

2024年 5月 2 7日

此文件在

收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正當的處理
申請的項目。

This document is received on 27 MAY 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.

Appendix I of RNTPC
Paper No. A/YL-KTN/1019

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

2401101 2/5 by post.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1019
	Date Received 收到日期	27 MAY 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)

Tang Wai Ip 鄧偉業

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)

NA 不適用

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)

Lots 1200, 1203 (Part), 1204, 1206, 1207 (Part) and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long
元朗錦田北丈量約份第107約地段第1200號, 1203號(部份), 1204號, 1206號, 1207號(部份)及第1208號(部份)

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 2,918.1 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 108 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

NA 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 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	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
10/04/2024 (DD/MM/YYYY)[&]
於 10/04/2024 (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 10/04/2024 (DD/MM/YYYY)[&]
於 10/04/2024 (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，或有關係的鄉事委員會[&]

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 Open Storage of Construction Machinery and Materials with Ancillary Facilities for a Period of 3 Years and Filling of Land 擬議臨時露天存放建築機械及物料連附屬設施 (為期3年)及填土工程 (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	2,810.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	108 .....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	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	108 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	108 .....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) Please refer to proposal layout plan.	
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	2
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	1
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

星期一至六上午九時至下午七時，星期日及公眾假期休息。

(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 No 否	<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)) Shui Mei Road, turn to local track. 水尾路, 轉到郊區小徑。 <hr/> <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) <hr/> <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 2,918.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-0.3 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 <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>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 Justification Document.

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

鄧偉業

NA 不適用

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ 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

NA 不適用

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

Date 日期

25/04/2024

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1200, 1203 (Part), 1204, 1206, 1207 (Part) and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long 元朗錦田北丈量約份第107約地段第1200號, 1203號(部份), 1204 號, 1206號, 1207號(部份)及第1208號(部份)
Site area 地盤面積	2,918.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Machinery and Materials with Ancillary Facilities for a Period of 3 Years and Filling of Land 擬議臨時露天存放建築機械及物料連附屬設施 (為期3年)及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	108 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	3.7 % <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) _____ _____		2 PC: 2
	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 LGV: 1

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, Proposed Layout Plan, Existing Vehicular Access and Paved Area		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 107 約地段第 1200 號、第 1203 號(部份)、第 1204 號、第 1206 號、第 1207 號(部份)及第 1208 號(部份)

作為期三年的臨時露天存放建築機械及物料連附屬設施及填土工程之用途

- 申請地點的面積約為 2,918.1 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放建築機械及物料”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/962 (2023 年 12 月 8 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時貨倉計劃放置建築機械及物料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，部份平整厚度不超過 0.2 米及部份平整厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1200 號、第 1203 號(部份)、第 1204 號、第 1206 號、第 1207 號(部份)及第 1208 號(部份)作為期三年的臨時露天存放建築機械及物料連附屬設施及填土工程之用途。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1019 的查詢

收悉 貴署對 A/YL-KTN/1019 申請的意見，現以書面回覆。

由於休閒農場的需求在新冠疫情後大大減少，申請地點嘗試以休閒農場營運約 3-4 個月後已無法營運並空置。申請地點附近已沒有任何仍然運作的農田，逐漸改土地用途為倉庫及露天存放，因城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等，存放的需求大大增加。因此，本人希望能透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放。

現場會使用約 2.44 米高(約 8 呎高)的實心金屬物料圍起圍邊，實心金屬物料亦能減低嘈音，現場會採用面積密度不少於 14kg/m^2 ，相信能夠降低嘈音。

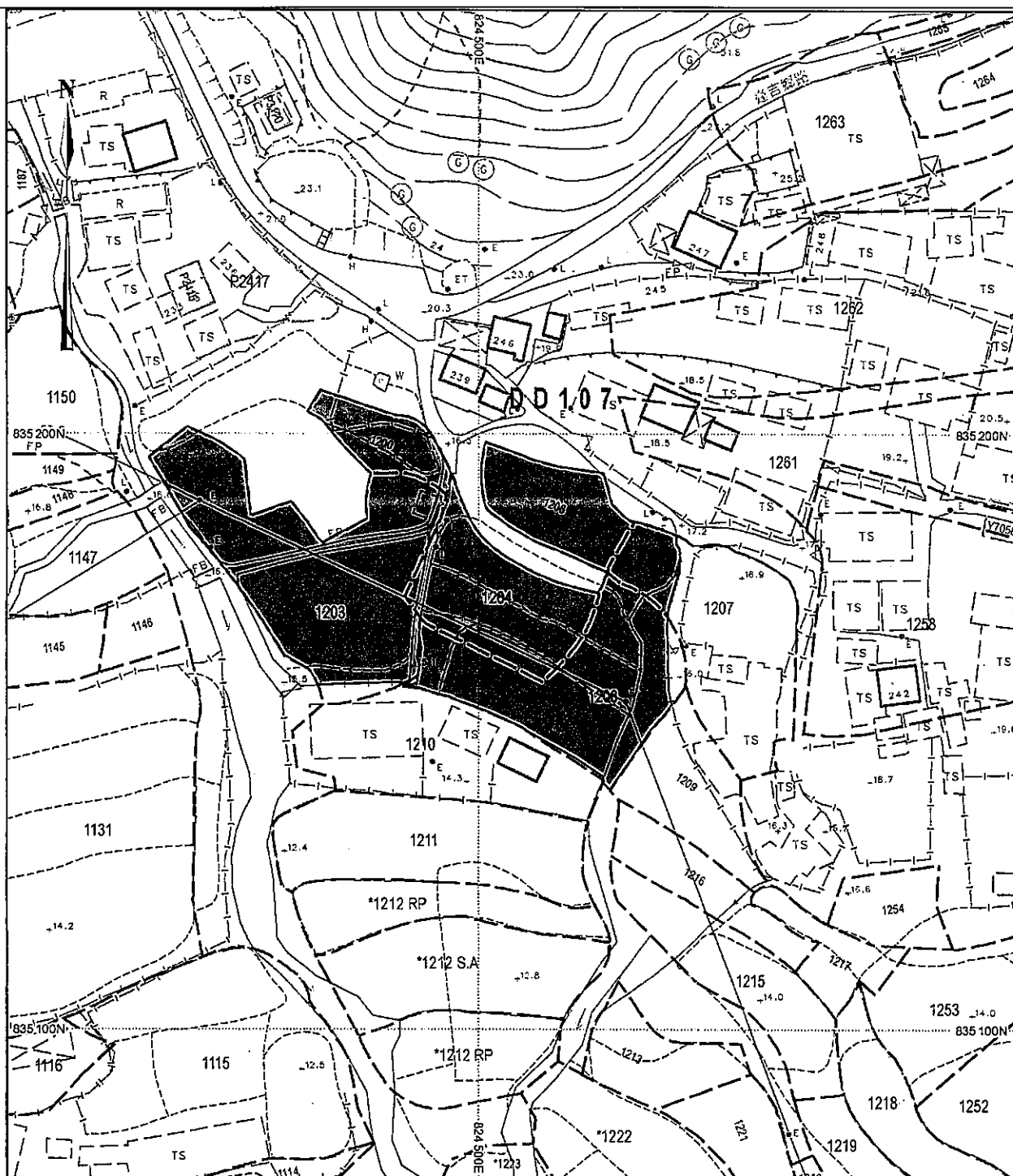
存放高度最高不超過 5 米。現場會存放小型機械，例如挖掘機、升降台等。

此申請不允許超過 5.5 噸的貨車進入申請地點。

本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

二零二四年五月三十日



Legend:

Application Site 申請範圍

Appendix 1

Location: DD 107 Lot 1200,
1203 (Part), 1204, 1206, 1207 (Part)
and 1208 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 11 April 2024

