3427 (Portion), 3429 RP (Portion), 3430 RP (Portion), 3431 RP (Portion), 3432 RP (Portion), 3433 RP (Portion), 3437 (Portion), 3440 (Portion), 3441 RP (Portion), 3442 RP (Portion), 3443 RP (Portion), 3444 (Portion), 3445 (Portion), 3446 (Portion), 3447 S.A, 3447 RP (Portion), 3448 (Portion), 3449 (Portion), 3450 (Portion), 3452 (Portion), 3453 (Portion), 3454 (Portion), 3460 RP (Portion), 3471 (Portion), 3472 (Portion), 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481 (Portion), 3482 (Portion), 3483 (Portion), 3499 (Portion), 3517 RP (Portion), 3519 (Portion), 3520 (Portion), 3521 (Portion), 3522 RP (Portion), 3523 (Portion), 3524 RP (Portion), 3527 RP (Portion), 3528 RP (Portion), 3529 RP (Portion), 3530 (Portion), 3531 (Portion), 3534 (Portion), 3535 (Portion), 3536 (Portion), 3537 (Portion), 3538 (Portion), 3539 (Portion), 3540 (Portion), 3544 (Portion), 3545 (Portion), 3546 (Portion), 3547, 3548, 3549 (Portion), 3550, 3551, 3552 (Portion), 3553 (Portion), 3554 (Portion), 3556 (Portion),

3557 (Portion), 3558 (Portion), 3561 RP (Portion), 3562, 3563 (Portion), 3595 (Portion), 3598 (Portion), 3599 (Portion), 3600, 3601 (Portion), 3602, 3603 (Portion), 3604 (Portion), 3605 (Portion), 3606, 3607, 3608 (Portion), 3609 (Portion), 3614 (Portion), 3615 (Portion), 3616 (Portion), 3617, 3618, 3619 (Portion), 3620 (Portion), 3621 (Portion), 3622 (Portion), 3624 (Portion), 3627 (Portion), 3628 (Portion), 3934 RP (Portion), 3936 (Portion), 3938 (Portion) and 3939 all in Demarcation District No. 124;

Lots Nos. 9 (Portion), 15 (Portion), 19 (Portion), 20 (Portion), 21 (Portion), 23 S.A (Portion), 23 RP (Portion), 24 (Portion), 25 (Portion), 27 (Portion), 29 (Portion), 32 S.A (Portion), 32 S.B (Portion), 36 (Portion), 40 S.C, 40 RP, 41, 42 (Portion), 43 (Portion), 44 S.B (Portion), 50 (Portion), 51 (Portion), 52 (Portion), 95 RP (Portion), 100 (Portion), 109 (Portion), 111, 112 (Portion), 115 RP, 147 (Portion), 169 (Portion), 172 (Portion), 173 (Portion), 174, 175 (Portion), 176 (Portion), 177 (Portion), 178 (Portion), 179 (Portion), 180 S.A (Portion), 180 S.B (Portion), 181 (Portion), 182 (Portion), 183 (Portion), 184 (Portion), 185 (Portion), 186 (Portion), 187 (Portion), 191 (Portion), 192 S.A (Portion), 192 S.B (Portion), 193, 197 (Portion), 199 (Portion), 200 (Portion), 201 (Portion), 202 (Portion), 203 (Portion), 204 (Portion), 206 (Portion), 219 (Portion), 220 (Portion), 222 (Portion), 223 (Portion), 227 (Portion), 232 (Portion), 236 (Portion), 238 (Portion), 239 (Portion), 240 (Portion), 241 (Portion), 242, 243, 244 (Portion), 245, 246 (Portion), 247, 248, 249, 250 (Portion), 251 (Portion), 252 (Portion), 255 (Portion), 256 (Portion), 269 (Portion), 270 (Portion), 272 (Portion), 273 (Portion), 274 (Portion), 275 (Portion), 276 (Portion), 277 (Portion), 278 (Portion), 279 (Portion), 280 (Portion), 281 (Portion), 282 (Portion), 283, 284, 285 (Portion), 313 (Portion), 314 (Portion), 315, 316 (Portion), 317 (Portion), 318 (Portion), 319 (Portion), 320 (Portion), 322 (Portion), 323 (Portion), 324 (Portion), 325 (Portion), 326 (Portion), 328, 329, 330, 331, 332, 333 (Portion), 334 RP (Portion), 335, 336 (Portion), 337, 338, 339, 340, 341, 342, 344 S.A, 344 RP, 345, 346, 347 (Portion), 349 (Portion), 353 (Portion), 360 (Portion), 361 (Portion), 362 (Portion), 363 (Portion), 365 (Portion), 366 (Portion), 367, 368 (Portion), 369 (Portion), 370 S.A (Portion), 370 S.B (Portion), 371 (Portion), 372 (Portion), 373 (Portion), 374 (Portion), 375 (Portion), 388 RP (Portion), 389 RP (Portion), 390 (Portion), 391 (Portion), 392 (Portion), 393, 394 (Portion), 395 (Portion), 396 (Portion), 399 RP (Portion), 401 (Portion), 402, 403 RP, 404 RP, 406 RP, 429 RP, 430 RP (Portion), 431 RP (Portion), 432 RP (Portion), 439 (Portion), 536 (Portion), 537, 538 (Portion), 539 (Portion), 541 (Portion), 545 (Portion), 546 S.A (Portion), 547 (Portion), 554 (Portion), 556 (Portion), 572 (Portion), 573 (Portion), 574 (Portion), 575 (Portion), 576 (Portion), 577 (Portion), 578 (Portion), 579 (Portion), 699 (Portion), 704 (Portion), 705 (Portion), 717 (Portion), 719 (Portion), 720 (Portion), 721 (Portion), 727 (Portion), 728 (Portion), 729 (Portion), 730 (Portion), 731 (Portion), 733 (Portion), 734 (Portion), 736 (Portion), 737 (Portion), 756 (Portion), 757 (Portion), 758 (Portion), 759 (Portion), 760 (Portion), 766 (Portion), 767, 768 (Portion), 770 S.B (Portion), 817 S.A RP (Portion), 817 S.B RP (Portion), 1100 RP (Portion), 1101 RP (Portion), 1102 RP (Portion), 1103 RP (Portion), 1104 RP (Portion), 1105 (Portion), 1107 (Portion), 1132 (Portion), 1138 (Portion), 1139 S.A RP (Portion), 1139 RP (Portion), 1140 (Portion), 1141 RP (Portion), 1144 S.D (Portion), 1144 S.E, 1144 S.F (Portion), 1144 RP (Portion), 1145 (Portion), 1146 (Portion), 1147 (Portion), 1149 (Portion), 1151 (Portion), 1152 (Portion), 1159 (Portion), 1160 (Portion), 1161 (Portion), 1176 RP (Portion), 1187 RP (Portion), 1188 RP (Portion), 1189 RP (Portion), 1191 (Portion), 1192 (Portion), 1195 (Portion), 1197 (Portion), 1198 (Portion), 1199 S.A, 1199 S.B (Portion), 1200 (Portion), 1201 (Portion), 1202 S.A, 1202 S.B (Portion), 1203 (Portion), 1204, 1205 (Portion), 1206 (Portion), 1207 (Portion), 1208 (Portion), 1213 (Portion), 1214 (Portion), 1215 (Portion), 1220 (Portion), 1221 (Portion), 1222 (Portion), 1228 (Portion), 1229 RP (Portion), 1231 RP (Portion), 1236 (Portion), 1237 (Portion), 1238 (Portion), 1243 RP (Portion), 1244 RP (Portion), 1245 RP, 1256 RP (Portion), 1276 RP (Portion), 1279 (Portion), 1294 (Portion), 1295 RP (Portion), 1304 (Portion), 1305 RP (Portion), 1306 RP (Portion), 1307 RP (Portion), 1308 (Portion), 1309 (Portion), 1311 (Portion), 1312, 1313 (Portion), 1314 (Portion), 1315 (Portion), 1317 S.A, 1317 RP, 1318, 1319 S.A RP (Portion), 1319 S.B, 1319 S.C, 1321 RP, 1322 RP, 1324 RP (Portion), 1325 RP (Portion), 1326 RP (Portion), 1334 (Portion), 1335 (Portion), 1448 RP (Portion), 1450 RP, 1451 RP (Portion), 1452 RP (Portion), 1453 (Portion), 1454 RP (Portion), 1457 RP (Portion), 1458 RP (Portion), 1459 RP (Portion), 1474 (Portion), 1475 RP (Portion), 1476 RP (Portion), 1477 (Portion), 1479 RP (Portion), 1480 RP (Portion), 1481 S.B RP (Portion), 1482 RP (Portion), 1484 RP (Portion), 1486 RP (Portion), 1488 RP (Portion), 1489 RP (Portion), 1490 RP, 1491 RP (Portion), 1492 RP (Portion), 1493 (Portion), 1498 S.A ss.2 (Portion), 1498 S.A RP (Portion), 1498 S.B RP (Portion), 1499 RP (Portion), 1500 (Portion), 1501 RP (Portion), 1502 RP (Portion), 1503 RP (Portion), 1505 S.A (Portion), 1506 (Portion), 1508 RP (Portion), 1510 RP (Portion), 1511 RP (Portion),

1513 (Portion), 1527 RP (Portion), 1528 RP (Portion), 1529 RP (Portion), 1530 RP (Portion), 1531 (Portion), 1538 RP (Portion), 1539 (Portion), 1540 (Portion), 1541 RP (Portion), 1542 RP (Portion), 1543 (Portion), 1544 (Portion), 1546 (Portion), 1547 (Portion), 1549 (Portion), 1550 (Portion), 1551 (Portion), 1552 RP (Portion) [formerly known as 1552 S.C (Portion), 1552 S.D (Portion), 1552 S.E (Portion), 1552 S.F and 1552 RP (Portion)], 1553 (Portion), 1555 (Portion), 1556 S.B, 1556 RP (Portion), 1557 RP (Portion), 1558 S.B, 1558 RP (Portion), 1560 RP (Portion), 1593 (Portion), 1594 (Portion), 1596, 1597, 1598 RP (Portion), 1599 (Portion), 1600 (Portion), 1601 (Portion), 1602 (Portion), 1603 (Portion), 1604 S.A (Portion), 1604 RP (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 S.A (Portion), 1608 S.B (Portion), 1609 (Portion), 1610 (Portion), 1667 S.B RP (Portion), 1668 S.B RP, 1670 RP (Portion), 1671 S.B RP (Portion), 1672 S.B RP, 1673 RP, 1674 RP (Portion), 1675, 1676 RP (Portion), 1677 S.A, 1677 S.B (Portion), 1682 (Portion), 1683 (Portion), 1684 S.A (Portion), 1684 S.B (Portion), 1685 (Portion), 1687 (Portion), 1743 RP (Portion), 1744 S.K (Portion), 1744 RP (Portion), 1745 (Portion), 1747, 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1756 (Portion), 1757 RP (Portion), 1758 RP (Portion), 1759 (Portion), 1967 S.B RP (Portion), 1969 (Portion), 1974 (Portion), 1975 RP (Portion), 1976 RP (Portion), 1977 (Portion), 1980 RP (Portion), 1998 RP (Portion), 1999 (Portion), 2000, 2001 (Portion), 2002 (Portion) and 2003 (Portion) all in Demarcation District No. 125;

Lot No. 26 S.B RP (Portion) in Demarcation District No. 127; and

Lots Nos. 1674 RP (Portion), 1689, 1690 (Portion), 1691 (Portion), 1693 (Portion), 1694 (Portion), 1695 (Portion), 1696 (Portion), 1702 RP, 1703 (Portion), 1704 (Portion), 1707 (Portion), 1709 RP (Portion), 1711 RP (Portion), 1717 RP, 1719 RP (Portion), 1720 RP (Portion), 1721 RP (Portion), 1722 RP (Portion), 1724 RP (Portion), 1733 (Portion), 1734 (Portion), 1735 (Portion), 1736 RP (Portion), 1738 RP (Portion), 1739 RP (Portion), 1740 RP (Portion), 1742 (Portion), 1745 (Portion), 1746 (Portion), 1747 (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1755 (Portion), 1756 (Portion), 1757 RP, 1758, 1759 (Portion), 1760, 1761 (Portion), 1762 RP (Portion), 1764 RP (Portion), 1765 RP (Portion), 1766 S.C (Portion), 1766 S.D RP (Portion), 1766 S.F RP (Portion), 1766 RP (Portion), 1767 RP (Portion), 1768 RP (Portion), 1769 RP, 1772 RP (Portion), 1773, 1774 (Portion), 1775 (Portion), 1776 (Portion), 1778, 1779 S.A ss.1, 1779 S.A RP (Portion), 1779 S.B ss.1 (Portion), 1779 S.B RP (Portion), 1779 S.C (Portion), 1779 RP (Portion), 1780, 1781 (Portion), 1782, 1783, 1784 (Portion), 1785 (Portion), 1803 RP (Portion), 1804 RP (Portion), 1808 (Portion), 1810 RP (Portion), 1813 RP (Portion), 1817 RP (Portion), 1820 RP (Portion), 1824 RP (Portion), 1825 S.A (Portion), 1825 S.B, 1825 RP (Portion), 1829 RP, 1830, 1831, 1832 (Portion), 1833 (Portion), 1835 (Portion), 1836 (Portion), 1839 (Portion), 1840 RP (Portion), 1841 RP (Portion), 1846 (Portion), 1847 (Portion), 1849 RP (Portion), 1850 RP (Portion), 1856 (Portion), 1862 (Portion), 1864 RP (Portion), 1865 RP (Portion), 1866 RP (Portion), 1875 (Portion), 1876 S.A, 1876 RP (Portion), 1877 (Portion), 1881 (Portion), 1883 RP (Portion), 1889 RP, 1892 (Portion), 1893, 1894 (Portion), 1895 RP (Portion), 1914 (Portion), 1918 (Portion), 1925 (Portion), 1927 (Portion), 1930 RP (Portion), 1931 (Portion), 1932 RP (Portion), 1935 (Portion), 1936 (Portion), 1937 (Portion), 1938 (Portion), 1939 (Portion), 1940 S.A (Portion), 1940 RP, 1941 S.A (Portion), 1941 RP (Portion), 1942 (Portion), 1948 (Portion), 1949 (Portion), 1950 (Portion), 1951 (Portion), 1952 (Portion), 1953 (Portion), 1954 (Portion), 1958 RP, 2045 RP (Portion), 2053 S.B RP (Portion), 2061 S.B RP, 2062 S.B RP, 2063 S.B RP (Portion), 2114 (Portion), 2115 (Portion), 2116 (Portion), 2117 (Portion), 2119 (Portion), 2120 (Portion), 2128 (Portion), 2129 (Portion), 2143 (Portion), 2144 RP (Portion), 2173 (Portion), 2175 S.A (Portion), 2176 (Portion), 2177 (Portion), 2178, 2179 (Portion), 2180 (Portion), 2181 (Portion), 2185 (Portion), 2186 (Portion), 2187 (Portion), 2188 (Portion), 2189 (Portion), 2190 (Portion) and 2191 S.B (Portion) all in Demarcation District No. 130

and shown coloured orange on the Resumption Plan No. YLM10744 and Modification Resumption Plans Nos. YLM11095 and YLM11155 and also the land shown coloured orange stippled black on the Resumption Plan No. YLM10744 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5387 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 272 published on 19 January 2024 and 26 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plans may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the

Gazette. A copy of the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plans may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	Monday to Friday 9.00 a.m. to 7.00 p.m.
Tuen Mun Home Affairs Enquiry Centre, 2nd Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, Tuen Mun, 6th Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	

This notice was affixed on or near the said land on 30 May 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 30 August 2024, the land described above shall by virtue of section 13(3) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. **The date of reversion shall be 31 August 2024.**

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics a written claim, which can be submitted *via* one of the following means, before the expiration of one year from the date of resumption:—

- (1) By post or by hand to the Transport and Logistics Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
- (2) By fax to (852) 2868 4643; or
- (3) By email to (gazettetlb@tlb.gov.hk).

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is obligatory. If such information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

Annex III

Details of Alternative Sites for Relocation

Annex III – Alternative Sites for the Relocation of the Applicant’s Original Premises

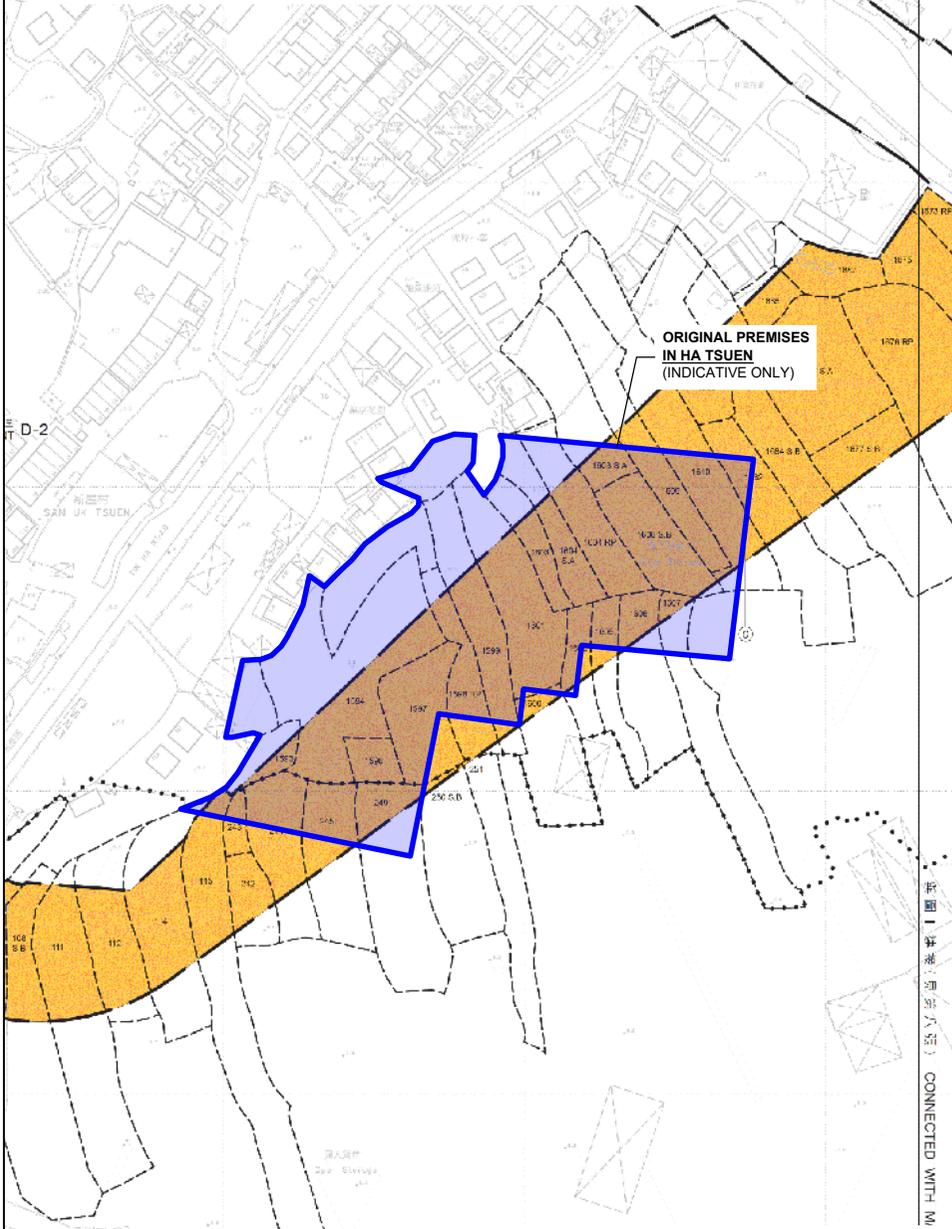
Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
Site Area	4,242m ² (about)	540 m ² (about)	30,190 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	12,880 m ² (about)
Accessibility	Accessible from Lok Ma Chau Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from San Tam Road via a local access
Distance from the Original Premise	13.9 km (about)	11.4 km (about)	21.3 km (about)	6.1 km (about)	4.1 km (about)	9.5 km (about)
Outline Zoning Plan	Approved San Tin Technopole OZP No. S/STT/2	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Kam Tin North OZP No. S/YL-KTN/11
Zoning	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Agriculture" ("AGR")	"Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)")	"Green Belt" ("GB")	"Comprehensive Development Area" ("CDA")	"Agriculture" ("AGR")
Existing Condition	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Vacant and covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Vacant, flat and formed
Surrounding Area	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by temporary structures for warehouses, workshops and open storage uses; and vacant land covered by vegetation and hard-paving
Suitability for Relocation	<u>Not suitable</u> for relocation: - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location	<u>Not suitable</u> for relocation: - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Much larger than the original premises - Within the closed area - Falls within the "CA (1)" zone - Narrow roads nearby, unfriendly for larger vehicles Not compatible with surrounding area	<u>Not suitable</u> for relocation: - Active agricultural activities in the vicinity within the "GB" zone - not compatible with the surrounding area - Tree felling is required	<u>Not suitable</u> for relocation: - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - No active agricultural activities - Not incompatible with the surrounding area - Accessible from public road

LIST OF PLANS

- | | |
|---------------|---|
| Plan 1 | Original Premises – Location and Zoning |
| Plan 2 | Plan Showing the Alternative Sites for Relocation |
| Plan 3 | Swept Path Analysis |

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES : 13,160 m² (ABOUT)
 LOCATION : VARIOUS LOTS IN D.D. 124 & 125, SAN WAI, HA TSUEN, YUEN LONG, NEW TERRITORIES
 USE OF PREMISES : OPEN STORAGE

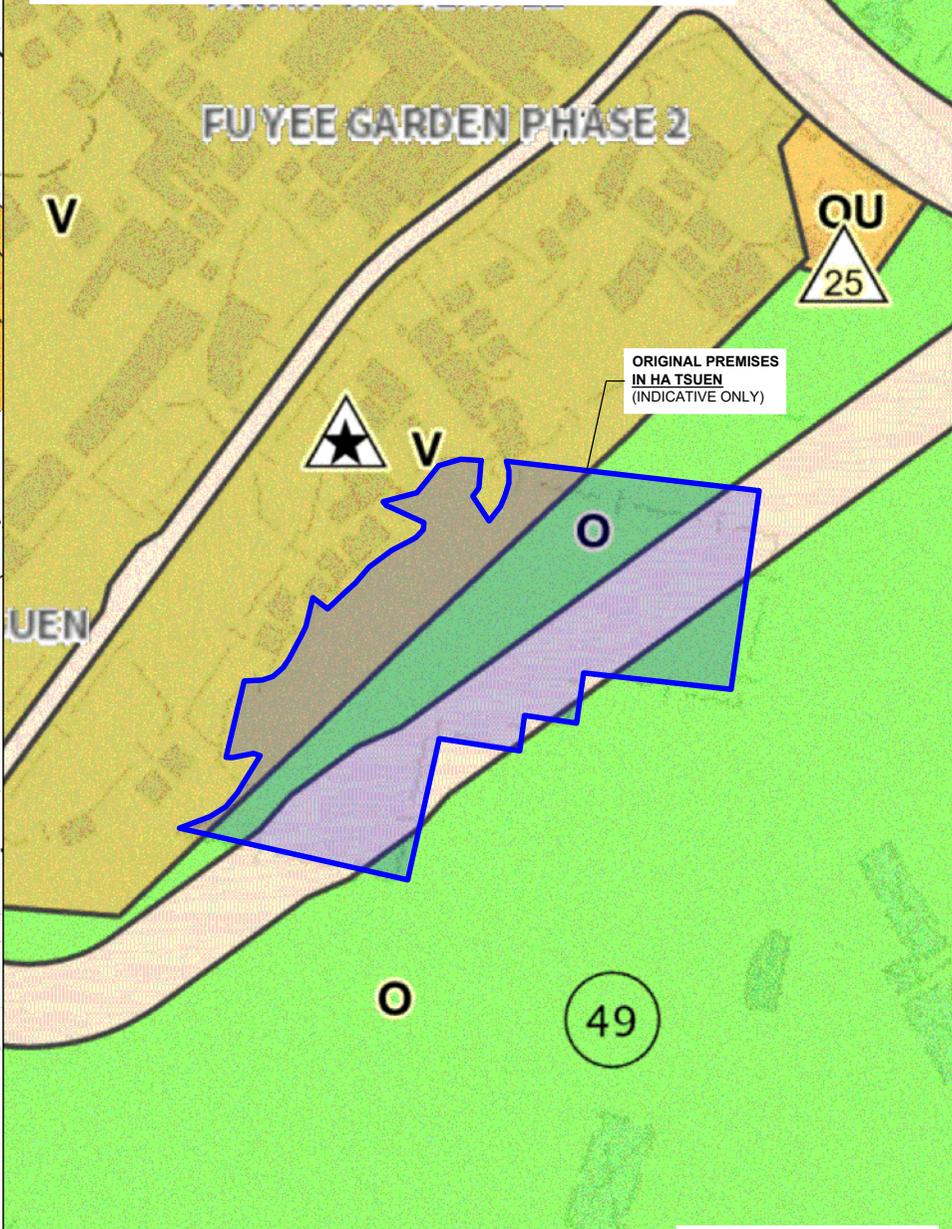


LEGEND
 ORIGINAL PREMISES

... SHEET 4)
 *BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OUTLINE ZONING PLAN NO. : S/HSK/2
 ZONING OF THE ORIGINAL PREMISES : "OPEN SPACE" ("O")
 "VILLAGE TYPE DEVELOPMENT" ("V") AND
 AREA SHOWN AS 'ROAD'



