

2024年 3月 18日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-KTN/1005B

This document is received on 18 MAR 2024
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

2400 648 8/3 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	NYL-KIN/1005
	Date Received 收到日期	18 MAR 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)

LAM Tung Man 林東文

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 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 502 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 220 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) / 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	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	Occupied by temporary structures (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
01/02/2024 - 15/02/2024 (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 23/02/2024 (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) 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☒ 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 282sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 220sq.m ☒ 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 /sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 220sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 220sq.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 AND COVERED LUL AREA	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		220 m ² (ABOUT)	220 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

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)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴士位

Light Goods Vehicle Spaces 輕型貨車車位

1 (LGV)

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)

Proposed operating hours 擬議營運時間 09:00 to 18:00 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 Fung Kat Heung Road via Mei Fung Road</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 502 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table 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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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>(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

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

Please refer to the attached supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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



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

Date 日期

7/3/2024

(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

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 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div>502 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	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) 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	220 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.44 <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	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8.23 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	44 % <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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1 (LGV)

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"/>
Plan showing the zoning of the Site, Plan showing filling of land area of the site, Swept path analysis		
Location plan, Plan showing the land status of the Site, Drainage records and proposal, FSIs Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site falls within an area zoned as "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, 'warehouse' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board. As the application is only on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone.
- 2.2 Although the Site falls within area zoned as "AGR", the Site has been hard-paved with no active agricultural activity. Approval of the application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories. Furthermore, the similar applications for 'warehouse' use within the same "AGR" zone were previously approved by the Board, approval of the current application is considered in line with the Board's previous decisions.
- 2.3 The Site is the subject of two previous S.16 planning applications, the latest application (No. A/YL-KTN/898) for 'warehouse (excluding dangerous godown)' was also submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years. When compared with the previous application (No. A/YL-KTN/898), the major development parameters and operation mode remain unchanged. As the applicant failed to comply with approval conditions of the previous application within the designated time period, which led to revocation of the application, details are shown at **Table 1** below:

Table 1 – Details of the Previous Application No. A/YL-KTN/898

Approval Conditions		Submission Date	Deadline
(e)	The submission of a condition record of the existing drainage facilities on the site	4/7/2023	21/1/2024
(f)	The submission of a fire service installations (FSIs) proposal	24/7/2023	Complied
(g)	The implementation of the FSIs proposal	N/A	21/7/2024

2.4 Regarding approval condition (e) of the previous application, the applicant submitted photographic records of the existing drainage facilities for compliance with this approval condition on 4/7/2023. However, the submission was not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18/1/2024. As the applicant did not have sufficient time to address comments of the CE/MN, DSD within the designated time period, which led to revocation of the application on 21/1/2024.

2.5 In support of the current application, the applicant has submitted the accepted drainage proposal, photographic records of the existing drainage facilities and fire service installation (FSIs) proposal to minimise potential nuisance to the surrounding area (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 502 m² (about) (**Plan 3**). The operation hours are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One 1-storey structure is proposed at the Site for warehouse (excluding dangerous goods godown) and covered loading/unloading area with total GFA of 220 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 2 staff to support the daily operation of the Site. As the Site is for 'warehouse' use, 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	502 m ² (about)
Covered Area	220 m ² (about)
Uncovered Area	282 m ² (about)
Plot Ratio	0.44 (about)
Site Coverage	44 % (about)
Number of Structure	1

Total GFA	220 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	220 m ² (about)
Building Height	8.23 m (about)
No. of Storey	1

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site has been filled with concrete of not more than 0.2 m in depth for site formation of structures and circulation area (**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 provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and 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.
- 3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road (**Plan 1**). 1 loading/unloading (L/UL) space for light goods vehicle (LGV) is provided at the Site for transportation of goods to maintain the operation, details of spaces are shown at **Table 3** below:

Table 3 –L/UL Provision

Type of Space	No. of Space
L/UL Space for LGV	1
- 3.5 m (W) x 7 m (L)	

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development as shown at **Table 4** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 –Trip Generation and Attraction of the Site

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	0.5	0.5	1

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No recycling, cleaning, repairing, dismantling nor other workshop activities will be carried out at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided, i.e. submission of drainage proposal and photographic records of the existing drainage facilities and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 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) for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

March 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 Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous Applications No. A/YL-KTN/636 and 898
Appendix II	The Photographic Records of the Existing Drainage Facilities at the Application Site
Appendix III	The Accepted Fire Service Installations Proposal of the Previous Application No. A/YL-KTN/898

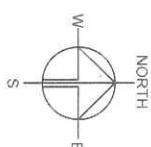
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 502 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA
MEI FUNG ROAD

APPLICATION SITE

ACCESSIBLE FROM FUNG KAT
HEUNG ROAD AND MEI FUNG
ROAD



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION

LOT 973 RP (PART) IN D.O. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN DATE
21.2.2024

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

FORM NO.
PLAN 1

VER.
001

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

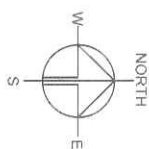
PLAN 2	001
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

峻巒 Park Yoho

SHUI MEI ROAD

APPLICATION SITE AREA	: 502 m ² (ABOUT)
AREA OF PRIVATE LAND	: 502 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



R-Riches
Property Consultants Ltd

SITE LOCATION

LOT 973 RP (PART) IN D.D. 107
FUNG KAT HEUNG, KAM TIN
YUEN LONG, NEW TERRITORIES

DRAWN BY	DATE
MN	21.2.2024

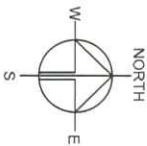
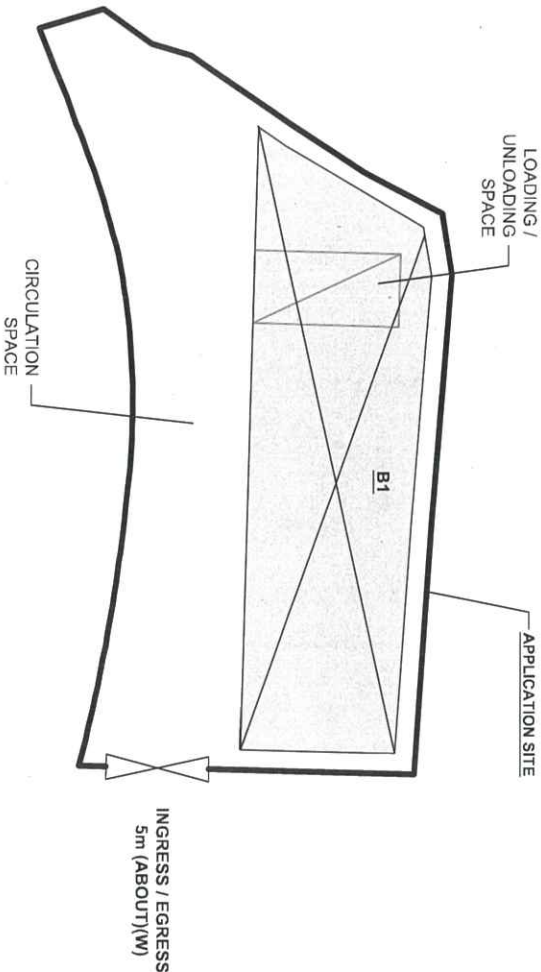
CHECKED BY	DATE
APPROVED BY	DATE

LAND STATUS OF THE SITE

PLAN 3 00

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	502 m ² (ABOUT)
COVERED AREA	220 m ² (ABOUT)
UNCOVERED AREA	282 m ² (ABOUT)
PLOT RATIO	0.44 (ABOUT)
SITE COVERAGE	44 % (ABOUT)
NO. OF STRUCTURE	1
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	220 m ² (ABOUT)
TOTAL GFA	220 m ² (ABOUT)
BUILDING HEIGHT	8.23 m (ABOUT)
NO. OF STOREY	1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE AND COVERED U/L AREA	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT) (1 STOREY)
TOTAL		220 m ² (ABOUT)	220 m ² (ABOUT)	



LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 1

DIMENSION OF LOADING/UNLOADING SPACE : 7m (L) X 3.5m (W)

LEGEND

- ☒ APPLICATION SITE
- ☒ STRUCTURE
- ☒ LOADING / UNLOADING SPACE
- ☒ INGRESS / EGRESS



PROJECT : TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION : LOT 973 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE : 1 : 350 @ A4

DRAWN BY : MN DATE : 21.2.2024

CHECKED BY : DATE :

APPROVED BY : DATE :

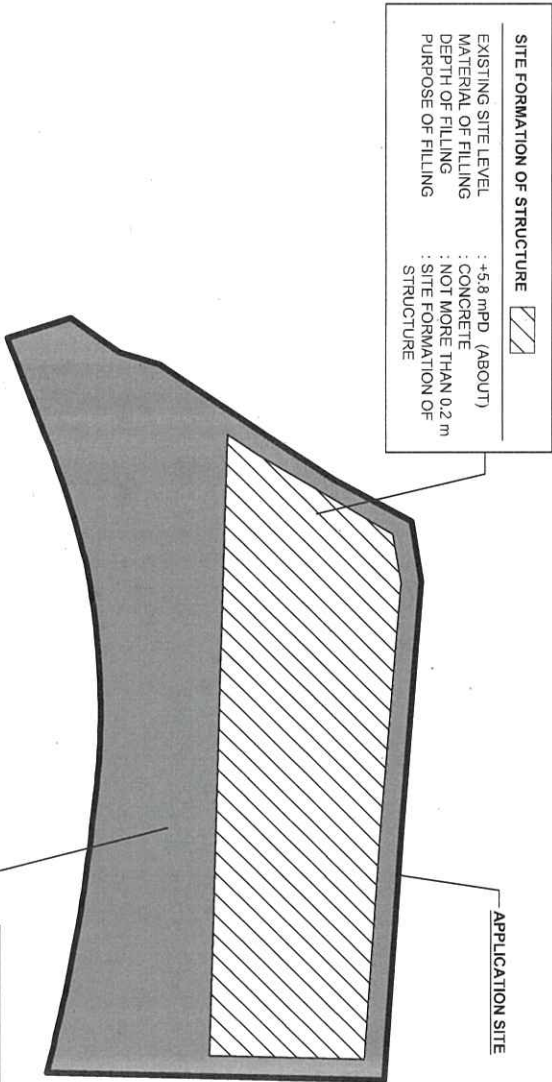
DWG TITLE : LAYOUT PLAN

DWG NO. : PLAN 4

ISS : 001

FILLING OF LAND AREA OF THE APPLICATION SITE

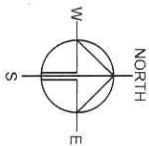
APPLICATION SITE AREA	: 502 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 502 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	



EXISTING SITE LEVEL : +5.8 mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2 m
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE

SITE FORMATION OF STRUCTURE

EXISTING D SITE LEVEL : +5.8 mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2 m
PURPOSE OF FILLING : CIRCULATION SPACE



PROJECT : PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION : LOT 973 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, VIEN LONG, NEW TERRORIES

SCALE : 1 : 350 @ A4

DRAWN BY : MN DATE : 21.2.2024

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG TITLE : FILLING OF LAND AREA

