

2025年12月30日  
此文件在收到所有必要的資料及文件後才正式確認收到  
申請

This document is received on 2025-12-30  
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](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](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

2502915

18/12

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1201
	Date Received 收到日期	2025-12-30

- 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)

ASIA JET LIMITED 亞洲水力有限公司

### 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)

Allgain Land Planning Limited 全堅土地規劃有限公司

### 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)

元朗錦田丈量約份第109約地段第1160號、第1173號(部分)、第1174號餘段(部分)、第1175號餘段(部分)及第1176號餘段

Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D. D. 109, Kam Tin, Yuen Long

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

Site area 地盤面積 ..... 4600 ..... sq.m 平方米  About 約  
 Gross floor area 總樓面面積 ..... 1310 ..... sq.m 平方米  About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)

..... N/A ..... sq.m 平方米  About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	現時是空置的  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

- has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

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

- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 04/12/2025-18/12/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 19/12/2025 (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	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉（存放建築材料）和相關填土工程（為期 3 年）  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	3370 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1230 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	0 ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1310 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1310 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to List of Structure ..... ..... .....	
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	0 .....
Motorcycle Parking Spaces 電單車車位	0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0 .....
Coach Spaces 旅遊巴車位	0 .....
Light Goods Vehicle Spaces 輕型貨車車位	4 .....
Medium Goods Vehicle Spaces 中型貨車車位	0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....

Proposed operating hours 擬議營運時間																															
星期一至六上午9時至下午5時，星期日及公眾假期休息。																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<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)) 從治河路進入</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 ..... 4600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input checked="" 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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</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

Ms Hermose Chong

Manager

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

Allgain Land Planning Limited

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

Date 日期

18/12/2025

(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：

**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	元朗錦田丈量約份第109約地段第1160號、第1173號(部分)、第1174號餘段(部分)、第1175號餘段(部分)及第1176號餘段  Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long
Site area 地盤面積	4600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	Agriculture 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years  擬議臨時貨倉(存放建築材料)和相關填土工程(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1310 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.285 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	26.7 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	0	
	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)	0 0 0 0 0 0	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	4	
	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)	0 0 4 0 0 0	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<hr/>		
Site Plan , Location Plan , Land Filling Plan		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
<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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、

第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段

擬議臨時貨倉(存放建築材料)和相關填土工程

(為期 3 年)

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2-3
3. 擬議發展計劃的各方面影響-----P.4-5
4. 擬議貨倉存放的材料 ( 參考 ) -----P.6-7

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段的規劃申請，擬在上述地段申請為期三年的臨時貨倉(存放建築材料)和相關填土工程。
2. 申請地點位於元朗錦田治河路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」用途。
3. 申請地盤面積為約 4,600 平方米，上蓋總面積約 1,230 平方米，露天地方面積約 3,370 平方米，上蓋覆蓋率約 26.7%。
4. 申請地點將設有 6 個構築物，總樓面面積約 1,310 平方米，用途請參考 List Of Structure。
5. 申請地點涉及 4 個輕型貨車停車位，作臨時上落貨用途。
6. 申請地點可由元朗錦田治河路前往，擬議發展的營運時間為星期一至六上午九時至下午五時，星期日及公眾假期休息。
7. 申請地點涉及填土工程，面積約 4600 平方米，主要用作固定構築物及車輛掉頭之用。

# 申請原因

1. 申請人為亞洲水力有限公司，是一間貨運公司，公司成立於 2011 年，主要業務是物流和運輸，對貨倉需求甚大，是受政府鐵路發展北環線主線計劃影響需搬遷的業務經營者，地政處檔案編號：GEN-064-072-001-P001。
2. 申請人亞洲水力有限公司以前是在元朗錦田逢吉鄉路，原址的用途為：臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場；規劃申請編號為 A/YL-KTN/848，受政府收地影響，一直在尋覓合適的土地，礙於地點及租金問題，無法找到其他更合適的地點，最後找到申請地點，並有意向城規會遞交相似用途的申請，希望發展局能給予政府支持，讓申請人能繼續營運。
3. 申請人原址用途為：臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場，但考慮到欲搬遷的申請地點為「農業」用途，為了減少對周邊環境影響，申請人現時採用密封貨倉存放建築材料及小型建築機械，因此擬議申請用途為臨時貨倉（存放建築材料），也取消了中型/重型貨車及貨櫃車拖頭/拖架擺放，只用輛型貨車運送材料。
4. 擬議申請用途為臨時貨倉（存放建築材料），因考慮到不屬於「農業」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
5. 申請地點所在位置全部範圍屬於規劃指引編號 13G 的「第三類地區」範圍。按規劃指引編號 13G 的擬作「露天貯物及港口後勤用途」內說明，城規會通常不會從優考慮在第 3 類地區內的申請，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題能透過實施規劃許可附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
6. 申請地點附近圍繞的都是一些臨時構築物及貨倉，申請人會在營業時間內營業，營業時間以外的不會有任何營運，盡量減少對周邊民居的影響。申請地點也會設

置圍板圍網，完全封好申請地點，避免影響周邊鄰居。

7. 由於政府要落實北環線鐵路發展主線計劃，並已對部份土地進行收地，此舉嚴重影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
8. **擬議發展只是臨時三年的性質**，「農業」地帶的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
9. 申請用途不會破壞「農業」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
10. 申請地點涉及多個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、鑽土等損害環境的工作，只需進行填土工程。
11. 申請地點的營運時間為星期一至星期六上午九時至下午五時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段作為期三年的臨時貨倉(存放建築材料)和相關填土工程。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 6 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可經由錦田治河路直接轉入，不用經過任何私人地段。

## 3. 擬議發展的交通安排

申請用途涉及 4 個臨時上落貨車位，申請地點設有一個車輛出入口，申請地點內亦有足夠空間供車輛行駛，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

## 4. 環境方面

申請人會按照環保署對臨時貨倉的指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時貨倉，不涉及任何機械加工，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時貨倉，只在星期一至星期六上午九時至下午五時營業，星期日及公眾假期全日休業；而附近主要都貨倉/停車場等用途，甚少民居，不會為居民帶來重大的噪音影響。

