

此文件在 2025-12-23 收到。城市規劃委員會
只會在收到所有所需的資料及文件後才正式確認收到
日期

2025-12-23

This application will formally acknowledge
the 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

2502763 2/2 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/4C-KTS/1112
	Date Received 收到日期	2025-12-23

1. 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。
2. 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。
3. 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tomorrow View Limited 明日景象有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,416 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 590 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	236 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 South OZP No.: S/YL-KTS/15
(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	<p>Open storage</p> <p>(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)</p>

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) 取得土地擁人的同意所採取的合理步驟

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)[#]&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- posted notice in a prominent position on or near application site/premises on
06/10/2025 - 20/10/2025 (DD/MM/YYYY)[#]

於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/11/2025 (DD/MM/YYYY)[#]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

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

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

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

(如屬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 and Warehouse (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)	
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(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	..... 2,826	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 590	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 3		
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	..... 590	..... sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 590	..... 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	.....
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STORY)	.....
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STORY)	.....
B3	WAREHOUSE (EXCLUDING D.G.G.)	150 m ² (ABOUT)	150 m ² (ABOUT)	9 m (ABOUT)(1-STORY)	.....
	TOTAL	590 m² (ABOUT)	590 m² (ABOUT)		

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	..... 2
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 1

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holidays.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p> <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)) Accessible from Kam Tin Road via a local access.</p> <p><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>No 否 <input type="checkbox"/></p>			
<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。)</p>			
<p>(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	
	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"/>	<p>(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 填土地面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土地厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 m 米 <input type="checkbox"/> About 約</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？</p>	On environment 對環境 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On traffic 對交通 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On water supply 對供水 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On drainage 對排水 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On slopes 對斜坡 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Affected by slopes 受斜坡影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Landscape Impact 構成景觀影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Tree Felling 砍伐樹木 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Visual Impact 構成視覺影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
Others (Please Specify) 其他 (請列明)			

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

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

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

28/11/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	 3,416 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 236 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South OZP No.: S/YL-KTS/15
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 3 Years <input checked="" type="checkbox"/> Year(s) 年 3 <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 3 Years <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 and Warehouse (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 □ About 約 □ Not more than 不多於	N/A □ About 約 □ Not more than 不多於	
(ii)	No. of blocks 幢數	Non-domestic 非住用	590 □ About 約 □ Not more than 不多於	0.17 □ About 約 □ Not more than 不多於	
		Domestic 住用		N/A	
(iii)	Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		3	
		Domestic 住用	N/A □ (Not more than 不多於)	m 米	
(iv)	Site coverage 上蓋面積	Non-domestic 非住用	N/A □ (Not more than 不多於)	Storeys(s) 層	
		Domestic 住用	9 □ (Not more than 不多於)	m 米	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Non-domestic 非住用	1 □ (Not more than 不多於)	Storeys(s) 層 □ (Not more than 不多於)	
(iv)		17	%	<input checked="" type="checkbox"/> About 約	
(v)		Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____	2 2 N/A N/A N/A N/A 1 N/A N/A N/A N/A N/A 1		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請詳明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Plan showing the land status of the application site, Swept path analysis, Plan showing the zoning of the application site Plan showing the filling of land area of the application site, Fire service installations proposal, As-built drainage record		
Reports 報告書		
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 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years**’ (the proposed development) (**Plans 1 to 3**).

- 1.2 As the development of the Northern Metropolis is in full swing, the applicant intends to use the Site for storage of construction materials (e.g. bricks, tiles, pipes etc.) and machinery (e.g. excavators, cranes etc.) in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, the applied uses are neither column 1 nor 2 uses within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).

- 2.2 Although the Site falls within the “AGR” zone, it has been left vacant without active agricultural activities. The Site is surrounded by open storage yards, logistic centers, workshops and warehouses, the proposed development is therefore considered not incompatible with the surrounding. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone and would better utilise precious land resources in the New Territories.

- 2.3 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various open storage yards, logistics centers, workshops and warehouses are also located at south, southeast and southwest of the Site, the proposed development is considered not incompatible with the surrounding areas.

- 2.4 Several applications for/partly for temporary warehouse and/or open storage uses have been approved by the Board within the same "AGR" zone in the vicinity of the Site in the past 5 years, which the application site of the latest application (No. A/YL-KTS/1083) for 'warehouse' use is located approximately 130 m south to the Site, was approved by the Board on a temporary basis of 3 years in September 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.
- 2.5 In addition, the Site is the subject of an approved S.16 planning application (No. A/YL-KTS/879) for open storage use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in 2021. Approval of the current application is in line with the Board's previous decision. When compared with the previous application, the site area , gross floor area, number of structures, building height and number of parking and loading/unloading (L/UL) provisions are revised to meet the operational needs. Comparisons of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-KTS/879 are shown at **Table 1** below:

Table 1 - Development Parameters Between the Proposed Scheme and Previous Application No. A/YL-KTS/879

	A/YL-KTS/879 (a)	Current Application (b)	Difference (b) – (a)
Site Area	3,554.9 m ² (about)	3,416 m ² (about)	-138.9m ²
Covered Area	31.5m ² (about)	590 m ² (about)	+558.5m ²
Uncovered Area	3,523.4 m ² (about)	2,826 m ² (about)	-697.4m ²
<hr/>			
Total GFA	31.5 m ² (about)	590 m ² (about)	+558.5m ²
- <i>Domestic GFA</i>	<i>Not applicable</i>	<i>Not applicable</i>	
- <i>Non-Domestic GFA</i>	<i>31.5 m² (about)</i>	<i>590 m² (about)</i>	
Plot Ratio	0.01	0.17	+0.16
Site Coverage	1%	17%	+16%
No. of Structure	1	3	+2
Building Height	4.5 m	9 m	-
No. of Storey	1		-
<hr/>			
No. of Parking Spaces	5	2	-3
No. of L/UL and Spaces	1	1	-

3) Development Proposal

- 3.1 The Site occupies an area of 3,416 m² (about), including 236 m² of GL (about) (**Plan 3**). 3 single-storey structures are proposed for warehouses (excluding dangerous goods godown), site office and washroom with total gross floor area (GFA) of 590 m² (about) (**Plan 5**). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The operation hours of the Site are Monday to Saturday from 09:00 to 19:00, with no operation on Sunday and public holidays. It is estimated that 5 nos. of staff will work at the Site. As the Site is for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are provided at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	3,416 m ² (about), including 236 m ² of GL (about)
Covered Area	590 m ² (about)
Uncovered Area	2,826 m ² (about)
Plot Ratio	0.17 (about)
Site Coverage	17% (about)
Number of Structure	3
Total GFA	590 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	590 m ² (about)
Building Height	9 m (about)
No. of Storey	1

- 3.2 The entire Site has been hard-paved with concrete of not more than 0.2 m in depth for open storage area, site formation of structures, parking and L/UL spaces. The current application serves to regularise the existing hard-paving area. The extent of the hard-paving has been kept to a minimum to meet the operational need. The applicant will strictly follow the scheme and no further filling of land will be carried out. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 Construction materials, machinery and containers would only be stored at the designated area (about 1,729 m²) with stacking height of not more than 3 m. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site

at any time during the planning approval period.

- 3.4 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	2
Type of Space	No. of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 CV will be deployed for the transportation of construction materials and machinery into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress and along the local access during the transportation. With the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.6 As the Site will be used for warehouse and open storage only, infrequent trips will be anticipated. The applicant provides an estimation on the trip generation and attraction arising from the proposed development (see **Table 4** below). As the estimated traffic generated and attracted is expected to be minimal, adverse traffic impact should not be envisaged.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	0	2
Average Trips per hour (10:00 – 18:00)	0	0	1	1	2

- 3.7 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of a FSIs proposal and an as-built drainage record to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years**'.

