

This document is received on 2026-07-08.
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

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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/1258
	Date Received 收到日期	2026-07-08

- 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 1434 (Part) in D.D. 107, 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	☒ Site area 地盤面積 498 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 379 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	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (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
07/05/2026 - 21/05/2026 (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 _____ 18/06/2026 _____ (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

Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond 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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 119sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 379sq.m ☐ 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/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 379sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 379sq.m ☐ 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	GFA	BUILDING HEIGHT	
B1	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA	191 m ² (ABOUT)	191 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)	
B2	WAREHOUSE (EXCLUDING D.G.G.)	188 m ² (ABOUT)	188 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)	
TOTAL		379 m ² (ABOUT)	379 m ² (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 N/A

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 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	☒ 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 ☐ 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) ☐																															
	No 否																																
(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	☐ Please provide details 請提供詳情 No 否 ☒																															
(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	☒ (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) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積 248 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 1 m 米 ☒ About 約 ☒ Filling of land 填土 Area of filling 填土面積 498 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☐																															
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

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

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

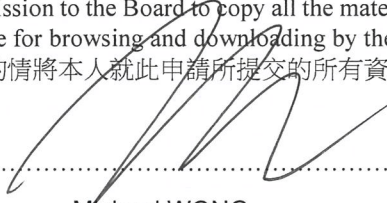
8. Declaration 聲明

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

26/06/2026

(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 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	 498 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ 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	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	379 ☐ About 約 ☐ Not more than 不多於	0.76 ☐ About 約 ☐ 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 ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 ☐ (Not more than 不多於) m 米	
		1 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	76 % ☐ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		N/A
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		N/A N/A 1 N/A N/A

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<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	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1434 (Part) in D.D. 107* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond 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 and other workshop 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/1118) is located immediately north to the Site, was approved by the Board on a temporary basis of 3 years in September 2025. 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/979) 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 July 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/979), all 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/979		Date of Compliance
(a)	The implementation of the accepted drainage proposal	Not complied with
(c)	The submission of a fire service installations (FSIs) proposal	21.08.2024
(d)	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 (a), 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 (c) on 24.07.2024. It was considered acceptable by the Director of Fire Services (D of FS) on 21.08.2024. 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 an updated 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 498 m² (about) (**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 warehouses (excluding D.G.G.) and covered loading/unloading (L/UL) area with total GFA of 379 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 4 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 2** below:

Table 2 – Major Development Parameters

Application Site Area	498 m ² (about)
Covered Area	379 m ² (about)
Uncovered Area	119 m ² (about)
Plot Ratio	0.76 (about)
Site Coverage	76 % (about)
Number of Structure	2
Total GFA	379 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	379 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**). Furthermore, an existing dried pond within the Site has already filled to the surrounding site levels (i.e. +9.8mPD), in order to facilitate a flat ground surface (**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 6 m-wide (about) vehicular ingress/egress is provided at the southern tip of the Site. One L/UL space will be provided within the Site, details are as shown below at **Table 3**:

Table 3 –L/UL provisions

Types of Space	No. of Spaces
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicle is provided. 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**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. 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		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	0	0	0
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	0
Average trip per hour (09:00 – 18:00)	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.
- 3.7 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 and Pond for a Period of 3 Years**'.

R-riches Planning Limited

June 2026

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 and Pond
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 498 m² (ABOUT)

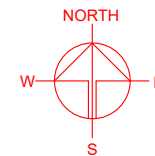
VEHICULAR ACCESS

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

21.11.2023

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

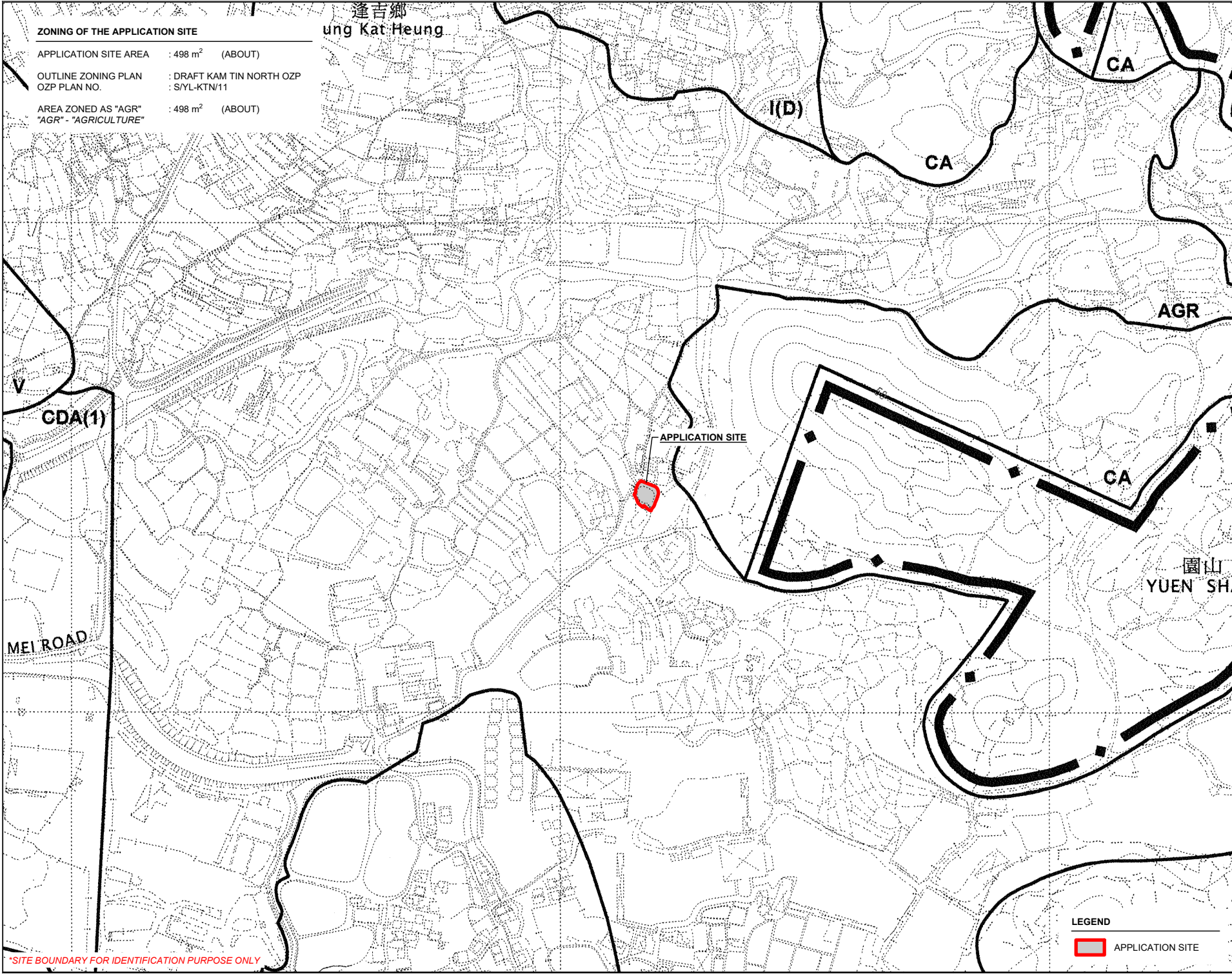
LOCATION PLAN

DWG. NO.

PLAN 1

VER.

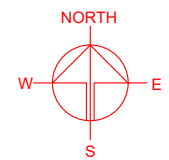
001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 498 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: DRAFT KAM TIN NORTH OZP : S/YL-KTN/11
AREA ZONED AS "AGR" "AGR" - "AGRICULTURE"	: 498 m ² (ABOUT)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



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

SITE LOCATION
LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

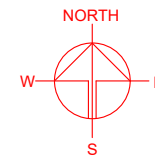
SCALE
1 : 5000 @ A4

DRAWN BY MN	DATE 23.11.2023
REVISED BY OL	DATE 27.12.2023
APPROVED BY	DATE

DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 002

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 498 m² (ABOUT)
 AREA OF PRIVATE LAND : 498 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*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 AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 21.11.2023

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

LAND STATUS OF THE SITE

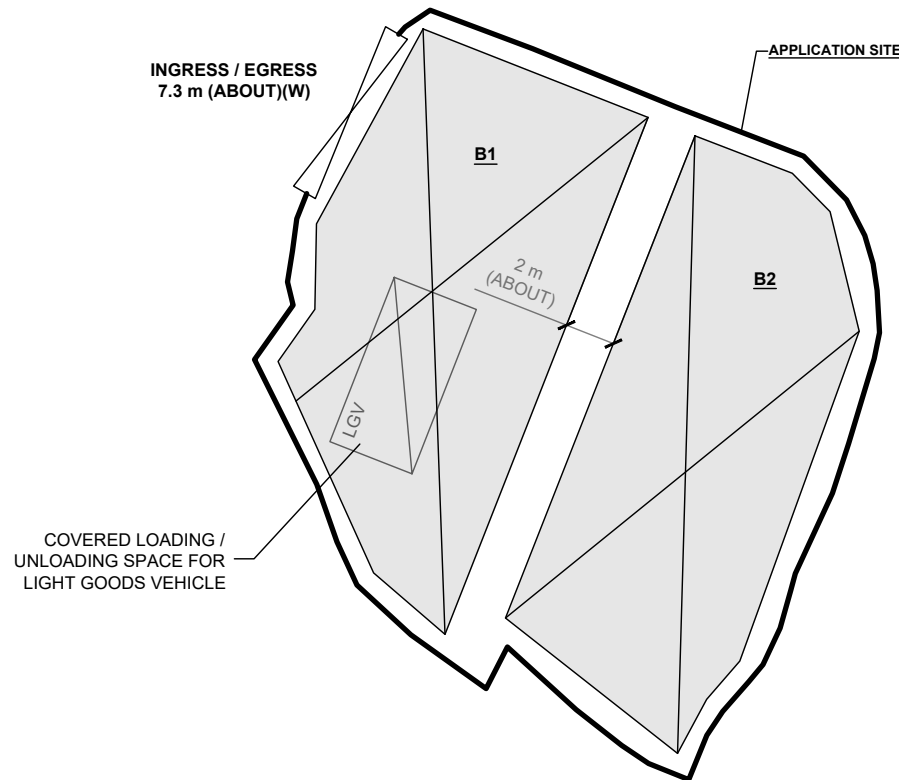
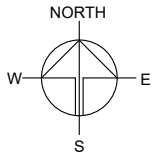
DWG NO. PLAN 3 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED AREA	: 379 m ²	(ABOUT)
UNCOVERED AREA	: 119 m ²	(ABOUT)
PLOT RATIO	: 0.76	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 379 m ²	(ABOUT)
TOTAL GFA	: 379 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA	191 m ² (ABOUT)	191 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	188 m ² (ABOUT)	188 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		379 m ² (ABOUT)	379 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



LOADING / UNLOADING PROVISIONS

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
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

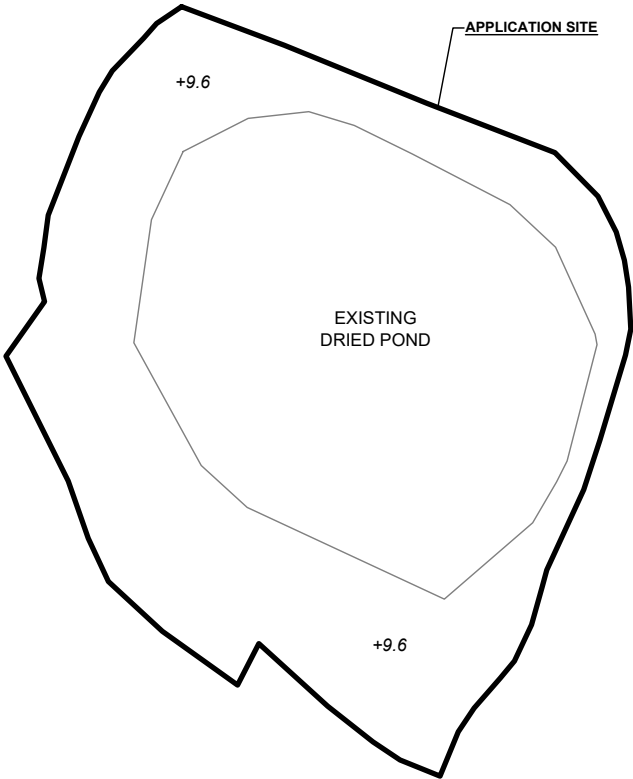
DRAWN BY	DATE
MN	21.11.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

