

This document is received on - 8 APR 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) YL-KTN

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AYL-KTN/1010
	Date Received 收到日期	- 8 APR 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)

TSOI Tak Lee
蔡德理

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)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, 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 1,145 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 450 sq.m 平方米 <input 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" ("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 at05/03/2024..... (DD/MM/YYYY), this application involves a total of1..... "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) of1..... "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)
1	Lot No. 209 S.A ss.1 in D.D. 110	08/03/2024
1	Lot No. 209 S.A ss.2 in D.D. 110	08/03/2024
1	Lot No. 209 S.A RP in D.D. 110	08/03/2024

(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☒ 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 695sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 450sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 450sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 450sq.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)

Refer to Plan 3

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)

Proposed operating hours 擬議營運時間 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Po Road via a local track <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"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<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 1,145 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" 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?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</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	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

Refer to Planning Statement at Appendix I

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



LAU Tak Francis

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

Director

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

MRTPI, FRICS, RPS(GP)

Others 其他

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

22/03/2024

(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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long, New Territories
Site area 地盤面積	1,145 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
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 <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) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	450 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	39.3 % <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		2
	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) _____ _____		- - - - 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) _____ _____		- - - - -

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"/>
Location Plan, Lot Index Plan, Plan showing proposed filling of land, Swept Path Analysis, Plan showing nearest public transport services, FSI Proposal and Drainage 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"/>
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。

Executive Summary

1. The application site (the Site) is on Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long, New Territories.
2. The site area is about 1,145 m². No Government Land is involved.
3. The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office' for a period of 3 years and associated Filling of Land. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 2 single-storey temporary structures are proposed for warehouse with ancillary office use. The gross floor area is about 450 m².
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 110 約地段第 209 號 A 分段第 1 小分段、第 209 號 A 分段第 2 小分段及第 209 號 A 分段餘段。
2. 申請地點的面積約 1,145 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）」，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，在「農業」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 2 個單層臨時構築物作貨倉連附屬辦公室用途，總樓面面積約 450 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land (“the Proposed Development”) at Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 1,145 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with ancillary office	225	225	9	1
2	Warehouse with ancillary office	225	225		
Total		<u>450</u>	<u>450</u>		
		Plot Ratio	Site Coverage		
		0.39	39.3%		

10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. The entire Site is proposed to be filled with concrete of about 0.1 m in depth (existing ground level at +15.5 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring (**Plan 4**).
12. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its north. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 5**).
13. No vegetation clearance and tree felling would be carried out at the Site.

Similar Applications

14. There are 27 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/692	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	17.1.2020
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
A/YL-KTN/786	Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years	15.10.2021
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023

Appendix I

Application No.	Applied Use	Date of Approval
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023
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
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.6.2023
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
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
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
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
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
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
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
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
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
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
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023
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

Application No.	Applied Use	Date of Approval
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
A/YL-KTN/978	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024

15. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage of construction materials, storage, grassland, vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

18. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	1
10:00 – 11:00	0	1
11:00 – 12:00	1	0
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

20. 2 no. of parking space for heavy goods vehicles are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 5**).
21. The Proposed Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 550 m from the Site (**Plan 6**).

Fire Safety

22. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

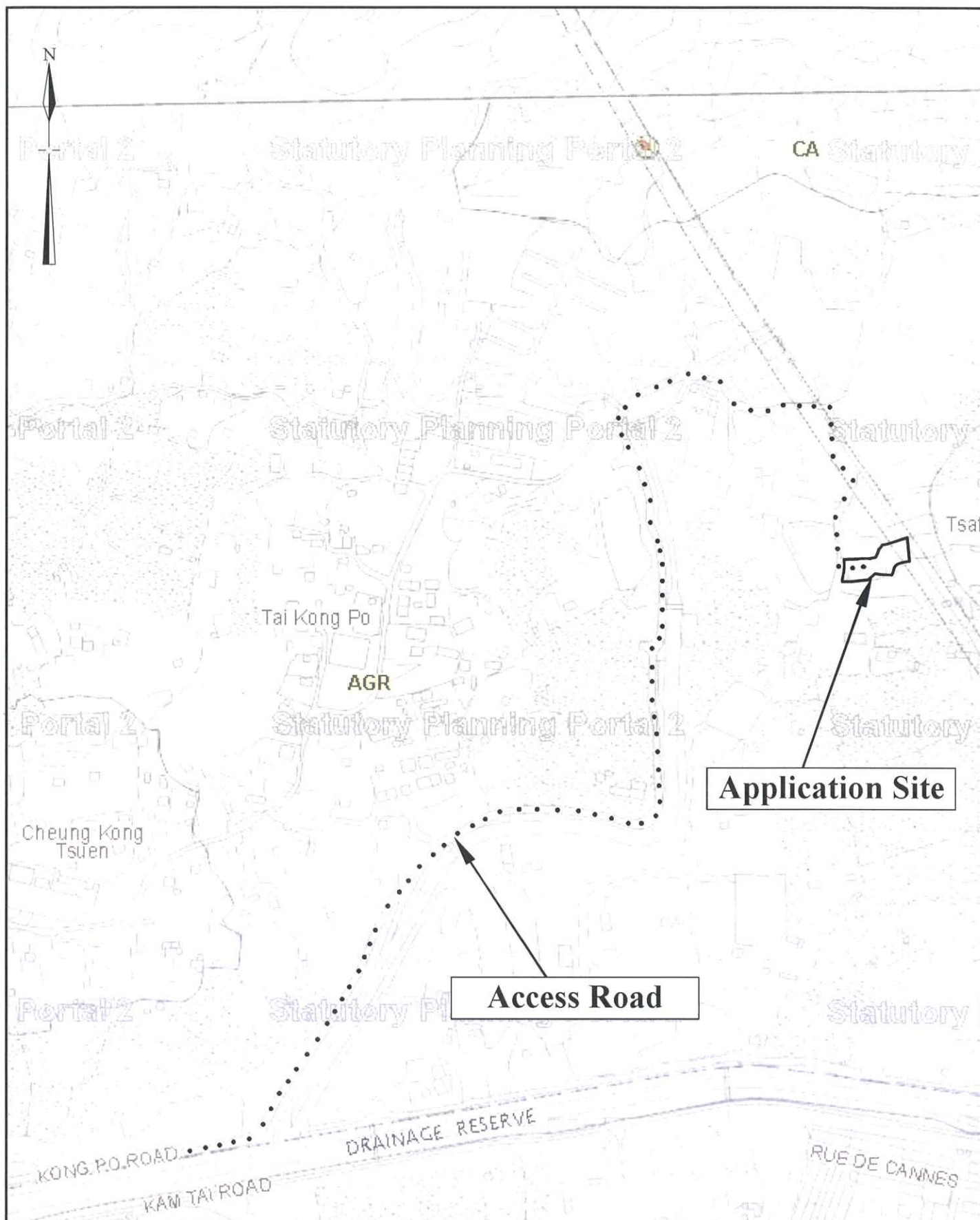
Drainage

23. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits with a view to mitigating the potential adverse drainage impacts arising from the Proposed Development (**Plan 8**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Director of Drainage Services.