R-riches Property Consultants Limited

November 2025

LIST OF PLANS

- | | |
|---------------|--|
| Plan 1 | Location plan |
| Plan 2 | Plan showing the zoning of the Site |
| Plan 3 | Plan showing the land status of the Site |
| Plan 4 | Town Planning Board Guideline No. 13G |
| Plan 5 | Layout plan |
| Plan 6 | Plan showing the filling of land at the Site |
| Plan 7 | Swept path analysis |

APPENDICES

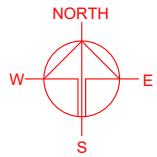
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| Appendix I | Fire Service Installations Proposal |
| Appendix II | As-built Drainage Record |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,416 m² (ABOUT)

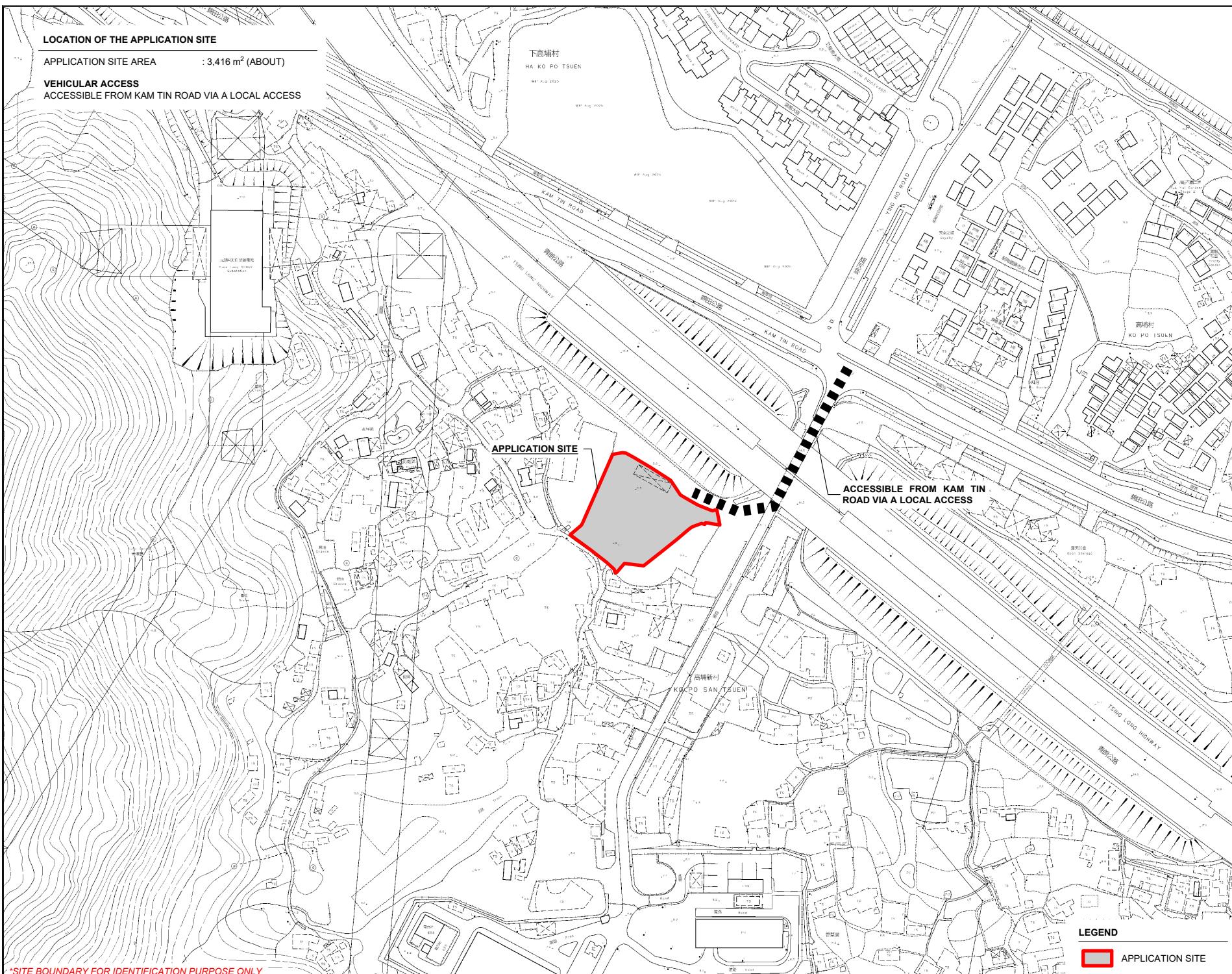
VEHICULAR ACCESS

ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM KAM TIN
ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT
 R-RICHES
PLANNING LIMITED

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

SITE LOCATION
VARIOUS LOTS IN D.D. 103 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, NEW
TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY DATE
MN 27.10.2025

REVISED BY DATE

APPROVED BY DATE

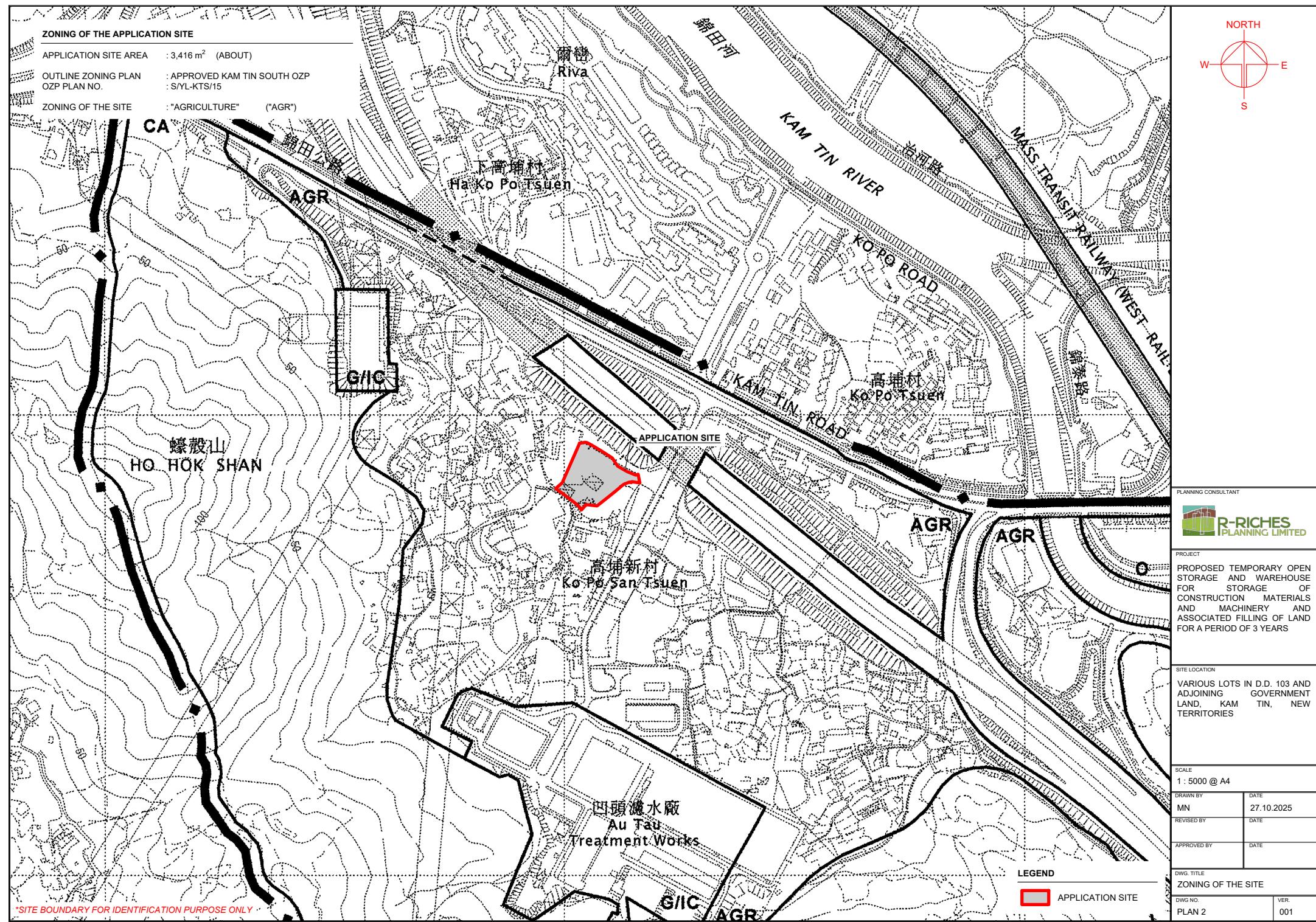
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LOCATION PLAN