APPLICATION SITE BEFORE FILLING OF LAND AND POND

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +9.6 mPD	(ABOUT)
AREA OF THE EXISTING DRIED POND	: 248 m ²	(ABOUT)
DEPTH OF EXISTING DRIED POND	: 1 m	(ABOUT)



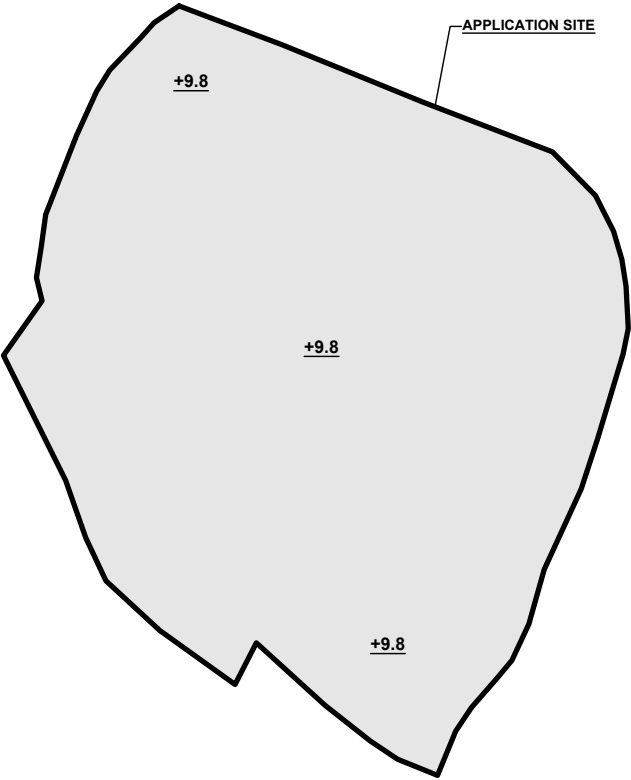
LEGEND	
	APPLICATION SITE
	EXISTING DRIED POND
	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

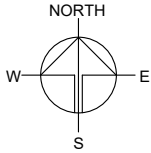
EXISTING FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED BY STRUCTURE	: 379 m ²	(ABOUT)
EXISTING LAND FILLING AREA	: 498 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
SITE LEVELS	: +9.8 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
EXISTING POND FILLING AREA	: 248 m ²	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	

*THE POND FILLING AREA IS INCLUDED IN THE CALCULATION OF LAND FILLING AREA.



LEGEND	
	APPLICATION SITE
	LAND FILLING AREA
	SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	23.11.2023
REVISED BY	DATE
LT	22.04.2024
APPROVED BY	DATE

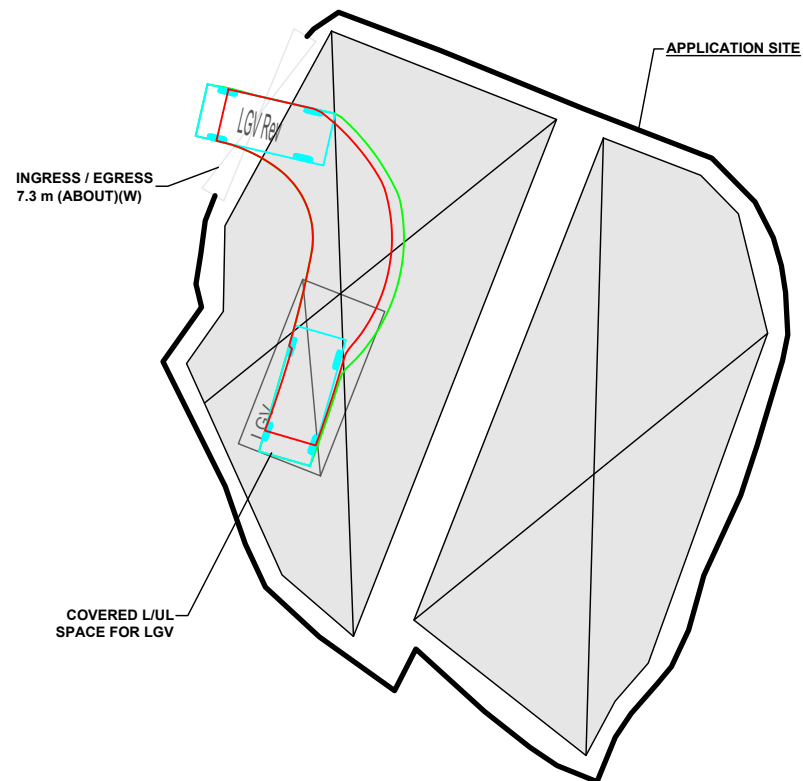
DWG. TITLE
FILLING OF LAND AND POND

DWG NO. PLAN 1	VER. 001
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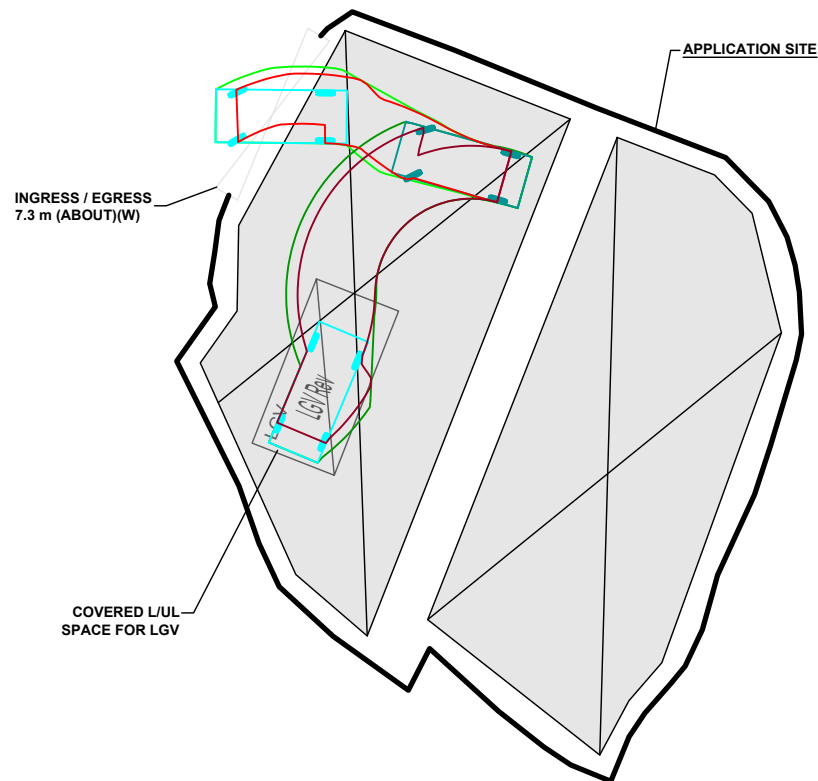
SWEPT PATH ANALYSIS

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



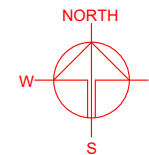
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- L/UL 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 AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY MN	DATE 23.11.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

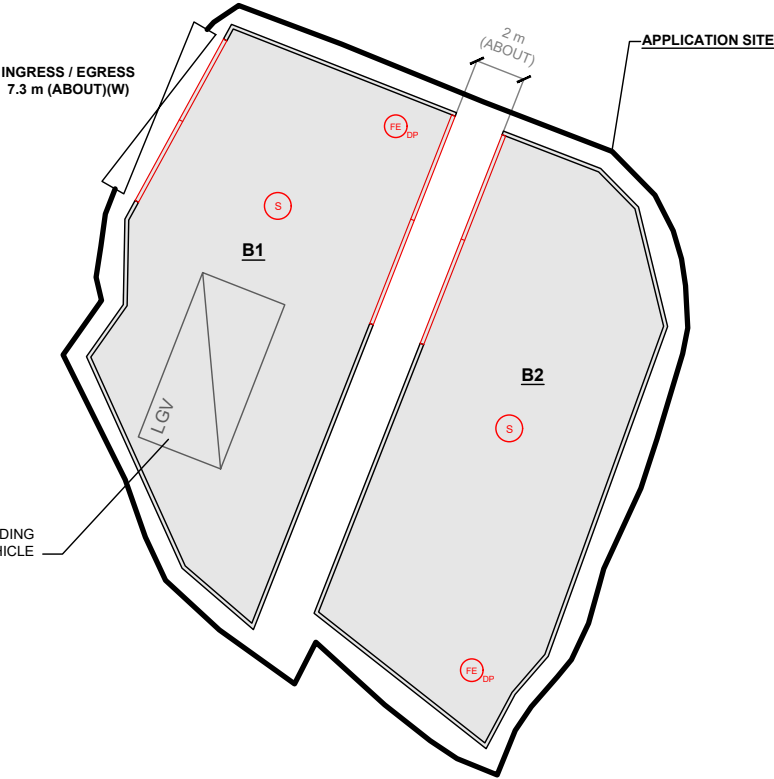
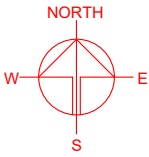
DWG NO. PLAN 6	VER. 001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED AREA	: 379 m ²	(ABOUT)
UNCOVERED AREA	: 119 m ²	(ABOUT)
PLOT RATIO	: 0.76	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 379 m ²	(ABOUT)
TOTAL GFA	: 379 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA	191 m ² (ABOUT)	191 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	188 m ² (ABOUT)	188 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		379 m ² (ABOUT)	379 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

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

LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS N D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY	DATE
MN	15.4.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

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

寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年07月15日星期三 11:08
收件者: tpbpd/PLAND
副本: Bon Tang; Matthew Ng;
主旨: Christian Chim; Danny Ng; Grace Wong
附件: [SI] S.16 Application No. A/YL-KTN/1258 - Supplementary Information
SI for A_YL-KTN_1258 (20260715).pdf

Dear Sir,

Attached herewith the supplementary information to support the subject application.

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

Kind Regards,

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

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

[REDACTED]

Our Ref. : DD107 Lot 1434 & VL
Your Ref. : TPB/A/YL-KTN/1258

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

By Email

15 July 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Lots 1434 (Part) and 1435 (Part) in D.D. 107, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1258)

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

- The applicant provides a drainage proposal to support the application. (**Annex I**).
- Revised plans showing filling of land and pond of the Site are provided (**Plans 1 to 2**).

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



Annex I
Drainage Proposal

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

April 2024

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1. Introduction	1
1.1 Background	1
1.2 The Site	1
2. Development Proposal.....	2
2.1 The Proposed Development	2
3. Assessment Criteria	2
4. Proposed Drainage System	5
5. Conclusion.....	5

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Table 2– Design Return Periods under SDM	2

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Figure 1 – Site Location Plan

Figure 2 - Existing Drainage Plan

Figure 3 – Proposed Drainage System

Figure 4 – Catchment Plan

List of Appendix

Appendix A – Design Calculation

Appendix B - Development Layout Plan

Appendix C – Reference Drawings for UChannel, Catchpit

Appendix D – Photos Record of Surrounding

Appendix E - Sections

1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

1.2 The Site

- 1.2.1 The Application Site area is about 498m², and it situates beside local tracks at the west, south and east. Those local track connect the site to Shui Mei Road in the South of the Proposed Development. The site is partly occupied by existing structures, abandoned dried pond and grassland.
- 1.2.2 The Application Site is surrounded by grassland, temporary structures and local track. It is generally flat with existing ground level of approx. +9.6 mPD and it is proposed to be filled up to +9.8 mPD after the Proposed Development.
- 1.2.3 The site location plan is shown in **Figure 1**.
- 1.2.4 Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 498m². The indicative development schedule is summarized in Table 1 below for technical assessment purpose.