LEGEND
 ORIGINAL PREMISES



PLANNING CONSULTANT


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

SITE LOCATION
 VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 2500 @ A4

DRAWN BY	DATE
LT	22.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 OP - LAND RESUMPTION / ZONING PLAN

DWG NO.	VER.
PLAN 1	001

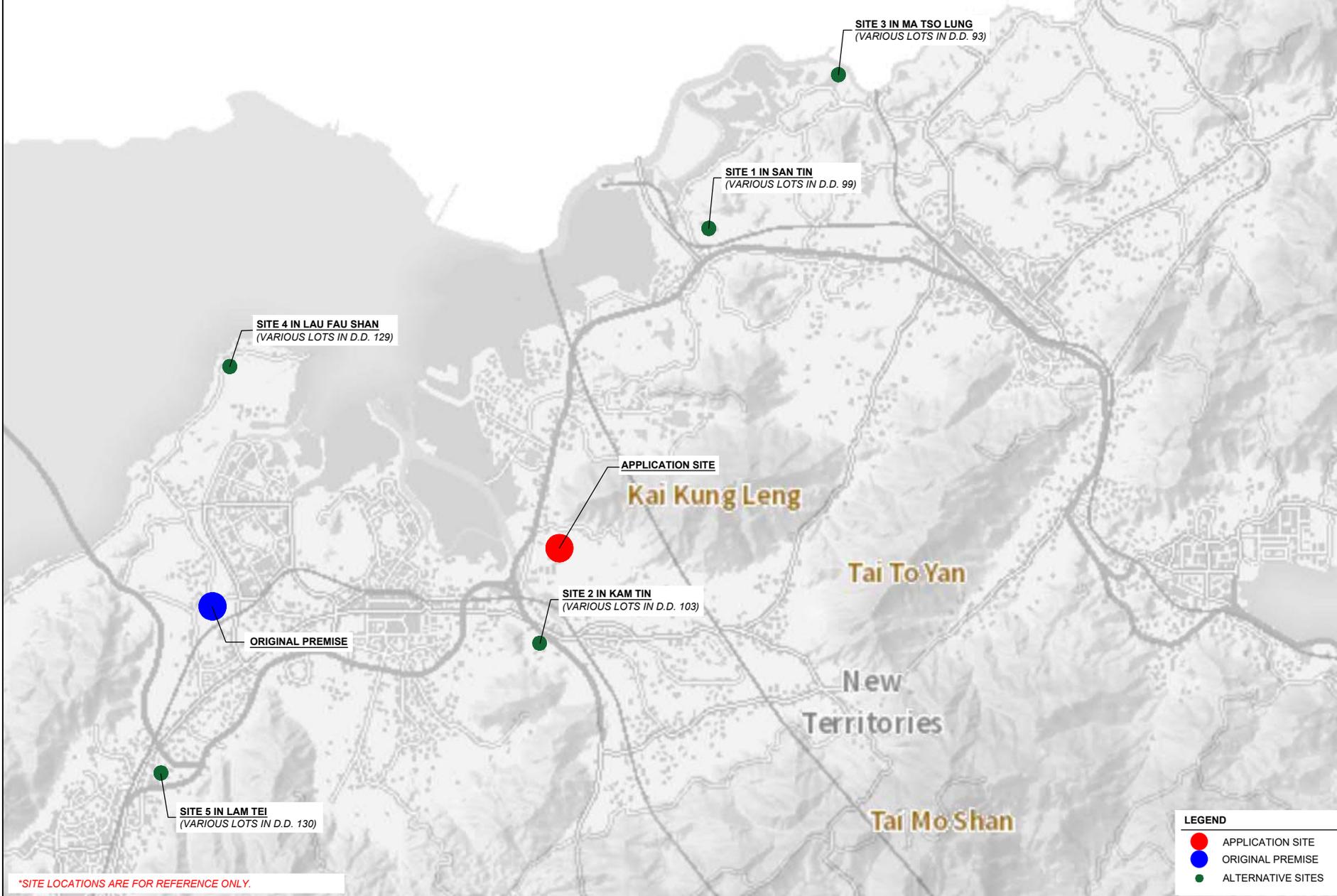
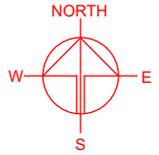
LOCATION OF THE APPLICANT'S ORIGINAL PREMISE

VARIOUS LOTS IN D.D. 124 & 125, SAN WAN, HA TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY)

**THE SITE HAS ALREADY RESUMED BY THE GOVERNMENT*

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES



LEGEND

- APPLICATION SITE
- ORIGINAL PREMISE
- ALTERNATIVE SITES

**SITE LOCATIONS ARE FOR REFERENCE ONLY.*

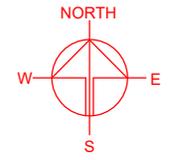
PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES	
SCALE	
INDICATIVE @ A4	
DRAWN BY	DATE
LT	4.9.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG NO.	VER.
PLAN 2	001

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,880 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

鐘占鄉
FUNG KAT HEUNG



ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY

LT

DATE

05.09.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DWG. TITLE
ROUTING BETWEEN THE SITE AND SAN TAM ROAD

DWG NO.

PLAN 3

VER.

001

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月19日星期五 18:02
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-KTN/1135 - FI to address departmental comments
附件: FI2 for A_YL-KTN_1135 (20250919).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards

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

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

[REDACTED]

Our Ref. : DD107 Lot 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

19 September 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

email: awyyan@pland.gov.hk)
email: jsjcheung@pland.gov.hk)



Further Information

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(Application No. A/YL-KTN/1135)

- (i) Majority of the application site (the Site) (i.e. about 12,347 m²) is proposed to be filled within concrete to a depth of not more than 1m for open storage area, loading/unloading and circulation spaces. The remaining area (i.e. about 533m²) will be reserved as landscaping area to preserve the existing trees at the Site (**Annex I** and **Plans 1 to 3**).
- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	The Site is mainly vacant. Some temporary structures and vegetation is observed within the site boundary. No tree information, proposed tree treatment and mitigation measures(s) has been provided in the application.	All existing trees within the Site will be preserved and maintained as landscaping areas (Plans 1 to 3). Protective fences will be erected along the landscaping areas for healthy tree growth. No tree felling will be carried out within the Site.

Annex I
Revised Application Form

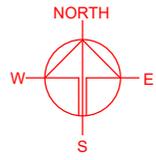
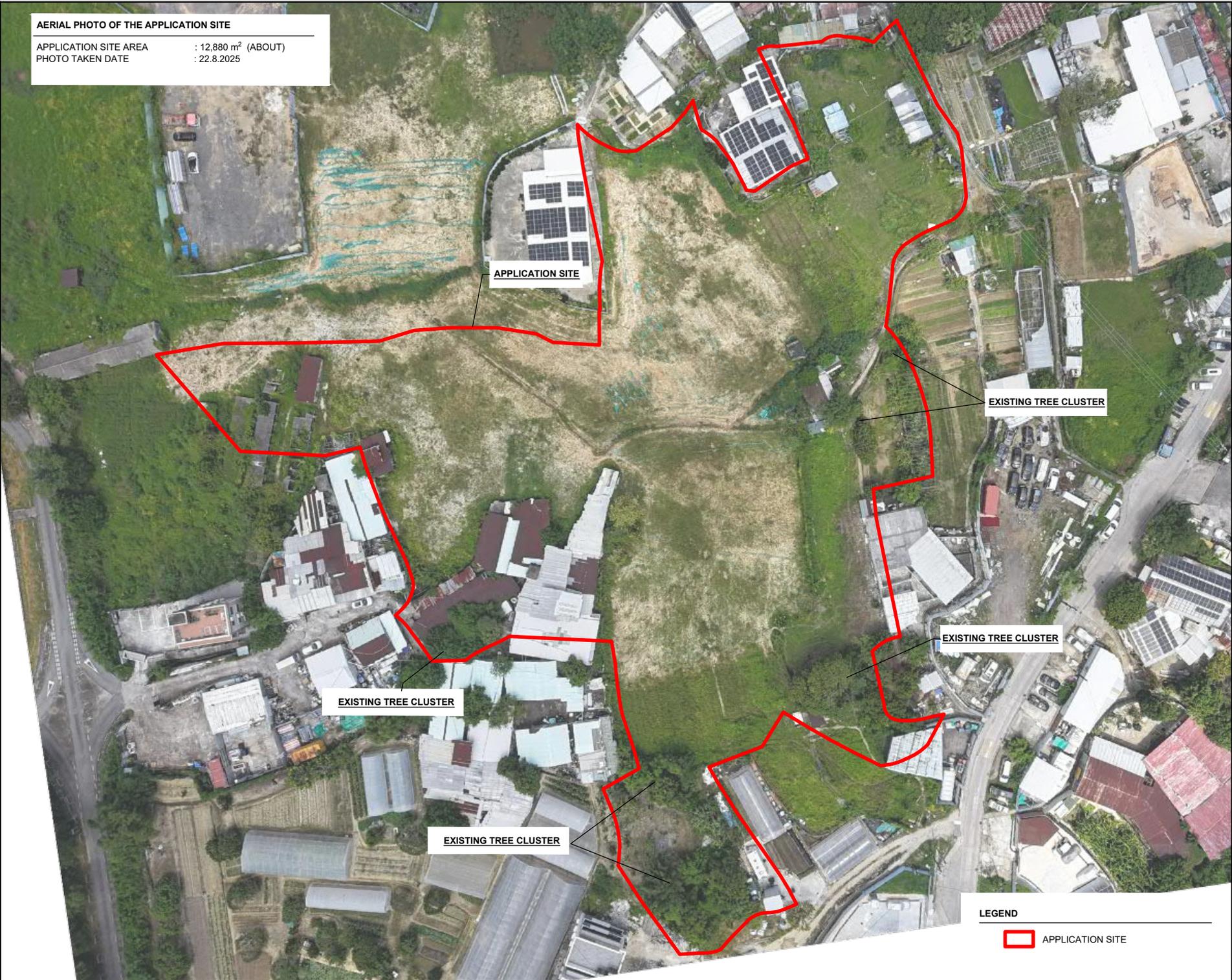
Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from San Tam Road via a local access</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 12,347 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m. m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

LIST OF PLANS

Plan 1	Aerial Photo
Plan 2	Layout
Plan 3	Filling of Land

AERIAL PHOTO OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 PHOTO TAKEN DATE : 22.8.2025



APPLICATION SITE

EXISTING TREE CLUSTER

EXISTING TREE CLUSTER

EXISTING TREE CLUSTER

EXISTING TREE CLUSTER

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	3.6.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
AERIAL PHOTO

DWG NO.	VER.
PLAN 1	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,880 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 12,880 m ²	(ABOUT)
OPEN STORAGE AREA	: 8,593 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	
LANDSCAPING AREA*	: 533 m ²	(ABOUT)

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

*PROTECTIVE FENCE WILL BE ALONG THE LANDSCAPING AREA WHEREIN OPEN STORAGE ACTIVITIES ARE NOT ALLOWED.

INGRESS / EGRESS
11 m (ABOUT)(W)

CIRCULATION
SPACE

APPLICATION SITE

OPEN STORAGE OF
CONSTRUCTION
MATERIALS AND
MACHINERY
4,230 m² (ABOUT)

LANDSCAPING AREA

OPEN STORAGE OF
CONSTRUCTION
MATERIALS AND
MACHINERY
4,363 m² (ABOUT)

LANDSCAPING AREA

LANDSCAPING AREA

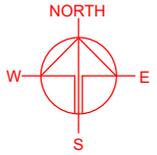
LANDSCAPING AREA

LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 3.6.2025

REVISED BY: DATE:

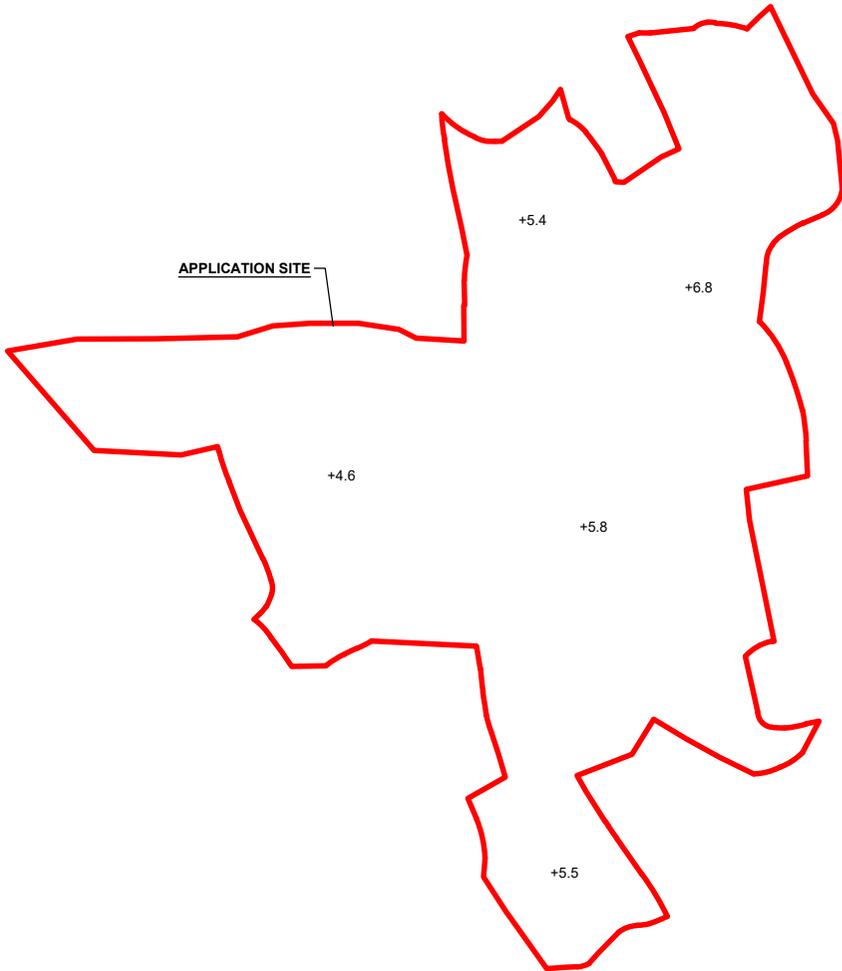
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO. VER.
PLAN 2 001

EXISTING CONDITION OF THE APPLICATION SITE

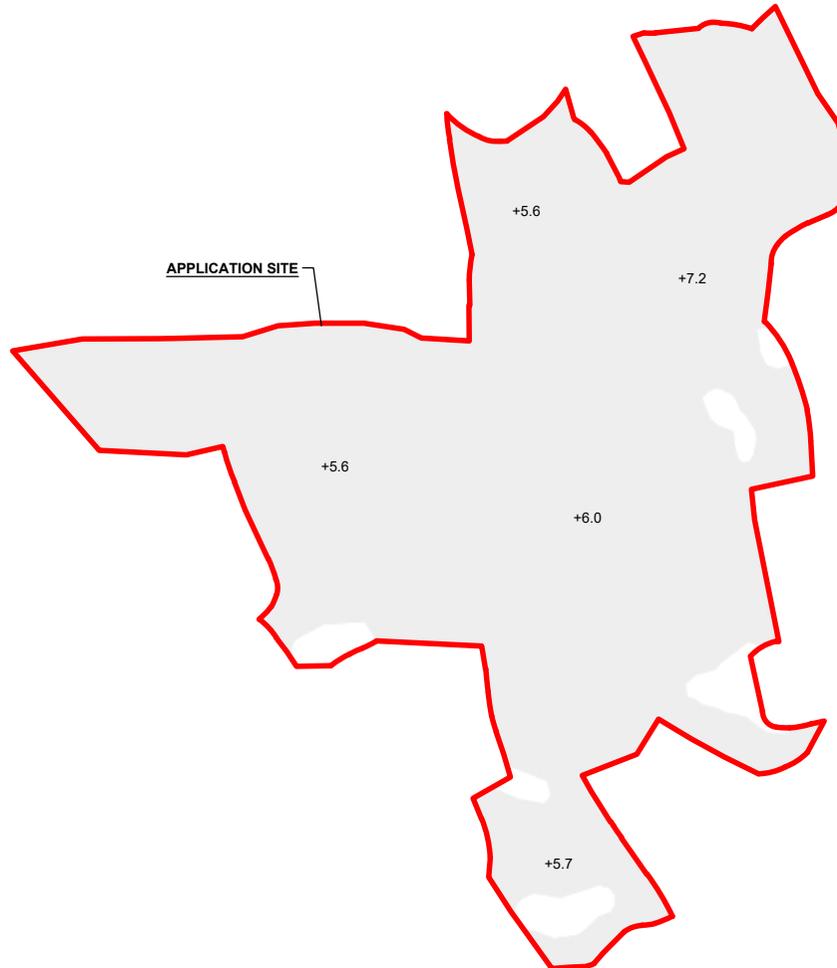
APPLICATION SITE AREA : 12,880 m² (ABOUT)
 EXISTING SOILED AREA : 12,880 m² (ABOUT)
 EXISTING SITE LEVELS : +4.6 mPD TO +6.8 mPD (ABOUT)



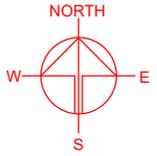
LEGEND
 APPLICATION SITE
 +3.1 SITE LEVEL

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 12,347 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 1 m
 PROPOSED SITE LEVELS : +5.6 mPD TO +7.2 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : OPEN STORAGE AREA AND CIRCULATION AREA



LEGEND
 APPLICATION SITE
 PROPOSED LAND FILLING AREA
 +5.6 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	3.6.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND AREA

DWG NO. PLAN 3	VER. 001
-------------------	-------------

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年11月21日星期五 16:27
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-KTN/1135 - FI to address departmental comments
附件: FI3 for A_YL-KTN_1135 (20251121).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards

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

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

[REDACTED]

Our Ref. : DD107 Lot 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

21 November 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUING

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Response to Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1135)

- (i) Replacement page of application form is provided (**Annex I**).
- (ii) The tree survey and landscape proposal are provided by the applicant in support of the current application (**Annexes II to III**). A total of 11 nos. of trees were recorded within the application site (the Site), within which no Old and Valuable Trees (OVT) or protected species have been identified. Due to the proposed hard paving works for open storage activities and circulation purposes, all the existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site. Due to the proposed tree felling, a total of 11 new trees, with compensation ratio of 1:1, are proposed to be planted along the peripheral boundary of the Site to mitigate the landscape impact of the proposed development (**Annex III**). All the new trees will be well maintained by the applicant during the planning approval period.
- (iii) Majority of the Site (i.e. about 12,828 m²) is proposed to be filled within concrete to a depth of not more than 1m for open storage area, loading/unloading and circulation spaces. The remaining area (i.e. about 52m²) will be reserved as landscaping area for healthy tree growth (**Annex I and Plan 1**).

(iv) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)		
Comments received on 14.11.2025		
(a)	The applicant is reminded to re-submit satisfactory DIA reports or drainage proposals for the subject planning application as soon as possible. In order to facilitate the process, the applicant and his/her consultant are also welcome to contact us if they have enquiry on our drainage advice.	A drainage proposal is provided by the applicant to review the drainage arrangement for the proposed development (Annex IV).
Comments received on 15.10.2025		
(a)	<u>Condition of the Subject Site</u> Plan and cross sections showing the proposed drainage facilities and the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	
(b)	<u>Drainage Impact</u> 1. The proposal should indicate how the runoff (the flow direction) from the adjacent areas would be discharged to the proposed drainage system. Also, with reference to the proposed ground levels shown on the submitted drawing (No.: PLAN 1 Rev.001), the applicant should review direction of flow within the site. 2. Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that there is proposed land	

<p>filling works for the development. Proper surface channel(s) should be provided at the lower platform and wall toe to collect the overland flow to/from adjacent areas.</p> <ol style="list-style-type: none">3. Please note that there is an existing watercourse at the middle of the application site. The existing watercourse should not be disturbed or interfered with until any necessary diversion works, which have been accepted by this Division or the Town Planning Board, have been satisfactorily completed. Such agreed diversion works should be carried out by the applicant at the cost of his/her project. Moreover, the applicant should provide sufficient allowance for future maintenance of the existing watercourse.4. The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.5. The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.6. Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.7. The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.	
---	--

<p>(c)</p>	<p><u>Responsibility of the Applicant</u></p> <ol style="list-style-type: none"> 1. 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. 2. The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD’s drainage facilities. 3. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works. 	
<p>(d)</p>	<p><u>Details of Drainage Proposal</u></p> <ol style="list-style-type: none"> 1. Standard details should be provided to indicate the sectional details of the proposed drainage facilities. 2. The cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan. 3. The applicant should provide details for the connection of the proposed stormwater pipes and the existing surface channels mentioned in the proposal. 4. The applicant should clarify the proposed drainage facilities connecting the proposed catchpit CP14 and existing 600 mm (W) surface channel. 	

	<p>5. Consideration should be given to provide grating for the surface channels.</p> <p>6. Precast concrete pipe should generally be used for stormwater connection.</p>	
<p>Comments received on 26.9.2025</p>		
(a)	<p>The subject application is for the affected brownfield operations in HSK/HT NDA project is noted. Although the applicant would commence the construction works or operations, including site formation works, only after the DIA is considered accepted by DSD (as mentioned in the RtoC table, which should form one of the approval conditions), given there is complaint regarding illegal land filling and flooding, it appears that the applicant has not provided any substantive materials to justify that the proposed construction works and operations will not cause unacceptable drainage impacts to the surrounding areas. DSD cannot accept the application based on the sole fact that the applicant is affected brownfield operator under NDA projects, without considering the potential drainage impacts arising from the proposal.</p>	
<p>2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Andrea YAN; Tel: 3168 4049)</p>		
(a)	<p>It is noted that the applicant is a business operator affected by HSK/HT NDA and the current application is to facilitate the relocation of the business (i.e. open storage of vehicles) thereat (the Affected Site) to the application site (the Site) for open storage of construction materials and machineries. Please explain why the items to be stored at the Site are different from that of the Affected Site.</p>	<p>As the development of the Northern Metropolis is in full swing, the applicant plans to the Site for open storage of construction materials and machinery in order to support the construction industry for the development in the New Territories. As the applied use is similar as the affected premises in Ha Tsuen, the proposed development could facilitate the relocation of the applicant's affect business premises, as well as improving the overall construction industry.</p>

(b)	<p>The applicant claims in Annex III of the FI that alternative sites have been explored but in vain. However, it is also noted that the applicant has submitted the following applications for the same open storage use within the same “AGR” zone or OZP which are currently under processing by the Town Planning Board (the Board) but excluded from Annex III. If these two applications be approved by the Board, it could provide a total area of 7,752m² (59% of the Affected Site) for relocation of applicant’s affected business. The applicant should explain why these two sites could not be the alternative for the proposed relocation.</p>			<p>The current application, with a site area of 12,880m², is intended to facilitate the relocation of the affected premises in Ha Tsuen due to the development of the Hung Shui Kiu/Ha Tsuen New Development Area, which has a site area of 13,160m². In contrast, applications Nos A/YL-KTN/1145 and 1166 pertain to business expansion and new tenants for sites that are unrelated to the applicant’s affected business premises in Ha Tsuen.</p>	
	Application No.	Proposed Use(s)	Site Area		TPB PH-No. 13G Category
	A/YL-KTN/1145	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years	5,570m ²		Category 2
A/YL-KTN/1166	Proposed Temporary Open Storage for Construction Materials and Warehouses for Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years	2,182m ²	Category 2		

Annex I
Revised Application Form

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>Accessible from San Tam Road via a local access</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 12,828 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

Annex II
Tree Survey

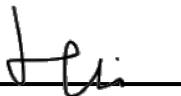
Tree Survey Report

Date of Survey: 2nd October 2025

Location:

**Various Lots In D.D. 107 And Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 2nd October 2025

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 2nd October 2025. Plants with DBH less than 95mm were not recorded in the survey.

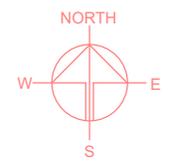
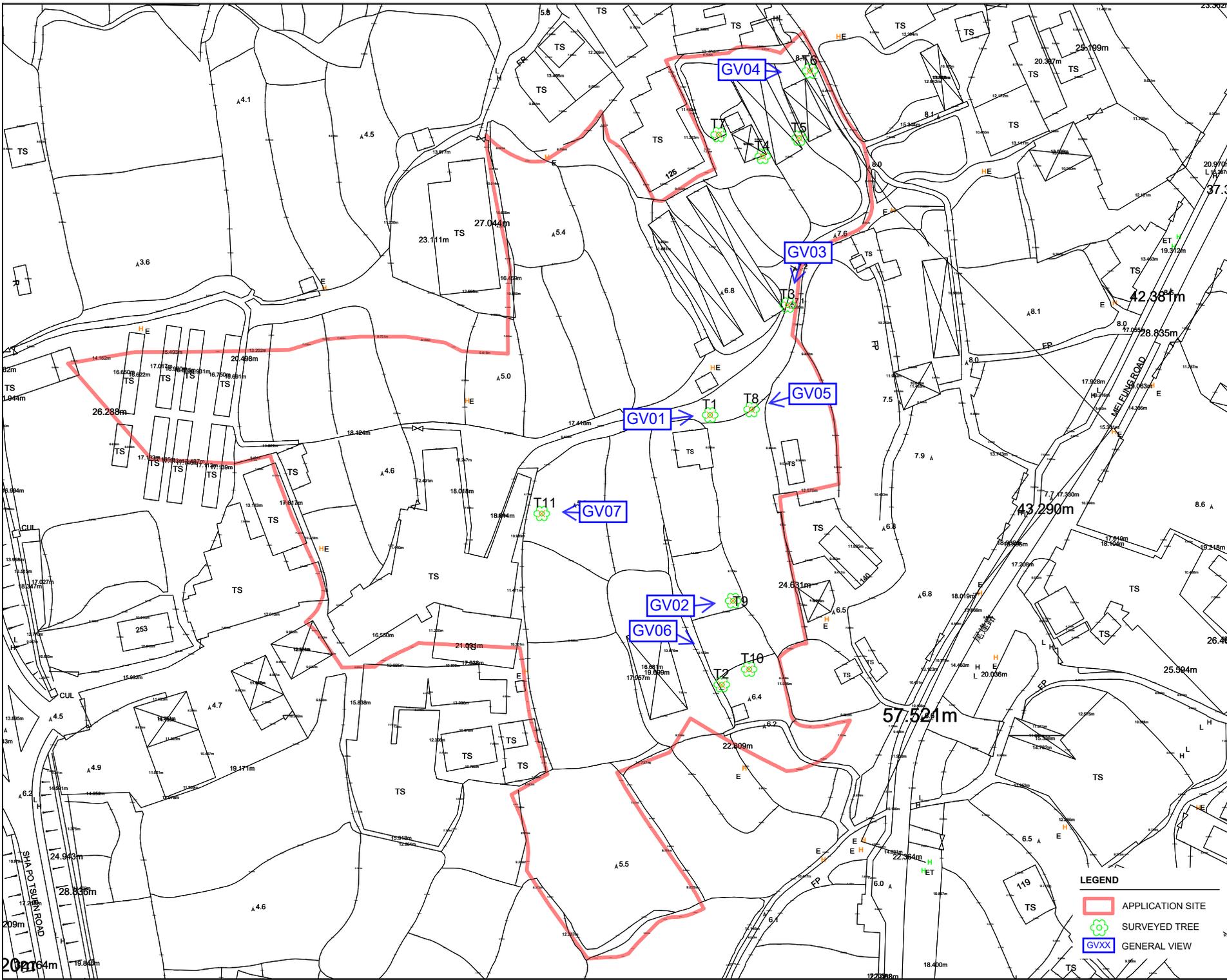
2. Summary of Existing Trees

The surveyed site is located at Various Lots In D.D. 107 And Adjoining Government Land, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 2nd October 2025, **11 nos.** trees were found within the Site. no dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

NOT ON SCALE

DRAWN BY

KYU

DATE

2.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TREE SURVEY PLAN

DWG NO.