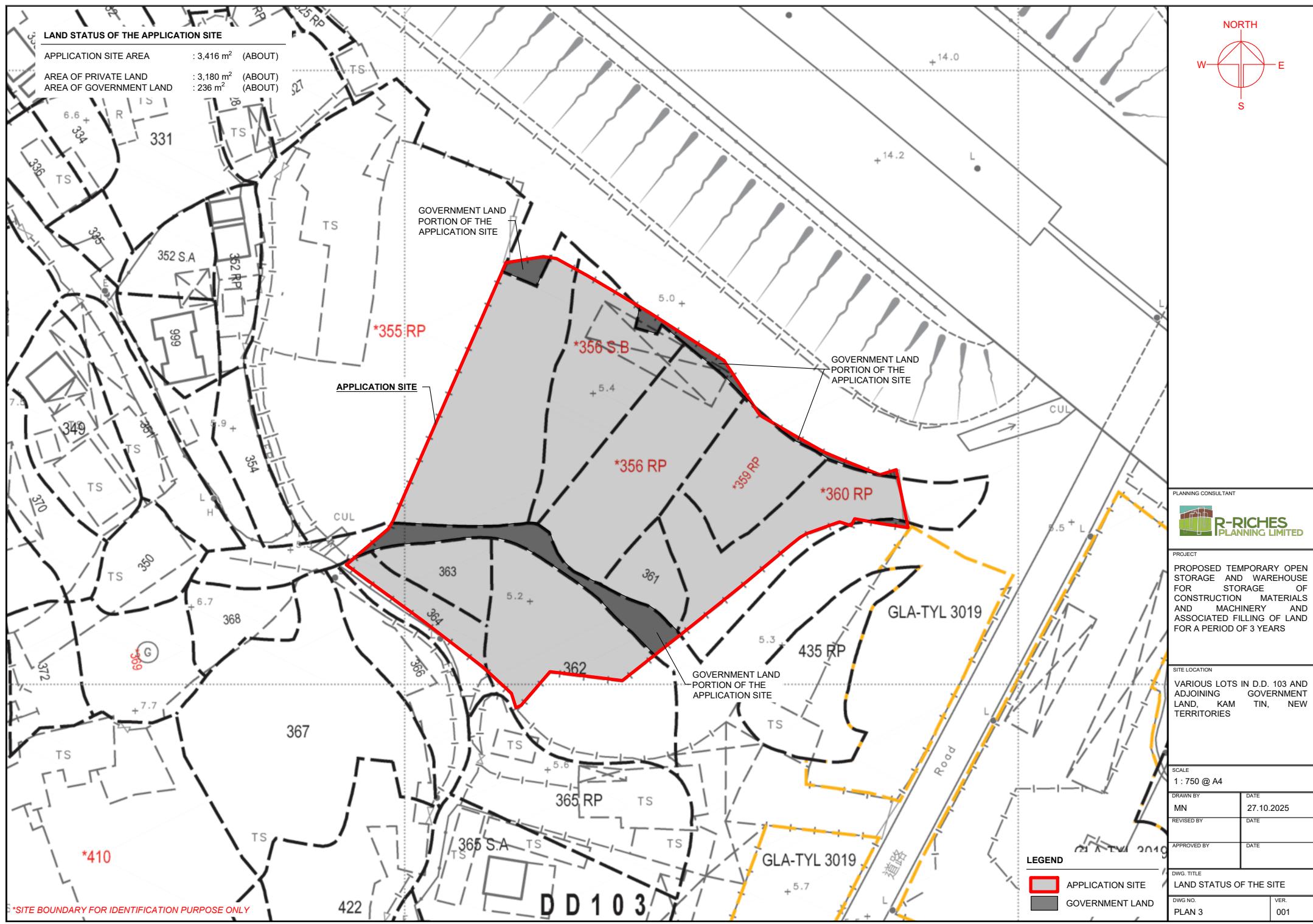
DWG. NO. VER.
PLAN 1 001

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

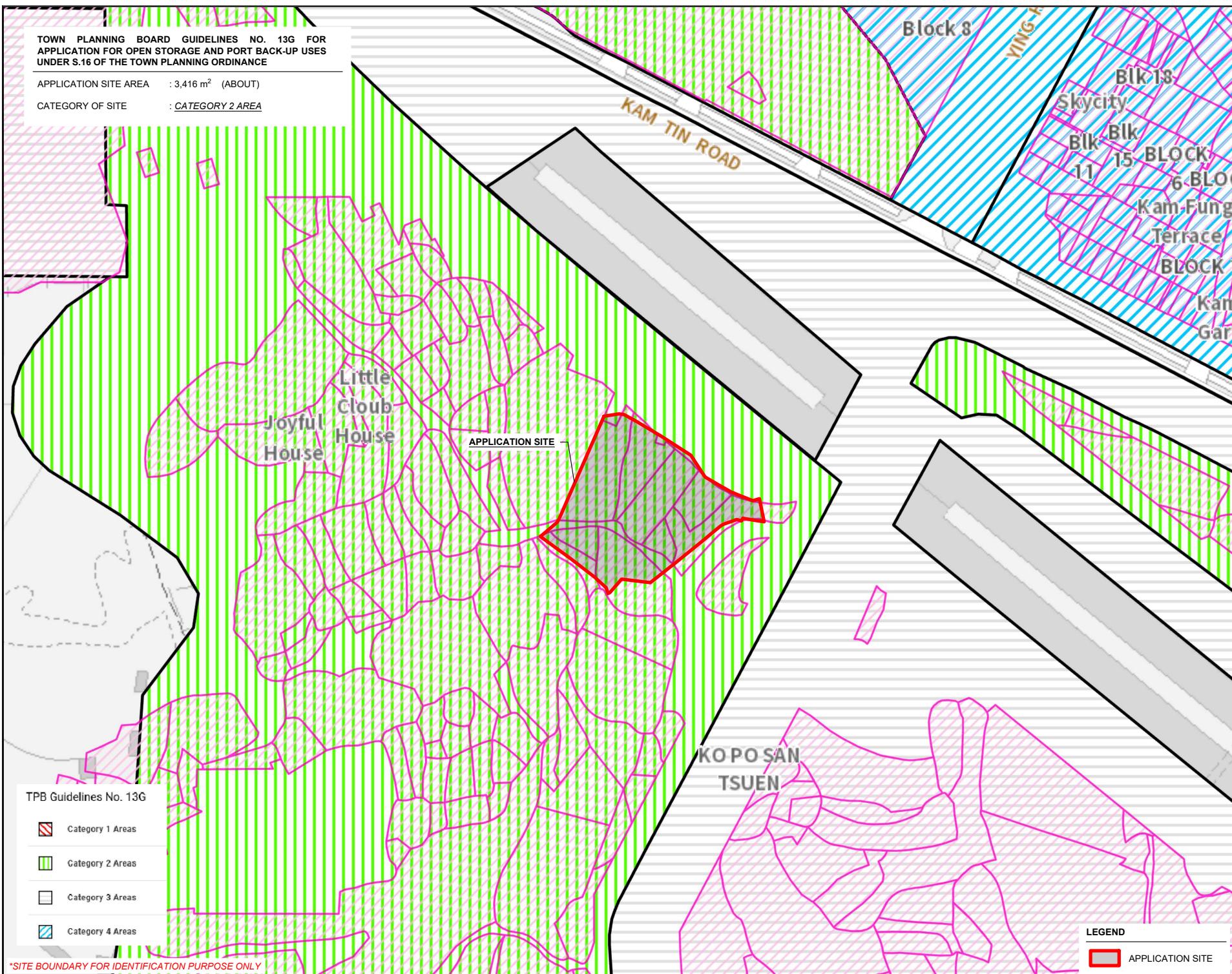
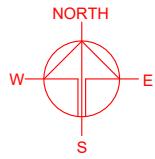




TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 3,416 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
VARIOUS LOTS IN D.D. 103 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, NEW
TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY MN DATE 27.10.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE TPB PG-NO. 13G