## 7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段作為期不超過三年的臨時貨倉（存放建築材料）和相關填土工程。

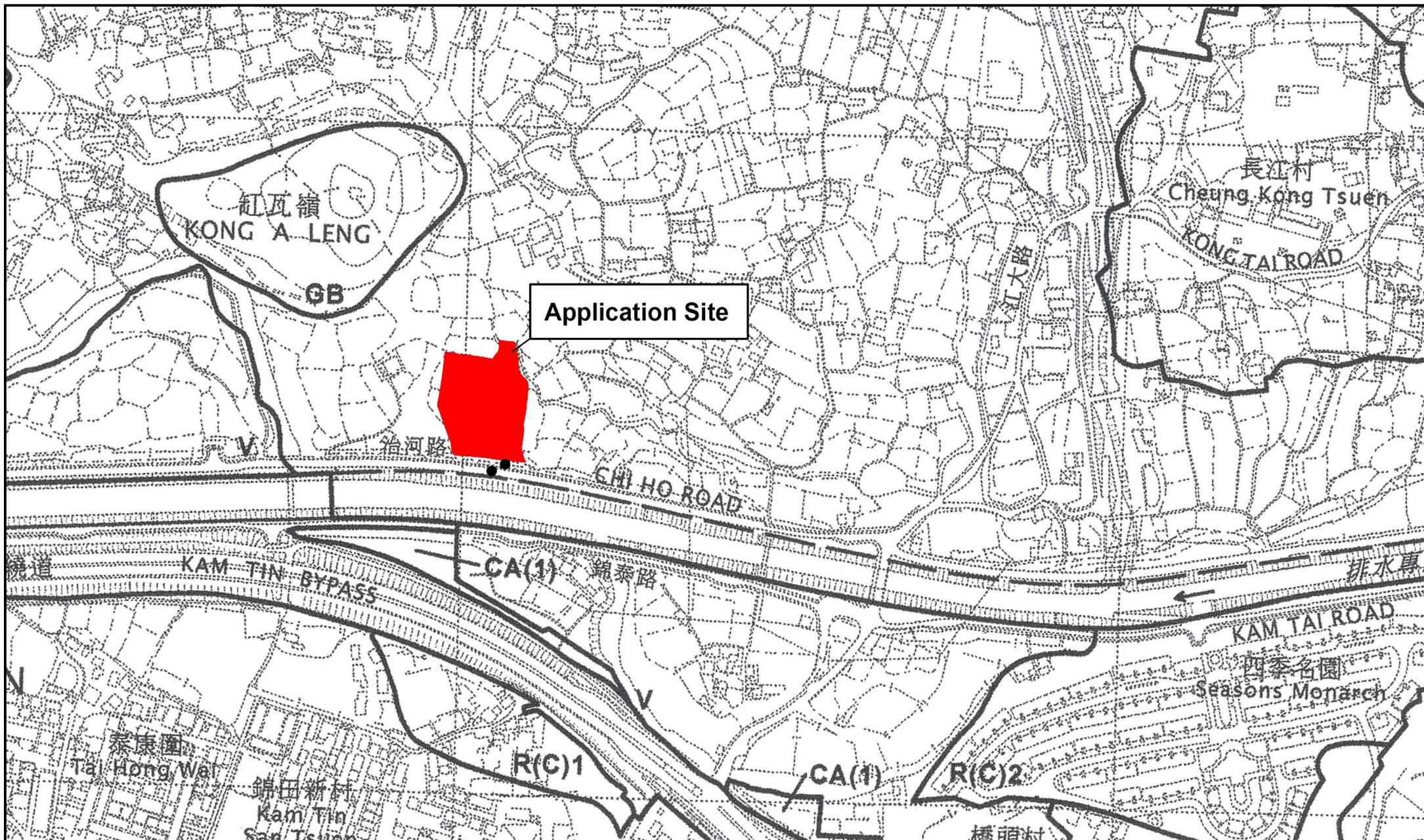
## 擬議貨倉存放的材料 ( 參考 )





## List of Structures

Structure No.	Usage	Covered Area ( m <sup>2</sup> )	GFA ( m <sup>2</sup> )	Proposed Height
1	Warehouse	230	230	Not Exceeding 8 m ; 1 Storey
2	Warehouse	230	230	Not Exceeding 8 m ; 1 Storey
3	Warehouse	230	230	Not Exceeding 8 m ; 1 Storey
4	Warehouse	230	230	Not Exceeding 8 m ; 1 Storey
5	Warehouse	230	230	Not Exceeding 8 m ; 1 Storey
6	Site Office	80	160	Not Exceeding 7 m ; 2 Storey
<b>Total</b>		<b>1,230</b>	<b>1,310</b>	