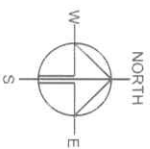
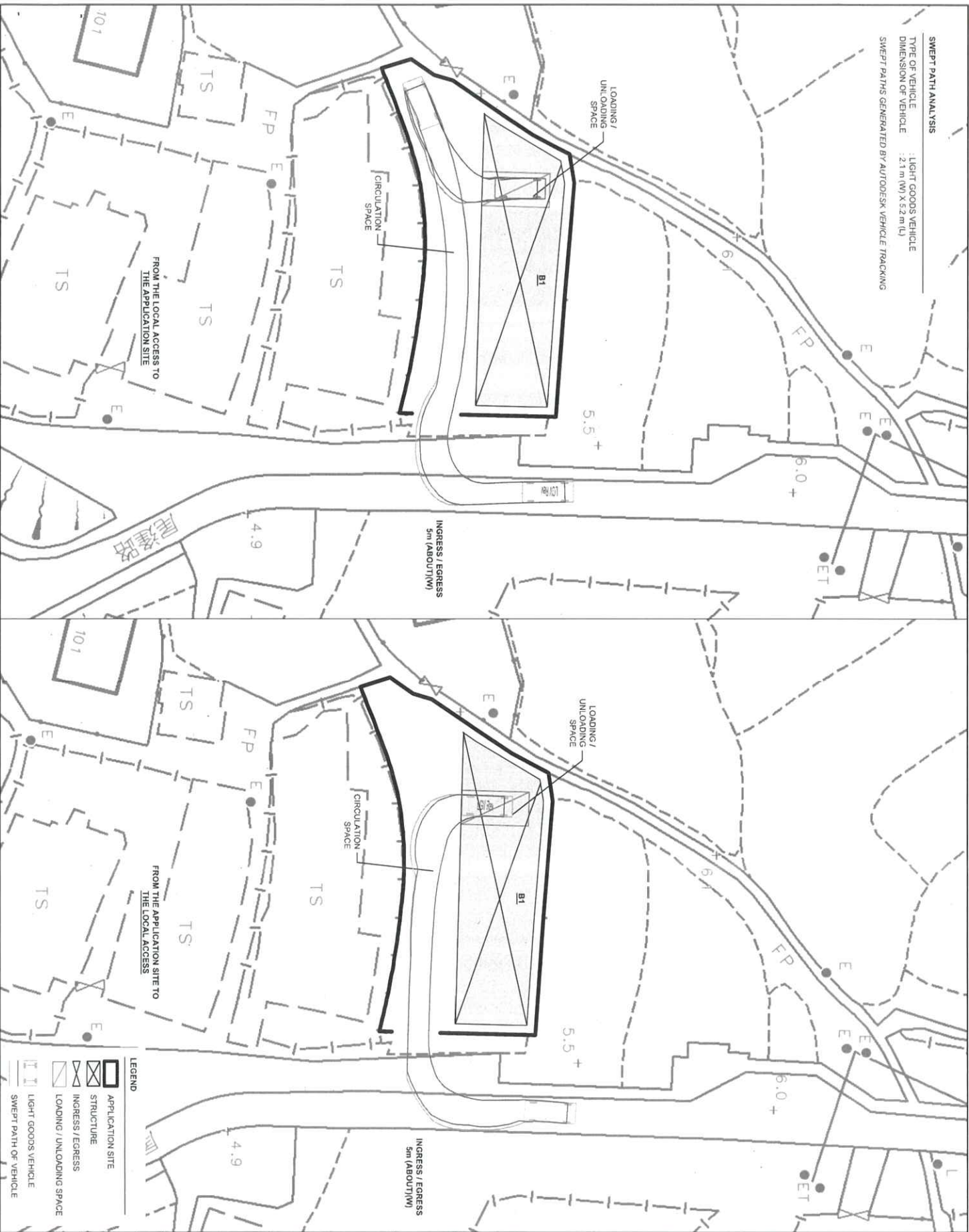
DWG NO : PLAN 5

VER : 001

LEGEND



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



PLANNED CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT : TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODDOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION : LOT 973 RP (PART) IN D.D. 107, FONG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE : 1 : 500 @ A4

DATE : 21.2.2024

DATE : 21.2.2024

DATE : 21.2.2024

DATE : 21.2.2024

LEGEND

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

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/636
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

Appendix I

30 September 2020

Dear Sir/Madam,

Submission for Compliance with Approval Condition (e) – the submission of drainage proposal

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Yuen Long (Planning Application No. A/YL-KTN/636)

I refer to your submission dated 10.9.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments in **Appendix.**

Should you have any queries, please contact Mr. Joshua YUEN (Tel:) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD107Lot973RP(Pt)
Your ref.: A/YL-KTN/636

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

By Email

9 September 2020

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years in "Agriculture" Zone,
Lot 973 RP (Part) in D.D.107, Fung Kat Heung, Yuen Long**

(Application No. A/YL-KTN/636)

We are writing to submit a letter to response to Chief Engineer/Mainland North, Drainage Services Department (**Appendix I**) and a revised drainage proposal (**Appendix II**) for compliance with approval condition (e) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

To: Planning Department

Reference: TPB/A/YL-KTN/636

Dear Sir/Madam

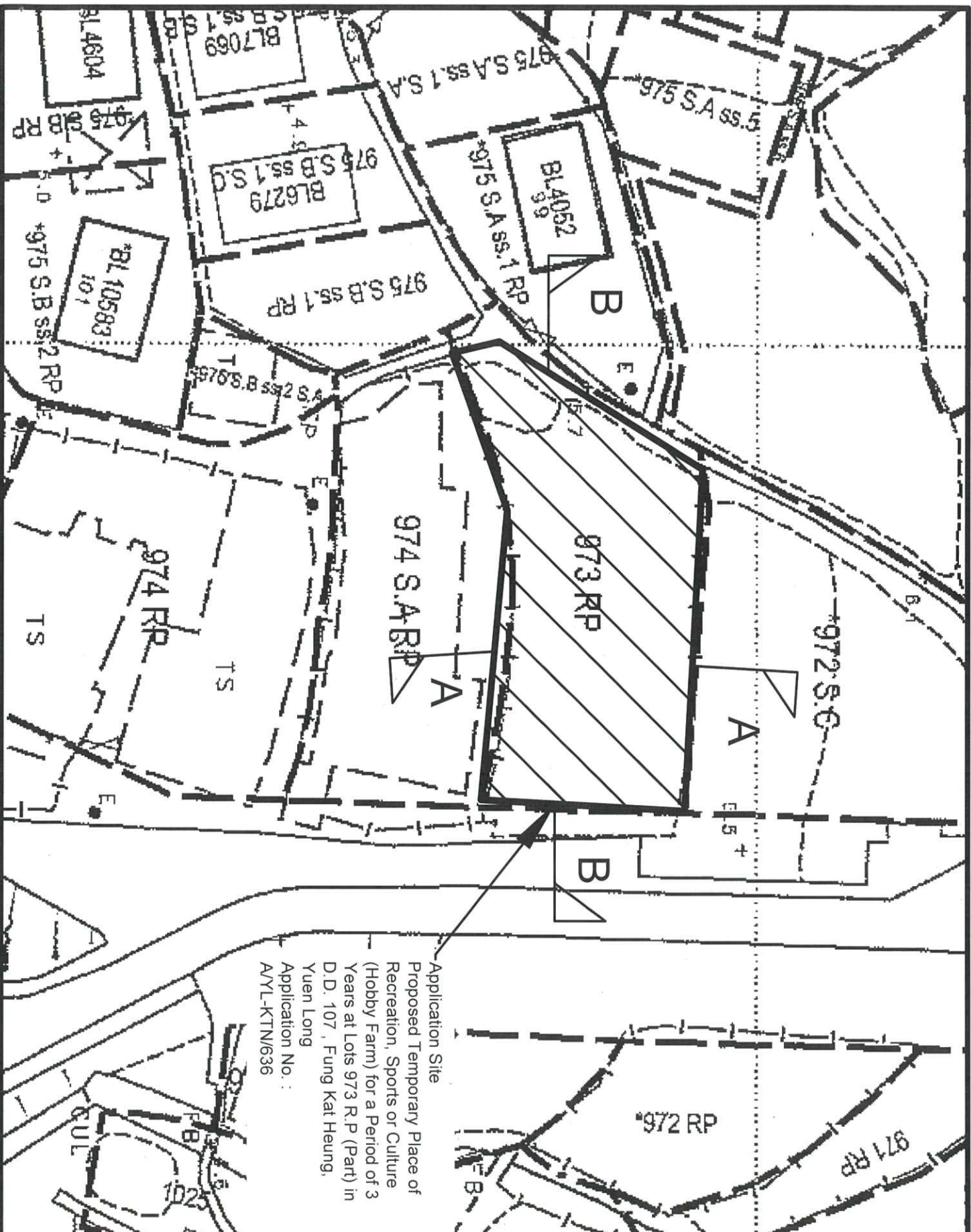
I refer to your letter dated 19th May 2020 about planning application (A/YL-KTN/636) for drainage proposal. The location is for Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years in "Agriculture" Zone at Lots 973RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

I would like to submit two sets revised drainage proposal and reply the comments shown as follows:

- a. Internal condition of catchpit is shown in View 2c
- b. Internal condition of 500mm UC is shown in View 3c

I am looking forward to your reply on the application. Should you have any queries, please free feel to contact Mr. Man at

Thanks for your kindly attention.



Application Site
Proposed Temporary Place of
Recreation, Sports or Culture
(Hobby Farm) for a Period of 3
Years at Lots 973 R.P. (Part) in
D.D. 107, Fung Kat Heung,
Yuen Long
Application No. :
AYL-KTN/636

Company:

恒協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary
Place of Recreation,
Sports or Culture (Hobby
Farm) for a Period of 3
Years at Lots 973 R.P.
(Part) in D.D. 107, Fung
Kat Heung, Yuen Long

Application No. :
AYL-KTN/636

Title:

Drainage Proposal-
Application Boundary

Dwg No.:

File:

Fig. 1

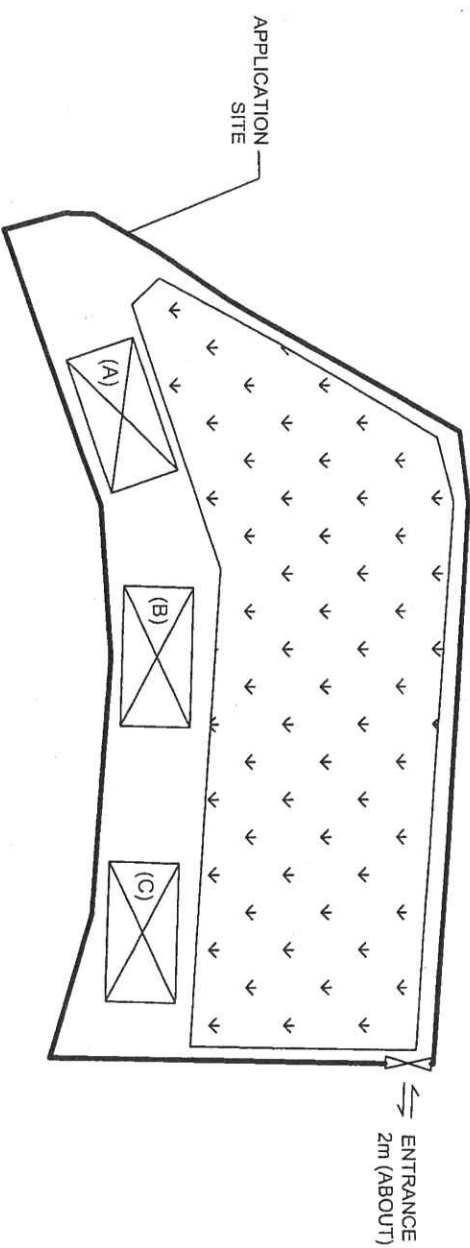
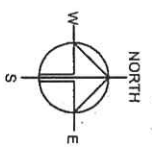
Lots 973 RP in
D.D. 107

Date:

12th Sep
2019

APPLICATION SITE AREA: 513m² (ABOUT)
COVERED AREA: 54m² (ABOUT)
UNCOVERED AREA: 459m² (ABOUT)
NO. OF PROPOSED STRUCTURE: 3
NON-DOMESTIC GFA: 54m² (ABOUT)
BUILDING HEIGHT: 3m (ABOUT)
NUMBER OF STOREY: 1
FARM AREA: 312m² (61%) (ABOUT)

STRUCTURE	PROPOSED USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
STRUCTURE A	FARMER RESTING ROOM	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)
STRUCTURE B	STORAGE OF FARM TOOLS	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)
STRUCTURE C	AGR. LEARNING CENTRE	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)
TOTAL		54m ² (ABOUT)	54m ² (ABOUT)	