DWG. NO. PLAN 4 VER. 001

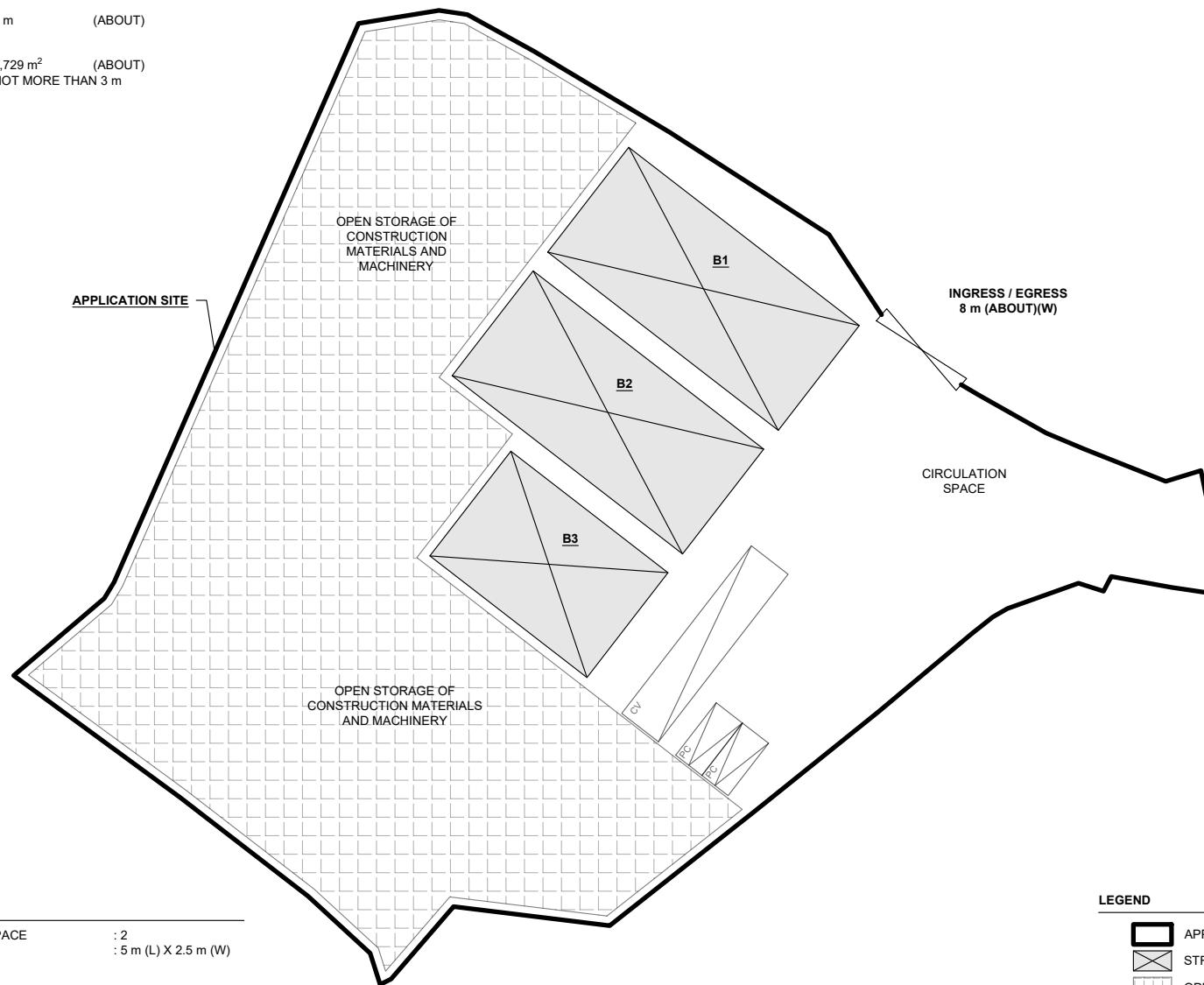
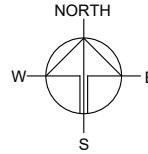
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,416 m ²	(ABOUT)
COVERED AREA	: 590 m ²	(ABOUT)
UNCOVERED AREA	: 2,826 m ²	(ABOUT)
PLOT RATIO	: 0.17	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 590 m ²	(ABOUT)
TOTAL GFA	: 590 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 1,729 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE
USE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	150 m ² (ABOUT)	150 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
TOTAL		590 m² (ABOUT)	590 m² (ABOUT)	


PARKING PROVISIONS

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

LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

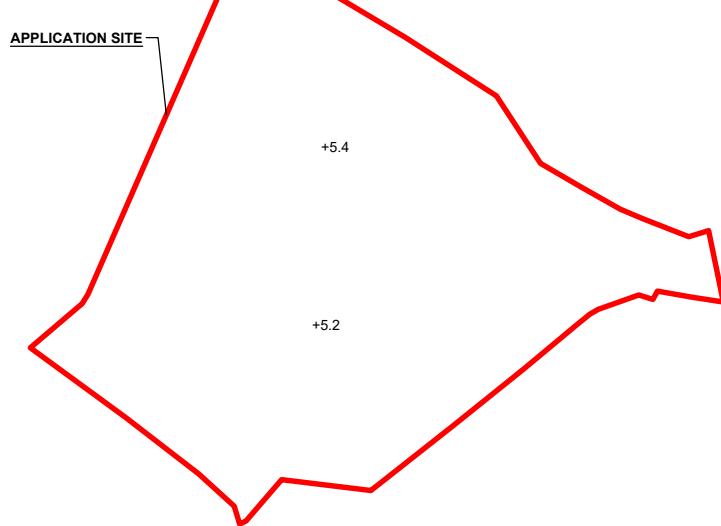
PLANNING CONSULTANT	
PROJECT	PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION	VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES
SCALE	1 : 500 @ A4
DRAWN BY	DATE
MN	20.11.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAYOUT PLAN
DWG. NO.	VER.
PLAN 5	002

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,416 m² (ABOUT)

EXISTING SITE SURFACE CONDITION : CONCRETE
EXISTING SITE LEVEL : +5.2 mPD TO +5.4 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



LEGEND

APPLICATION SITE
+5.2 EXISTING SITE LEVEL

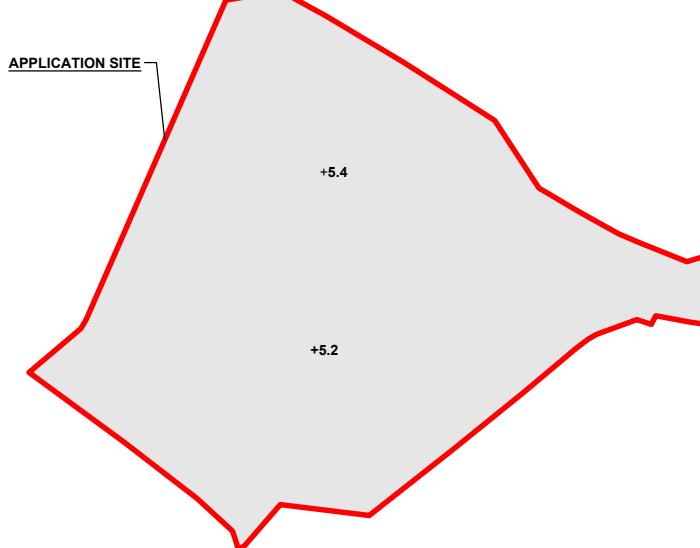
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 3,416 m² (ABOUT)

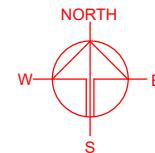
PROPOSED LAND FILLING AREA : 3,416 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +5.2 mPD TO +5.4 mPD (ABOUT)
MATERIAL OF LAND FILLING USE : CONCRETE
: OPEN STORAGE AREA, PARKING AND
LOADING / UNLOADING SPACES,
CIRCULATION AREA AND SITE
FORMATION OF STRUCTURES

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER
FILLING OF LAND WILL BE CARRIED OUT WITHIN THE SITE DURING THE
PLANNING APPROVAL PERIOD.



LEGEND

APPLICATION SITE
 PROPOSED FILLING OF LAND AREA
+5.4 PROPOSED SITE LEVEL



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
VARIOUS LOTS IN D.D. 103 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, NEW
TERRITORIES