Environment

24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

R(C)2

N.T.S

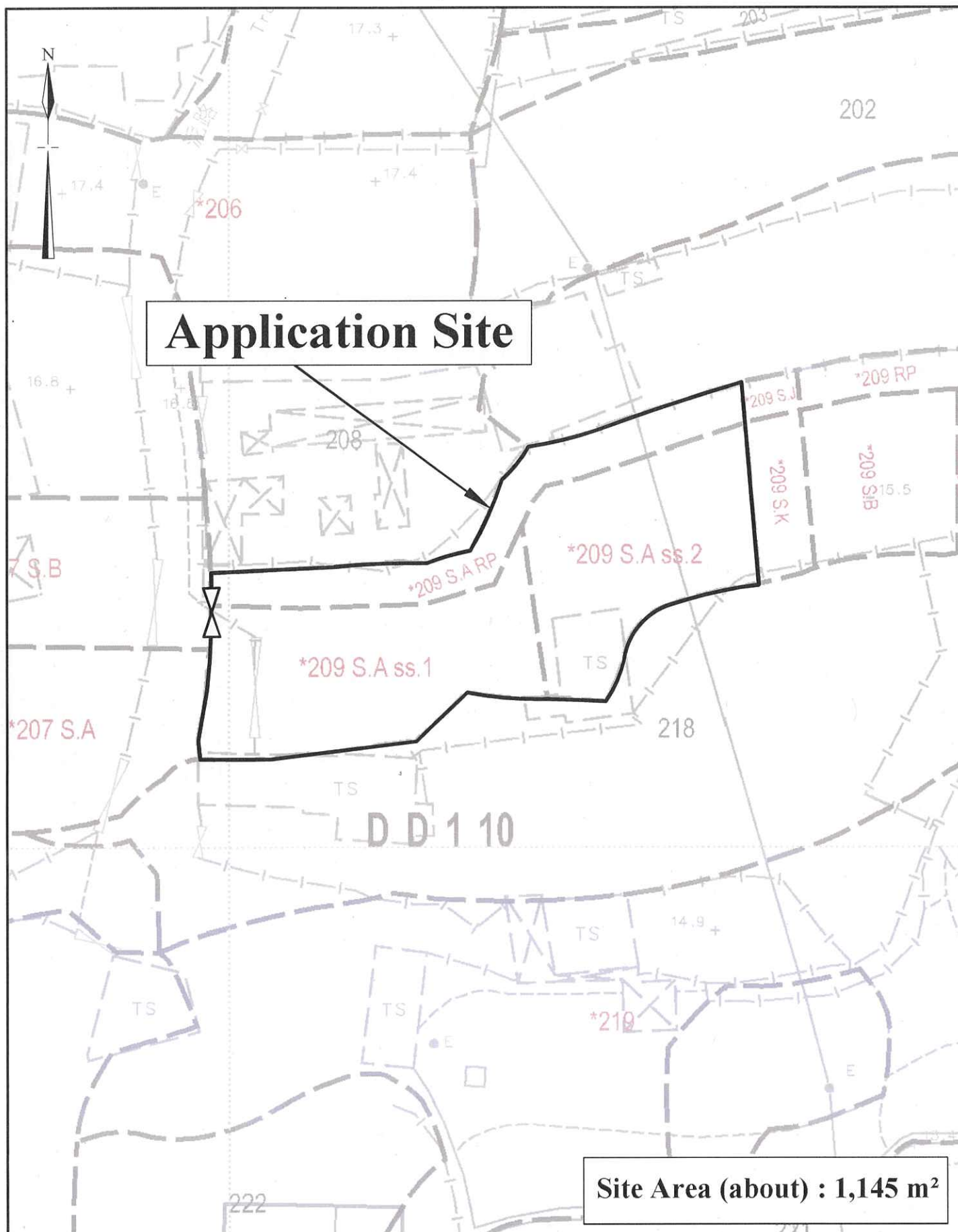
Location Plan

Goldrich Planners &
Surveyors Ltd.

March 2024

Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

Plan 1
(P 22089)

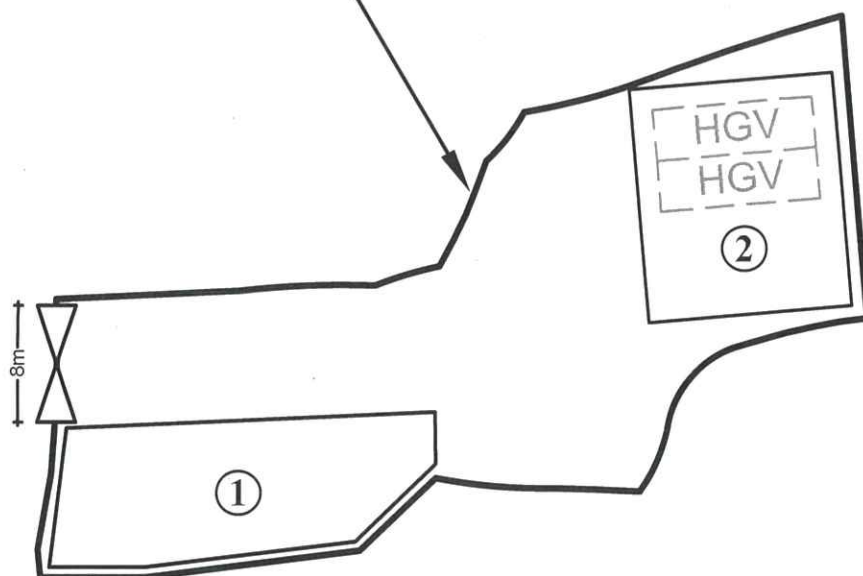


Site Area (about) : 1,145 m²

1:500 (A4)	Lot Index Plan Lots 209 S.A ss1, 209 S.A ss2, and 209 S.A RP in D.D.110	Goldrich Planners & Surveyors Ltd.
May 2023		Plan 2 (P 22089)



Application Site



Legend

[HGV] Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

⋈ Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

No.	Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Warehouse with ancillary office	225m ²	225m ²	9m	1
2	Warehouse with ancillary office	225m ²	225m ²	9m	1
Total:		450m ²	450m ²		

1:500 (A4)

March 2024

Layout Plan

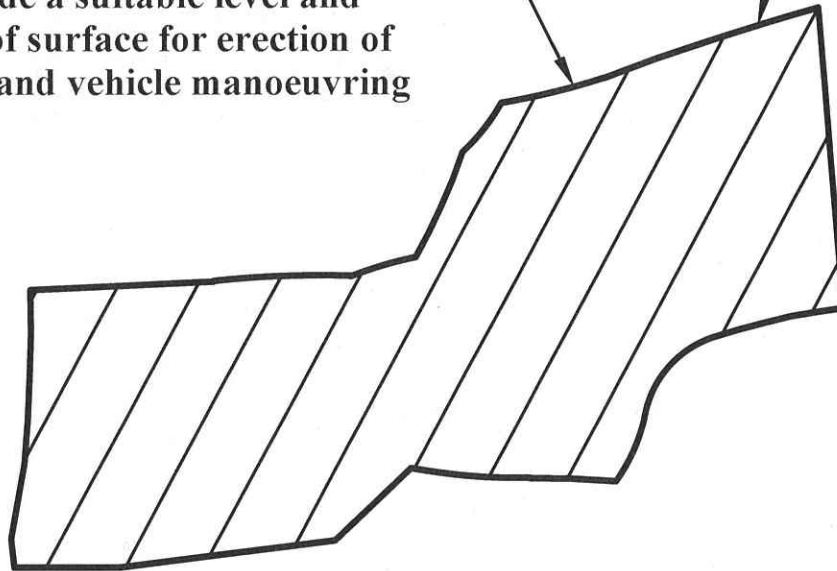
Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 22089)

Application Site

The entire site will be paved with concrete at a depth of 0.1m (from 15.5mPD to 15.6mPD) to provide a suitable level and waterproof surface for erection of structures and vehicle manoeuvring



Proposed Paved Area (about) : 1,145m²

Site Area (about) : 1,145 m²

1:500 (A4)

May 2023

**Plan Showing Proposed
Land Filling Area**

Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

**Goldrich Planners &
Surveyors Ltd.**

**Plan 4
(P 22089)**



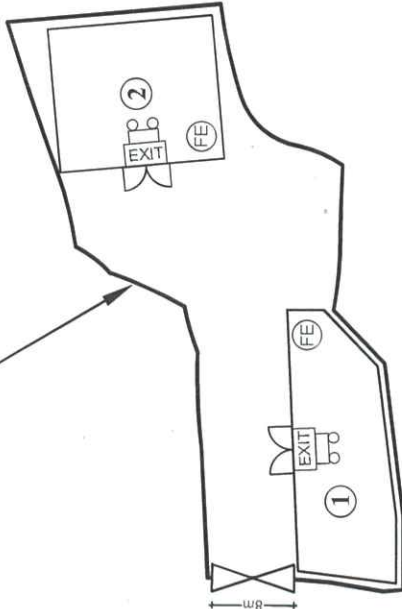
N.T.S	Plan Showing Nearest Public Transport Services Lots 209 S.A ss1, 209 S.A ss2, and 209 S.A RP in D.D.110	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 6 (P 22089)



FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

Application Site



Legend

[HGV] Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

∞ Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

No.	Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Warehouse with ancillary office	225m ²	225m ²	9m	1
2	Warehouse with ancillary office	225m ²	225m ²	9m	1
Total:		450m ²	450m ²		

1:500 (A3)

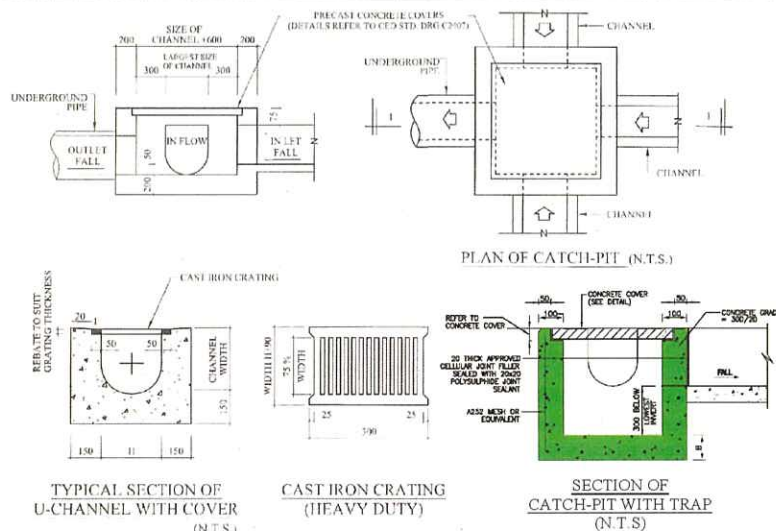
March 2024

Fire Service Installations Proposal

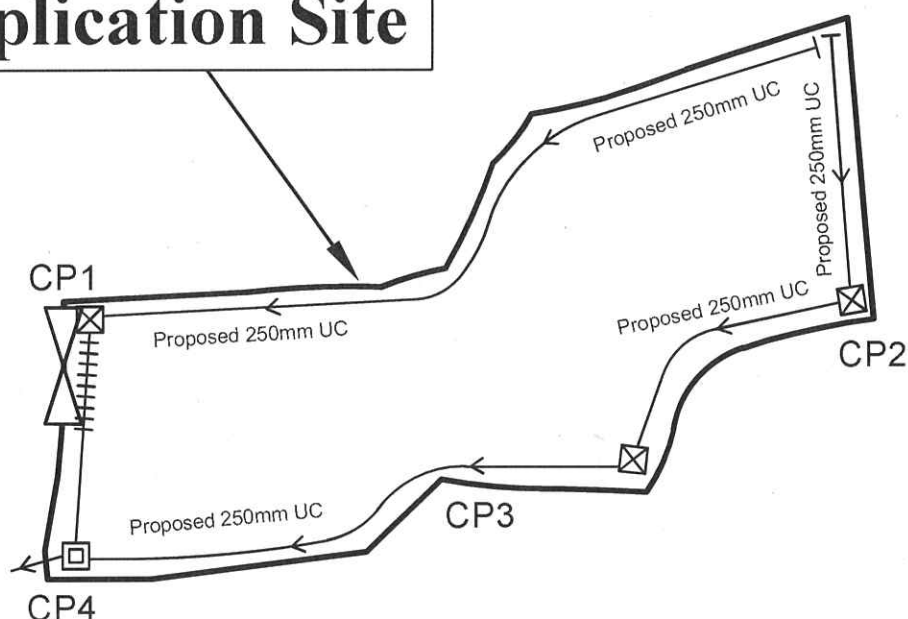
Lots No. 1499 & 1504 RP
in D. D. 107 Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 7
(P 22089)



