

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of Three Years	7.8.2015 [revoked on 7.8.2016]
2.	A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of Three Years	27.5.2016
3.	A/YL-KTN/665	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of Three Years	5.7.2019 [revoked on 5.12.2021]
4.	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years	16.8.2019 [revoked on 16.8.2021]
5.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	17.1.2020 [revoked on 17.7.2021]
6.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
7.	A/YL-KTN/817	Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of Three Years and Filling of Land	4.3.2022 [revoked on 4.9.2023]
8.	A/YL-KTN/850	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	9.9.2022 [revoked on 9.3.2024]
9.	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of Three Years and Filling of Land	28.10.2022 [revoked on 28.4.2024]

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/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of Three Years	12.6.2020
2.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
3.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
4.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
5.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
6.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023
7.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023
8.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	13.10.2023
9.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023
10.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods	25.8.2023

	Application No.	Use/Development	Date of Consideration
		Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	
11.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
12.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
13.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
14.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
15.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
16.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
17.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
18.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	26.1.2024
19.	A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a	5.7.2024

	Application No.	Use/Development	Date of Consideration
		Period of Three Years and Filling of Land and Pond	
20.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024
21.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
22.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
23.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024
24.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024
25.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
26.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024
27.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024
28.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

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

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are in **Appendix IV**.

2. Drainage

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

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, 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 the Director of Drainage Services or of the Town Planning Board.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- there was no substantiated environmental complaint received against the application site (the Site) in the past three years; and
- his advisory comments are in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- his advisory comments are in **Appendix IV**.

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 situated in an area of rural inland plains landscape character comprising farmland, temporary structures, village houses, car parks and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- based on the site photos of 2024, the Site is partly hard paved with some temporary structures and partly covered by lawn;
- it is noted that 12 existing trees are identified within the Site and all trees are proposed to be felled. 12 new trees are proposed to mitigate the loss of existing trees. Significant landscape impact on existing landscape resource is not anticipated; and
- her advisory comments are in **Appendix IV**.

6. **Building Matters**

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

- no objection to the application; and
- his advisory comments are in **Appendix IV**.

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.

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) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorized structure(s) and/or uses on Lot Nos. 913 RP and 958 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - 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(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (c) to note the comments of the Commissioner for Transport that:
 - the application site (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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Mei Fung Road, Fung Kat Heung Road and the local access road). Mei Fung Road and Fung Kat Heung Road are not maintained by HyD; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (e) to note the comments of the Director of Environmental Protection 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' to minimise any potential environmental nuisance caused by the proposed use;

- (f) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also 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 proposed FSIs to be installed should be clearly marked on the layout plans;
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized 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 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;
 - 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.

This document is received on - 9 JUL 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

24-1628

7/2 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-KTN/1031
	Date Received 收到日期	- 9 JUL 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 樓及新界沙田上禾輋路 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)

Kingsberg Land Limited 金寶地有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 913 RP (Part), 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP and 958 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,588 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,270 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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 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
6/6/2024 - 20/6/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/6/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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	953	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,635	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3,270	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,270	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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	11 m (ABOUT) (2-STORY)
TOTAL		1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 07:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fung Kat Heung Road via Mei Fung Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,588 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.6. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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 supplementary statement.

8. Declaration 聲明

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

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

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

Signature

簽署


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

Michael WONG

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

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

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


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

Date 日期

3/7/2024

(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 913 RP (Part), 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP and 958 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,588 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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 <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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,270 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	11	<input type="checkbox"/> m 米 (Not more than 不多於)
		2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	63 % <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 N/A N/A N/A N/A _____ _____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 2 N/A N/A _____ _____

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing land status of the site, Plan showing the area of filling of land, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site)* for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 In view of the increasing demand for indoor storage space in recent years arising from land resumption for various New Development Areas, the applicant would like to use the Site to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries, which are affected and forced to relocate to new locations in order to continue their operations.

2) Planning Context

- 2.1 The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned "AGR", there is no active agricultural activity within the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize previous land resources in the New Territories.
- 2.3 The proposed development with low-rise structure is considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, holiday camps, animal boarding establishments etc. Furthermore, similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone and is considered in line with the Board's previous decisions.

3) Development Proposal

- 3.1 The Site occupies an area of 2,588 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom, FS water tank and pump room with total gross floor area (GFA) of 3,270 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 6 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	2,588 m ² (about)
Covered Area	1,635 m ² (about)
Uncovered Area	953 m ² (about)
Plot Ratio	1.3 (about)
Site Coverage	63% (about)
Number of Structure	1
Total GFA	3,270 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,270 m ² (about)
Building Height	11 m (about)
No. of Storey	2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.6 m (about) for site formation of structures and circulation space. As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity

area after the planning approval period.

- 3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2

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

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	2	3
Traffic trip per hour (10:00 – 17:00)	0	0	1	1	2

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

4) Conclusion

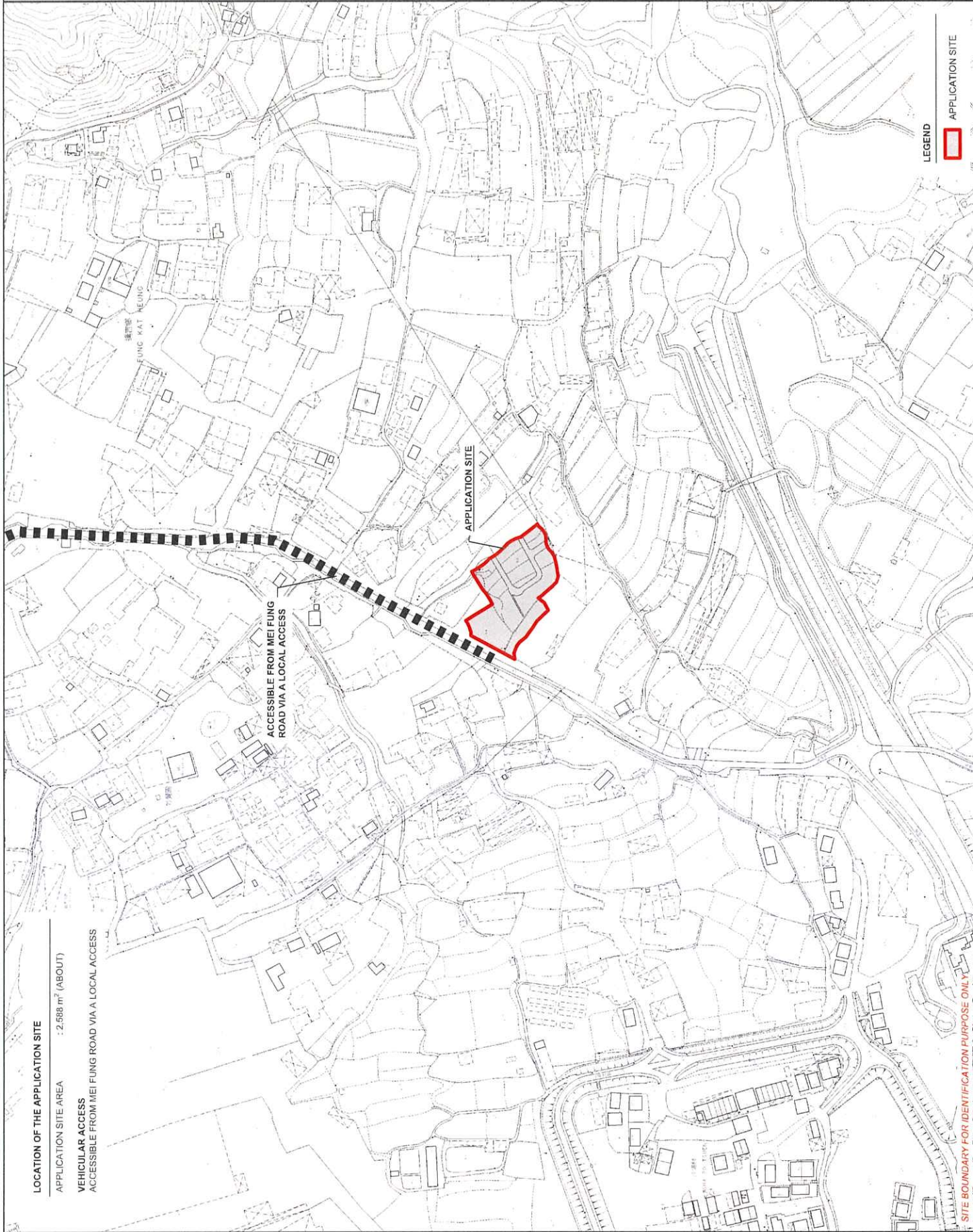
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