TSP01

VER.

0

LEGEND

- APPLICATION SITE
- ⊗ SURVEYED TREE
- GVXX GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots In D.D. 107 And Adjoining Government Land, Kam Tin, Yuen Long, New Territories
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 2 October 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Melia azedarach</i>	楝(苦楝)	12.0	1000	10.0	Low	Poor	Poor	Poor	Low	decay at trunk with exposed deadwood, broken trunk and branch, climber, hanger
T2	<i>Clausena lansium</i>	黃皮	7.0	180	6.0	Low	Fair	Fair	Fair	Low	co-dominant trunks
T3	<i>Ficus hispida</i>	對葉榕(牛乳樹)	2.0	95	3.0	Low	Poor	Dead	Poor	Low	co-dominant trunks, wound on trunk
T4	<i>Ficus lyrata</i>	大琴葉榕	5.0	130	3.0	Low	Fair	Fair	Poor	Low	multi-trunks
T5	<i>Callistemon viminalis</i>	串錢柳	4.0	95	3.0	Low	Poor	Fair	Poor	Low	leaning
T6	<i>Psidium guajava</i>	番石榴	8.0	210	6.0	Low	Fair	Poor	Poor	Low	multi-trunks
T7	<i>Clausena lansium</i>	黃皮	7.0	220	5.0	Low	Poor	Fair	Poor	Low	multi-trunks
T8	<i>Celtis sinensis</i>	朴樹	10.0	340	9.0	Low	Poor	Fair	Poor	Low	trunk conflict with structure, restricted root
T9	<i>Ficus hispida</i>	對葉榕(牛乳樹)	6.0	120	5.0	Low	Poor	Fair	Poor	Low	wound on trunk
T10	<i>Dimocarpus longan</i>	龍眼	13.0	520	12.0	Low	Fair	Fair	Poor	Low	dead branch with fungal fruiting bodies
T11	<i>Psidium guajava</i>	番石榴	7.0	250	6.0	Low	Poor	Fair	Poor	Low	co-dominant trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View

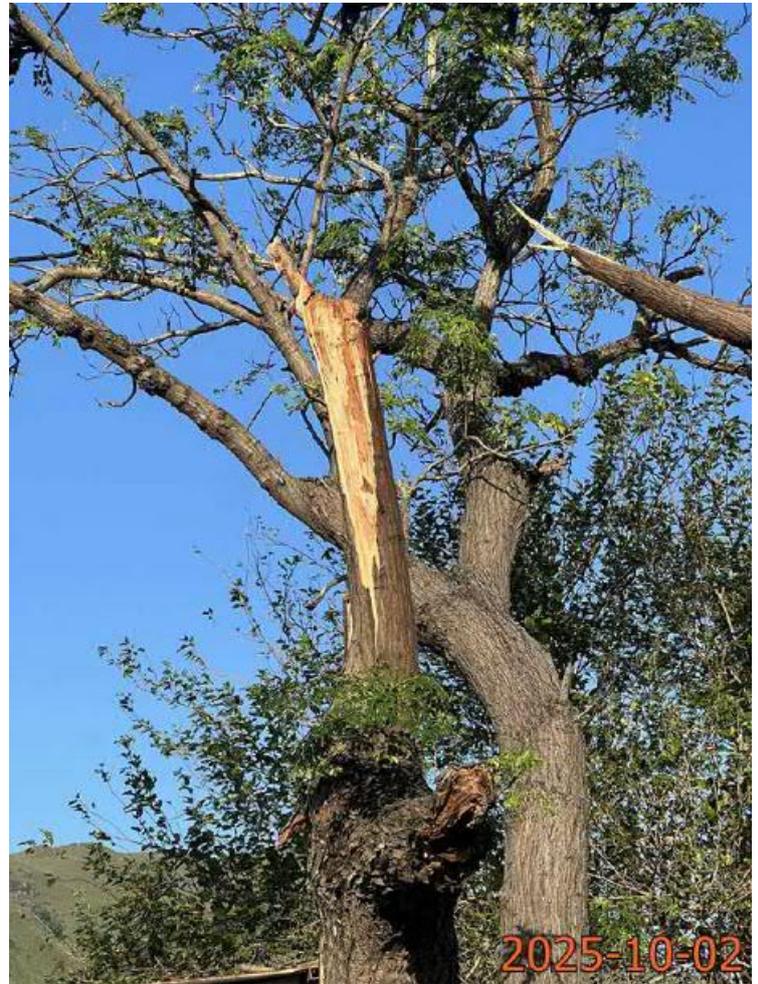


General view 07

Photo Records



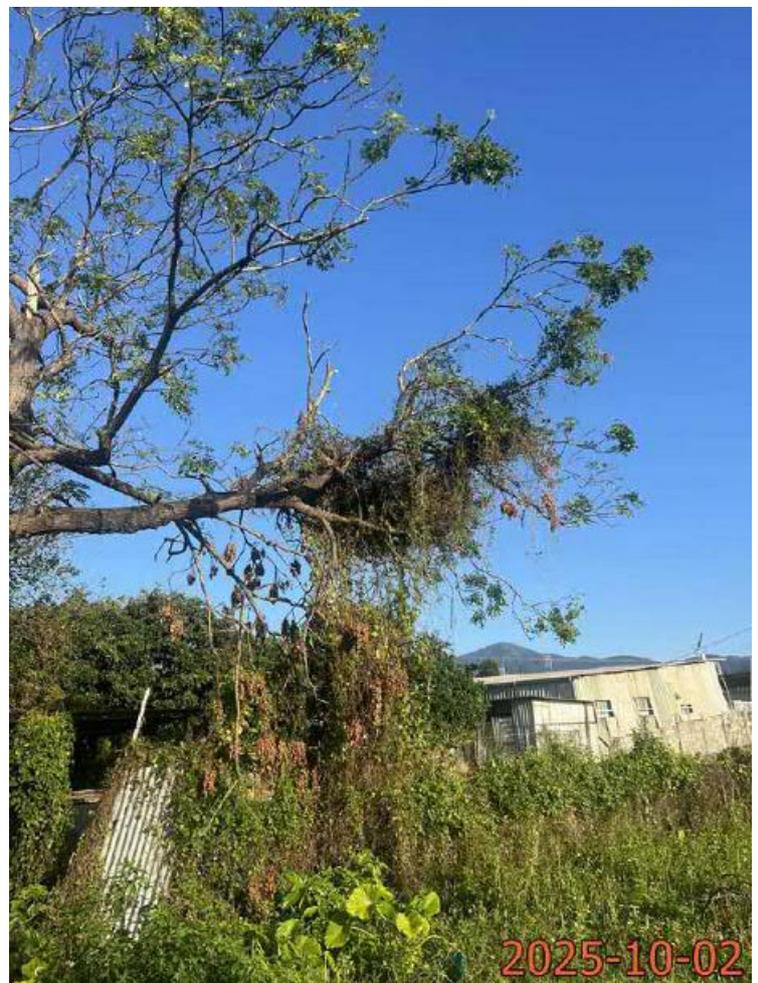
T1 (Overview)



T1 Broken branch

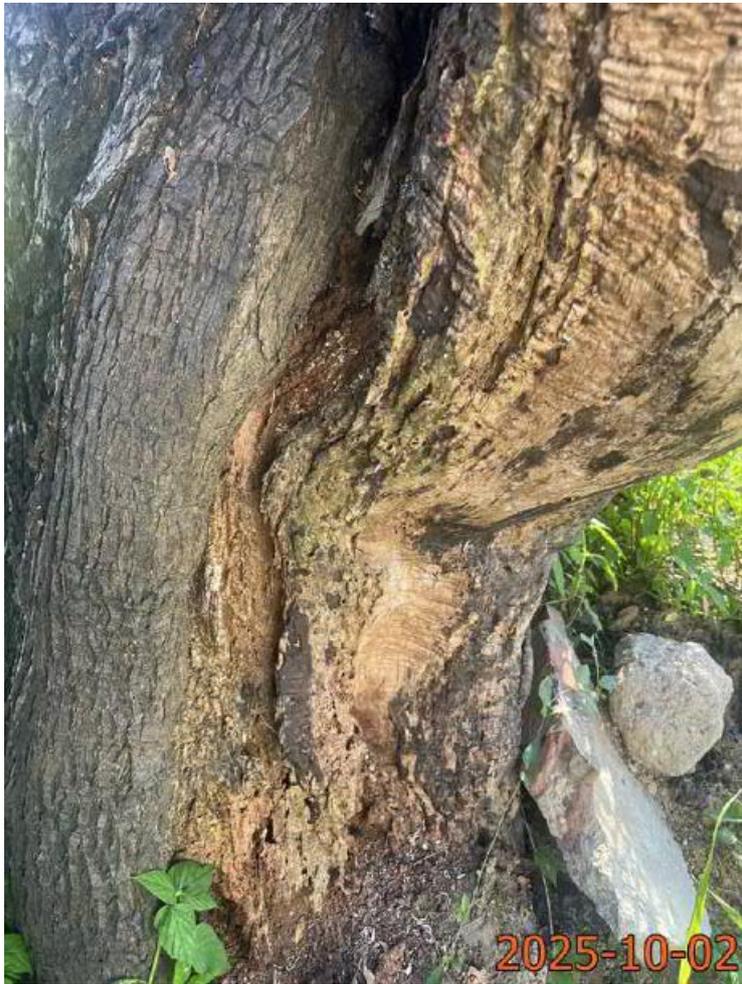


T1 Broken trunk

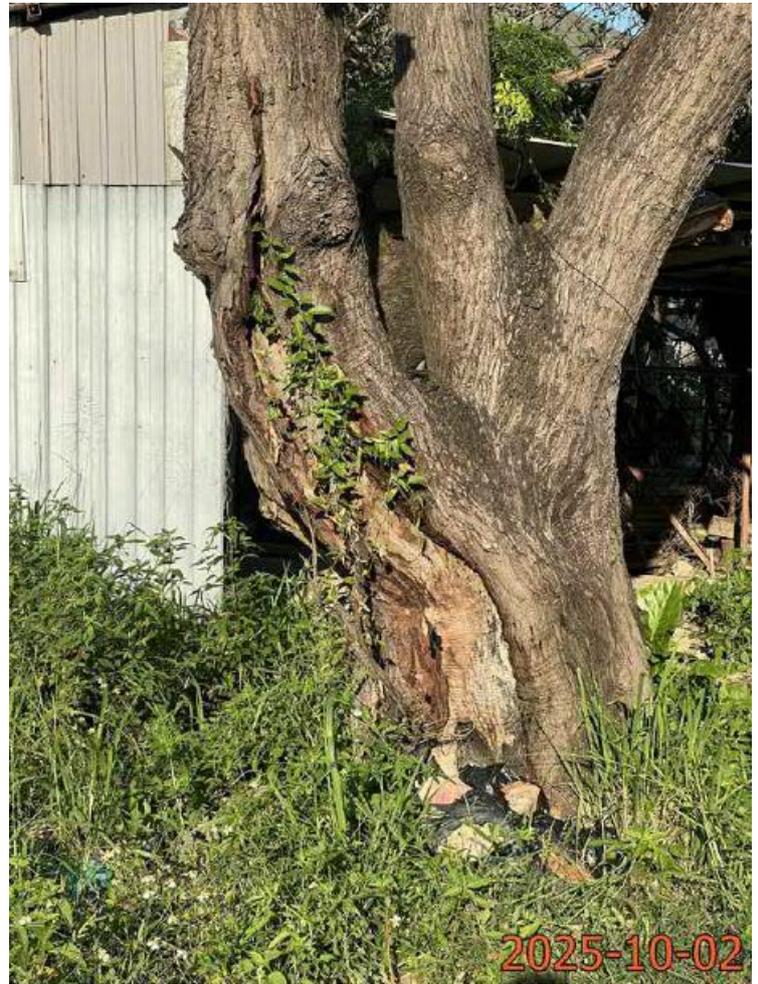


T1 Climber

Photo Records



T1 Decay at trunk with exposed deadwood_1



T1 Decay at trunk with exposed deadwood_2



T1 Decay at trunk with exposed deadwood_3



T1 Hanger

Photo Records



T2 (Overview)



T2 Co-dominant trunks



T3 (Overview)



T3 Co-dominant trunks (Wound on trunk)

Photo Records



T4 (Overview)



T4 Multi-trunks



T5 (Overview) (Leaning)



T6 (Overview) (Multi-trunks)

Photo Records



T7 (Overview)



T7 Multi-trunks



T8 (Overview)

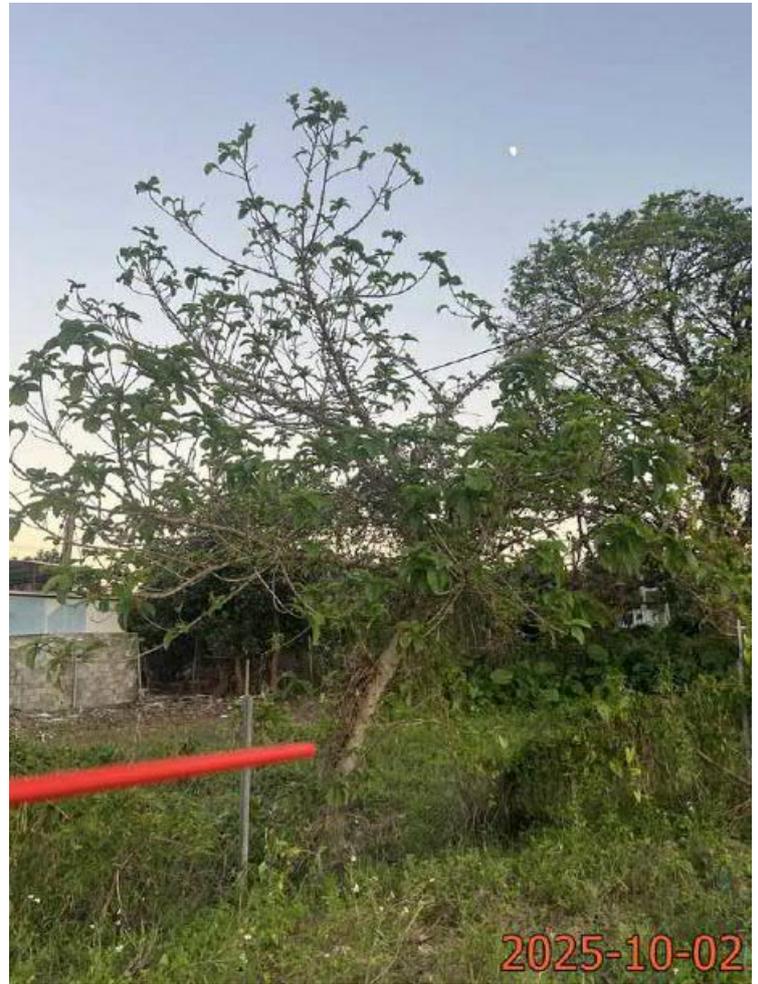


T8 Restricted root

Photo Records



T8 Trunk conflict with structure



T9 (Overview)



T9 Wound on trunk



T10 (Overview)

Photo Records



T10 Dead branch with fungal fruiting bodies

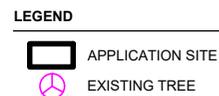
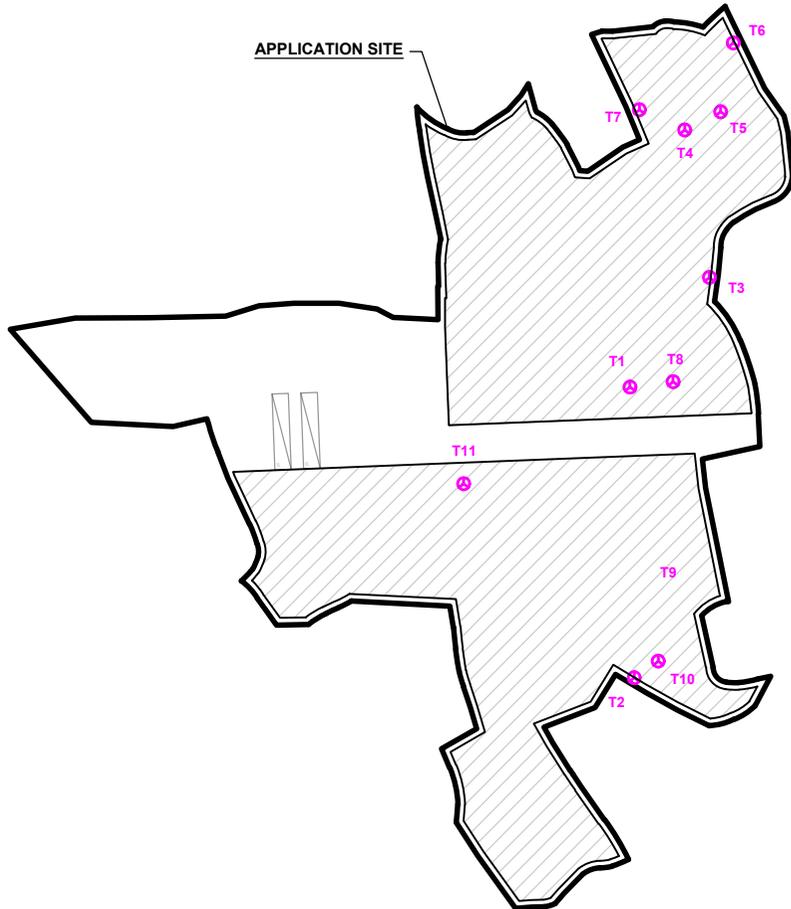


T11 (Overview) (Co-dominant trunks)

Annex III
Landscape Proposal

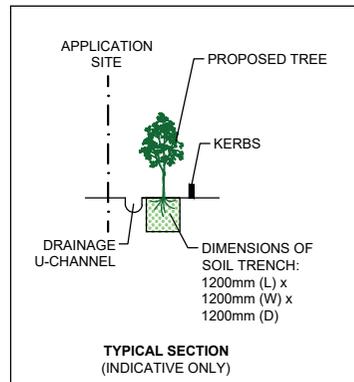
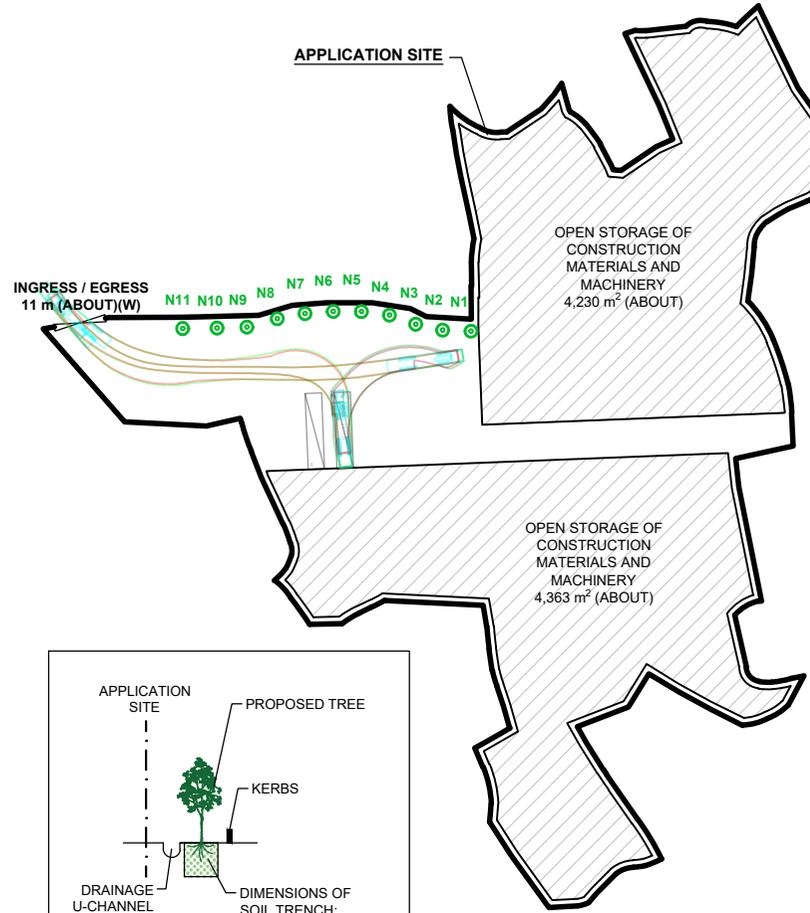
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 NO. OF EXISTING TREES : 11 (E1 TO E11)
 SPECIES OF TREE :
 : MELIA AZEDARACH (E1)
 : CLAUSENA LANSIUM (E2, T7)
 : FICUS HISPIDA (E3, E9)
 : FICUS LYRATA (E4)
 : CALLISTEMON VIMINALIS (E5)
 : PSIDIUM GUAJAVA (E6, E11)
 : CELTIS SINENSIS (E8)
 : DIMOCARPUS LONGAN (E10)
 NO. OF TREES TO BE FELLED : 11 (E1 TO E11)

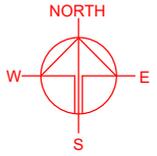
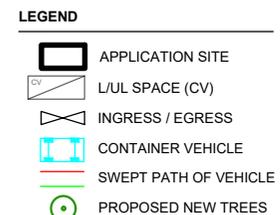


LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 12,880 m² (ABOUT)
 NO. OF NEW TREES WILL BE PLANTED : 11 (N1 TO N11)
 SPECIES OF NEW TREES : POLYSPORA AXILLARIS
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 6 m
 DIMENSION OF SOIL TRENCH : 1.2 m (L) X 1.2 m (W) X 1.2 m (D)



- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY LT	DATE 9.10.2025
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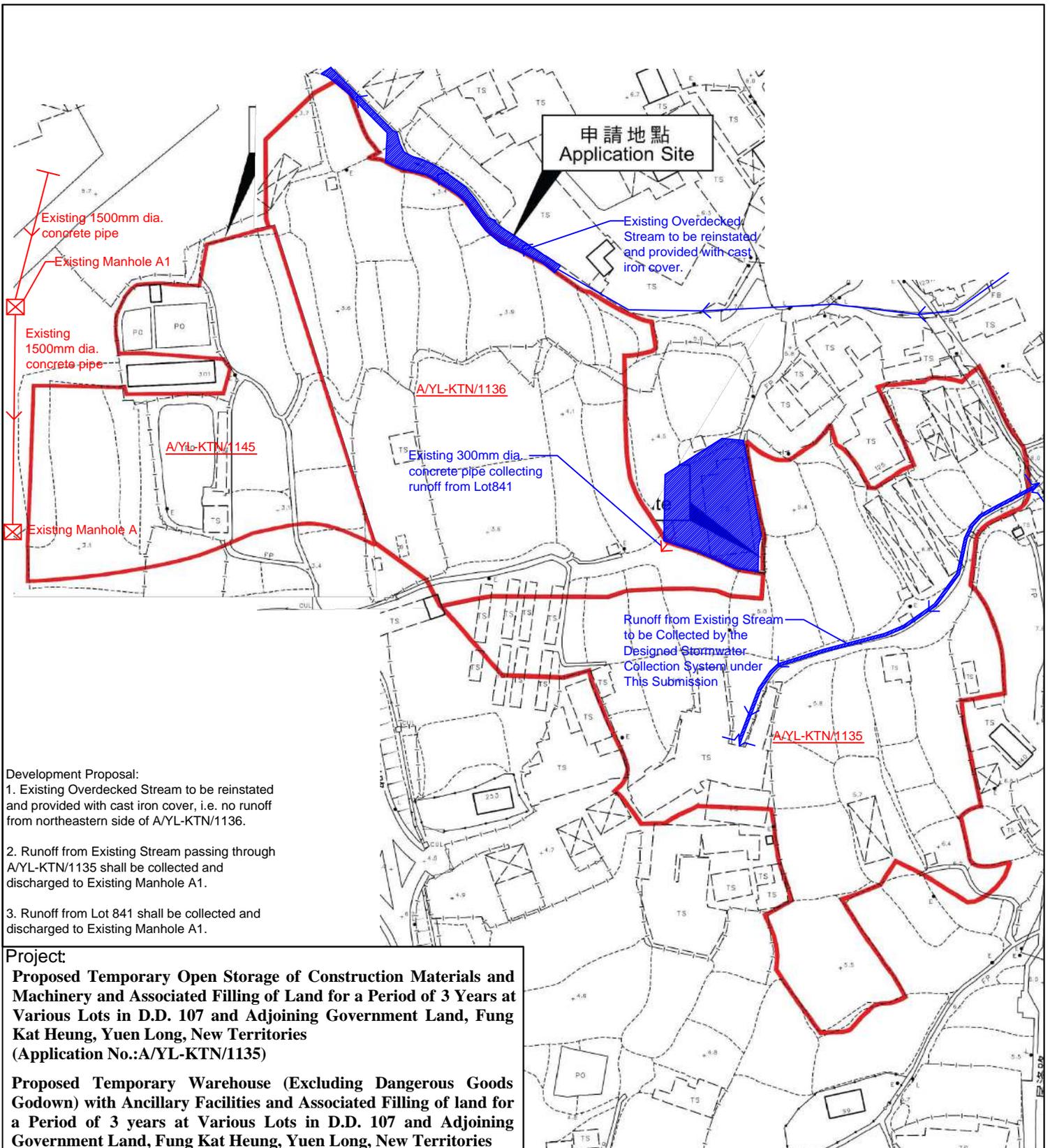
CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO. ANNEX III	VER. 001
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Annex IV
Drainage Proposal



Development Proposal:

1. Existing Overdecked Stream to be reinstated and provided with cast iron cover, i.e. no runoff from northeastern side of A/YL-KTN/1136.
2. Runoff from Existing Stream passing through A/YL-KTN/1135 shall be collected and discharged to Existing Manhole A1.
3. Runoff from Lot 841 shall be collected and discharged to Existing Manhole A1.

