

2024年 12月 18日

此文件在_____收到。城市規劃委員會
只會將此等資料及文件後才正式確認收到

Appendix I of RNTPC
Paper No. A/NE-KTS/548

is received on 18 DEC 2024
The Board will formally acknowledge
the application only upon receipt
of all 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

2402779 22/11 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/N7-KTs / 598
	Date Received 收到日期	18 DEC 2024

- 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)

J.A.M. Building Products (HK) Limited 匯賢建築材料(香港)有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 789 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,326 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(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 _____ (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 _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別																					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																					
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																				
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																				
(c) <u>Development Schedule 發展細節表</u> Proposed uncovered land area 擬議露天土地面積 126sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 663sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1,326sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 1,326sq.m <input checked="" type="checkbox"/> About 約																					
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																					
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1 (G/F)</td> <td>WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM</td> <td>663 m² (ABOUT)</td> <td>663 m² (ABOUT)</td> <td>13 m (ABOUT)(2-STOREY)</td> </tr> <tr> <td>(1/F)</td> <td>WAREHOUSE (EXCLUDING D.G.G.)</td> <td></td> <td>663 m² (ABOUT)</td> <td></td> </tr> <tr> <td colspan="2">TOTAL:</td> <td>663 m² (ABOUT)</td> <td>1,326 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1 (G/F)	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	663 m ² (ABOUT)	663 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)	(1/F)	WAREHOUSE (EXCLUDING D.G.G.)		663 m ² (ABOUT)		TOTAL:		663 m ² (ABOUT)	1,326 m ² (ABOUT)	
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TOTAL:		663 m ² (ABOUT)	1,326 m ² (ABOUT)																		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 1 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明)																					
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)																					

Proposed operating hours 擬議營運時間 09:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Hang Tau Road via a local access</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 789 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.1.. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

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

8. Declaration 聲明

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

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

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

20/11/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories
Site area 地盤面積	<div>789 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</div>
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,326 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	13	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	84 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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) _____ _____		1 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Zoning plan, Plan showing land status of the site, Plan showing area of filling of land and Swept path analysis</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories (the Site)* for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Office for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 The applicant, a construction and engineering company, intends to use the Site to construct a warehouse for the storage of the company's construction materials in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned "Agriculture" ("AGR") on the Draft Kwu Tung South Out line Zoning Plan (OZP) No. S/NE-KTS/21. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not in line with the planning intention of "AGR" zone, there is no active agricultural use within the Site. Therefore, approval of the application on a temporary basis of 3 years would better utilize precious land resources, as well as to create new employment opportunities in Sheung Shui. Furthermore, the proposed development with low-rise structure is considered not incompatible with surrounding areas, which is dominated by temporary structures for warehouses, vehicle repair workshops, open storage and animal boarding establishments etc.

3) Development Proposal

- 3.1 The Site occupies an area of 789 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.) and site office with total gross floor area (GFA) of 1,326 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed

for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	789 m ² (about)
Covered Area	663 m ² (about)
Uncovered Area	126 m ² (about)
Plot Ratio	1.7 (about)
Site Coverage	84% (about)
Number of Structure	1
Total GFA	1,326 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,326 m ² (about)
Building Height	13 m (about)
No. of Storey	2

- 3.2 The proposed warehouse is intended for storage of the company's construction materials (i.e. (e.g., bricks, tiles, glass etc.). No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.
- 3.3 The Site has already been filled wholly with concrete of not more than 0.1 m (about) for site formation of structures, parking, loading/unloading area and circulation space (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Hang Tau Road via a local access (**Plan 1**). A total of 2 parking and loading/unloading (L/UL) spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
---------------	--------------

Private Car Parking Space - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

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

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	2
Traffic trip per hour (10:00 – 17:00)	0	0	1	1	2

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject

application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Office for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

November 2024

LIST OF PLANS

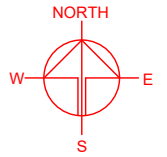
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land of the Application Site
Plan 6	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM HANG TAU ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM HANG TAU ROAD VIA A LOCAL ACCESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 424 S.A (PART) IN D.D. 94, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

4.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

DWG. TITLE

LOCATION PLAN

DWG NO.

