

2025年12月18日
收到
城市規劃委員會
此文件只會在收到所有必要的資料及文件後才正式確認收到
申請

This document is received on 2025-12-18.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502688 25/11 By Hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-KTN/1192 |
| | Date Received 收到日期 | 2025-12-18 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

TANG Lam Piu 鄧林標

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

| | |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用) | Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 696 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 446 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | 118 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

- posted notice in a prominent position on or near application site/premises on
06/10/2025 - 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 24/10/2025 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

| | | | | |
|--|--|----------------------------------|----------------------------------|------------------------|
| 6. Type(s) of Application 申請類別 | | | | |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | | | | |
| (a) Proposed use(s)/development 擬議用途/發展 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) | | | |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 | | | |
| (c) Development Schedule 發展細節表 | | | | |
| Proposed uncovered land area 擬議露天土地面積 | 250 .....sq.m <input checked="" type="checkbox"/> About 約 | | | |
| Proposed covered land area 擬議有上蓋土地面積 | 446 .....sq.m <input type="checkbox"/> About 約 | | | |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 2 | | | |
| 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 | 446 .....sq.m <input checked="" type="checkbox"/> About 約 | | | |
| Proposed gross floor area 擬議總樓面面積 | 446 .....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.), SITE OFFICE, WASHROOM | 223 m ² (ABOUT) | 223 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B2 | WAREHOUSE (EXCLUDING D.G.G.), COVERED LUL AREA, COVERED PRIVATE CAR PARKING SPACE | 223 m ² (ABOUT) | 223 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| TOTAL | | 446 m² (ABOUT) | 446 m² (ABOUT) | |
| *D.G.G. - DANGEROUS GOODS GODOWN | | | | |
| 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 | ..... | 1 | | |
| Motorcycle Parking Spaces 電單車車位 | ..... | N/A | | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | ..... | N/A | | |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | ..... | N/A | | |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | ..... | N/A | | |
| Others (Please Specify) 其他 (請列明) | ..... |  |  |  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | | | | |
| Taxi Spaces 的士車位 | ..... | N/A | | |
| Coach Spaces 旅遊巴車位 | ..... | N/A | | |
| Light Goods Vehicle Spaces 輕型貨車車位 | ..... | 1 | | |
| Medium Goods Vehicle Spaces 中型貨車車位 | ..... | N/A | | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | ..... | N/A | | |
| Others (Please Specify) 其他 (請列明) | ..... |  |  |  |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holidays | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 <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 Shui Mei Road via a local access 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) <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 696 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> | 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|---|
| | <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> |
|--|---|

| | |
|---|---|
| <p>(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</p> | |
| <p>(a) Application number to which the permission relates 與許可有關的申請編號</p> | <p>A/ _____ / _____</p> |
| <p>(b) Date of approval 獲批給許可的日期</p> | <p>..... (DD 日/MM 月/YYYY 年)</p> |
| <p>(c) Date of expiry 許可屆滿日期</p> | <p>..... (DD 日/MM 月/YYYY 年)</p> |
| <p>(d) Approved use/development 已批給許可的用途/發展</p> | |
| <p>(e) Approval conditions 附帶條件</p> | <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> |
| <p>(f) Renewal period sought 要求的續期期間</p> | <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


.....
Michael WONG
.....

Applicant 申請人 / Authorised Agent 獲授權代理人

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

.....14/11/2025..... (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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

| | | | |
|--|--|-----------|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories | | |
| Site area 地盤面積 | 696 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | 118 | sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 | | |
| Zoning 地帶 | "Agriculture" Zone | | |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years | | |

| | | | |
|--|---|--|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 446 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.64 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 2 | |
| (iii) Building height/No. of storeys 建築物高度/層數 | Domestic 住用 | N/A | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | N/A | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 |
| | Non-domestic 非住用 | 7 | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | 1 | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 |
| (iv) Site coverage 上蓋面積 | 64 | % | <input type="checkbox"/> About 約 |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | 1 | |
| | Private Car Parking Spaces 私家車車位 | 1 | |
| | 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) | | |
| | _____ | | |
| | _____ | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 | 1 | |
| | Taxi Spaces 的士車位 | N/A | |
| | Coach Spaces 旅遊巴車位 | N/A | |
| | Light Goods Vehicle Spaces 輕型貨車車位 | 1 | |
| | Medium Goods Vehicle Spaces 中型貨車位 | N/A | |
| | Heavy Goods Vehicle Spaces 重型貨車車位 | N/A | |
| | Others (Please Specify) 其他 (請列明) | | |
| | _____ | | |
| | _____ | | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Location Plan; Zoning Plan; Plan showing Land Status of the Site; Plan showing Filling of Land at the Site; Swept Path Analyses; Fire Service Installations Proposal</u> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <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 *Lot 1452 (Part) in D.D. 107 and Adjoining Government Land* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (Plans 1 to 3).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, construction materials and machinery etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, the applied use is not a column one nor column two use within the "AGR" zone. Therefore, planning permission is required for the proposed development.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural activity within and the vicinity of the Site. The Site is also surrounded by areas occupied by temporary structures for warehouses, workshops and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, several applications for 'Warehouse' use were approved by the Board within/partly within the same "AGR" zone in the previous 5 years, which the application site of the latest application (No. A/YL-KTN/1017) is located approximately 30m southwest to the Site, was approved by the Board on a temporary basis of 3 years in October 2024. Hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.

2.4 The Site is the subject of an approved S.16 planning application (No. A/YL-KTN/995) for the same 'warehouse' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis in April 2024. Approval of the current application is in line with the Board's previous decision. When compared with the previous application (No. A/YL-KTN/995), all the major development parameters remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

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

| Approval Conditions of Application No. A/YL-KTN/995 | | Date of Compliance |
|---|--|--------------------|
| (c) | The submission of a drainage proposal | Not complied with |
| (e) | The implementation of the drainage proposal | Not complied with |
| (f) | The submission of a fire service installations (FSIs) proposal | 14.5.2024 |
| (g) | The implementation of the FSIs proposal | Not complied with |

2.5 During the approval period of the previous application, the applicant has made effort in complying with approval conditions in regard to drainage and fire safety aspects. Details are as follow:

Drainage aspect

For condition (c), the applicant has actively approached various drainage consultants to prepare the submission of a drainage proposal. However, due to the complexity of the site assessment, which took longer than anticipated to complete. The applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For condition (g), the applicant submitted a FSIs proposal to comply with condition (f) on 22.04.2024. It was considered acceptable by the Director of Fire Services (D of FS) on 14.05.2025. As prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSIs will be installed. As such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in August 2024, which is currently being processed by DLO/YL, LandsD. Therefore, the

applicant failed to comply with this approval condition within the specified period.

- 2.6 In support of the application, the applicant has submitted a FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendix I**).

3) Development Proposal

- 3.1 The Site area is 696 m² (about), including 118 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of two single-storey structures are proposed at the Site for warehouse (excluding D.G.G.), covered loading/unloading (L/UL) and private car parking space, site office and washrooms with total GFA of 446 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 3 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 2 – Major Development Parameters

| | |
|------------------------------|--|
| Application Site Area | 696 m ² (about), including 118 m ² (about) of GL |
| Covered Area | 446 m ² (about) |
| Uncovered Area | 250 m ² (about) |
| Plot Ratio | |
| | 0.64 (about) |
| Site Coverage | |
| | 64 % (about) |
| Number of Structure | |
| | 2 |
| Total GFA | |
| - Domestic GFA | 446 m ² (about) |
| - Non-Domestic GFA | Not applicable |
| | 446 m ² (about) |
| Building Height | |
| | 7 m (about) |
| No. of Storey | |
| | 1 |

- 3.2 The Site has already been filled with concrete for site formation of structure, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The current application serves to regularize the existing filled area. As heavy loading of vehicles and construction materials would compact the existing soiled ground and weaken the ground surface, concrete site formation is required

to meet the operational meet and that has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 2 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 – Parking and L/UL provisions

| Types of Space | No. of Spaces |
|---|---------------|
| Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L) | 1 |
| L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L) | 1 |

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Estimated Trips Generation/Attraction

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

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the

planning approval period.