Project:

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

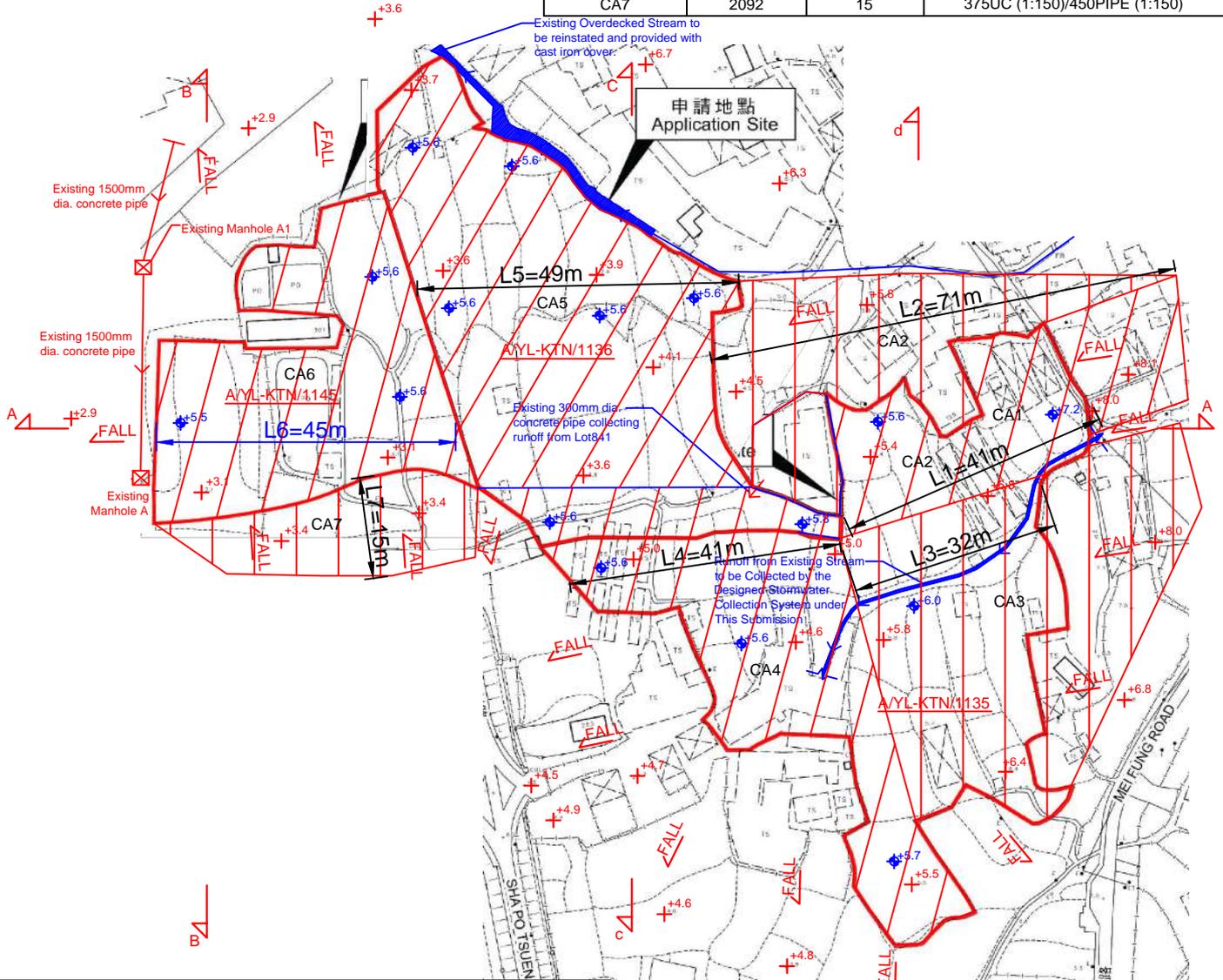
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:		D01	
Drainage Proposal - LAYOUT			
Drawn by:	DM	Date:	20-11-2025
Check by:	DM	Scale:	----

Catchment Area Summary Table

Catchment Area	Area (sq.m)	L(m)	Design Drains
CA1	4113	41	525UC (1:150)
CA2	4636	71	525UC (1:150)/525PIPE (1:100)
CA3	8076	32	600UC (1:150)
CA4	6652	41	600UC (1:150)
CA5	8788	49	600UC (1:150)
CA6	5770	45	525UC (1:150)
CA7	2092	15	375UC (1:150)/450PIPE (1:150)

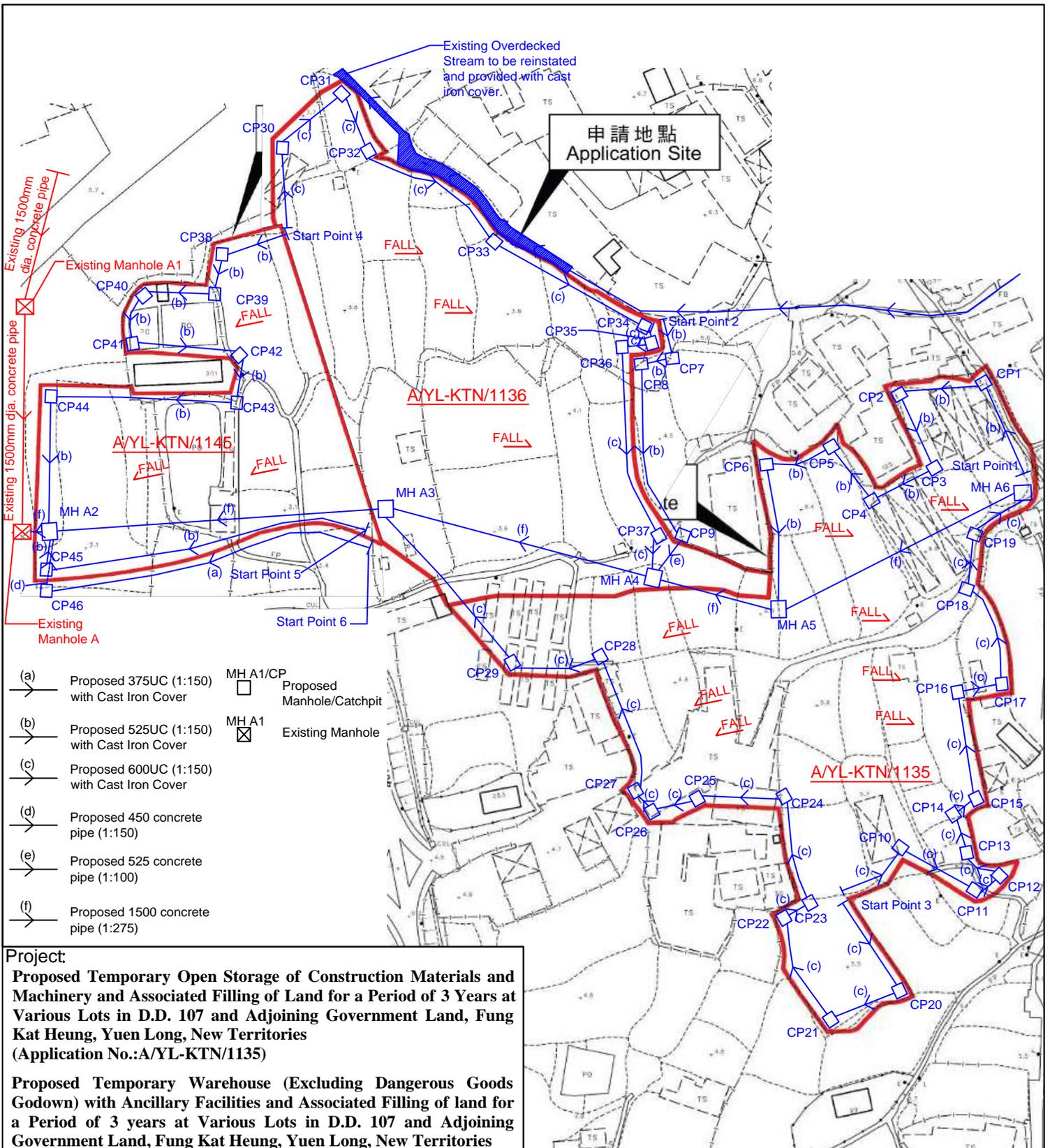


Project:
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)
Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:		Drainage Proposal CATCHMENT AREA PLAN	D02
Drawn by:	DM	Date:	20-11-2025
Check by:	DM	Scale:	----



- (a) Proposed 375UC (1:150) with Cast Iron Cover
 - (b) Proposed 525UC (1:150) with Cast Iron Cover
 - (c) Proposed 600UC (1:150) with Cast Iron Cover
 - (d) Proposed 450 concrete pipe (1:150)
 - (e) Proposed 525 concrete pipe (1:100)
 - (f) Proposed 1500 concrete pipe (1:275)
- MH A1/CP Proposed Manhole/Catchpit
 - MH A1 Existing Manhole

Project:
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)
Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

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CHING WAN ENGINEERING CONSULTANT COMPANY

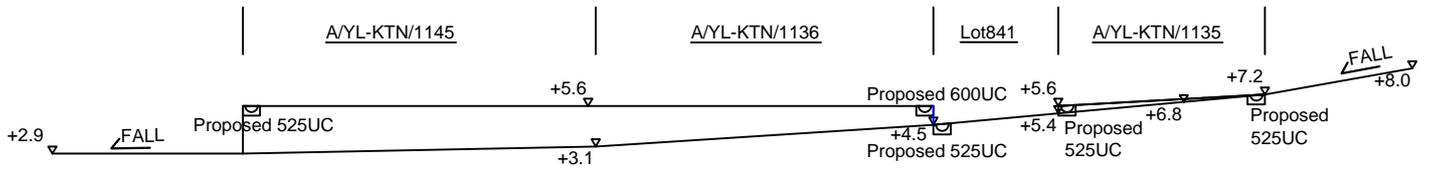
Title:		D03	
Drainage Proposal - LAYOUT			
Drawn by:	DM	Date:	20-11-2025
Check by:	DM	Scale:	----

Start Point			Catchpit Schedule		
Start Point	C.L.	I.L.	Catchpit Number	C.L.	I.L.
Start Point 1	+7.20	+6.625	CP1	+7.20	+6.546
Start Point 2	+4.50	+3.925	CP2	+6.70	+6.125
Start Point 3	+5.70	+5.050	CP3	+6.70	+5.992
Start Point 4	+5.60	+4.950	CP4	+6.20	+5.625
Start Point 5	+5.60	+4.950	CP5	+6.20	+5.518
Start Point 6	+3.80	+3.375	CP6	+5.60	+5.025
			CP7	+4.50	+3.859
			CP8	+4.50	+3.824
			CP9	+4.50	+3.498
			CP10	+5.70	+4.917
			CP11	+5.80	+4.780
			CP12	+5.90	+4.741
			CP13	+6.00	+4.682
			CP14	+6.10	+4.628
			CP15	+6.10	+4.597
			CP16	+6.10	+4.416
			CP17	+6.20	+4.352
			CP18	+6.70	+4.173
			CP19	+7.20	+4.070
			CP20	+5.70	+5.464
			CP21	+5.70	+5.345
			CP22	+5.70	+5.151
			CP23	+5.70	+5.116
			CP24	+5.60	+4.929
			CP25	+5.60	+4.784
			CP26	+5.60	+4.716
			CP27	+5.60	+4.689
			CP28	+5.60	+4.437
			CP29	+5.60	+4.284
			CP30	+5.60	+4.810
			CP31	+5.60	+4.678
			CP32	+5.60	+4.581
			CP33	+5.60	+4.298
			CP34	+5.60	+3.996
			CP35	+5.60	+3.981
			CP36	+5.60	+3.947
			CP37	+5.60	+3.598
			CP38	+5.60	+4.832
			CP39	+5.60	+4.780
			CP40	+5.60	+4.666
			CP41	+5.60	+4.590
			CP42	+5.60	+4.407
			CP43	+5.60	+4.336
			CP44	+5.60	+4.007
			CP45	+5.60	+4.345
			CP46	+3.00	+2.726

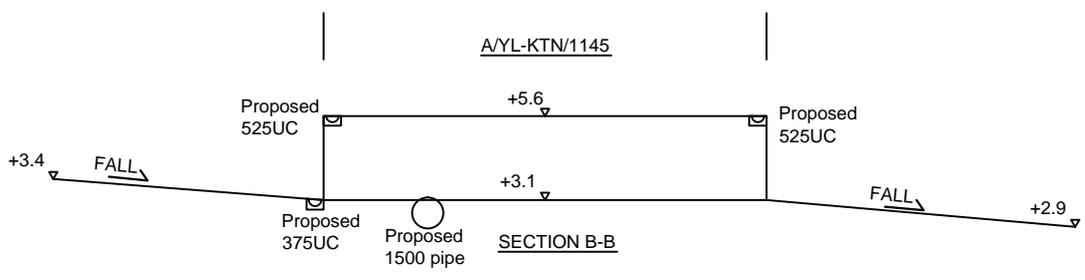
Manhole Schedule		
Manhole	C.L.	I.L.
Ex.MH A	+5.68	A1=+2.64, A2=+2.64, X1=+2.63
MH A2	+5.60	A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66
MH A3	+5.60	A1=+2.882, A2=+3.93, X1=+2.881
MH A4	+5.60	A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061
MH A5	+5.80	A1=+4.775, A2=+3.179, X1=+3.178
MH A6	+7.20	A1=+3.443 (Ex. Stream), X1=+3.442

Project: Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136) Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)	Title:		
	Drainage Proposal Manhole and Catchpit Schedule		D04
	Drawn by:	Date:	
	DM	20-11-2025	
Check by:	Scale:		
DM	----		

正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY



SECTION A-A



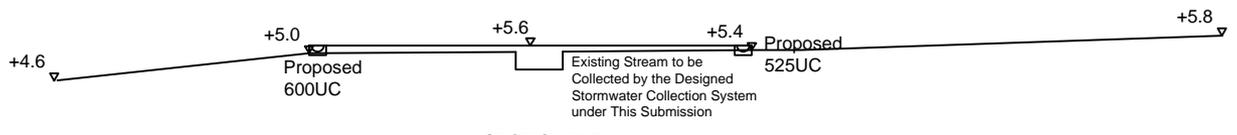
SECTION B-B

THS SITE



SECTION C-C

THS SITE

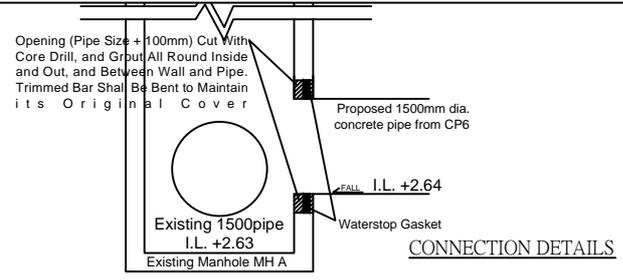


SECTION D-D

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)



CONNECTION DETAILS

Title: Drainage Proposal - Section D05

Drawn by: DM Date: 20-11-2025

Check by: DM Scale: ---

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Photo 1 showing Ex. MH A1

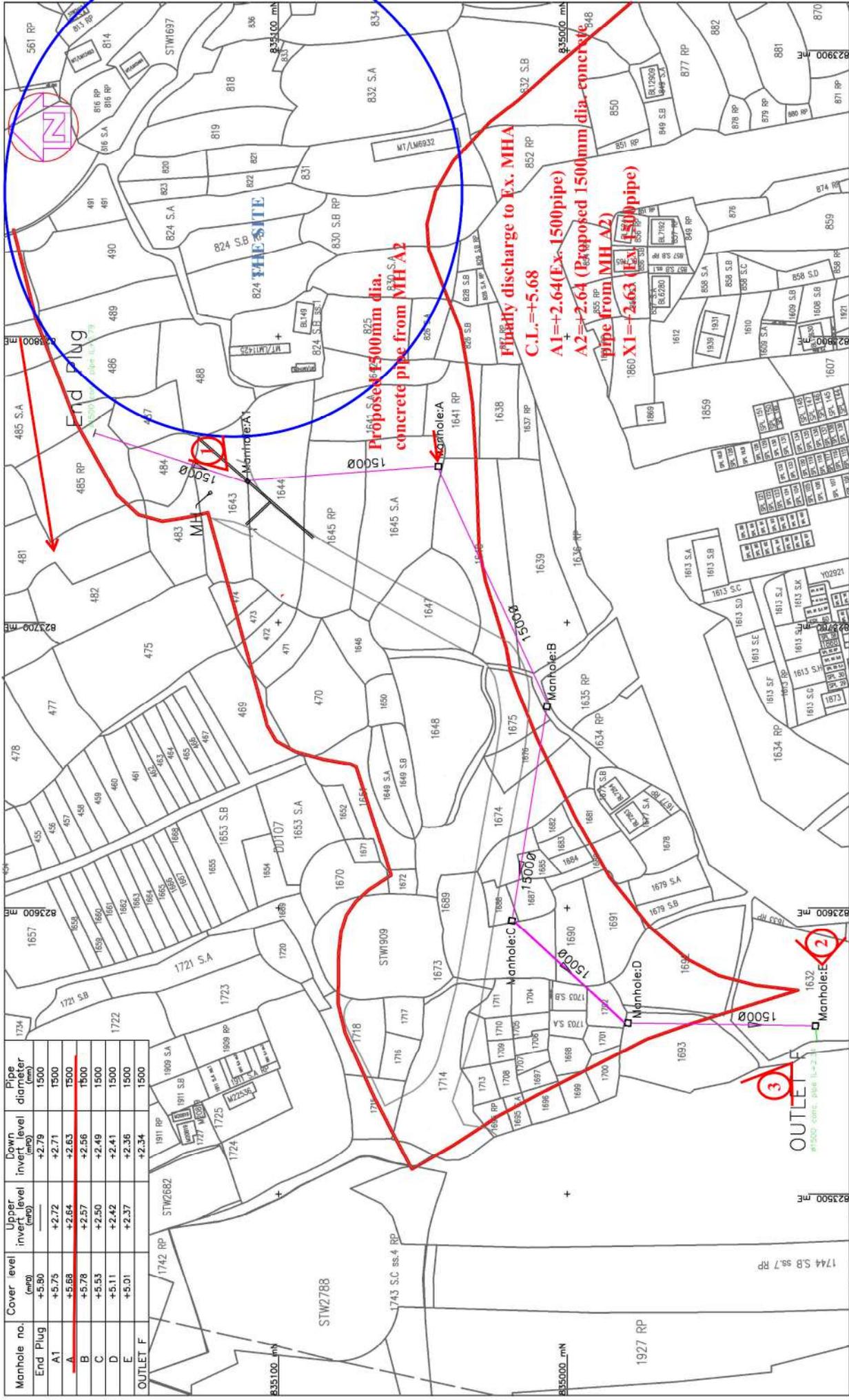


Photo 2 showing the last Manhole MH E



Photo 3 showing the Ultimate Outfall





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


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

Dwg No : BF-20250809 Rev. A Drawn By : LUNG
 Design By : Scale : 1:1250 (A3) Date : 15-Oct-2025

PROJECT: DD107

DRAWING TITLE:

CA 1, Area	= 4113	m ²	(C= 0.95)	L1= 41 m
CA 2, Area	= 4636	m ²	(C= 0.95)	L2= 71 m
CA 3, Area	= 8076	m ²	(C= 0.95)	L3= 32 m
CA 4, Area	= 6652	m ²	(C= 0.95)	L4= 41 m
CA 5, Area	= 8788	m ²	(C= 0.95)	L5= 49 m
CA 6, Area	= 5770	m ²	(C= 0.95)	L6= 45 m
CA 7, Area	= 2092	m ²	(C= 0.95)	L7= 15 m

Calculation of Design Runoff of the Proposed Development.

For the design of drains from start point 1 to CP6, consider Catchment: CA 1

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

A = 4113 m²
= 4113
= 0.004113 km²

t = 0.14465 L1/H^{0.2}A^{0.1}
= 0.14465*41/1^{0.2}*4113^{0.1}
= 2.580 min

i = 1.16^a/(t+b)^c (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)
= 1.16*505.5/(2.58+3.29)^{0.355}
= 312.8 mm/hr

Therefore, Q = 0.278*0.95*312.8*0.004113
= 0.3398 m³/sec
= **20388** lit/min

Provide 525UC (1:150) is OK

For the design of drains from start point 2 to CP9, consider Catchment: CA 2

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

A = 4636 m²
= 4636
= 0.004636 km²

t = 0.14465 L2/H^{0.2}A^{0.1}
= 0.14465*71/1^{0.2}*4636^{0.1}
= 4.415 min

i = 1.16^a/(t+b)^c (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)
= 1.16*505.5/(4.415+3.29)^{0.355}
= 284.0 mm/hr

Therefore, Q = 0.278*0.95*284.0*0.004636
= 0.3478 m³/sec
= **20866** lit/min

Provide 525UC (1:150) / 525 concrete pipe (1:100) is OK

For the design of drains from start point 3 to CP19, consider Catchment: CA 3

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

A = 8076 m²
= 8076
= 0.008076 km²

t = 0.14465 L3/H^{0.2}A^{0.1}
= 0.14465*32/1^{0.2}*8076^{0.1}
= 1.883 min

i = 1.16^a/(t+b)^c (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)
= 1.16*505.5/(1.883+3.29)^{0.355}
= 327.2 mm/hr

Therefore, Q = 0.278*0.95*327.2*0.008076
= 0.6979 m³/sec
= **41873** lit/min

Provide 600UC (1:150) is OK

For the design of drains from start point 3 to CP29, consider Catchment: CA 4

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C i A \\ A &= 6652 \quad \text{m}^2 \\ &= 6652 \\ &= 0.006652 \quad \text{km}^2 \\ t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 41 / 1^{0.2} * 6652^{0.1} \\ &= 2.459 \quad \text{min} \\ i &= 1.16^a / (t+b)^f \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (2.459 + 3.29)^{0.355} \\ &= 315.1 \quad \text{mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 315.1 * 0.006652 \\ &= 0.5537 \quad \text{m}^3/\text{sec} \\ &= \mathbf{33219} \quad \text{lit/min}\end{aligned}$$

Provide 600UC (1:150) is OK

For the design of drains from start point 4 to CP37, consider Catchment: CA 5

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C i A \\ A &= 8788 \quad \text{m}^2 \\ &= 8788 \\ &= 0.008788 \quad \text{km}^2 \\ t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 49 / 1^{0.2} * 8788^{0.1} \\ &= 2.858 \quad \text{min} \\ i &= 1.16^a / (t+b)^f \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (2.858 + 3.29)^{0.355} \\ &= 307.7 \quad \text{mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 307.7 * 0.008788 \\ &= 0.7142 \quad \text{m}^3/\text{sec} \\ &= \mathbf{42853} \quad \text{lit/min}\end{aligned}$$

Provide 600UC (1:150) is OK

For the design of drains from start point 4 to CP44 and start point 5 to CP45, consider Catchment: CA 6

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C i A \\ A &= 5770 \quad \text{m}^2 \\ &= 5770 \\ &= 0.00577 \quad \text{km}^2 \\ t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 45 / 1^{0.2} * 5770^{0.1} \\ &= 2.738 \quad \text{min} \\ i &= 1.16^a / (t+b)^f \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (2.738 + 3.29)^{0.355} \\ &= 309.9 \quad \text{mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 309.9 * 0.005770 \\ &= 0.4722 \quad \text{m}^3/\text{sec} \\ &= \mathbf{28335} \quad \text{lit/min}\end{aligned}$$

Provide 525UC (1:150) is OK

For the design of drains from start point 6 to CP46, consider Catchment: CA 7

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C i A \\ A &= 2092 \quad \text{m}^2 \\ &= 2092 \\ &= 0.002092 \quad \text{km}^2 \\ t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 15 / 1^{0.2} * 2092^{0.1} \\ &= 1.010 \quad \text{min} \\ i &= 1.16^a / (t+b)^f \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (1.010 + 3.29)^{0.355} \\ &= 349.4 \quad \text{mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 349.4 * 0.002092 \\ &= 0.1930 \quad \text{m}^3/\text{sec} \\ &= \mathbf{11582} \quad \text{lit/min}\end{aligned}$$

Provide 375UC (1:150) / 450 concrete pipe (1:150) is OK

450 pipe for CA7

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) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.0066667	hydraulic gradient (1: 150)

Therefore, design V of pipe capacity = 1.91 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 0.243	m ³ /s
= 14574	lit/min
> 11582	lit/min Ok

Check 525mm 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	=	0.525	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient (1: 100)