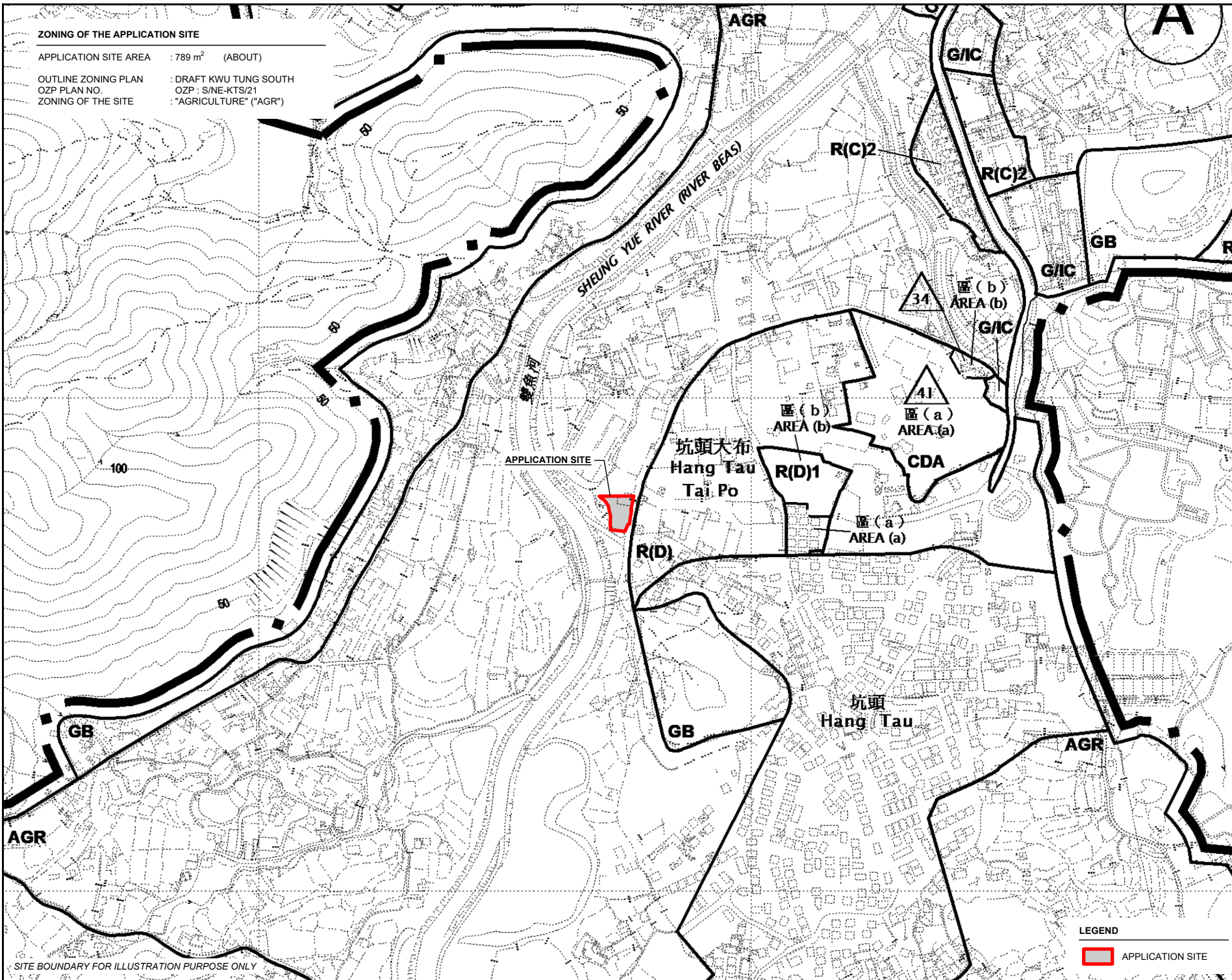
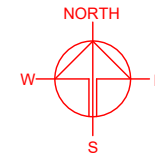
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT KWU TUNG SOUTH
 OZP PLAN NO. : S/NE-KTS/21
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 424 S.A (PART) IN D.D. 94, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