- 3.6 The applicant will implement good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN) 1/24* to when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing has been erected along the Site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.
- 3.8 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*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 development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission a FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendix I**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

November 2025

LIST OF PLANS

| | |
|---------------|---------------------|
| Plan 1 | Location Plan |
| Plan 2 | Zoning Plan |
| Plan 3 | Land Status Plan |
| Plan 4 | Layout Plan |
| Plan 5 | Filling of Land |
| Plan 6 | Swept Path Analysis |

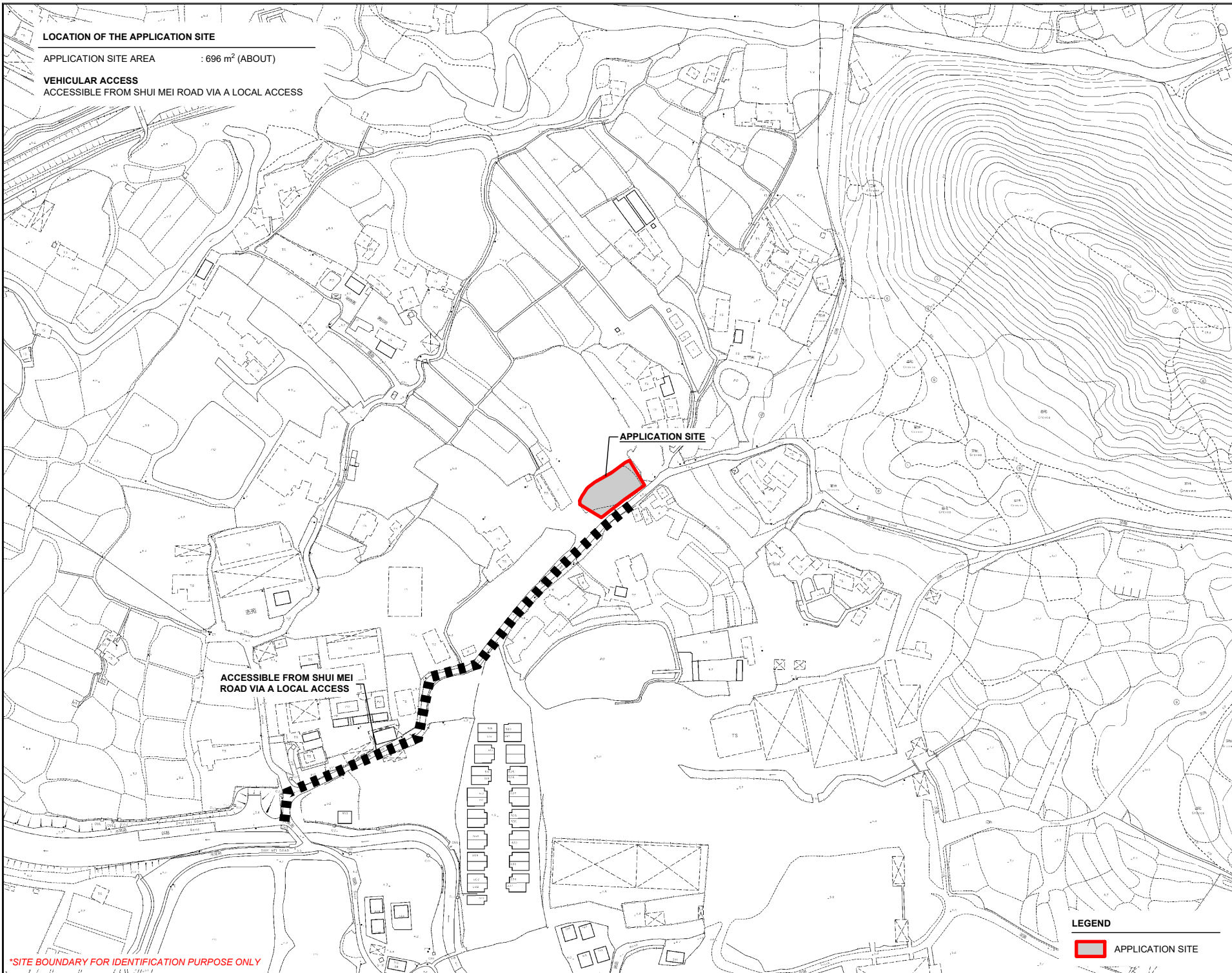
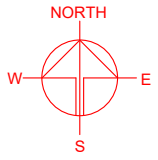
APPENDICES

| | |
|-------------------|-------------------------------------|
| Appendix I | Fire Service Installations Proposal |
|-------------------|-------------------------------------|

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 696 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS




APPLICATION SITE

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

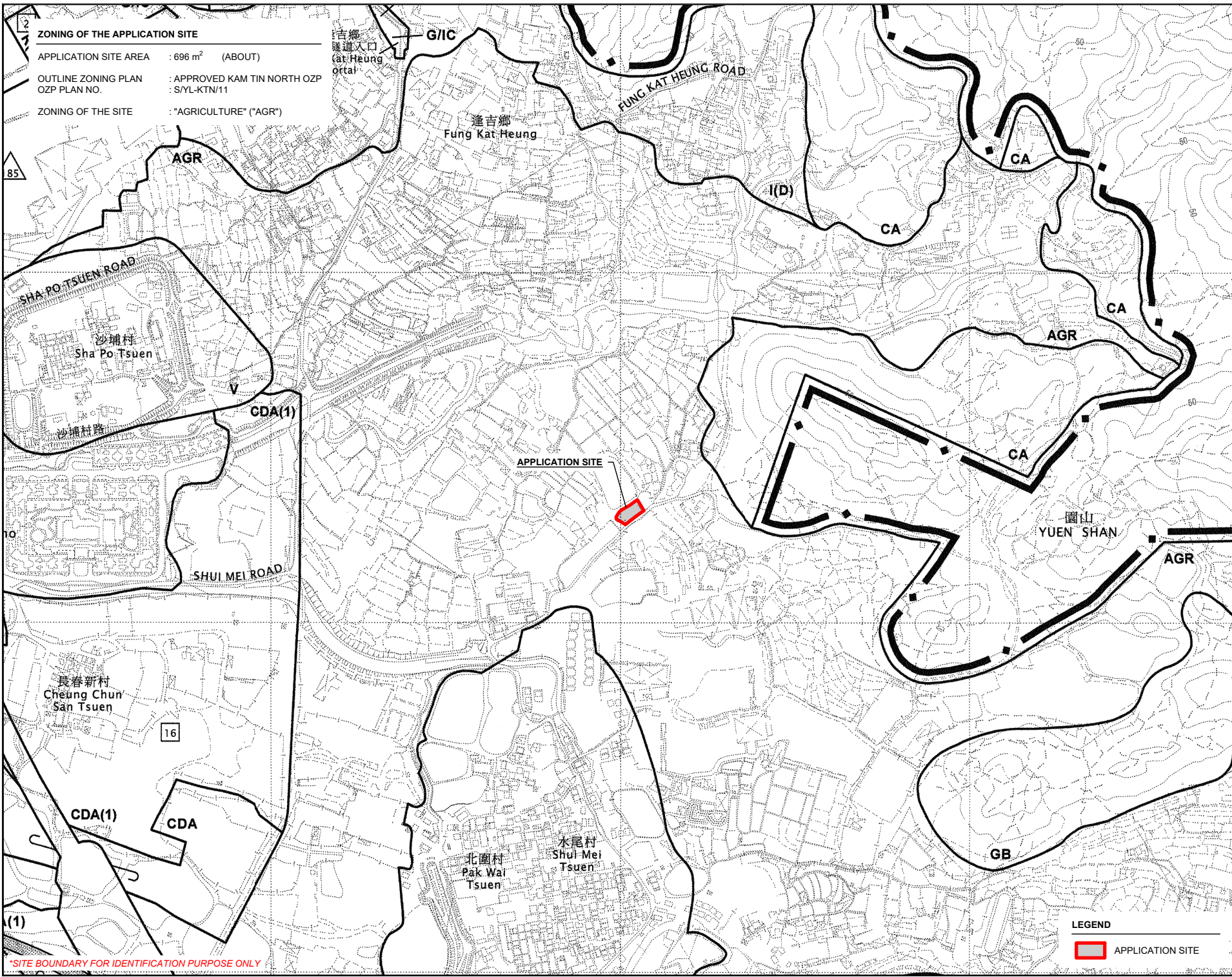
1 : 3000 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 24.10.2025 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

LOCATION PLAN

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



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 696 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")

吉鄉
 隧道入口
 (at Heung
 ortai)

G/IC

逢吉鄉
 Fung Kat Heung

FUNG KAT HEUNG ROAD

CA

I(D)

CA

AGR

CA

SHA PO TSUEN ROAD

沙埔村
 Sha Po Tsuen

AGR

V

CDA(1)

沙埔村路

APPLICATION SITE

CA

園山
 YUEN SHAN

AGR

SHUI MEI ROAD

長春新村
 Cheung Chun
 San Tsuen

16

CDA(1)

CDA

北園村
 Pak Wai
 Tsuen

水尾村
 Shui Mei
 Tsuen

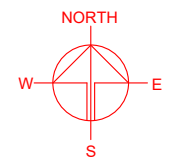
GB

(1)