Location 位置圖

擬議臨時露天存放建築機械及物料
連附屬設施(為期3年)及填土

Proposed Temporary Open Storage of
Construction Machinery and Materials
with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

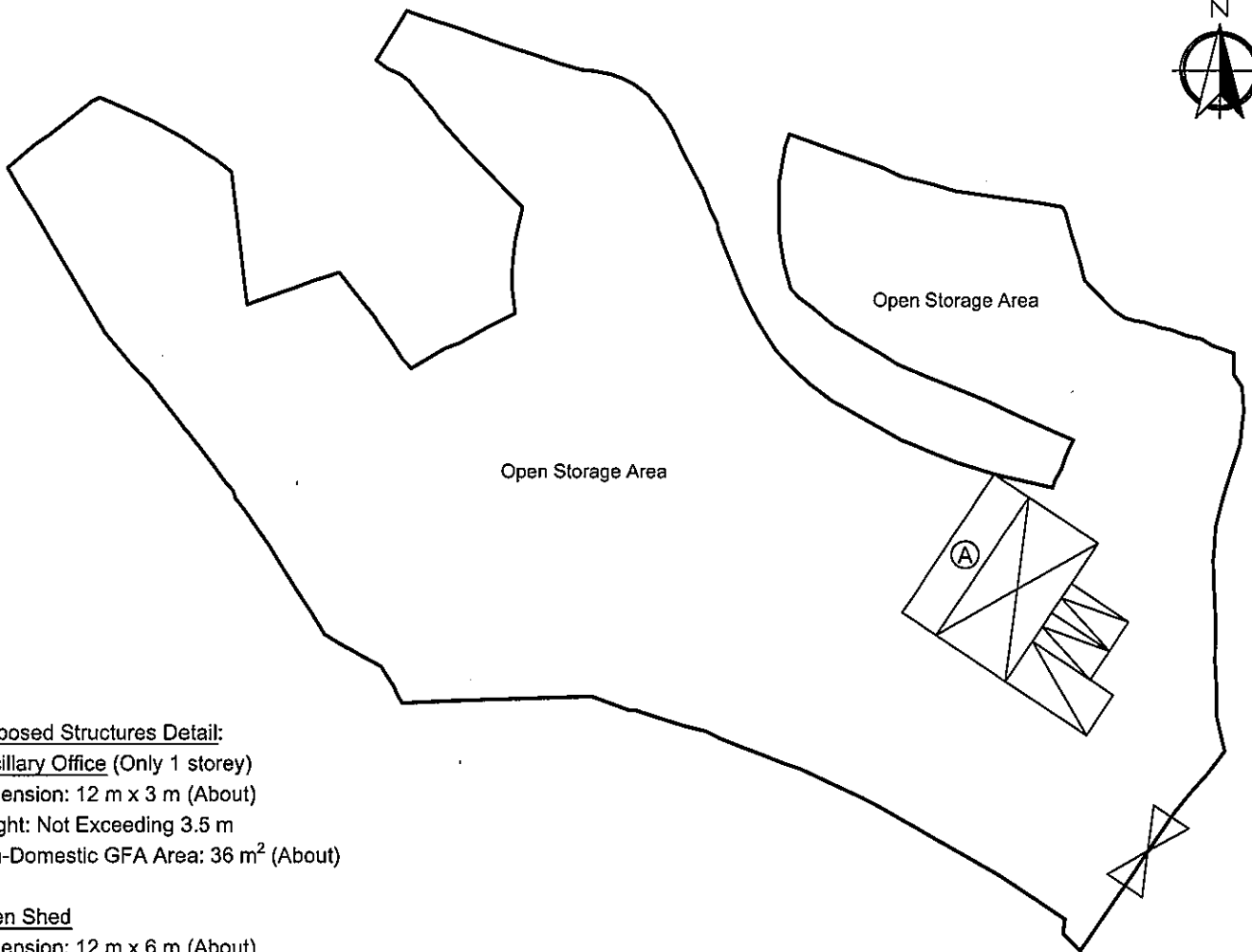
1:1000

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For Identification Only

Drawing No.:

1-01



Proposed Structures Detail:

Ancillary Office (Only 1 storey)

Dimension: 12 m x 3 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA Area: 36 m² (About)

Open Shed

Dimension: 12 m x 6 m (About)

Height: Not Exceeding 4 m

Non-Domestic GFA Area: 72 m² (About)

Private Car Parking Space

Dimension: 2.5m x 5m

Unit(s): 2

Light-Goods Vehicle Loading/Unloading Space

Dimension: 3.5m x 7m

Unit(s): 1

Legend:

⌵ Ingress/egress (Width: About 6m)

□ Proposed Structures

⊠ Open Shed

▤ Private Car Parking Space

▥ LGV Parking Space

Ⓐ Ancillary Office

Total Area: 2,918.1 m² (About)

Covered Area: 108 m² (About)

Uncovered Area: 2,810.1 m² (About)

Non-Domestic GFA: 108 m² (About)

Nos. of Proposed Structures: 2

Appendix 2

Location: DD 107 Lot 1200,
1203 (Part), 1204, 1206, 1207 (Part)
and 1208 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 15 May 2024

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放建築機械及物料
連附屬設施(為期3年)及填土

Proposed Temporary Open Storage of
Construction Machinery and Materials
with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

1:500

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For Identification Only

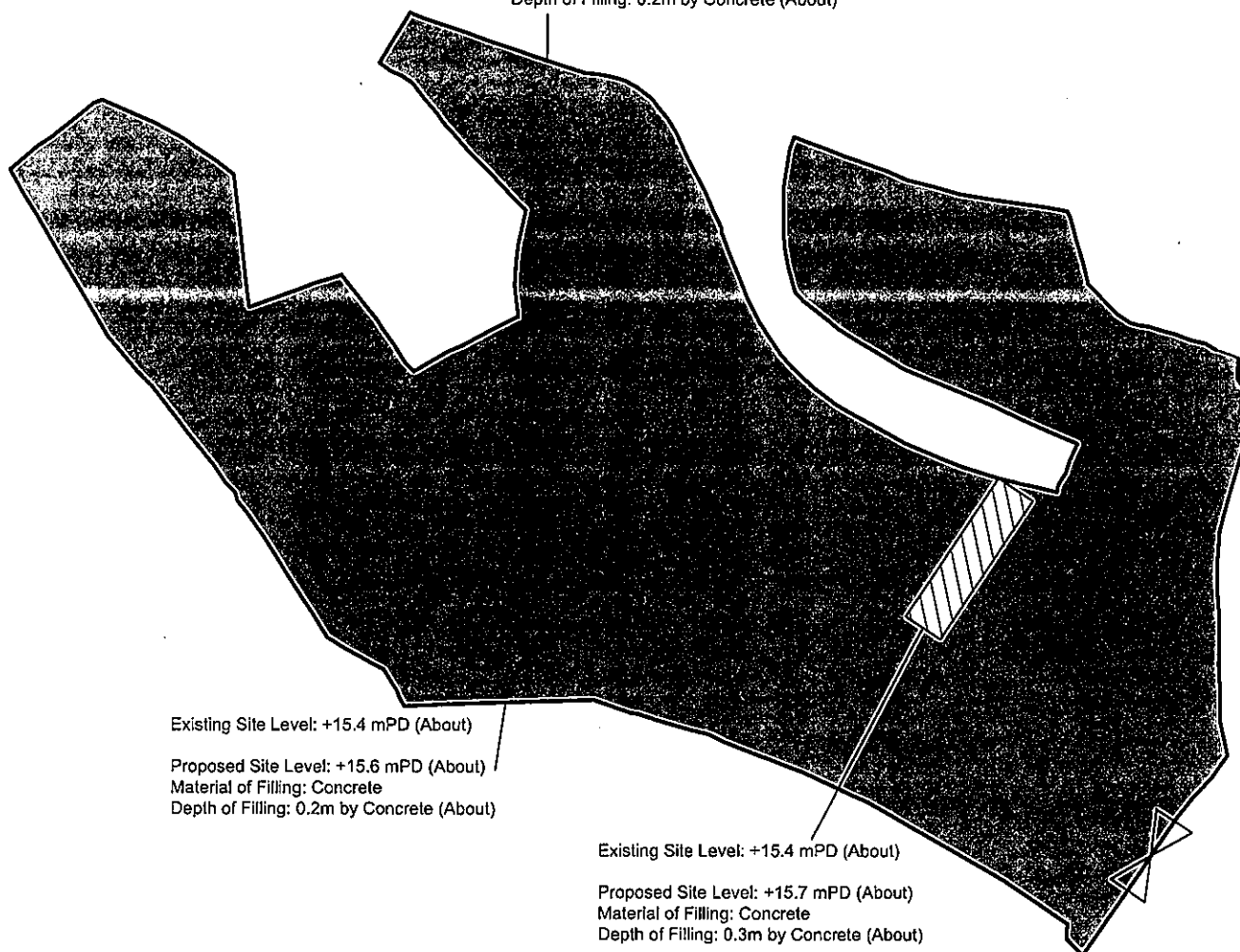
Drawing No.:

2-01



Existing Site Level: +15.7 mPD (About)

Proposed Site Level: +15.9 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.2m by Concrete (About)



Existing Site Level: +15.4 mPD (About)

Proposed Site Level: +15.6 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.2m by Concrete (About)

Existing Site Level: +15.4 mPD (About)

Proposed Site Level: +15.7 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.3m by Concrete (About)

Paved Area: About 2,918.1 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1200,
1203 (Part), 1204, 1206, 1207 (Part)
and 1208 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 30 May 2024

Paved Area

平整位置圖

擬議臨時露天存放建築機械及物料
連附屬設施(為期3年)及填土

Proposed Temporary Open Storage of
Construction Machinery and Materials
with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

1:500

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For Identification Only

Drawing No.:

4-01

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1019 的查詢

收悉 貴署對 A/YL-KTN/1019 申請的意見，現以書面回覆。

由於休閒農場的需求在新冠疫情後大大減少，在申請編號 A/YL-KTN/660 及 A/YL-KTN/853 的申請下，申請地點嘗試以休閒農場營運，但由於人流及參與人數未達到當初計劃的數量，分別營運約 3-4 個月後已結束營運並空置。申請地點附近已沒有任何仍然運作的農田，逐漸改土地用途為倉庫及露天存放，因城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等，存放的需求大大增加。因此，本人希望能透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放。

現場會使用約 2.44 米高(約 8 呎高)的實心金屬物料圍起圍邊，實心金屬物料亦能減低嘈音，現場會採用面積密度不少於 14kg/m^2 ，相信能夠降低嘈音。

存放高度最高不超過 5 米。現場會存放小型機械及水電工程所包含的工程材料，例如挖掘機、升降台、排水管、水喉及電箱等。物料大小及長度不一，最長約 4.5 米。

此申請不允許超過 5.5 噸的貨車進入申請地點。

本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1019 的查詢

收悉 貴署對 A/YL-KTN/1019 申請的意見，現以書面回覆。

本申請會以保護河道為重點，務求不會影響附近的河道，現場會以實心金屬物料圍起申請範圍，此能防止填土物料離開申請範圍，亦能將河道與申請範圍隔開，以免佔用政府土地及影響河道，並防止發生水土流失的情況，及避免污染附近的自然溪流及影響下游生態。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

水務署及城市規劃委員會：

有關水務署對 A/YL-KTN/1019 的查詢

收悉 貴署對 A/YL-KTN/1019 申請的意見，現以書面回覆。

本人了解本申請有機會影響現有的供水設施，如需要更改供水設施時，本人必定會提供一切幫助，亦同意水務署的職員或其外判工程人員隨時進出本申請範圍，以便 貴署進行供水相關的工程。

本人亦了解如未能更改該水掣位置或其設計，會預留與水掣的中心線不小於 1.5 米的空間，以便 貴署進行相關的工程。

此申請範圍內不會進行栽種任何含有人侵式根部的樹木 (Tree or shrubs with penetrating roots)，以免影響供水設施。

本人了解政府無需為任何因供水設施滲漏或損毀而導致的損失而負上任何責任。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

運輸署及城市規劃委員會：

有關運輸署對 A/YL-KTN/1019 的查詢

收悉 貴署對 A/YL-KTN/1019 申請的疑問，本人現書面回覆。

出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路。

預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0-2
08:00-09:00	0-3
09:00-10:00	0-3
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-2
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近水尾路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛

06:00-07:00	5-10 輛
07:00-08:00	10-15 輛
08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	10-15 輛
23:00-00:00	5-10 輛

^此數字在 2024 年 5 月 8 日統計。

水尾路的設計容量為每小時可容納 100 輛車輛使用，根據上述統計數字，水尾路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

由於方便上落物料和方便員工駕車到本申請地點，現申請 1 個客貨車上落貨位置及 2 個私家車停車位。本申請地點不會對公眾開放。因此，1 個客貨車上落貨位置及 2 個私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路約有 3-5 米闊。私家及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

少量車流量不會對道路造成負面影響。

此申請不允許超過 5.5 噸的貨車進入申請地點。

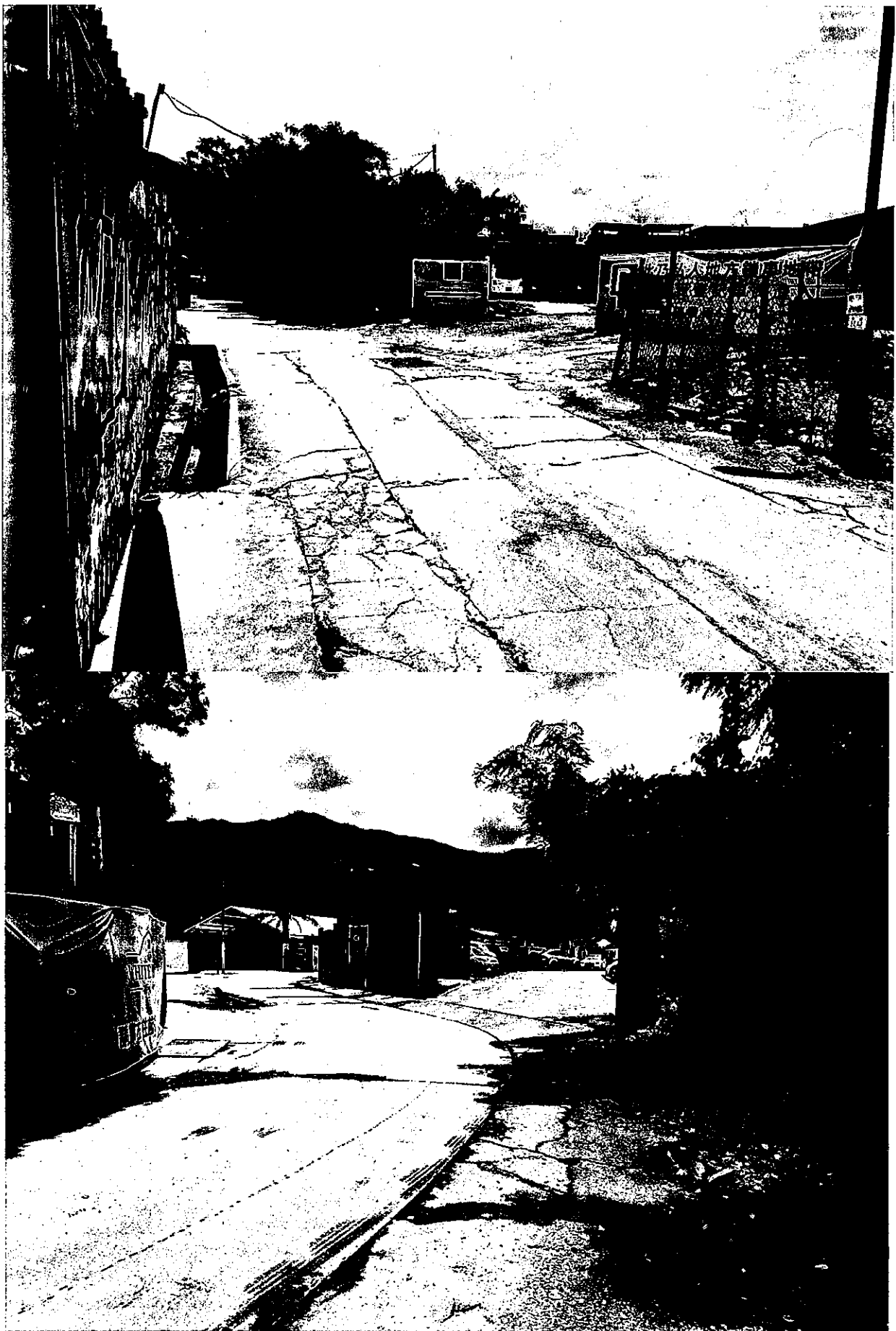
本人明白及了解連接申請地點的道路不是由 貴署管理，亦了解道路管理及維修的責任不是由 貴署負責。