4.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

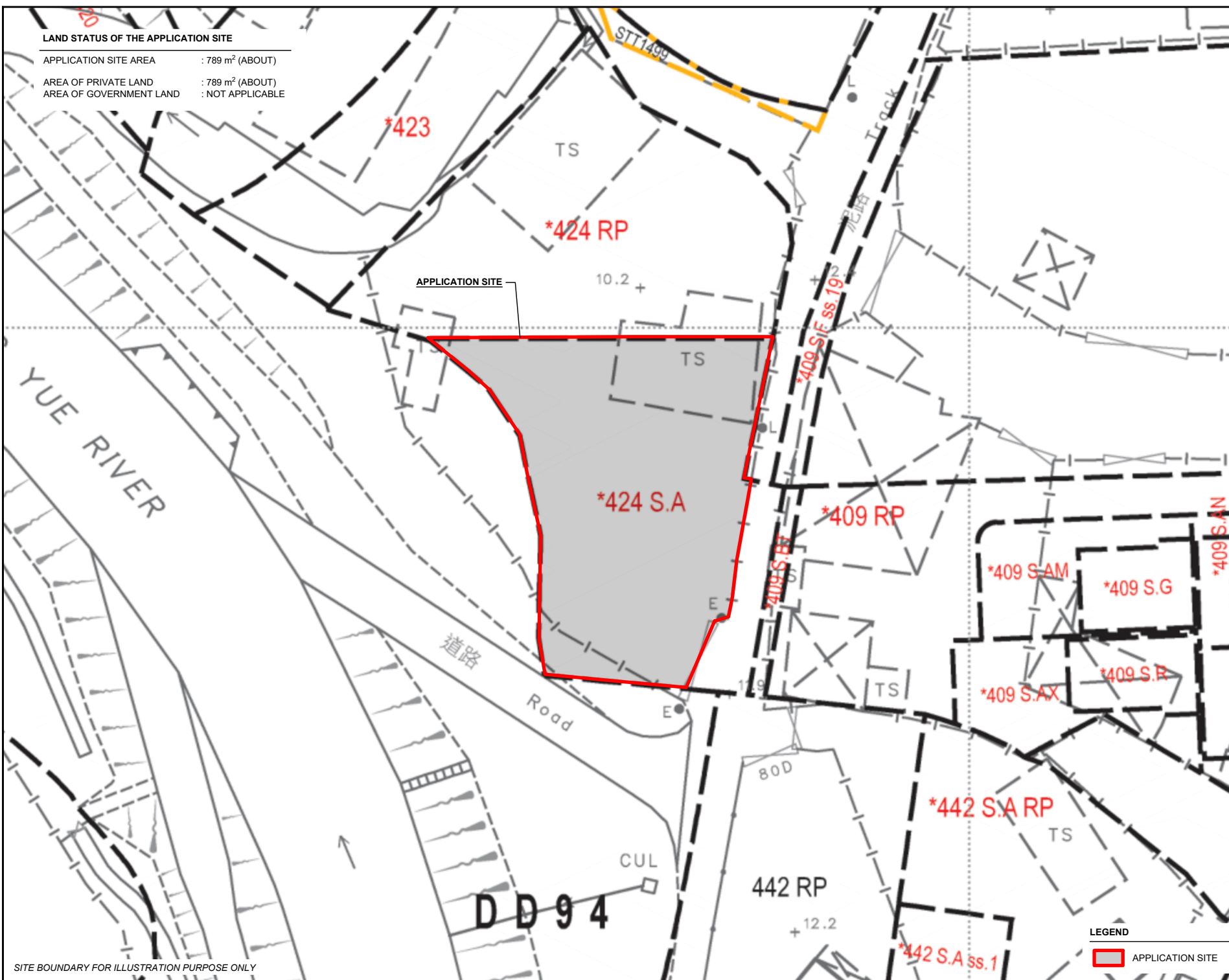
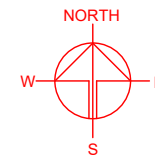
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 789 m² (ABOUT)
 AREA OF PRIVATE LAND : 789 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 424 S.A (PART) IN D.D. 94, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