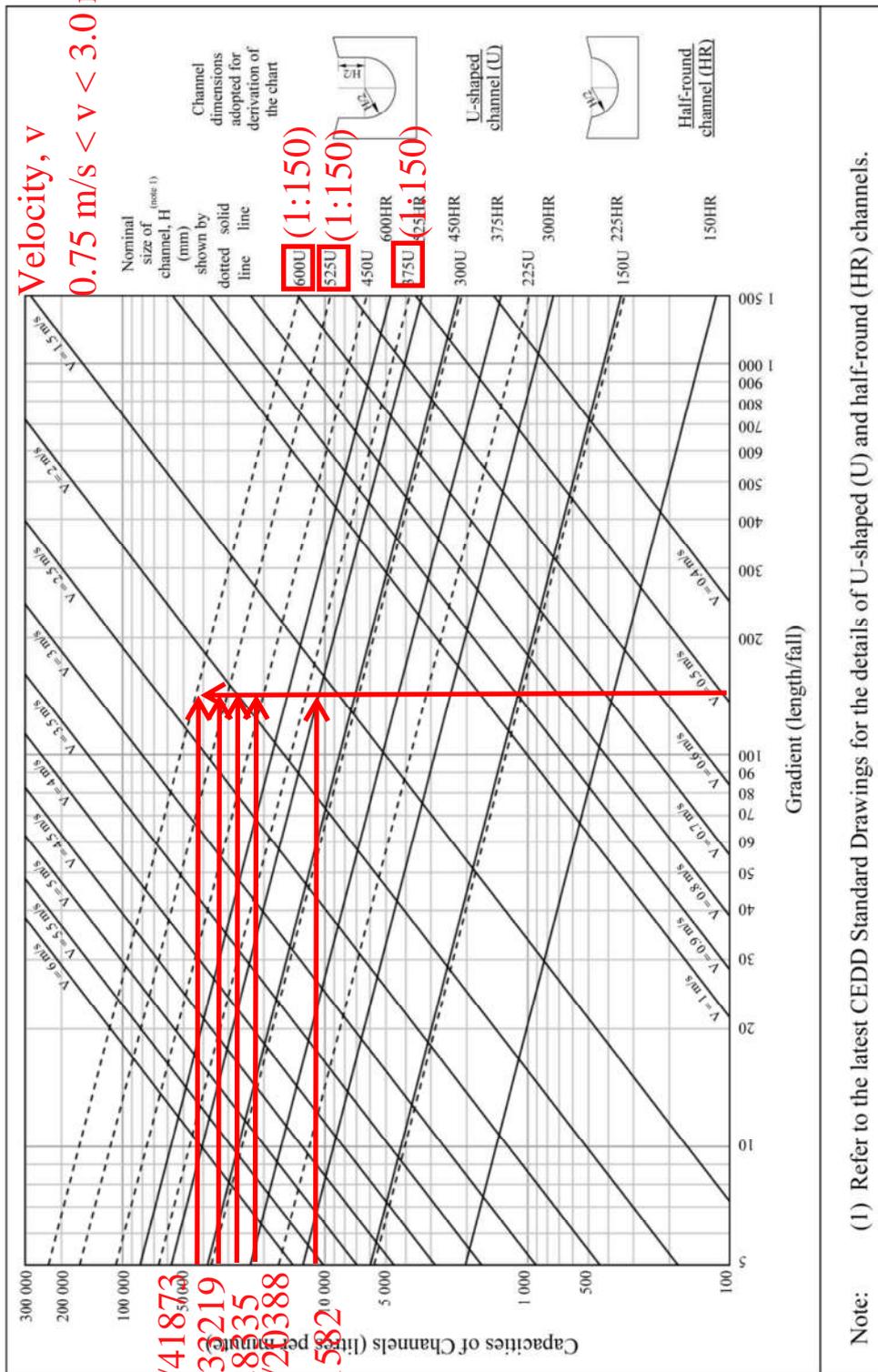
Therefore, design V of pipe capacity = 2.58 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 0.448	m ³ /s
= 26852	lit/min
> 20866	lit/min Ok

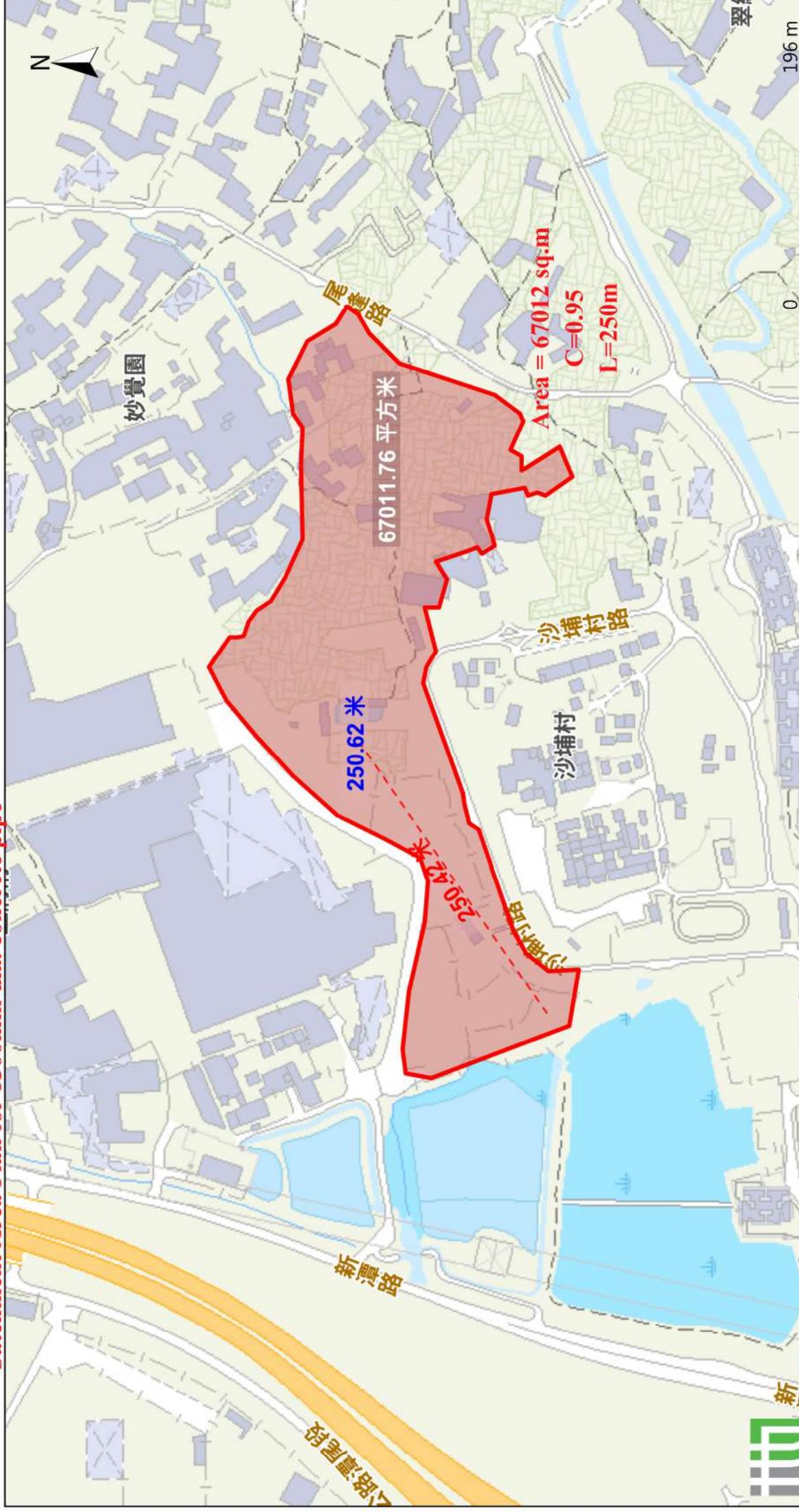
GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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

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



Catchment Area Plan for 1500mm dia. concrete pipe



Check 1500mm 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	=	1.5	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.0036364	hydraulic gradient (1: 275)

Therefore, design V of pipe capacity = 2.93 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 4.147	m ³ /s
= 248814	lit/min
> 237013	lit/min Ok

Outside Catchment Area 1 , Area = 67012 m² (C= 0.95) L1= 250 m

Calculation of Design Runoff of the Proposed Development.

For the design of drains for 1500mm dia. concrete pipe

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

$$\begin{aligned} A &= 67012 \text{ m}^2 \\ &= 67012 \\ &= 0.067012 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L1/H^{0.2} A^{0.1} \\ &= 0.14465 * 49/1^{0.2} * 67012^{0.1} \\ &= 11.903 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16^a / (t+b)^c \\ &= 1.16 * 505.5 / (11.903 + 3.29)^{0.355} \quad \text{(50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)} \\ &= 223.2 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 223.2 * 0.067012 \\ &= 3.9502 \text{ m}^3/\text{sec} \\ &= \mathbf{237013} \text{ lit/min} \end{aligned}$$

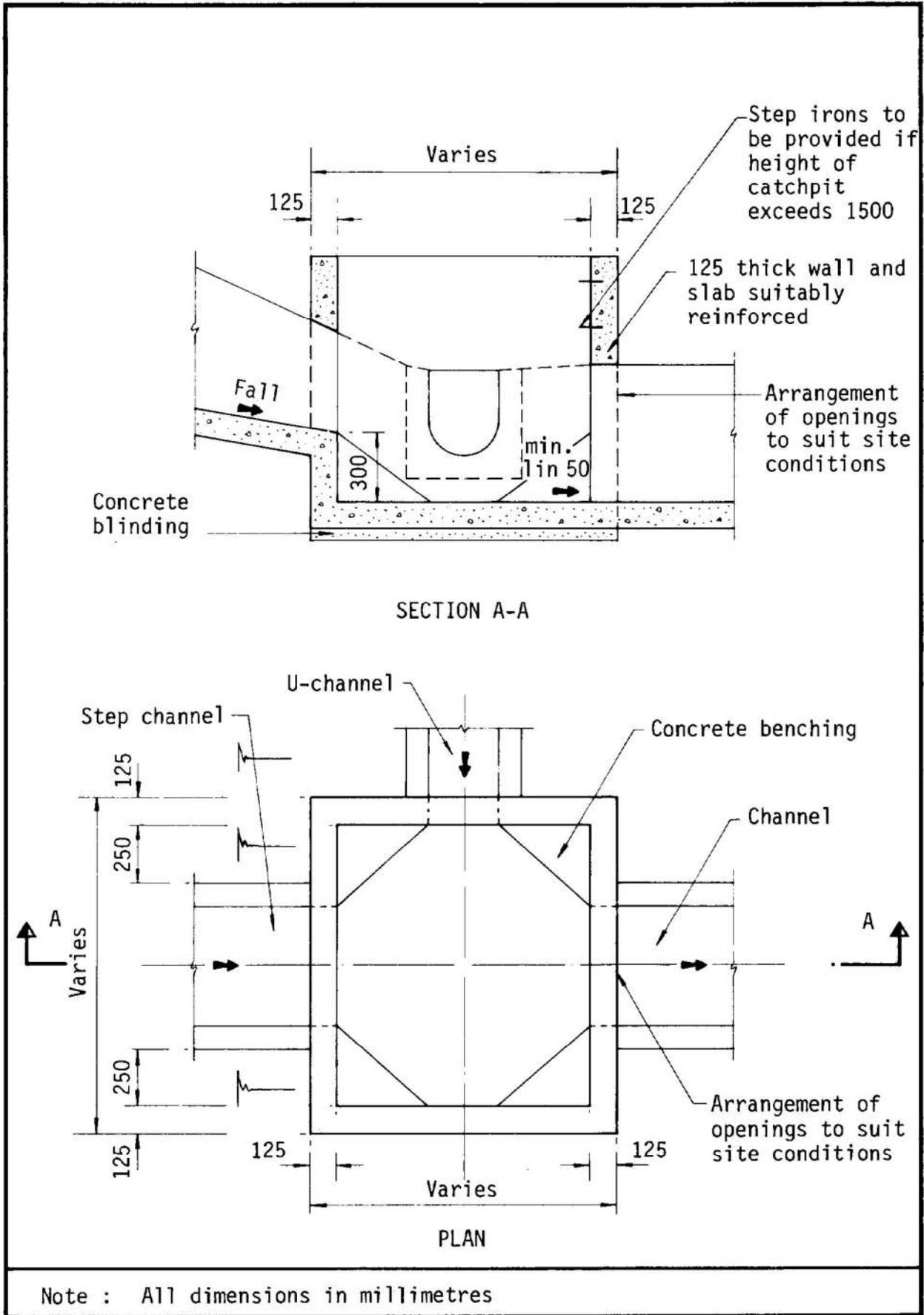
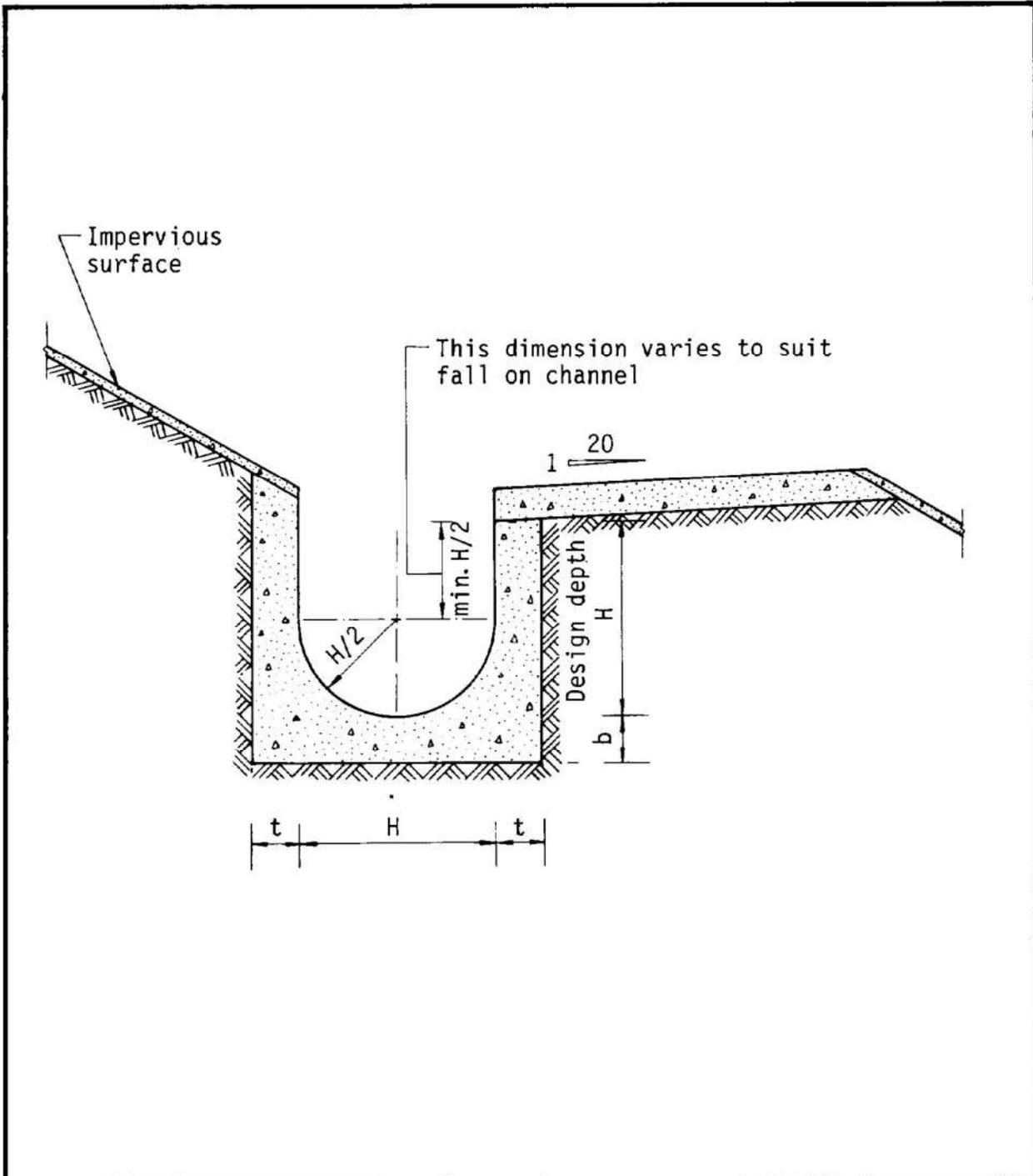


Figure 8.10 - Typical Details of Catchpits



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

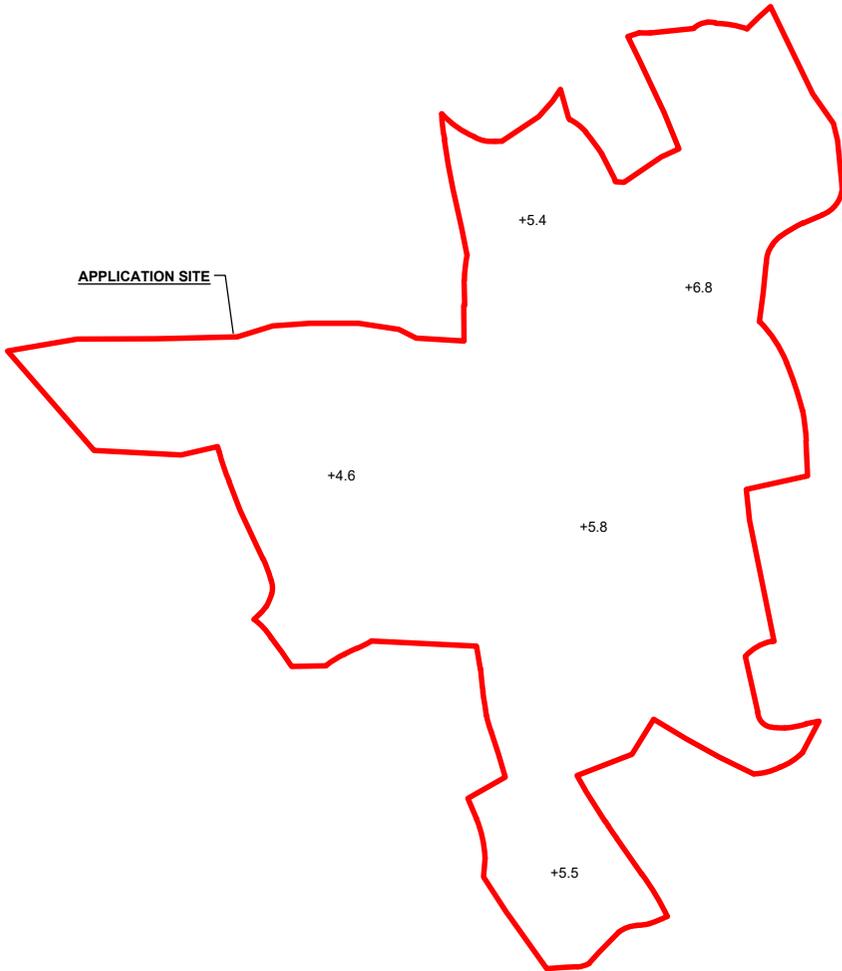
Figure 8.11 - Typical U-channel Details

LIST OF PLANS

Plan 1 Filling of Land

EXISTING CONDITION OF THE APPLICATION SITE

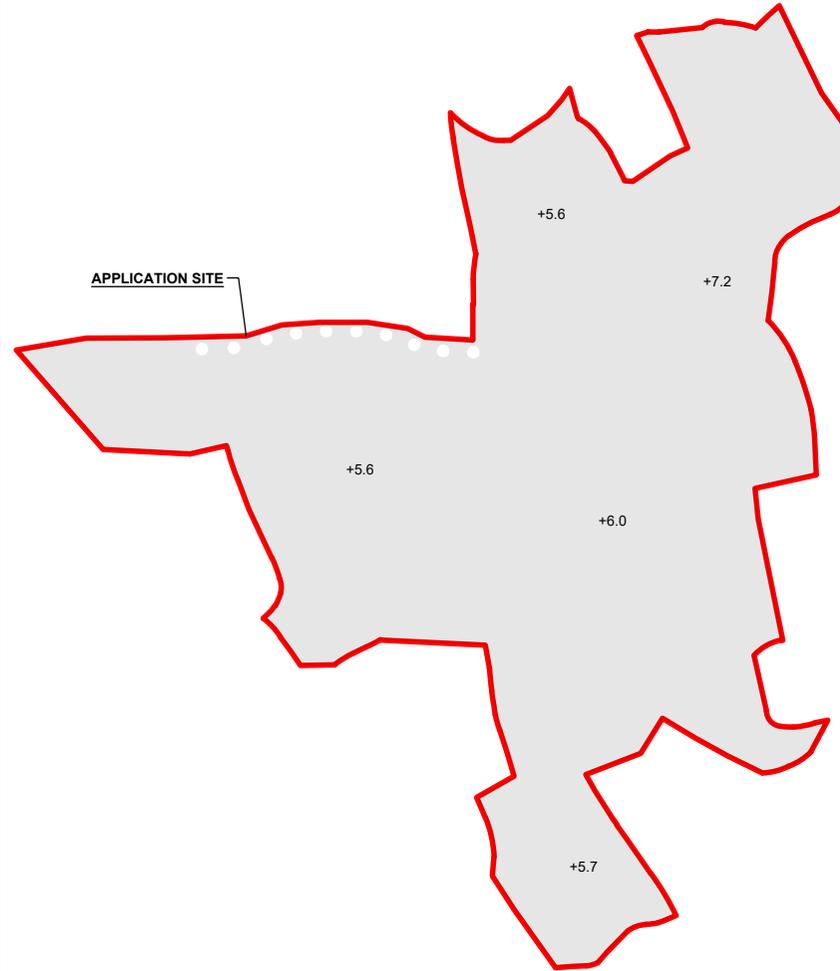
APPLICATION SITE AREA : 12,880 m² (ABOUT)
 EXISTING SOILED AREA : 12,880 m² (ABOUT)
 EXISTING SITE LEVELS : +4.6 mPD TO +6.8 mPD (ABOUT)



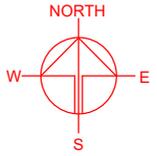
LEGEND
 APPLICATION SITE
 +3.1 SITE LEVEL

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 12,828 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 1 m
 PROPOSED SITE LEVELS : +5.6 mPD TO +7.2 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : OPEN STORAGE AREA AND CIRCULATION AREA



LEGEND
 APPLICATION SITE
 PROPOSED LAND FILLING AREA
 +5.6 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	3.6.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 1	001

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年12月22日星期一 16:33
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1135 - FI to address departmental comments
附件: FI4 for A_YL-KTN_1135 (20251222).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards,

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

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

Our Ref. : DD107 Lot 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

22 December 2025

Dear Sir,

4th Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUING

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Response to Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1135)

(a) The applicant provides clarifications on the current application. Details are as follows:

(i) The Applicant’s Affected Business Premises in Hung Shui Kiu

- Although majority of the site area of the applicant’s affected premises in Hung Shui Kiu has been resumed and reverted to the Government and the remaining area will be resumed by the Government in the near future, the affected business premises in Hung Shui Kiu are still in operation until full clearance of the concerned parcel of land has been carried out by the Government to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area.

(ii) Development Proposal

- Revised layout plan of the application site (the Site) is provided (**Plan 1**).
- 2.5 m high solid metal wall will be erected along the site boundary of S.16 planning applications Nos. A/YL-KTN/1135 and A/YL-KTN/1136 to minimize nuisance to the surrounding areas. The boundary wall will be installed by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.
- No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- The Site is located immediately southeast of the application site of the S.16 planning application No. A/YL-KTN/1136, which was also submitted by the same applicant as the current application. The applicant will liaise with the relevant lot owner(s) and obtain consent regarding the right of way passing through the application site of A/YL-KTN/1136.

(iii) Drainage Aspect

- Replacement pages of the revised drainage proposal are provided (**Annex I**). The following amendments have been made:
 1. Drawing D02: The proposed works for Lot 841 has been described.
 2. Drawing D03: All the cover level & invert level of the existing and proposed catchpits have been indicated. The existing ground level of the surrounding area and the site is indicated. The section marks and

proposed formation level have been indicated. The existing 450UC surrounding Lot 841 is indicated. The proposed 300mm dia. concrete pipe to collect the runoff from Lot841 has been added.

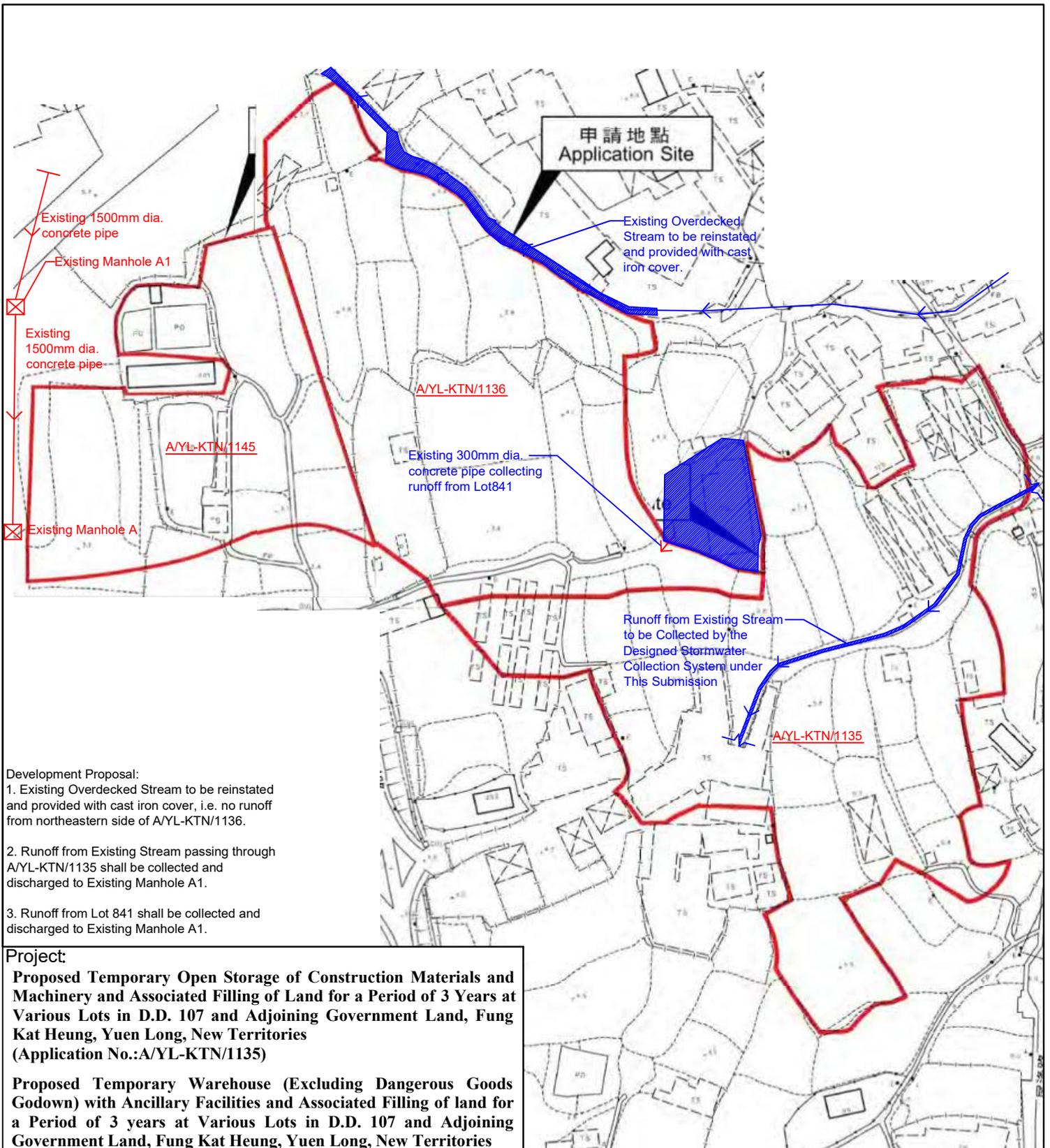
3. Drawing D05: Section A-A is revised to indicate that there is no works in Lot 841.
4. Two pages of calculation for checking the proposed 300mm dia. concrete pipe to collect the runoff from Lot 841.