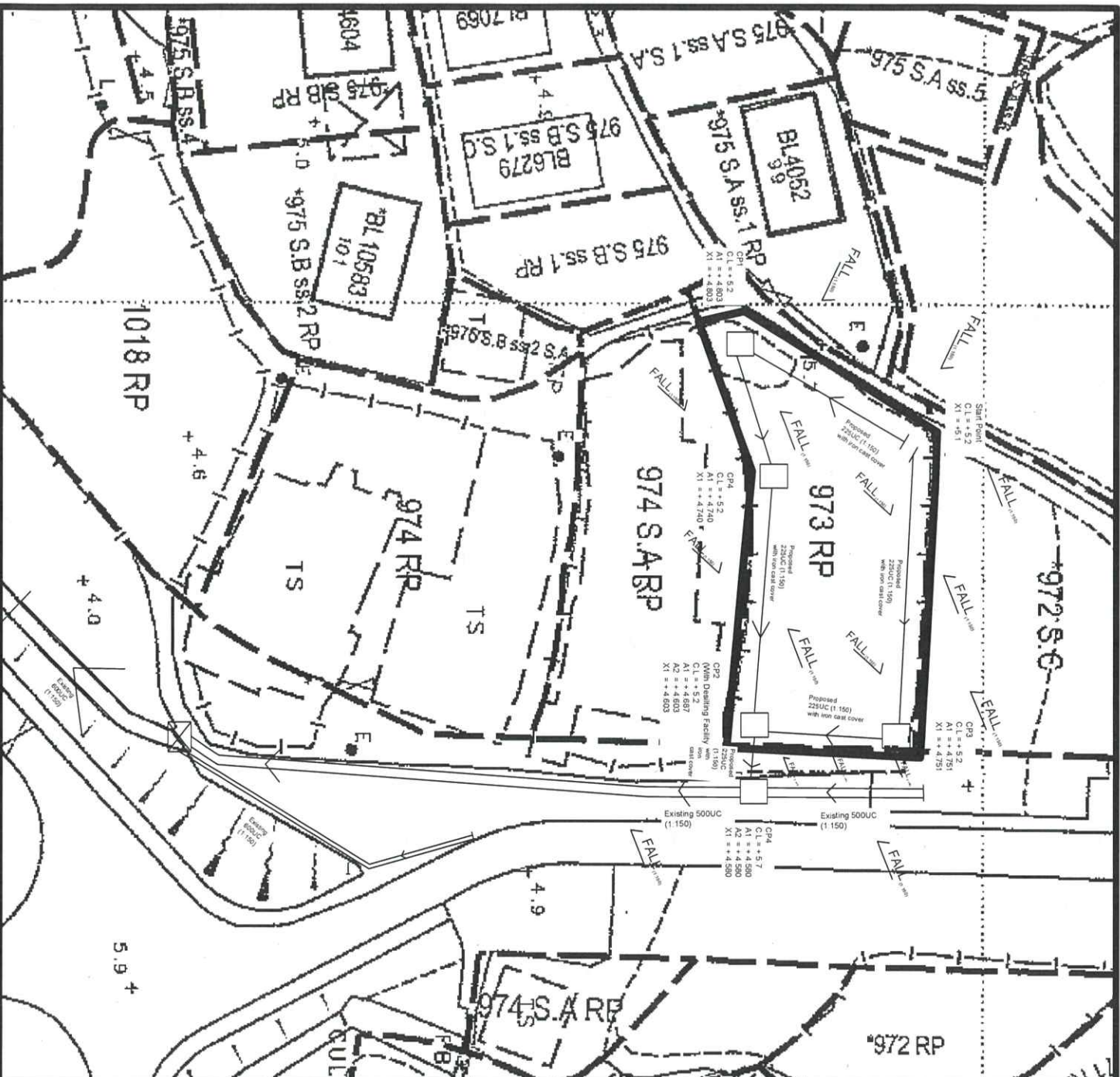


Drawing No. PN02
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS
LOT 973 RP IN D.D. 107

Drawing Title LAYOUT PLAN
Scale of A4 1 : 600

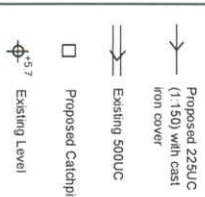
Drawn 30.10.2018
Reviewed

申請編號 Application No. : A/YL-KTS / 636
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



Note:

1. Catchpit (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. All UCs are covered by iron cast
4. The inverted level of the connection point shall be verified on site prior the commencement of work



Company:

恒協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary
Place of Recreation,
Sports or Culture (Hobby
Farm) for a Period of 3
Years at Lots 973 R.P
(Part) in D.D. 107, Fung
Kat Heung, Yuen Long

Application No. :
AVL-KTN/636

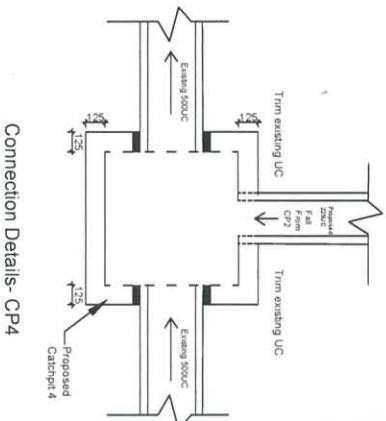
Title:
Drainage layout

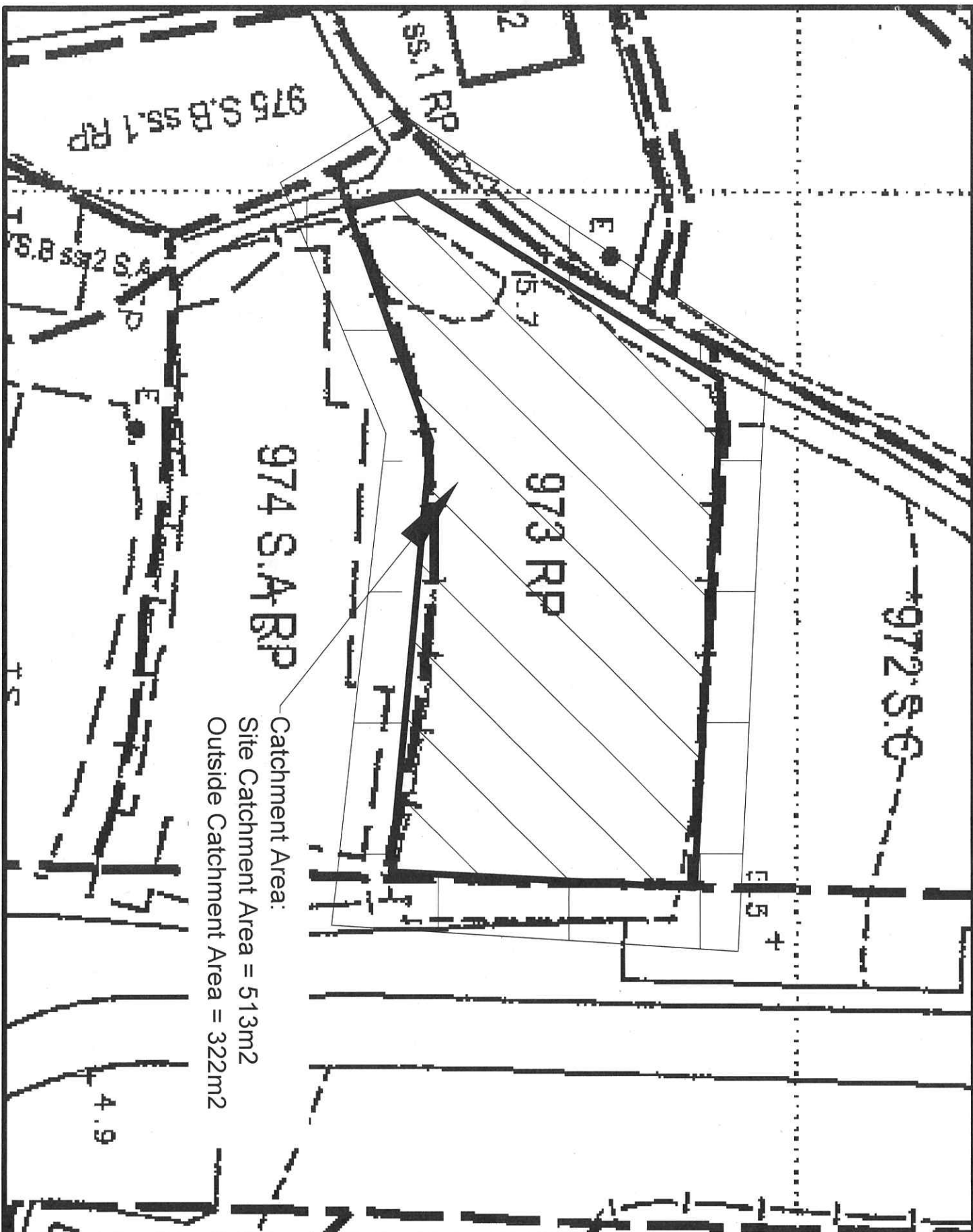
Dwg No: File:

Fig. 2
Lots 973 RP in
D.D. 107

Date:

16th March
2020





Legend:

	Proposed 225UC (1:150) with cast iron cover
	Existing 500UC
	Proposed Catchpit
	Existing Level

Company:
 恆協工程有限公司
 HANDSHIP
 ENGINEERING
 COMPANY LIMITED

Project:
 Proposed Temporary
 Place of Recreation,
 Sports or Culture (Hobby
 Farm) for a Period of 3
 Years at Lots 973 R.P
 (Part) in D.D. 107, Fung
 Kat Heung, Yuen Long

Application No.:
 AVL-KTN/636

Title:
 Catchment area

Dwg No.: **File:**

Fig.3 Lots 973 RP in
 D.D. 107

Date:
 17th April
 2019

Company: 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED
Project : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
 at Lots 973 R.P (Part) in D.D. 107 , Fung Kat Heung,
Date: 2019/4/17

Calculation for channels:

Catchment Area of site

Site Catchment Area = 513 m²
 = 0.000513 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000513 km²
 = 0.033871 m³/s
 = 2032 liter/min