Application Site



Legend:

- | | |
|---|--|
|  | Vehicular Ingress/ Egress |
|  | Proposed Catch-pit |
|  | Proposed Catch-pit with Trap |
|  | Proposed 250mm U-Channel |
|  | Proposed 250mm U-Channel with C.I. Cover |

Site Area (about) : 1,145 m²

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	15.6	14.9
CP 2	15.6	15.3
CP 3	15.6	15.0
CP 4	15.6	14.7

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 250mm is the acceptable size of U-channels within catchment area between 500m² and 1,200m².

1:500 (A4)

March 2024

Drainage Proposal

**Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110**

**Goldrich Planners &
Surveyors Ltd.**

Plan 8
(P 22089)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24341

2 July 2024

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application for
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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110,
Yuen Long, New Territories**

We would like to submit further information to respond to the comments from the
Drainage Services Department dated 10.5.2024.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

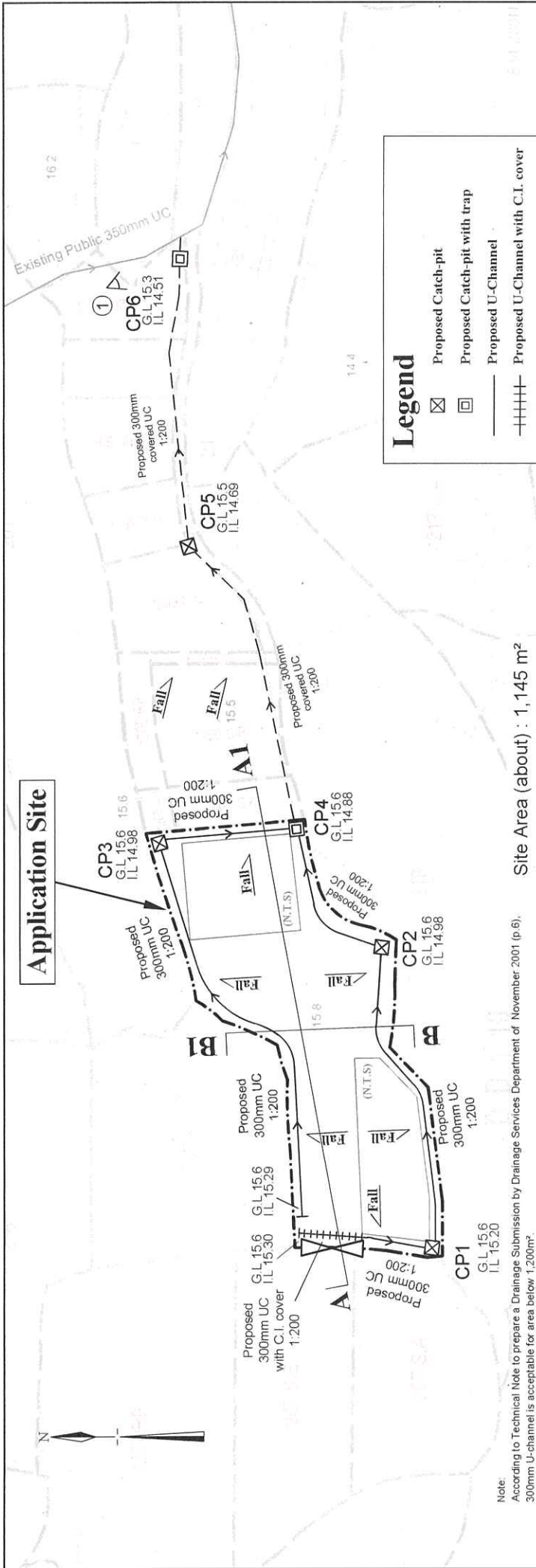
Encl.

Comments from Drainage Services Department dated 10.5.2024

Contact Person: Mr. Phil Cai; Tel.: 2399 2421

	Comments	Responses
(i)	The gradients of the proposed u-channel should be shown on the drainage plan.	The gradients of the proposed u-channel are indicated on the drainage proposal (Plan 8.1).
(ii)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	No site formation/ land filling works will be carried out under this application.
(iii)	The invert levels of the start points of proposed u-channels should be shown on the drainage plan.	The invert levels of the start points of proposed u-channels are indicated on the drainage proposal (Plan 8.1).
(iv)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	The flow directions within the site are indicated on the drainage proposal (Plan 8.1 and Plan 8.2).
(v)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Full alignment of the discharge path from the application site all the way down to the ultimate discharge point is indicated on the drainage proposal (Plan 8.1).
(vi)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site, and demonstrate the existing drainage facilities.	Noted. Site photo of the public u-channel which receives the discharge from the application site is attached. The proposed drainage facilities will be constructed when the proposal is accepted.
(vii)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Existing hoardings with 100mm openings underneath are erected at the site boundary.

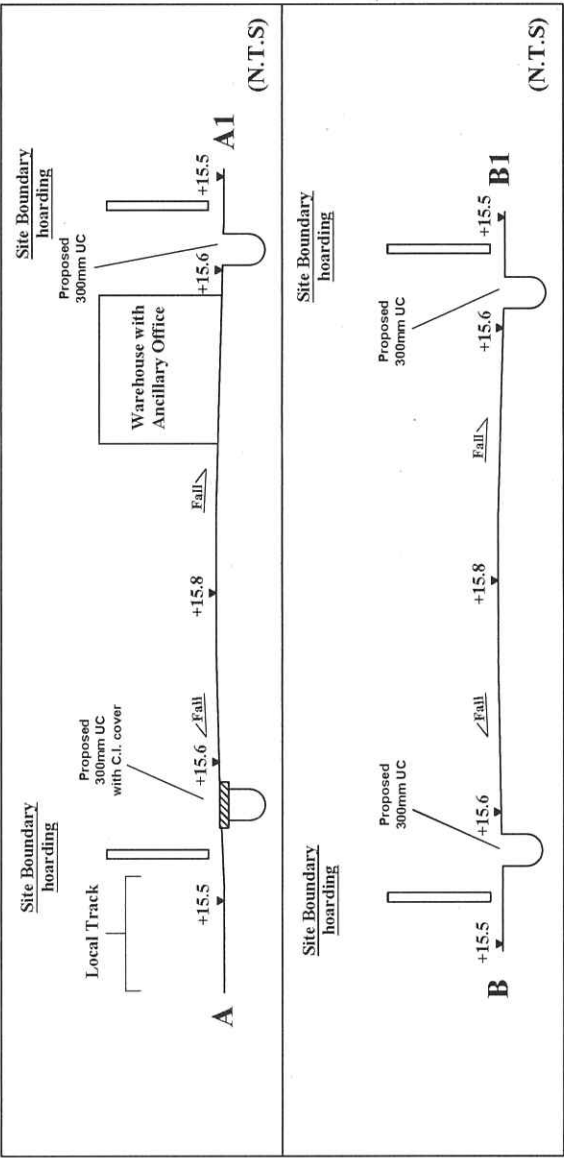
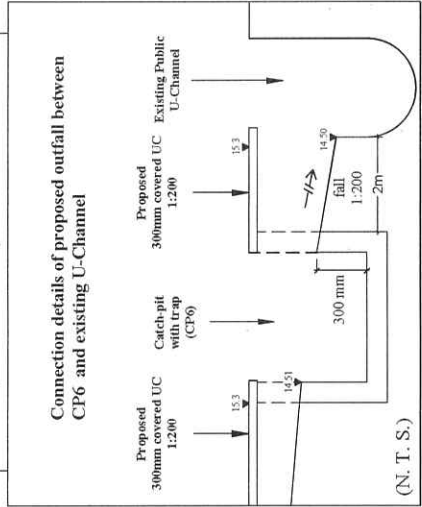
	Comments	Responses
(viii)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	No site formation/ land filling works will be carried out under this application. Cross sections are indicated on the drainage proposal (Plan 8.1).
(ix)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(x)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s)."	Noted.