4.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

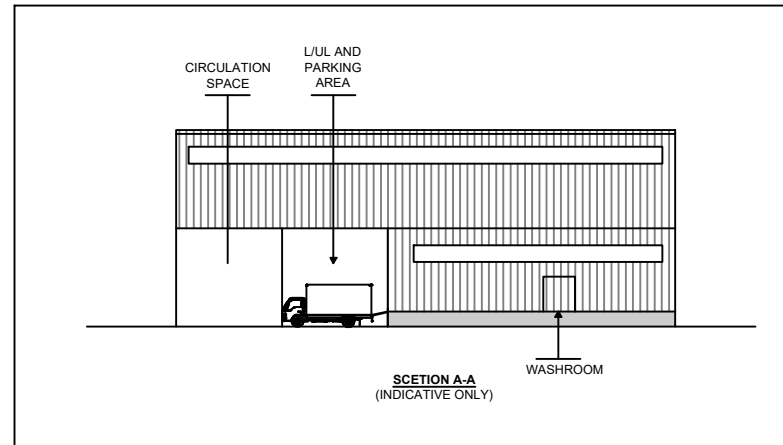
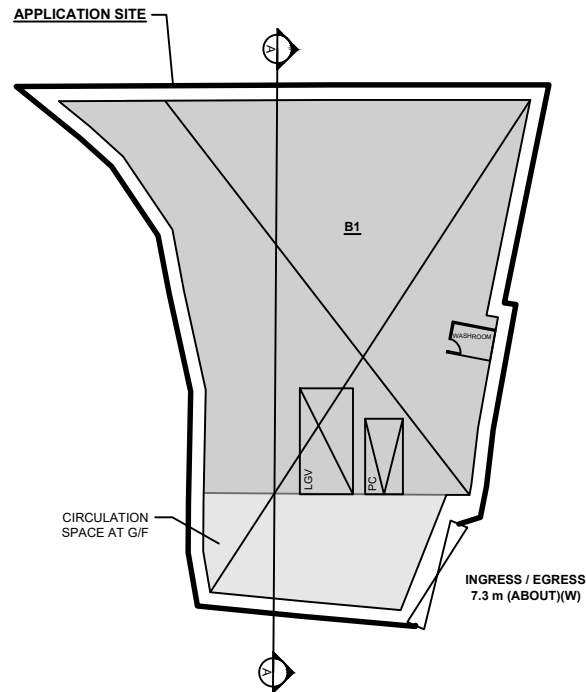
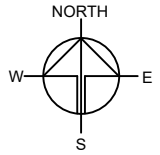
LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 789 m ²	(ABOUT)
COVERED AREA	: 663 m ²	(ABOUT)
UNCOVERED AREA	: 126 m ²	(ABOUT)
PLOT RATIO	: 1.7	(ABOUT)
SITE COVERAGE	: 84 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,326m ²	(ABOUT)
TOTAL GFA	: 1,326 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F)	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	663 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
	(1/F)	WAREHOUSE (EXCLUDING D.G.G.)	663 m ² (ABOUT)	
TOTAL:		663 m ² (ABOUT)	1,326 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 424 S.A (PART) IN D.D. 94, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	4.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

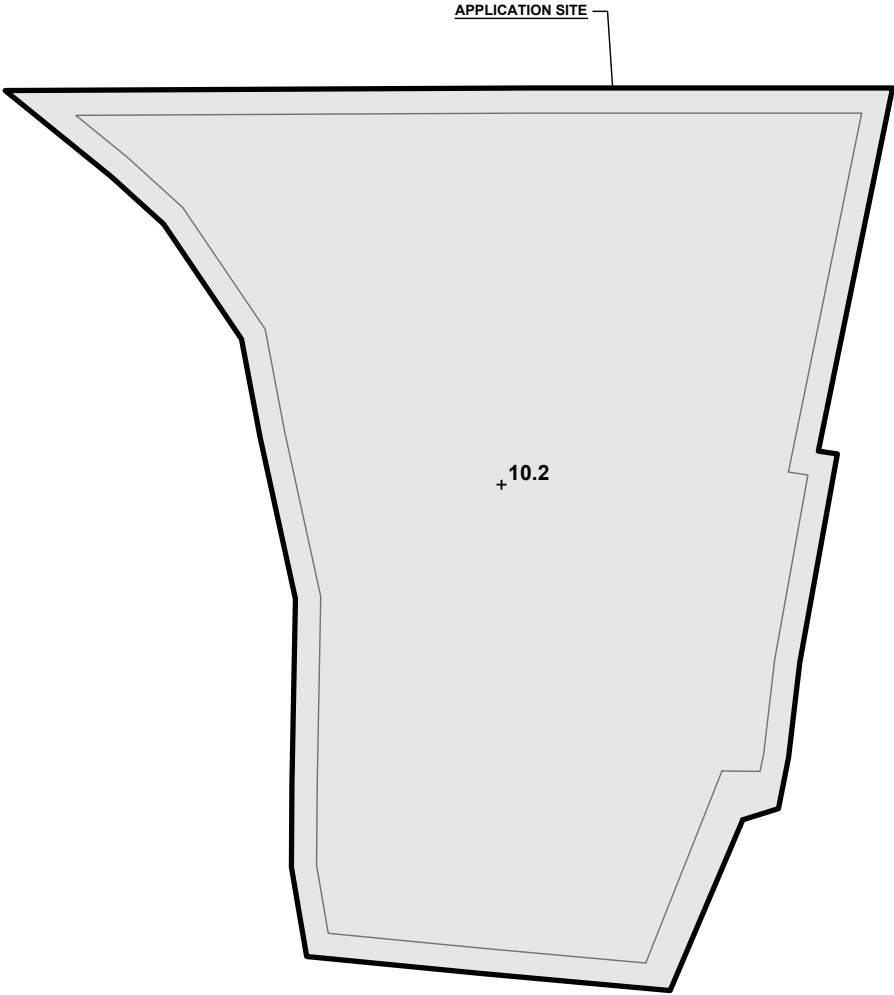
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 789 m ²	(ABOUT)
EXISTING FILLED AREA	: 789 m ²	(ABOUT)
EXISTING SITE LEVEL	: +10.2mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
MATERIAL OF FILLING OF LAND	: CONCRETE	
PURPOSE OF FILLING OF LAND	: SITE FORMATION OF STRUCTURE CIRCULATION AREA AND PARKING AND LOADING/UNLOADING SPACE	