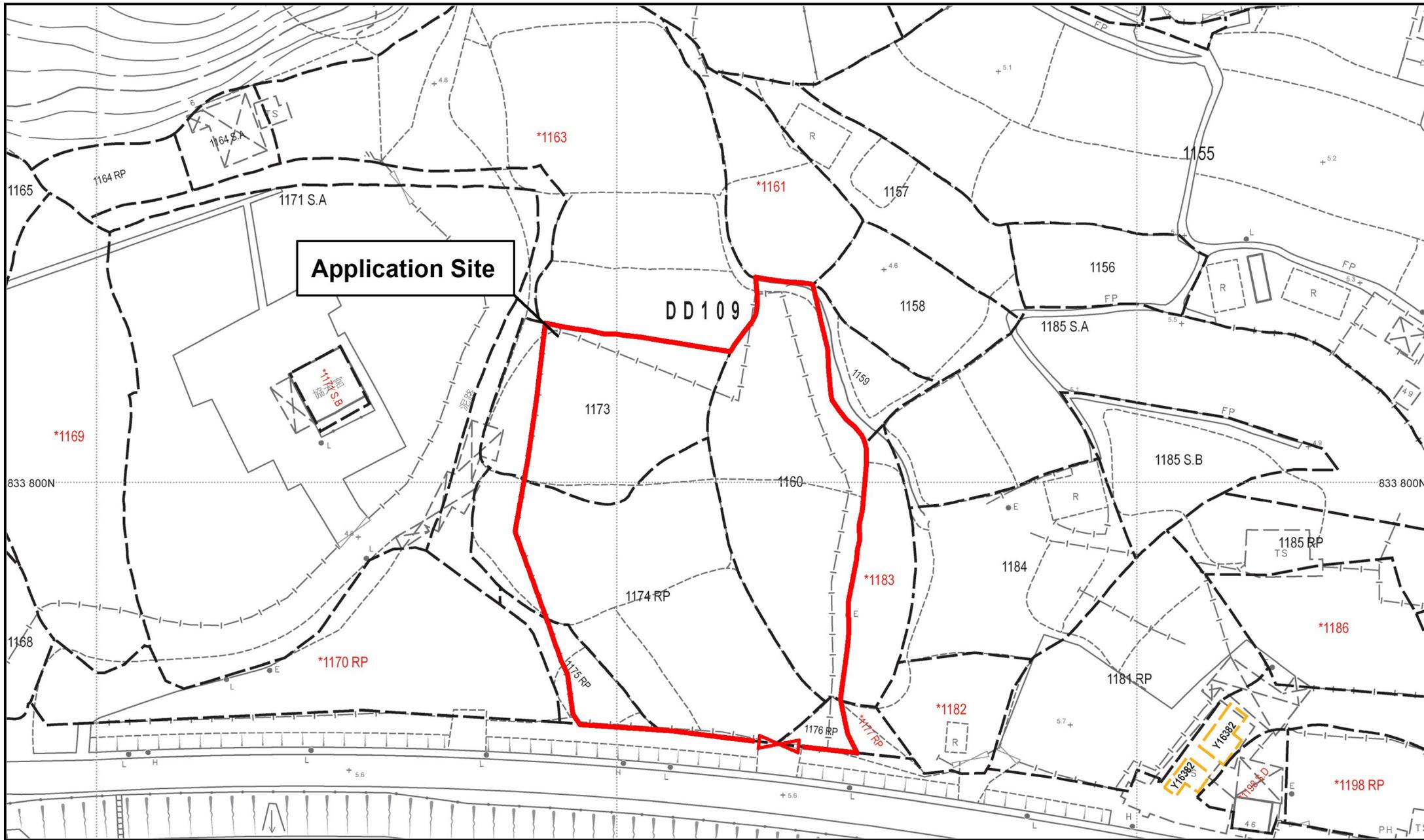


Project 項目名稱:  
 Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years at Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long

Drawing Title 圖紙標題:  
 Location Plan

Drawing No. 圖號:  
 20251217

Remarks 備註:  
 ●●● Vehicular access leading Chi Ho Road



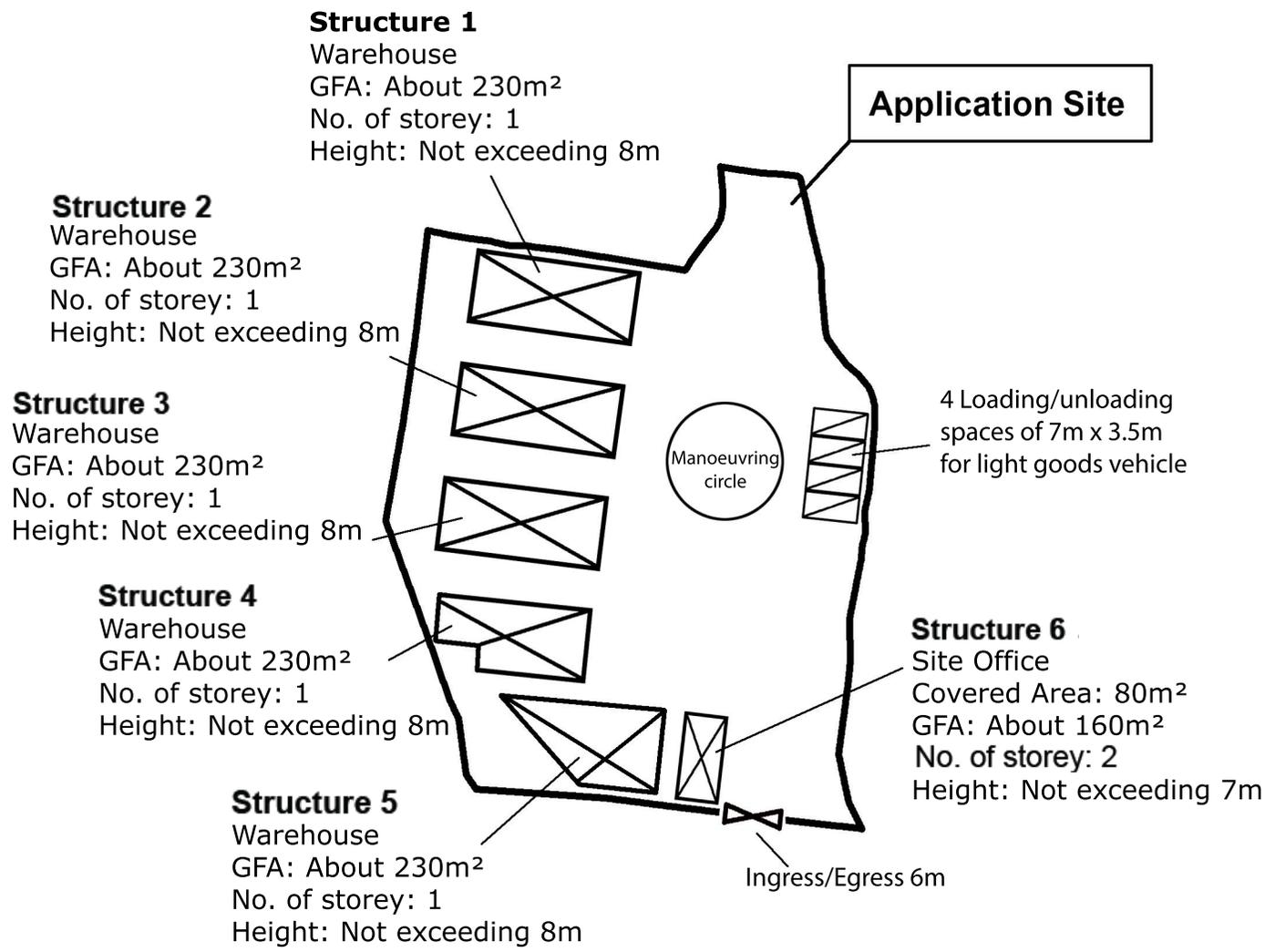
Project 項目名稱:  
**Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years at Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long**

Drawing Title 圖紙標題:  
**Site Plan**

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Drawing No. 圖號:  
**20251217**