July 2024

LIST OF PLANS

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



VEHICULAR ACCESS
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

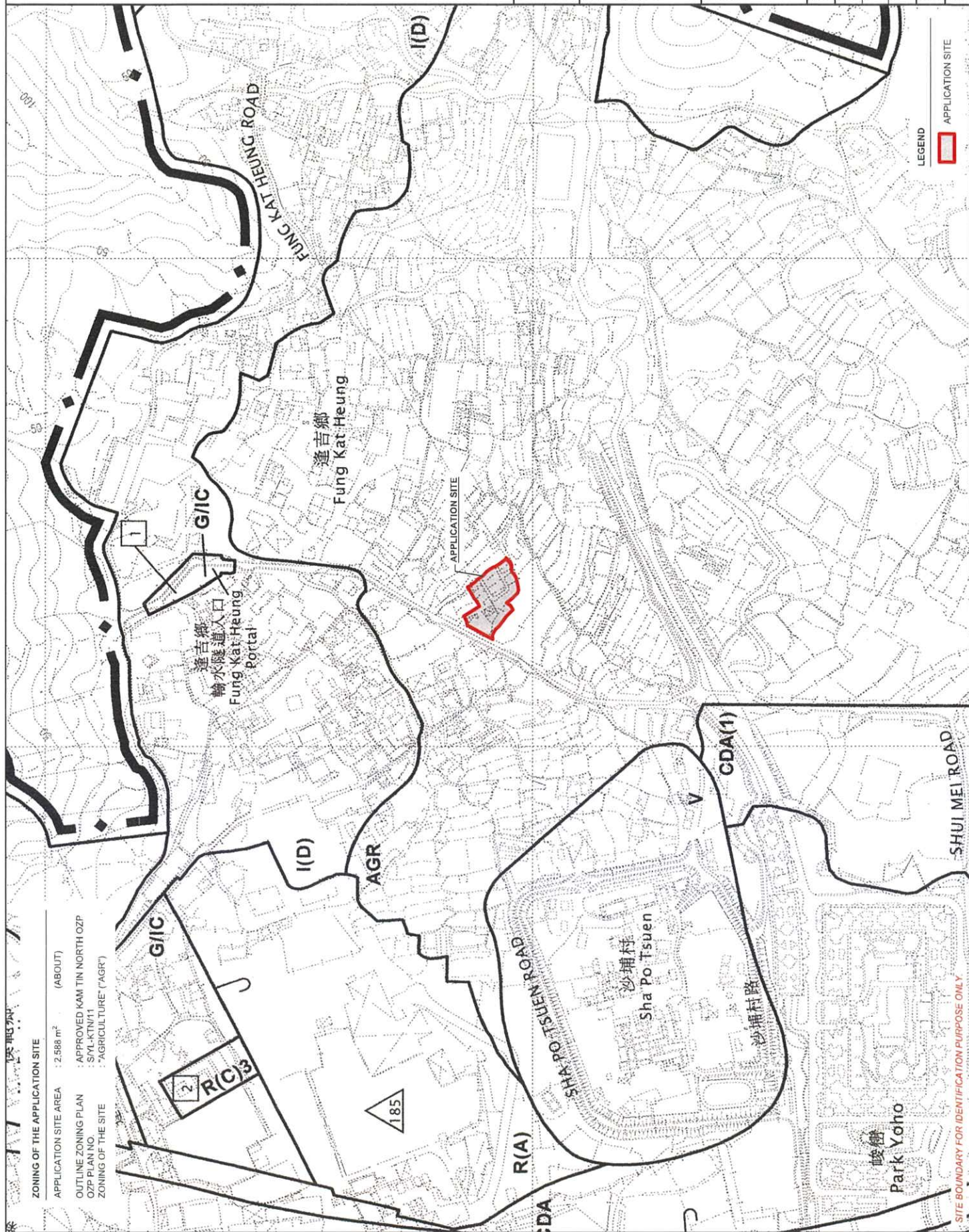
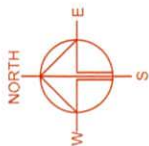
ACCESSIBLE FROM MEI FUNG
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ON DISC
BI AM 4

1001



ZONING OF THE APPLICATION SITE

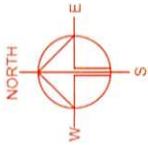
APPLICATION SITE AREA : 2,588 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN/11

ZONING OF THE SITE : "AGRICULTURE" (AGR)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1: 500 @ A4

DRAWN BY
MN

DATE
24.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

ENG. TITLE

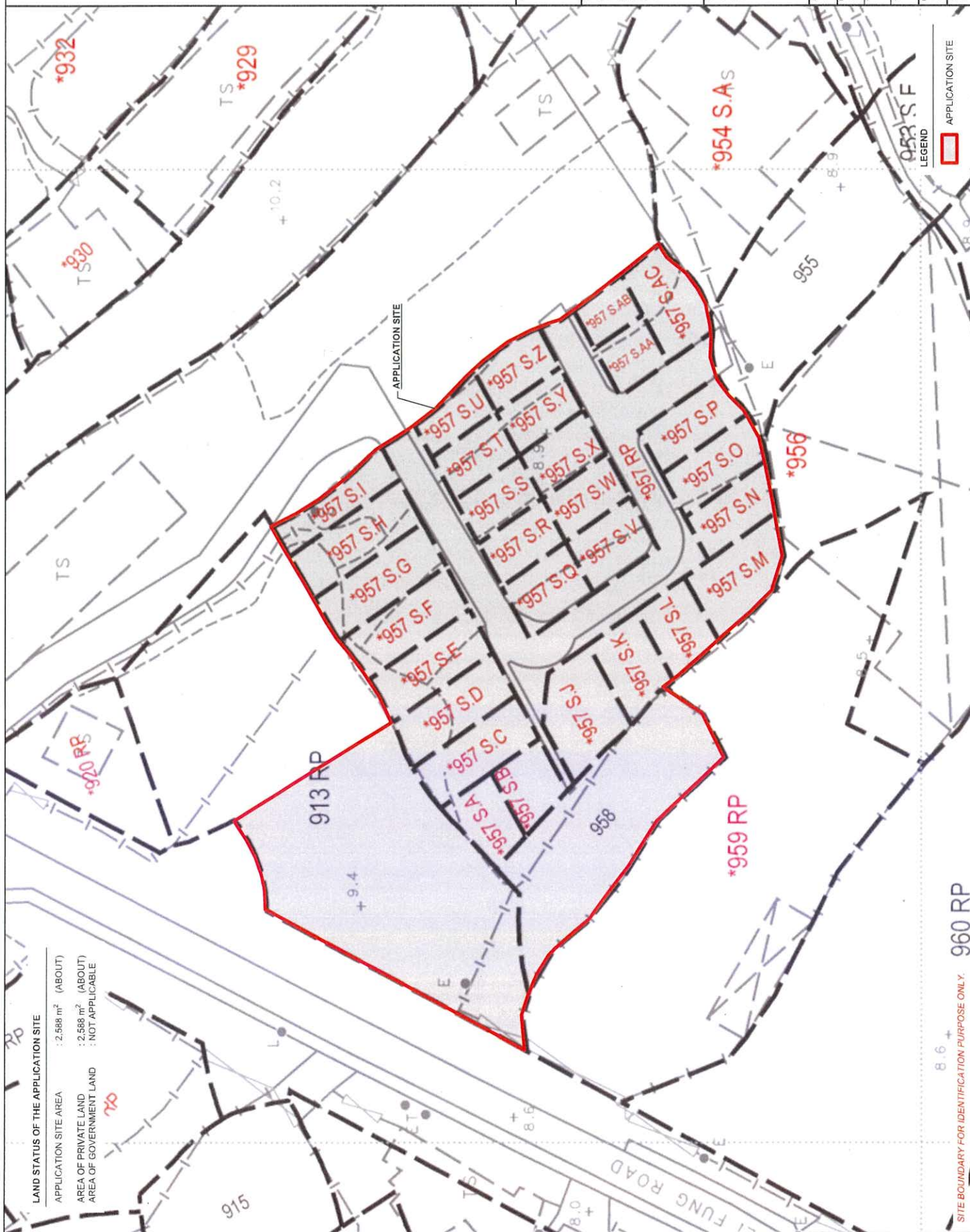
LAND STATUS OF THE SITE

ENG. NO.

PLAN 3

VER.

001



LEGEND
APPLICATION SITE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY 960 RP

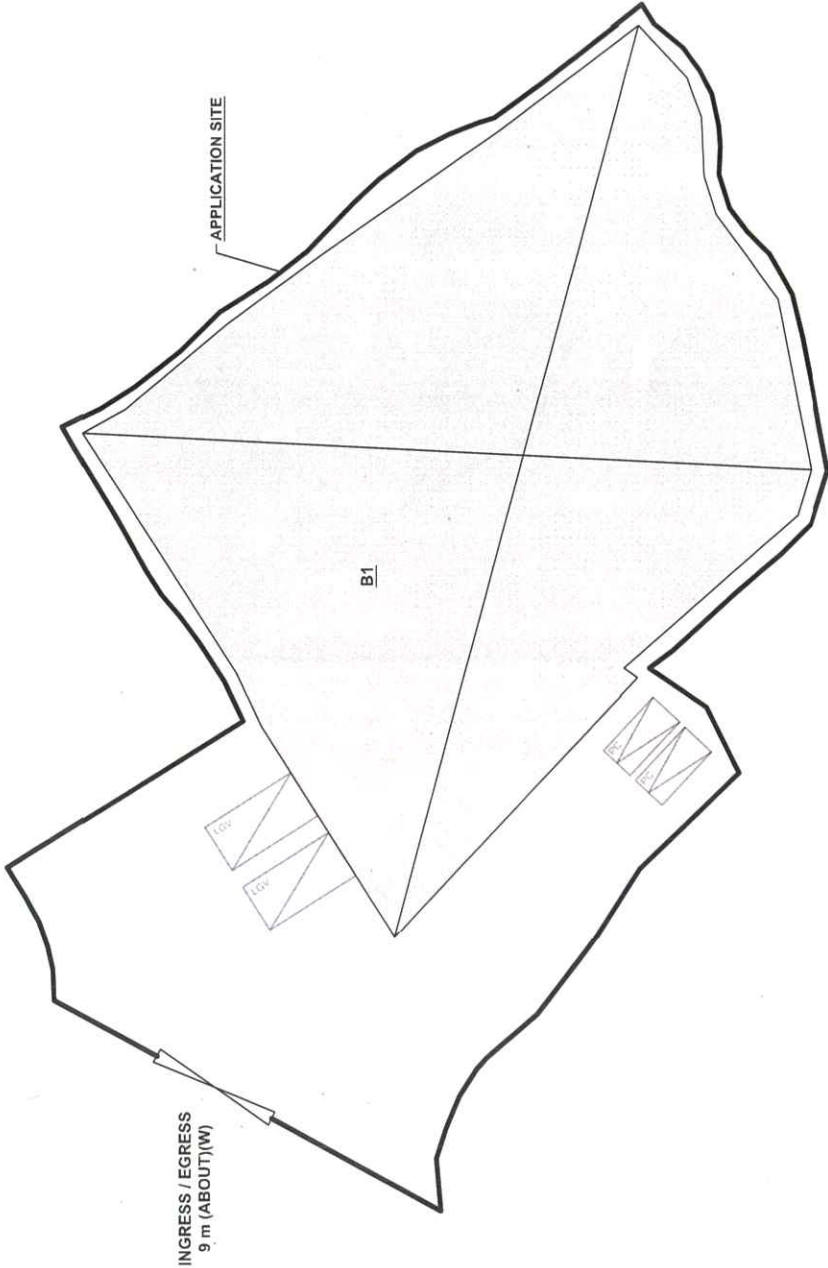
LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,588 m² (ABOUT)
AREA OF PRIVATE LAND : 2,588 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