Proposed Development	
Total Site Area (m ²)	498
Assume all proposed site area as paved area after development for assessment purpose (m ²)	498

Table 1 - Key Development Parameters

3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The site to the east is generally higher. The proposed village drainage system intended to collect runoff from the internal site as well as from the external eastern area. It is proposed to be discharged to existing nearby public drainage system which would discharge to existing nullah at Shui Mei Road. 1 in 10 years return period is adopted for the drainage design. Catchments plan is shown in Figure 4.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	471.9
b	=	3.02
c	=	0.397

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where Q_p	=	peak runoff in m^3/s
C	=	runoff coefficient (dimensionless)
i	=	rainfall intensity in mm/hr
A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

- Paved Area: $C = 0.95$
- Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{1}{\sqrt{f}} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4. Proposed Drainage System

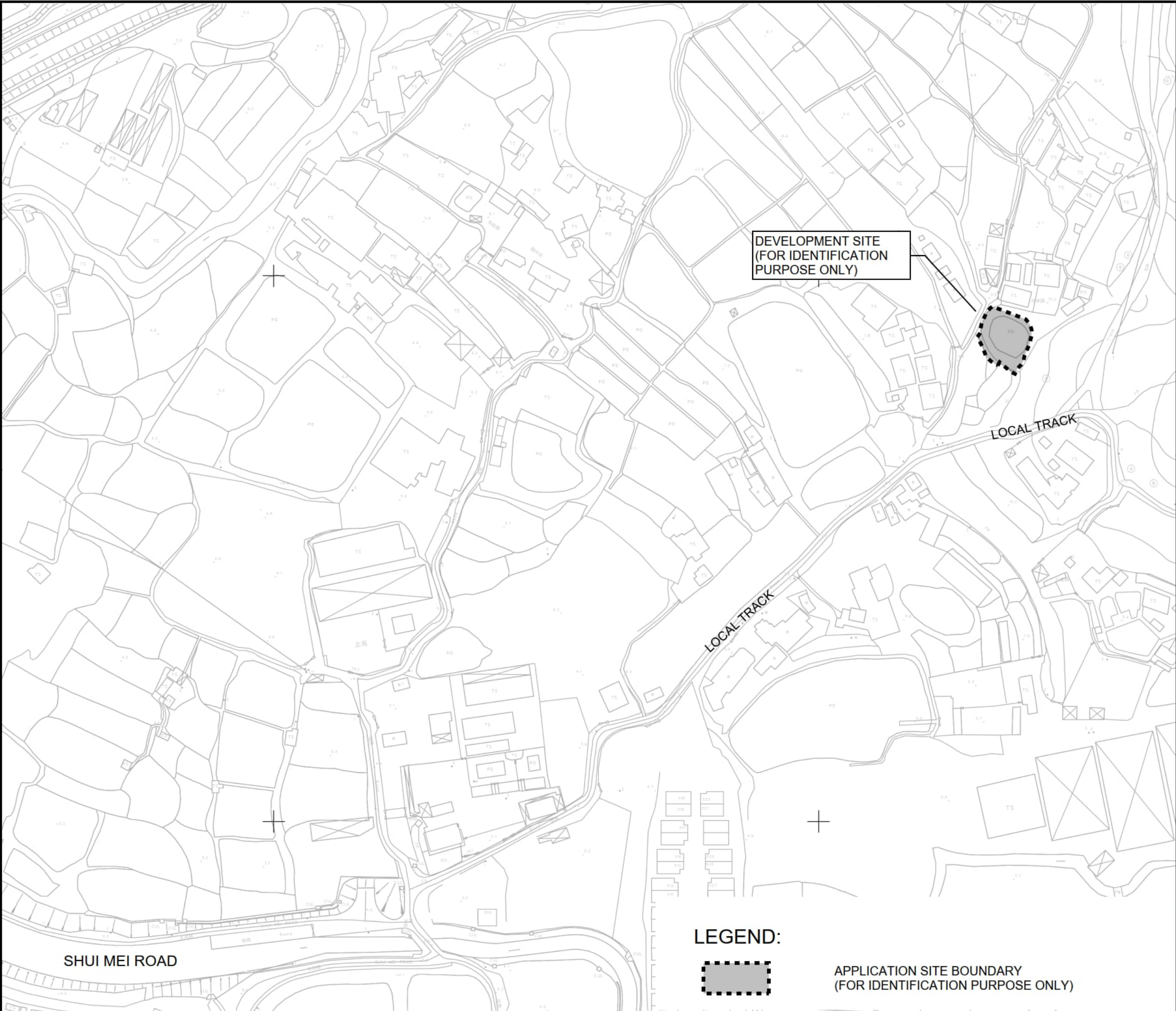
- 4.1.1 A drainage system is proposed to collect the runoff from the application site as well as runoff from the eastern site. It is proposed to be discharged to the existing drainage system under the local tracks at the south. The alignment, size and gradient of the proposed drains are shown in **Figure 3**.
- 4.1.2 The design calculations of proposed channels and checking of existing drains are shown in **Appendix A**.
- 4.1.3 The reference drawings of proposed drains are shown in **Appendix C**.

5. Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site and runoff from eastern area will be collected by the proposed perimeter Uchannel/drains and discharged to the existing drainage system under the southern local track.
- 5.1.2 The utilization of existing drain is approx.. 38% only.
- 5.1.3 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of text -

FIGURES

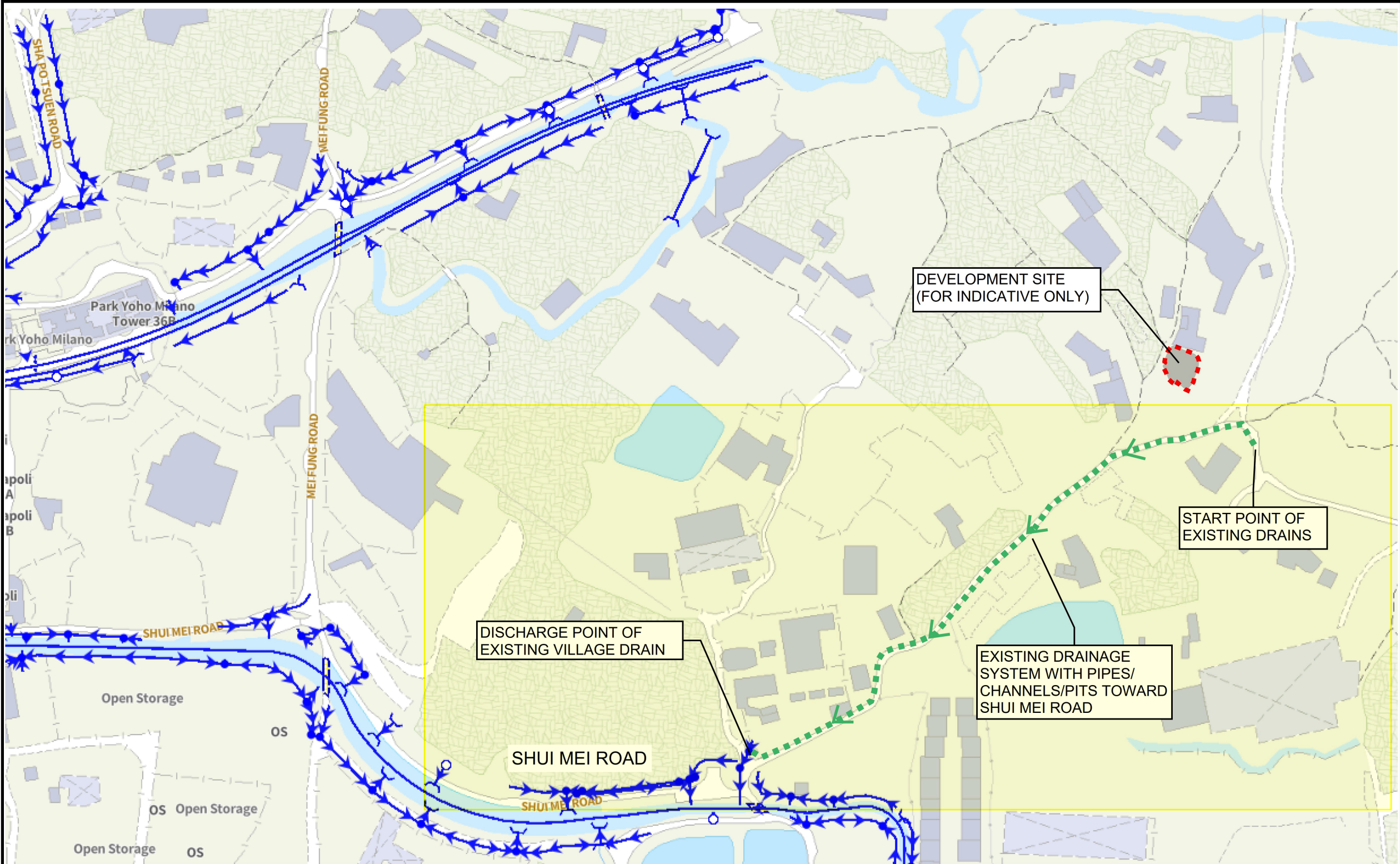


PROJECT:
Proposed Temporary
Warehouse (Excluding
Dangerous Goods Godown)
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land and
Pond in “Agriculture” Zone,
Lot 1434 (part) in D.D. 107,
Kam Tin, Yuen Long, New
Territories