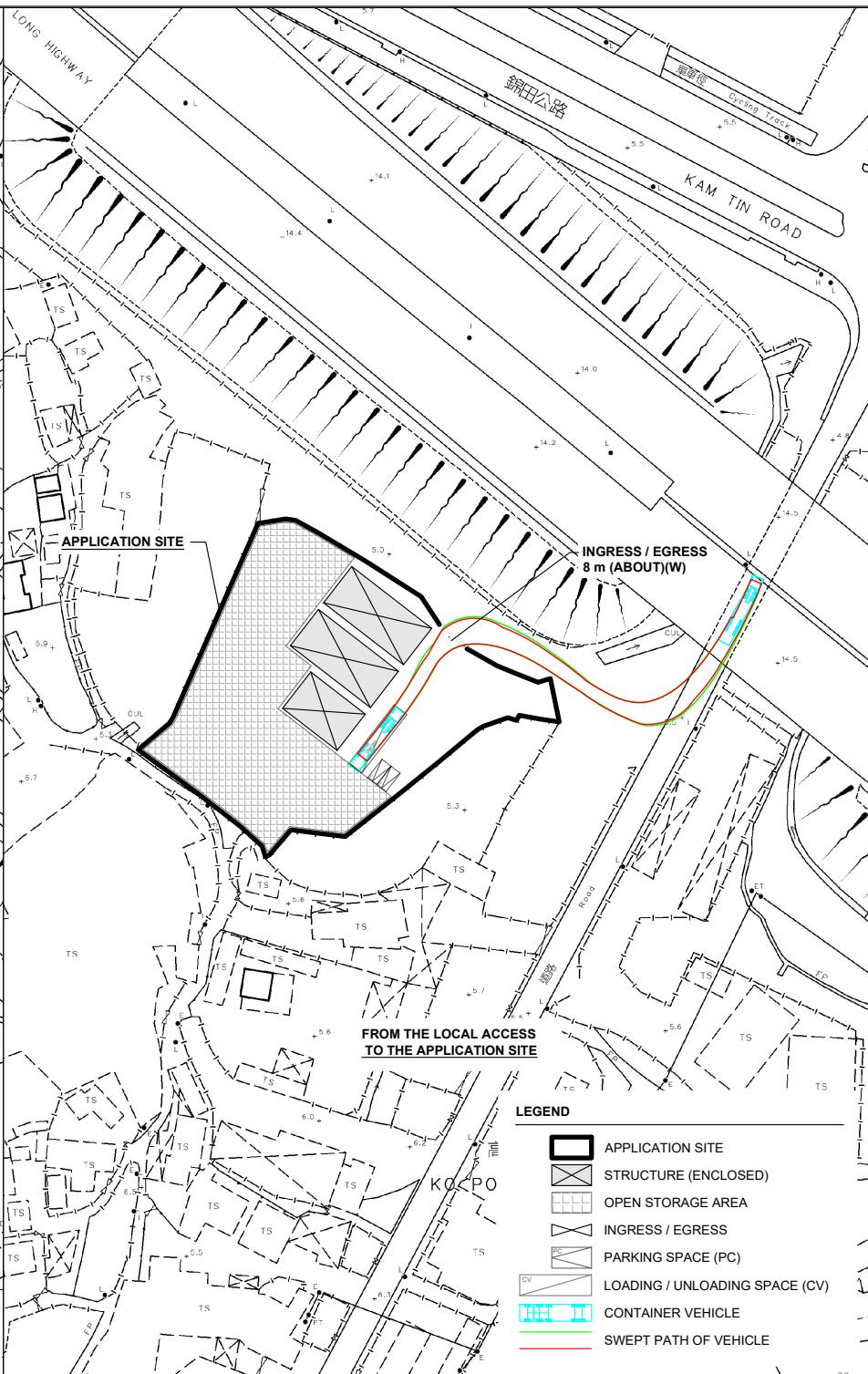
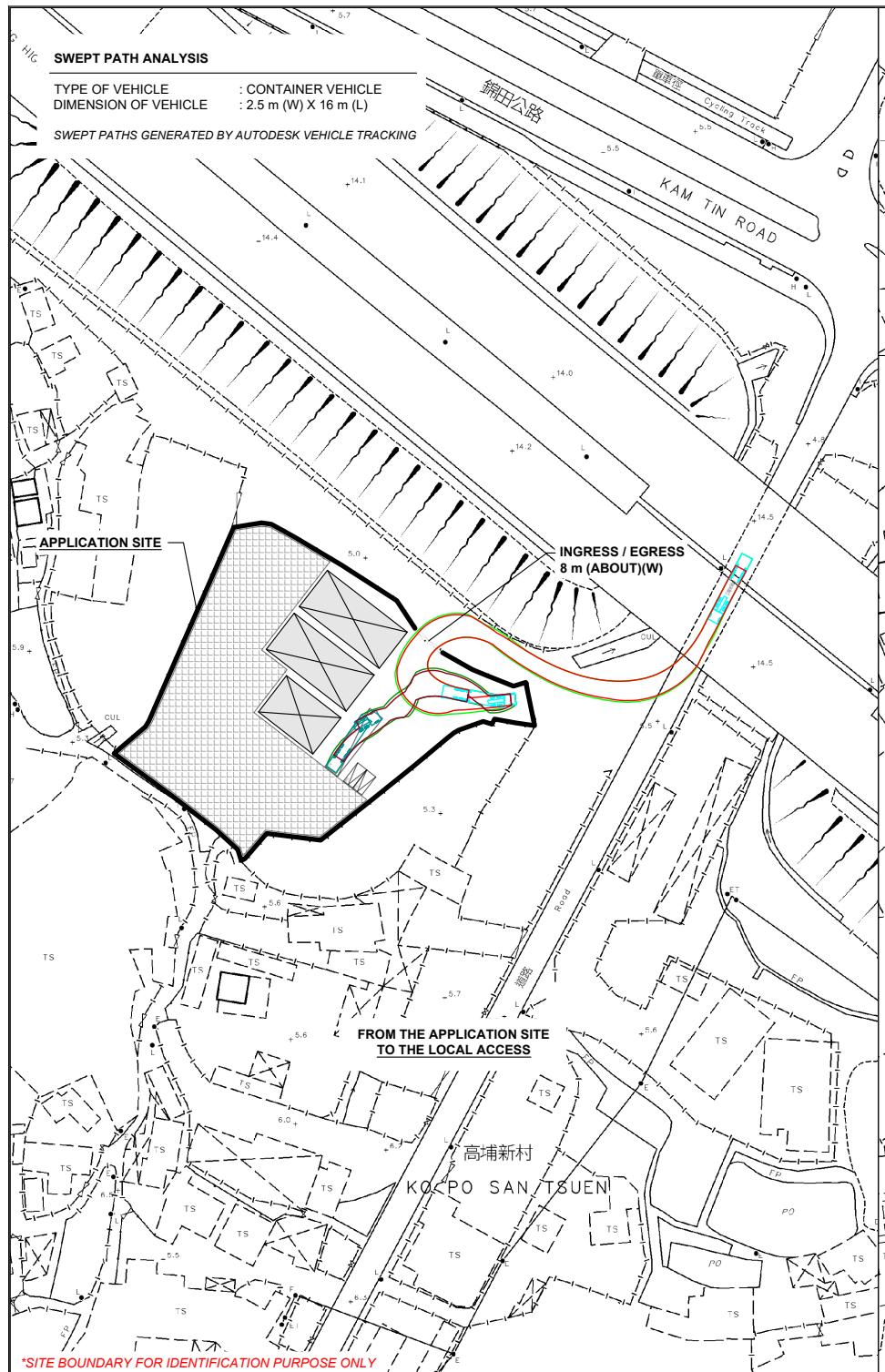
SCALE
1 : 1000 @ A4

DRAWN BY MN DATE 27.10.2025
REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
FILLING OF LAND AREA

DWG. NO. PLAN 6 VER. 001



PLANNING CONSULTANT

 **R-RICHES PLANNING LIMITED**

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

SITE LOCATION
VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY **MN** DATE **20.11.2025**

CHECKED BY _____ DATE _____

APPROVED BY _____ DATE _____

DWG. TITLE
SWEPT PATH ANALYSIS

DWG. NO. **PLAN 7** **VER.** **001**

Appendix I
Fire Service Installations Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,416 m ²	(ABOUT)
COVERED AREA	: 590 m ²	(ABOUT)
UNCOVERED AREA	: 2,826 m ²	(ABOUT)
PLOT RATIO	: 0.17	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 590 m ²	(ABOUT)
TOTAL GFA	: 590 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 1,729 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

PARKING PROVISIONS

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

LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS

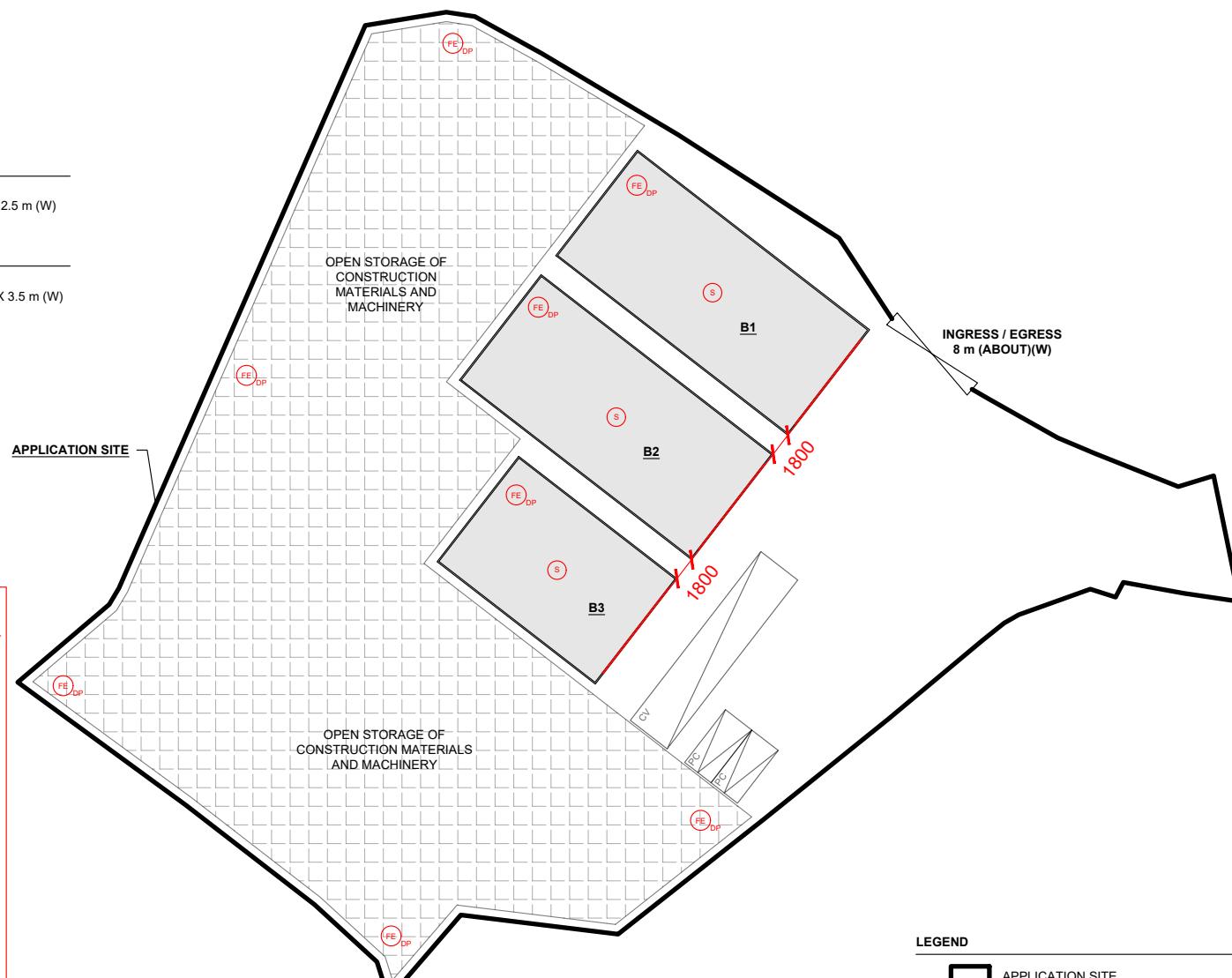
- S STAND-ALONE BATTERY TYPE FIRE DETECTOR
FE DP 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