DEVELOPMENT PARAMETERS

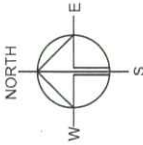
APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
COVERED AREA	: 1,635 m ²	(ABOUT)
UNCOVERED AREA	: 953 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 3,270 m ²	(ABOUT)
TOTAL GFA	: 3,270 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. LGV SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)



PLANNING CONSULTANT



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

SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
MN

CHECKED BY
DATE

APPROVED BY
DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LEGEND

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

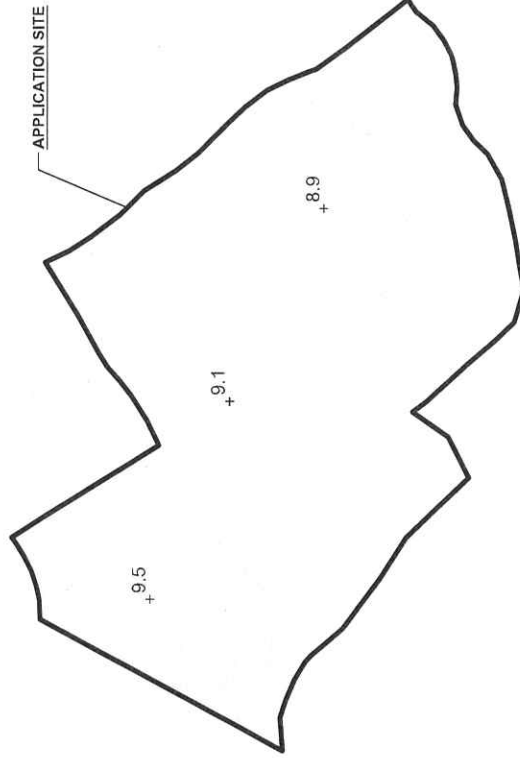
PLAN 4

VER

001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND AND HARD-PAVED	(ABOUT)
EXISTING SITE LEVELS	: +8.9 mPD TO +9.5 mPD	(ABOUT)
PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.		



EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

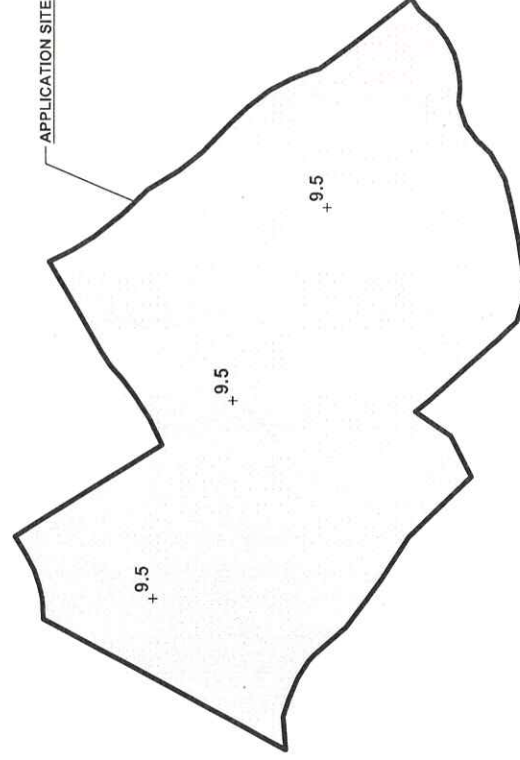
- ☐ APPLICATION SITE
- ☐ EXISTING PAVED AREA
- +8.9 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 2,588 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.6 m	(ABOUT)
PROPOSED SITE LEVELS	: +9.5 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

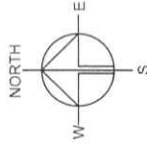
ALL THE EXISTING HARD-PAVING WILL BE REMOVED BY THE APPLICANT. THE SITE WILL BE FILLED TO THE PROPOSED SITE LEVELS AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD.



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

- ☐ APPLICATION SITE
- ☐ PROPOSED FILLED AREA
- +9.5 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

21.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

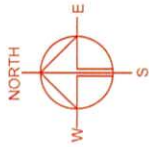
FILLING OF LAND AREA

DWG. NO.

PLAN 5

WCA

001



PLANNING CONSULTANT



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

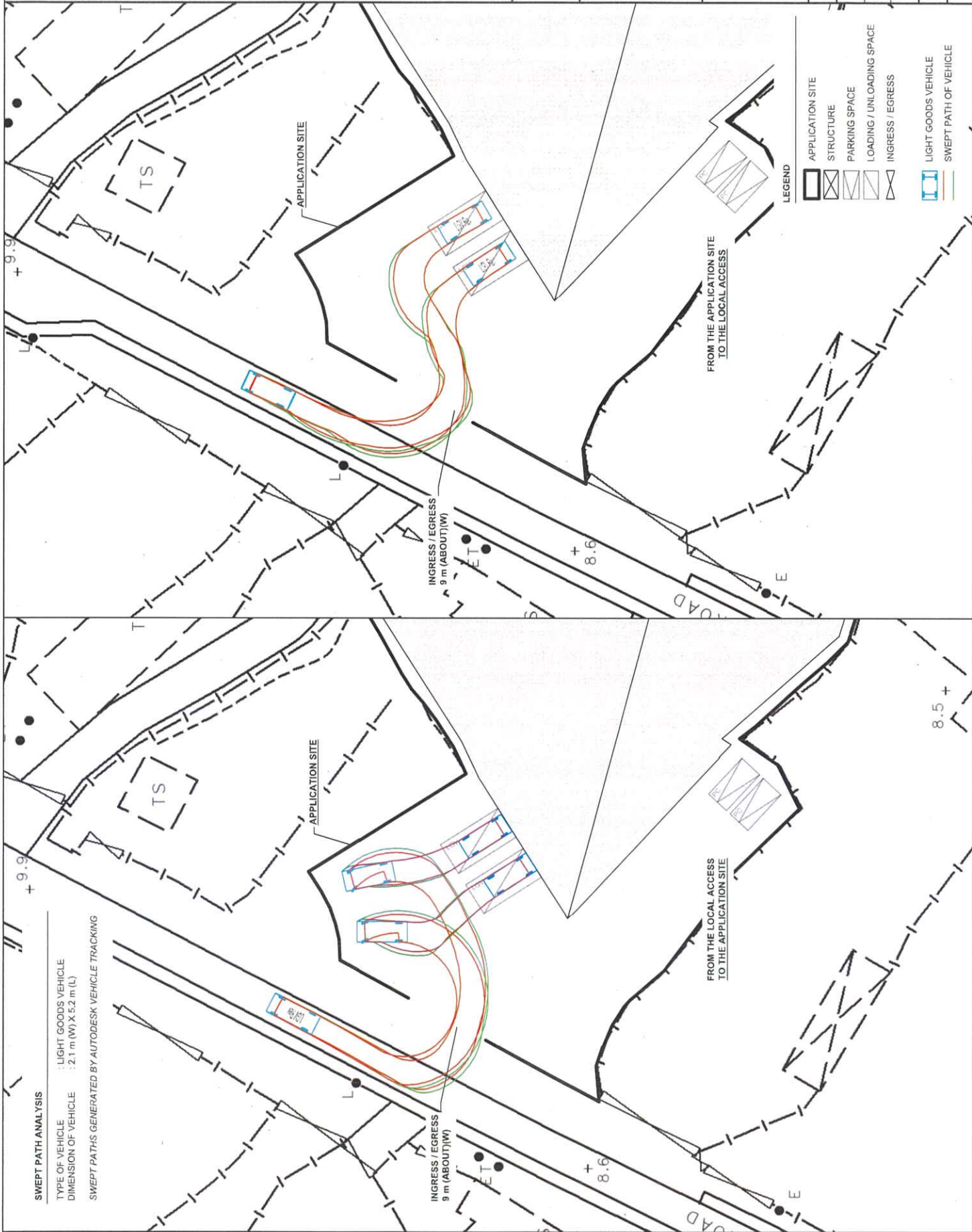
SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1:500 @ A4

DRAWN BY	DATE
MN	24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DRAWN TITLE	DATE
SWEPT PATH ANALYSIS	
PLAN 6	
VER.	001

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



SWEPT PATH ANALYSIS

TYPE OF VEHICLE
DIMENSION OF VEHICLE
LIGHT GOODS VEHICLE
2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 957 & VL
Your Ref. : TPB/A/YL-KTN/1031

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

By Email

3 October 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1031)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG
(Attn.: Ms. Olivia NG

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



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTN/1031)