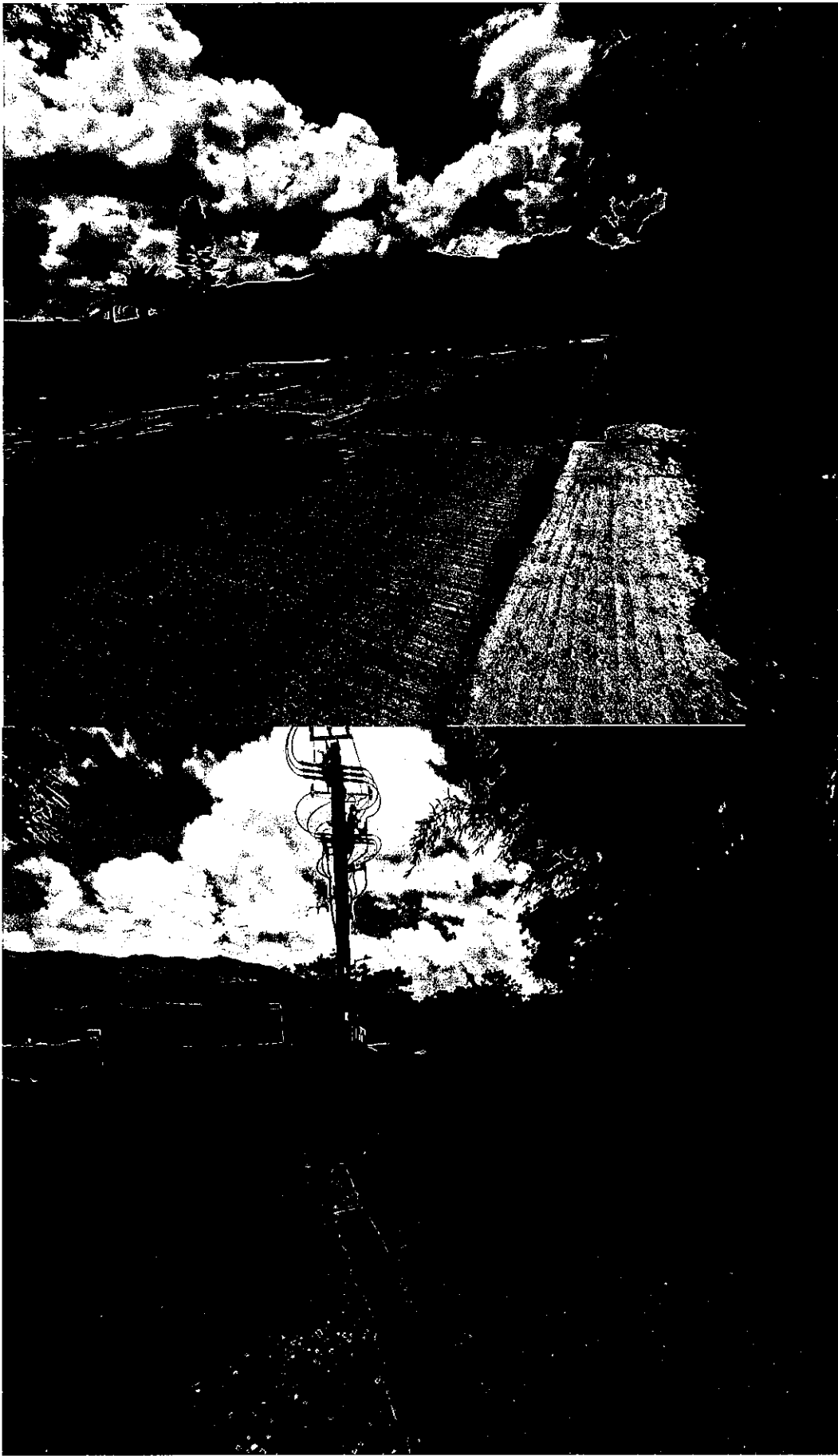
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