16.2

Legend

- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed U-Channel with C.I. cover
- Proposed Covered U-Channel
- Vehicular Ingress / Egress
- Site Boundary Hoarding with 100mm opening underneath
- Viewpoint of Drainage Photo



Drainage Proposal

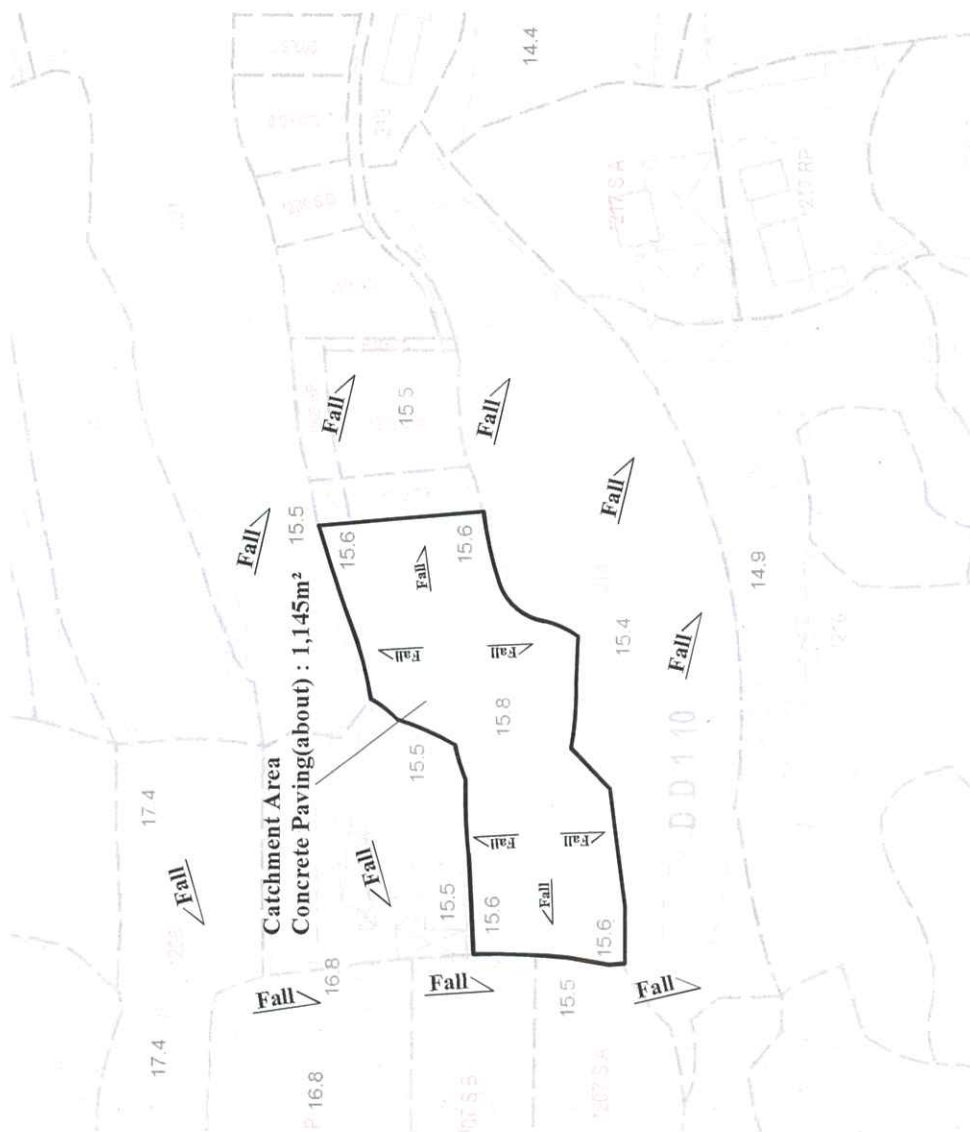
Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

Goldrich Planners &
Surveyors Ltd.

Plan 8.1
(P 22089)

1:500 (A3)

June 2024



AREA OF CATCHMENT

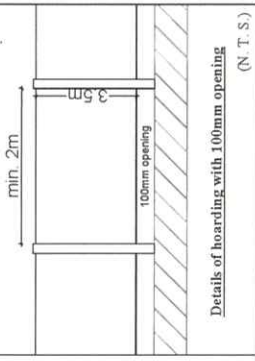
(N.T.S.)

Drainage Proposal

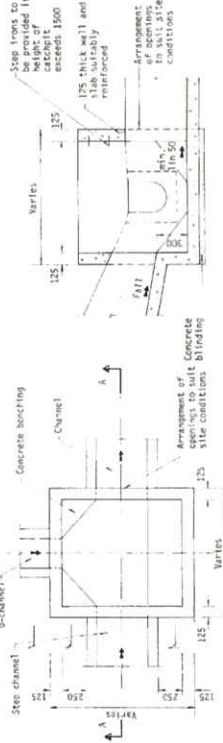
**Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110**

**Goldrich Planners &
Surveyors Ltd.**

June 2024

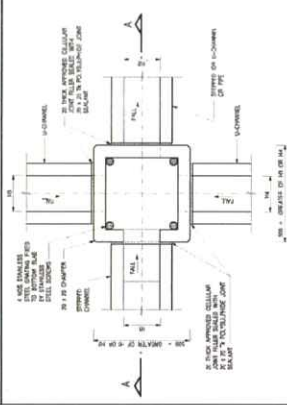
Plan 8.2
(P 22089)

Details of hoarding with 100mm opening (N.T)

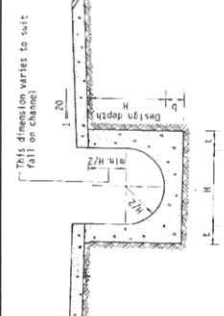


SECTION A-A

TYPICAL DETAILS OF CATCHPIT



DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U CHANNEL



**TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)**

CAST IRON CRATING (HEAVY DUTY)

N.T.S

June 2024

Viewpoint 1



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24347

5 July 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**S.16 Application for
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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110,
Yuen Long, New Territories**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

In view of the amendments proposed in the FI, we enclosed the following revised pages for your perusal:

1. Pages 5 & 11 of Form No. S16-III;
2. Page 5 of Planning Statement (**Appendix I**); and
3. Layout Plan (**Plan 3**) and Swept Path Analysis (**Plan 5**).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU
Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN / Ms. Olivia NG)

By E-mail

Further Information for Planning Application No. A/YL-KTN/1010**Comments from the Transport Department****Contact Person: Mr. Phil CAI (Tel: 2399 2421)**

	Comments	Responses
1.	There is length restriction at Kong Po Road. HGV is not allowed to enter Kong Po Road.	In view of the length restriction, medium goods vehicles (MGV) with length less than 7 m will be used for the daily operation of the Proposed Development. As such, MGV parking spaces are proposed instead of HGV. Please see the revised layout plan and swept path analysis for details (Plans 3 and 5).
2.	The applicant should note the local access between Kong Po Road (from Lamppost GD0271) and the site is not managed by this Department.	Noted.

The Applicant would also like to provide further information for the current application in response to comments from PlanD. Details are as follows:

1. A planning application (no. A/YL-KTN/923) for 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years and filling of land at the subject site was submitted to the Board by the same applicant in 2023. After obtaining the planning approval, it came to the Applicant's attention that there had been several planning approvals for 'warehouse' use within the "AGR" zone on the same OZP and there is an increasing demand for warehouses in the area. As such, the Applicant intended to submit a fresh planning application for such use. The previously approved animal boarding establishment has not been implemented.

- END -

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) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	695	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	450	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	.....
Proposed domestic floor area 擬議住用樓面面積		.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	450	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	450	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Refer to Plan 3

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	2
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)	.....

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	450 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	39.3 % <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		2
	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 2 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		0
	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) _____ _____		

20. 2 no. of parking space for medium goods vehicles are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 5**).
21. The Proposed Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 550 m from the Site (**Plan 6**).

Fire Safety

22. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Drainage

23. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits with a view to mitigating the potential adverse drainage impacts arising from the Proposed Development (**Plan 8**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Director of Drainage Services.

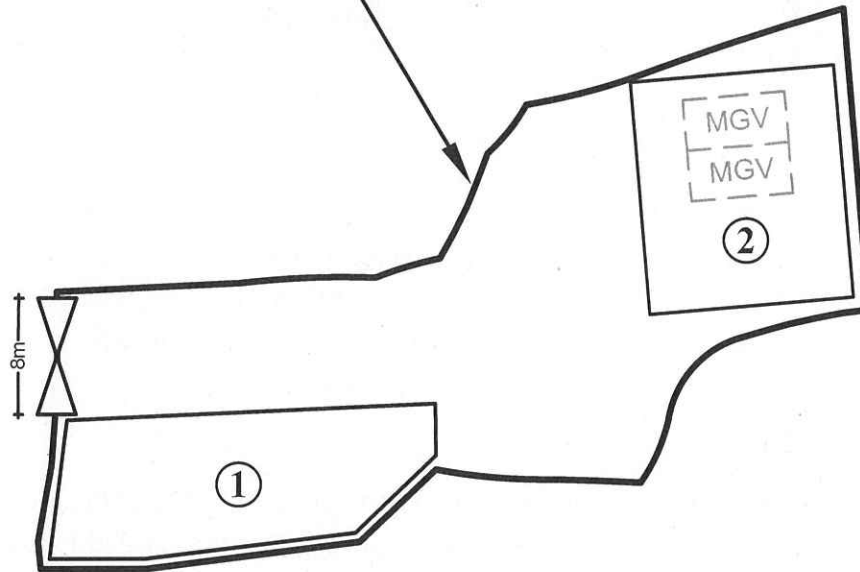
Environment

24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Application Site



Legend



Parking space for medium goods vehicle
(7m (L) x 3.5m (W))



Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

No.	Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Warehouse with ancillary office	225m ²	225m ²	9m	1
2	Warehouse with ancillary office	<u>225m²</u>	<u>225m²</u>	9m	1
Total:		<u>450m²</u>	<u>450m²</u>		

1:500 (A4)