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 7000 @ A4

DRAWN BY

MN

DATE

24.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

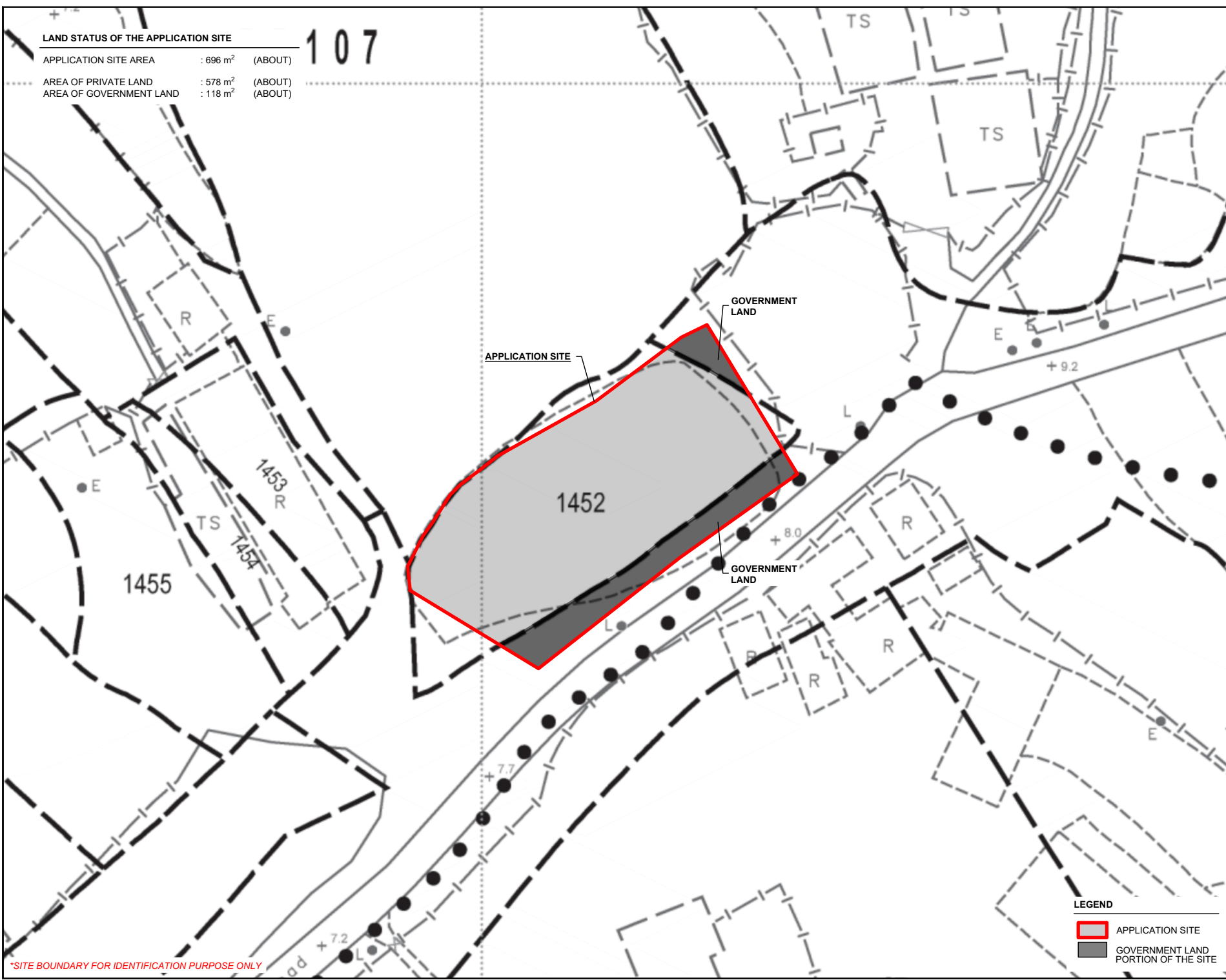
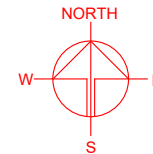
VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 696 m² (ABOUT)
 AREA OF PRIVATE LAND : 578 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 118 m² (ABOUT)

107



APPLICATION SITE

GOVERNMENT LAND

GOVERNMENT LAND

1452

1455

1453

1454

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 24.10.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LAND STATUS OF THE SITE

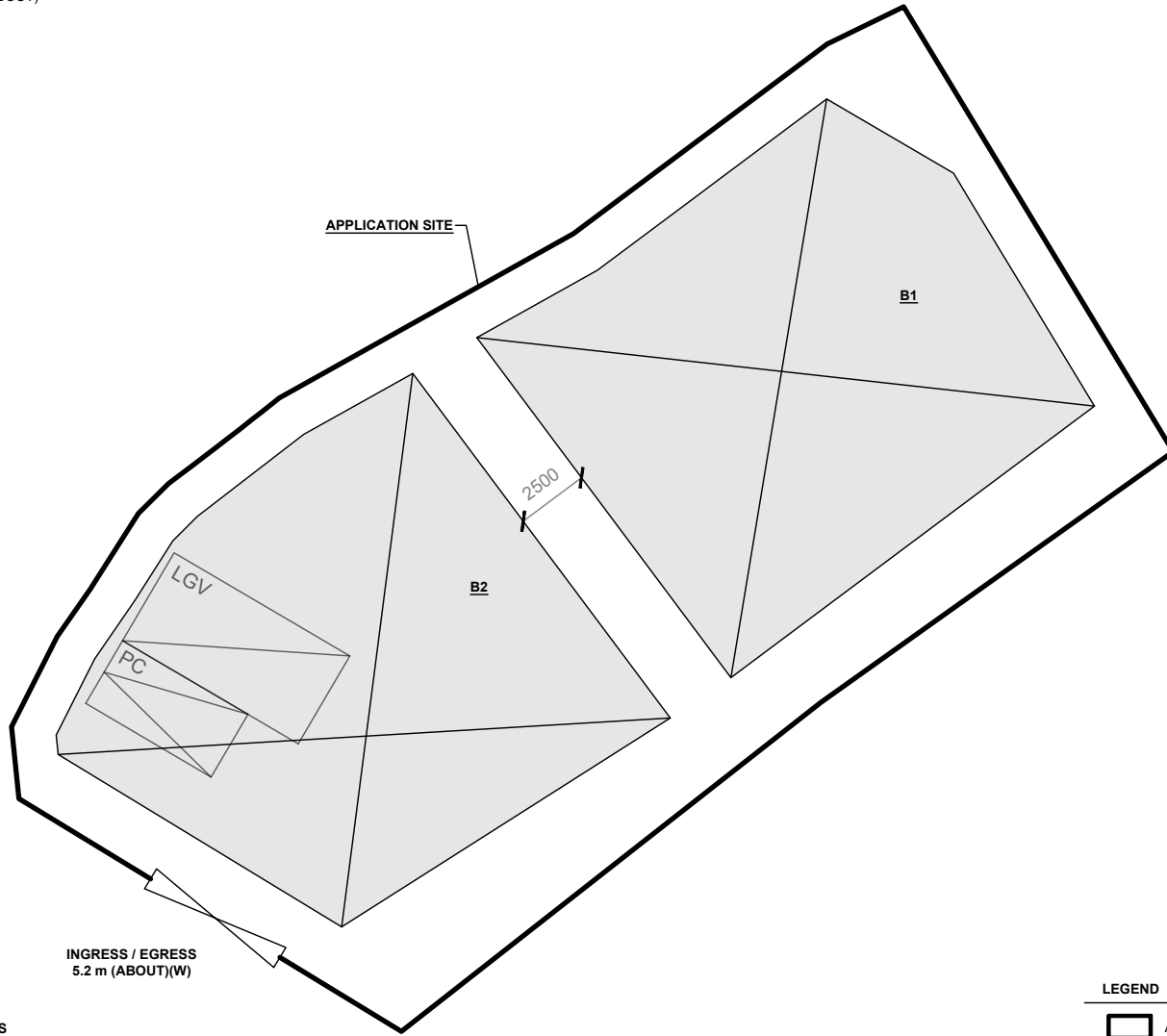
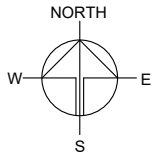
DWG. NO.: PLAN 3 VER.: 001

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 696 m ² | (ABOUT) |
| COVERED AREA | : 446 m ² | (ABOUT) |
| UNCOVERED AREA | : 250 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.64 | (ABOUT) |
| SITE COVERAGE | : 64 % | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 446 m ² | (ABOUT) |
| TOTAL GFA | : 446 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 7 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|--------------|--|----------------------------------|----------------------------------|-----------------------|
| B1 | WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM | 223 m ² (ABOUT) | 223 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B2 | WAREHOUSE (EXCLUDING D.G.G.), COVERED L/UL AREA, COVERED PRIVATE CAR PARKING SPACE | 223 m ² (ABOUT) | 223 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| TOTAL | | 446 m² (ABOUT) | 446 m² (ABOUT) | |

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

| | |
|---|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 1 |
| DIMENSION OF L/UL SPACE | : 5 m (L) x 2.5 m (W) |
| | |
| NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE | : 1 |
| DIMENSION OF L/UL SPACE | : 7 m (L) x 3.5 m (W) |

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

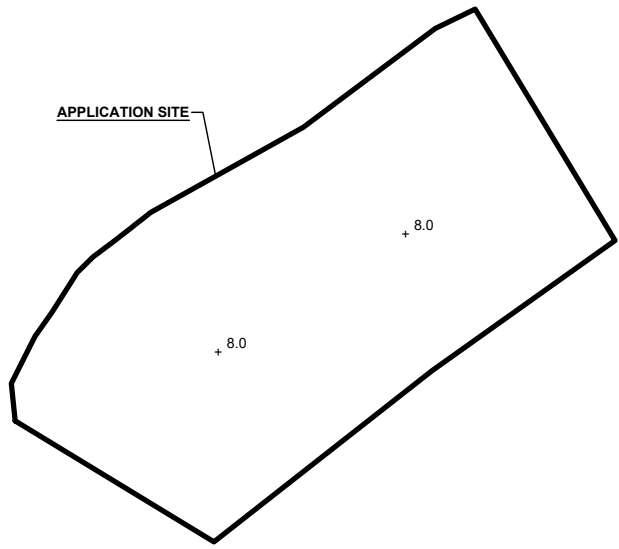
| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 24.10.2025 |
| REVISED BY | DATE |
| | |
| APPROVED BY | DATE |
| | |