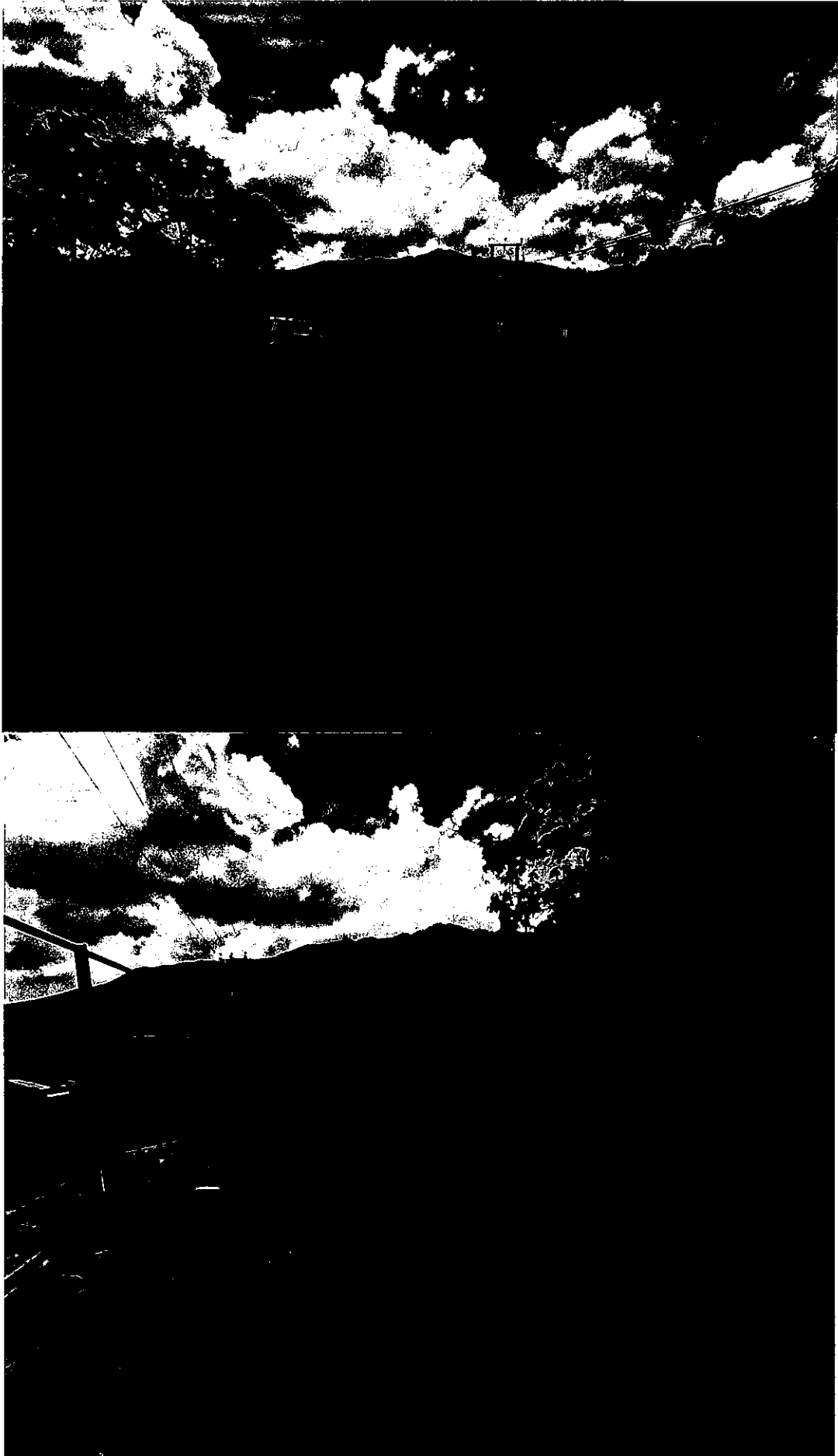
由水尾路至申請地點的道路相片：

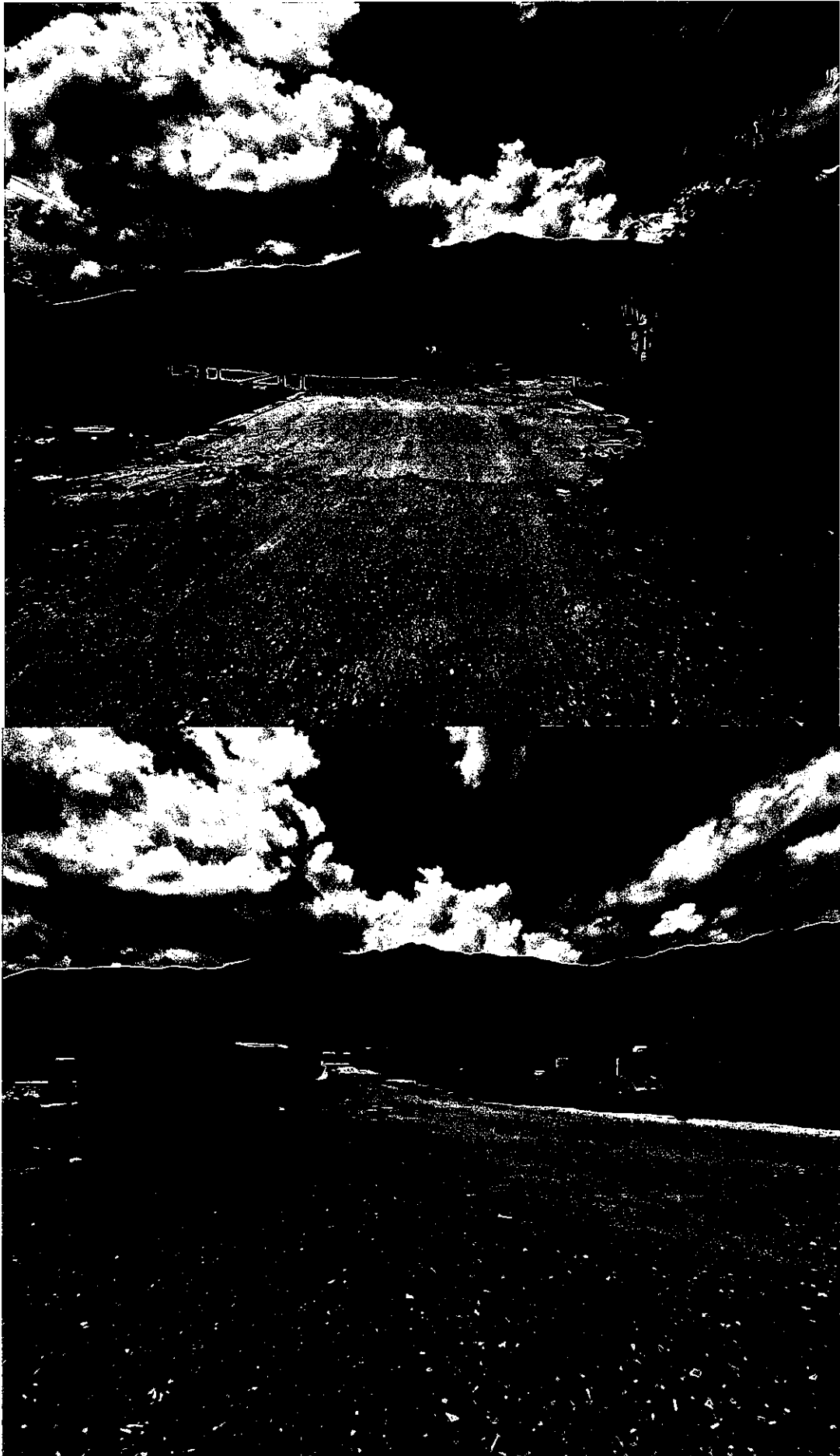


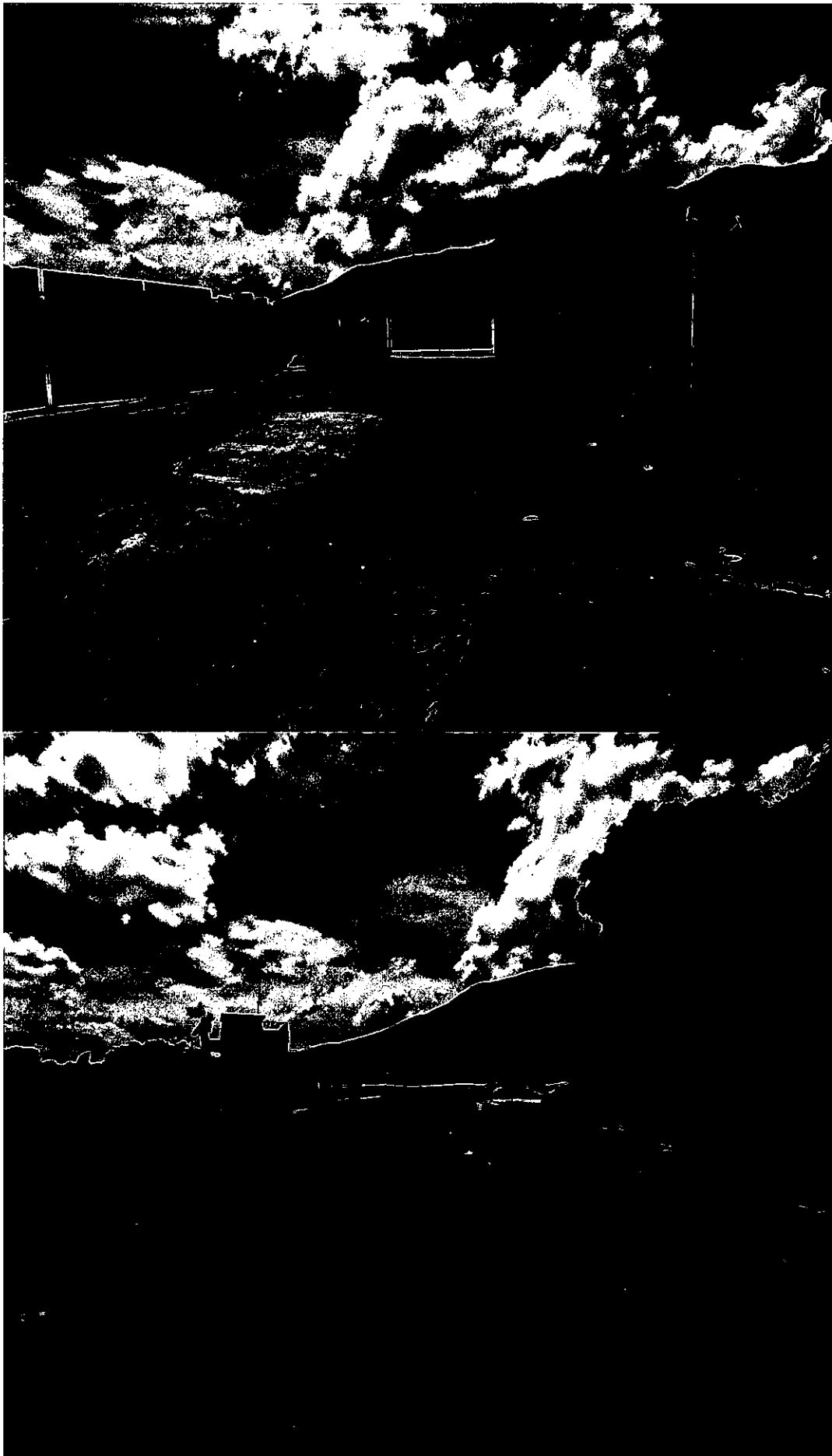


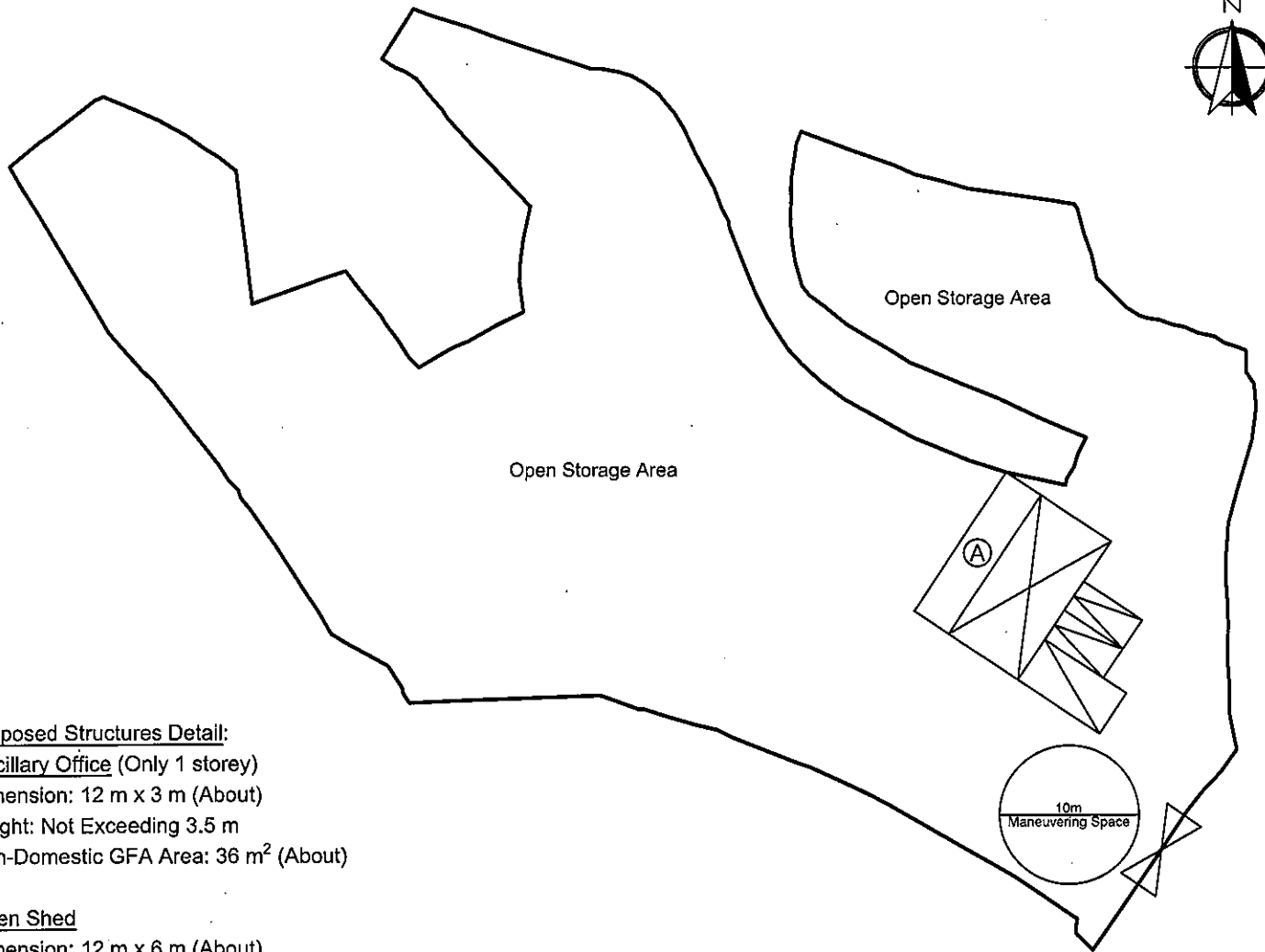












Proposed Structures Detail:

Ancillary Office (Only 1 storey)

Dimension: 12 m x 3 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA Area: 36 m² (About)

Open Shed

Dimension: 12 m x 6 m (About)

Height: Not Exceeding 4 m

Non-Domestic GFA Area: 72 m² (About)

Private Car Parking Space

Dimension: 2.5m x 5m

Unit(s): 2

Light-Goods Vehicle Loading/Unloading Space

Dimension: 3.5m x 7m

Unit(s): 1

Legend:

⌵ Ingress/egress (Width: About 6m)

□ Proposed Structures

⊠ Open Shed

▨ Private Car Parking Space

▨ LGV Parking Space

Ⓐ Ancillary Office

Total Area: 2,918.1 m² (About)

Covered Area: 108 m² (About)

Uncovered Area: 2,810.1 m² (About)

Non-Domestic GFA: 108 m² (About)

Nos. of Proposed Structures: 2

Appendix 2

Location: DD 107 Lot 1200,
1203 (Part), 1204, 1206, 1207 (Part)
and 1208 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 1 July 2024

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放建築機械及物料
連附屬設施(為期3年)及填土

Proposed Temporary Open Storage of
Construction Machinery and Materials
with Ancillary Facilities