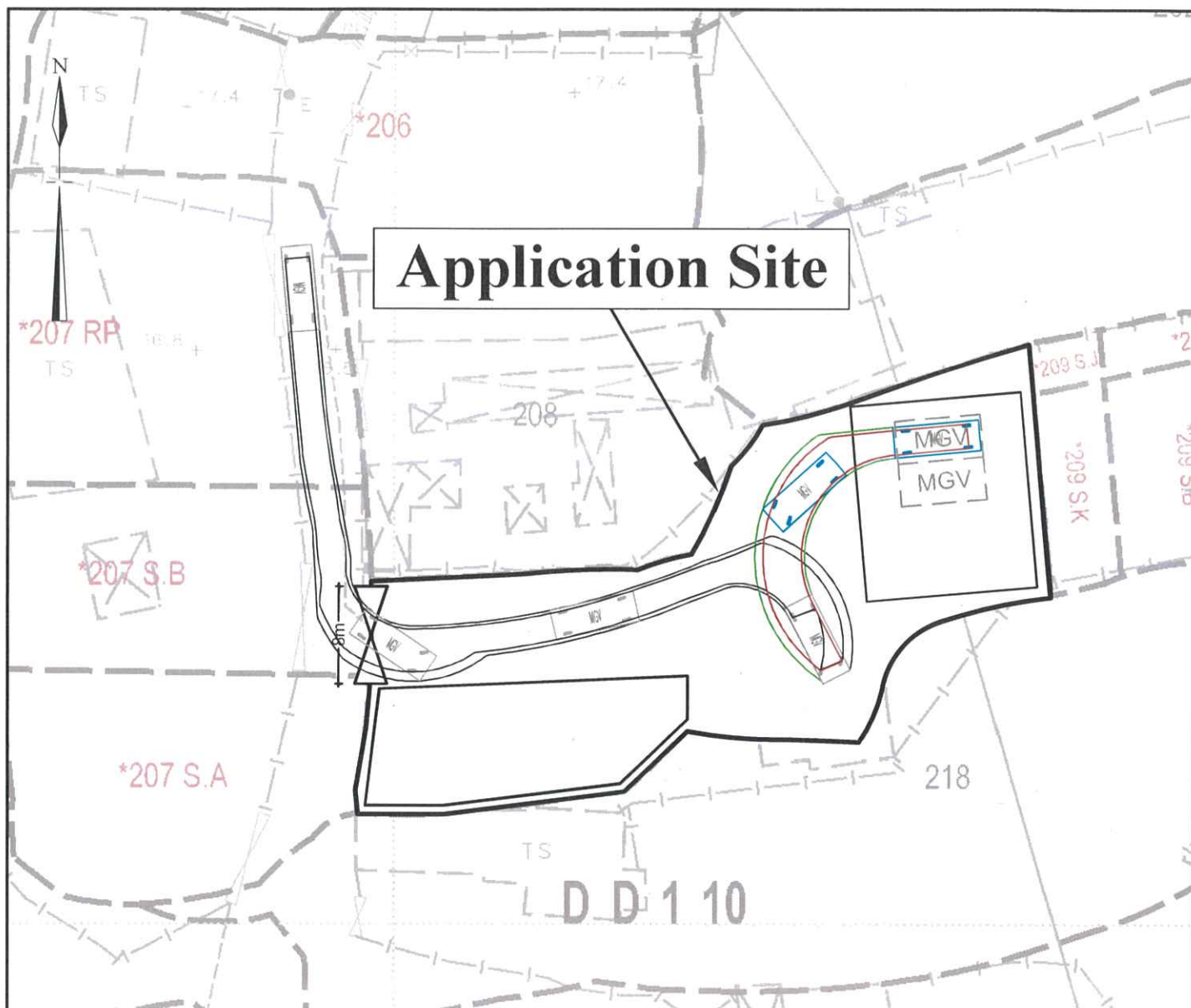
Layout Plan

Goldrich Planners &
Surveyors Ltd.

March 2024

Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

Plan 3
(P 22089)



Legend

- MGV Parking space for medium goods vehicle
(7m (L) x 3.5m (W))
- MGV Medium Goods Vehicle
(7m (L) x 2.5m (W))
- Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

1:500 (A4)

Swept-Path Analysis

Goldrich Planners &
Surveyors Ltd.

March 2024

Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

Plan 5
(P 22089)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24444

22 August 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**S.16 Application for
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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110,
Yuen Long, New Territories**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submissions under our reference P22089/TL24436 dated 19.8.2024 and P22089/TL24440 dated 20.8.2024.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU
Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Mr. David CHENG)

By E-mail

Further Information for Planning Application No. A/YL-KTN/1010**Comments from Planning Department**

Contact Person: Mr. David CHENG (Tel: 3168 4046)

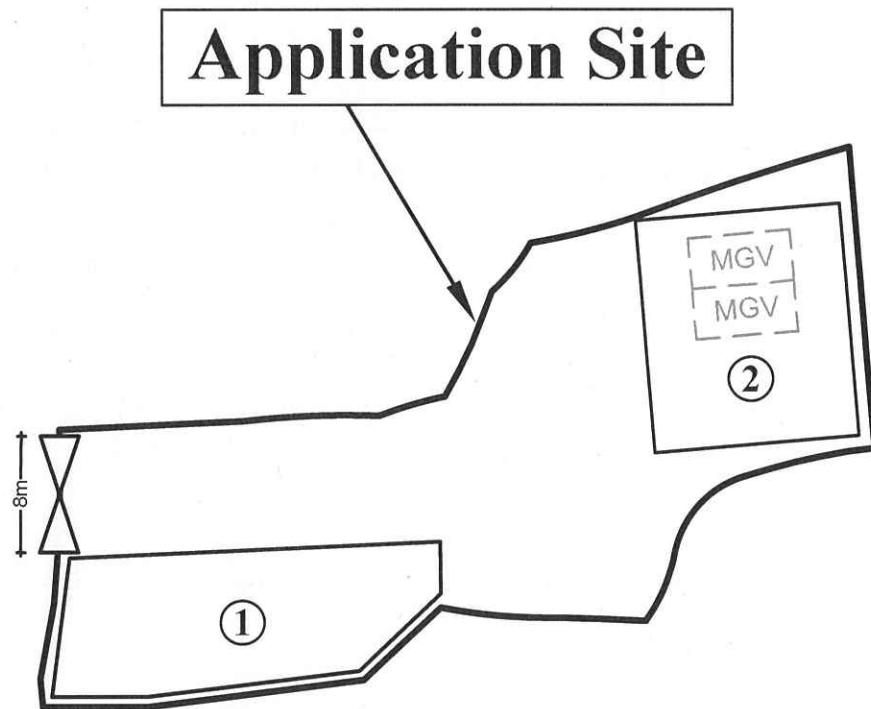
	Comments	Responses
1.	According to records, the application site is partly paved and the applicant's submission on Plan 4 (i.e. Plan Showing Proposed Land Filling Area) indicates that the entire Site will be paved. However, based on the applicant's Further Information dated 2.7.2024, it is stated that "no site formation/land filling works" will be carried out. Please clarify whether any land filling/regularisation of land filling works will be conducted. If so, please provide details on the area, level and justifications of such works and update relevant plan(s) as necessary.	The Site is partially paved with concrete. The current application also serves for filling of land for the whole Site, including regularisation of an area of 578m ² already filled and proposed filling of concrete for the remaining area of 567m ² with a depth of about 0.1m (from +15.5mPD to +15.6mPD) for the erection of temporary structures and vehicle manoeuvring. Please refer to the revised Plan Showing Existing and Proposed Land Filling Area (Plan 4) and Planning statement (Appendix I) for details.
2.	For plan 3 of the applicant's submission, the table mentions only "Warehouse with ancillary office" for structure no. 2. However, the illustration shows that the said structure also involves car parking. Please revise the wording to "Warehouse with ancillary office and covered car parking" if deemed appropriate.	Layout Plan (Plan 3) has been updated.
3.	Please confirm whether the applicant will commit to complying with the approval conditions if the current application is granted.	The applicant undertakes to comply with the approval conditions after the approval of the planning application.

Comments from Drainage Services Department

Contact Person: Mr. Terence TANG (Tel: 2300 1257)

	Comments	Responses
1.	Please update the correct DSD contact person information.	The information of DSD contact person is updated.
2.	Cross sections: Please justify the adjacent ground levels. It appears western side is higher than the application site. Please review if external catchment should be taken into account in the assessment.	There is a local track at the western side of the site. The ground level of this local track is lower than the application site. The overland flow from this track will not flow into the application site. External catchment is not required. Please refer to updated drainage proposal (Plan 8.2a) for details.
3.	Connection details of CP6 and existing U-Channel: Please indicate the outlet invert level of CP6. It should be at the same level with its inlet invert level so please revise the drawing.	The outlet invert level of CP6 is indicated on updated drainage proposal (Plan 8.1a).