(iv) Landscape Aspect

- Replacement pages of the revised tree survey and landscape proposal are provided (**Annexes II and III**).
- Tree No. T8 is identified as *Morus alba*. The tree survey schedule and landscape proposal are revised accordingly.

Annex I

Replacement Pages of Drainage Proposal



Development Proposal:

1. Existing Overdecked Stream to be reinstated and provided with cast iron cover, i.e. no runoff from northeastern side of A/YL-KTN/1136.
2. Runoff from Existing Stream passing through A/YL-KTN/1135 shall be collected and discharged to Existing Manhole A1.
3. Runoff from Lot 841 shall be collected and discharged to Existing Manhole A1.

Project:

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

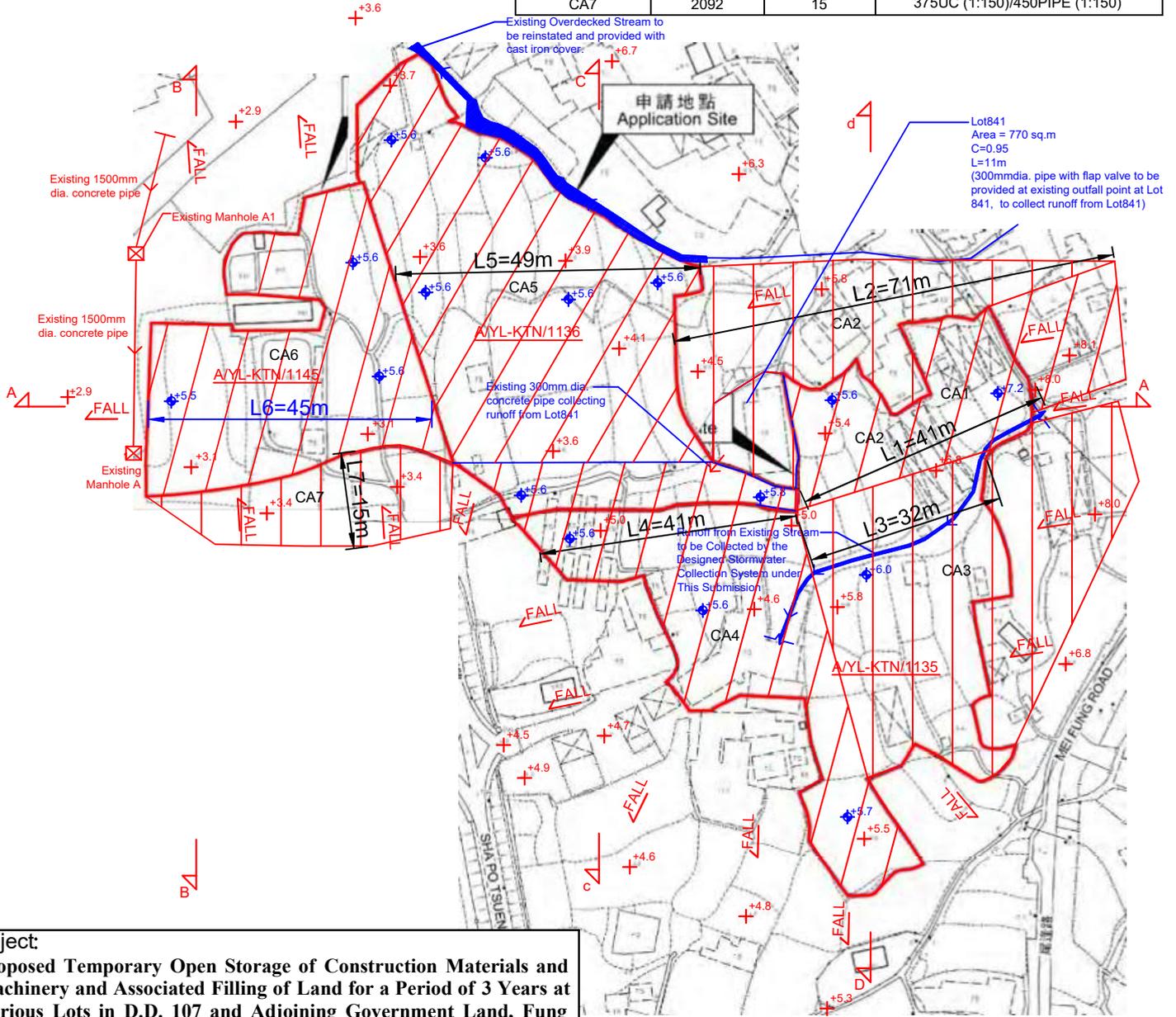
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:		D01	
Drainage Proposal - LAYOUT			
Drawn by:	DM	Date:	19-12-2025
Check by:	DM	Scale:	----

Catchment Area Summary Table

Catchment Area	Area (sq.m)	L(m)	Design Drains
CA1	4113	41	525UC (1:150)
CA2	4636	71	525UC (1:150)/525PIPE (1:100)
CA3	8076	32	600UC (1:150)
CA4	6652	41	600UC (1:150)
CA5	8788	49	600UC (1:150)
CA6	5770	45	525UC (1:150)
CA7	2092	15	375UC (1:150)/450PIPE (1:150)

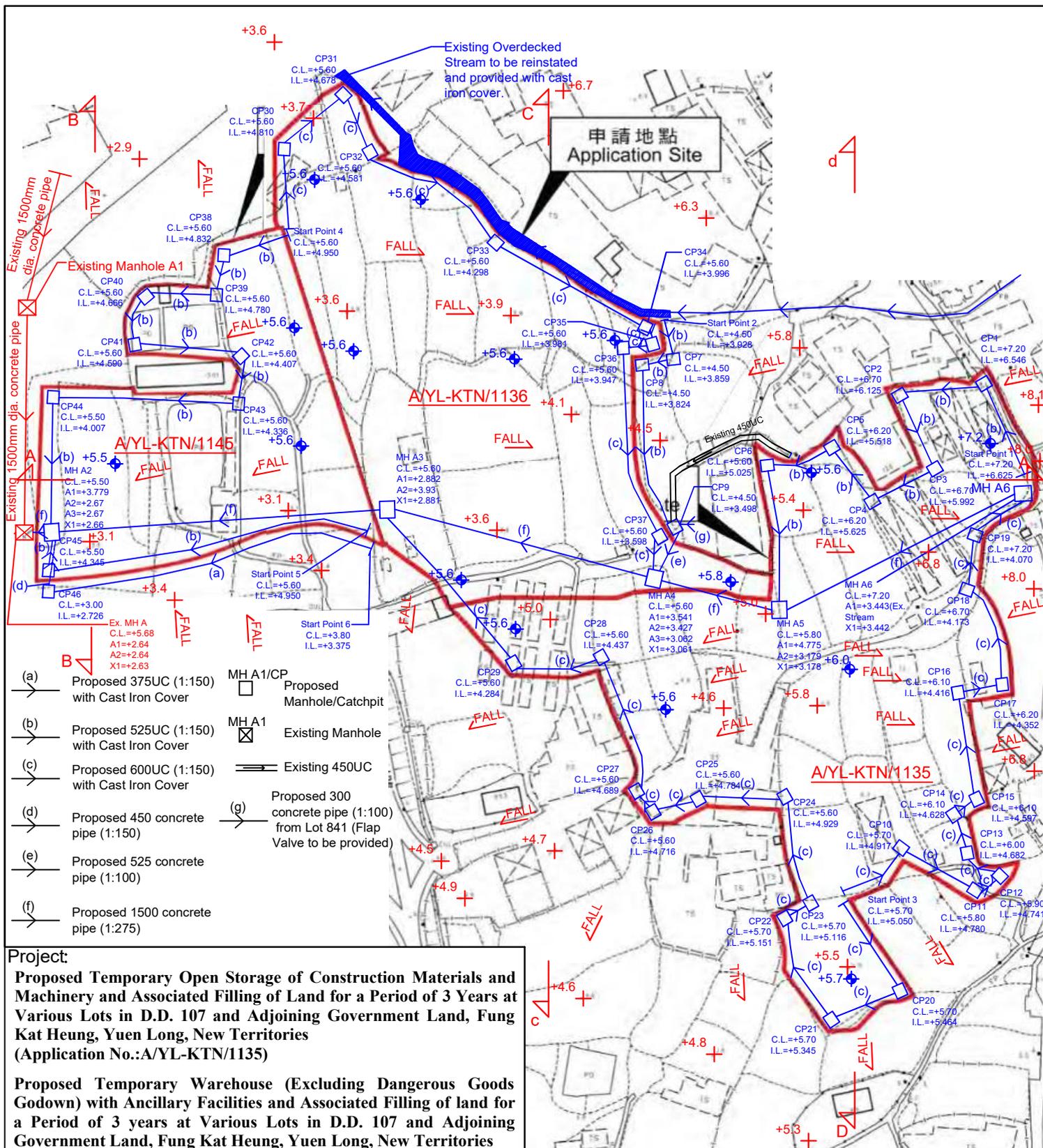


Project:
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)
Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:		Drainage Proposal CATCHMENT AREA PLAN	D02
Drawn by:		DM	Date: 19-12-2025
Check by:		DM	Scale: ----



- (a) Proposed 375UC (1:150) with Cast Iron Cover
- (b) Proposed 525UC (1:150) with Cast Iron Cover
- (c) Proposed 600UC (1:150) with Cast Iron Cover
- (d) Proposed 450 concrete pipe (1:150)
- (e) Proposed 525 concrete pipe (1:100)
- (f) Proposed 1500 concrete pipe (1:275)

- MHA1/CP Proposed Manhole/Catchpit
- MHA1 Existing Manhole
- Existing 450UC
- Proposed 300 concrete pipe (1:100) from Lot 841 (Flap Valve to be provided)

Project:
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY

Title:		Drainage Proposal - LAYOUT	D03
Drawn by:	DM	Date:	19-12-2025
Check by:	DM	Scale:	----

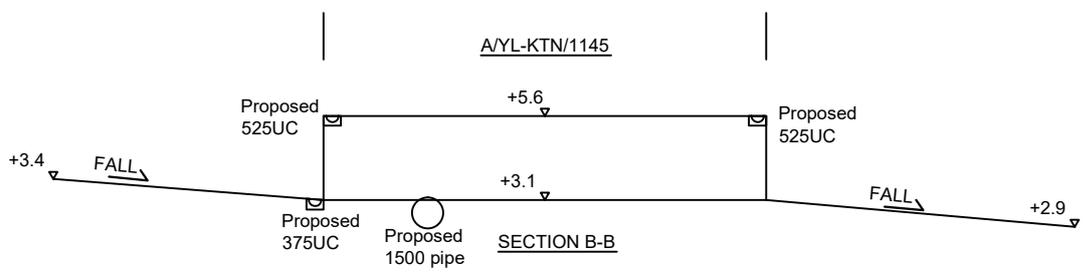
Start Point			Catchpit Schedule		
Start Point	C.L.	I.L.	Catchpit Number	C.L.	I.L.
Start Point 1	+7.20	+6.625	CP1	+7.20	+6.546
Start Point 2	+4.50	+3.925	CP2	+6.70	+6.125
Start Point 3	+5.70	+5.050	CP3	+6.70	+5.992
Start Point 4	+5.60	+4.950	CP4	+6.20	+5.625
Start Point 5	+5.60	+4.950	CP5	+6.20	+5.518
Start Point 6	+3.80	+3.375	CP6	+5.60	+5.025
			CP7	+4.50	+3.859
			CP8	+4.50	+3.824
			CP9	+4.50	+3.498
			CP10	+5.70	+4.917
			CP11	+5.80	+4.780
			CP12	+5.90	+4.741
			CP13	+6.00	+4.682
			CP14	+6.10	+4.628
			CP15	+6.10	+4.597
			CP16	+6.10	+4.416
			CP17	+6.20	+4.352
			CP18	+6.70	+4.173
			CP19	+7.20	+4.070
			CP20	+5.70	+5.464
			CP21	+5.70	+5.345
			CP22	+5.70	+5.151
			CP23	+5.70	+5.116
			CP24	+5.60	+4.929
			CP25	+5.60	+4.784
			CP26	+5.60	+4.716
			CP27	+5.60	+4.689
			CP28	+5.60	+4.437
			CP29	+5.60	+4.284
			CP30	+5.60	+4.810
			CP31	+5.60	+4.678
			CP32	+5.60	+4.581
			CP33	+5.60	+4.298
			CP34	+5.60	+3.996
			CP35	+5.60	+3.981
			CP36	+5.60	+3.947
			CP37	+5.60	+3.598
			CP38	+5.60	+4.832
			CP39	+5.60	+4.780
			CP40	+5.60	+4.666
			CP41	+5.60	+4.590
			CP42	+5.60	+4.407
			CP43	+5.60	+4.336
			CP44	+5.50	+4.007
			CP45	+5.50	+4.345
			CP46	+3.00	+2.726

Manhole Schedule		
Manhole	C.L.	I.L.
Ex.MH A	+5.68	A1=+2.64, A2=+2.64, X1=+2.63
MH A2	+5.50	A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66
MH A3	+5.60	A1=+2.882, A2=+3.93, X1=+2.881
MH A4	+5.60	A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061
MH A5	+5.80	A1=+4.775, A2=+3.179, X1=+3.178
MH A6	+7.20	A1=+3.443 (Ex. Stream), X1=+3.442

Project: Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136) Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)	Title: Drainage Proposal Manhole and Catchpit Schedule D04
正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY	Drawn by: DM Date: 19-12-2025
	Check by: DM Scale: ----



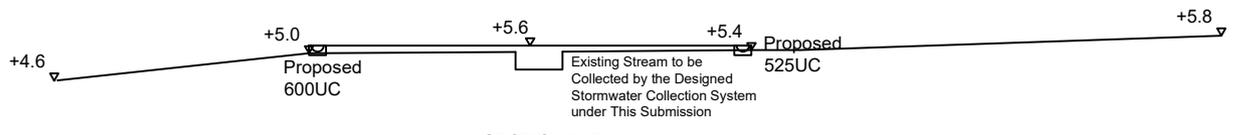
SECTION A-A



SECTION B-B

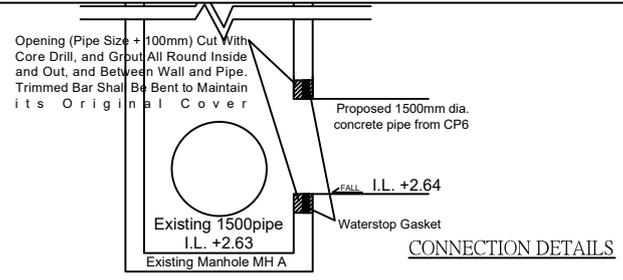


SECTION C-C



SECTION D-D

Project:
Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)
Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)



CONNECTION DETAILS

Title:		D05	
Drainage Proposal - Section			
Drawn by:	DM	Date:	19-12-2025
Check by:	DM	Scale:	----

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Lot 841, Area	= 770	m ²	(C= 0.95)	L= 11 m
Calculation of Design Runoff of the Proposed Development.				
For the design of drains for 1500mm dia. concrete pipe				
	ΣQ	= $\Sigma 0.278 C i A$		
	A	= 770	m ²	
		= 770		
		= 0.00077	km ²	
	t	= $0.14465 L / H^{0.2} A^{0.1}$		
		= $0.14465 * 11 / 1^{0.2} * 770^{0.1}$		
		= 0.819	min	
	i	= $1.16^a a / (t+b)^c$		(50 yrs return period, Table 3a, Corrigendum 2024,
		= $1.16^* 505.5 / (0.819 + 3.29)^{0.555}$		SDM) and (16% increase due to climate change)
		= 355.1	mm/hr	
Therefore,	Q	= $0.278 * 0.95 * 355.1 * 0.00077$		
		= 0.0722	m ³ /sec	
		= 4332	lit/min	

Check 300mm 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	=	0.3	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient (1: 100)

Therefore, design V of pipe capacity = 1.82 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 0.103	m ³ /s
= 6187	lit/min
> 4332	lit/min Ok

Annex II

Replacement Pages of Tree Survey

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots In D.D. 107 And Adjoining Government Land, Kam Tin, Yuen Long, New Territories
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 2 October 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Melia azedarach</i>	楝(苦楝)	12.0	1000	10.0	Low	Poor	Poor	Poor	Low	decay at trunk with exposed deadwood, broken trunk and branch, climber, hanger
T2	<i>Clausena lansium</i>	黃皮	7.0	180	6.0	Low	Fair	Fair	Fair	Low	co-dominant trunks
T3	<i>Ficus hispida</i>	對葉榕(牛乳樹)	2.0	95	3.0	Low	Poor	Dead	Poor	Low	co-dominant trunks, wound on trunk
T4	<i>Ficus lyrata</i>	大琴葉榕	5.0	130	3.0	Low	Fair	Fair	Poor	Low	multi-trunks
T5	<i>Callistemon viminalis</i>	串錢柳	4.0	95	3.0	Low	Poor	Fair	Poor	Low	leaning
T6	<i>Psidium guajava</i>	番石榴	8.0	210	6.0	Low	Fair	Poor	Poor	Low	multi-trunks
T7	<i>Clausena lansium</i>	黃皮	7.0	220	5.0	Low	Poor	Fair	Poor	Low	multi-trunks
T8	<i>Morus alba</i>	桑	10.0	340	9.0	Low	Poor	Fair	Poor	Low	trunk conflict with structure, restricted root
T9	<i>Ficus hispida</i>	對葉榕(牛乳樹)	6.0	120	5.0	Low	Poor	Fair	Poor	Low	wound on trunk
T10	<i>Dimocarpus longan</i>	龍眼	13.0	520	12.0	Low	Fair	Fair	Poor	Low	dead branch with fungal fruiting bodies
T11	<i>Psidium guajava</i>	番石榴	7.0	250	6.0	Low	Poor	Fair	Poor	Low	co-dominant trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Photo Records



T7 (Overview)



T7 Multi-trunks



T8 (Overview)



T8 Restricted root

Photo Records



T8 Trunk conflict with structure



T9 (Overview)



T9 Wound on trunk

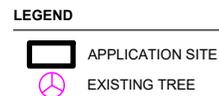
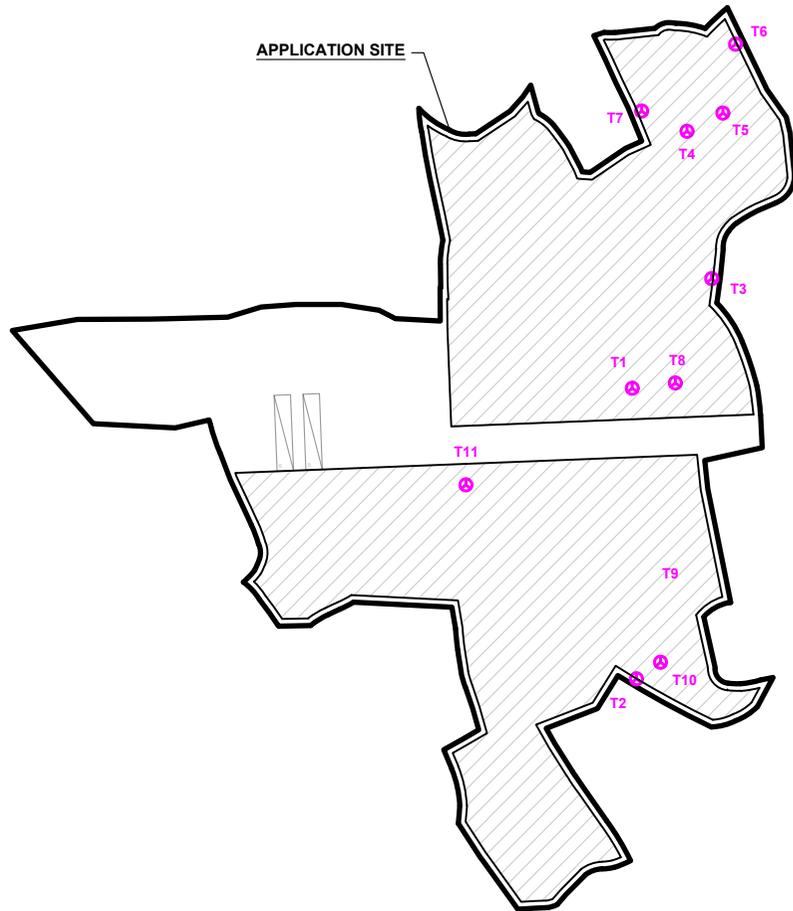


T10 (Overview)

Annex III
Revised Landscape Proposal

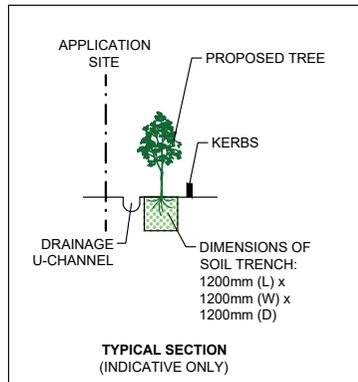
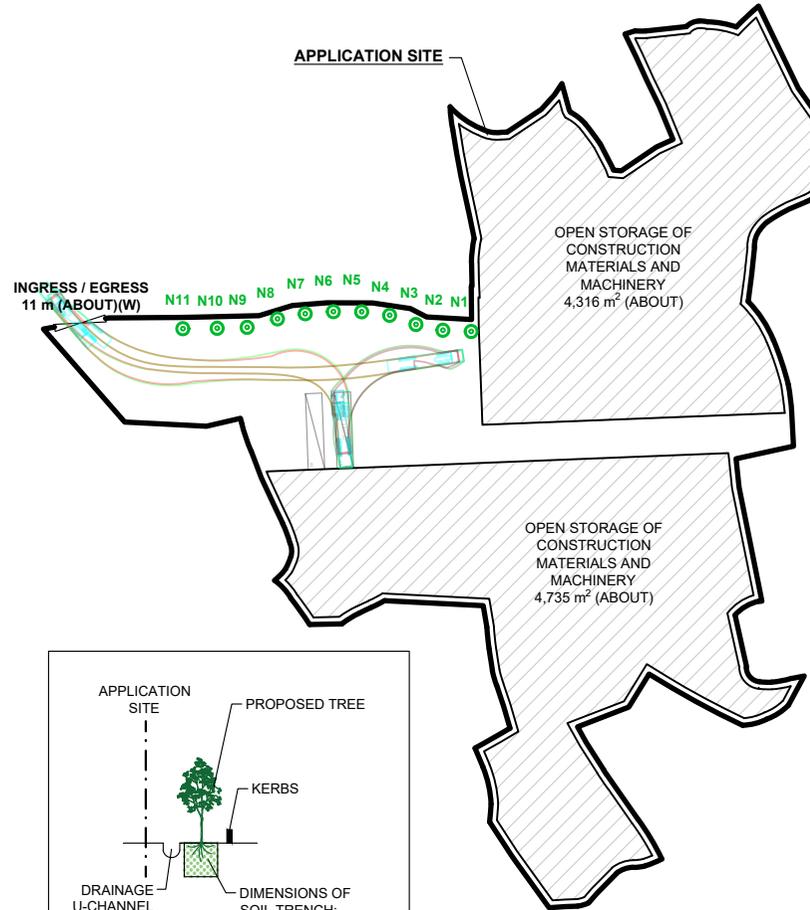
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 NO. OF EXISTING TREES : 11 (T1 TO T11)
 SPECIES OF TREE :
 : MELIA AZEDARACH (T1)
 : CLAUSENA LANSIUM (T2, T7)
 : FICUS HISPIDA (T3, T9)
 : FICUS LYRATA (T4)
 : CALLISTEMON VIMINALIS (T5)
 : PSIDIUM GUAJAVA (T6, T11)
 : MORUS ALBA (T8)
 : DIMOCARPUS LONGAN (T10)
 NO. OF TREES TO BE FELLED : 11 (T1 TO T11)

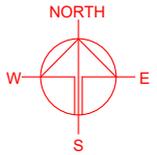
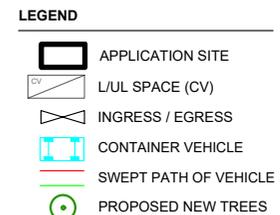


LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 12,880 m² (ABOUT)
 NO. OF NEW TREES WILL BE PLANTED : 11 (N1 TO N11)
 SPECIES OF NEW TREES : POLYSPORA AXILLARIS
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 6 m
 DIMENSION OF SOIL TRENCH : 1.2 m (L) X 1.2 m (W) X 1.2 m (D)



- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY LT	DATE 9.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO. ANNEX III	VER. 001
----------------------	-------------

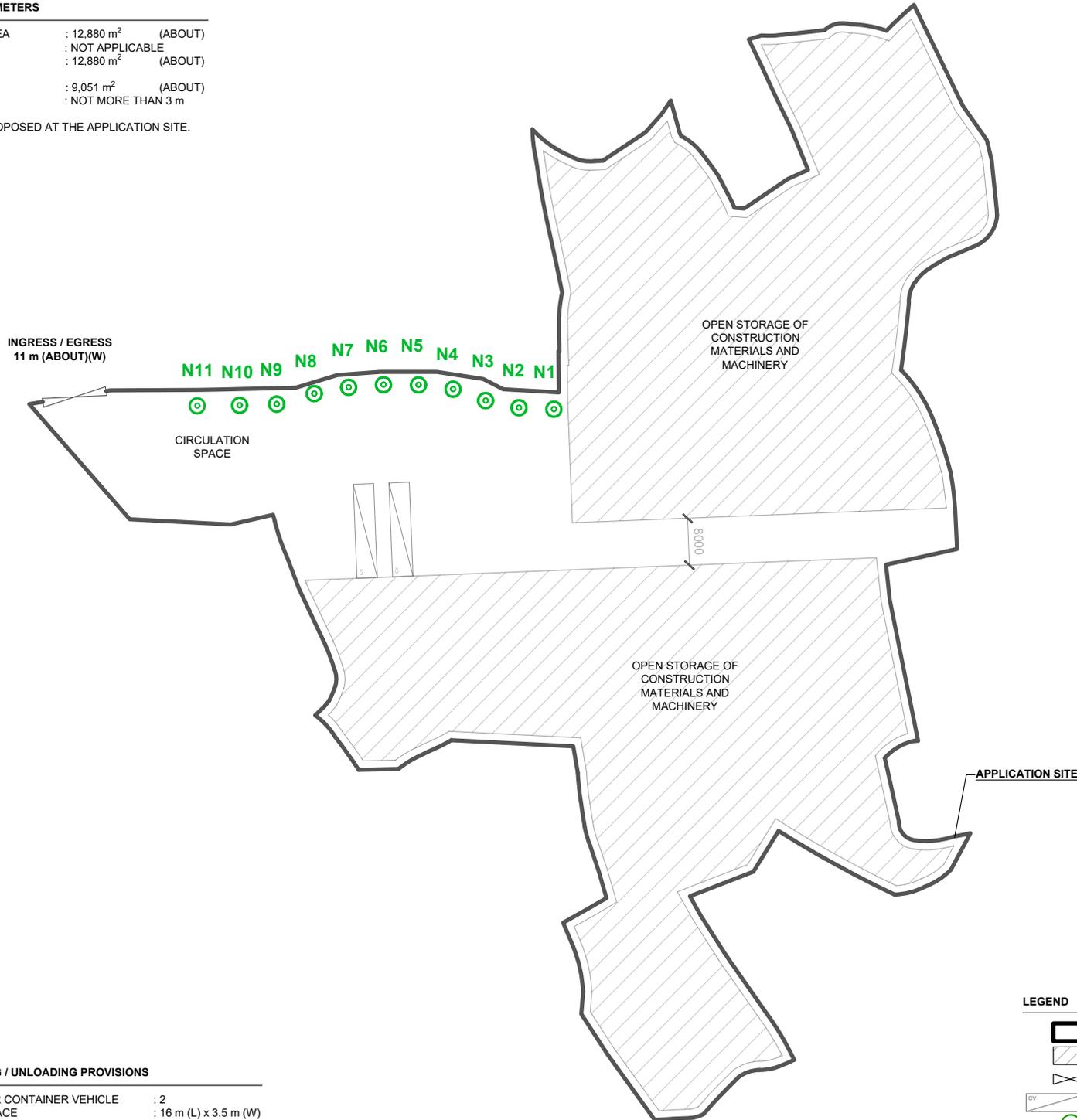
REVISED PLAN

Plan 1 Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 12,880 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 12,880 m² (ABOUT)
 OPEN STORAGE AREA : 9,051 m² (ABOUT)
 HEIGHT OF STACKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 2
 DIMENSION OF L/UL SPACE : 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	LOADING / UNLOADING SPACE (CV)
	PROPOSED NEW TREES

NORTH

 SOUTH

PLANNING CONSULTANT

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY MN	DATE 3.6.2025
REVISED BY LT	DATE 17.12.2025
APPROVED BY	DATE

DWG. TITLE
 LAYOUT PLAN

DWG NO. PLAN 1	VER. 001
-------------------	-------------

寄件者: Louis Tse [REDACTED]
寄件日期: 2026年01月02日星期五 16:06
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1135 - Further Information
附件: FI5 for A_YL-KTN_1136 (20260102).pdf
類別: Internet Email

Dear Sir,

We write to submit Further Information to provide justifications to support the subject application (*attached*).