Remarks 備註:  
 **Application Site**

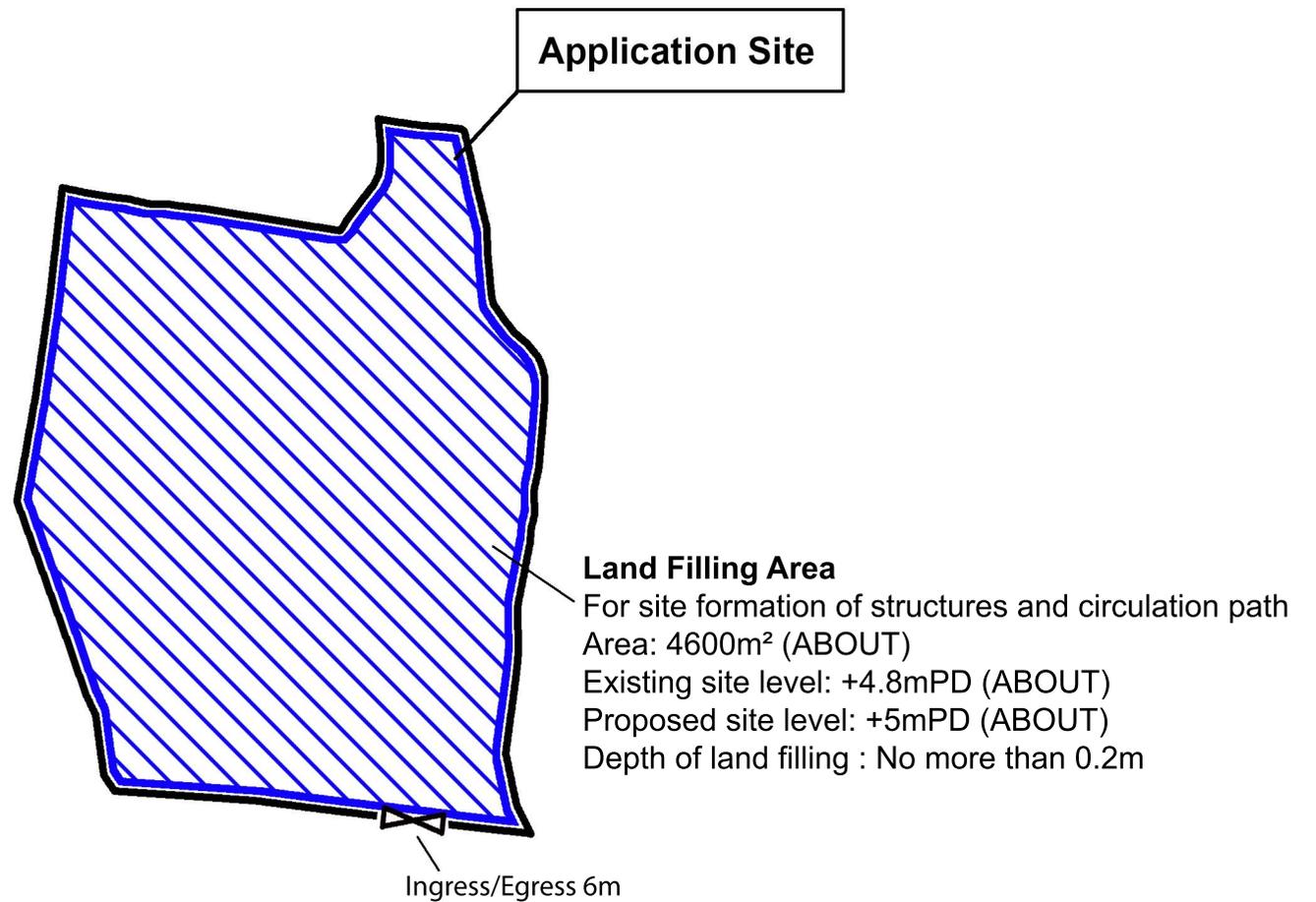


Project 項目名稱:  
Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years at Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long

Drawing Title 圖紙標題:  
Layout Plan

Drawing No. 圖號:

Remarks 備註:  
 Light good vehicle  
 Structure



Project 項目名稱:

Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years at Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Land Filing Plan

Drawing No. 圖號:

20251217

Remarks 備註:



Structure



Land Filling Area



有關第 16 條規劃申請編號

新界元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、  
第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段  
擬議申請用途：臨時貨倉（存放建築材料）和相關填土工程

預計 輕型貨車 進出流量報告  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	1	0
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	1	1
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

寄件者: Chong Hermose <[REDACTED]>  
寄件日期: 2026年02月11日星期三 14:39  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: S. 16 Planning Application No. A/YL-KTN/1201 : 回應部門意見  
附件: A\_YL-KTN\_1201\_回應部門意見.pdf; KTN\_1201\_Land\_Filling\_Plan.pdf; Palnning Statement.pdf; 租約.pdf

城規會/規劃處 :

大家好。

有關規劃申請：A/YL-KTN/1201，現附上申請人回應部門的意見，請查收。

這電郵將取代 2026 年 2 月 11 日早上 10:19 的電郵，謝謝。

Ms Chong  
( [REDACTED] )

## Planning Application No. A/YL-KTN/1201

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	<b>Comments from Planning Department</b>	
(1)	<p>according to application subject, only storage of construction materials will be involved. However, the planning statement indicates that both storage of construction materials and machineries will be involved. In this regard, please clarify what will be stored within the site. If both construction materials and machineries are involved, the application subject (including the application form) shall be revised accordingly;</p> <p>please clarify whether open storage, storage of dangerous goods, recycling, cleansing, repairing, dismantling or other workshop activities will be involved at the site;</p> <p>according to the applicant's submission, the applicant applies for proposed filling of land for the entire site for not more than 0.2m in depth (to a level of about 5mPD). In this regard, please advise the land filling materials;</p> <p>according to the land filling plan, there is gap between the site boundary and land filling area. Should the applicant is applying for filling of the entire site, please rectify the land filling plan; and please advise the details of the affected business operation at the affected premises under application No. A/YL-KTN/848 (e.g. for open storage or other uses).</p>	<ul style="list-style-type: none"> <li>- 申請人已修正申請文件，申請地點只會存放建築材料。</li> <li>- 申請地點不涉及露天存放、危險物品存放、回收、清潔、修理、拆卸、其他工場活動。</li> <li>- 申請地點的填土物料是混凝土，並已修正填土範圍圖則。</li> <li>- 申請人亞洲水力有限公司以前是在元朗錦田逢吉鄉路，原址的用途為：臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場；規劃申請編號為 A/YL-KTN/848。</li> <li>- 但由於擬議申請地點屬農業用途，如用作臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場和周邊實在不太協調，因此申請人重整業務，擬議申請只擺放建築材料。</li> </ul>