DWG. TITLE
LAYOUT PLAN



| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 4 | 001 |

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 696 m² (ABOUT)
 SOILED GROUND AREA : 696 m² (ABOUT)
 EXISTING SITE LEVEL : +8.0 mPD (ABOUT)



LEGEND

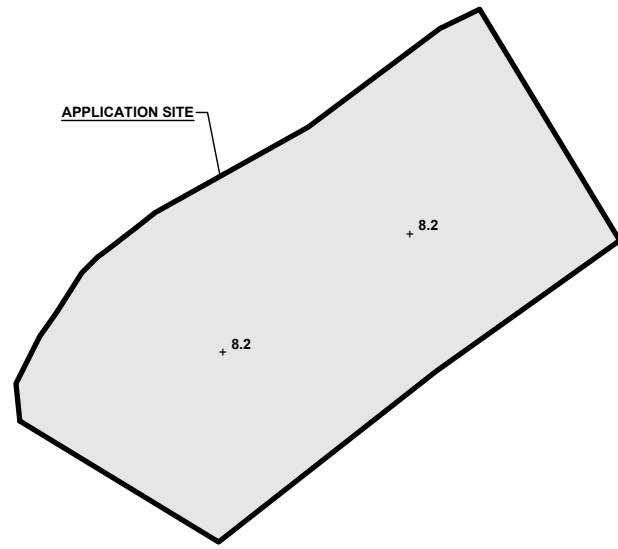
-  APPLICATION SITE
-  EXISTING SOILED GROUND
- +8.0 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.



THE APPLICATION SITE AFTER FILLING OF LAND

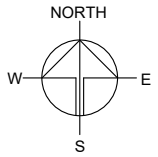
APPLICATION SITE AREA : 696 m² (ABOUT)
 EXISTING FILLING AREA : 696 m² (ABOUT)
 EXISTING SITE LEVEL : +8.2 mPD (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, AND CIRCULATION AREA

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

-  APPLICATION SITE
-  PROPOSED HARD-PAVED AREA
- +8.2 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

| | |
|----------|------------|
| DRAWN BY | DATE |
| MN | 24.10.2025 |

| | |
|------------|------|
| REVISED BY | DATE |
| | |

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|-------------|------|
| APPROVED BY | DATE |
| | |

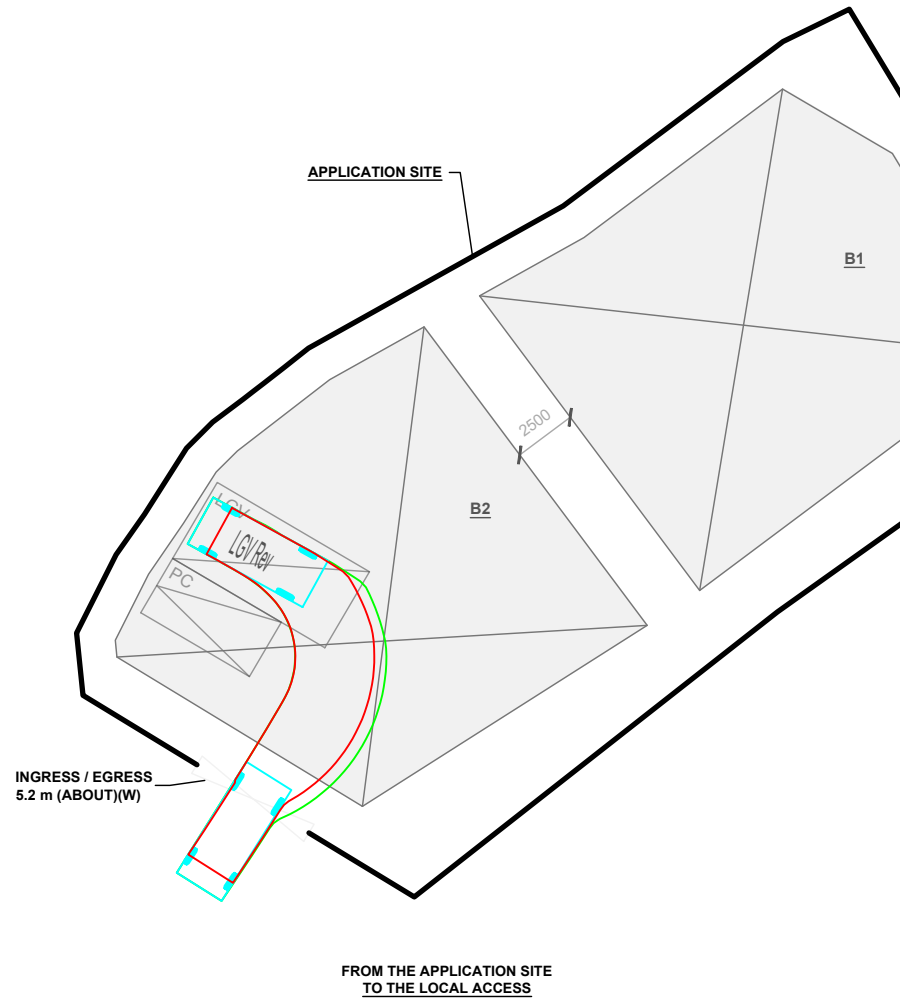
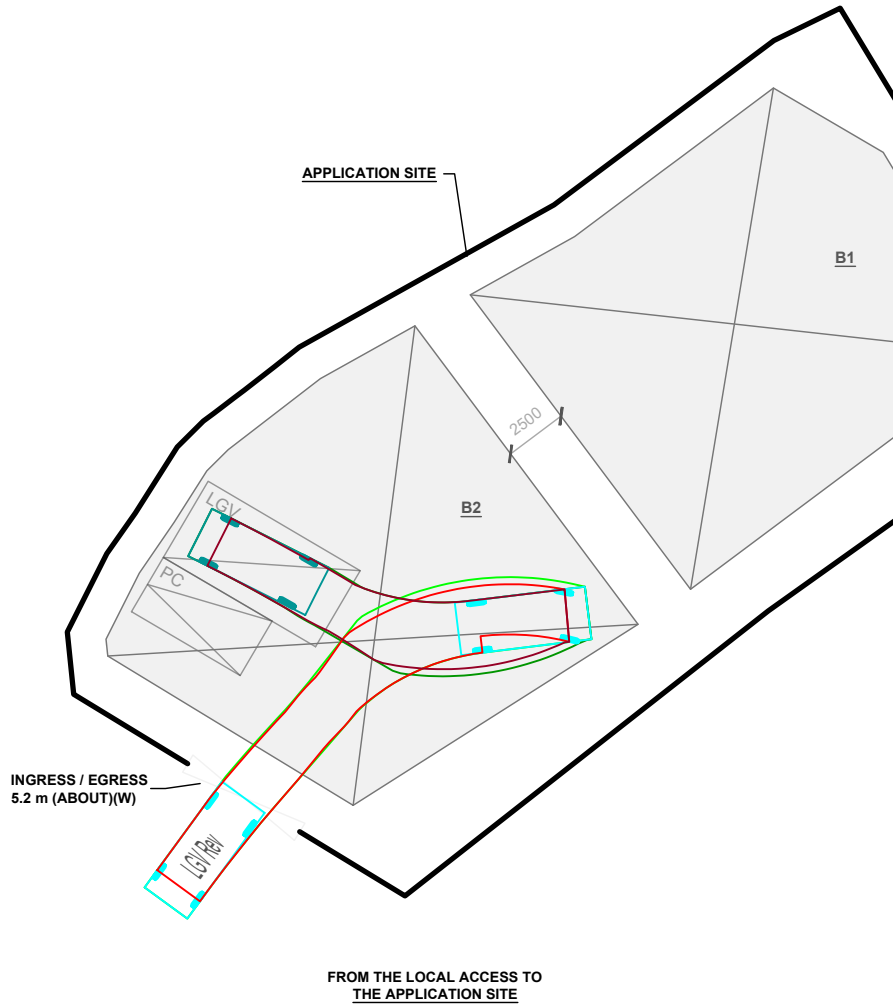
DWG. TITLE
 FILLING OF LAND

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 5 | 001 |








SWEPT PATH ANALYSIS

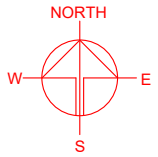
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LGV)
-  INGRESS / EGRESS
-  LIGHT GOODS VEHICLE
-  SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

24.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

DEVELOPMENT PARAMETERS

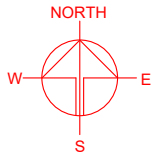
| | | |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 696 m ² | (ABOUT) |
| COVERED AREA | : 446 m ² | (ABOUT) |
| UNCOVERED AREA | : 250 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.64 | (ABOUT) |
| SITE COVERAGE | : 64 % | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 446 m ² | (ABOUT) |
| TOTAL GFA | : 446 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 7 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