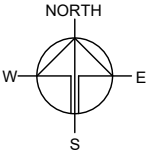
THE APPLICATION SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

	APPLICATION SITE
	LOCATION OF STRUCTURE
	LAND FILLING AREA
	+ 10.2 EXISTING HARD-PAVED AREA

SITE LEVEL IS FOR REFERENCE ONLY



PLANNING CONSULTANT

 **R-Riches**
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

LOT 424 S.A (PART) IN D.D. 94, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	14.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND AREA

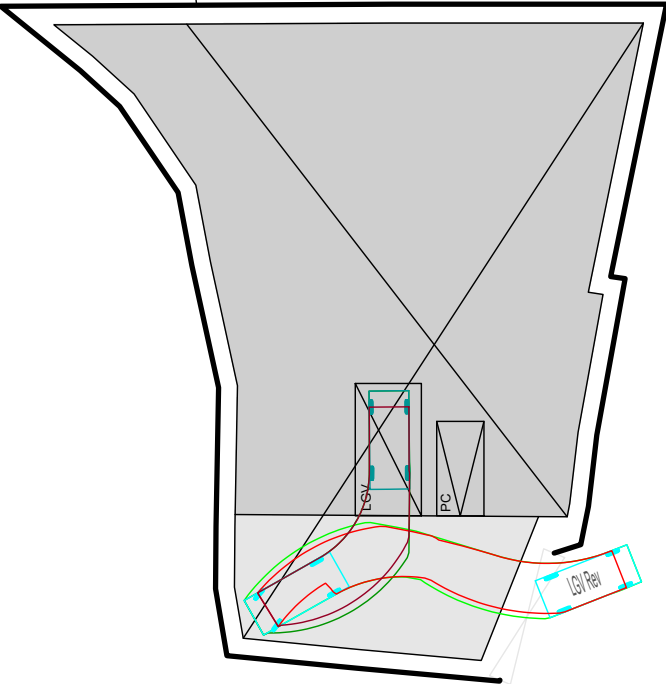
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
WIDTH OF XYZ : 7.3 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