- (i) A revised plan showing the filling of land of the application site (the Site) is provided (**Plan 1** and **Annex I**). About 791m² (i.e. 31%) of the Site has already been hard-paved. All the existing hard-paved area will be removed by the applicant after planning approval has been obtained from the Town Planning Board (the Board). Majority of the Site (i.e. 2,517m², 97%) is proposed to be filled with concrete of not more than 0.6m in depth for site formation of structure and circulation space. The remaining area will remain as soiled ground for healthy tree growth.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Response
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (DPO/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel.: 3565 3957)		
(a)	Existing trees of common species are observed within the site. According to the land filling plan (Plan5), the proposed land filling is in conflict with the existing trees. With no tree information, proposed tree treatment, mitigation measure provided in the application, potential impact on the existing landscape resources within the site arising from the proposed use could not be reasonably ascertained.	According to the tree survey conducted on 30/08/2024, a total of <u>12</u> nos. of trees are recorded within the Site (Annex II). No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.
(b)	The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	Due to the felling of existing trees within the Site. A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex III). <u>12</u> new trees (N1 to N12), with continuous soil trench, are proposed to be planted along the west and northwest periphery boundary of the Site as a landscape buffer to minimise adverse visual impact to the surrounding areas. All

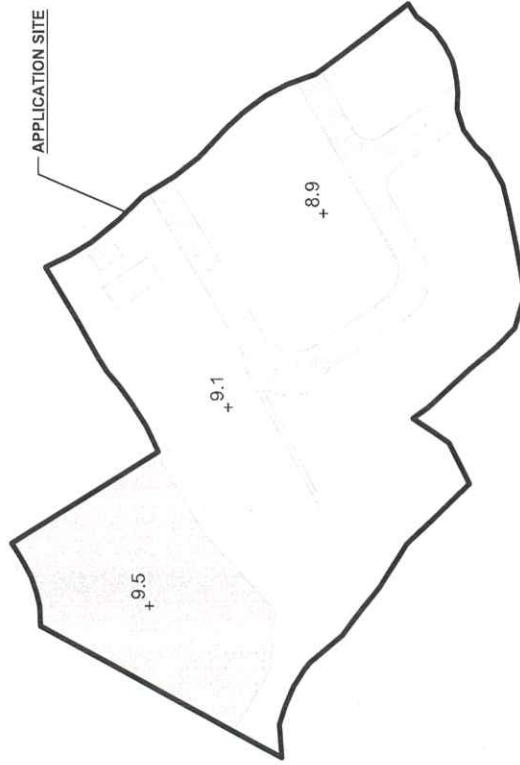
		these new trees within the Site will be maintained by the applicant during the planning approval period.
(c)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.	Noted.
2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. David CHENG; Tel.: 3168 4046)		
(a)	The application site (the Site) is subject to the previous application No. A/YL-KTN/859 for temporary holiday camp and barbecue site involving low proportion of land filling. The Site is also adjacent to the site of another application No. A/YL-KTN/1033 currently under processing which involves proposed land filling for the entire site of about 2,426 sqm. As the subject Site is in proximity to cluster of active farmland, justifications including relevant technical proposal(s)/assessment(s), where applicable, should be provided to demonstrate that the proposed use would not induce compatibility issue and adverse impacts including environmental and drainage impacts on the surrounding uses and farmland.	<p>The proposed development with one 2-storey low rise structure is considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, holiday camps and animal boarding establishments, etc.</p> <p>Fencing will be erected along the whole Site to mitigate potential nuisances to the surrounding areas. Restricted operation hours (i.e. from Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday) will take place at the Site during the planning approval period.</p> <p>Adequate mitigation measures, i.e. submission and implementation of the drainage and fire service installations (FSIs) proposals, will be provided by the applicant to mitigate any adverse impact arising from the proposed development after planning approval has been obtained from the Board.</p>
(b)	It is noted that a sizable 2-storey warehouse structure with total floor area of about 3,270 sqm is proposed. Justifications including relevant technical proposal(s)/assessment(s), where applicable, should be provided to demonstrate that the proposed use and	The applicant will submit and implement the FSIs proposal to provide sufficient fire fighting equipment within the Site to the satisfaction of the Director of Fire Services after planning approval has been granted by the Board.

	warehouse structure would not induce fire safety risk.	
3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. L. F. Li; Tel.: 2443 1072)		
(a)	LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 913 RP and 958 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	The applicant will submit Short Term Waiver (STW) application to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use.
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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.	

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND AND HARD-PAVED	
EXISTING FILLED AREA	: 791 m ²	
EXISTING SITE LEVELS	: +8.9 mPD TO +9.5 mPD	(ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



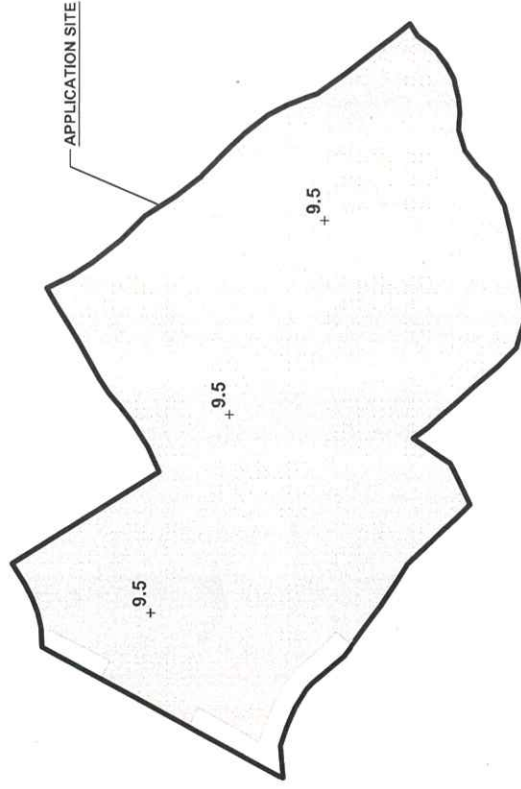
**EXISTING SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 2,588 m ²
DEPTH OF LAND FILLING	: 2.517 m
PROPOSED SITE LEVELS	: NOT MORE THAN 0.6 m
MATERIAL OF LAND FILLING	: +9.5 mPD (ABOUT)
PURPOSE OF LAND FILLING	: CONCRETE
	: SITE FORMATION OF STRUCTURE
	: AND CIRCULATION SPACE

ALL THE EXISTING HARD-PAVING WILL BE REMOVED BY THE APPLICANT. THE SITE WILL BE FILLED TO THE PROPOSED SITE LEVELS AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD.

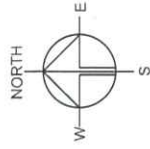


PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

APPLICATION SITE
EXISTING PAVED AREA
+8.9 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



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

SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY	DATE
MN	21.6.2024
REVIEWED BY	DATE
LT	26.8.2024
APPROVED BY	DATE

APPLICATION SITE	PROPOSED FILLED AREA	PROPOSED SITE LEVEL
		+9.5

SITE LEVELS ARE FOR REFERENCE ONLY.

Proposed operating hours 擬議營運時間 07:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Fung Kat Heung Road via Mei Fung Road</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,517 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.6 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	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"/>																															

Tree Survey Report

Date of Survey: 30th August 2024

Location:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Prepared by:



Fung Ho Tsang, Joe

Registered Arborist

Date: 31st August 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 30th August 2024. Plants with DBH less than 95mm were not recorded in the survey.

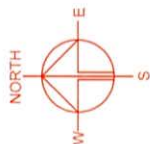
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 30th August 2024, **12 nos.** tree were found within the Site. No dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

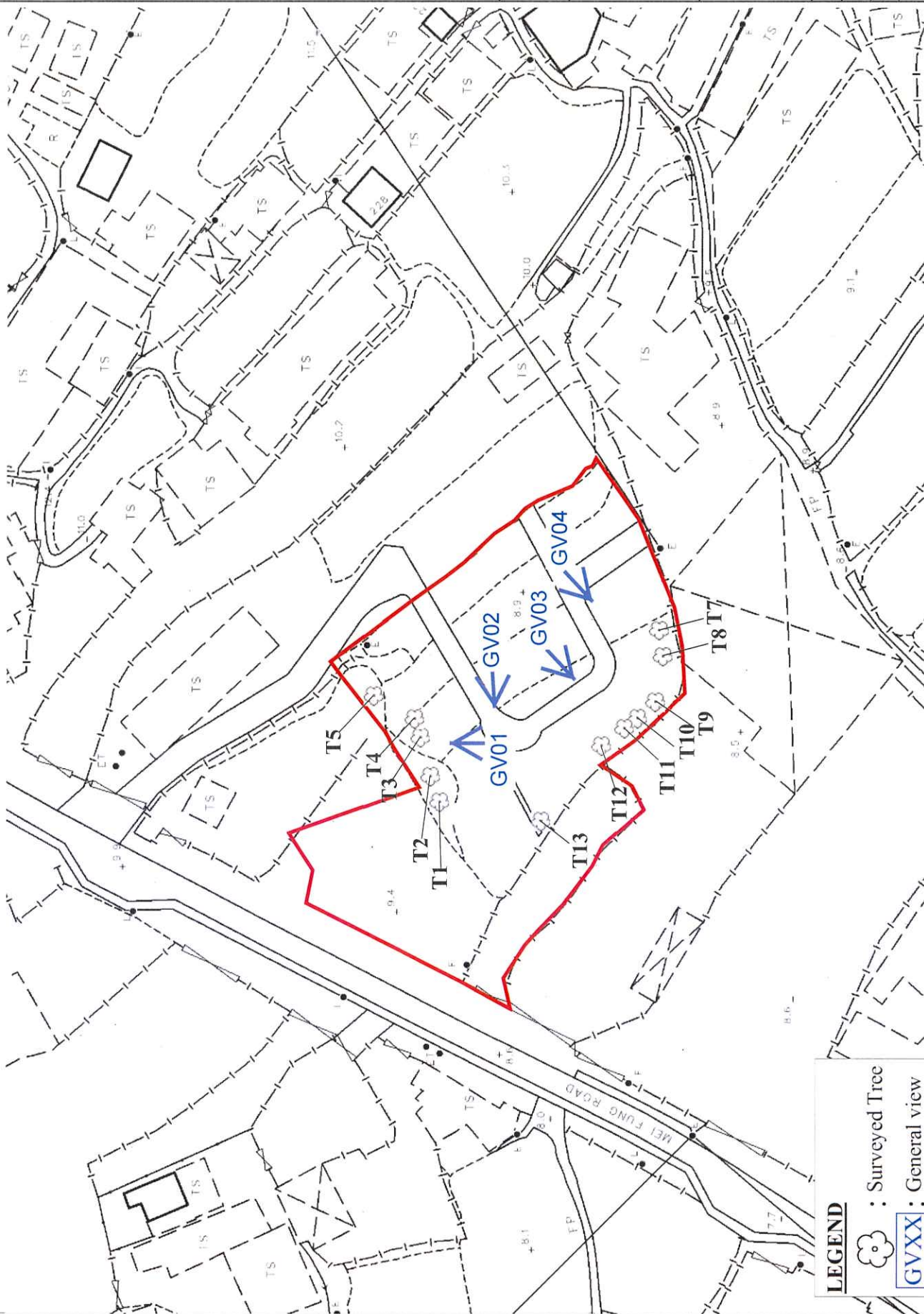
PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GOODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY MN	DATE 24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE LOCATION PLAN
DWG. NO. PLAN 1
REV. 001



Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location:

Tree surveyor(s):

Field Survey was conducted on:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Fung Ho Tsang, Joe

30 August 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)					High /Med /Low	High /Med /Low	
T1	<i>Dimocarpus longan</i>	龍眼	9.0	420	5.0	Low	Poor	Fair	Poor	Low	Low	Co-dominant trunks forked at the base, dead broken branches, pruned wound with epicormics, pruned wound with exposed decay wood, tree wound with exposed dead and decay wood
T2	<i>Dimocarpus longan</i>	龍眼	8.0	359	4.0	Low	Fair	Fair	Poor	Low	Low	Broken stub on trunk, dead broken branches with dead and decay wood
T3	<i>Broussonetia papyrifera</i>	構樹	6.0	150	3.0	Low	Fair	Fair	Poor	Low	Low	Broken stub and epicormics on trunk, co-dominant trunks forked at the base, tree wound on branch, tree wound with decay wood on branch
T4	<i>Broussonetia papyrifera</i>	構樹	5.0	210	3.0	Low	Fair	Fair	Poor	Low	Low	Broken branch with decay wood and epicormics on trunk, co-dominant trunks, topped branch with epicormics
T5	<i>Bombax ceiba</i>	木棉	3.0	260	1.0	Low	Poor	Fair	Poor	Low	Low	Topped trunk with epicormics, tree base embedded to concrete structure
T7	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	5.0	450	4.0	Low	Poor	Fair	Poor	Low	Low	Broken branch with exposed dead wood, topped trunk with epicormics
T8	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	5.0	240	3.0	Low	Poor	Fair	Poor	Low	Low	Topped branch with epicormics, topped branches
T9	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	5.0	250	2.0	Low	Fair	Fair	Poor	Low	Low	Broken branch with epicormics, topped branches
T10	<i>Ficus lyrata</i>	大琴葉榕	6.0	200	4.0	Low	Fair	Fair	Poor	Low	Low	Broken branch, broken stub, forked trunk, tree wound on branch
T11	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	4.0	210	2.0	Low	Fair	Fair	Poor	Low	Low	Pruned wound with epicormics, topped branch with epicormics
T12	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	4.0	220	3.0	Low	Fair	Fair	Fair	Low	Low	Broken branches with epicormics
T13	<i>Ficus lyrata</i>	大琴葉榕	5.0	300	6.0	Low	Poor	Fair	Poor	Low	Low	Broken branch with exposed dead and decayed wood, forked branch with tree wound

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

Photo Records



GV01



GV02

Photo Records



GV03



GV04

Photo Records



T1 (Overview)



T1 (Crown condition)



T1 (Trunk condition)



T1 (Root condition)

Photo Records



T1 Codominant trunk forked at the base



T1 Dead broken branches



T1 Pruned wound with epicormics



T1 Pruned wound with exposed decay wood

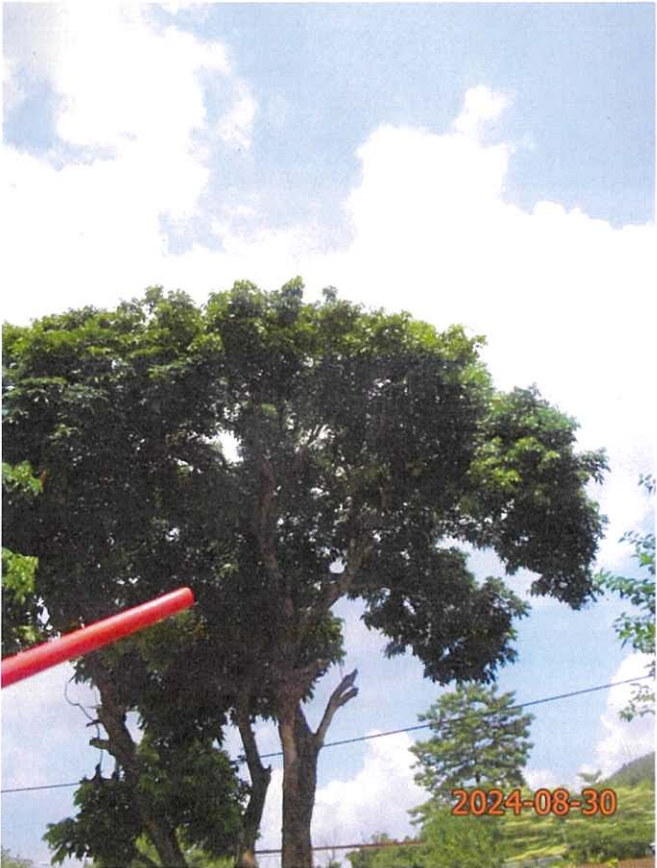
Photo Records



T1 Tree wound with exposed dead and decay wood



T2 (Overview)



T2 (Crown condition)



T2 (Trunk condition)

Photo Records



T2 (Root condition)



T2 Broken stub on trunk

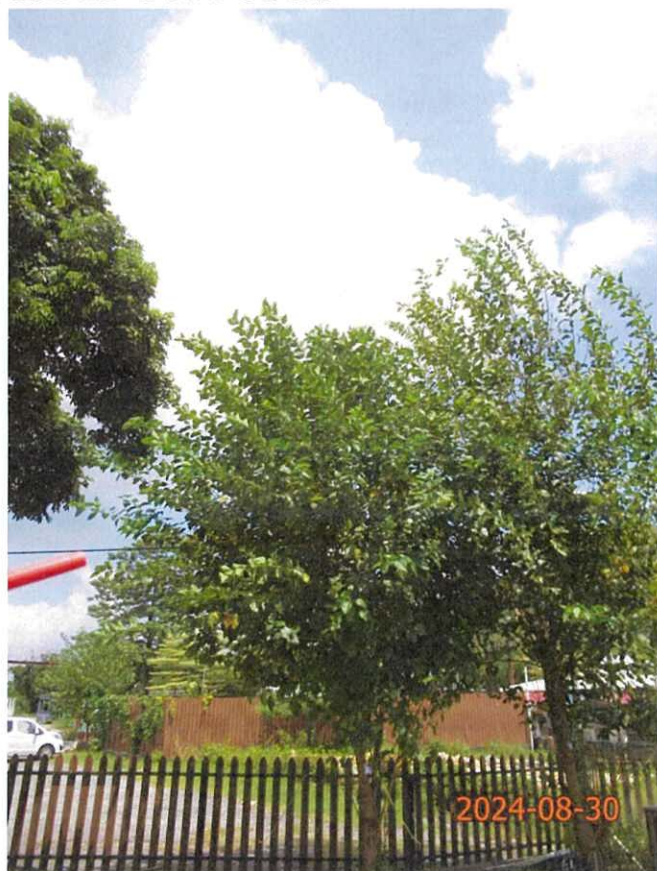


T2 Dead broken branches with dead and decay wood

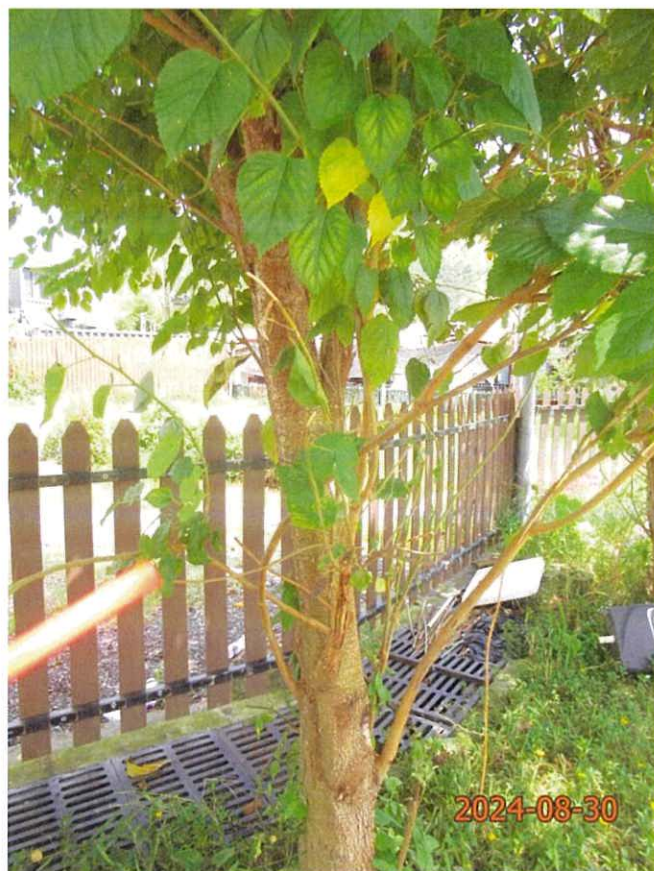


T3 (Overview)