PARKING AND LOADING / UNLOADING PROVISIONS



| | |
|---|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 1 |
| DIMENSION OF L/UL SPACE | : 5 m (L) x 2.5 m (W) |
| | |
| NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE | : 1 |
| DIMENSION OF L/UL SPACE | : 7 m (L) x 3.5 m (W) |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|--|----------------------------------|----------------------------------|-----------------------|
| B1 | WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM | 223 m ² (ABOUT) | 223 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B2 | WAREHOUSE (EXCLUDING D.G.G.), COVERED L/UL AREA, COVERED PRIVATE CAR PARKING SPACE | 223 m ² (ABOUT) | 223 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| TOTAL | | 446 m² (ABOUT) | 446 m² (ABOUT) | |

*D.G.G. - DANGEROUS GOODS GODOWN

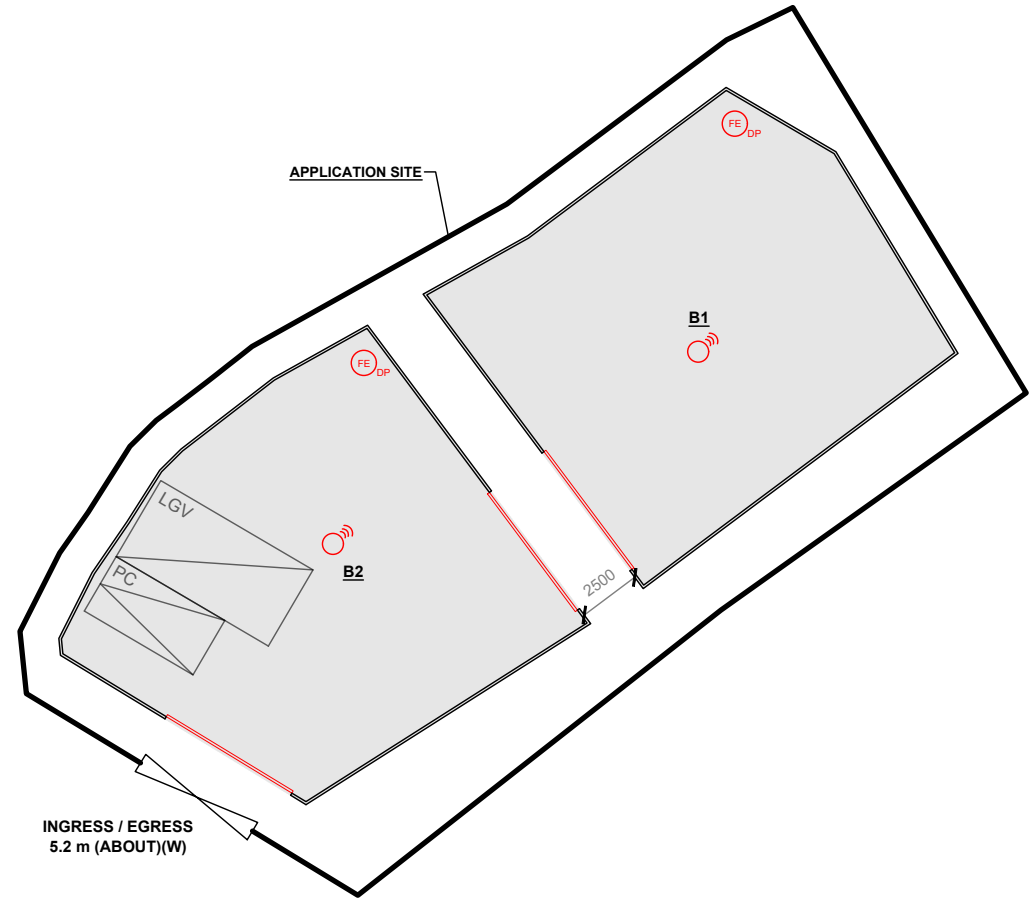


FIRE SERVICE INSTALLATIONS






 STAND-ALONE FIRE DETECTOR
 4 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:


- 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]".
- 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.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

| | |
|---|---------------------------------|
|  | APPLICATION SITE |
|  | STRUCTURE |
|  | PARKING SPACE (PC) |
|  | LOADING / UNLOADING SPACE (LGV) |
|  | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 22.10.2025 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

FSIs PROPOSAL

| | |
|------------|------|
| DWG NO. | VER. |
| APPENDIX I | 001 |

From: Louis Tse <[REDACTED]>
Sent: Tuesday, December 30, 2025 9:59 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <[REDACTED]>; Ivan Sze Yuet FUNG/PLAND <[REDACTED]>;
Bon Tang <[REDACTED]>; Matthew Ng <[REDACTED]>; Christian Chim
<[REDACTED]>; Danny Ng <[REDACTED]>; Grace Wong <[REDACTED]>
<[REDACTED]>
Subject: [SI] S.16 Application No. A/YL-KTN/1192 - Supplementary Information

Dear Sir,

We write to submit supplementary information upon the subject application (*attached*).

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

Kind Regards,

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

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

Our Ref. : DD107 Lot 1452
Your Ref. : TPB/A/YL-KTN/1192

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

By Email

30 December 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(S.16 Planning Application No. A/YL-KTN/1192)

We are writing to submit supplementary information for the subject application, details are as follows:

- A drainage proposal is provided by the applicant (**Annex I**).
- As prior approval of Short Term Waiver (STW) from the Lands Department is required for the erection of structures, the applicant submitted the STW application in August 2024. As of December 2025, the decision on the STW is still pending. The applicant will strictly follow the proposed scheme and no open storage activities will be carried out within the application at any time during the planning approval period.
- The proposed warehouse is intended for storage of miscellaneous goods (i.e. including but not limited to packaged food, electronic goods, furniture, etc.). No dangerous goods or workshop activities will be stored/conducted.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN

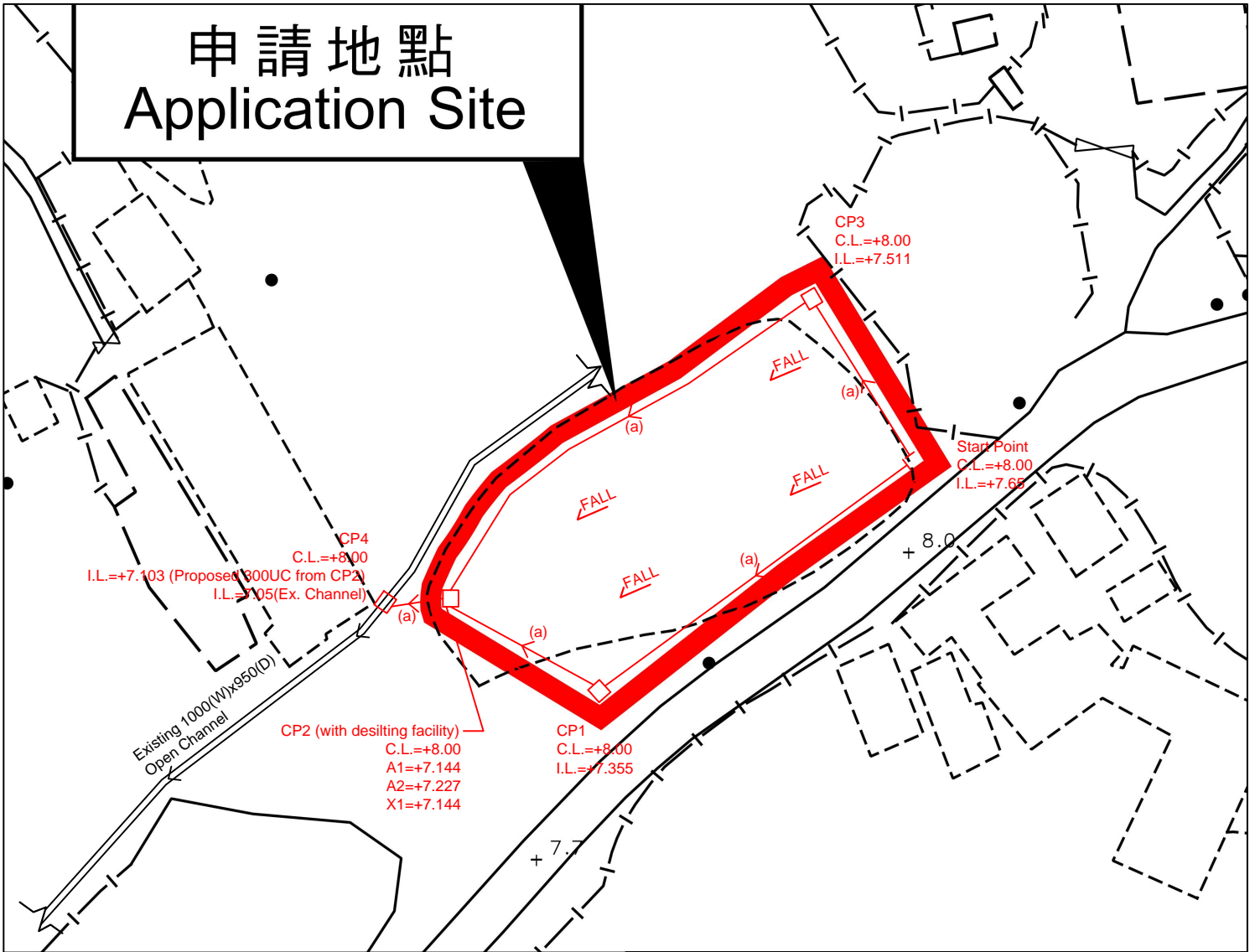
email: [REDACTED])