	<b>Departmental Comments</b>	<b>Responses</b>
	<b>Comments from Railway Development Office, Highways Department</b>	
(1)	<p>However, it is noted that the subject site is close to the Northern Link scheme boundary. Please note that the construction of Northern Link commenced in 2025 for completion in 2034. The applicant should ensure the traffic arrangements of the subject development will not have adverse impact on the implementation of the Northern Link during either the construction or operation period.</p>	<p>申請人知悉。 申請人會盡量在非繁忙時間進行運輸工作，減少對政府工程項目的影響。</p>

	Departmental Comments	Responses
	Comments from Agriculture, Fisheries and Conservation Department	
1	It is noted from the aerial photo that the subject site is vegetated, yet it is noted from application form (item 6 (e)(iii)) that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	申請地點現場沒有樹木，請看下圖。



	Departmental Comments	Responses
	<b>Comments from Environmental Protection Department</b>	
1	<p>It is noted that construction materials would be stored at the site. In this regard, grateful if the applicant could advise:</p> <ul style="list-style-type: none"> <li>i. what types of construction materials would be stored at the site; and</li> <li>ii. whether materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) would be stored at the Site.</li> </ul>	<p>申請人擬議存放的建築材料，包括：紅磚、沙磚、鋁架、鐵通、角鐵、木方、木板、膠管等等，不會有粉狀東西。</p>

	Departmental Comments	Responses
Fanling, Sheung Shui and Yuen Long East District Planning Office		
1	<ul style="list-style-type: none"> <li>- the affected premises is subject of an application No. A/YL-KTN/848. Please provide justification on why the current application is submitted by an applicant different from the application No. A/YL-KTN/848.</li> <li>- please provide justification on why a larger site area (+2656m<sup>2</sup> /+136.6%) for the affected business operation is required as compared with that of the application No. A/YL-KTN/848.</li> <li>- whether the affected business operation at the affected premises under application No. A/YL-KTN/848 is still in operation.</li> <li>- please provide the operating period of the affected business operation and provide relevant documentary proof (e.g. tenancy agreement)</li> <li>- please provide the location of the alternative sites and why those sites are not suitable for the relocation.</li> <li>- please clarify whether the proposed structures will be fully enclosed.</li> <li>-please clarify whether storage of dangerous goods will be involved.</li> <li>- please provide detailed information on the transportation of construction materials as shown in the reference photo, which are large in size, could be conducted using light goods vehicles as proposed in the application.</li> </ul>	<ul style="list-style-type: none"> <li>- 規劃申請編號：A/YL-KTN/848的申請人是：Lotti Construction Materials Limited，他在規劃申請獲批後，再把受影響場所租給本申請人，因此申請人是不同名稱。</li> <li>- 由於申請人尋覓土地多時，最後只找到申請地點的土地，而土地業主要求整片土地租出，因此面積有所不同。(請看附件的租約)</li> <li>- 現時受影響業務運作在舊址仍在進行的，現時正在等待清場。</li> <li>- 擬議興建的構築物是完全密封的。</li> <li>- 擬議存放的建築材料，包括：紅磚、鋁架、鐵枝、木方、木板、鋼筋、膠管，全部都會用卡板包裝，用卡板或唧車透過輕型貨車運送。</li> <li>- 申請地點並不涉及危險品的存放。</li> <li>- 申請人尋找新地方已有一段時間，在放盤的土地裡，有些是流浮山的綠化用地（DD 129 Lot 82 RP）；有些是九龍坑的綠化地帶（D.D.9 Lot 784）；都不太合適，最後只能找到擬議申請地點的地段（農業地帶），地點、租金和租期都是申請人能夠承受和較為合適的，於是向城規會遞交申請，希望發展局能給予政府支持，讓申請人能繼續營運，不用結業。</li> </ul>

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段的規劃申請，擬在上述地段申請為期三年的臨時貨倉(存放建築材料)和相關填土工程。
2. 申請地點位於元朗錦田治河路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」用途。
3. 申請地盤面積為約 4,600 平方米，上蓋總面積約 1,230 平方米，露天地方面積約 3,370 平方米，上蓋覆蓋率約 26.7%。
4. 申請地點將設有 6 個構築物，總樓面面積約 1,310 平方米，用途請參考 List Of Structure。
5. 申請地點涉及 4 個輕型貨車停車位，作臨時上落貨用途。
6. 申請地點可由元朗錦田治河路前往，擬議發展的營運時間為星期一至六上午九時至下午五時，星期日及公眾假期休息。
7. 申請地點涉及填土工程，面積約 4600 平方米，主要用作固定構築物及車輛掉頭之用。

# 申請原因

1. 申請人為亞洲水力有限公司，是一間貨運公司，公司成立於 2011 年，主要業務是物流和運輸，對貨倉需求甚大，是受政府鐵路發展北環線主線計劃影響需搬遷的業務經營者，地政處檔案編號：GEN-064-072-001-P001。
2. 申請人亞洲水力有限公司以前是在元朗錦田逢吉鄉路，原址的用途為：臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場；規劃申請編號為 A/YL-KTN/848，受政府收地影響，一直在尋覓合適的土地，礙於地點及租金問題，無法找到其他更合適的地點，最後找到申請地點，並有意向城規會遞交相似用途的申請，希望發展局能給予政府支持，讓申請人能繼續營運。
3. 申請人原址用途為：臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場，但考慮到欲搬遷的申請地點為「農業」用途，為了減少對周邊環境影響，申請人現時採用密封貨倉存放建築材料，因此擬議申請用途為臨時貨倉（存放建築材料），也取消了中型/重型貨車及貨櫃車拖頭/拖架擺放，只用輛型貨車運送材料。
4. 擬議申請用途為臨時貨倉（存放建築材料），因考慮到不屬於「農業」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
5. 申請地點所在位置全部範圍屬於規劃指引編號 13G 的「第三類地區」範圍。按規劃指引編號 13G 的擬作「露天貯物及港口後勤用途」內說明，城規會通常不會從優考慮在第 3 類地區內的申請，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題能透過實施規劃許可附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
6. 申請地點附近圍繞的都是一些臨時構築物及貨倉，申請人會在營業時間內營業，營業時間以外的不會有任何營運，盡量減少對周邊民居的影響。申請地點也會設