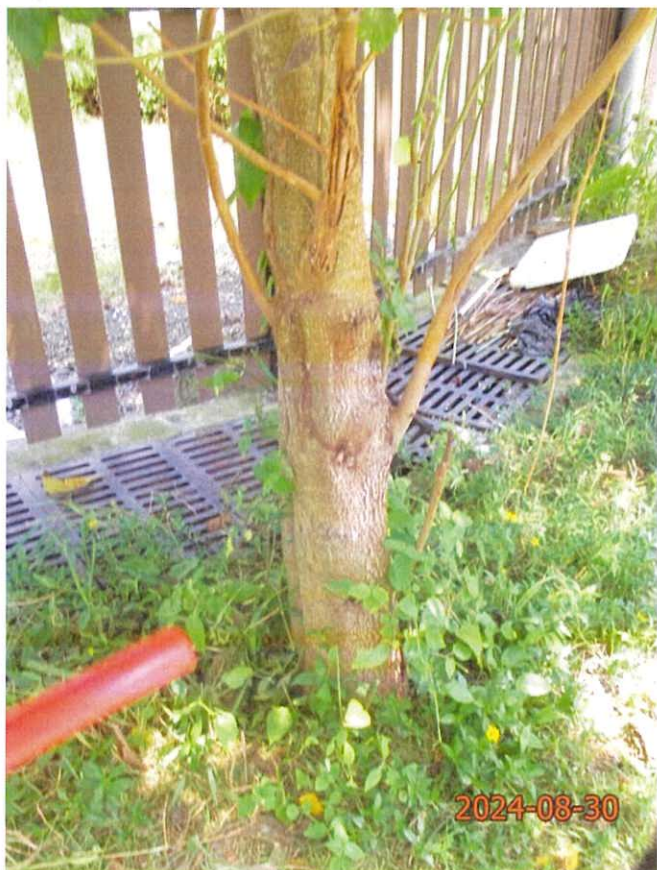
Photo Records



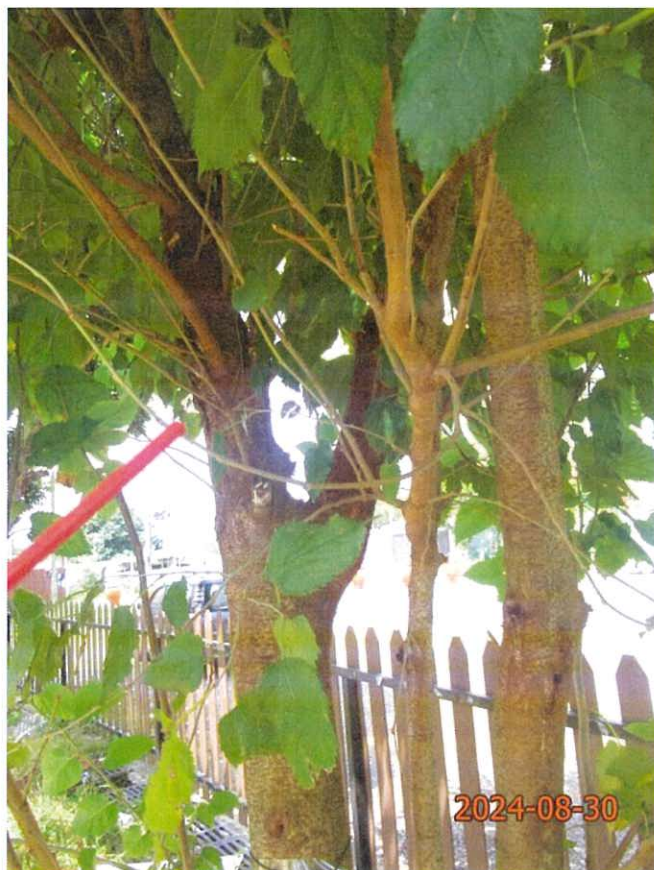
T3 (Crown condition)



T3 (Trunk condition)



T3 (Root condition)



T3 Broken stub and epicormics on trunk

Photo Records



T3 Codominant trunk forked at the base



T3 Tree wound on branch



T3 Tree wound with decay wood on branch

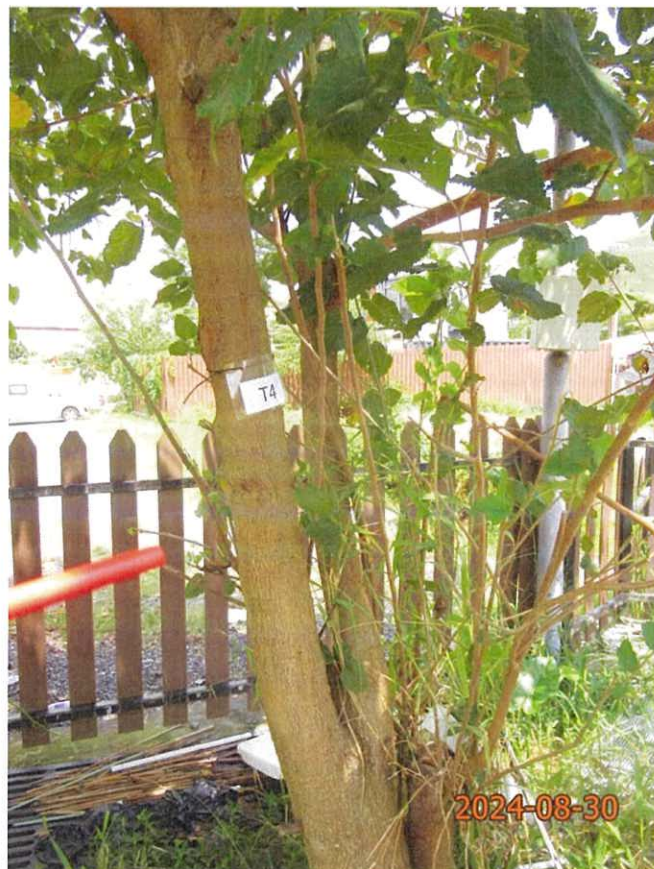


T4 (Overview)

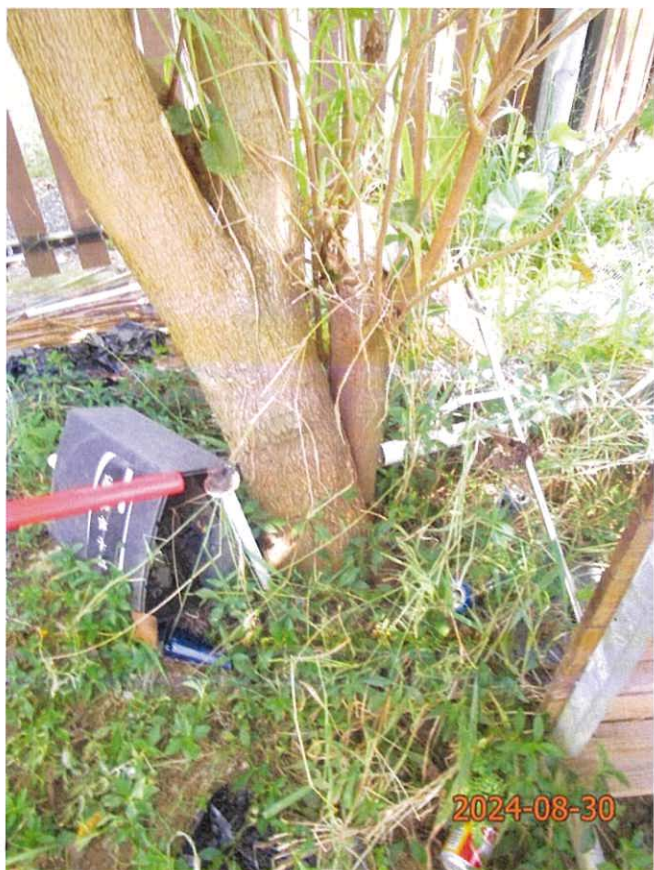
Photo Records



T4 (Crown condition)



T4 (Trunk condition)



T4 (Root condition)

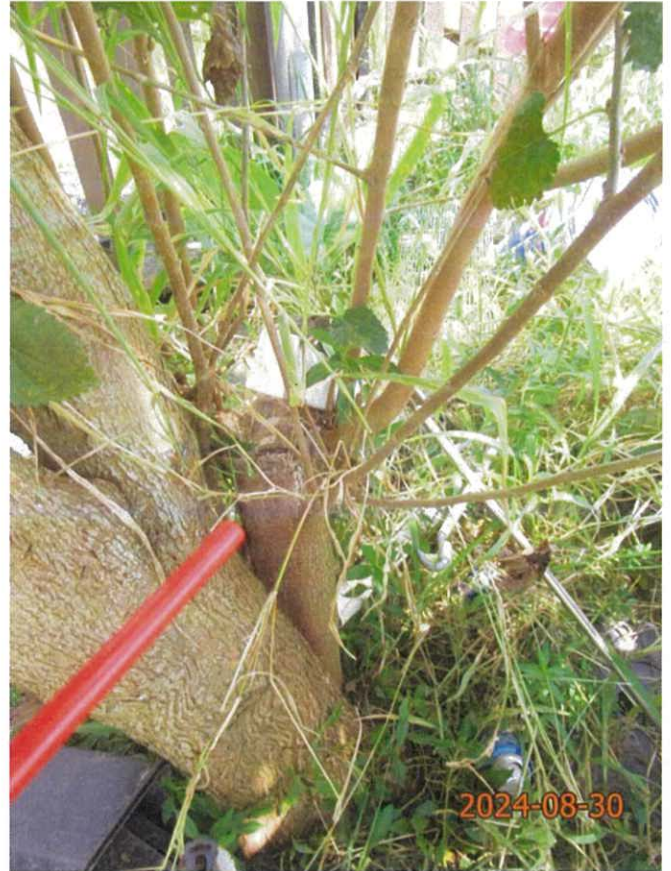


T4 Broken branch with decay wood and epicormics

Photo Records



T4 Codominant trunk



T4 Topped branch with epicormics



T5 (Overview)