- END -



Legend

[MGV] Parking space for medium goods vehicle
(7m (L) x 3.5m (W))

⋈ Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

No.	Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Warehouse with ancillary office	225m ²	225m ²	9m	1
2	Warehouse with ancillary office and covered car parking	<u>225m²</u>	<u>225m²</u>	9m	1
Total:		<u>450m²</u>	<u>450m²</u>		

1:500 (A4)

March 2024

Layout Plan

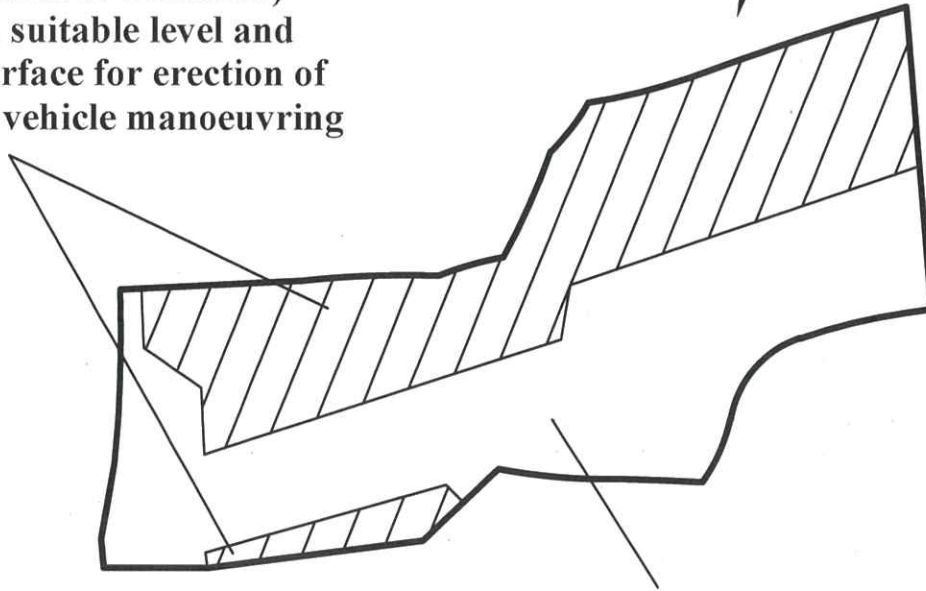
**Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110**

**Goldrich Planners &
Surveyors Ltd.**

**Plan 3
(P 22089)**

Application Site

This part of the site will be paved with concrete at a depth of 0.1m (from 15.5mPD to 15.6mPD) to provide a suitable level and waterproof surface for erection of structures and vehicle manoeuvring



The current application serves to regularize the existing hard-paving on site



Existing Paved Area (about) : 578m²



Proposed Paved Area (about) : 567m²

Site Area (about) : 1,145 m²

1:500 (A4)

August 2024

**Plan Showing Existing and
Proposed Land Filling Area**

Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

**Goldrich Planners &
Surveyors Ltd.**

**Plan 4
(P 22089)**

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land (“the Proposed Development”) at Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 1,145 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with ancillary office	225	225	9	1
2	Warehouse with ancillary office and covered car parking	225	225		
Total		<u>450</u>	<u>450</u>		
		Plot Ratio	Site Coverage		
		0.39	39.3%		

10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. The Site is partially paved with concrete of about 0.1 m in depth (i.e. 578m²). The current application serves to regularise the existing hard-paving on site. The remaining area of the Site will be paved with concrete of about 0.1 m in depth for the provision of solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 4**).
12. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its north. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 5**).
13. No vegetation clearance and tree felling would be carried out at the Site.

Similar Applications

14. There are 27 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "AGR" zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/692	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	17.1.2020
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
A/YL-KTN/786	Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years	15.10.2021
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023

Appendix I

Application No.	Applied Use	Date of Approval
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023
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
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.6.2023
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
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
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
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
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
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
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
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
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
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
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023

Application No.	Applied Use	Date of Approval
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
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
A/YL-KTN/978	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024

15. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage of construction materials, storage, grassland, vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

18. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	1
10:00 – 11:00	0	1
11:00 – 12:00	1	0
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. 2 no. of parking space for medium goods vehicles are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 5**).
21. The Proposed Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 550 m from the Site (**Plan 6**).

Fire Safety

22. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

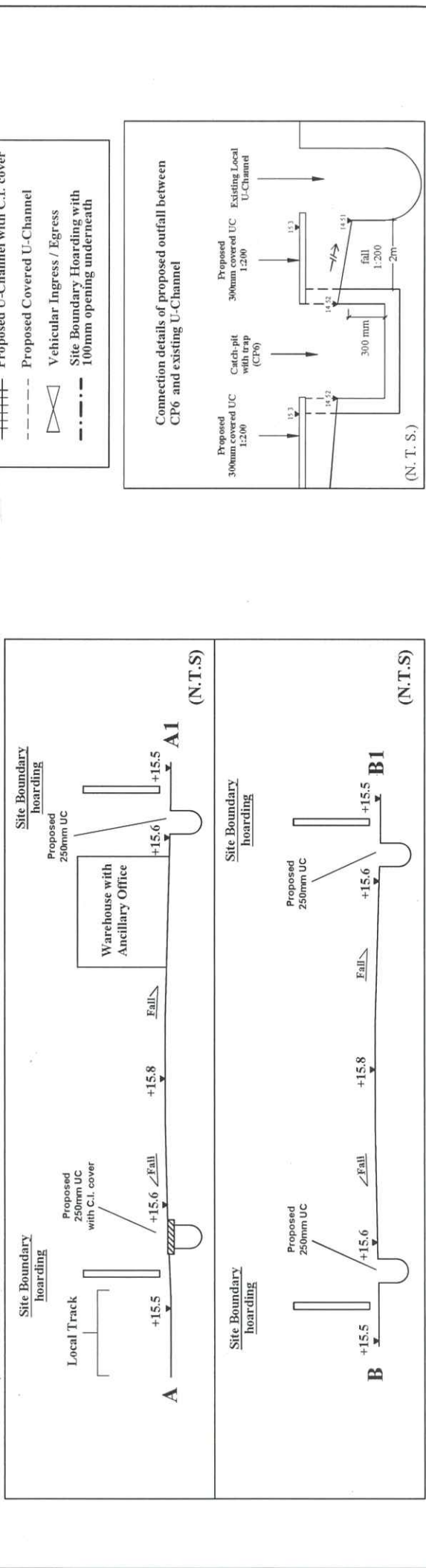
Drainage

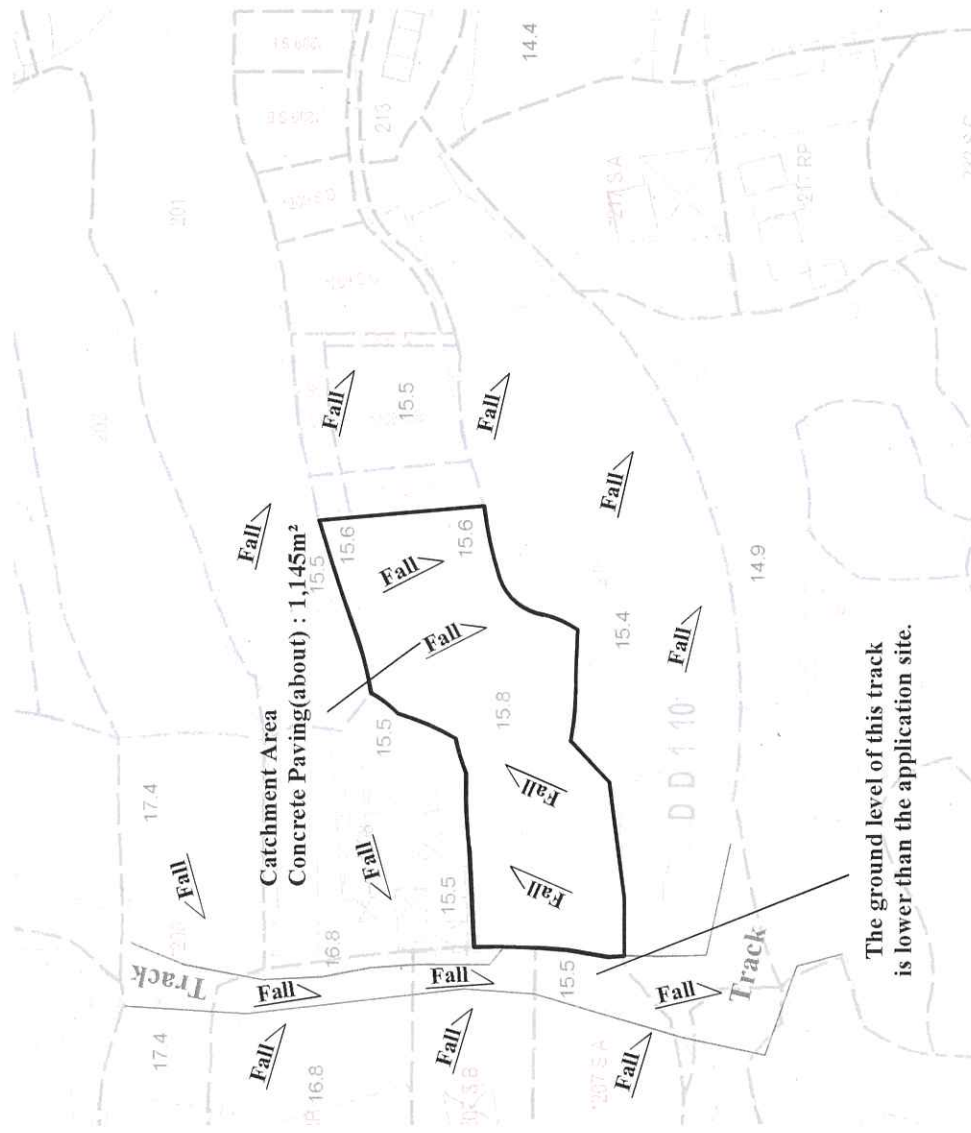
23. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits with a view to mitigating the potential adverse drainage impacts arising from the Proposed Development (**Plan 8**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Director of Drainage Services.