Outside Catchment Area

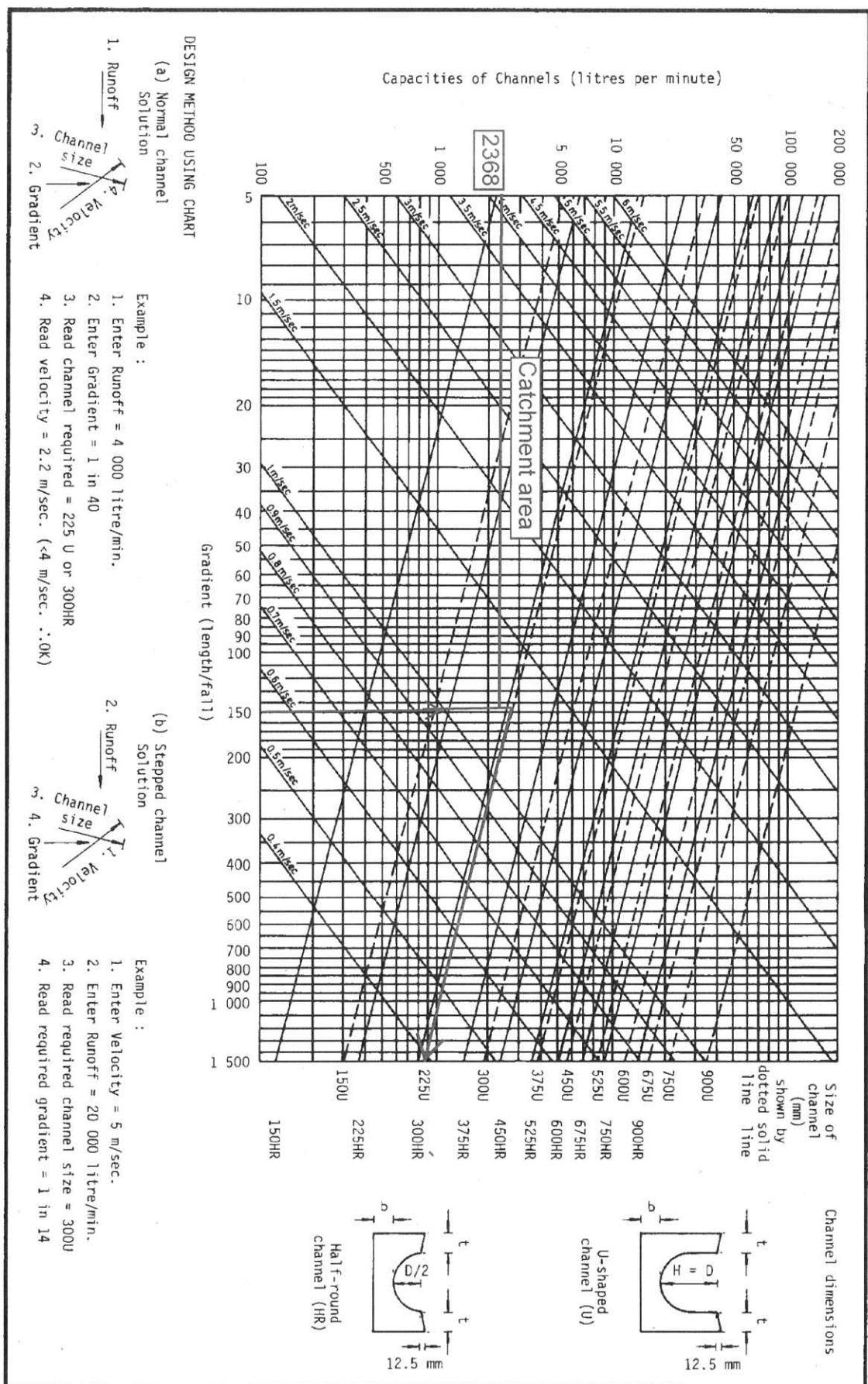
Area = 322 m²
 = 0.000322 km²

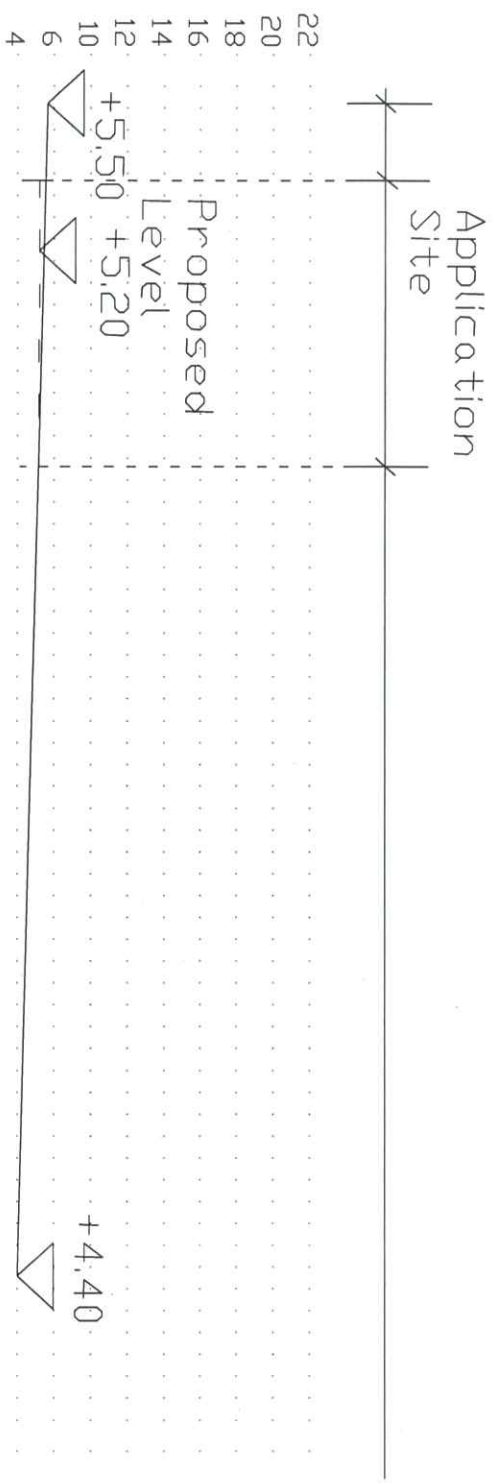
Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000322 km²
 = 0.005595 m³/s
 = 336 liter/min

Total Peak Runoff for site = 0.039466 m³/s
 = 2368 liter/min

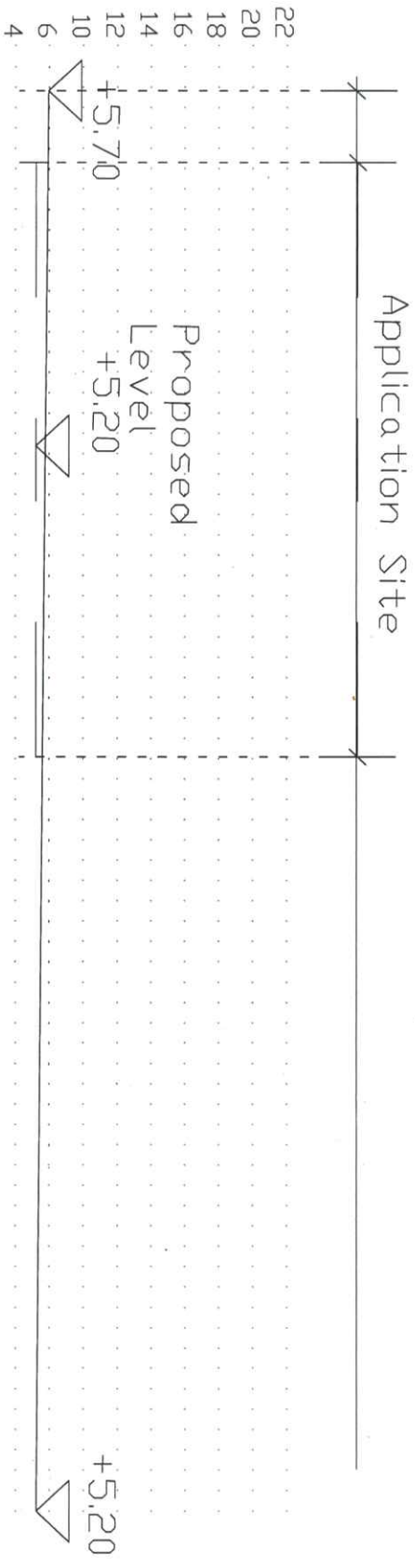
According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:150, 22SUC will be suitable.

Figure 8.7 - Chart for the Rapid Design of Channels





Section A-A



Section B-B

- Legend:
- Proposed 225UC (1150) with cast iron cover
 - ⇒ Existing 500UC
 - Proposed Catchpit
 - ⊕^{+5.7} Existing Level

Company:

恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 973 R.P. (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Application No.:
AYL-KTN/636

Title:
Drainage Proposal-
Section

Dwg No.: File:

Fig.4
Lots 973 RP in
D.D. 107

Date:
18th Jan
2020

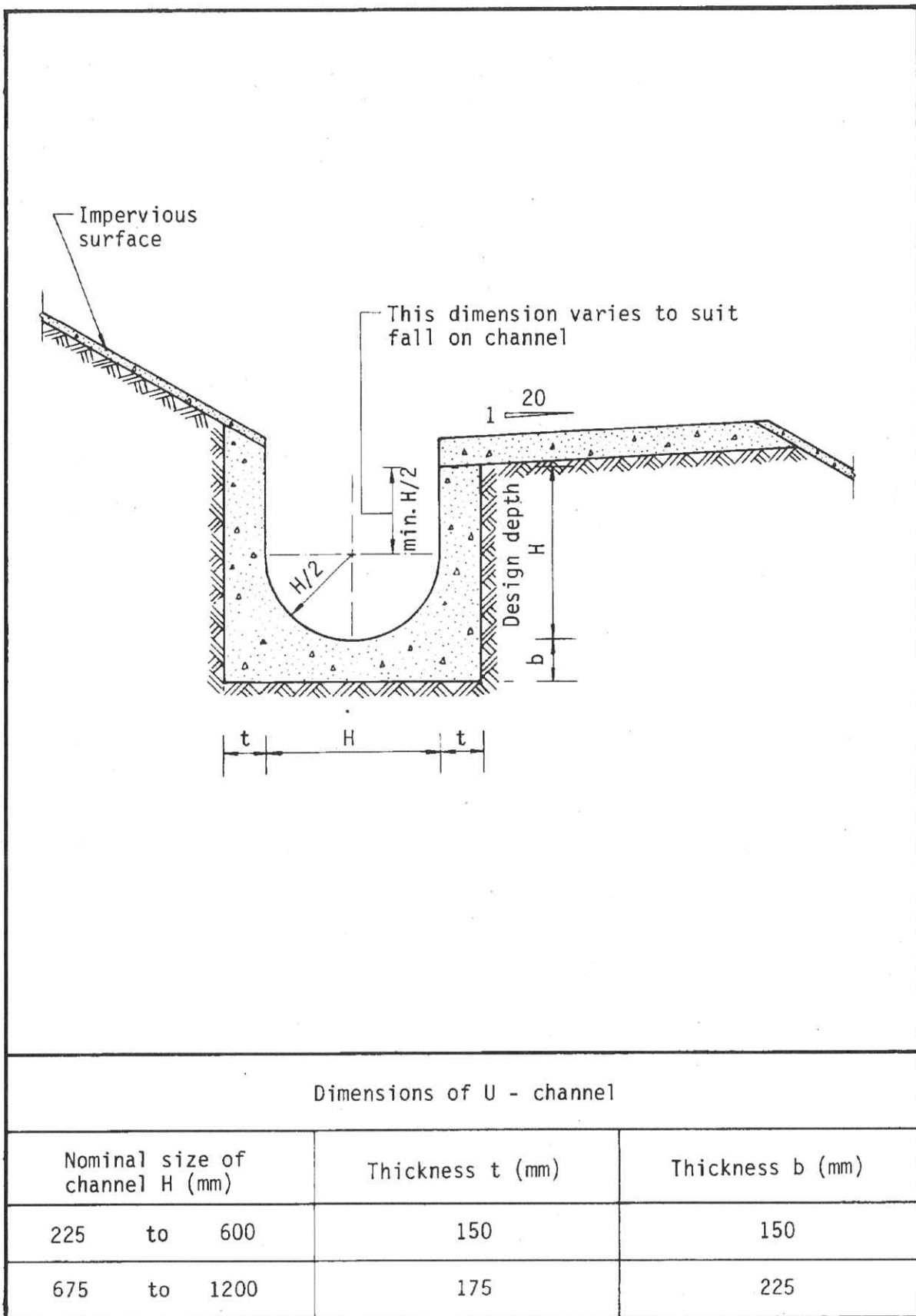


Figure 8.11 - Typical U-channel Details

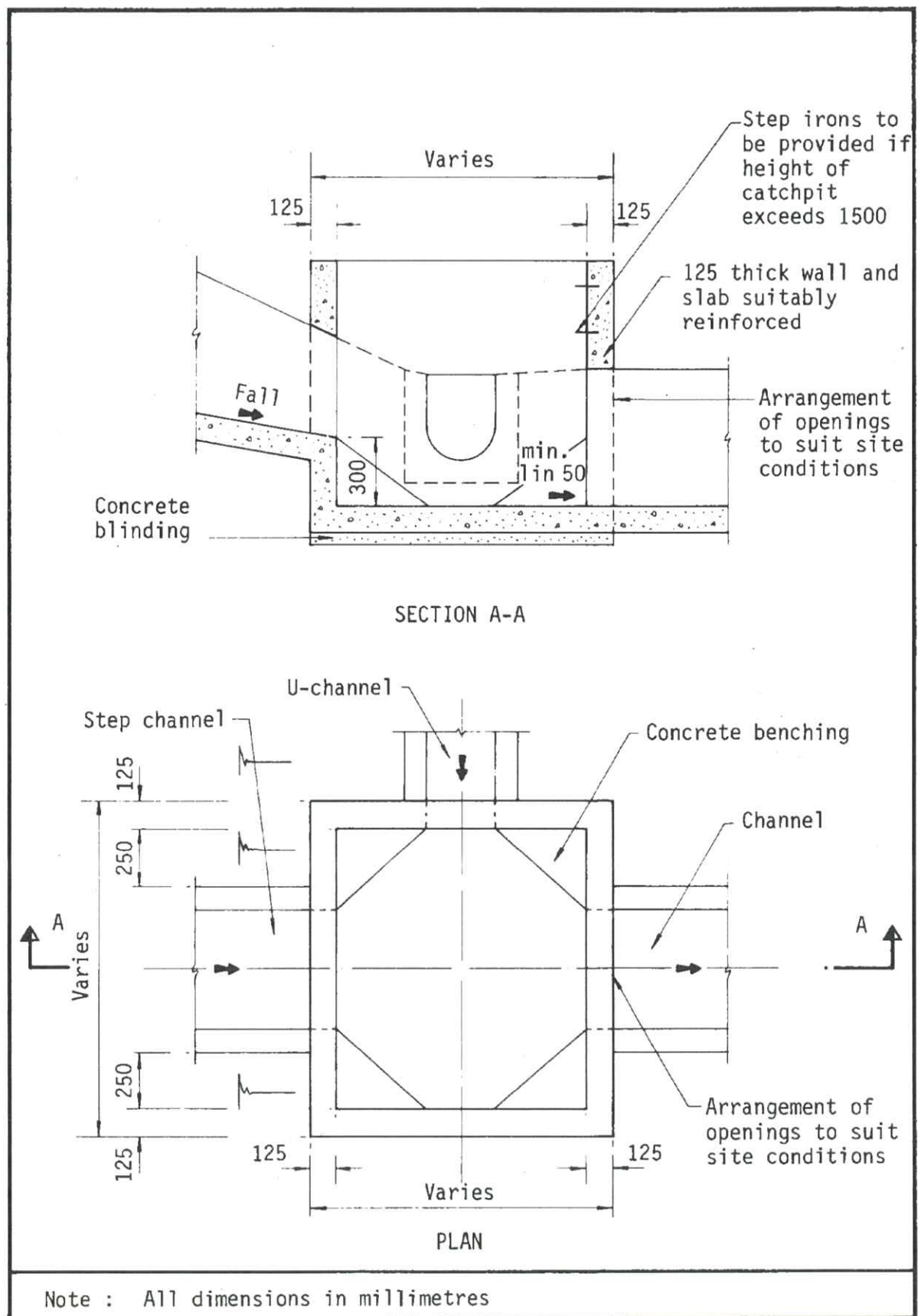
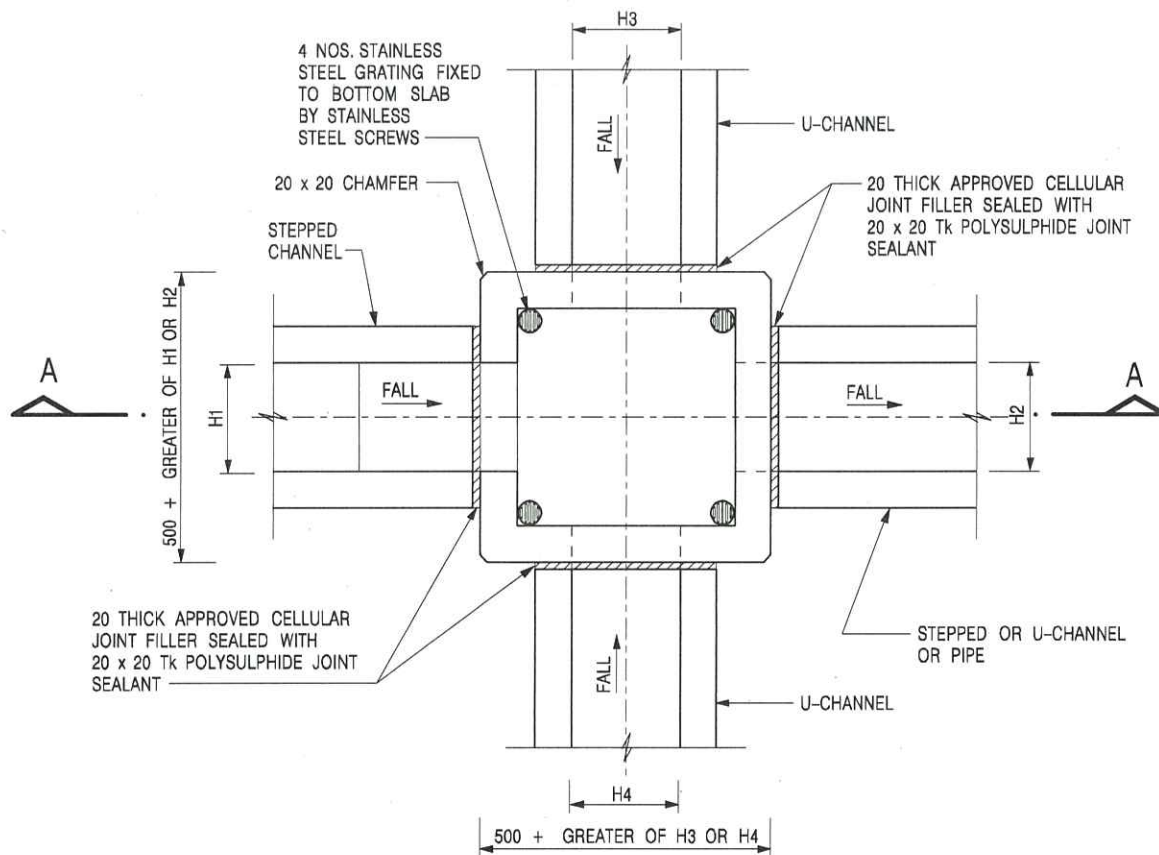
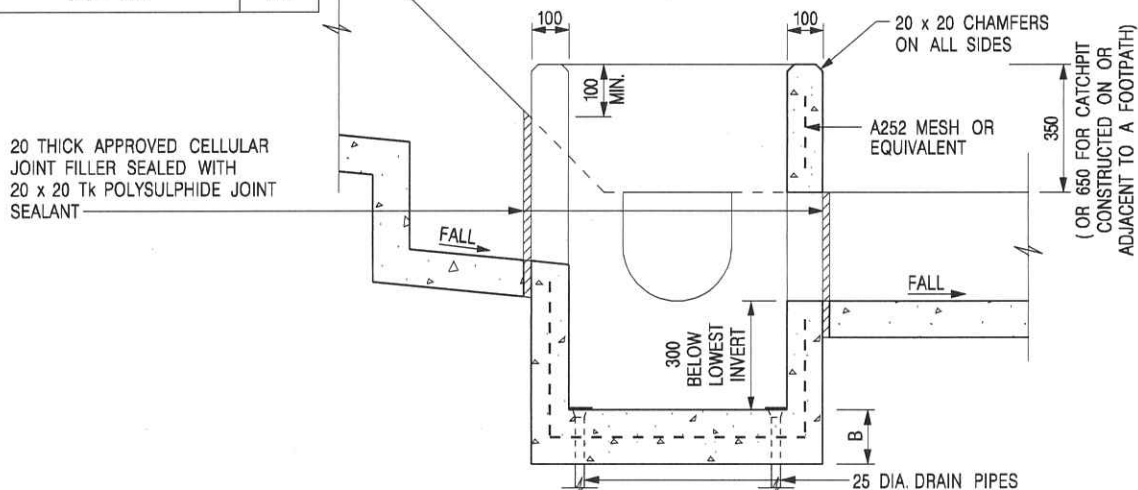


Figure 8.10 - Typical Details of Catchpits



PLAN

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



SECTION A - A

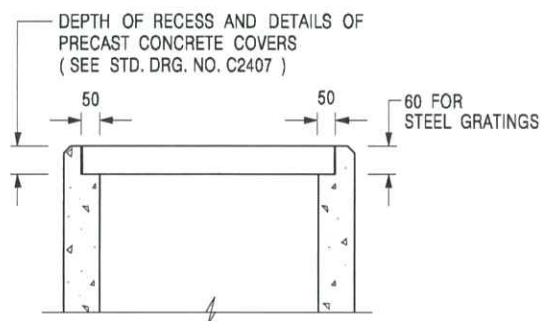
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE 1 : 20		DRAWING NO. C2406 /1	
DATE JAN 1991			
We Engineer Hong Kong's Development			



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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	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

DRAWING NO.

DATE JAN 1991

C2406 / 2

APPENDIX SITE PHOTO



View 1a Existing 600UC



View 1b Internal Condition of Existing 600UC



View 2a Existing 600UC and 500UC its connection point by catchpit



View 2b Existing 600UC and 500UC its connection point by catchpit



View 2c Internal condition of Existing 600UC and 500UC its connection point by catchpit



View 3a Existing 500UC besides proposed site



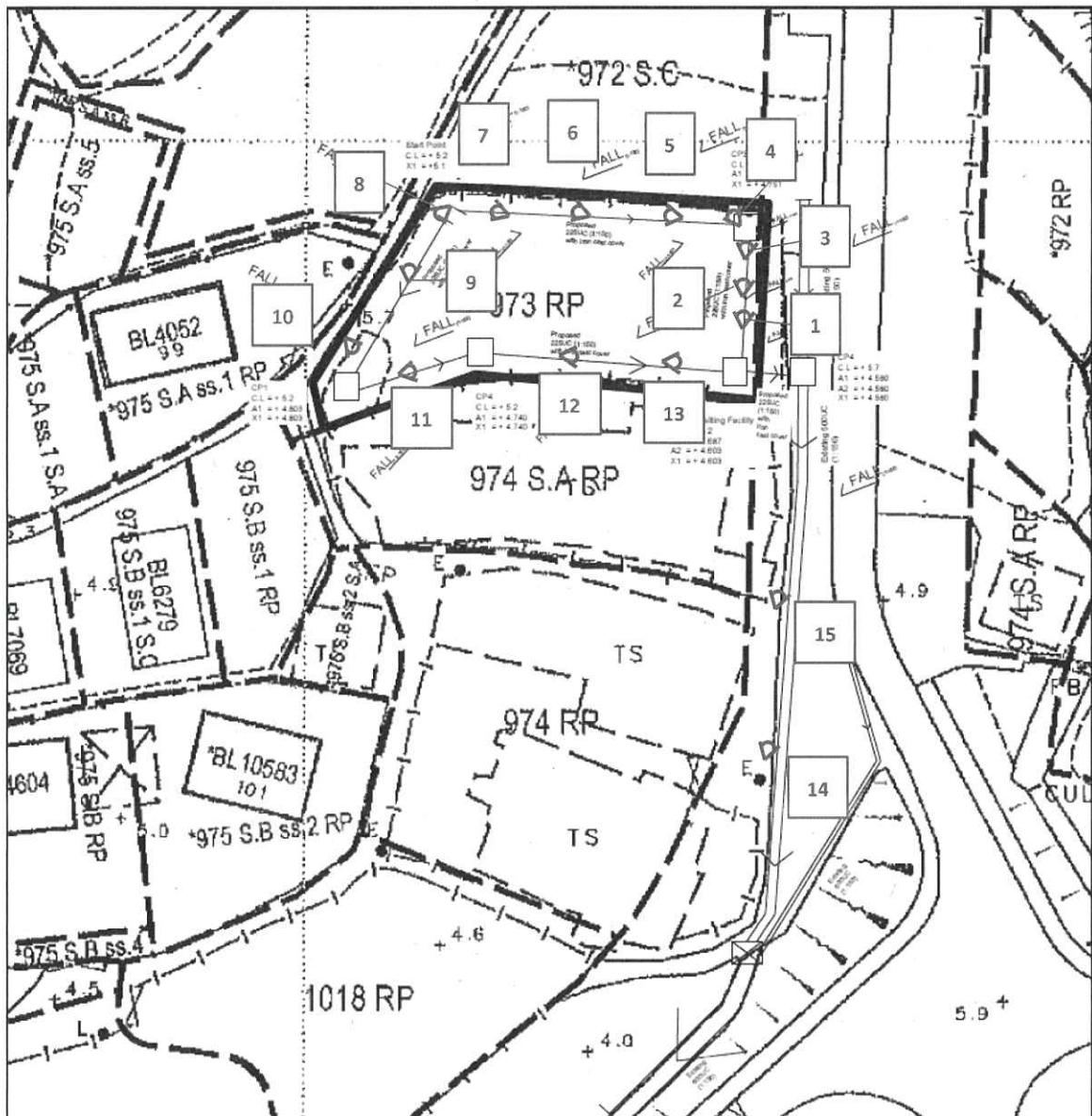
View 3b Internal Condition of Existing 500UC
besides proposed site