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]



盈卓
規劃
有限公司

Our Ref. : DD107 Lot 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

2 January 2025

Dear Sir,

5th Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUING

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Response to Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1135)

(a) The applicant provides clarifications in response to the public comments. Details are as follows:

(i) Landscape Aspect

- The tree survey conducted on 2.10.2025 indicates the condition of the surveyed trees was based on the ‘*Nature Conservation Practice Note No.2 – Measurement on Diameter at Breast Height (DBH)*’ issued by the Agriculture, Fisheries and Conservation Department, which defines a tree as a plant with a trunk diameter measures 95 mm or more at a height of 1.3m above the ground level. In view of this, a total of 11 trees were recorded on the submitted tree survey report.

寄件者: Louis Tse [REDACTED]
寄件日期: 2026年01月07日星期三 10:19
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1135 - Further Information
附件: FI6 for A_YL-KTN_1135 (20260107).pdf
類別: Internet Email

Dear Sir,

We write to submit Further Information to address departmental comments of the subject application (*attached*).

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

Kind Regards,

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

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

[REDACTED]



盈卓
規劃
有限公司

Our Ref. : DD107 Lot 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

7 January 2025

Dear Sir,

6th Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUING

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Response to Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1135)

(a) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Northern Metropolis Co-ordination Office, Development Bureau (Contact Person: Mr. Terence SIT; Tel: 3915 4252)		
(a)	The applicant shall advise the operating period of the affected business operation at the original premises in HSK/HT NDA and provide relevant documentary proof (e.g. tenancy agreement).	The signed tenancy agreements are provided by the applicant in support of the application (Annex I).

Annex I
Tenancy Agreement

土地短期使用合約

租約編號: YF1(1)

出租方：三科有限公司 [REDACTED] (以下簡稱甲方)
地址：[REDACTED]
電話： [REDACTED] 手機： [REDACTED] 傳真： [REDACTED]
公司註冊號： [REDACTED]

承租方：溢峰(香港)有限公司 [REDACTED] (以下簡稱乙方)
地址： [REDACTED]
電話： [REDACTED] 手機： [REDACTED] 傳真： [REDACTED]
商業登記證號碼： [REDACTED]

甲乙雙方經協商，同意下列地段使用事項訂立本合約，以便雙方共同遵守。

一、 使用場地及地點

元朗廈村屏廈路 DD124 LOT249 及 251 等等地段思信貨櫃有限公司 B場內的位置。在地上塗油劃綫為使用界(使用面積 45,000平方呎)，並用貨櫃中位線作圍欄。(見附圖)作儲存汽車用途。

二、 使用期

使用期兩個半月，由 2018年 4月 16日至 2018年 6月 30日止，但以規劃署批准為先決期限。依規劃署所批准。

三、 使用費

每月使用費 [REDACTED] (包含差餉及地租)，每月上期繳交，使用費存入三科有限公司 [REDACTED]，不得拖欠，按金不能作使用費墊付。

四、 使用條件:

- (1) 乙方不得違反政府法律使用該地。
- (2) 如政府徵收該地，此約作廢，乙方須依時交還該地。
- (3) 不可以懸掛招牌。
- (4) 甲方概不負責乙方所存財物及員工，一切保險，如:盜竊、風災、火險、水險及第三者保險，等等。一切保險概由乙方自行負責。

歐



備註欄:1:甲方提供水電乙方付費。 2:大門24小時打開。

[Redacted]

5: 乙方可分租給自己客戶放置車輛

本合約一式兩份，甲乙雙方簽署後各執一份為據。按金要全數收妥後方為有效。

甲方簽署：

見証人：

乙方簽署：

歐宜材


公司名稱：三科有限公司

[Redacted]

日期：2018年4月11日



姓名：許華夏

經紀牌照號碼：[Redacted]

日期：2018年4月11日



公司名稱：溢峰(香港)有限公司

姓名：

日期：2018年4月11日

[Redacted]

土地租用合約

租約編號: YF1(2)

出租方：三科有限公司 [REDACTED] (以下簡稱甲方)
地址：[REDACTED]
電話：[REDACTED] 手機：[REDACTED] 傳真：[REDACTED]
公司註冊號：[REDACTED]

承租方：溢峰(香港)有限公司 [REDACTED] (以下簡稱乙方)
地址：[REDACTED]
電話：[REDACTED] 手機：[REDACTED] 傳真：[REDACTED]
商業登記證號碼：[REDACTED]

甲乙雙方經協商，同意下列地段使用事項訂立本合約，以使雙方共同遵守。

一、 使用場地及地點

元朗廈村屏廈路 DD124 LOT249 及 251 等等地段思信貨櫃有限公司 B場內的位置。在地上塗油劃綫或租客自行建造8尺高圍板為使用界(使用面積 140,000平方呎)，並用貨櫃中位綫作圍欄。(見附圖)作儲存汽車用途。

二、 使用期

使用期 3年，由 2018年 7月 1日至 2021年 6月 30日止，但以規劃署批准為先決期限。依規劃署所批准。

三、 使用費

每月使用費 [REDACTED] (包含差餉及地租)，每月上期繳交，使用費存入三科有限公司 [REDACTED]，不得拖欠，按金不能作使用費墊付。

四、 按金

[REDACTED]，無息存放，不作任何用途。倘若使用權期滿，雙方不再續約，或本合約因任何理由終止，乙方須清理土地一切雜物，完整交吉給甲方後，甲於 7 天內退還按金。

五、 使用條件:

- (1) 乙方不得違反政府法律使用該地。
- (2) 如政府徵收該地，此約作廢，乙方須依時交還該地。
- (3) 不可以懸掛招牌。
- (4) 甲方概不負責乙方所存財物及員工，一切保險，如:盜竊、風災、火險、水險及第三者保險，等等。一切保險概由乙方自行負責。

備註欄:1: 甲方提供水電乙方付費。 2: 大門24小時打開。

3: 甲方給乙方15天免租期做坑板圍身。4: 乙方會於大門放置一個保安亭。

5: 於簽合約時繳交一個月訂金。6: 於造圍板時交租金2個月。

7: 呎吋為實量實度。 8: 於7月1日交場前一個星期交按金。 9: 乙方可分租給自己客戶放置車輛

本合約一式兩份，甲乙雙方簽署後各執一份為據。按金要全數收妥後方為有效。

甲方簽署：

見証人：

乙方簽署：




公司名稱：三科有限公司

日期：2018年4月11日



姓名：許華夏

經紀牌照號碼：[REDACTED]

日期：2018年4月11日




公司名稱：溢峰(香港)有限公司

姓名：

日期：2018年4月11日

土地使用合約

編號: YF1(3)

許可方： 三科有限公司 [REDACTED] (以下簡稱甲方)

公司註冊號： [REDACTED]

使用方： 溢峰(香港)有限公司 [REDACTED] (以下簡稱乙方)

商業登記證號碼 [REDACTED]

甲乙双方經協商，同意下列地段使用事項訂立本合約，以便雙方共同遵守。

一、使用場地及地點

元朗廈村屏廈路 DD124 LOT249 及 251 等等地段思信貸櫃有限公司 B 場內的位置。租客自行建造 8 呎高圍板為使用界(使用面積 140,000 平方呎)，(見附圖)作儲存汽車用途。

二、使用期

使用期 3 年，由 2021 年 7 月 1 日至 2024 年 6 月 30 日止，但以規劃署批准為先決期限，並依規劃署所批准期限為準。

三、使用費

[REDACTED] (包含差餉及地租)，每月上期繳交，使用費存入三科有限公司 [REDACTED]，不得拖欠，按金不能作使用費墊付。

四、按金

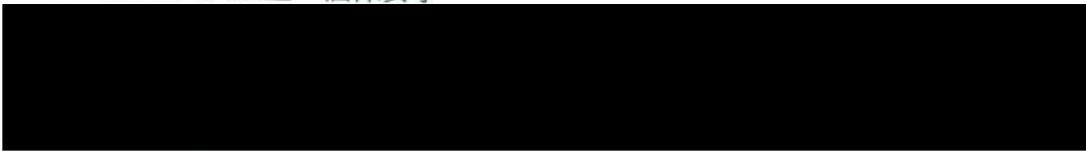
[REDACTED] 無息存放，不作任何用途。倘若使用權期滿，雙方不再續約，或本合約因任何理由終止，乙方須清理土地一切雜物，完整交吉給甲方後，甲方於 7 天內退還按金。



五、 使用條件:

- (1) 乙方不得違反政府法律使用該地。
- (2) 如政府徵收該地, 此約作廢, 乙方須依時交還該地。
- (3) 不可以懸掛招牌。
- (4) 甲方概不負責乙方所存財物及員工, 一切保險, 如:盜竊、風災、火險、水險及第三者保險, 等等。一切保險概由乙方自行負責。

備註欄: 1. 甲方提供水電乙方付費。 2. 大門 24 小時打開。
3. 乙方會於大門放置一個保安亭。



5. 乙方可分別給自己客戶放置車輛。

本合約一式兩份, 甲乙雙方簽署後各執一份為據。按金要全數收妥後方為有效。

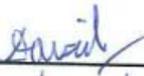
甲方簽署:

見証人:

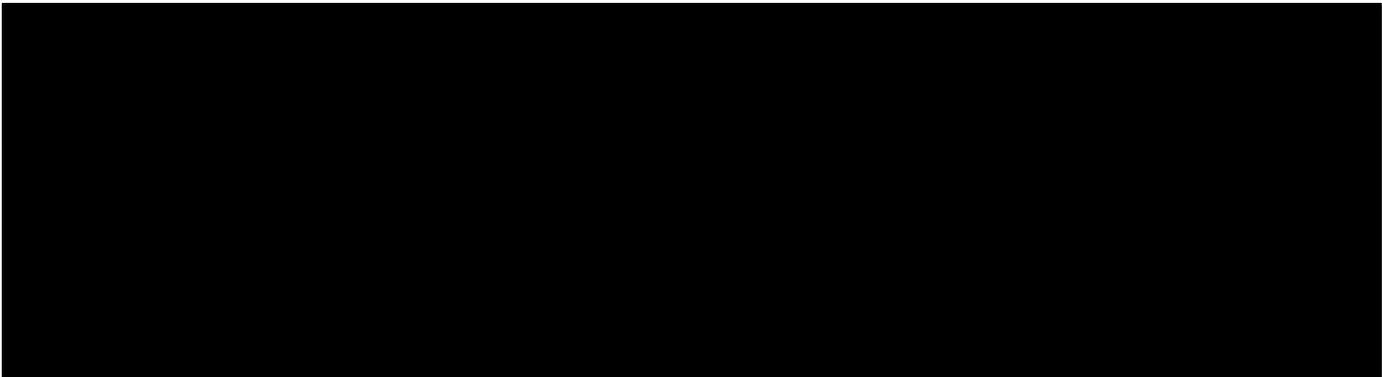
乙方簽署:


公司名稱: 三科有限公司
[Redacted]
日期: 2021 年 6 月 4 日




姓名: *Chan Chun Hung*
身份証號碼: [Redacted]
日期: 2021 年 6 月 4 日


公司名稱: 溢峰(香港)有限公司
[Redacted]
日期: 2021 年 月 日



土地使用合約

編號: YF1(4)

許可方: 三科有限公司 [REDACTED] (以下簡稱甲方)
地址: [REDACTED]
電話: [REDACTED]
公司註冊號: [REDACTED]

使用方: 溢峰(香港)有限公司 [REDACTED] (以下簡稱乙方)
地址: [REDACTED]
電話: [REDACTED]
商業登記證號碼: [REDACTED]

甲乙雙方經協商, 同意下列地段使用事項訂立本合約, 以便雙方共同遵守。

一、使用場地及地點

元朗厦村屏厦路 DD124 LOT249 及 251 等等地段思信貨櫃有限公司 B 場內的位置。租客自行建造 8 呎高圍板為使用界(使用面積 140,000 平方呎), (見附圖)作儲存汽車用途。

二、使用期 (務必注意使用期)

使用期 1 個月零 30 日, 由 2024 年 7 月 1 日至 2024 年 8 月 30 日止, 但以規劃署批准為先決期限, 並依規劃署所批准期限為準。

甲方簽署確認: 歐宜材  乙方簽署確認: [REDACTED] 

三、使用費

[REDACTED] (包含差餉及地租), 每月上期繳交, 使用費存入三科有限公司 [REDACTED], 不得拖欠, 按金不能作使用費墊付。

四、按金

[REDACTED]
滿, 雙方不再續約, 或本合約因任何理由終止, 乙方須清理土地一切雜物, 完整交吉給甲方後, 甲方於 7 天內退還按金。

<溢峰(香港)YF1(4)>

五、 使用條件:

- (1) 乙方不得違反政府法律使用該地。
- (2) 如政府徵收該地, 此約作廢, 乙方須依時交還該地。
- (3) 不可以懸掛招牌。
- (4) 甲方概不負責乙方所存財物及員工, 一切保險, 如:盜竊、風災、火險、水險及第三者保險, 等等。一切保險概由乙方自行負責。

備註欄:

1. 甲方提供水電乙方付費。
2. 大門 24 小時打開。
3. 乙方會於大門放置一個保安亭。
4. 乙方可分別給自己客戶放置車輛。

本合約一式兩份, 甲乙雙方簽署後各執一份為據。按金要全數收妥後方為有效。

甲方簽署:

見証人:

乙方簽署:

歐宜材



公司名稱: 三科有限公司

日期: 2024 年 6 月 28 日

David

姓名: Chan Chun Hung

身份証號碼: [REDACTED]

日期: 2024 年 6 月 28 日



公司名稱: 溢峰(香港)有限公司

日期: 2024 年 6 月 28 日

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

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

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

Similar s.16 Applications within/straddling 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/790	Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of Three Years	12.11.2021 [revoked on 12.5.2023]
2.	A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
3.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
4.	A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land	28.2.2025
5.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024 [revoked on 19.1.2026]
6.	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
7.	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
8.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
9.	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	2.5.2025
10.	A/YL-KTN/1115	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	18.7.2025
11.	A/YL-KTN/1119	Proposed Temporary Open Storage and Associated Filling of Land for a Period of three Years	5.9.2025

	Application No.	Use/Development	Date of Consideration
12.	A/YL-KTN/1138	Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	15.8.2025
13.	A/YL-KTN/1145	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of Three Years	5.12.2025
14.	A/YL-KTN/1153	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of Three Years	19.9.2025
15.	A/YL-KTN/1165	Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
16.	A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of 3 Years	19.12.2025
17.	A/YL-KTN/1186	Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	9.1.2026

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and various Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- no permission is given for occupation of GL (about 36m² as mentioned in the applicant's submission) included in the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a drainage impact assessment (DIA) and the implementation and maintenance of the drainage facilities identified in the DIA for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix V**.

4. **Fire Safety**

Comments of the Director of Fire Services:

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

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; and
- the Site is located in an area of rural inland plain landscape character comprising warehouse, farmland, vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting of the area; and
- according to the applicant's submission, 11 existing trees were surveyed within the Site. One of them is a tree of particular interest of common species (*Melia azedarach* 苦楝), 1,000mm in Diameter at Breast Height, poor in health and structural conditions, and with decay at trunk. All the existing trees will be affected and proposed to be felled. Total 11 new trees are proposed along the north-western boundary of the Site as mitigation measures. Significant adverse landscape impact arising from the proposed use is not anticipated;
- advisory comments are at **Appendix V**.

6. **District Officer's Comments**

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

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

7. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots of the Site and the occupation of the Government land (GL). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves and adjoining to GL, which is not under HyD's maintenance;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and San Tam Road, including the local track; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall observe the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) if the proposed use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his department for approval; and
 - (iii) if any proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the drainage impact assessment (DIA);
 - (ii) since there are persistent flooding complaints in close proximity to the Site, the applicant shall commence the construction works or operations, including site formation works, only after the DIA is considered accepted by his Division or the Town Planning Board (TPB);
 - (iii) the applicant shall reinstate existing watercourse and remove any property or structure on the GL at the north of the application site under planning application No. A/YL-KTN/1136 and shall complete implementation of drainage facilities proposed in the DIA to the satisfaction of his Division or the TPB prior to

commencement of other construction works or operations, including site formation works, in the Site;

- (iv) the DIA shall include but not limited to all adverse drainage impacts on the drainage system, existing natural streams, village drains, ditches, the adjacent areas and etc. resulting from the proposed use, along with recommendations for mitigation measures, improvement works and other measures and works. In preparing the DIA, the applicant could make reference to DSD Advice Note No. 1 - Application of the Drainage Impact Assessment Process to Private Sector Projects. The applicant shall employ a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and certified by a qualified engineer;
 - (v) the applicant shall demonstrate in the DIA that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (vi) the applicant shall be liable for any adverse drainage impact due to the proposed use; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that associated filling of land is 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 the BO. An Authorized Person should be appointed as the co-ordinator for any proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structure are erected on leased land without the approval of BA, they are UBW under the BO and should not be designated for any proposed use under the 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.

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

參考編號
Reference Number: 250707-132917-73443

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 07/07/2025 13:29:17

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

查閱申請者的申請附帶圖文，找不到任何排水系統，需要了解排水系統，申請者早在2024年9月6日開始填土，已把Lot842,899,843S.A, 843S.B,898部份,897,893,892, 891,844,845,847填土，然後Lot842, 843S.A, 843S.B 泥土傾斜向Lot841，在沒有長降雨或颱風的時候，都還沒多大的問題。現在在申請裡再提及有機會再填土不多於1米，有機會再高。一但長降雨及颱風天會有一定的危險性，

一：將Lot841形成低窪區，雨水高向低流，會做成大量的急水；

二：就高土的Lot號碼表面的泥土吸水也有指定的數量，超出承受量亦會形成多條洪流全溢向低窪地區；

三：會引起山泥傾瀉，填土中並不是全是泥土，中間夾雜很多建築廢料：磚頭、金屬、大石、碎石等等，這些東西跟隨泥土沖下來，多危險。

四：擺放建築物料或用巨型石矢做圍牆，泥土連同建築物料石矢倒塌去低窪Lot841好恐怖。

另外，排水系統本人覺得暗渠不合適，因為地面上的水流不進暗渠，最終只流向低窪地區，屆時低窪地區變成水塘，所以請慎重，本人居住在 [REDACTED]。

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

參考編號
Reference Number: 250707-173348-70560

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 07/07/2025 17:33:48

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

主要問題

排水系統缺失：
申請者的申請中未提及有效的排水系統，這可能導致雨水無法有效排走。

填土影響：
申請者自2024年9月6日開始填土，涉及的地塊包括Lot 842、899、843S.A、843S.B、898部分、897、893、892、891、844、845和847。
這些地塊的泥土傾斜向Lot 841，即使在無長期降雨或颱風的情況下，也可能導致問題。

長期降雨和颱風的風險：
在長期降雨或颱風期間，Lot 841將形成低窪區，可能導致大量急水流入。
高土的Lot地號的泥土吸水能力有限，超過承受量後會出現洪流，進一步影響低窪地區。

潛在的山泥傾瀉：
填土中夾雜建築廢料（如磚頭、金屬、大石等），這些物質在雨水沖刷下可能隨泥土流下，增加危險性。

建築物料的危險：
建築物料或巨型石块的擺放可能導致泥土和建築物料倒塌，進一步威脅到低窪地區的安全。

排水系統設計的質疑：
認為暗渠不適合，因為地面水無法流入暗渠，最終可能導致低窪地區形成水塘。

建議
強化排水系統：
建議設計一個有效的排水系統，以確保雨水能順利排入適當的排水渠，防止水流向低窪地區。

評估填土的風險：
進行詳細的土壤和結構評估，確保填土不會影響周圍地區的安全。

考慮應急措施：
設置應急措施和警報系統，以應對可能的山泥傾瀉和洪水風險。

建築物料的安全管理：

監管建築物料的擺放，確保不會造成進一步的安全隱患。

結論

在考慮申請者的填土和建築計劃時，必須充分評估排水系統的設計、降雨影響及其對周圍環境的潛在風險，確保所有措施都能有效減輕可能的災害風險。

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

參考編號
Reference Number: 250717-095507-17558

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 17/07/2025 09:55:07

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

1. 需要申請者提交完善、安全、無風險排水系統
將Lot841 弄成小型沙埔村，沙埔村有沙埔村路、沙埔村路兩邊有排水渠(離居民有一段距離)、沙埔村雨水泵房、涵洞協助排水。現時申請人為Lot841建的排水在暴雨、颱風及長降雨乃存在有一定風險。
2. 申請中提出會再次填高並落石矢，高低差會更大，水向低流，水流的速度會比過去更強大，而排水渠是不是要變大、變闊、變深、要遠離Lot841土地，要不然他高Lot841低，所有流動水全衝撞在Lot841土地上，讓Lot841 成為這個申請的受害者。
3. 聲音污染，貨倉與住戶距離不到5至10米，散貨倉每天都有大型貨車進出，貨櫃打開的音響比鬧市、街市更嘈吵。
4. 四周填高及有貨倉，形成低窪地區，很壓迫。

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

參考編號
Reference Number: 250720-213336-00927

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 20/07/2025 21:33:36

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

本人反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請，原因如下：

1. 該地段擁有人/使用人向城市規劃委員會提交改建申請之前已經進行填土工程，倒塞排水渠，影響附近地段的排水/去水環境，容易造成水浸風險。
2. 2025年7月20日，颱風韋帕襲港，天文台分別發出10號、9號、8號、3號颱風信號、紅色及黃色暴雨警告信號。因該地段的排水渠被倒塞，已經引發了附近低窪地區出現嚴重水浸（有影片及圖片證明，但本），雨水倒灌至上游地段，危險附近村民的生命財產。
3. 因填土引致排水渠倒塞，容易造成積水問題，引致蚊蟲滋生及增加傳播疾病的風險，危害社區及市民健康。
4. 本村近年曾兩次發生儲存倉火警問題，危及村民生命財產及影響村民生活。該地段非常接近（10米內）民居，如發生火警，容易引致人命傷亡。

基於以上理由，本人認為該申請會引致水患、蚊患、環境衛生問題及潛在火警風險，因此反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請。

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

參考編號
Reference Number: 250720-221123-00587

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 20/07/2025 22:11:23

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Eva

意見詳情
Details of the Comment :

本人反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請，原因如下：

1. 該地段擁有人/使用人向城市規劃委員會提交改建申請之前已經進行填土工程，倒塞排水渠，影響附近地段的排水/去水環境，容易造成水浸風險。
2. 2025年7月20日，颱風韋帕襲港，天文台分別發出10號、9號、8號、3號颱風信號、紅色及黃色暴雨警告信號。因該地段的排水渠被倒塞，已經引發了附近低窪地區出現嚴重水浸（有影片及圖片證明，但本意見未能添附），雨水倒灌至上游地段，威脅附近村民的生命財產。
3. 因填土引致排水渠倒塞，容易造成積水問題，引致蚊蟲滋生及增加傳播疾病的風險，危害社區及市民健康。
4. 本村近年曾兩次發生儲存倉火警問題，危及村民生命財產及影響村民生活。該地段非常接近（10米內）民居，如發生火警，容易引致人命傷亡。

基於以上理由，本人認為該申請會引致水患、蚊患、環境衛生問題及潛在火警風險，因此反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請。

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

參考編號
Reference Number: 250721-223343-27011

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 21/07/2025 22:33:43

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Summer

意見詳情
Details of the Comment :

本人反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請，原因如下：

1. 該地段擁有人/使用人向城市規劃委員會提交改建申請之前已經進行填土工程，倒塞排水渠，影響附近地段的排水/去水環境，容易造成水浸風險。
2. 2025年7月20日，颱風韋帕襲港，天文台分別發出10號、9號、8號、3號颱風信號、紅色及黃色暴雨警告信號。因該地段的排水渠被倒塞，已經引發了附近低窪地區出現嚴重水浸（有影片及圖片證明，但本意見未能添附），雨水倒灌至上游地段，威脅附近村民的生命財產。
3. 因填土引致排水渠倒塞，容易造成積水問題，引致蚊蟲滋生及增加傳播疾病的風險，危害社區及市民健康。
4. 本村近年曾兩次發生儲存倉火警問題，危及村民生命財產及影響村民生活。該地段非常接近（10米內）民居，如發生火警，容易引致人命傷亡。

基於以上理由，本人認為該申請會引致水患、蚊患、環境衛生問題及潛在火警風險，因此反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請。

From: [REDACTED]
Sent: 2025-07-20 星期日 04:30:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1135 and 1136 DD 107 Sha Po Tsuen Fung Kat Heung

A/YL-KTN/1135

Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845,846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904,905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Site area: About 12,880sq.m Includes Government Land of about 36sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machinery / 2 Vehicle Parking / **Filling of Land**

A/YL-KTN/1136

Lots 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Site area: About 10,240sq.m Includes Government Land of about 182sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The applications will be considered together as they are part of the same operation.