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE:
SITE LOCATION PLAN

DRAWING NUMBER:
FIGURE 1



PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

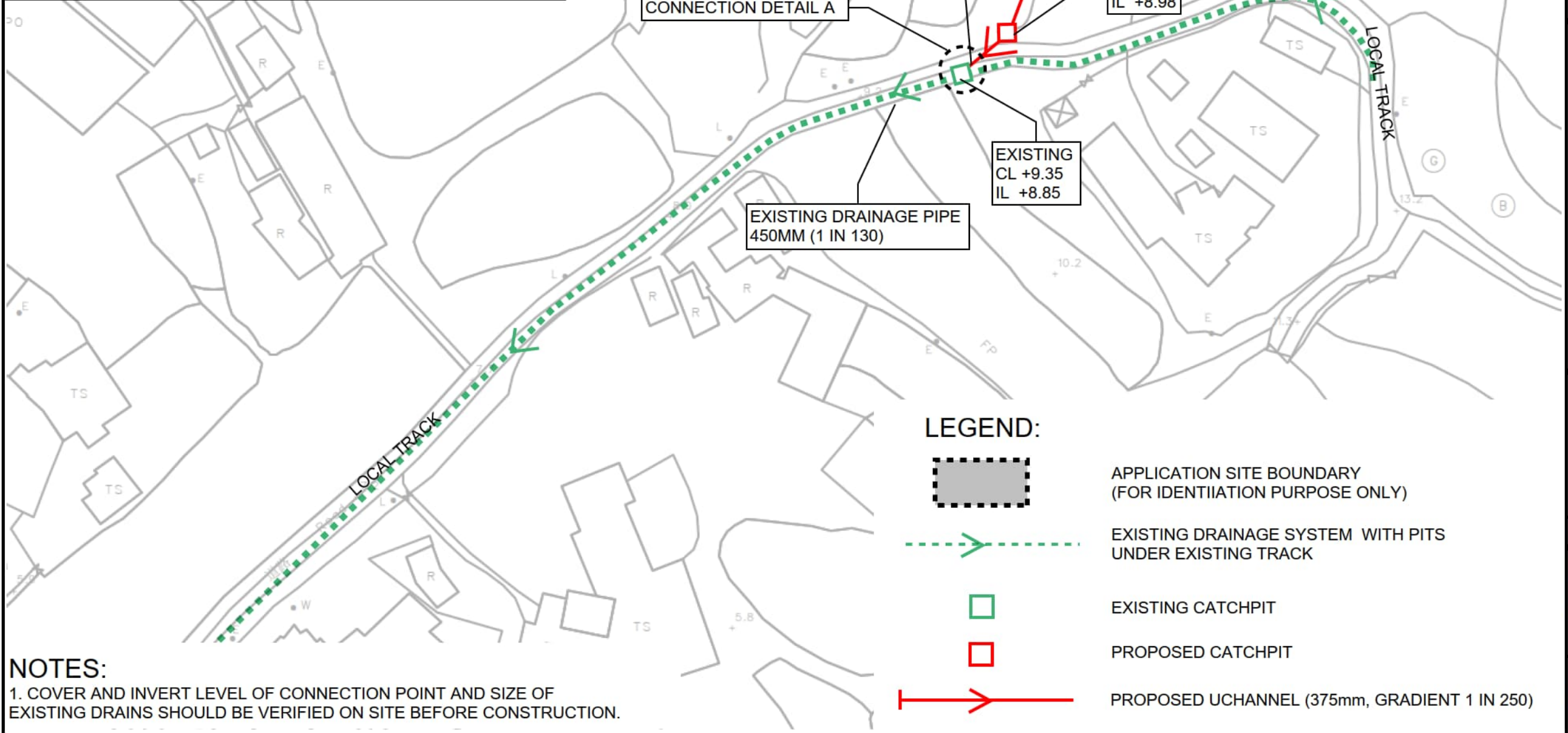
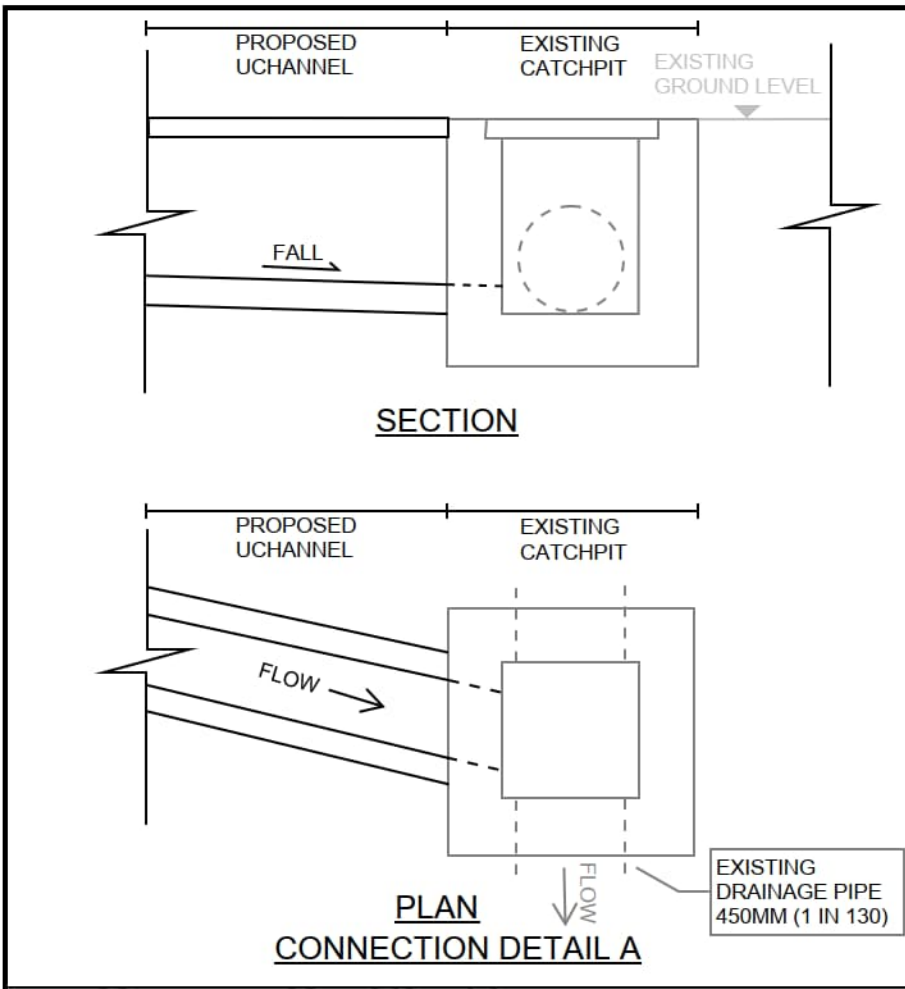
LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)	EXISTING DRAINAGE SYSTEM WITH PIPES/CHANNELS/PITS TOWARD SHUI MEI ROAD	
	Pipe (Sewer)		Sand Trap		

REV	DESCRIPTION	DATE
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DRAWING TITLE:
EXISTING DRAINAGE PLAN

DRAWING NUMBER:
FIGURE 2A



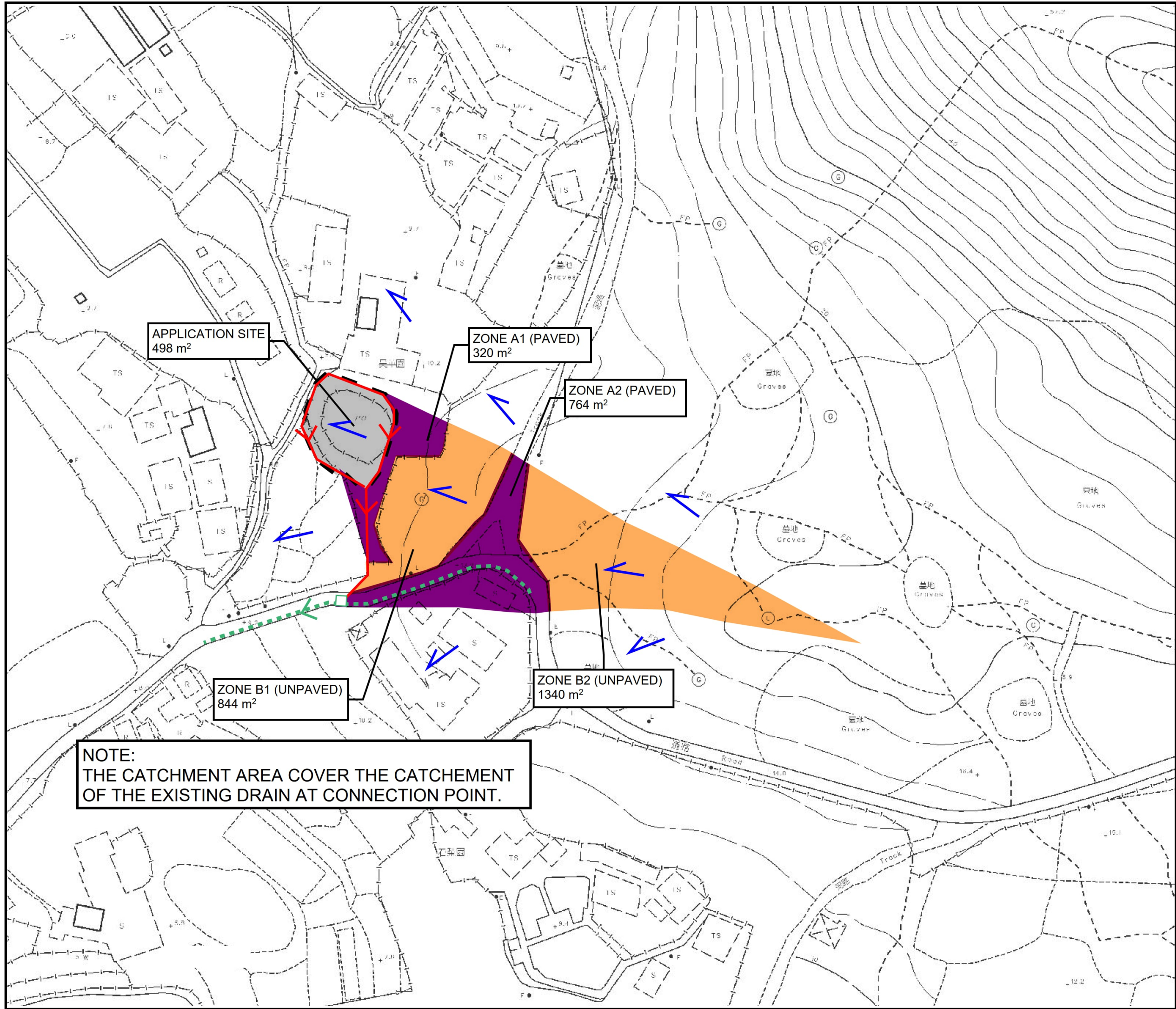
NOTES:

1. COVER AND INVERT LEVEL OF CONNECTION POINT AND SIZE OF EXISTING DRAINS SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

PROJECT:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE: PROPOSED DRAINAGE SYSTEM		
DRAWING NUMBER: FIGURE 3B		



PROJECT:
Proposed Temporary
Warehouse (Excluding
Dangerous Goods Godown)
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land and
Pond in "Agriculture" Zone,
Lot 1434 (part) in D.D. 107,
Kam Tin, Yuen Long, New
Territories

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE:
CATCHMENT PLAN

DRAWING NUMBER:
FIGURE 4

Appendix

Appendix A - Design Calculation

U Channel - Site Area + Zone A1 + A2 + B1 + B2

Runoff Estimation

Design Return Period	1 in 10 years
Paved Area	1556 (m2)
Unpaved Area	2183 (m2)
Total Equivalent Area	2242 (m2)
Rainfall Intensity, I **	200 mm/hr
Design Discharge Rate, Q***	0.125 m3/s

(498+320+738)
(1340+843)

*** Q = 0.278 x 2242 x 200 / 1000000

U Channel

Channel Size	1 in 375 (mm)
Gradient	1 in 250
Velocity	1.16 m/s
Capacity	0.146 m3/s

Utilization 0.125 / 0.146 = 85.78 % < 90 % (10% allow for siltation)

Checking of Existing 450mm Drain Pipe at Local Village Road

Runoff Estimation

Design Return Period	1 in 10 years
Paved Area*	1556 m2
Unpaved Area*	2183 m2
Total Equivalent Area	2242 m2
Rainfall Intensity	200 mm/hr
Design Discharge Rate	0.125 m3/s

Checking of Existing 450mm Drain Pipe

Pipe Size	450 mm
Gradient	1 in 130
Velocity	2.06 m/s
Capacity	0.328 m3/s

(existing gradient is approx 1 in 125, use 1 in 130 for checking)

Utilization = 38.10 % <90%

Time of Concentration

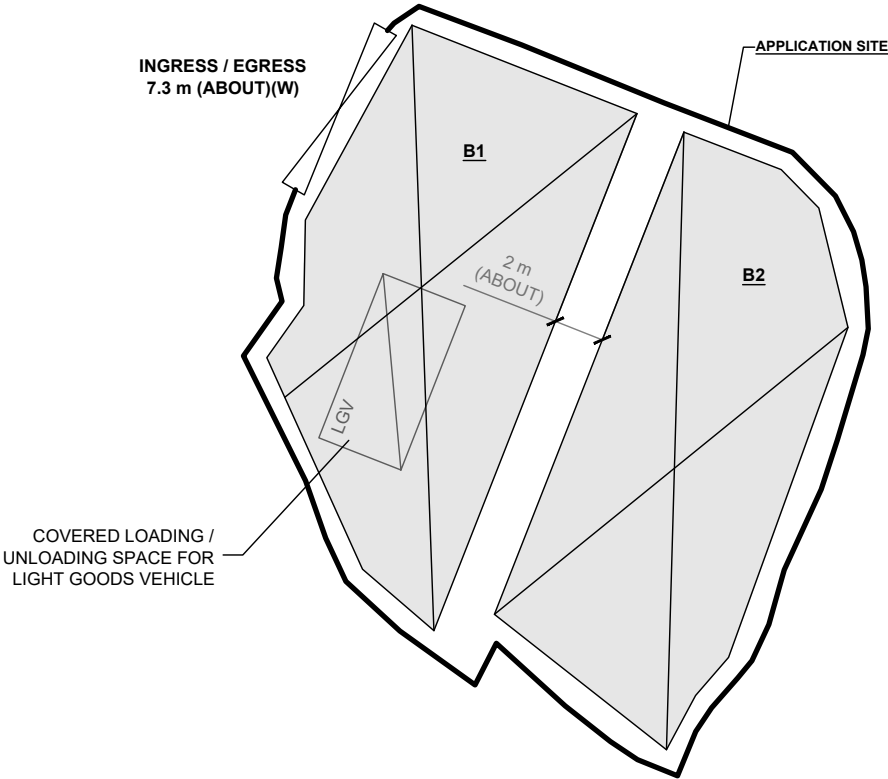
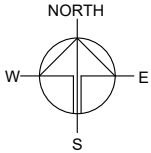
Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
3739	135	21	9.8	8.296	5.618	5.618

Appendix B - Development Layout Plan

UNCOVERED AREA	: 119 m ²	(ABOUT)
PLOT RATIO	: 0.76	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 379 m ²	(ABOUT)
TOTAL GFA	: 379 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

B2	COVERED LOADING / UNLOADING AREA WAREHOUSE (EXCLUDING D.G.G.)	188 m ² (ABOUT)
*D.G.G. - DANGEROUS GOODS GODOWN		
TOTAL		379 m ² (ABOUT)