View 3c Internal Condition of Existing 500UC
besides proposed site

Appendix II - Photographic Record of Existing Drainage Facilities at the Application Site

- a) The accepted drainage proposal of the previous S.16 planning application No. A/YL-KTN/636 and 898 is shown as follows:



b) Photographic Records of the Existing Drainage Facilities at the Application Site

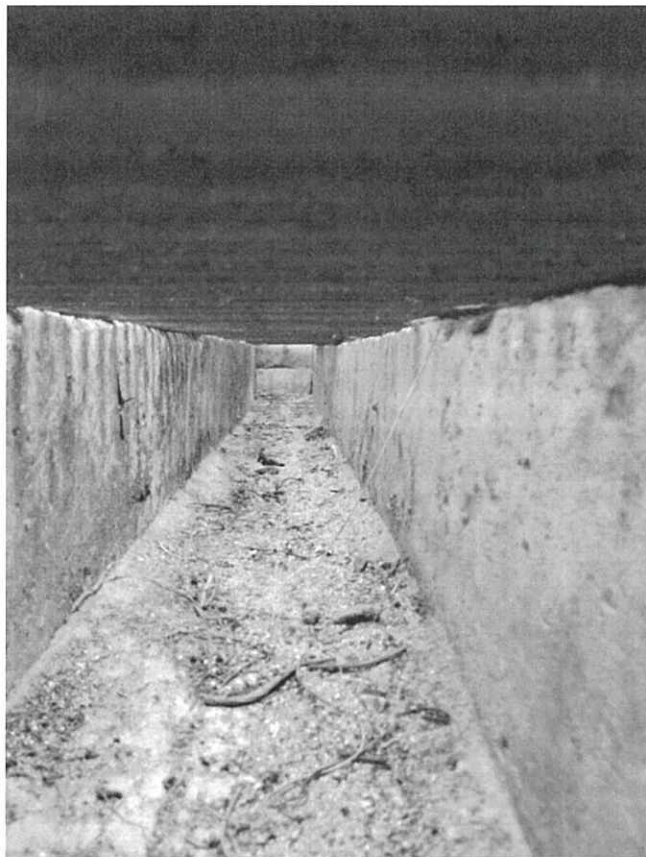
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02



03



04



05



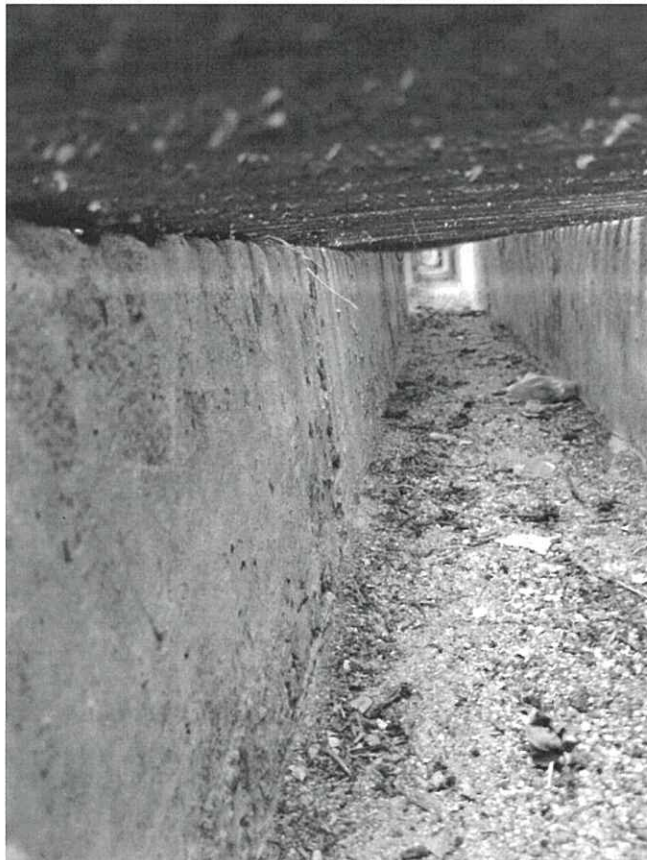
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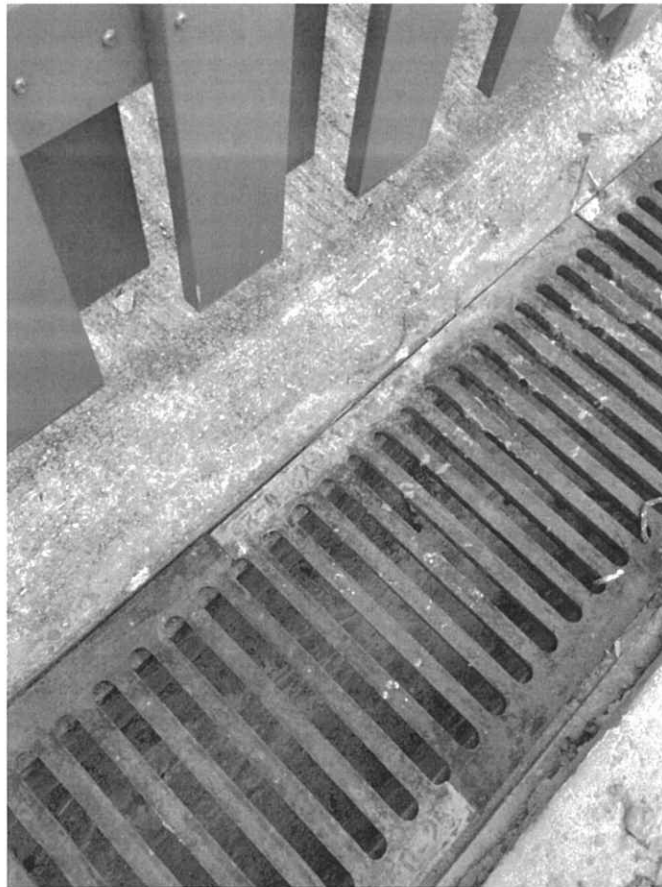
07



08



09



10



11



12



13



14



15



規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: DD107 Lot 973 RP
本署檔號 Our Reference: TPB/A/VL-KTN/898
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

Appendix III

25 August 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (f)
– the Submission of a Fire Service Installations Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(Application No. A/YL-KTN/898)**

I refer to your submission dated 24.7.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.

D of FS

(Attn.: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB

AL/LD/CW/cy

AppendixComments from the Director of Fire Services:

Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Our Ref.: DD107 Lot 973 RP
Your Ref.: TPB/A/YL-KTN/898

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

By Email

24 July 2023

Dear Sir,

Compliance with Approval Conditions (f)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years
and Filling of Land in "Village Type Development" Zones, Lot 973 RP (Part) in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/898)

We are writing to submit a FSIs proposal (**Appendix I**) for compliance with approval conditions (f) of the subject application, i.e. the submission of fire services installations proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE
Planning and Development Consultant

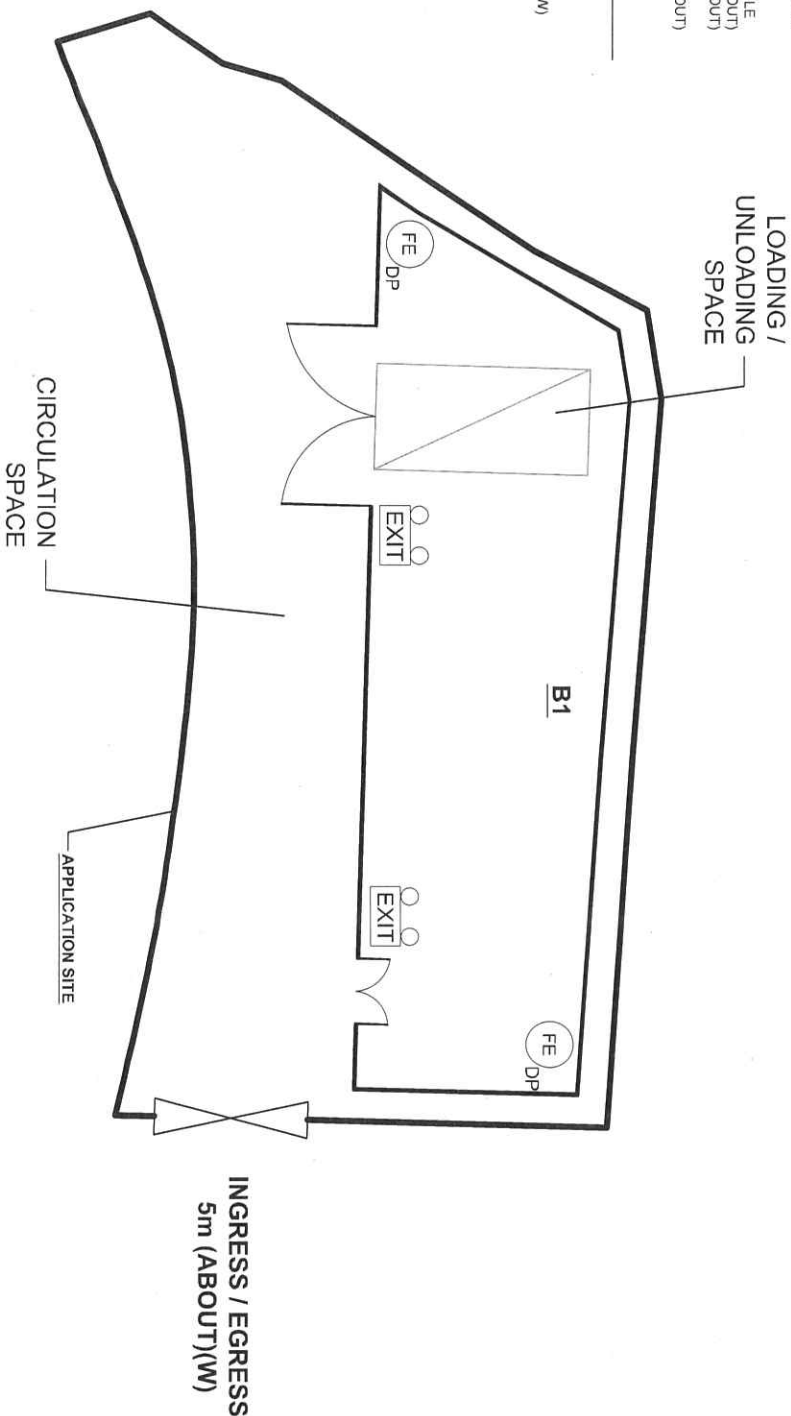
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 502 m ²	(ABOUT)
COVERED AREA	: 220 m ²	(ABOUT)
UNCOVERED AREA	: 282 m ²	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 44 %	(ABOUT)
NO. OF STRUCTURE	: 1	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 220 m ²	(ABOUT)
TOTAL GFA	: 220 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