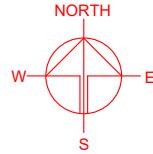
- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	150 m ² (ABOUT)	150 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
		TOTAL	590 m² (ABOUT)	590 m² (ABOUT)


LEGEND

■	APPLICATION SITE
■	STRUCTURE (ENCLOSED)
■	OPEN STORAGE AREA
△	INGRESS / EGRESS
□	PARKING SPACE (PC)
△	LOADING / UNLOADING SPACE (CV)



PLANNING CONSULTANT

R-RICHES
 PLANNING LIMITED

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

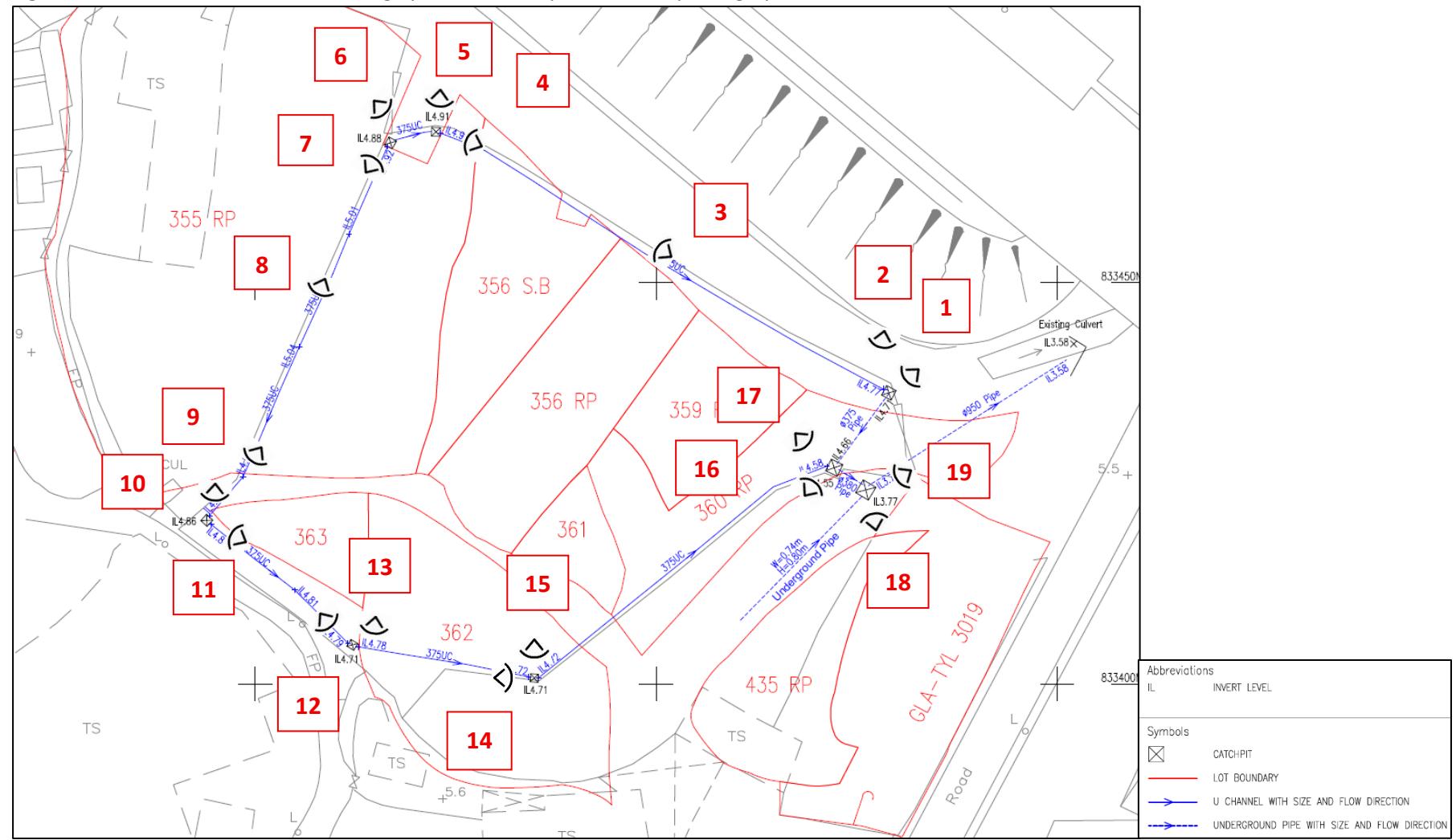
SITE LOCATION
 VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE	1 : 500 @ A4
DRAWN BY	MN DATE 20.11.2025
REVISED BY	
APPROVED BY	
DWG. TITLE	FSIs PROPOSAL
DWG. NO.	APPENDIX I
VER.	002

Appendix II
As-Built Drainage Record

Appendix II – Photographic record of the existing drainage facilities (taken on 03.11.2025)

Figure 1 – Extract of the as-built drainage plan with viewpoints of the photographic record





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



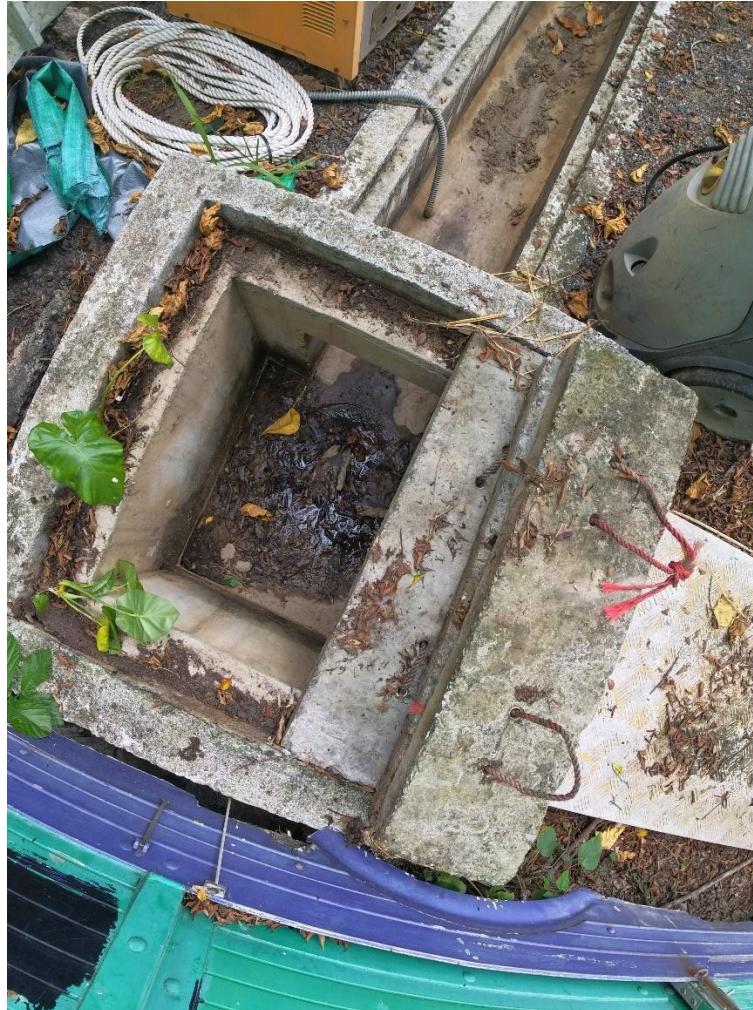
Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16



Viewpoint 17



Viewpoint 18



Viewpoint 19

Our Ref. : DD103 Lot 355 RP & VL
Your Ref. : TPB/A/YL-KTS/1112

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

28 January 2026

By Email

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1112)

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



A handwritten signature of 'Louis TSE' is placed to the left of the company's circular logo. The logo is blue and white, containing the text 'R-riches Planning Limited' and '盈卓規劃有限公司' (Ying To Planning Limited) in both English and Chinese.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Ms. Athena LAI

email: synsin@pland.gov.hk)
email: apylai@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1112)

- (i) The applicant would like to provide clarifications on the subject application. Details are as follows:
- No container will be stored within the application site (the Site). No site office is proposed for the current application.
 - No tree has been found within the Site.

- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	It is noted that construction materials would be stored at the Site. As such, grateful if the applicant could advise whether dusty materials including cement, earth, pulverized fuel ash, aggregates, silt, stonelines, sand, debris, sawdust and wooden chips would be stored at the site. Thanks.	Please be confirmed that no dusty materials, including cement, earth, pulverized fuel ash, aggregates, silt, stonelines, sand, debris, sawdust and wooden chips will be stored at the Site at any time during the planning approval period.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG Sze Lai; Tel: 2443 1072)		
(a)	No permission is given for occupation of GL (about 236m ² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap 28.	Noted. The applicant will submit Short Term Tenancy (STT) application to rectify the occupation of Government land (GL) after planning approval has been obtained from the Town Planning Board (the Board).
(b)	I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u>	Noted. The applicant will submit Short Term Waiver (STW) and STT applications to rectify the applied use erected on the concerned lot and occupation of GL after planning approval has been obtained from the Board. No structure is proposed for domestic use.

	<p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 356 S.B, 356 RP, 360 RP, 361, 362, 363 and 364 all in D.D. 103 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the Government. 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.</p>	
<p>3. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</p> <p>(Contact Person: Ms. Selena SIN; Tel: 3168 4047)</p>		
(a)	the types of storage items (e.g. what types of construction materials and machineries) in the warehouses and open storage area respectively;	The Site is proposed to be used for open storage of construction materials (e.g., bricks, tiles, pipes, etc.) and machinery (e.g., excavators, cranes, etc.), while the proposed warehouse is intended for storage of miscellaneous goods (i.e., apparel, electronic goods, furniture, etc.).
(b)	if the proposed use involve any containers. If affirmative, the stacking height and units of the containers;	The construction materials and machinery would only be stored at the designated area with stacking height of not more than 3 m. No container will be stored within the Site.

(c)	if any dangerous goods would be stored within the Site;	No dangerous goods will be stored within the Site at any time during the planning approval period.
(d)	the location of the ancillary office; and	No site office is proposed for the current application.
(e)	whether the site would be fenced off. If affirmative, the material and height of the fence	2.5m high solid metal fencing will be erected along the site boundary to mitigate any potential nuisance to the surroundings.

4. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

(Contact Person: Mr. Jeff TSE; Tel: 3965 8921)

(a)	In view of the above, we have no objection in principle to the proposed development. However, due to change in site area under this planning application, the applicant should (i) advise if any site formation /leveling works to be carried out and (ii) confirm if any walls or hoarding are/to be erected or lain along the site boundary under this application. If affirmative, the proposed/existing peripheral surface channels shall be provided at the original/existing level along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands and adequate opening should be provided at the toe of the proposed walls/hoardings to intercept the existing overland flow passing through the site. The details of such opening/gap should be provided for further comments. For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please consider to required the applicant to submit technical assessment(s) in other aspect(s) and seek comment acceptable from the planning point of view, I would suggest that conditions should be stipulated in the approval letter to the applicant of the development (i) to maintain the drainage facilities implemented under Application No.	Noted. The entire Site has already been hard-paved. No further filling of land will be carried out within the Site. 2.5m high solid metal wall with adequate openings will be erected along the whole site boundary. The existing drainage facilities on the Site will be well-maintained by the applicant, and an updated drainage condition record will be submitted by the applicant after planning permission has been granted by the Board.
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	A/YL-KTS/879 and (ii) to submit records of the existing drainage facilities on site (i.e. photos with date, etc) to the satisfaction of the Director of Drainage Services or of the Town Planning Board.	
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盈卓
規劃
有限公司

Our Ref. : DD103 Lot 355 RP & VL
Your Ref. : TPB/A/YL-KTS/1112

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

By Email

3 February 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1112)

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.

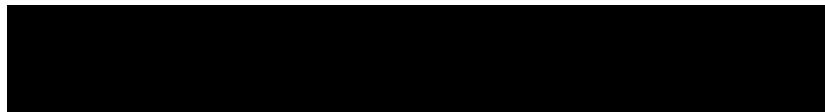
Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature of 'Louis TSE' is to the left of a circular blue stamp. The stamp contains the text 'R-RICHES PLANNING LIMITED' around the perimeter and '盈卓規劃有限公司' in the center.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD



Responses-to-Comments

Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1112)

(i) A RtoC Table:

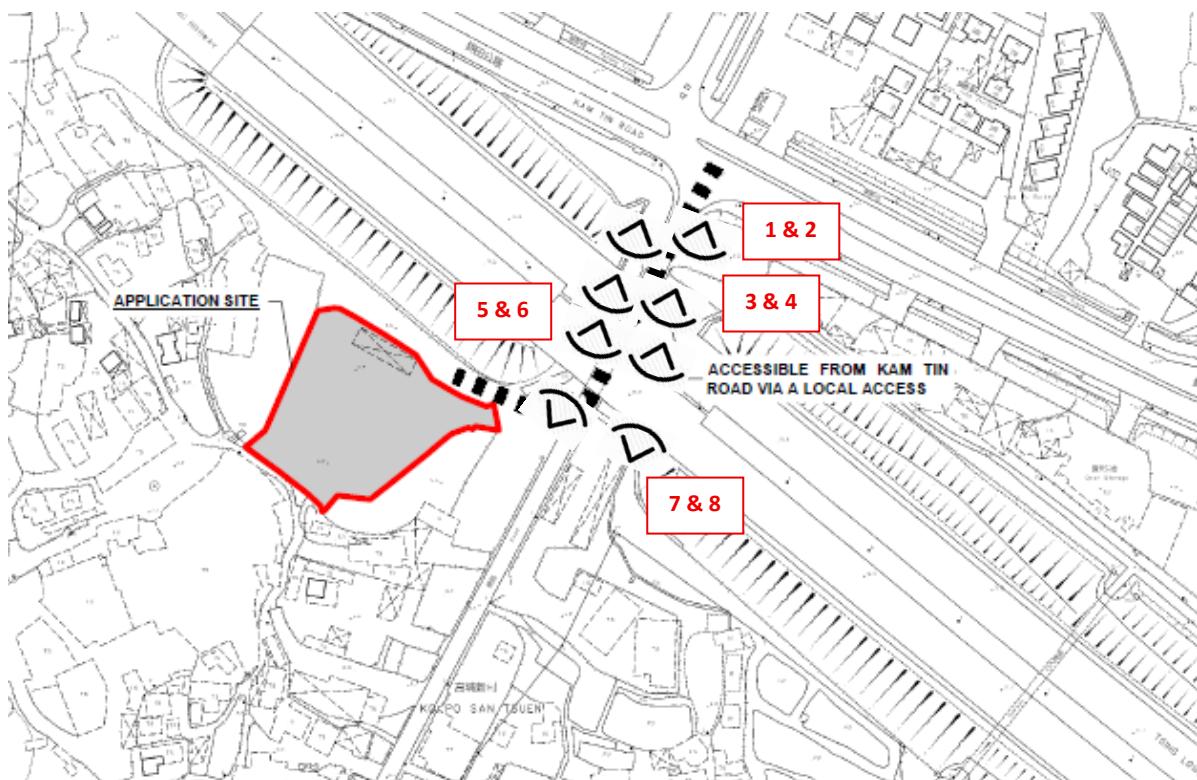
Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	Container vehicle is proposed to access the site. The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the site;	A revised swept path analysis is provided to demonstrate smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the application site (the Site) (Plan 7).
(b)	The applicant should provide information on whether there is sufficient headroom under the Tsing Long Highway for the proposed type of vehicle;	<p>At least 6.5m of headroom has been provided under the Tsing Long Highway (Annex I). As the maximum height of the proposed container vehicle would be not more than 4.6m, there is sufficient headroom for the proposed vehicle.</p> <p>In addition, the Site is the subject of a previous approved application No. A/YL-KTS/897. Based on the approved scheme of A/YL-KTS/897, a total of 3 parking and loading/unloading spaces for heavy goods vehicles are provided. The current application with similar traffic scale is considered practicable.</p>
(c)	The applicant should note the local access between Kam Tin Road and the site is not managed by this Department. The management and maintenance parties of the local access shall be consulted.	Noted. The applicant will consult the relevant parties regarding the management and maintenance of the local access after planning permission has been granted by the Town Planning Board.