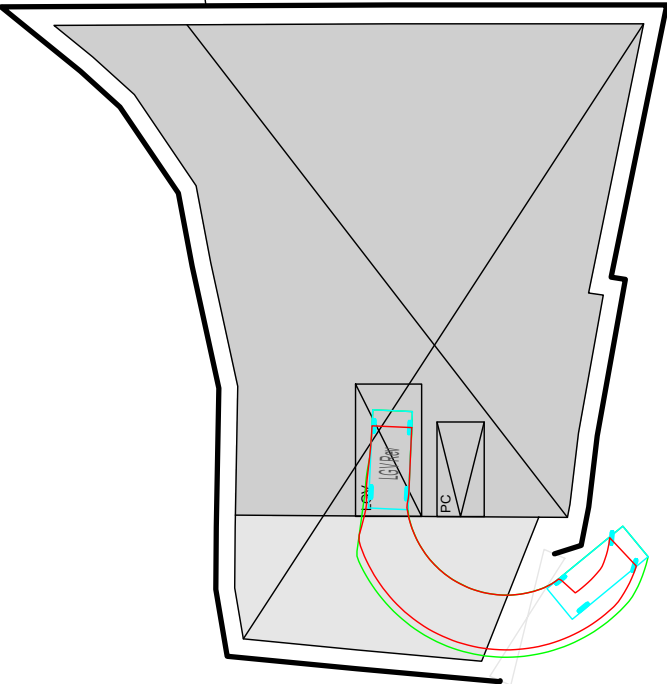
APPLICATION SITE



FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

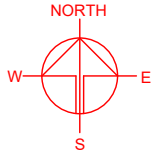
APPLICATION SITE



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 424 S.A (PART) IN D.D. 94, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 400 @ A4

DRAWN BY MN	DATE 4.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (LGV)	
DWG NO. PLAN 6	VER. 001

Our Ref. : DD94 Lot 424 S.A
Your Ref. : TPB/A/NE-KTS/548

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

By Email

27 December 2024

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/548)

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

- (i) Replacement pages of the application form, supplementary statement and revised plans are provided (**Annex I and II, and Plans 1 to 6**).
- (ii) One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 1,326 m² (about). During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes 1/23* when designing on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.



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 Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])

(Attn.: [REDACTED])





盤卓物業
顧問有限公司

Our Ref. : DD94 Lot 424 S.A
Your Ref. : TPB/A/NE-KTS/548

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

By Email

6 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/548)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(Application No. A/NE-KTS/548)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Henry NG; Tel.: 3565 3950)		
(a)	<p>According to our site on 8.1.2025, only a few young trees of common species are observed along the southwest fencing within the Site. With reference to Plan 6 of the Planning Statement, the proposed swept path of vehicle might be in conflict with the existing trees.</p> <p>The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval.</p>	<p>No old and valuable tree or protected species has been identified at the application site (the Site). Due to proposed hard-paving works for erection of warehouse and vehicle circulation purposes, majority of the Site area will be disturbed; consequently, all existing young trees along the southwest fencing within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.</p>
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Brian CHAN; Tel.: 2399 2175)		
(a)	<p>Please clarify whether there will be a gate installed at the entrance. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;</p>	<p>No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period. 'STOP AND GIVE AWAY' and 'BEWARE OF PEDESTRIANS' signs would also be erected to ensure pedestrian safety to/from the Site.</p>

(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	
(c)	The vehicular access of the Site is connected to the Hang Tau Road via a section of a local access road which is not managed by TD. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access.	Noted.



盈卓物業
顧問有限公司

Our Ref. : DD94 Lot 424 S.A
Your Ref. : TPB/A/NE-KTS/548

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

By Email

10 February 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/548)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(Application No. A/NE-KTS/548)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. HO Kwok-leung; Tel.:2675 1777)		
(a)	<p>I must point out that the following irregularities have been detected by this office:</p> <p><u>Unauthorised structures within the said private lot covered by the planning application</u></p> <p>There are unauthorized structures on the private lot. The lot owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lot after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.</p>
(b)	<p>The following irregularities <u>not</u> covered by the subject application have been detected by this office:</p> <p><u>Unauthorised structures extended from the said private lot not covered by the planning application</u></p> <p>There is unauthorised structure extended from the said private lot to adjoining lot not covered by the subject planning application. The lot owner should immediately rectify/regularize the lease breaches of the said private lot and this office reserve the rights to take necessary enforcement action against the breaches without further notice.</p>	<p>Noted. The unauthorised structures erected on the concerned lot not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.</p>

(c)	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining the application site has been fenced off and illegally occupied with <u>unauthorised structures without permission. The GL being illegally occupied is not included</u> in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the right to take necessary land control action against the illegal occupation of GL without further notice.</p>	<p>The unlawful occupation of Government land (GL) will be demolished by the applicant after planning approval has been obtained from the Board. No structure will be erected on GL.</p>
(d)	<p>The lot owner shall <u>either</u> (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the subject planning application immediately; <u>or</u> (ii) include the adjoining GL being illegally occupied and unauthorised structures in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the unauthorised structures were erected/occupation of GL and administrative fee as considered appropriate by LandsD. In addition, LandsD reserved the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</p>

	<p>detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.</p> <p>Unless and until the unauthorised structures within Lot No. 424 S.A (Part) in D.D. 94 and unlawful occupation of GL are duly rectified by the lot owner or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning board when they consider the application.</p>	
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Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

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

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

- no objection to the application.