For a Period of 3 Years and Filling of Land

SCALE

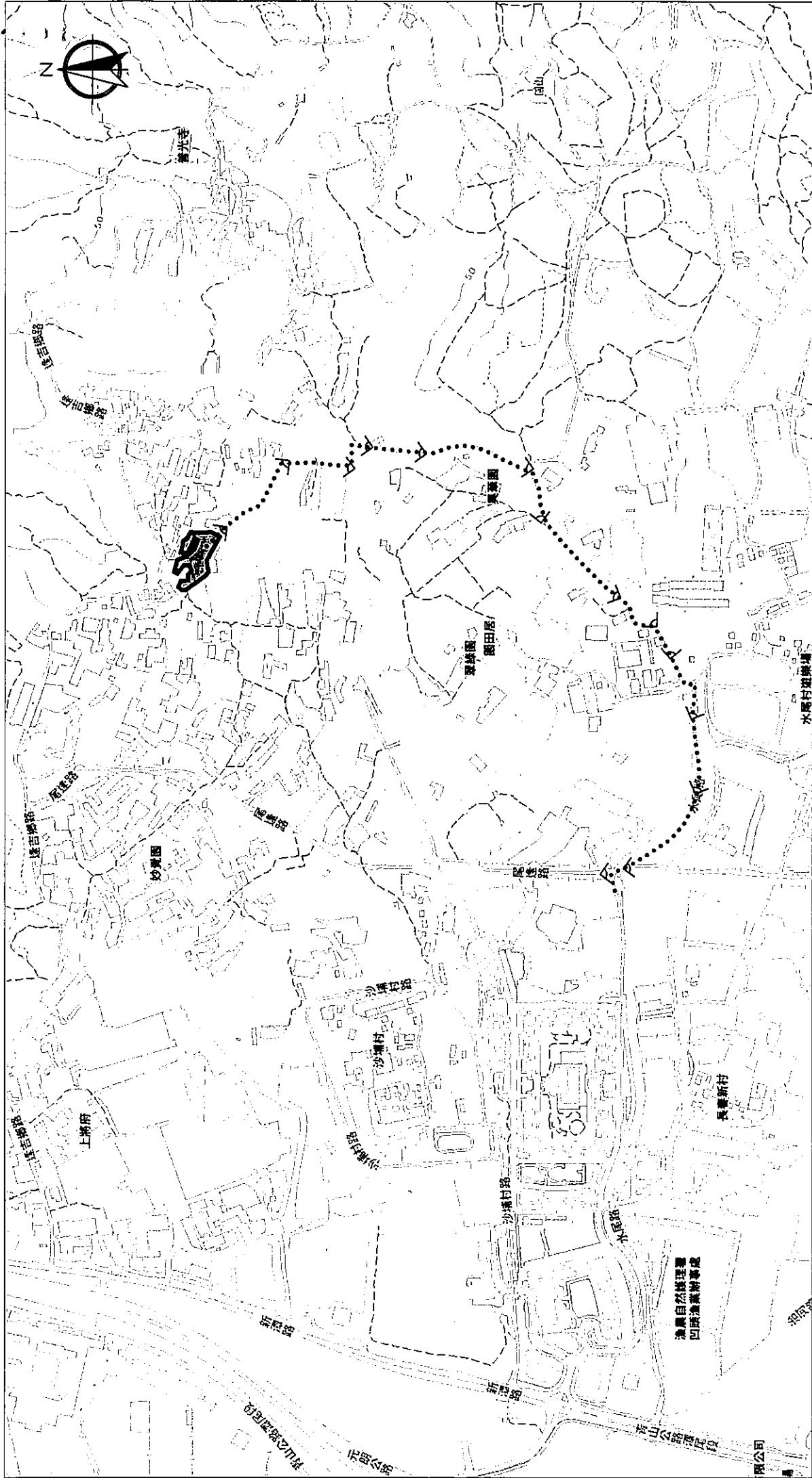
1:500

@A4

For Identification Only

Drawing No.:

2-01

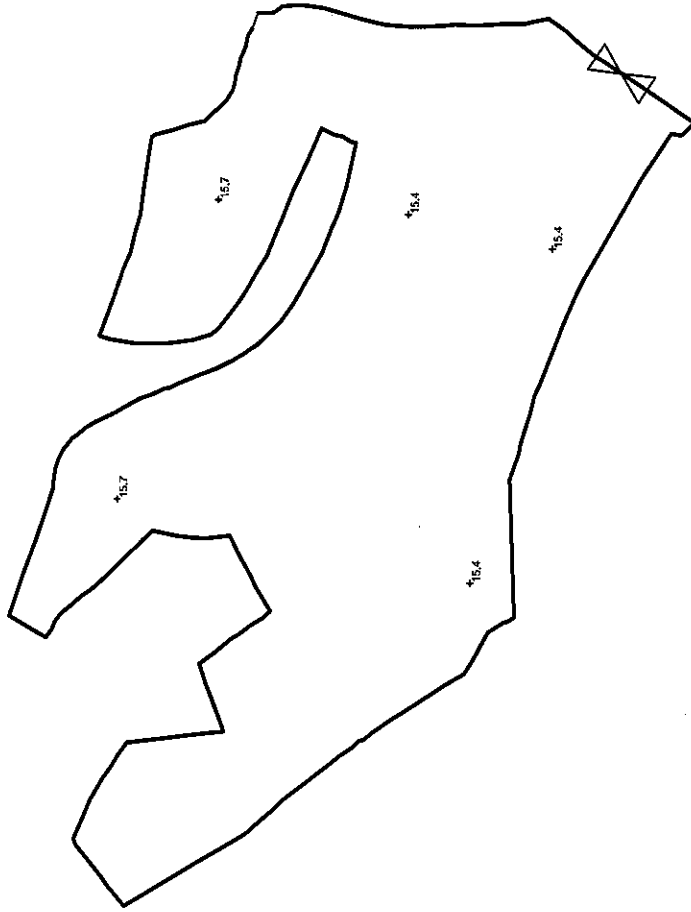


Scale: Undefined @A4

Captured from map.gov.hk on 11th April 2024

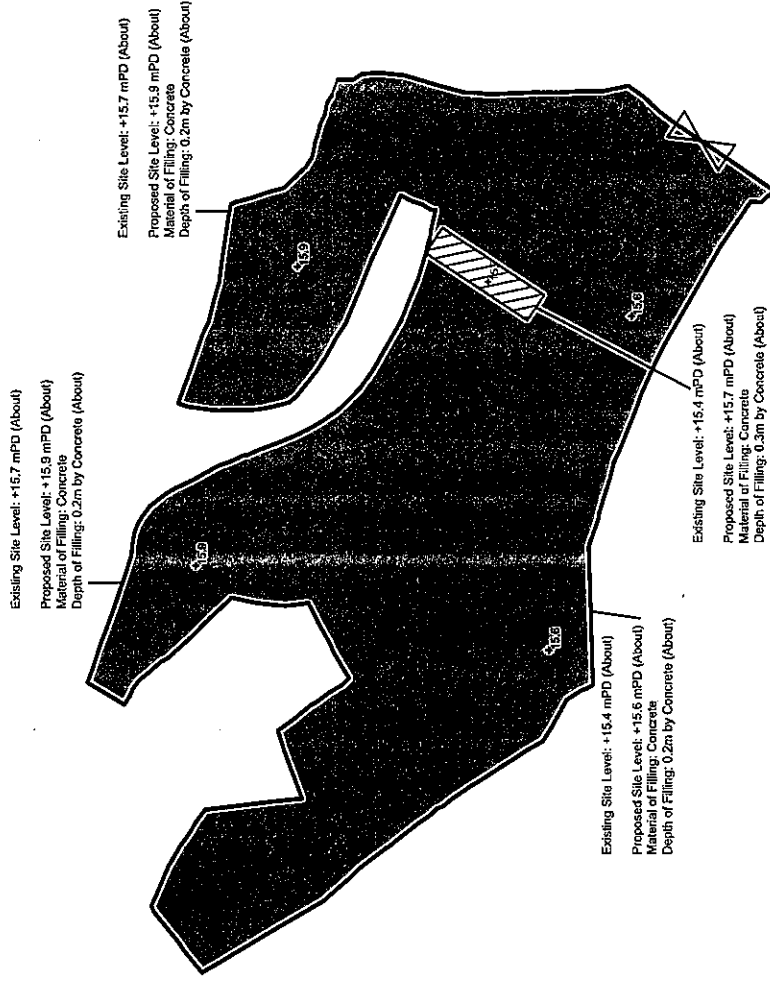
Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1200, 1203 (Part), 1204, 1207 (Part) and 1208 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage of Construction Machinery and Materials with Ancillary Facilities For a Period of 3 Years and Filling of Land	Width of Shui Mei Road: 3.5m (About) Map Legend: ●●●●● Road Path —— Site Boundary ▽ Viewing Point	Drawing No.: 3-01
				For Identification Only Date: 01/07/2024

Existing Condition of the Application Site
Application Site Area: 2,918.1 m²(About)
Existing Site Levels: +15.4 mPD - +15.7 mPD (About)



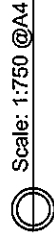
Proposed Filling of Land

Application Site Area: 2,918.1 m²(About)
Proposed of Land Filling: 2,918.1 m² (About)
Depth of Land Filling: About 0.2-0.3 m
Proposed Site Levels: +15.6 mPD - +15.9 mPD (About)
Material of Filling: Concrete
Proposed Use: Open Storage Area, Ancillary Office and Circulation Space



SITE LEVELS ARE FOR REFERENCE ONLY.