LOADING/UNLOADING PROVISION

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE AND COVERED LUL AREA	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		220 m ² (ABOUT)	220 m ² (ABOUT)	

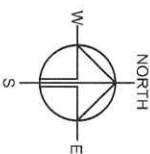


FIRE SERVICE INSTALLATIONS

- 2 x EXIT SIGN AND EMERGENCY LIGHT
- 2 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



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

SITE LOCATION
LOT 973 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 250 @ A4
DRAWN BY	DATE
OL	16.1.2023
CHECKED BY	DATE
APPROVED BY	DATE
DRAW TITLE	FSI PROPOSAL
DWG NO.	VER
APPENDIX II	001

Our Ref. : DD109 Lot 973 RP
Your Ref. : TPB/A/YL-KTN/1005

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

By Email

17 June 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1005)

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

Should you require more information regarding the application, please contact our Mr. Christian CHIM at 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.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email:)
email:)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1005)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Please request the applicant to take photos showing the existing condition of last catchpit and connection with the 500UC at downstream of the application site.	A revised photographic record showing the existing condition of last catchpit and connection with the 500 UC at downstream of the application site is provided (Annex I).
(b)	The photo angles were with wrong location. Please revise the plan.	
(c)	Grass was observed in Photo 13, please carry out clearing works as appropriate.	
(d)	Please provide photo showing the internal condition and upstream of last catchpits.	
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YAN Chi Ho; Tel.: 2733 7758)		
(a)	The standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'.	It is revised accordingly (Annex II).

a) Photographic Records of the Existing Drainage Facilities at the Application Site

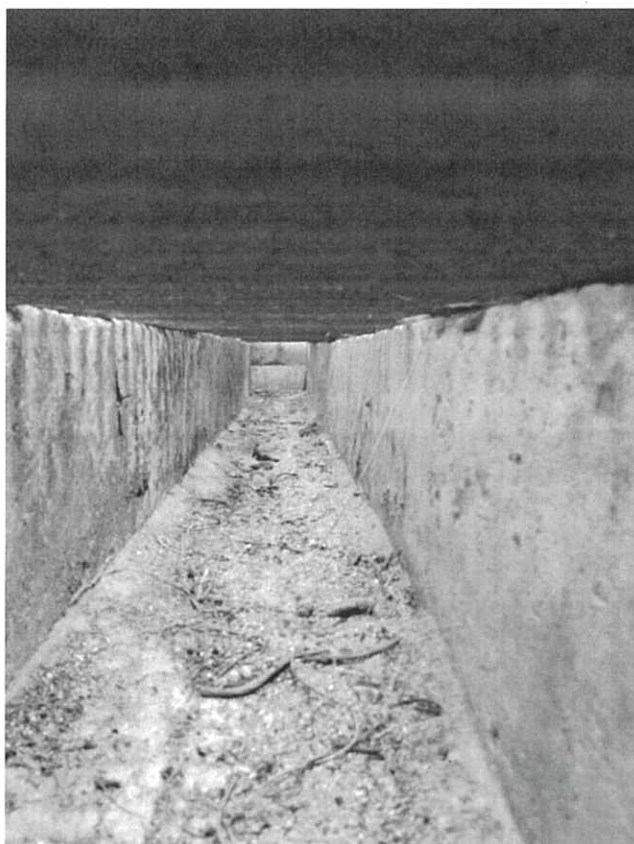
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02



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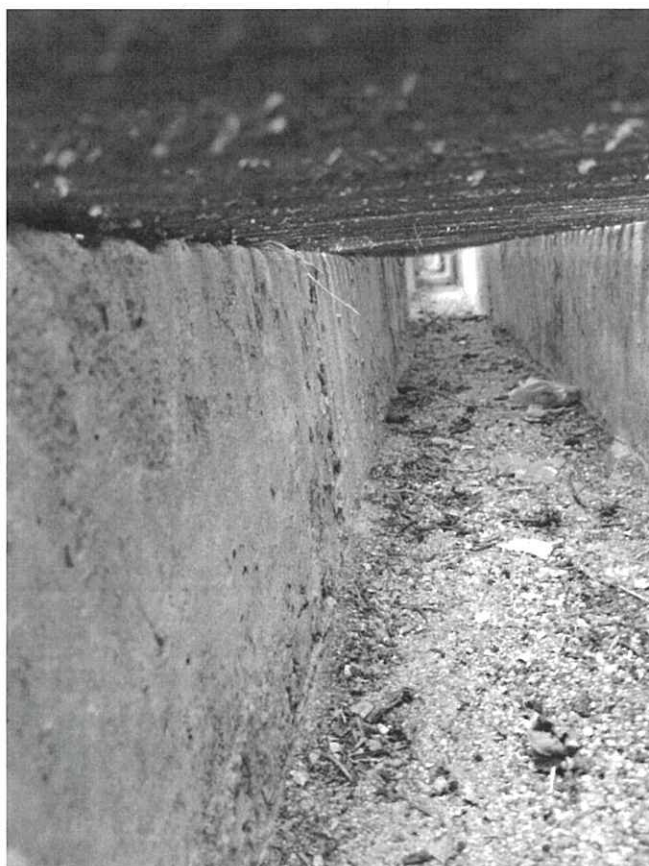
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09



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11



12



13



14



15



16



Our Ref. : DD109 Lot 973 RP
Your Ref. : TPB/A/YL-KTN/1005

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

By Email

19 August 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1005)

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**). The applicant acknowledges that the current submission is intended to facilitate an earlier meeting for the Town Planning Board's consideration.

Should you require more information regarding the application, please contact our Mr. Danny NG at 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.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email:)
email:)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1005)

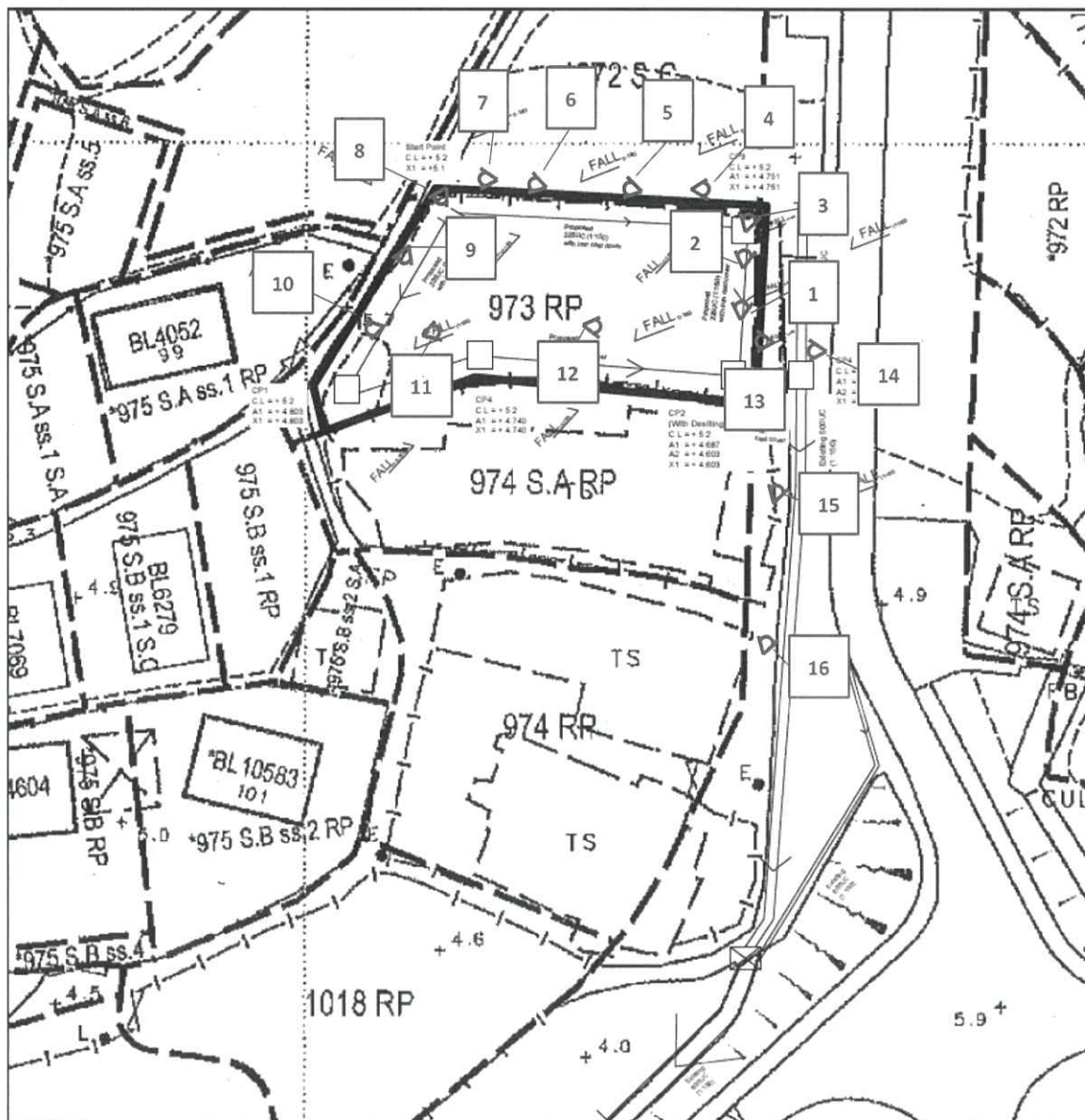
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Drainage layout plan with photo taken location is missing.	A photographic record with drainage layout plan is provided to show the existing drainage facilities for the proposed development (Annex I).

Annex I - Photographic Record of Existing Drainage Facilities

Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1005)



a) Photographic Records of the Existing Drainage Facilities at the Application Site

01



02



Our Ref. : DD109 Lot 973 RP
Your Ref. : TPB/A/YL-KTN/1005

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

By Email

24 September 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1005)

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 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.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email:)
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Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

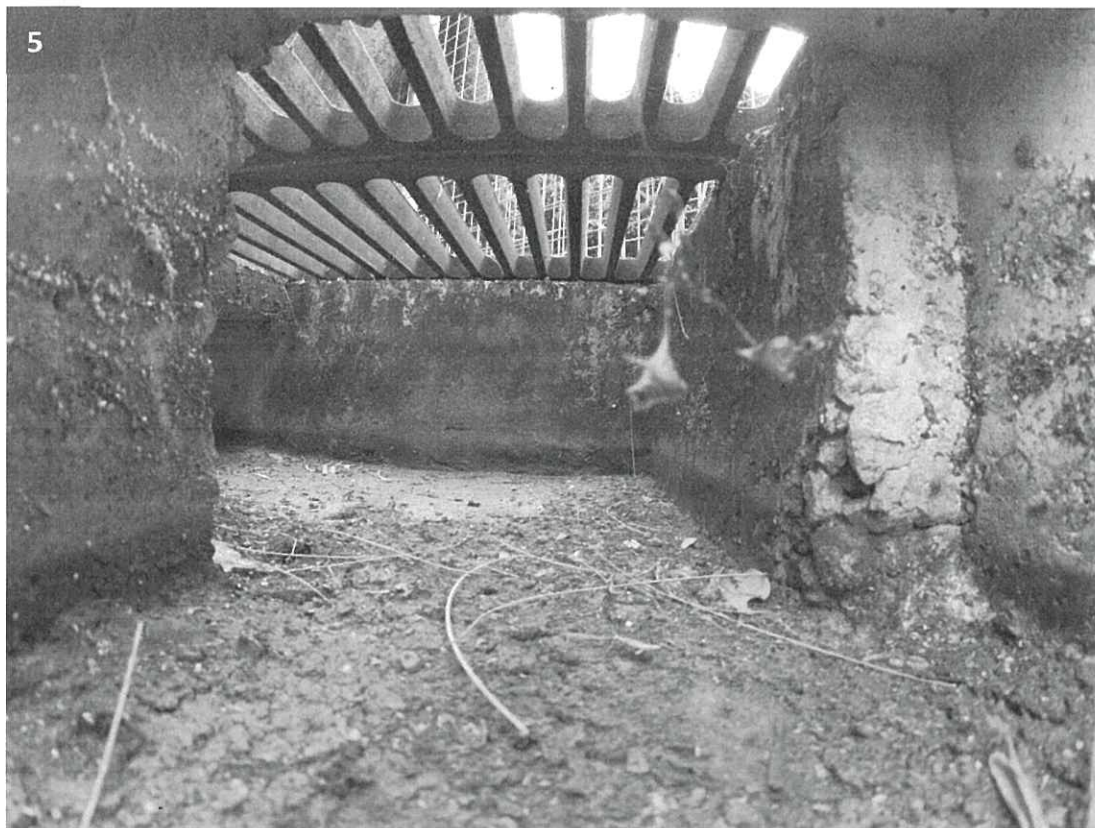
(Application No. A/YL-KTN/1005)