2. Fire Safety

Comments of the Director of Fire Services (D of FS):

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

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the Site is in an area where no DSD stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact on the adjacent area;
- the application site (the Site) is in an area where no public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the proposed use and the provision of septic tank; and
- advisory comments are at **Appendix III**.

4. Environment

Comments of the Director of Environmental Department (DEP):

- no objection on the application;
- there was no environmental complaint case related to the Site for the past three years; and

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

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of February 2024, the Site is located in a miscellaneous rural fringe landscape character comprising of village houses, temporary structures, vacant lands, open storages and scattered tree groups. The Sheung Yue River is to the west of the Site. Temporary structures are observed at the north and northeast peripheries within the Site. The Site has been hard paved with concrete. The proposed temporary use is considered not incompatible with the landscape setting in the proximity;
- significant adverse landscape impact within the Site from the proposed use is not anticipated; and
- advisory comments are at **Appendix III**.

6. **District Officer's Comments**

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

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

7. **Other Departments**

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

- Project Manager (North), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site).
- (b) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission.
- (c) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises 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. No right of access via Government land (GL) is granted to the Site;
- (ii) the following irregularities have been detected:

Unauthorised structures within the concerned private lot covered by the application

- the lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

Unauthorised structure extended from the concerned private lot not covered by the application

- there is unauthorised structure extended from the concerned private lot to adjoining lot not covered by the application. The lot owner should immediately rectify/regularise the lease breaches of the concerned private lot and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

Unlawful occupation of GL not covered by the application

- the GL adjoining the Site has been fenced off and illegally occupied with unauthorised structures without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
- erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owner/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL not covered by the planning application immediately; or include the adjoining GL being illegally occupied and unauthorised structure(s) in the application for the further consideration by the relevant departments and subject to the approval of the Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) and Short

Term Tenancy (STT) to permit the structure(s) erected/to be erected and occupation of GL. The application for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the unauthorised structures were erected/occupation of GL and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides given the proposed use is temporary in nature, only erection of temporary structure will be considered;

- the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval; and
- lot No. 424 in D.D. 94 is covered by Letter of Approval (LoA) No. 4290 for purpose of erection of temporary structures. His office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate;

(d) To note the comments of Commissioner for Transport (C for T) that:

- the applicant shall ensure that there will be no queuing of vehicles outside the Site; and
- the vehicular access of the Site is connected to the Hang Tau Road via a section of a local access road which is not managed by the Transport Department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;

(e) To note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposal, fire service installations (FSIs) would be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that (a) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (b) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(f) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department

- the Site is in an area where no public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the proposed use and the provision of septic tank;

(g) To note the comments of the Director of Environmental Protection (DEP) that:

- the relevant mitigation measures and requirements in “Code of Practice on Handling the

Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed and the statutory requirements under relevant pollution control ordinances should be met;

- (h) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities for approval;
- (i) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - site formation works are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;
 - 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;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the BA, it is UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - the applicant’s attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877.0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/548

意見詳情 (如有需要，請另頁說明)

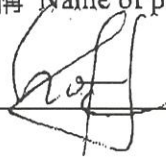
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025-1-2

From: [REDACTED]
Sent: 2025-01-20 星期一 02:06:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KTS/548 DD 94 Hang Tau Tai Po, Kwu Tung South

A/NE-KTS/548

Lot 424 S.A (Part) in D.D. 94, Hang Tau Tai Po, Kwu Tung South

Site area: About 789sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filing of Land**

Dear TPB Members,

Site filled in long ago and used for brownfield but no approval on record.

Application is clearly in response to long overdue scrutiny by some govt dept.

Another reward for Destroy to Build exercise.

Mary Mulvihill

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



21st January, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office for a Period of 3 Years and Associated Filling of Land
(A/NE-KTS/548)**

1. We refer to the captioned.
2. We urge the Board to look at a photo extracted from the Town Planning Board Planning Portal 3 below, which shows the application site (bounded by the red line).





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

3. We urge the Board to investigate the site status with relevant authorities and to investigate whether there are unauthorised uses/ activities or ongoing enforcement case covering the site; if yes, then to consider whether it is appropriate to approve this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