Annex I – Photographic Record Showing the Headroom under Tsing Long Highway

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

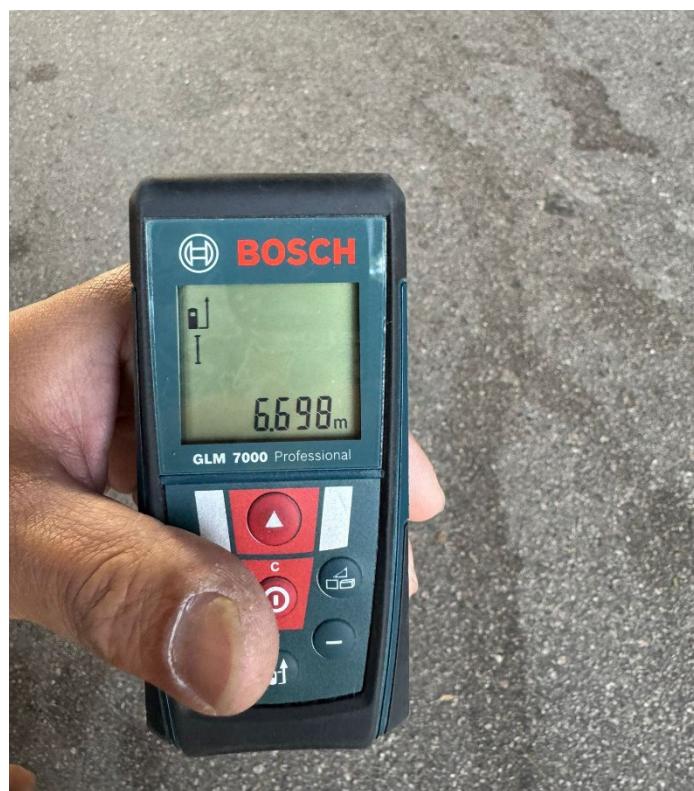
(Application No. A/YL-KTS/1112)

Photographic records taken on 2.2.2026 are provided as follow:

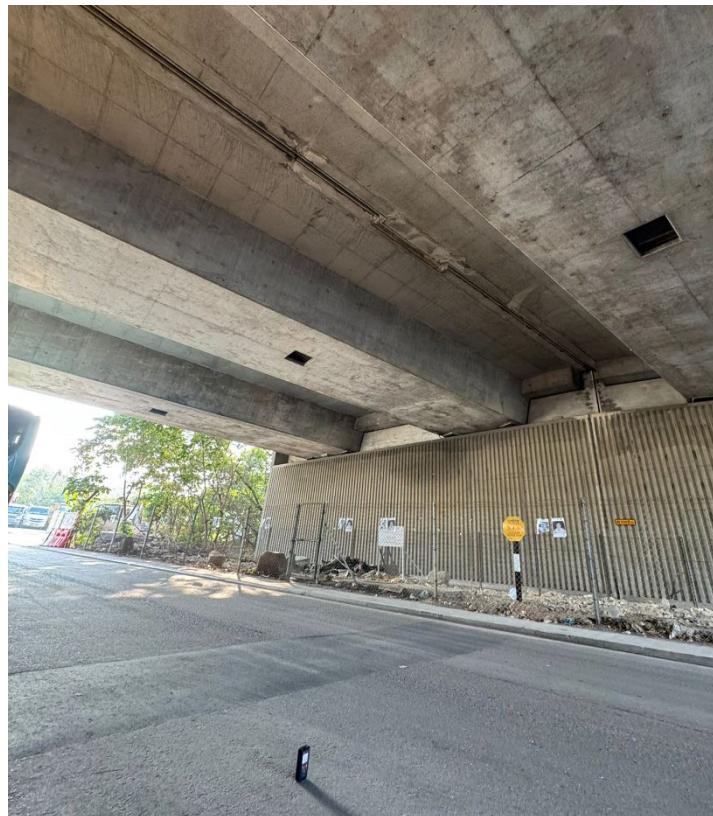




Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8

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

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

encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:

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

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

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
1.	A/YL-KTS/65	Temporary Open Storage of vehicles for a period of 12 months	28.2.1997
2.	A/YL-KTS/148	Temporary open storage of vehicles and construction materials for a period of 12 months.	22.1.1999
3.	A/YL-KTS/198	Temporary Vehicle Repairing Workshop for a period of 3 years	3.3.2000
4.	A/YL-KTS/293	Temporary Vehicle Repair Workshop for a period of 3 years	27.6.2003
5.	A/YL-KTS/404	Temporary Vehicle Repair Workshop for a Period of 3 Years	24.8.2007 [revoked on 24.1.2010]
6.	A/YL-KTS/509	Temporary Vehicle Repair Workshop for a Period of 3 Years	12.11.2010 [revoked on 12.10.2012]
7.	A/YL-KTS/605	Temporary Vehicle Repair Workshop for a Period of 3 Years	6.9.2013 [revoked on 6.3.2014]
8.	A/YL-KTS/743	Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years	8.9.2017 [revoked on 8.2.2020]
9.	A/YL-KTS/879	Temporary Open Storage of Vehicles, Construction Materials/Prefabrication Components and Site Office for a Period of 3 Years	23.7.2021

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))	Rejection Reasons
1.	A/YL-KTS/667	Temporary Metal Recycling Centre and Open Storage of Scrap Metal, Concrete and Machinery with Ancillary Office for a Period of 3 Years	5.6.2015	(1) – (3)
2.	A/YL-KTS/685	Temporary Open Storage (Concrete from Demolished Buildings) for a Period of 3 Years	8.1.2016	(1) – (3)

Rejection Reasons

- (1) Not in line with planning intention.
- (2) Not comply with Town Planning Guidelines 13E in that the development is not compatible with the surrounding land uses; the residential dwellings/structures would be susceptible to adverse environmental nuisance generated by the development; and adverse comment from the relevant government department and local objections were received.
- (3) Fails to demonstrate that the development would not generate adverse environmental and drainage impacts

**Similar s.16 Applications within the same “AGR” Zone of the Site
in the past five years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/896	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Container Trailers/ Tractors Park for a Period of 3 Years	27.8.2021
2.	A/YL-KTS/922	Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years	10.6.2022
3.	A/YL-KTS/1008	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Container Trailers/ Tractors Park for a Period of 3 Years	20.9.2024
4.	A/YL-KTS/1083	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

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

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

2. Drainage

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

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions requiring maintenance of the implemented drainage facilities under Application No. A/YL-KTS/879 and the submission of condition record of the existing drainage facilities should be included in the planning permission.

3. Fire Safety

Comments of the Director of Fire Services:

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

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in an area of miscellaneous rural fringe landscape character comprising open storage/storage yards/warehouse, vegetated areas and vacant land;
- according to the site photos, the Site was hard-paved with storage of construction materials and machinery. According to the applicant's submission, no tree felling is

involved. The proposed uses are not incompatible with the landscape setting in the proximity. Significant adverse landscape impact arising from proposed uses is not anticipated; and

- advisory comments are at **Appendix V**.

5. Building Matters

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

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

6. District Officer's Comments

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

- no comment on the application; and
- his office has not received comment on the application from locals upon close of consultation.

7. Other Departments

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

- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed uses with the concerned owner(s) and/or occupant(s);
- (b) the permission is given to the uses and/or structures under the application. It does not condone any other uses and/or structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are 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 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) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Tin Road, including the local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the detailed comments on the application previously provided to the applicant shall be taken into account in the maintenance of the existing drainage facilities;

- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant shall submit a full set of F.S.251, incorporating all proposed fire service installations (FSIs) for his further arrangement of FSI acceptance inspection; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) 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, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that three structures and associated filling of land are proposed in the application. before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed uses under

- the application;
- (v) for UBW erected on leased land, enforcement action may be taken by the 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;
- (l) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (m) to note the comments of the Commissioner of Police that the proposed uses shall not cause traffic congestion and flooding.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 3:24
收件者: tpbpd/PLAND
主旨: A/YL-KTS/1112 DD 103 Kam Tin South
類別: Internet Email

A/YL-KTS/1112

Lots 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin South

Site area: About 3,416sq.m Includes Government Land of about 236sq.m

Zoning: "Agriculture"

Applied use: Open Storage / Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This site has a long history of approved brownfield applications that have failed to fulfil conditions. Most recent was 879 on 23 July 2021.

This expired in July 2024. Did the operator take a long holiday? What about occupation of GL, has rent been paid?

In view of the history, any approval should be limited to ONE YEAR ONLY in order to ensure that there is finally full compliance.

Mary Mulvihill