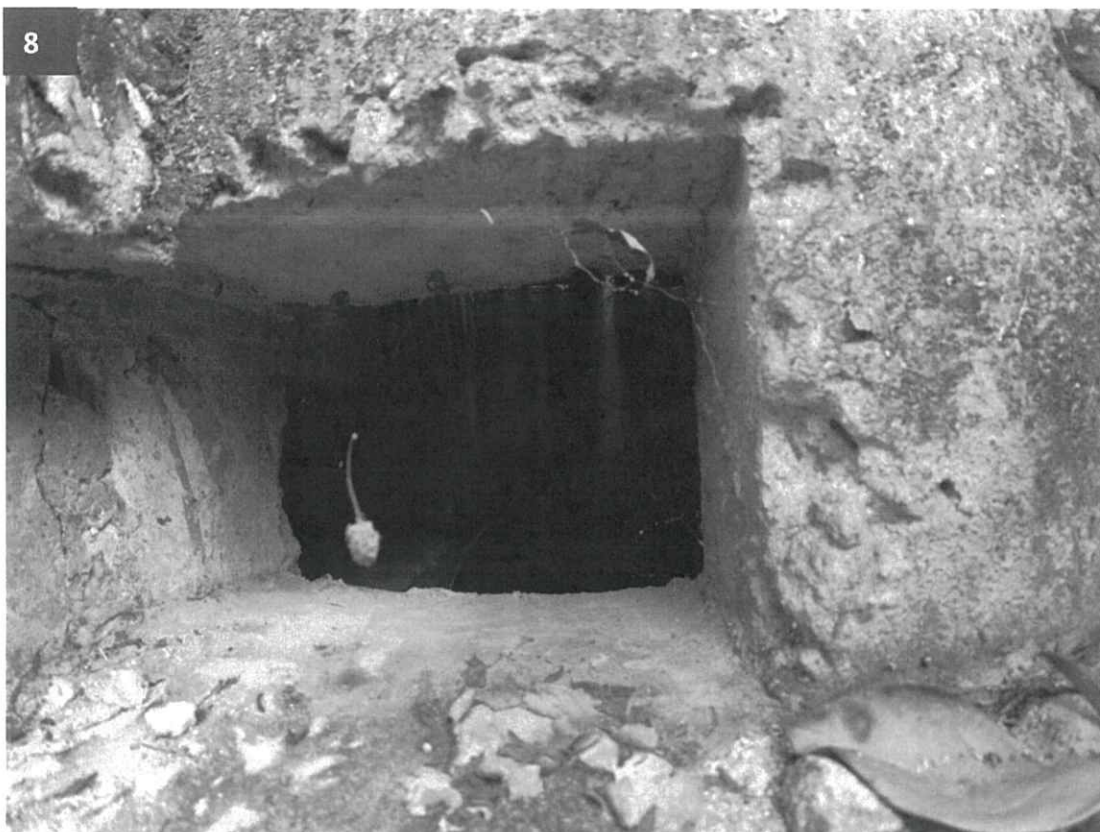
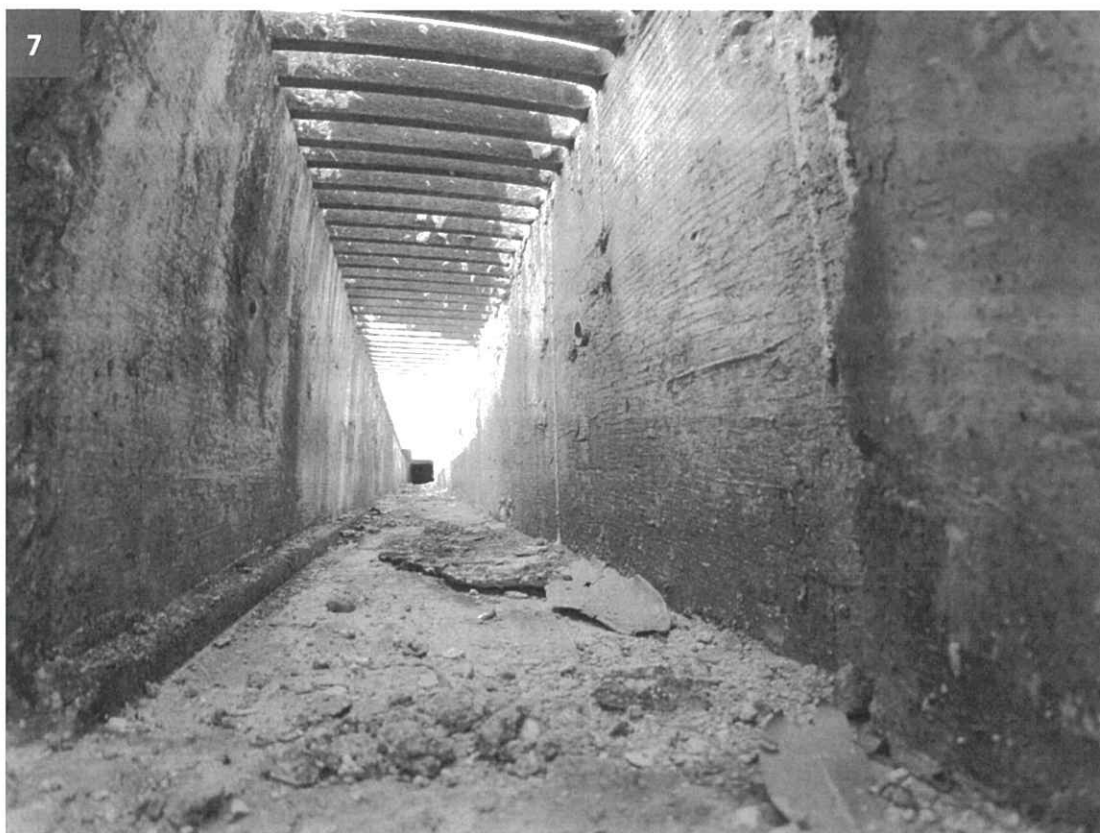
- (i) During the operation of the previous application (No. A/YL-KTN/898), the applicant has implemented part of the accepted drainage proposal. However, due to the shortage of workers at the Site, the construction works were temporarily put on hold. The applicant later employs another drainage contractor to complete works for the remaining phase of drainage of the current application. In support of the application, the applicant has submitted a photographic record showing the existing condition of the drainage facilities (**Annex I**). The applicant will maintain the existing drainage facilities and carry out all the necessary maintenance works during the planning approval period.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Internal condition and general view of CP1 and CP4 should be provided.	Internal condition conditions of CP1 and CP4 are provided (Annex I).
(b)	The existing 500UC cannot be identified in photos 15 and 16. Please provide internal condition and general view of the channel.	Internal conditions of the existing channel are provided.
(c)	Please be reminded to provide full set of photo record and R-to-C table.	Full set photo record and R-to-C table are provided.









9



10



Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]
A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]

Similar s.16 Applications in the Vicinity of the Application Site within the same “AGR” Zone in the Past 5 Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	12.6.2020
2.	A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
3.	A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
4.	A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
5.	A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
6.	A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
7.	A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	13.10.2023

8.	A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
9.	A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
10.	A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 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 3 Years and Filling of Land	25.8.2023
12.	A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
13.	A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
14.	A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
15.	A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
16.	A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
17.	A/YL-KTN/979	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	5.7.2024
18.	A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	26.1.2024

19.	A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
20.	A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
21.	A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
22.	A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024
23.	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

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 973 RP in D.D. 107 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.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring the maintenance of the drainage facilities implemented and submission of revised records of the existing drainage facilities on Site to the satisfaction of his department or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the FSIs proposal submitted is considered acceptable.

5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint concerning the Site received in the past three years.

6. **Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is situated in an area of rural inland plains landscape character comprising farmland, temporary structures, village houses, car parks and scattered tree groups. Comparing the aerial photos of 2023 and 2022, there is no significant change to the landscape character of the surrounding area since the last application was approved; and
- the Site is fenced-off, hard paved and no existing tree is observed. There is no significant change in the proposed layout comparing with the previous application. Further significant adverse landscape impact within the Site 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.

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application.

9. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (d) should the applicant fail to comply with 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;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application 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 Director of Fire Services that:
 - the applicant is advised that the installation/maintenance/modification/repair work of FSI's shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to his satisfaction;
- (g) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):
- the proposed vehicular access to the Site, i.e. from Mei Fung Road and Fung Kat Heung Road, is not and shall not be maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by DEP to minimise any potential environmental nuisance; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- for unauthorised building works (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 the Buildings Ordinance (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 Building (Planning) Regulations (B(P)R);
 - 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 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTN/1005 DD 107 Fung Kat Heung Hobby Farm
15/04/2024 02:52

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

As usual PlanD recommended and members rubber stamped the Destroy to Create Brownfield manouevres of applicant. 898 approved April 2023 but conditions not fulfilled.

Evidently this fresh application is to nothing more than a ruse to gain more time as each application comes with one and a half years 'grace period'.

Members have a duty to inquire into the nature of the unfilled conditions. The community is waking up to the implications of inaction on the part of both government depts and those approving errant operators.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 24 March 2023 2:27 AM HKT
Subject: A/YL-KTN/898 DD 107 Fung Kat Heung Hobby Farm

A/YL-KTN/898

Lots 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

Site area: About 502sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking /Filling of Land

Dear TPB Members,

So 636 for the Hobby Farm has proven once again to be a **FRONT FOR BROWNFIELD OPERATIONS.**

PlanD knows, I know and members would be cretins if they did not acknowledge

that the majority of these applications are intended to secure approval for **FILLING OF LAND** . **The majority of hobby farm approvals are eventually revoked.**

However by then the damage has been done, the site has been trashed and all vegetation removed.

That this charade has gone on for so long is shameful.

Approval of the application is an acknowledgement of collusion on the part of participants to the propagation of brownfield operations despite pledges on the part of the administration to phase out this land use.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 26 November 2018 3:05 AM CST
Subject: A/YL-KTN/636 DD 107 Fung Kat Heung Hobby Farm

A/YL-KTN/636
Lot 973 RP (Part) in D.D.107, Fung Kat Heung, Yuen Long
Site area : 513m²
Zoning : "Agriculture"
Applied Development : Hobby Farm

Dear TPB Members,

Can Ag & Fish provide data on how many 'Hobby Farms' there are in the district and how many are genuine as opposed to fake applications to legitimize ongoing brownfield use?

'Hobby Farm' is the poster child for all sorts of activities that were previously called Open Storage. Now that this is synonymous with Brownfield, the hobby farm tag is being trotted out.

Recently a report was issued by The Hong Kong Bird Watching Society detailing the damage being done to agricultural land by fake hobby farms and clandestine camping grounds.

<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Moreover these fake farms are depriving genuine farmers of access to agriculture land that could be used for genuine production of fresh produce for the local market.

Members should reject application.

Mary Mulvihill