置圍板圍網，完全封好申請地點，避免影響周邊鄰居。

7. 由於政府要落實北環線鐵路發展主線計劃，並已對部份土地進行收地，此舉嚴重影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
8. **擬議發展只是臨時三年的性質**，「農業」地帶的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
9. 申請用途不會破壞「農業」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
10. 申請地點涉及多個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、鑽土等損害環境的工作，只需進行填土工程。
11. 申請地點的營運時間為星期一至星期六上午九時至下午五時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段作為期三年的臨時貨倉(存放建築材料)和相關填土工程。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 6 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可經由錦田治河路直接轉入，不用經過任何私人地段。

## 3. 擬議發展的交通安排

申請用途涉及 4 個臨時上落貨車位，申請地點設有一個車輛出入口，申請地點內亦有足夠空間供車輛行駛，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

## 4. 環境方面

申請人會按照環保署對臨時貨倉的指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時貨倉，不涉及任何機械加工，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時貨倉，只在星期一至星期六上午九時至下午五時營業，星期日及公眾假期全日休業；而附近主要都貨倉/停車場等用途，甚少民居，不會為居民帶來重大的噪音影響。

## 7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 8. 消防方面

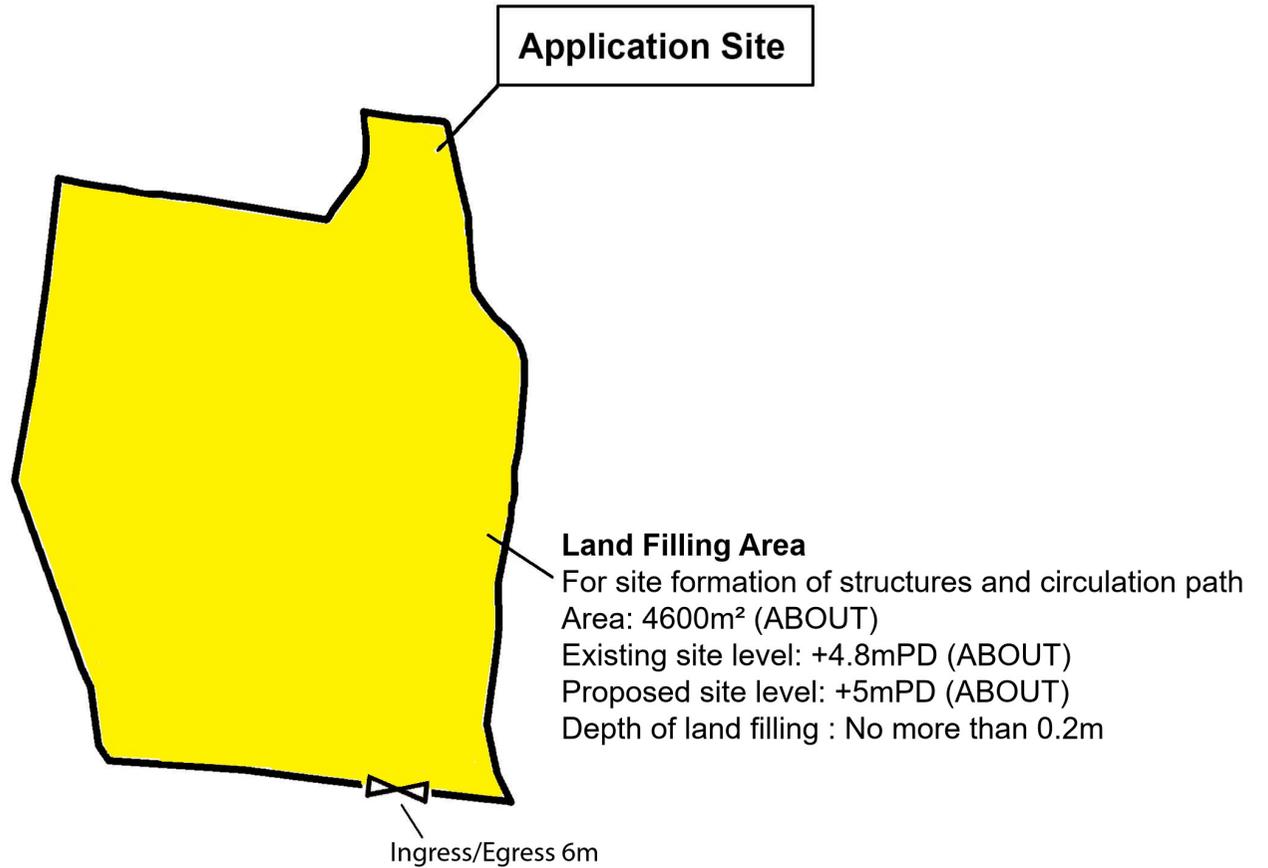
申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1160 號、第 1173 號(部分)、第 1174 號餘段(部分)、第 1175 號餘段(部分)及第 1176 號餘段作為期不超過三年的臨時貨倉（存放建築材料）和相關填土工程。

## 擬議貨倉存放的材料 ( 參考 )







Project 項目名稱:

Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years at Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Land Filing Plan

Drawing No. 圖號:

Remarks 備註:

 Land Filling Area



如乙方有意將該地段用作非該地段地契條件指定的原用途或作出任何改動或加建，須獲得甲方書面同意後，乙方須自行向政府有關部門和機構申請批准。並向甲方發出書面通知已獲得有關部門和機構申請批准，一切開支和費用由乙方負責。

- 〈五〉未經甲方書面同意，乙方不准頂讓或分租該物業。
- 〈六〉乙方須自行投保購買風、火、水保險，所存放之物品如車輛或貨物均需自行管理，如有任何意外發生引致甲方損失，乙方必須承擔一切責任及賠償甲方場地之損失。
- 〈七〉如該物業在租用期間遭政府徵收時，乙方須於政府限期內前 30 天無條件將該物業交還給甲方，甲方驗收場地，確認水電雜費並無任何欠款後需退還按金。此後雙方各不追究責任，乙方亦不得索取任何補償費用。
- 〈八〉若政府需要收回該土地用作發展，乙方同意交由甲方全權負責並代表乙方向政府索償損失和/或向政府爭取作為業務經營者的補償，包括但不限於相關的特惠津貼等。甲乙雙方承諾在收到政府發出的收地公告後繼續履行此合約條款，直到在政府完成清場行動或本合約完結為止，以先發生情況為準。甲方不需向乙方就政府收地作任何賠償，包括乙方在該土地上已加建的任何設備及建築物。乙方須於指定限期內，付清租用期內租金及雜費後遷出。如乙方違反本合約所協議和/或處理索償不當導致影響甲方作為出租人就政府收地向政府索償損失和/或向政府爭取補償的權利，乙方應當向甲方負責。如乙方不履行合約內所列之條件，即甲方有權即時終止此合約而再另租他人並追收有關之欠款。
- 〈九〉租約期滿前兩個月，若乙方決定不再續租，乙方所建設的構築物必須配合甲方意願，由甲方決定該構築物保留或部分拆除或全部清除。如須把該場地構築物或上蓋拆除時必須先得到甲方同意，否則乙方須把上蓋或構築物保留在該場地；水電方面，則需於約滿前協助甲方順利承接轉名手續。
- 〈十〉 該物業之水費、電費、上蓋費、由乙方負責繳交。差餉及地租由甲方繳交。
- 〈十一〉 未經甲方同意，乙方不得更改或取消該物業之豁免書個案標準申請。
- 〈十二〉 上述條款甲、乙雙方必須遵守承諾，否則甲方可立即終止一切租用該物業之權利，並不作任何賠償，乙方不得異議。
- 〈十三〉 乙方公司之董事 LAM YIU PONG 身份證號碼 [REDACTED] 將為租約的個人擔保。