GFA	BUILDING HEIGHT
191 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
188 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
379 m² (ABOUT)	



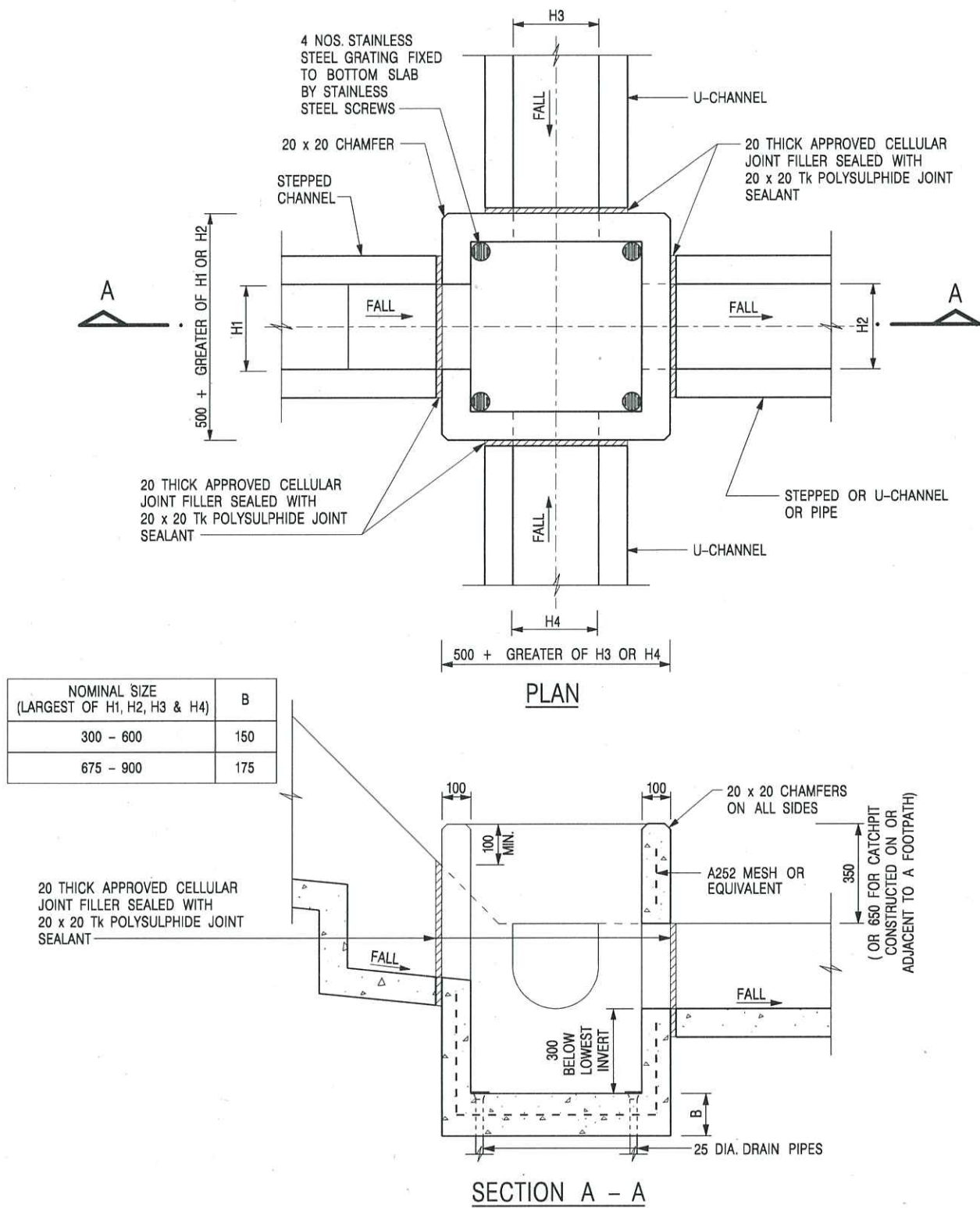
LOADING / UNLOADING PROVISIONS

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
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	
SITE LOCATION	
LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	21.11.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

Appendix C - Reference Drawings



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

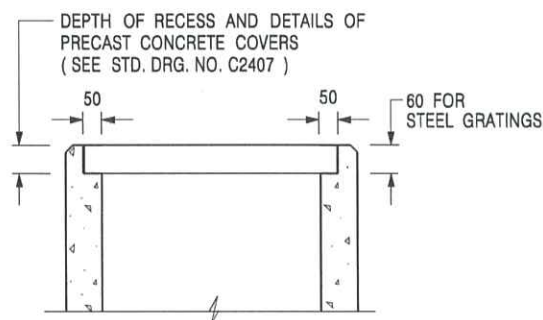


CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2406 /1



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

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /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)**



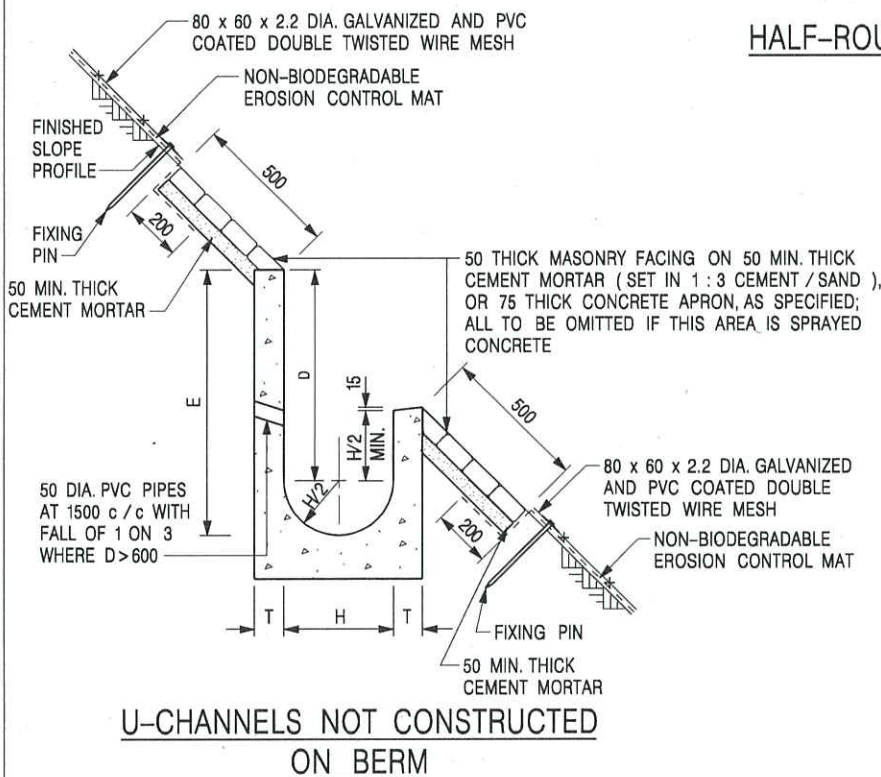
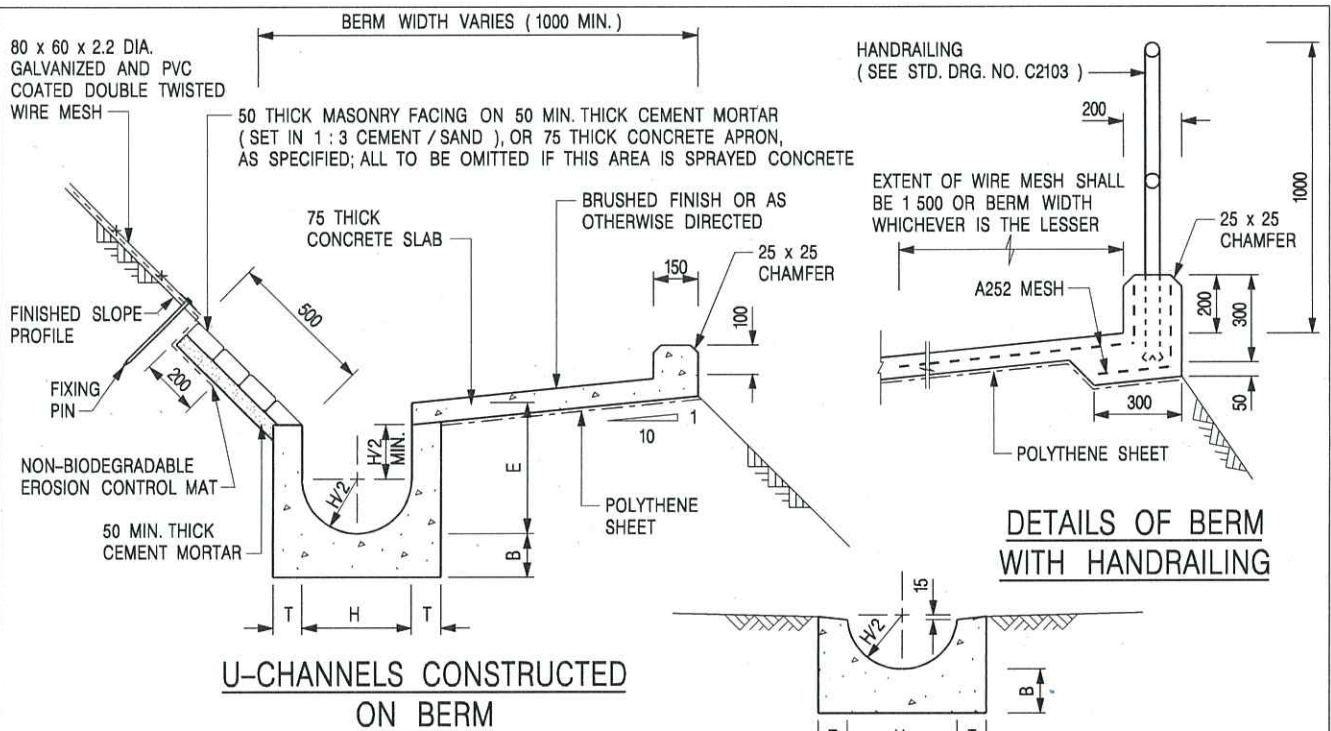
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



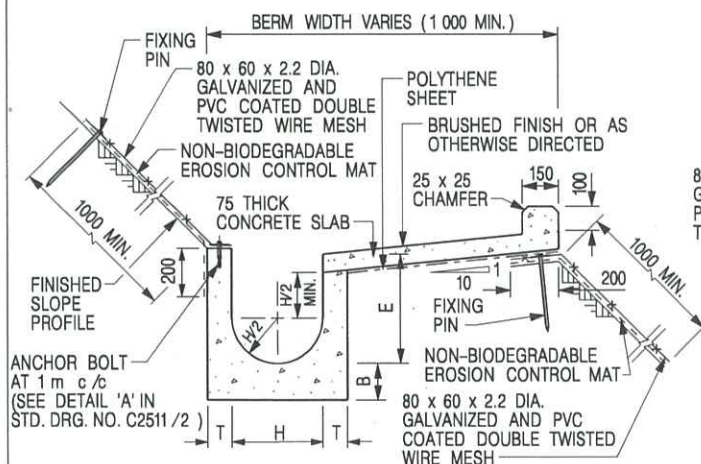
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

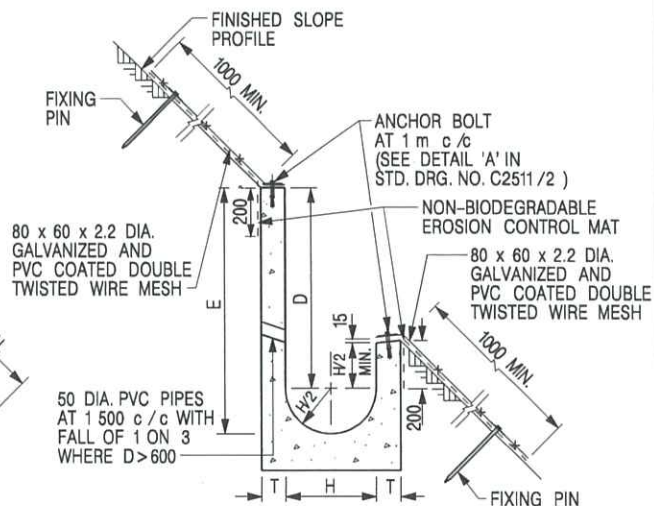
DRAWING NO.