(Attn.: Mr. Ivan FUNG

email: [REDACTED])



申請地點 Application Site



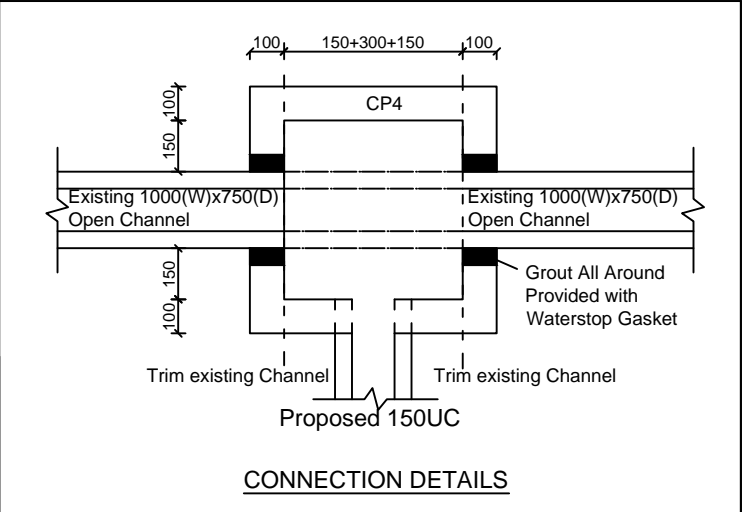
Note:

- Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Fence Wall to be erected (if any) shall be Open-bottom type.
- Minor filling works to be carried out to leveling the site. Existing Formation Level is +7.60mPD. Proposed Formation Level is +8.00mPD.

CP Proposed CatchPit
 (a) Proposed 300UC (1:100) with Cast Iron Cover
 Existing 1000(W)x950(D) Open Channel
 FALL Fall Direction

2.5m c/c
Fence Wall
Post
Min. 100mm
G.L.
TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL

400
300
20
20
10
CAST IRON GRATING



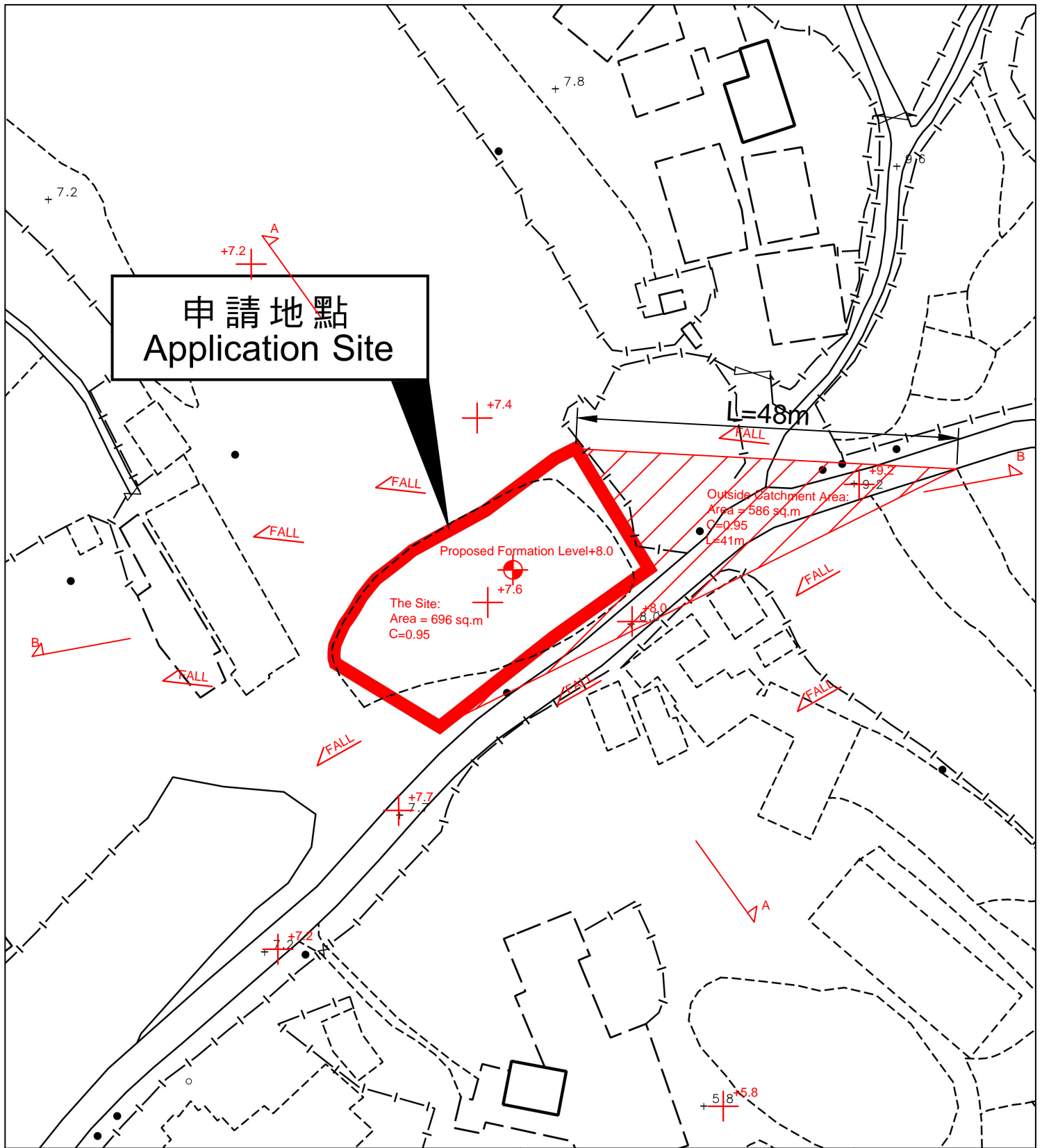
正宏工程顧問公司
CHING WAN ENGINEERING CONSULTANTS COMPANY

Title: Drainage Proposal - LAYOUT D01

Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1192)

Drawn by: DM Date: 13-12-2025

Check by: DM Scale: ---



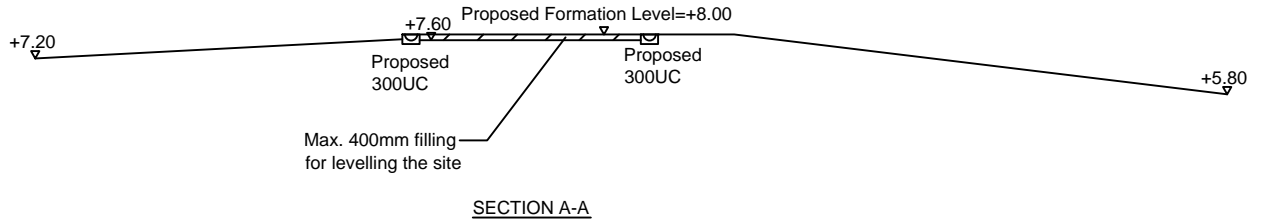
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

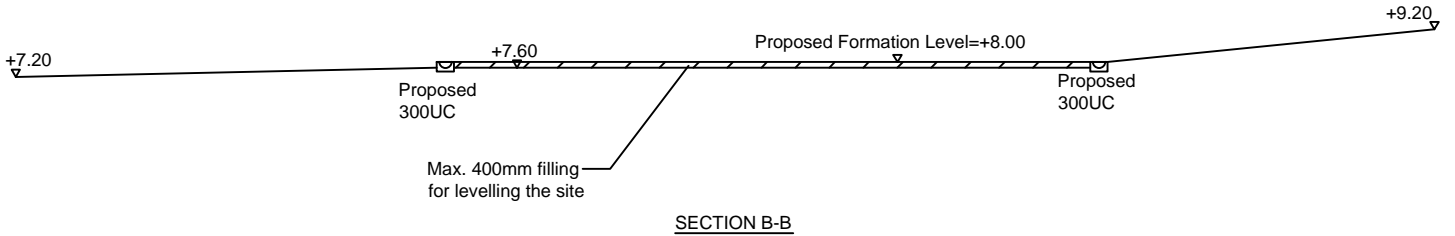
Project:
 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
 (Application No.:A/YL-KTN/1192)

| | | | | | |
|-----------|--|---------------------|--|------------|--|
| Title: | | Catchment Area Plan | | D02 | |
| Drawn by: | | DM | | Date: | |
| | | | | 13-12-2025 | |
| Check by: | | DM | | Scale: | |
| | | | | --- | |

| THS SITE |



| THS SITE |



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS COMPANY

Project:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(Application No.:A/YL-KTN/1192)

Title:

SECTIONS

D03

Drawn by:

DM

Date:

13-12-2025

Check by:

DM

Scale:

THE SITE, Area = 696 m² (C= 0.95)
 Outside Catchment Area, Area = 586 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside the site