Strongest Objections to the filling in of over 20,000sq.mts close to a large village and in an area where there is a considerable amount of genuine farming activity.

Moreover, the Cat 3 designation prohibits such land use when there is no previous history of approved activities

Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and **further proliferation of such uses is not acceptable.**

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A considerable amount of the district has been designated Cat 2. The excuse of development in NT cannot justify the ruination of every village in the area.

If the system has any integrity, questionable, the applications must be rejected.

Mary Mulvihill

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

參考編號
Reference Number: 250722-200356-27362

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 22/07/2025 20:03:56

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

2025年7月20日颱風韋帕襲港後，A/YL-KTN/1090(簡稱：1090)的申請不包政府地上的大坑明渠，現在申請者將在Lot837北面的政府土地大坑明渠修成一條窄暗渠，從而增加使用面積，影響排水量和速度，排水外洩和倒灌，水流急速把Lot839的塘沖走很多泥土，所以本人現提供本人所知這申請現有的排水路徑：

1. Lot 907 > 906 > 905,901,1852,900和912邊界 > 900,899和898,897邊界 > 843S.A > 843S.B > 843S.B和 834相接 > 走去沙埔村路下的政府排水渠(這條原被倒塞，現挖掘回來)；
2. Lot902家排水：Lot902 > 政府地和899邊界> 政府地 > 839近841(距離50-70cm) > 840近841 > 843S.B和 834邊界 > 走去沙埔村路下的政府排水渠；
3. Lot841家排水：Lot 841 > 841和840和843S.A交接位 > 843S.B和 834邊界 > 走去沙埔村路下的政府排水渠；
4. 因填高土壤，規劃署中央執行管制及檢控組和渠務署提出的排水系統：Lot842,843S.A, 843S.B近841(距離50-100cm) > 841和840和843S.A交接位 > 843S.B和 834邊界 > 走去沙埔村路下的政府排水渠，

上述的排水渠的闊度都不少於一米，不過近日暴雨和颱風後令Lot841南、西、北面的泥土被沖走不少，而排水渠的闊度亦增加了，保護Lot841圍牆的泥土越來越小，影響安全性，需慎重。

其他近尾逢路那些Lot號碼的排水系統就不清楚，所以需要申請者提交一個合適、完善和安全的排水系統以確保這裡居民的生命及財產安全。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-07-24 星期四 15:01:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on FIVE planning applications
Attachment: 250724 s16 KTN 1139 & 1140.pdf; 250724 s16 KTN 1135 & 1136.pdf; 250724 s12a LFS 13c.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

24th July, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years**

(A/YL-KTN/1135)

&

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of land for a Period of 3 years**

(A/YL-KTN/1136)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Fung Kat Heung². According to the relevant government document³, the objectives of this APA policy are as follows:

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

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

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

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

3. The document³ also states:

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

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

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

6. We urge the Board to reject these applications as they are not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[Redacted signature block]

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

參考編號
Reference Number: 250725-161440-67083

提交限期
Deadline for submission: 25/07/2025

提交日期及時間
Date and time of submission: 25/07/2025 16:14:40

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情 **Details of the Comment :**

主要問題

排水系統的必要性：

需要申請者提交一個完善、安全且無風險的排水系統。

建議將Lot 841 打造成小型沙埔村，設置沙埔村路及兩側的排水渠，並增設雨水泵房和涵洞來協助排水。

目前的排水系統在暴雨、颱風及長期降雨時存在風險。

填土及其影響：

申請中提到會再次填高並落石矢，這將增加高低差，導致水流速度增強。

排水渠需要擴大、加深並遠離Lot 841，否則水流會集中衝擊Lot 841，使其成為受害者。

聲音污染：

貨倉與住戶距離不到5至10米，散貨倉每天都有大型貨車進出，噪音水平高於一般街市，影響居民生活質量。

環境壓迫：

周圍填高及存在貨倉，形成壓迫感，可能影響居民的生活舒適度。

建議措施

完善排水系統：

要求申請者提交詳細的排水系統設計，包括雨水泵房和涵洞的具體位置和功能，確保能有效排除雨水，降低風險。

調整排水渠設計：

排水渠應根據填土的高低差進行重新設計，以確保其能承受未來可能的水流量，並遠離Lot 841。

噪音控制：

建議評估噪音影響，並考慮設置隔音屏障或其他措施，以減少貨倉運作對居民的影響。

改善環境設計：

提議進行環境影響評估，考慮居民的生活質量，並確保不會因填土和貨倉運作而造成過度的壓迫感。

結論

在考慮申請者的填土和建築計劃時，必須充分評估排水系統、噪音影響及周圍環境的潛在風險，確保居民的安全和生活質量。

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

收件者: tpbpd/PLAND
副本: Tommy Tak Wun WONG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: 查詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136內裡渠道及樹木問題

From: [REDACTED]
Sent: Sunday, December 14, 2025 6:25 PM
To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>; Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
Subject: 查詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136內裡渠道及樹木問題

致：粉嶺、上水及元朗東規劃署

查詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136內裡渠道及樹木問題

本人在12月12日前往城市規劃委員會網站後，得悉規劃申請編號：A/YL-KTN/1135 及 A/YL-KTN/1136上載了新的進一步資料並可提出意見。

本人點閱後，很遺憾只看懂皮毛

1. 永豪園
 - (i) 提供的樹木數量與A/YL-KTN/1135內的樹本數目不同；
 - (ii) 說錯一棵植物的品種；
2. Drainage Proposal - Layout
 - (i) D01 現有排水地方缺了一條；
 - (ii) D02 Fall的意思是什麼；

Urgent Return receipt Expand Group Restricted Prevent Copy

(iii) D03水流動逆流而上以及很多水流全集合去 CP9 和MH A4

，所以希望 貴署能前往申請地點實地講解給本人及家母(Lot841業主)，謝謝。

此致

潘先生 上

電話：[REDACTED]

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

參考編號
Reference Number: 251219-123911-97821

提交限期
Deadline for submission: 27/12/2025

提交日期及時間
Date and time of submission: 19/12/2025 12:39:11

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

就2025年11月21日進一步資料的文件內容對意見的回應.pdf的渠道系統提問：

1. Drainage Proposal – Layout – D01 (Date: 2025-11-20)(簡稱：DD01)

DD107 Lot 902原先排水> Lot 899 > Lot 842> Lot839 > Lot840> Lot834並沒有標示出來，那Lot902的水和Lot839的水永久停留在Lot841門前；
圖標視DD107 Lot 841出水(Existing 300mm dia concrete pipe collecting runoff from Lot841)

1)文字有誤，現為明渠；

Existing Overdecked Stream to be reinstated and provided with cast iron cover 只提及尾道地面加上金屬渠蓋而忽略 DD107 Lot 837與 Lot 838之間加了金屬欄和暗渠，在渠道中段收窄渠道並加上金屬欄阻擋垃圾，可以確保渠道尾段不受拉圾阻擋，從而令中段渠道外溢，將傷害轉移他人。

2. Drainage Proposal – Layout – D03(Date : 2025-11-20)(簡稱：DD03)

不清楚CP5 會不會接收 Lot 902的排水；

因DD01沒提及Lot902 提水路線，Lot 839裡的水塘排水路線如解決；

CP9緊貼在敝家出水口，其一CP9在Lot841石矢牆下向還是上方，水流會從Lot841石矢牆和金屬外牆的罅隙流進Lot 841，而Lot 841的出水位是否有ultimate outfall阻擋水倒灌；
Start Point 2 附大渠在2025年10月3日加了金屬欄，當大渠倒塞時，大渠的水和衝撞出來的垃圾會沿著Start Point 2 流到CP9，敝家岌岌可危；

MH A6是否會連接Lot 907、Lot912的水，只要水不會流向Lot841就沒問題；

DD003這一份是不是會取代2025年10月17日A/YL-KTN/1145進一步資料第19頁的渠道系統；

CP9 , MH A4, MH A5 接近Lot841那一邊是否有石矢牆來阻擋雨水流進Lot841。

3. A/YL/KTN/1135 - 2025年11月21日進一步資料文件中第33頁提及過會種11棵植物，植物旁會有一條U-Channel，但在DD03沒有提及，想知道事後存在還是不存在。

本人先小人後君子

4. 永豪園綠化工程有限公司提及過11棵樹，當中有一棵是桑樹，但被斷為朴樹，本年還在結黑桑，專業程度還有進步空間。

最後渠務署及申請人在2025年12月18日前來實地指出更改，本人先小人後君子，在申請者尚未遞交一份新進一步資料文件前，正常乃以2025年11月21日進一步資料文件為最新的文件，希望新進一步資料文件能解除2025年11月21日進一步資料文件上的疑慮，謝謝。

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Seq 3 13

From: [REDACTED]

Sent: Wednesday, December 17, 2025 8:12 AM

To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>; Pak Him CHIU/PLAND <phchiu@pland.gov.hk>; Chi Keong FUNG/PLAND <ckfung@pland.gov.hk>; Alexander Weng Yip MAK/PLAND <awymak@pland.gov.hk>; Ajjum Distinction CHAN/PLAND <adchan@pland.gov.hk>; Karen Kei Yee CHAN/PLAND <kkychan2@pland.gov.hk>; Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Selena Yin Ni SIN/PLAND <synsin@pland.gov.hk>; Jane Ching Kei LAU/PLAND <jcklau@pland.gov.hk>; Jason Sek Hei WONG/PLAND <jshwong@pland.gov.hk>; David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>

Subject: 查詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136 & A/YL-KTN/1145 是否有圍牆一事

致：粉嶺、上水及元朗東規劃署(元朗東)

查詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136 & A/YL-KTN/1145 是否有圍牆一事

本人只申請者遞交文件中的圖看到有車輛行走的路線，但並不知這 3 個申請會不會在申請的外圍築一道圍牆。另外，這 3 個申請有相接的地方，相接的地方是否會用圍牆來分開嗎？圍牆的存在都和申請者遞交的渠道和圍牆有密切就關係，關乎是否需要範圍內渠道和範圍外渠道。

請 貴署(元朗東)能盡快幫助本人找出在哪份申請的文件裡提及這一點，因提交意見的時間只餘下一個星期，謝謝。

此致
潘先生 上

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

參考編號
Reference Number: 251222-125717-95935

提交限期
Deadline for submission: 27/12/2025

提交日期及時間
Date and time of submission: 22/12/2025 12:57:17

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

本人現在對於城市規劃委員會網頁中刊登的於21/11/2025收到的進一步資料（申請編號A/YL-KTN/1135）提出以下意見/疑慮：

1. 圖紙-Drainage Proposal- Layout D03中，所有的Manhole / Catchpit都是規劃建設在填土工程範圍內嗎？是否會開放讓附近住戶及周邊地作排水用？如不開放或不提供切入口給周邊地排水用，那這個規劃申請可能會引致附近地區水浸。
2. 由CP4-〉CP5-〉CP6-〉MH A5的一段排水渠，應該是規劃建設在填土工程範圍內。但現在附近住戶及周邊地方的排水流向是由CP4-〉CP5-〉CP6-〉CP9的。更改後，附近住戶的污水及周邊地方的雨水是否能在CP4、CP5切入，以作排水用。如果CP4-〉CP5-〉CP6-〉MH A5這一段只作申請人填土工程範圍內自用，不作對外排水用，那工程將會對現在附近的住戶及周邊地方做成不可逆轉的影響，下雨時會引致附近地方水浸。
3. 對於填土，申請人早已經偷步提前進行。對於之後的填土，認為不應該超出0.5米高度，避免填土過高，引致周邊低窪地區出現嚴重水浸的危險（填土已經使原來農田的積水、蓄水效果降低，增加大雨時水浸風險。另外，如果只是作露天倉庫，儲存建築物料，也沒需要大幅提升地面高度）。

最後，本人明白香港土地資源珍貴，隨著時代變遷，活用、活化農土是大勢所趨。但希望在發展的同時，申請人必須提出合理及有效的方案，並切實執行，解決因工程及新規劃引致的排水問題，降低周邊地區的水浸風險。本人的擔憂是過去新界農地很多改建成有蓋或露天倉庫，填土過高，大雨時引致周邊地區出現水浸情況，原居民無奈被迫搬遷。希望城規會能審視以上意見/疑慮，謝謝。

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tpbpd/PLAND

寄件者: [Redacted]
寄件日期: 2025年12月24日星期三 3:40
收件者: tpbpd/PLAND
主旨: Re: A/YL-KTN/1135 and 1136 DD 107 Sha Po Tsuen Fung Kat Heung
類別: Internet Email

Dear TPB Members,

This week we have all the hoo ha about the opening of Hetao park "which aims to create a world-class cross-border innovation and technology hub". To be surrounded by low rise 19th century low tech warehouses and open storage surrounded by rusty metal barriers.

No wonder the community does not buy into the good stories.

Mary Mulvihill

From: [Redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 20 July 2025 4:30 AM HKT
Subject: A/YL-KTN/1135 and 1136 DD 107 Sha Po Tsuen Fung Kat Heung

A/YL-KTN/1135

Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845,846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904,905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Site area: About 12,880sq.m Includes Government Land of about 36sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machinery / 2 Vehicle Parking / **Filling of Land**

A/YL-KTN/1136

Lots 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

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Site area: About 10,240sq.m Includes Government Land of about 182sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The applications will be considered together as they are part of the same operation.

Strongest Objections to the filling in of over 20,000sq.mts close to a large village and in an area where there is a considerable amount of genuine farming activity.

Moreover, the Cat 3 designation prohibits such land use when there is no previous history of approved activities

Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and **further proliferation of such uses is not acceptable.**

A considerable amount of the district has been designated Cat 2. The excuse of development in NT cannot justify the ruination of every village in the area.

If the system has any integrity, questionable, the applications must be rejected.

Mary Mulvihill

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月24日星期三 10:26
收件者: tpbpd/PLAND
主旨: 事由：反對規劃申請編號：A/YL-KTN/1135
類別: Internet Email

事由：反對 S.16 規劃申請（申請編號：A/YL-KTN/1135）新界元朗錦田丈量約份 107 號多幅地段及毗鄰政府土地擬作臨時建築材料及機械露天存放兼填土工程（為期 3 年）

尊敬的城市規劃委員會（下稱「委員會」）：

本人就附近居民，現就上述規劃申請（涉及文件編號 1-6 所述內容），正式提出反對意見，核心理由如下：

一、與「農業」地帶規劃意圖嚴重衝突，破壞土地長期用途
根據文件，申請地塊位於《核准錦田北分區計劃大綱圖》（編號：S/YL-KTN/11）的「農業」（AGR）地帶。儘管申請人聲稱地塊「目前空置且週邊有棕地用途」，但《分區計劃大綱圖》註釋明確「農業」地帶的核心目的是保護農業用地、維護鄉村生態基底——申請人擬將 12,880 平方米農業用地（含 36 平方米政府土地）改為建築材料存放及填土，且填土深度達 1 米（以混凝土覆蓋），將導致土壤硬化、耕地功

能永久受損，完全違背「農業」地帶的長期規劃意圖，亦不符合委員會對農業用地「臨時使用不破壞原有用地性質」的基本要求，而且鄰貼的丈量約份 107 號 865、870、912、975、976 還在農耕狀態。

更需注意的是，混凝土填土的物理特性決定了土地難以還原為可耕作狀態，本質上屬於對農業用地的「不可逆侵占」，與香港保護有限農業資源的政策相悖。

二、排水影響未解決，存在嚴重洪澇隱患

據文件，渠務署（DSD）多次要求申請人提交《排水影響評估》（DIA），以證明工程不會干擾週邊自然溪流、排水系統及相鄰區域，但申請人直至 2025 年 11 月提交的「進一步資料」中，仍未提供充分的水力計算依據及有效的排水方案：

申請地塊面積接近 15 萬尺，且擬全面填土（僅預留 52 平方米綠化區），將大幅改變地表徑流方向——現有方案提及的「週邊明渠」「集水井」未明確與現有 1500 毫米混凝土管道的銜接細節，亦未證明新增徑流不會超出週邊排水設施容量；

地塊內存在現有水道（文件 6 提及「需恢復的覆蓋水道」），申請人未提交水道改道的具體方案及環保評估，工

程極可能導致雨季積水倒灌，影響週邊村落（如沙埔村及逢吉鄉）及農田的排水安全；

渠務署已於 2025 年 9 月指出「申請人未提供實質資料證明無排水風險」，但後續補充文件仍未解決該核心問題，此類「未評估先申請」的做法不符合《城市規劃條例》對「減少不良影響」的要求。

三、樹木保護承諾反覆，生態破壞風險明確

申請人對地塊內樹木的處理方案存在明顯矛盾，暴露生態保護意識缺失：

2025 年 9 月提交的文件稱「將保留所有現有樹木，預留 533 平方米綠化區」；但 2025 年 11 月的文件 6 卻改口稱「11 棵現有樹木均需砍伐，僅以 1:1 比例補種新樹」，且未說明樹種選擇（擬種「大頭茶」是否適應當地生態）及養護保障措施；

據《樹木調查報告》（文件 6 附件 II），11 棵樹木中含苦楝、樸樹、龍眼等本土樹種，部分樹齡較長（如龍眼 DBH 達 520 毫米），申請人以「硬化地面需移除」為由砍伐，卻未論證「避讓樹木調整存放區域」的可行性，屬於「重開發、輕保護」；

補種方案僅提及「沿地塊週邊種植」，未考慮新樹與現有生態的銜接，且未承諾長期養護責任，難以彌補砍伐樹木對局部生態（如鳥類棲息、土壤固碳）的破壞。

四、「搬遷需求」理由不成立，存在替代方案未充分論證

申請人聲稱「因洪水橋/廈村新發展區（HSK/HT NDA）土地收回需搬遷」，但該理由存在明顯漏洞：

據文件附件 III，申請人曾考察 5 個替代地塊，但僅以「土地用途不符」「需砍樹」等模糊理由排除——例如「Site 5（屯門藍地，7130 平方米）」位於「綜合發展區」（CDA），理論上更適合臨時工業用途，申請人未說明排除該地塊的具體依據；

文件亦提及申請人另有 2 宗同類申請（編號 A/YL-KTN/1145、1166，總面積 7752 平方米）正待審批，申請人稱其「用於業務擴張」，卻未證明「為何不能優先使用該兩地塊滿足搬遷需求」，存在「過度申請」嫌疑，違背「臨時使用需符合『必要性』」的原則。

五、交通及運營影響未充分評估

儘管申請人稱「日均車流僅 2 輛貨櫃車」，但仍存在以下隱患：

地塊僅通過「新潭路接駁的一條本地通道」進出，該通道寬度僅 11 米，且未設置行人與車輛分流設施——早晚高峰（8:00-9:00、18:00-19:00）的貨車進出可能與週邊居民出行（如上學、務農）產生衝突，存在交通安全風險；況且，申

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請地點涉及近 15 萬尺，一天兩架貨櫃車進出，請問委員會會否相信？

運營時間（周一至周六 9:00-19:00）涵蓋週邊農田的耕作時段，建築材料堆放產生的揚塵、機械噪音可能影響農民正常作業，申請人未提交《環境噪音評估》及《空氣質素監測方案》，不符合《環境保護條例》的相關要求。

基於上述理由，本人懇請委員會：

要求申請人重新提交完整的《排水影響評估》《生態影響報告》及《替代地塊論證報告》，證明工程符合「農業」地帶規劃、無環境風險且確無替代方案；公開徵詢週邊居民（如逢吉鄉、錦田鄉）及農業經營者的意見，確保規劃決策兼顧生態保護與社區利益。

懇請委員會審慎考慮上述反對意見，維護「農業」地帶的規劃嚴肅性及公眾利益。

此致

城市規劃委員會

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

參考編號
Reference Number: 260114-143252-84278

提交限期
Deadline for submission: 23/01/2026

提交日期及時間
Date and time of submission: 14/01/2026 14:32:52

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

就規劃申請編號：A/YL-KTN/1135(簡稱：1135)-2025年12月22日及規劃申請編號：A/YL-KTN/1136(簡稱1136)-2025年12月24日進一步資料的文件內容作出意見以下提問：

1. Drainage Proposal – Layout – D01 (1135-P.6 , 1136-P.4)

Existing Overdecked Stream to be reinstated and provided with cast iron cover 將會還原，並會在渠面裝上鐵渠蓋，在進一步資料並沒有提及金屬欄的去向。如金屬欄將來乃存在，申請者或渠務署能在惡劣天氣時隨時待命清理淤塞物，確保水患不會出現在Lot841。

2. Drainage Proposal – Layout – D03(1135-P.8, 1136-P6)

在D01(1135-P.6,1136-P.4)現有排水並沒有提及Lot902的排水口，D03裡CP5 是否接收 Lot 902的排水，因Lot841現成低窪地區，只要水不會流進來就沒問題。

3. 1135-P.19提及過會種11棵植物，植物旁會有一條U-Channel(明渠)，但在D03沒有提及，不種植和不建U-Channel(明渠)，不要再提交，製造混亂。

最後本人發現一個打錯字的錯誤，不過問題不大，只是專業度不足。規劃申請編號：1135進一步資料2025-11-21、2025-12-22、2026-01-02裡第二頁：用盈卓規劃有限公司出的書信裡打錯一位粉嶺、上水及元朗東規劃署職員的名字Mr. Ivan FUIING，應該是Mr. Ivan F UNG，沒想到該公司遞交3次都沒發現打錯姓氏。

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

參考編號
Reference Number: 260117-133615-93171

提交限期
Deadline for submission: 23/01/2026

提交日期及時間
Date and time of submission: 17/01/2026 13:36:15

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. LAU SUI OI

意見詳情
Details of the Comment :

有關：申請編號 A/YL-KTN_1135 新界元朗逢吉鄉丈量約份第107 地段965
本人是該申請內的其中一個地段 #965業主，由於此申請是未經本人同意、未知曉，及，
未被通知的情況下，而被納入該申請的範圍內，所以特此知會『城市規劃委員會』。
本人絕不同意，亦不批准任何公司或人事使用#965地段的土地，不論是地面或地下，均
不能佔用。
特此通知。
如有問題，請聯絡本人，手提：[REDACTED]

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

參考編號
Reference Number: 260117-152245-91699

提交限期
Deadline for submission: 23/01/2026

提交日期及時間
Date and time of submission: 17/01/2026 15:22:45

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1135

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

意見詳情
Details of the Comment :

Dear city planning board members,
I am writing to make an objection regarding the application for temporary warehouse at lot DD1 07 A/YL-KTN 1135/1136 applications.

The above applications lots were illegally topped the landscaping to a high level of 5-6 fts which will affect the whole area of lands around including lots 975 and all the residents houses became few feets lower and will be facing flooding when raining.

Infact the farm next to was flooded during rain last year.
I believe the applicant did not obtain any permission from land department and drainage department.

- 1.The warehouse is too close next to the residents houses, environments and noise are affected to our residents.
- 2,Flooding is a big issues as warehouse lots land level topped up high without permission and no drainage was build.
- 3 Fire.a big warehouse too close to residents houses will course dangerous of fire.

Thank you for your consideration
Regards!
Alan Wong

Seq 4

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Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: [REDACTED]

Sent: Monday, January 19, 2026 1:36 PM

To: tspd/PLAND <tspd@pland.gov.hk>

Subject: 關於錦田沙埔附近提出規劃申請 [臨時露天存放建築材料和機械用途] 作出反對

致： 規劃署

申請編號：A/yL-KTN/1135

本人對於有人在錦田沙埔附近提出規劃申請 [臨時露天存放建築材料和機械用途] 作出反對，理由如下：
擺放建築材料和機械，由於申請地點太接近沙埔民居，構成危險，而且要填討，做成附近低窪地區水浸，而且附近亦有水浸黑點，申請人為求一己利益，罔顧他人安全，貴處應該為市民把關，不應為太接近民居的露天倉批給許可，希望貴署三思，謝謝貴署。

[REDACTED] 王先生

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 16:29
收件者: tpbpd/PLAND
主旨: KFBG's comments on SIX planning applications
附件: 260120 s16 TKL 827, 828 & 829.pdf; 260120 s16 MKT 56.pdf; 260120 s16 KTN 1135 & 1136.pdf
類別: Internet Email

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

20th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years**

(A/YL-KTN/1135)

&

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of land for a Period of 3 years**

(A/YL-KTN/1136)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Fung Kat Heung¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:

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

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

4. We urge the Board to investigate with relevant authorities as to whether the current application sites are located within one of the proposed APAs (e.g., Fung Kat Heung). If they are not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application sites, and then to consider with relevant authorities as to whether the proposed uses would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: ‘As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective’, we still would like the Board to consider our concern as stated above.

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

6. We urge the Board to reject these applications as they are not in line with the planning intention of the Agriculture zone; if either of them is to be approved, we urge the Board to consider whether the site would need to be reinstated (e.g., the filled portion) upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

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

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

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