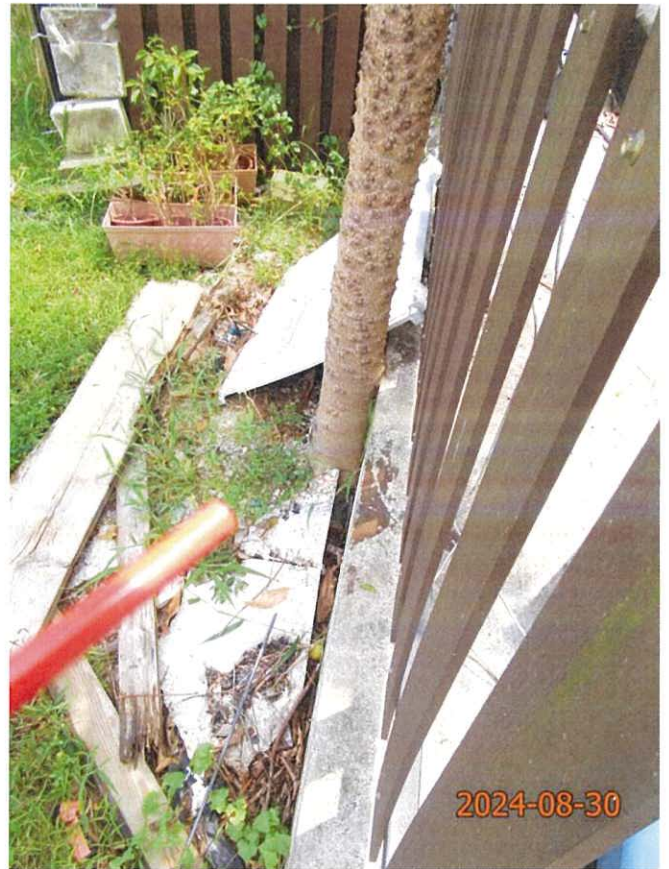


T5 (Crown condition)

Photo Records



T5 (Trunk condition)



T5 (Root condition)



T5 Topped trunk with epicormics



T5 Tree base embedded to concrete structure

Photo Records



T7 (Overview)



T7 (Crown condition)



T7 (Trunk condition)



T7 (Root condition)

Photo Records



T7 Broken branch with exposed dead wood



T7 Topped trunk with epicormics



T8 (Overview)



T8 (Crown condition)

Photo Records



T8 (Trunk condition)



T8 (Root condition)



T8 Topped branch with epicormics

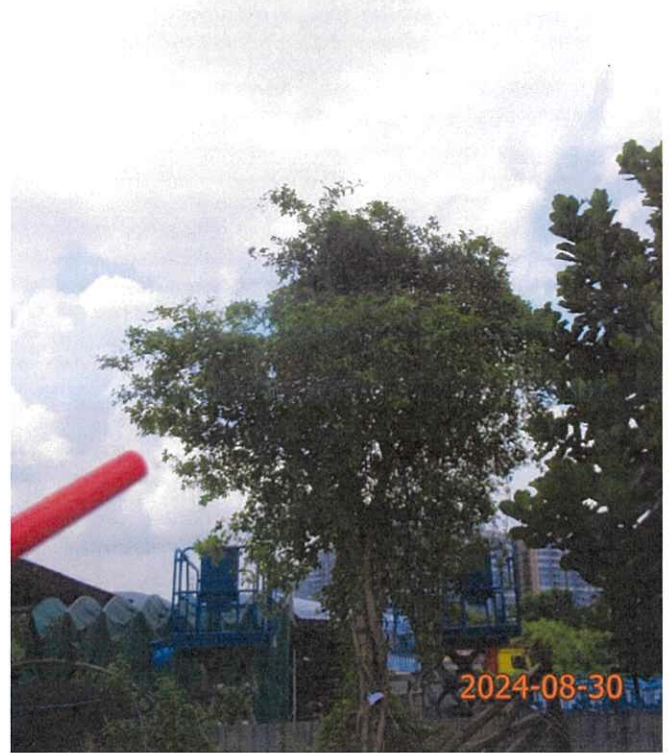


T8 Topped branches

Photo Records



T9 (Overview)



T9 (Crown condition)



T9 (Trunk condition)

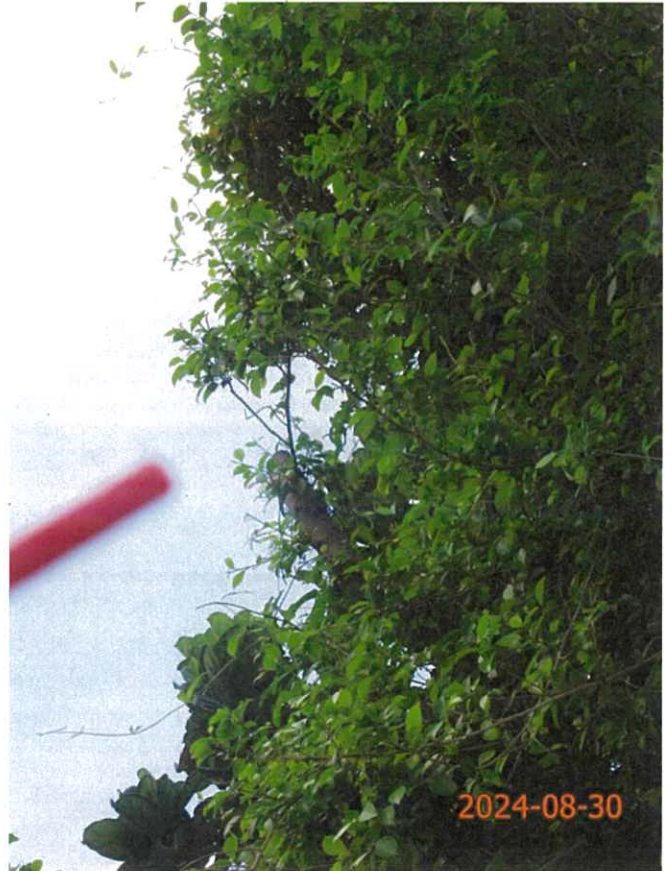


T9 (Root condition)

Photo Records



T9 Broken branch with epicormics



T9 Topped branches



T10 (Overview)



T10 (Crown condition)

Photo Records



T10 (Trunk condition)



T10 (Root condition)



T10 Broken branch



T10 Broken stub

Photo Records



T10 Forked trunk



T10 Tree wound on branch



T11 (Overview)



T11 (Crown condition)

Photo Records



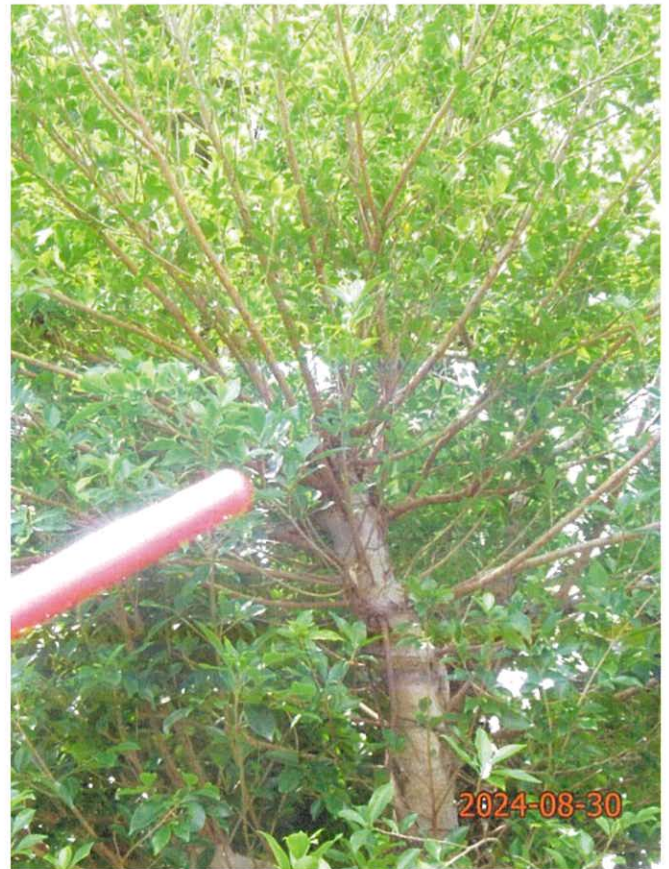
T11 (Trunk condition)



T11 (Root condition)

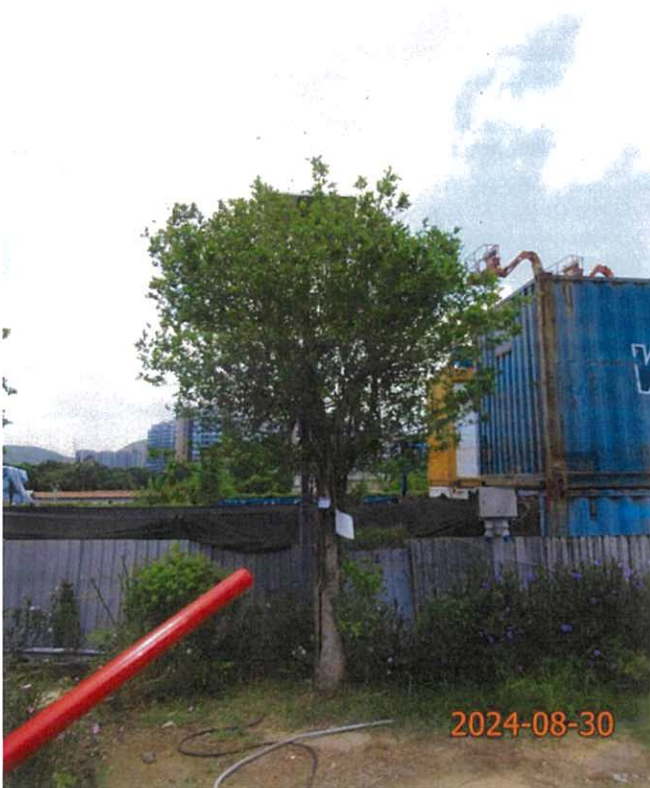


T11 Pruned wound with epicormics



T11 Topped branch with epicormics

Photo Records



T12 (Overview)