Environment

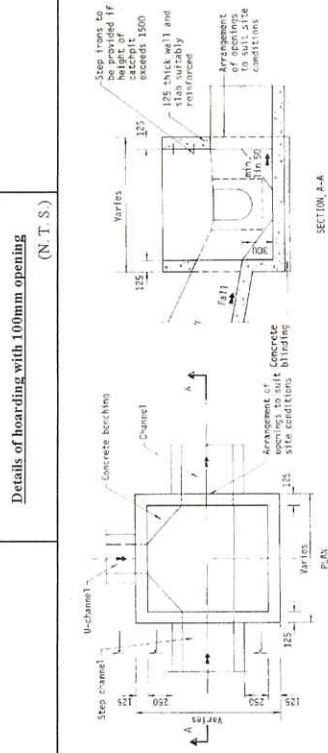
24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -

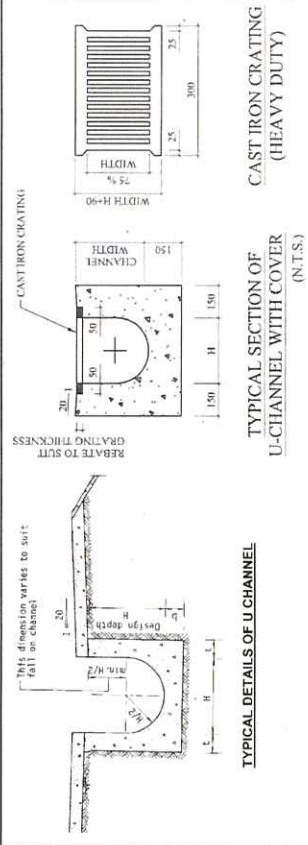
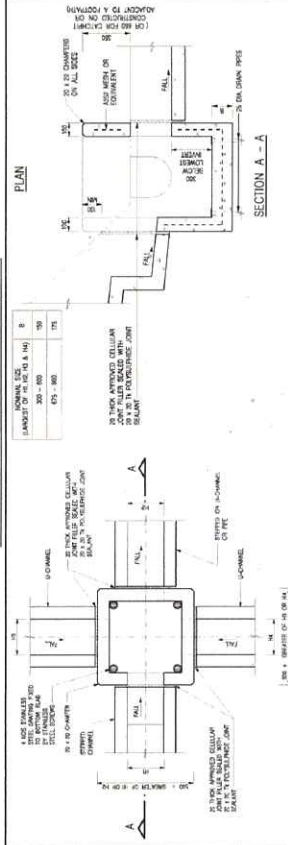




AREA OF CATCHMENT
(N.T.S)



TYPICAL DETAILS OF CATCHPIT



Drainage Proposal

**Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110**

**Goldrich Planners &
Surveyors Ltd.**

Plan 8.2a
(P 22089)

Appendix Id of RNTPC
Paper No. A/YL-KTN/1010B

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24493

17 September 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**S.16 Application for
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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110,
Yuen Long, New Territories**

We write to submit a revised drainage proposal (**Plans 8.1b & 8.2a**) in response to comments from Drainage Services Department conveyed by the Planning Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

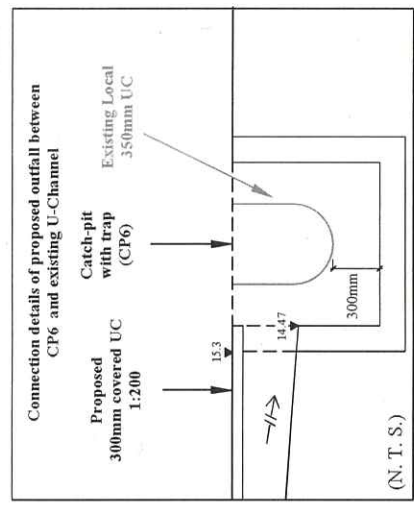
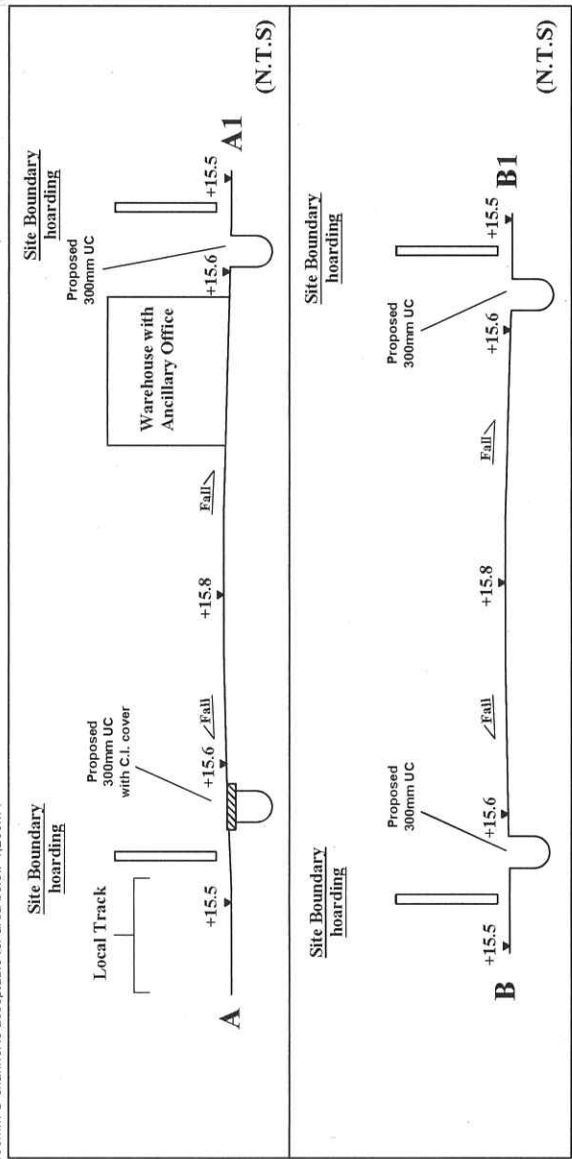
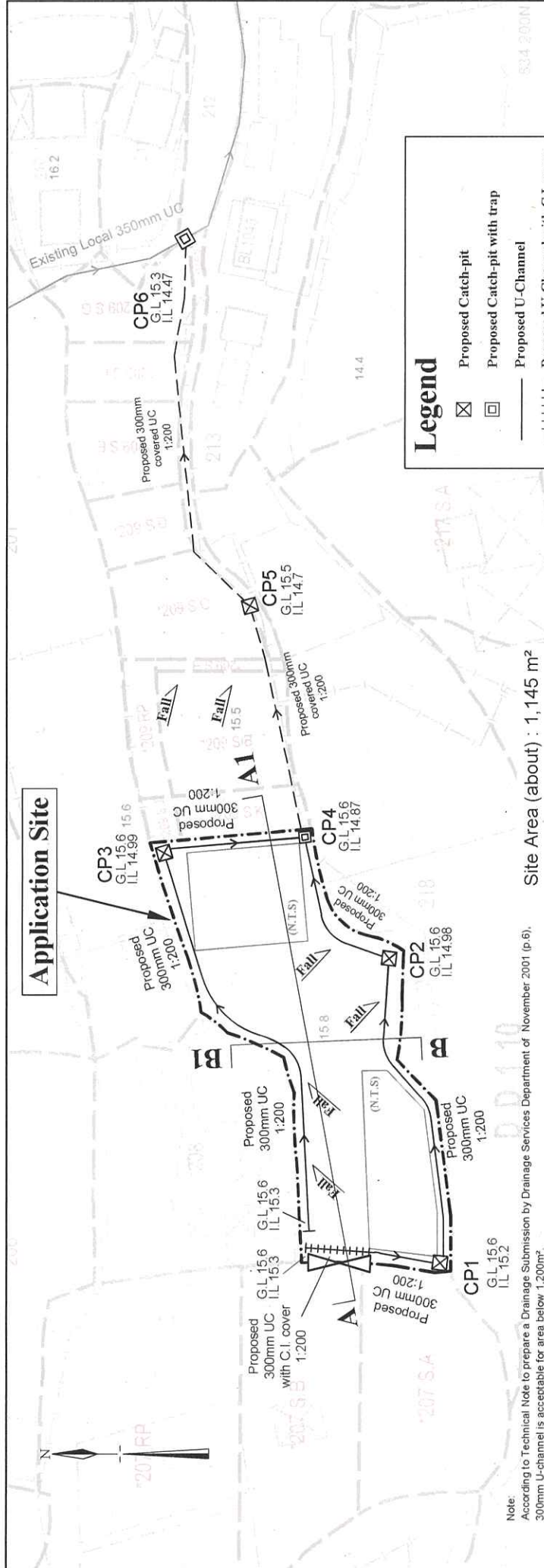


Francis LAU
Encl.