SITE LEVELS ARE FOR REFERENCE ONLY.



Appendix 4

Paved Area

Project:

Proposed Temporary Open Storage of
Construction Machinery and Materials with
Ancillary Facilities For a Period of 3 Years and
Filling of Land

Location:

D.D. 107 Lot 1200, 1203(Part), 1204, 1206, 1207 (Part)
and 1208 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Map Legend:

- Application Site
- Paved Area
- Site Level
- Ingress / egress

Drawing No.:

4-01

For Identification Only

Date: 05/07/2024

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

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

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.9.2021]
A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	13.1.2023

Rejected Application

Application No.	Use / Development	Date of Consideration	Rejection reasons
A/YL-KTN/624	Proposed Temporary Shop and Services (Plant Showroom) for a Period of 3 Years	15.2.2019 [upon review]	(1), (2)

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention of the “Agriculture” zone which is 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. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The applicant fails to demonstrate that the proposed development will not generate environmental nuisance on the surrounding areas.

Similar s.16 Applications within the same “AGR” zone in the vicinity of the Site in the Past Five Years

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	7.6.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1200, 1203, 1204, 1206, 1207 and 1208 all 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; and
- Lot Nos. 1204 and 1208 both in D.D. 107 are covered by Short Term Waiver (STW) No. 5334 for the purpose of "Temporary Place of Recreation, Sports or Culture (Hobby Farm)".

2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no objection in principle to the application; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department or of the Town Planning Board.

5. **Fire Safety**

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

- no objection in principle to the application subject to the fire service installations being provided to the satisfaction of D of FS;
- having considered the nature of open storage, the approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS shall also be added; and
- advisory comments are at **Appendix V and VII**.

6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- the Site is located in a settled valleys landscape character comprising farmland, vacant land, open storage, scattered tree groups and temporary structures within the “Industrial” zone to the east. The proposed use is not incompatible with the surroundings and the landscape setting of planned development in the proximity; and
- the Site is vacant and partly hard paved. No existing tree is observed within site. Significant impact on the existing landscape resources within the Site is not anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval granted by the Building Authority at the Site; and
- advisory comments are at **Appendix V**.

8. **District Officer’s Comments**

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

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

9. **Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed on the application site (the Site) at any time during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities shall be carried out on the Site at any time during the planning approval period;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed use;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (f) to note the comments of the Commissioner for Transport (C of T) 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. 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 roads at any time during the planning approval period;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) 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 Open Storage and Temporary Uses” issued by the Environmental Protection Department;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.
 - the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for the compliance with approval condition relevant to the provision of fire extinguisher;
 - in consideration of the nature of open storage, the good practice guidelines shall be adhered to; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut 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 the building plan submission stage;

- if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current 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 the building plan submission stage.

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

From: [REDACTED]
Sent: 2024-06-25 星期二 00:59:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1019 DD 107 Kam Tin

A/YL-KTN/1019

Lots 1200, 1203 (Part), 1204, 1206, 1207 (Part) and 1208 (Part) in D.D. 107, Kam Tin North

Site area: About 2,918.1sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machineries and Materials / 3 Vehicle Parking /
Filling of Land

Dear TPB Members,

Strong Objections. Another FAKE ANIMAL BOARDING ESTABLISHMENT. Of course 853 conditions not fulfilled.

Now applicant is back with the real use, open storage. And adding additional lots that were previously not subject to any planning application.

I would remind members that OPEN STORAGE is NOT PERMITTED under Col 2. By rubber stamping these applications members are effectively ignoring their own regulations.

The board has abandoned its ethics.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 31 August 2022 2:17 AM HKT
Subject: Re: A/YL-KTN/853 DD 107 Kam Tin

A/YL-KTN/853

Lots 1204 and 1208 (Part) in D.D. 107, Kam Tin North

Site area : About 1,223.3sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 5 Years /Filling of Land / 4 Vehicle Parking

Dear TPB Members,

Application 813 was withdrawn. 660 conditions not fulfilled.

Note - Paved area of about 529.4m². This is almost 50% of the site and unacceptable.

Members should compare the layout with that of 660 where the area devoted to farming is much larger.

Filling 500+sq.mts with concrete is Destroy to Build that will render the land unfit for farming.

The media reports from China on recent flooding indicate that HK is way behind the curve when it comes to the necessity to conserve arable farm land for its intended purpose.

Members should not wait for empty market tables to highlight the need for HK to step up local production of essential crops.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 20 January 2022 1:02 AM CST
Subject: A/YL-KTN/813 DD 107 Kam Tin

Dear TPB Members,

Back in 2019 members asked no questions despite the dodgy nature of the application.

Conditions were not fulfilled so applicant is relying on the successful formula of making a fresh application.

This time members cannot accept the usual waffle from PlanD and have a duty to make inquiries into the circumstances.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 23 May 2019 2:52 AM CST
Subject: A/YL-KTN/660 DD 107 Kam Tin

Dear TPB Members,

The only difference to Application 624 is now a proposal for a Hobby Farm with 4 vehicle parking and a number of structures.

The Minutes of 15 Feb review are unambiguous:

21. After deliberation, the Board decided to reject the application on review for the following reasons:

"(a) the proposed development is not in line with the planning intention of the "Agriculture" zone which is 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. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis; and
(b) the applicant fails to demonstrate that the proposed development **will not generate environmental nuisance on the surrounding areas.**"

Hobby Farms are not genuine farming, on the contrary they often introduce foreign species and amateur 'farmers' use toxins that damage the soil. The car parking would damage the quality of the soil and together with the structures would occupy much of the site.

Attracting people to the site would generate environmental nuisance.

Members must again reject a plan with a clear objective to trash the site with a brownfield operation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, December 27, 2018 10:11:46 PM
Subject: Fwd: A/YL-KTN/624 DD 107 Kam Tin

Dear TPB Members,

This extract from meeting minutes make it quite clear that you must uphold your decision:

19 Oct 2018: Two substantiated complaints on waste aspect in 2017 and 2018 were received. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had some reservation on the application as soil compaction was anticipated which would inhibit vegetation establishment in future, and the proposed use deviated from the planning intention of "Agriculture" ("AGR") zone. The Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application as the site possessed potential for agricultural rehabilitation. The proposed vehicular access to the east of the site crossing over the abutting watercourse was also not favoured.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, September 17, 2018 2:42:49 AM
Subject: A/YL-KTN/624 DD 107 Kam Tin

A/YL-KTN/624
Lots 1204 and 1208 in D.D. 107, Kam Tin

Site area : 1,243m²
Zoning : "Agriculture"
Applied Use : Plant Showroom / 4 Vehicle Parking

Dear TPB Members,

It is obvious from Google Map that this is an application to legitimize ongoing unapproved brownfield use. Moreover the figures do not add up, 1,243sqmts for a showroom of less than 300sqmts plus 4 parking spaces.

This application should be rejected as part of the programme to clear up the New Territories and phase out brownfield operations.

Mary Mulvihill

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