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

$$A = 696+586 \quad \text{m}^2$$

$$= 0.001282 \quad \text{m}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 48 / 1^{0.2} * 1282^{0.1}$$

$$= 2.899 \quad \text{min}$$

$$i = 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16 * 505.5 / (2.899 + 3.29)^{0.355}$$

$$= 307.0 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 307.0 * 0.001282$

$$= 0.1039 \quad \text{m}^3/\text{sec}$$

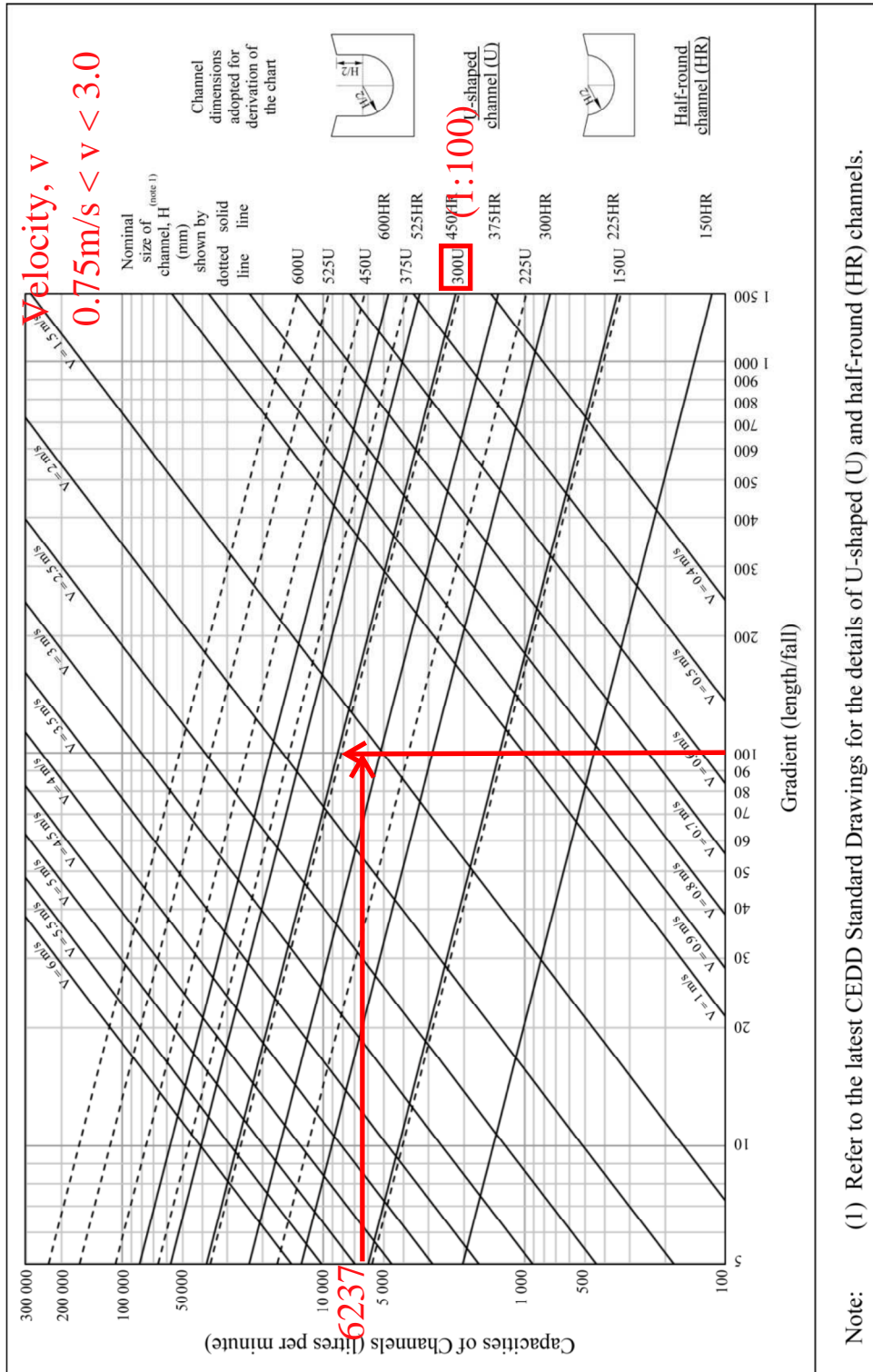
$$= \underline{6237} \quad \text{lit/min}$$

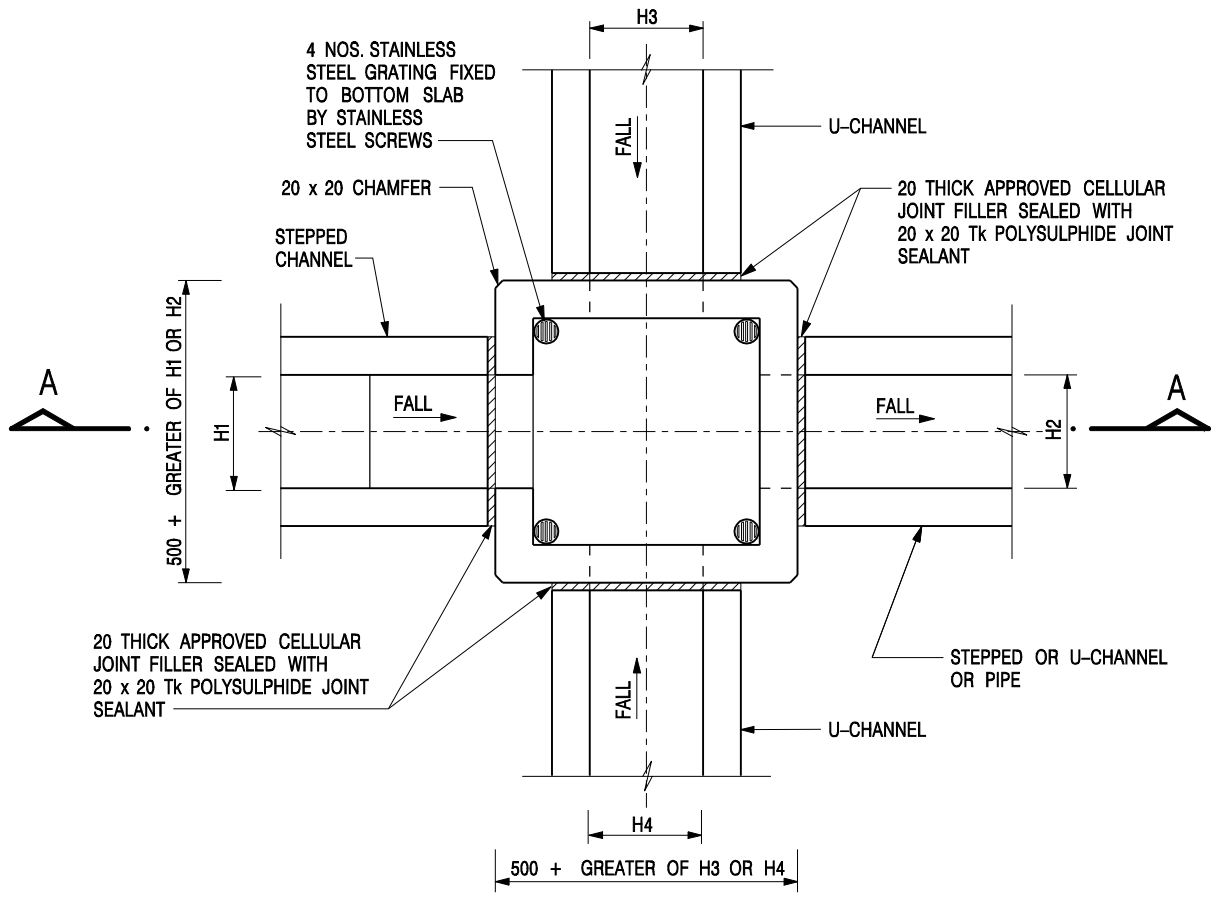
Provide 300UC (1:100) is OK

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

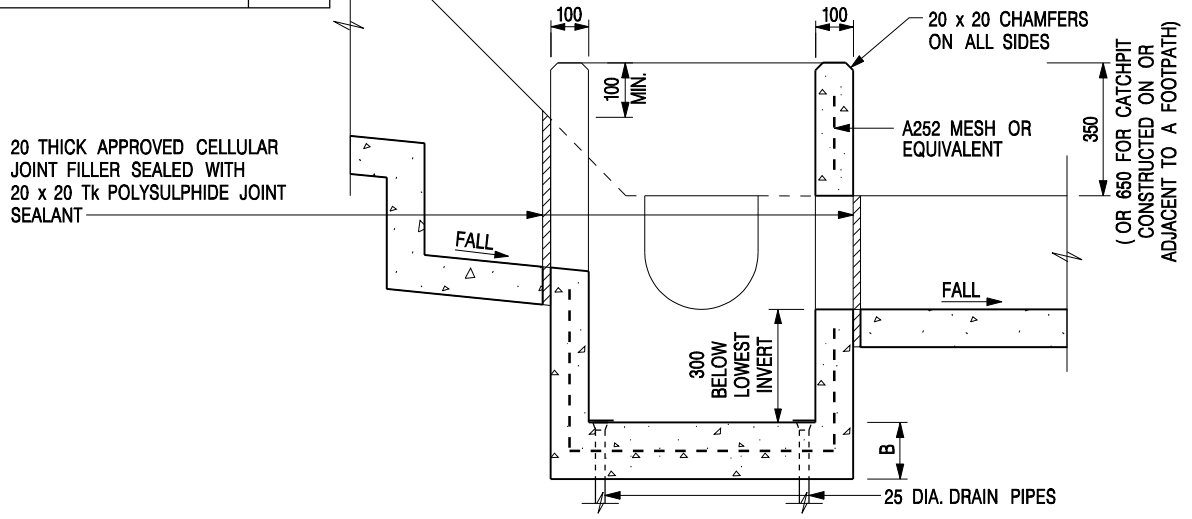
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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