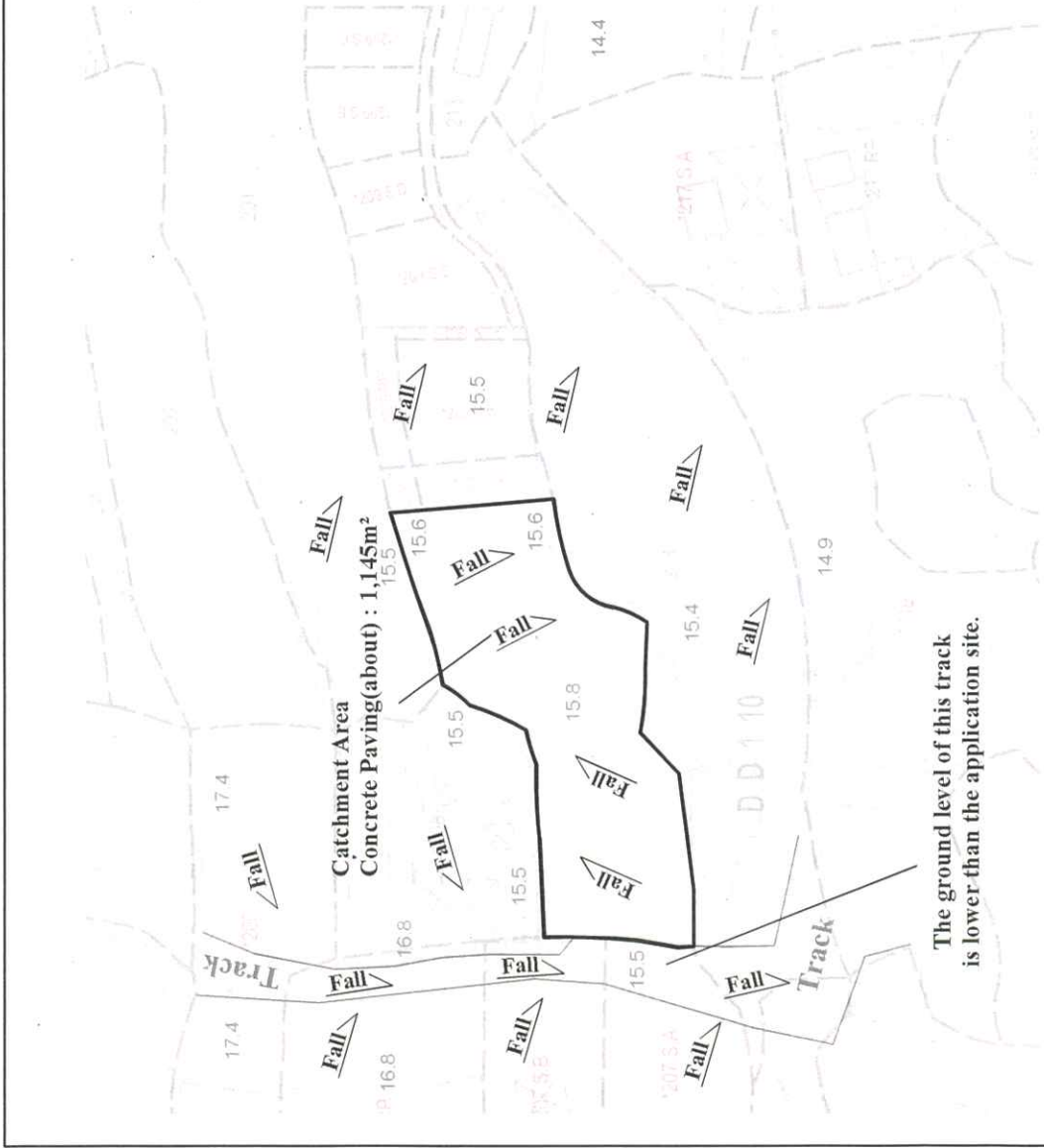
C.C.

DPO/FSYLE, PlanD (Attn.: Mr. David CHENG)

By E-mail

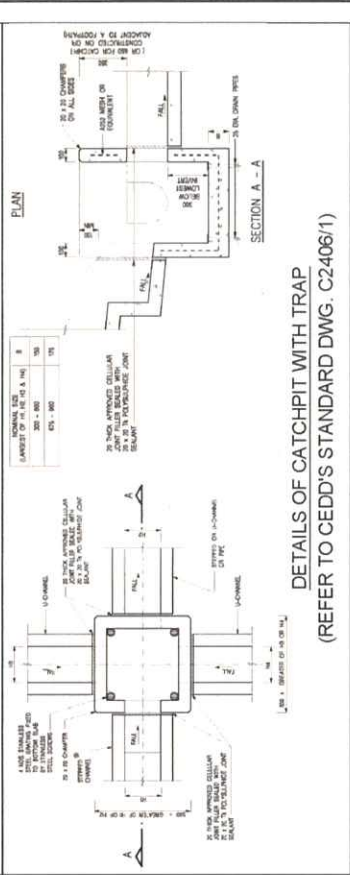
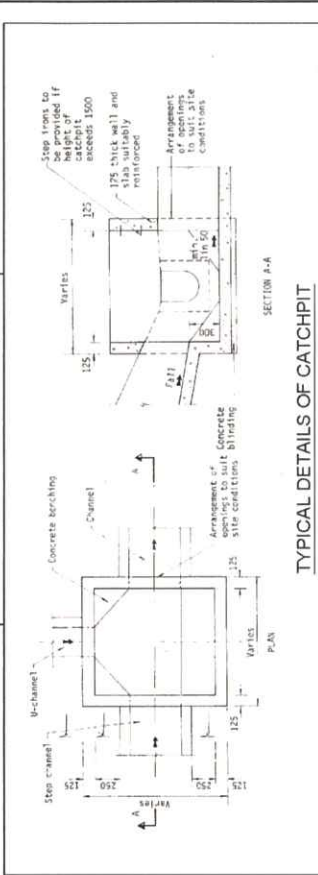
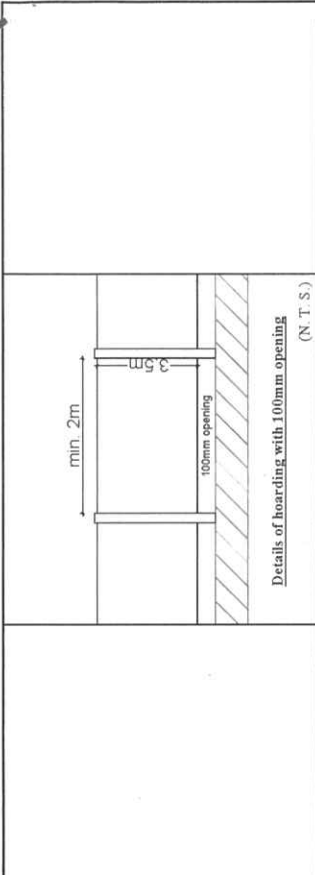


1:500 (A3)	<h1>Drainage Proposal</h1> <p>Lots 209 S.A ss1, 209 S.A ss2, and 209 S.A RP in D.D.110</p>	Goldrich Planners & Surveyors Ltd.	Plan 8.1b (P 22089)
September 2024			



The ground level of this track is lower than the application site.

AREA OF CATCHMENT (N.T.S)



Drainage Proposal
Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

N.T.S

August 2024

Goldrich Planners &
Surveyors Ltd.

Plan 8.2a
(P 22089)

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/923	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.8.2023

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023
2.	A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	11.8.2023
3.	A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
4.	A/YL-KTN/959	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Open Storage for a Period of Three Years and Filling of Land	10.11.2023
5.	A/YL-KTN/976	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.4.2024
6.	A/YL-KTN/978	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	1.3.2024
7.	A/YL-KTN/988	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a	5.4.2024

	Application No.	Use/Development	Date of Consideration
		Period of Three Years and Filling of Land	
8.	A/YL-KTN/1000	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.7.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP all in D.D. 110 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. 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.

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.

Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department:

- no comment from railway development viewpoint.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- the submitted drainage proposal is considered acceptable.

4. **Fire Safety**

Comments of the Director of Fire Services:

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

5. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a rural inland plains landscape character comprising vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- based on the site photos of 2024, the Site is vacant, partly hard paved and partly covered by groundcover. No existing tree is observed within the Site. Significant adverse impact on landscape resources arising from the proposed use is not anticipated.

6. **Building Matters**

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

- no objection to the application; and
- it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. **District Officer's Comments**

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

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

8. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) 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 application site (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;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. 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;
- (d) 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 the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the proposed vehicular access to the Site is connecting to a section of Kong Po Road which is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access including the section of Kong Po Road and the local access road. The relevant department will provide comments to the applicant, if any; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (f) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
 - the Site is within or close to the existing railway protection boundary of the High Speed Rail which has been fully commissioned. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTRCL should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways;

- (g) 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/maintenance/modification/repair work of fire service installations 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 D of FS;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 is erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-05-02 星期四 03:04:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1010 DD 110 Yuen Long

A/YL-KTN/1010

Lots 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long

Site area: About 1,145sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

923 approved in Aug 2023 but of course conditions not fulfilled because the intention all along was brownfield use. Now that this scam has been exposed, applicant has come forward with the real deal, brownfield.

That the applicants, PlanD and other government depts plus TPB members have all participated in this scheme to convert ever more land to brownfield DESPITE proclamations from the administration to phase them out is deplorable.

Strong objections when economic data underlines the fact that consumption is declining, our port activities are falling, so there is no justification to approve the development of these ramshackle warehouses that invariably fail to fulfil fire, drainage and other conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 10 July 2023 3:51 AM HKT
Subject: A/YL-KTN/923 DD 110 Yuen Long

A/YL-KTN/923

Lots 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long

Site area: About 1,145sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / 3 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of approval. The intention is to fill in the entire site, probably for other purposes as has been the case with the majority of these ABE applications.

At a time when we are facing record high temperatures all application to eliminate natural vegetation and replace it with concrete should be rejected.

There is no data provided with regard to the existing supply and demand for these facilities.

Mary Mulivhilll