DATE JAN 1991

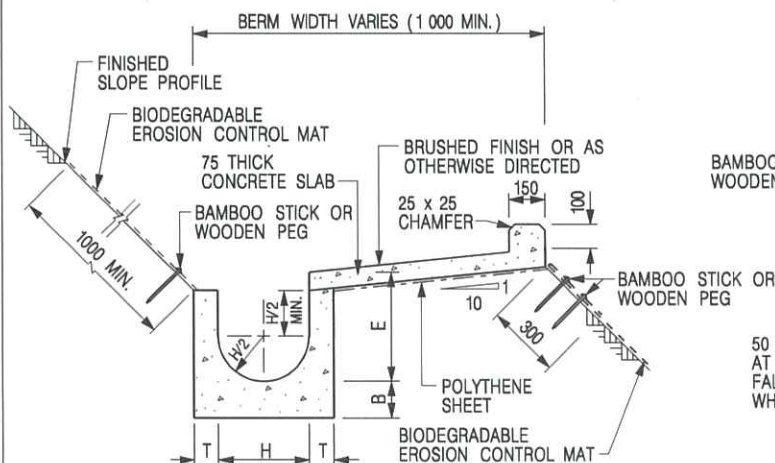
C2409I



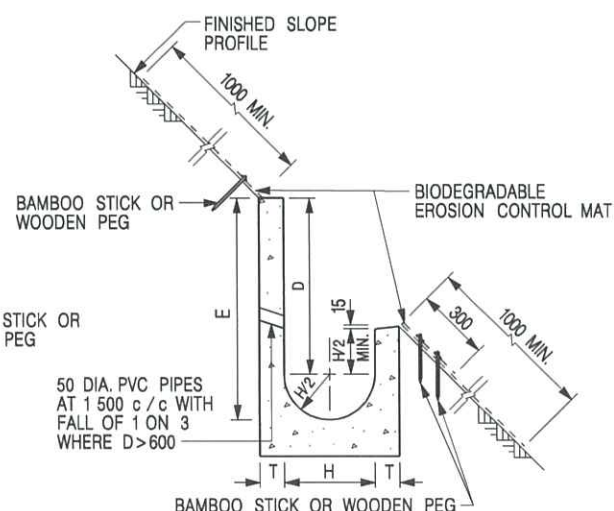
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



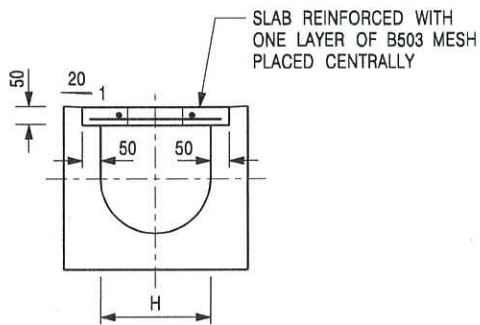
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

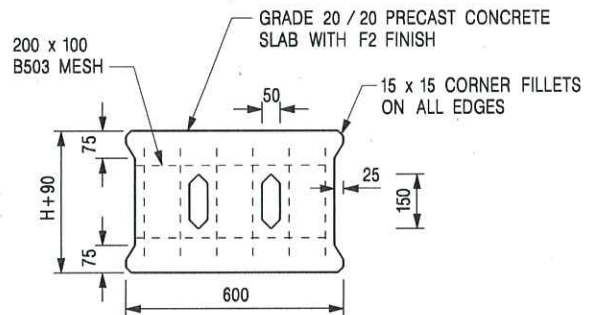
DRAWING NO.

DATE JAN 1991

C24101



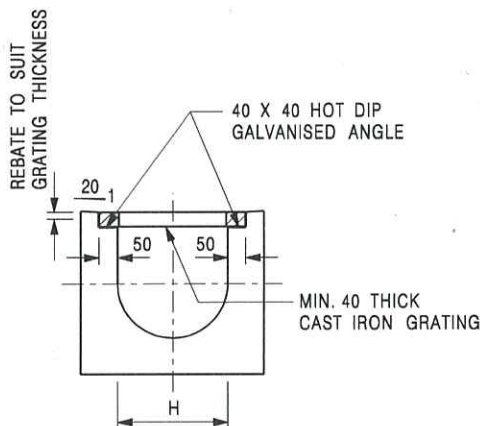
TYPICAL SECTION



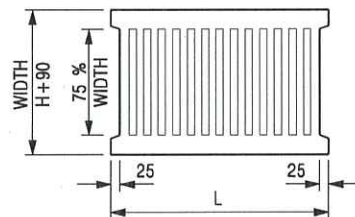
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E



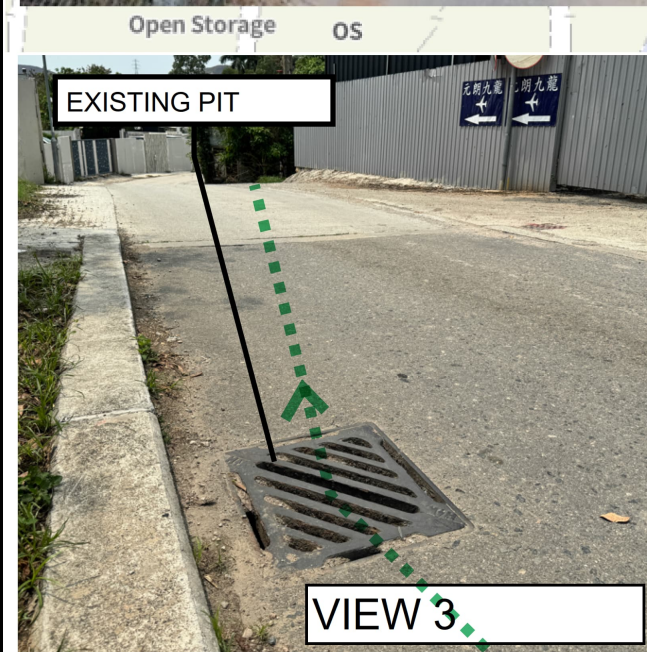
VIEW 1



VIEW 2



VIEW 7



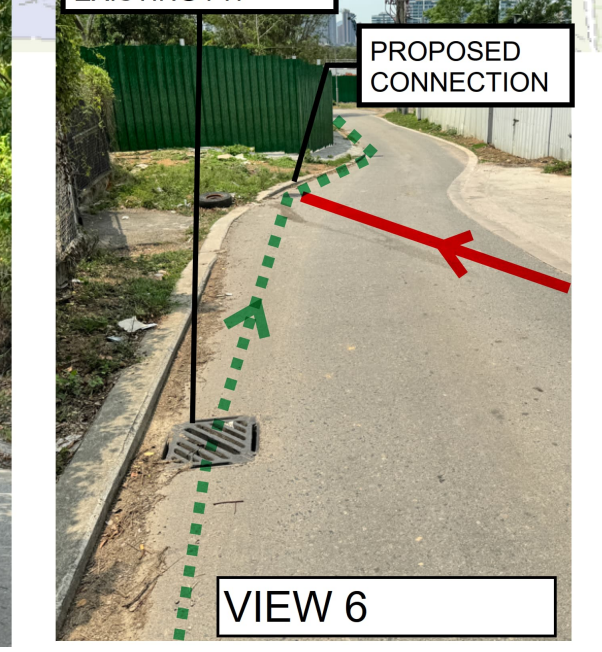
VIEW 3



VIEW 4



VIEW 5

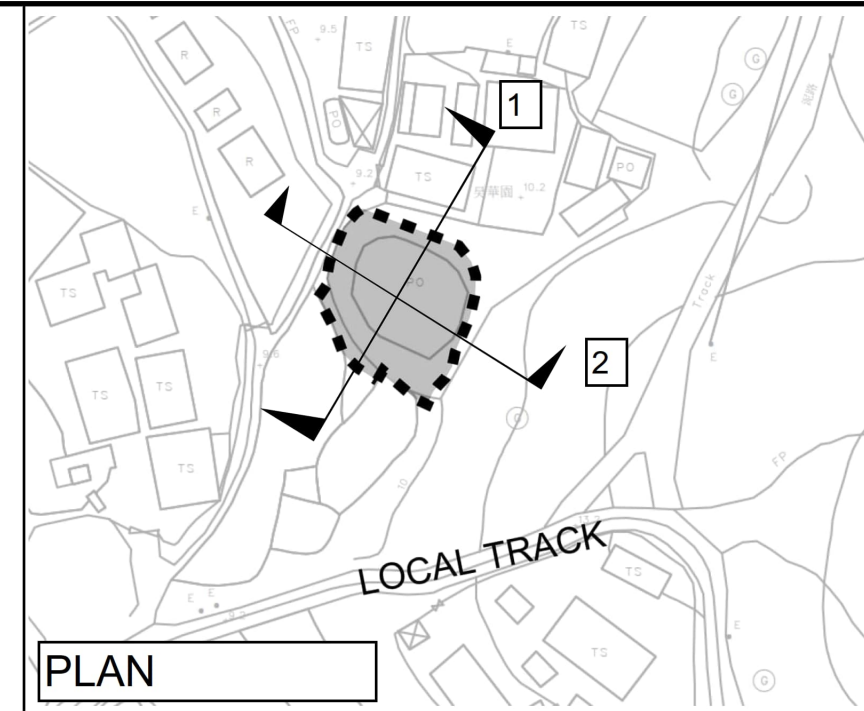


VIEW 6

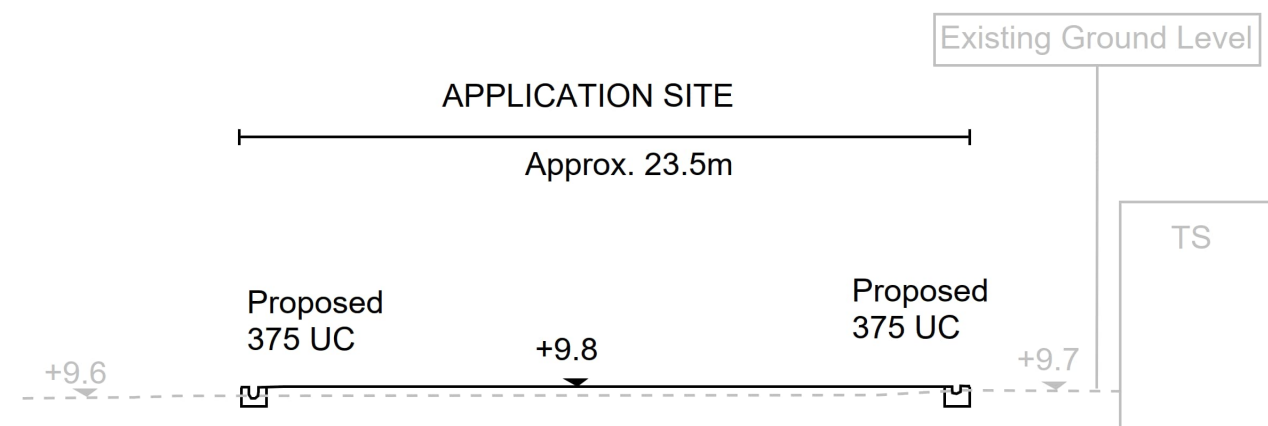
PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Photos Record of Surroundings

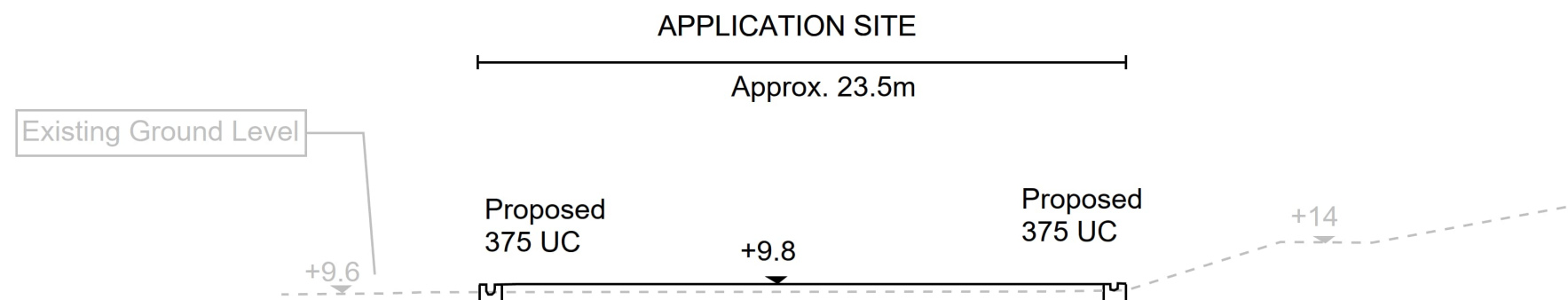
Appendix D



PROJECT:
Proposed Temporary
Warehouse (Excluding
Dangerous Goods Godown)
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land and
Pond in "Agriculture" Zone,
Lot 1434 (part) in D.D. 107,
Kam Tin, Yuen Long, New
Territories