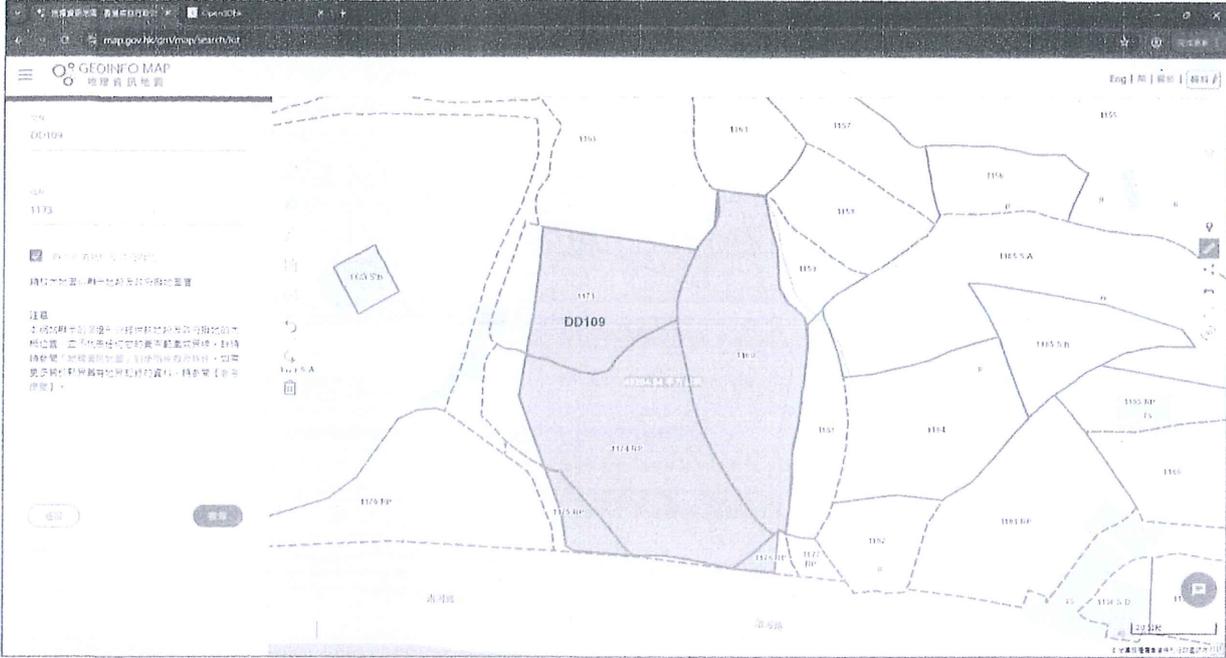
備注：如甲方跟原業主鄧浩賢續約，甲方承諾優先續租給乙方。

\*租約年期將參照首份租約年期

\*租金參考價錢為:



雙方知悉租用範圍大約為紅色部份，此圖只供參考，準確範圍以現場為準。



以上

租用場地合約之條款雙方均清楚及同意遵守  
雙方簽署確實：



*[Handwritten signature]*



W.T. MANAGEMENT CONSULTANT COMPANY LIMITED

*[Handwritten signature]*



亞洲水力有限公司



簽定日期：2025年11月03日



**Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/970	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024 [revoked on 19.10.2025]
2.	A/YL-KTN/1190	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	23.1.2026

**Rejected Application**

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

**Rejection Reasons:**

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

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises 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
- advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

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

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

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

**3. Railway Development**

Comments of the Chief Estate Surveyor/Railway Development, LandsD:

- the affected site falls within the gazetted scheme boundary of the Northern Link (NOL) Main Line. The resumption of land under the Railways Ordinance (Cap. 519) for NOL Main Line (including part of the affected site) had been published in the G.N. 4698 and 4699 on 31.7.2025 with resumption notice posted, and the land and underground strata of land were reverted to the Government on 1.11.2025. The affected site is proposed to be granted by Short Term Tenancy to MTR Corporation Limited.

Comments of the Chief Engineer/Railway Development 1-1, HyD:

- no adverse comment on the application from railway development viewpoint; and
- advisory comments are at **Appendix IV**.

#### 4. **Drainage**

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

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

#### 5. **Environment**

Comments of the Director of Environmental Protection:

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

#### 6. **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 IV**.

#### 7. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- with reference to the aerial photo, the Site is located in an area of rural inland plain landscape character comprising farmland, vacant land, open storage, temporary structures and dense woodland to the northwest of the Site. According to the site photos, the Site is formed. No distinctive landscape character/resources are observed. According to the applicant's submission, no tree felling is involved. No significant adverse landscape impact arising from the proposed use is anticipated.

## 8. **Building Matters**

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

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

## 9. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no comment on the application.

## 10. **Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) 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 (LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lots covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (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 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 to Chi Ho Road, including any local tracks; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that the applicant shall ensure that there will not be adverse impact on the implementation of the Northern Link during either the construction or operation period;

- (h) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the applicant shall demonstrate in the drainage proposal that the proposed use will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas;
  - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed use; and
  - (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided as part of preparing the drainage proposal and include it in the submission. Otherwise, a longer processing time may be required;
- (j) to note the comments of the Director of Fire Services that:
  - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that six structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed

building works in accordance with BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.