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



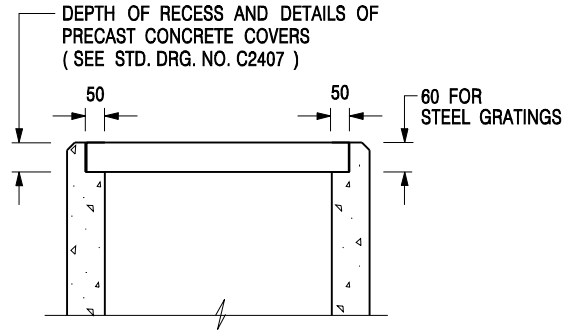
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

| | | | |
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| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
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CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **C2406 /1**



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

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

| | | | |
|-------------|-------------------------|------------------|-------------|
| A | MINOR AMENDMENT. | Original Signed | 04.2016 |
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |

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



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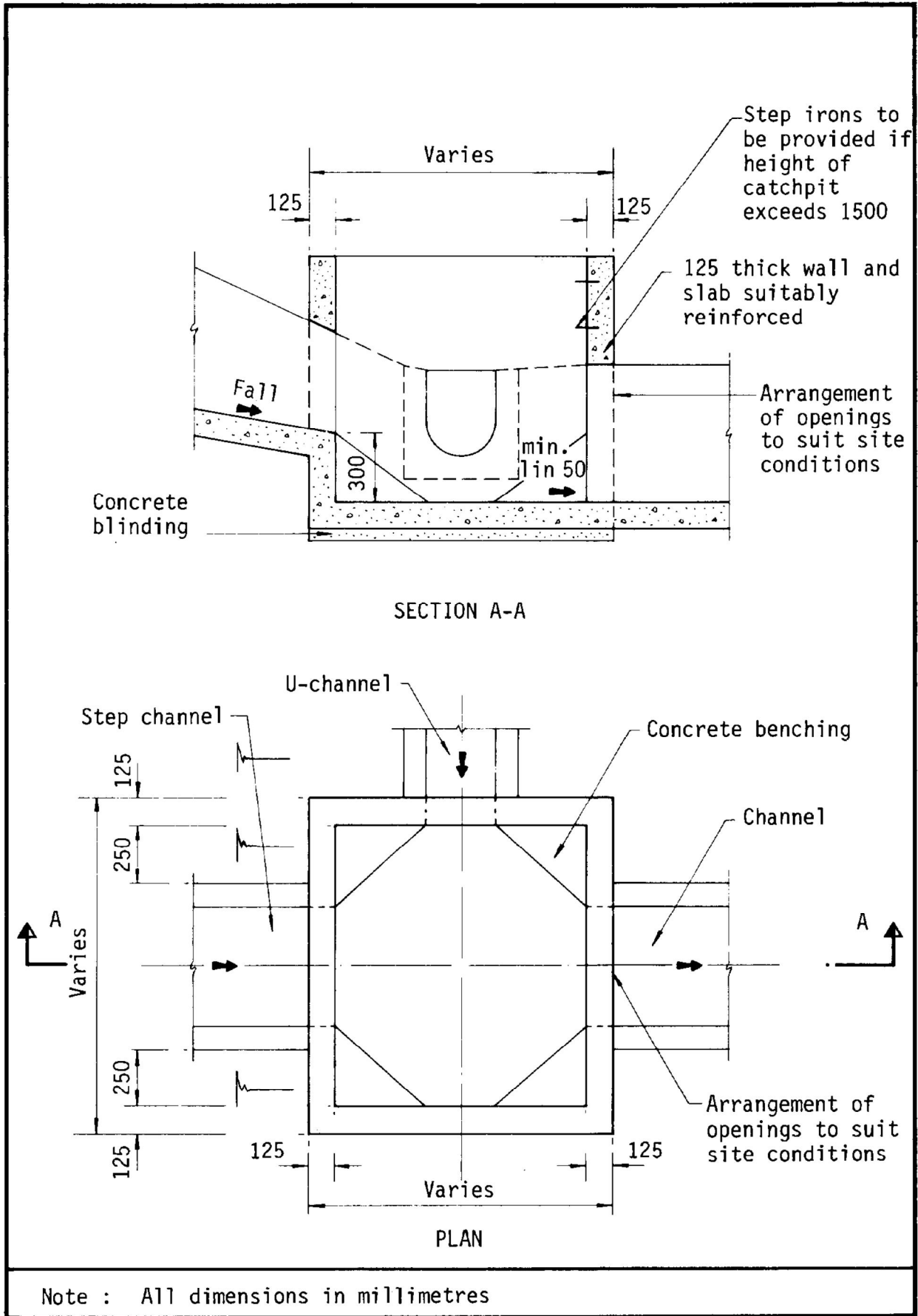
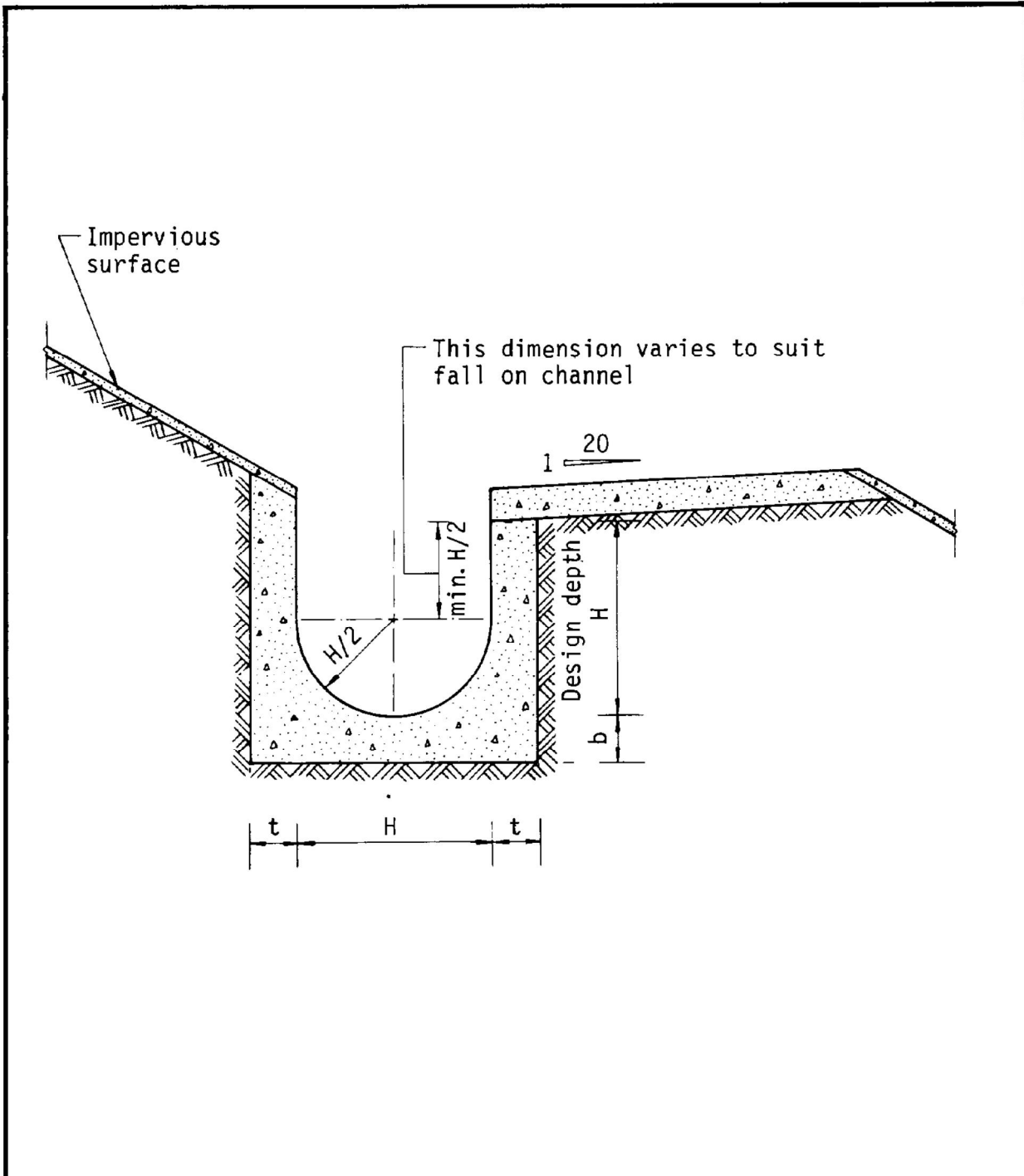


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details