SECTION 1



SECTION 2

SECTIONS

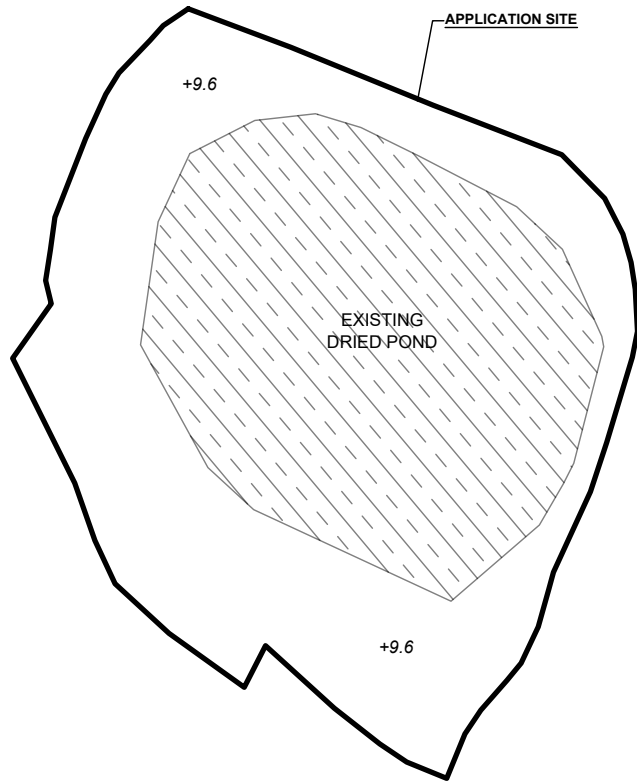
Appendix E

LIST OF PLANS

Plan 1	Filling of Pond
Plan 2	Filling of Land and Pond

APPLICATION SITE BEFORE FILLING OF LAND AND POND

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +9.6 mPD	(ABOUT)
AREA OF THE EXISTING DRIED POND	: 248 m ²	(ABOUT)
DEPTH OF EXISTING DRIED POND	: 1 m	(ABOUT)



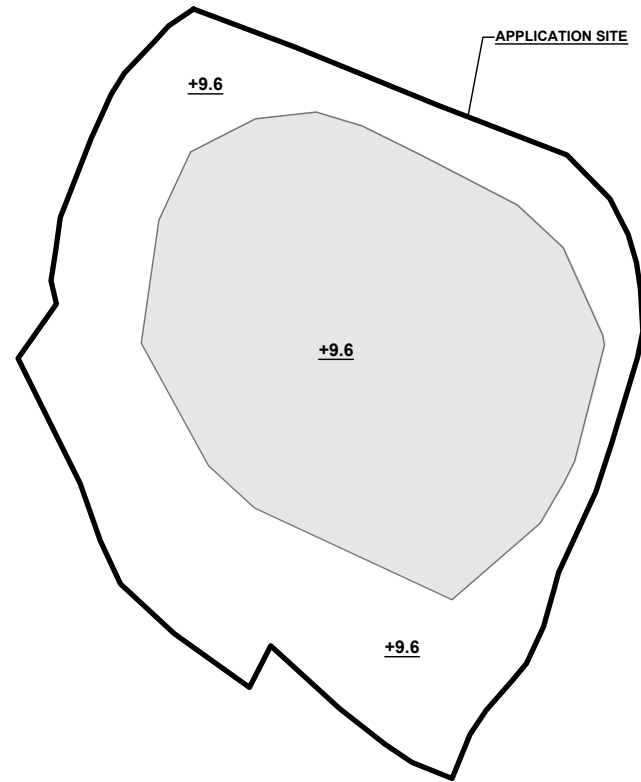
LEGEND

	APPLICATION SITE
	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

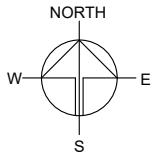
EXISTING FILLING OF POND AREA

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED BY STRUCTURE	: 379 m ²	(ABOUT)
EXISTING POND FILLING AREA	: 248 m ²	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
DEPTH OF POND FILLING	: NOT MORE THAN 1 m	
SITE LEVELS	: +9.6 mPD	(ABOUT)



LEGEND

	APPLICATION SITE
	POND FILLING AREA
	SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

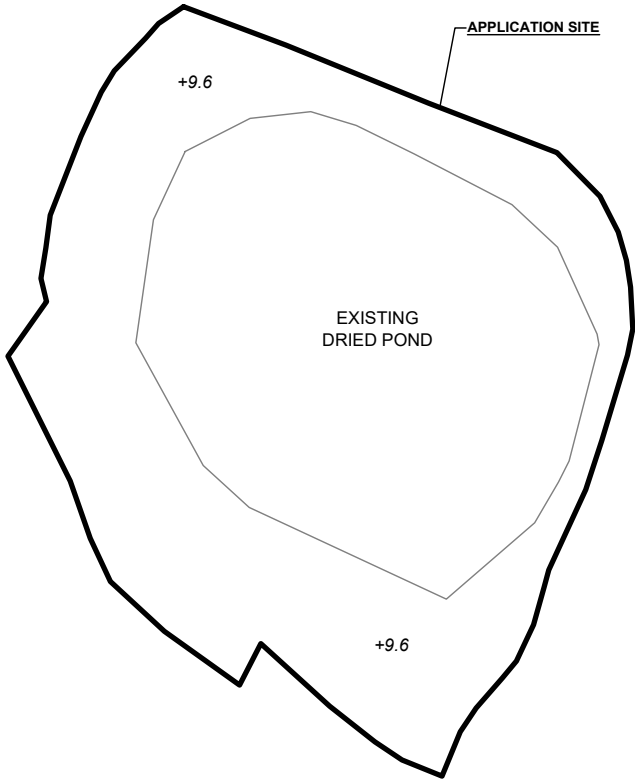
DRAWN BY	DATE
MN	23.11.2023
REVISED BY	DATE
LT	15.07.2026
APPROVED BY	DATE

DWG. TITLE
FILLING OF POND

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

APPLICATION SITE BEFORE FILLING OF LAND AND POND

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +9.6 mPD	(ABOUT)
AREA OF THE EXISTING DRIED POND	: 248 m ²	(ABOUT)
DEPTH OF EXISTING DRIED POND	: 1 m	(ABOUT)



LEGEND

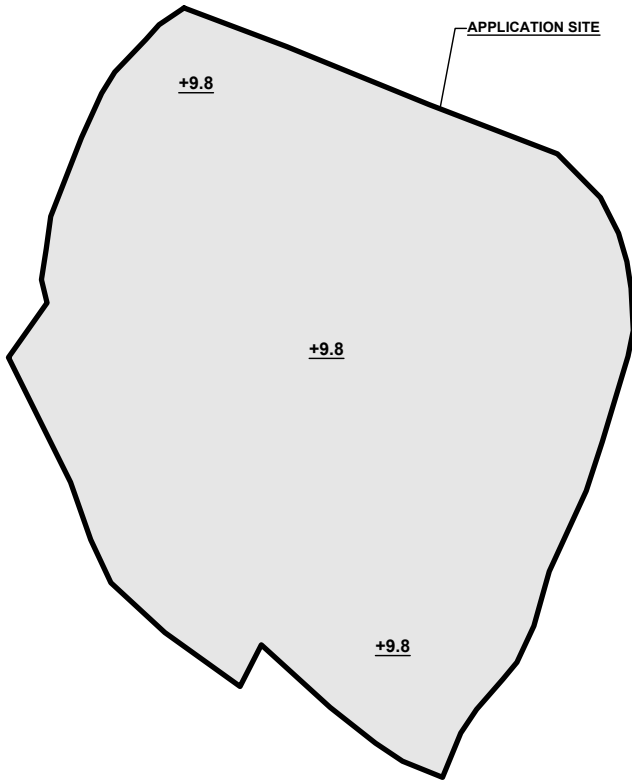
	APPLICATION SITE
+3.4	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AND POND AREA

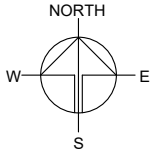
APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED BY STRUCTURE	: 379 m ²	(ABOUT)
EXISTING LAND FILLING AREA	: 498 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
SITE LEVELS	: +9.8 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
EXISTING POND FILLING AREA	: 248 m ²	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	

*THE POND FILLING AREA IS INCLUDED IN THE CALCULATION OF LAND FILLING AREA.



LEGEND

	APPLICATION SITE
	LAND FILLING AREA
+9.8	SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	23.11.2023
REVISED BY	DATE
LT	22.04.2024
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 2	VER. 001
-------------------	-------------

寄件者: Christian Chim <[REDACTED]>
寄件日期: 2026年08月20日星期四 18:36
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Danny Ng; Grace Wong
主旨: RE: [FI] S.16 Application No. A/YL-KTN/1258 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1258 (20260820).pdf

Dear Sir,

We write to submit further information in response to the departmental comments on the captioned application. This is to supersede our previous submission in the preceding message dated 19.8.2026 at 15:24hr.

Should you require more information, please do not hesitate to contact me directly at [REDACTED]. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

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

[REDACTED]

From: Christian Chim
Sent: Wednesday, August 19, 2026 3:24 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>; [REDACTED]
[REDACTED]
Subject: [FI] S.16 Application No. A/YL-KTN/1258 - FI to address departmental comments

Dear Sir,

We write to submit further information in response to the departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact me directly at [REDACTED]. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

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

Our Ref. : DD107 Lot 1434 & VL
Your Ref. : TPB/A/YL-KTN/1258

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

By E-mail

20 August 2026

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Lots 1434 (Part) and 1435 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1258)

We write to submit further information in response to the departmental comments on the captioned application.

Should you require more information, please contact the undersigned at [REDACTED].
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)

(Attn.: Ms. Athena LAI

email: apylai@pland.gov.hk)



Responses-to-Comments (RtC)

**Proposed Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone,
Lots 1434 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories**

(Application No. A/YL-KTN/1258)

(i) A RtC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	The applicant shall confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stone fines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials would be in packaged form.	No dusty materials, including cement, earth, pulverised fuel ash, aggregates, silt, stone fines, sand, debris, sawdust and wooden chips will be stored at the application site (the Site) at any time during the approval period of the planning permission.
2. Comments of the Director of Fire Services (D of FS)		
(a)	A sufficient number of stand-alone fire detectors shall be provided at Structures B1 & B2.	Noted and revised accordingly. Please refer to the revised fire service installations proposal (Annex I).
3. Comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD)		
(a)	The 7m high structures are considered excessive. It should be justified upon formal plan submission to BD.	The Site is the subject of a previous application No. A/YL-KTN/979 for the same ‘warehouse’ use, which was approved by the Board on a temporary basis of 3 years in July 2024. Comparing with the previous application, all development parameters, including but not limited to the building height (i.e. 7 m), remain unchanged.

(ii) The applicant provides a revised plan showing the filling of land and pond at the application site. In addition, the revised application form and supplementary statement are enclosed at **Annex II**.