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

參考編號  
Reference Number: 260126-164220-32279

提交限期  
Deadline for submission: 27/01/2026

提交日期及時間  
Date and time of submission: 26/01/2026 16:42:20

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/1201

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. 錦田大江埔村民

意見詳情  
Details of the Comment :

致：城市規劃委員會秘書處  
香港北角渣華道333號  
北角政府合署15樓

主旨：反對編號A/YL-KTN/1201規劃案

尊敬的委員會：

本人謹此提出正式反對意見，理由如下：

1. 土地用途不合適:

附近有一幅農地(錦田DD109約1155地段),該處原本是農地。前幾年在該地段部份轉做倉地。倉地出入口在治河路D.D.109,兩邊都有車往來,屬於雙程馬路,該處為村民出外必經之處。轉做倉地會增加車輛出入,影響居民安全。此外亦有居民在耕地以種菜維生,如果轉做倉地會對附近環境做成污染和製造噪音。而當雨季下雨量大的日子(黃雨或以上),D.D.109約LOT.1198及1155地段亦必定水浸。2025年打風期間,水深高度達到大腿位置,此情況下居民完全無法出外。

2. 造成環境污染

計畫的推行將導致空氣、水源或噪音污染，對居民生活品質及自然環境造成長期負面影響。該地區一帶多年來都是農地為主,空氣清新,環境清靜。如變成倉地,可能會經常有大量重型車輛出入,造成塵土飛揚,而車輛亦會排放廢氣造成空氣污染及噪音污染。

3. 做成居民危險

治河路現時缺乏完善的交通配套，行人過路設施不足，交通燈號及減速帶亦未設置。由於該路段是一條筆直道路，車輛行駛速度普遍偏高，已經存在安全隱患。若規劃案落實，倉地引入大量車輛，尤其是重型貨車，將令交通流量急劇上升，對居民出入安全構成更大威脅。村民日常需要步行或騎單車經過治河路，若車速過快或車流量過大，極易發生交通事故。這不僅危及居民生命安全，更會令社區失去原有的安寧與宜居環境。

4. 違背綠色發展：倉地作業可能產生廢水或化學物質，滲入土壤及水源，對農地及自然環境造成不可逆的破壞。這些污染不僅影響現有居民，更會破壞社區的永續發展，與香港推動綠色生活及環境保護的政策背道而馳。

基於上述理由，懇請委員會慎重考慮，停止或修訂該規劃案，停止在治河路地段批出倉地以保障社區的永續發展與居民福祉。

此致  
敬禮

錦田大江埔村民  
日期:2026年1月26日

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

2

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月27日星期二 3:00  
收件者: tpbpd/PLAND  
主旨: A/YL-KTN/1201 DD 109 Tai Kong Po Tsuen  
類別: Internet Email

A/YL-KTN/1201

Lots 1160, 1173, RP 1174 RP, 1175 RP and 1176 RP in D.D. 109, Tai Kong Po Tsuen, Kam Tin

Site area: 4,600<sup>2</sup>

Zoning: "Agriculture"

Applied Use: Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

643 was withdrawn. Part of an enlarged site with lots with no history of approval.

Strong Objections. The district is Cat 3. While the Applicant trots out the relocation sob story, no indication as to the size of its current premises.

Note the justification of "due to location and **rent issues**, it has been unable to find a more suitable location".

That translates to there is sufficient land available in Cat 2 designation but operator does not want to pay the market rate.

This is not an acceptable reason to approve extension of brownfield use to areas not included in the generous number of sites listed under Cat 2.

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月27日星期二 15:15  
收件者: tpbpd/PLAND  
主旨: KFBG's submissions on three planning applications  
附件: 260127 s16 MUP 227.pdf; 260127 s16 TT 761.pdf; 260127 s16 KTN 1201.pdf  
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three 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

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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](mailto:tpbpd@pland.gov.hk))

27th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse of Construction Materials and Associated Filling  
of Land for a Period of 3 Years  
(A/YL-KTN/1201)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Kong A Leng<sup>1</sup>. According to the relevant government document<sup>1</sup>, 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 document<sup>1</sup> 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*

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<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

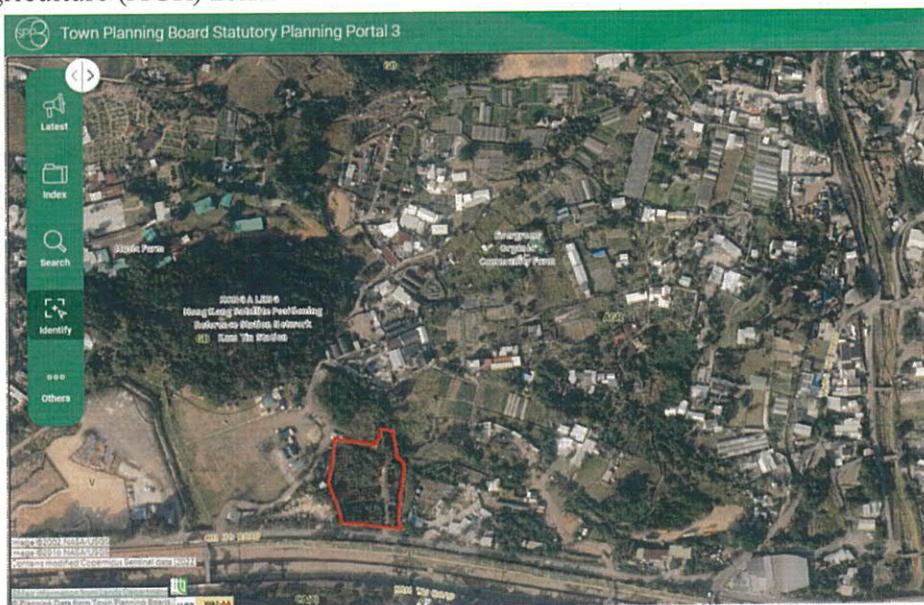


*development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Kong A Leng). If it is not within APA, we also urge the Board to investigate the boundary of the Kong A Leng APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>1</sup> 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 site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application; we urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. Please also see below a photo extracted from the Town Planning Board Statutory Planning Portal 3 which shows the site (bounded by the red line) and the farmlands in the same Agriculture (AGR) zone.





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

7. We urge the Board to investigate with relevant authorities as to whether the site is still largely arable, and we urge the Board to reject this application as it is not in line with the planning intention of the AGR zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the AGR zone and the farmlands within.
  
8. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