Annex 1

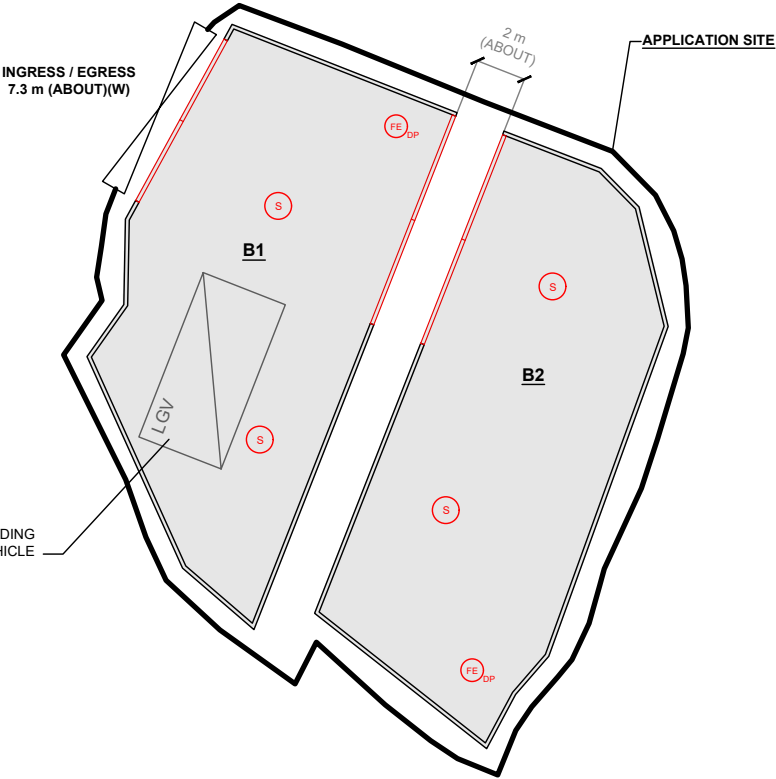
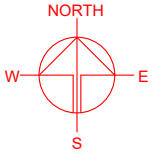
Fire service installations proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED AREA	: 379 m ²	(ABOUT)
UNCOVERED AREA	: 119 m ²	(ABOUT)
PLOT RATIO	: 0.76	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 379 m ²	(ABOUT)
TOTAL GFA	: 379 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA	191 m ² (ABOUT)	191 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	188 m ² (ABOUT)	188 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		379 m ² (ABOUT)	379 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE FIRE DETECTOR
- (FE_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

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

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS N D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY	DATE
LT	11.8.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. ANNEX I	VER. 001
--------------------	-------------

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Annex 2

Revised plan showing the filling of land and pond, and
revised page of the application form and statement

APPLICATION SITE BEFORE FILLING OF LAND AND POND

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
AREA OF THE DRIED POND	: 248 m ²	(ABOUT)
AREA OF THE REMAINING LAND	: 250 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +9.6 mPD	(ABOUT)
DEPTH OF EXISTING DRIED POND	: 1 m	(ABOUT)



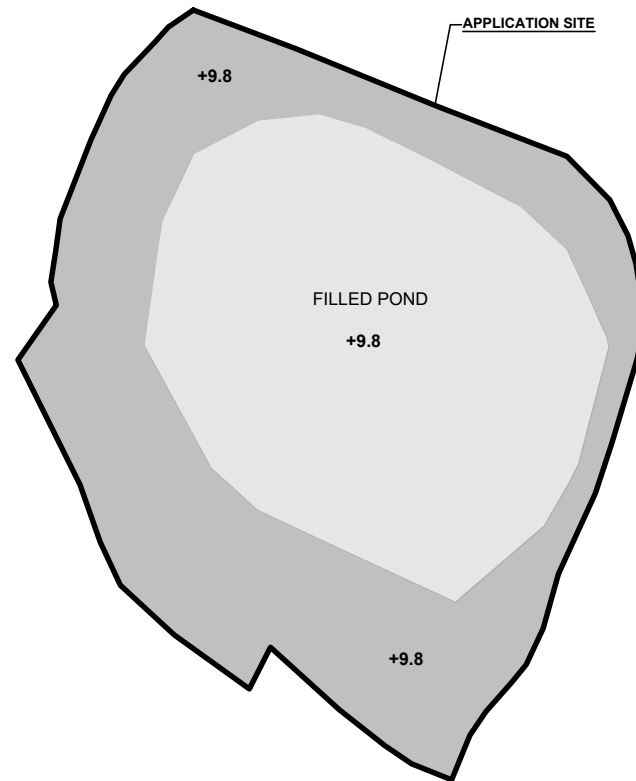
LEGEND

	APPLICATION SITE
	APPLICATION SITE
	+3.4 ORIGINAL SITE LEVELS

SITE LEVELS ARE FOR REFERENCE ONLY.

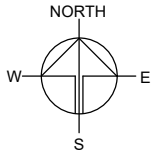
EXISTING FILLING OF LAND AND POND TO BE REGULARISED

APPLICATION SITE AREA	: 498 m ²	(ABOUT)
COVERED BY STRUCTURE	: 379 m ²	(ABOUT)
EXISTING LAND FILLING AREA	: 250 m ²	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
DEPTH OF POND FILLING	: NOT MORE THAN 0.2 m	
EXISTING POND FILLING AREA	: 248 m ²	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
DEPTH OF POND FILLING	: NOT MORE THAN 1.2 m	
EXISTING SITE LEVEL	: +9.6 mPD	(ABOUT)



LEGEND

	APPLICATION SITE
	POND FILLING AREA
	LAND FILLING AREA
	+9.8 EXISTING SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	23.11.2023

REVISED BY	DATE
CC	20.08.2026

APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND & POND

DWG NO.	VER.
PLAN 1	001

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	☒ 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)) <u>Accessible from Shui Mei Road via a local access</u>	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 	
	No 否	☒	
(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	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積 248 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 not more than 1.2 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 250 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ 		

- 2.6 In support of the application, the applicant has submitted an updated 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 498 m² (about) (**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 warehouses (excluding D.G.G.) and covered loading/unloading (L/UL) area with total GFA of 379 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 4 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 2** below:

Table 2 – Major Development Parameters

Application Site Area	498 m ² (about)
Covered Area	379 m ² (about)
Uncovered Area	119 m ² (about)
Plot Ratio	0.76 (about)
Site Coverage	76 % (about)
Number of Structure	2
Total GFA	379 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	379 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**). Furthermore, a dried pond (about 248 m²) within the Site has already filled to the surrounding site levels (+9.8mPD), in order to facilitate a flat ground surface (**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 6 m-wide (about) vehicular ingress/egress is provided at the southern tip of the Site. One L/UL space will be provided within the Site, details are as shown below at **Table 3**:

Table 3 –L/UL provisions

Types of Space	No. of Spaces
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicle is provided. 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**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. 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		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	0	0	0
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	0
Average trip per hour (09:00 – 18:00)	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

寄件者: Christian Chim <[REDACTED]>
寄件日期: 2026年08月21日星期五 11:25
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng;
Danny Ng; Grace Wong
主旨: RE: [FI] S.16 Application No. A/YL-KTN/1258 - Further Information
附件: FI2 for A_YL-KTN_1258 (20260821).pdf

Dear Sir,

We write to submit further information in response to the departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact me directly at [REDACTED]. Thank you for your kind attention.

Kind Regards,

Christian CHIM | 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 1434 & VL
Your Ref. : TPB/A/YL-KTN/1258

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

By E-mail

21 August 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Lots 1434 (Part) and 1435 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1258)

We write to submit further information in support of the captioned application.

Should you require more information, please contact the undersigned at [REDACTED].
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. David CHENG
(Attn.: Ms. Athena LAI

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



Further Information

**Proposed Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone,
Lots 1434 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories**

(Application No. A/YL-KTN/1258)

- (i) The applicant provides the following information in support of the captioned application:
- the applicant will rectify the proposed development by confining the operations within the site boundary of the application site; and
 - the proposed scheme will be strictly followed. No storage of materials will be carried out beyond the approved scheme.

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond	5.7.2024 [revoked on 5.4.2026]

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
6.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
7.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	13.10.2023 [revoked on 13.7.2025]

	Application No.	Use/Development	Date of Consideration
8.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.4.2025]
9.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.5.2025]
10.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
11.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
12.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
13.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
14.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
15.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
16.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.9.2025]
17.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods	26.1.2024 [revoked on 26.7.2025]

	Application No.	Use/Development	Date of Consideration
		Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	
18.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024 [revoked on 5.1.2026]
19.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024 [revoked on 5.1.2026]
20.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024 [revoked on 5.10.2025]
21.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024 [revoked on 19.1.2026]
22.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024 [revoked on 25.7.2026]
23.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024 [revoked on 4.7.2025]
24.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024 [revoked on 25.4.2026]
25.	A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	6.12.2024
26.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024 [revoked on 22.5.2026]
27.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods	22.11.2024 [revoked on 22.5.2026]

	Application No.	Use/Development	Date of Consideration
		Godown) for a Period of Three Years and Associated Filling of Land	
28.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024 [revoked on 20.3.2026]
29.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries or a Period of Three Years and Associated Filling of Land	24.1.2025 [revoked on 24.7.2026]
30.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024 [revoked on 8.2.2026]
31.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024 [revoked on 22.5.2026]
32.	A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	2.5.2025
33.	A/YL-KTN/1081	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
34.	A/YL-KTN/1083	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
35.	A/YL-KTN/1090	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	11.4.2025
36.	A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	4.7.2025
37.	A/YL-KTN/1118	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025

	Application No.	Use/Development	Date of Consideration
38.	A/YL-KTN/1123	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	19.9.2025
39.	A/YL-KTN/1126	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	1.8.2025
40.	A/YL-KTN/1129	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	21.11.2025
41.	A/YL-KTN/1136	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	6.2.2026
42.	A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	5.9.2025
43.	A/YL-KTN/1163	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	8.5.2026
44.	A/YL-KTN/1175	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
45.	A/YL-KTN/1178	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
46.	A/YL-KTN/1180	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years	27.3.2026

	Application No.	Use/Development	Date of Consideration
47.	A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years	19.12.2025
48.	A/YL-KTN/1192	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	22.5.2026
49.	A/YL-KTN/1206	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	13.3.2026
50.	A/YL-KTN/1210	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	27.3.2026
51.	A/YL-KTN/1218	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.6.2026
52.	A/YL-KTN/1231	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.6.2026

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

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

4. **Environment**

Comments of the Director of Environmental Protection:

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

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of rural inland plain landscape character comprising farmland, vacant land, open storage sites/warehouses and scattered tree groups. The proposed use is considered not incompatible with the landscape setting in the proximity;
- with reference to the aerial photo and site photo, the Site is generally formed without any trees. Piles of construction materials are found. According to the applicant's submission, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated.

7. **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**.

8. District Officer's Comments

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

- his office has not received any comment from the locals on the application.

9. Other Departments

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

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

Recommended Advisory Clauses

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

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the current drainage proposal still requires refinement to meet the necessary requirements;
 - (ii) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal; 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 in preparing the drainage proposal and include the checklist in the submission. Otherwise, a longer processing time may be required;
- (i) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his arrangement of the FSIs acceptance inspection; 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 two structures and associated filling of land and pond 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 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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the captioned application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R;
- (vii) the 7m-high structures are considered excessive. It should be justified upon formal plan submission to BD; and
- (viii) detailed checking under BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月06日星期四 22:48
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1258 DD 107 Kam Tin
類別: Internet Email

Dear TPB Members,

1237 withdrawn. Previous objections applicable and upheld.

It is no wonder that we see so many news reports on extensive flooding in NT when operators who fill ponds in are regarded instead of being punished.

The applicaiton should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 24 June 2026 11:57 PM HKT
Subject: A/YL-KTN/1237 DD 107 Kam Tin

Dear TPB Members,

979 streamlined 5 July 2024 despite statement that "*The site is fenced-off, paved with a pond filled and deposited with construction materials without valid planning permission*". So effectively one of the many examples of the rewarding illegal activities that contributes to the indifference to rules and regulations like the many issues exposed at the Tai Po Fire hearing.

Conditions not fulfilled of course and revoked 5 Apr 2026.

The operator knows how the system works, file another application and good to go for another two years at least. There is no indication of any committment to fulfilling the conditions

But that is no obstacle in Hong Kong where there is clearly No Rule of Law unless one upsets the authorities.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

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Date: Tuesday, 30 January 2024 2:38 AM HKT

Subject: A/YL-KTN/979 DD 107 Kam Tin

A/YL-KTN/979

Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long

Site area: About 498sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

Strong Objections. The lot is close to Conservation Area and the pond is part of the buffer zone.

The elimination of this and the remaining ponds in the district is contrary to the need to protect natural drainage to combat the challenges of climate change.

No previous application, no justification for approval.

Mary Mulvihill