T12 (Crown condition)



T12 (Trunk condition)



T12 (Root condition)

Photo Records



T12 Broken branches with epicormics



T13 (Overview)



T13 (Crown condition)



T13 (Trunk condition)

Photo Records



T13 (Root condition)



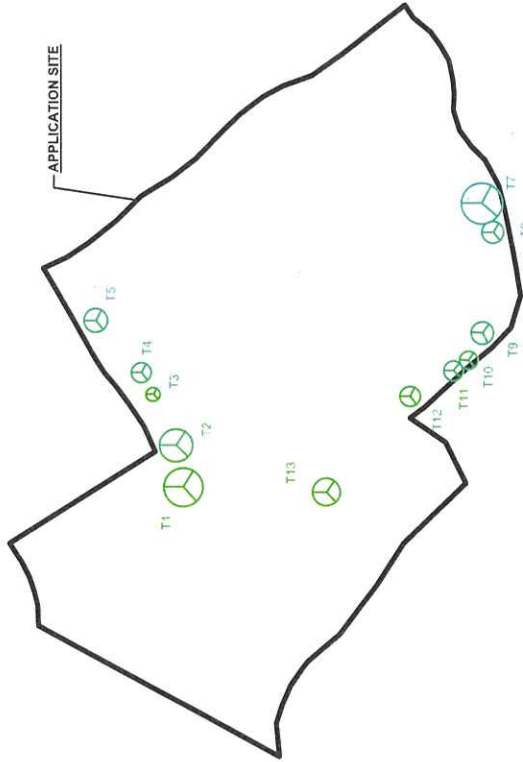
T13 Broken branch with expose dead and decayed



T13 Forked branch with tree wound

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	2,588 m ²	(ABOUT)
NO. OF EXISTING TREES	12	(T1 TO T5, T7 TO T13)
TREE SPECIES	DIMOCARPUS LONGAN LOUR. (T1 TO T2) BROUSSONETIA PAPYRIFERA (T3 TO T4) BOMBAX CEIBAL. (T5) FICUS MICROCARPAL. F. (T7 TO T9, T11, T12) FICUS LYRATA (T10, T13)	
NO. OF TREES TO BE FELLED	12	(T1 TO T5, T7 TO T13)

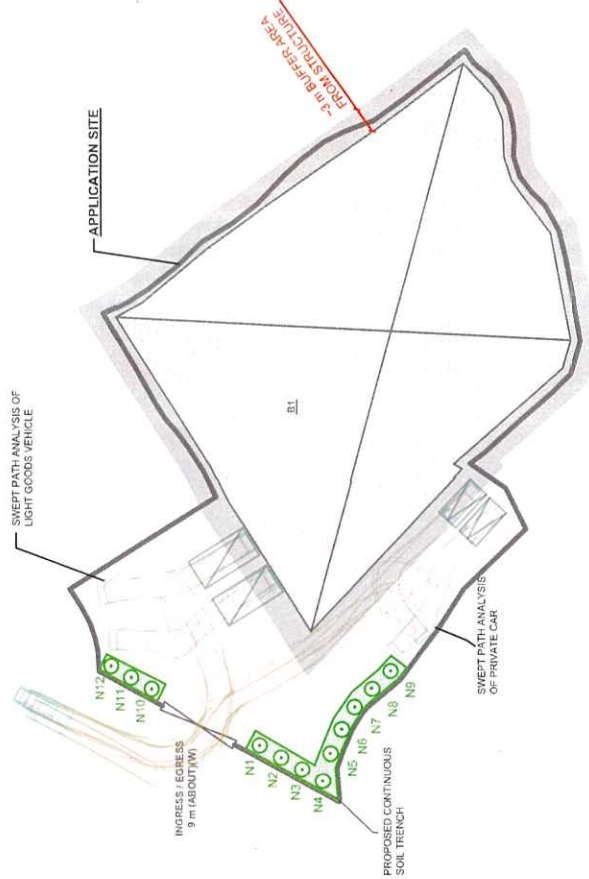


LEGEND

- APPLICATION SITE
- EXISTING TREES

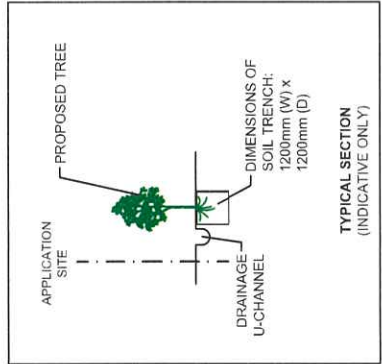
LANDSCAPE PROPOSAL

APPLICATION SITE AREA	2,588 m ²	(ABOUT)
COVERED AREA	1,635 m ²	(ABOUT)
UNCOVERED AREA	953 m ²	(ABOUT)
NO. OF NEW TREES TO BE PLANTED	12	(N1 TO N12)
SPECIES OF NEW TREES	SEWIA SURATTENSIS	
HEIGHT OF NEW TREES	: NOT LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (W) X 1.2 m (D)	



LEGEND

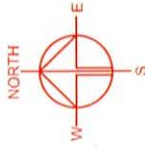
- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/U SPACE (LGV)
- INGRESS / EGRESS
- LGV / PC
- SWEPT PATH OF VEHICLE
- PROPOSED NEW TREES
- PROPOSED CONTINUOUS SOIL TRENCH



TYPICAL SECTION
(INDICATIVE ONLY)

NOTES:

- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG NEW TERRITORIES

SCALE
1: 800 @ A4
DRAWN BY
LT
DATE
12.8.2024
REVISED BY
DATE
APPROVED BY
DATE

DWG TITLE
LANDSCAPE PROPOSAL
DWG NO.
ANNEX III
YEAR
001

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年11月06日星期三 16:23
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Bon Tang; Matthew Ng; Christian
Chim; Danny Ng; Kevin Lam; Grace Wong
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1031 - FI to provide
clarifications
附件: FI2 for A_YL-KTN_1031 (20241106).pdf
類別: Internet Email

Dear Sir,

Attached herewith the revised FI to **supersede** the FI submitted on 4/11/2024 (*below email*), to address departmental comments of the subject application.

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

Kind Regards,

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

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

[REDACTED]

寄件者: Louis Tse
寄件日期: 2024 年 11 月 4 日 下午 06:02
收件者: Town Planning Board <tpbpd@pland.gov.hk>

[REDACTED]

主旨: [FI] S.16 Application No. A/YL-KTN/1031 - FI to provide clarifications

Dear Sir,

Attached herewith the further information to provide clarifications on the subject application.

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

Kind Regards,

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

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

[REDACTED]



R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 957 & VL
Your Ref. : TPB/A/YL-KTN/1031

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

By Email

6 November 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1031)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTN/1031)

- (i) The applicant would like to provide clarifications on the subject planning application, details are as follows:
- Portion of the application site (the Site) (i.e. About 791m², 31% of the Site) has already been hard-paved. The current application serves to regularise the existing hard paving area (not more than 0.6m in depth).
 - Due to the existing cracked and uneven hard pavement, which is not conducive to vehicle manoeuvring, all the existing hard paving area will be removed by the applicant and then repaved with concrete after planning approval has been obtained from the Town Planning Board (the Board). Majority of the Site (i.e. About 2,517m², 97% of the Site) is proposed to be filled with concrete of not more than 0.6m (about) for site formation of structures and circulation space. The concrete site formation is considered necessary to provide a relatively flat and solid surface for the erection of structures and circulation space in order to facilitate the proposed development.

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

From: [REDACTED]
Sent: 2024-08-05 星期一 03:04:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1031 DD 107, Fund Kat Heung

A/YL-KTN/1031

Various Lots in D.D. 107, Fung Kat Heung

Site area: About 2588sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. This is part of the 859 approved camping site that was touted as promoting government policy re recreations blah blah blah.

Conditions never fulfilled because the intention all along was to fill in the land for brownfield use.

The 859 footprint to be carved up into smaller operations.

Does the board have any integrity? It is quite obvious that PlanD has none whatsoever but board members are supposed to provide checks and balances.

Approval of plans like this underlines what citizens already know. The planning process is a sham.

It would be more honest to rezone ALL AGRICULTURE LAND IN NT to brownfield and have done with it. At least then there would be expectations that the only way is up. Currently it is downhill all the way, lies, complicity, rubberstamping.

Applications should be rejected but will no doubt be rubberstamped through.

Mary Mulvihill

From: [REDACTED]
Sent: 2024-08-06 星期二 19:02:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 240806 s16 KTN 1031.pdf; 240806 s16 KTN 1030.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

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

6th August, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/YL-KTN/1031)**

1. We refer to the captioned.
2. We urge the Board to look at below some of the planning applications covering the current application site (data retrieved from the Town Planning Board Statutory Planning Portal 3 website; please note that the site boundaries of some of the applications (including the current one) are not the same; please look at the Portal 3 website directly for the exact boundaries).
 - A/YL-KTN/474: Proposed Temporary Hobby Farm for a Period of 3 Years; approved with condition(s) on a temporary basis in 2015; revoked in 2016.
 - A/YL-KTN/520: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years; approved with condition(s) on a temporary basis in 2016.
 - A/YL-KTN/665: Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years; approved with condition(s) on a temporary basis in 2019; revoked in 2021.
 - A/YL-KTN/772: Temporary Place of Recreation, Sports or Culture (Hobby Farm

and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land; approved with condition(s) on a temporary basis in 2021; revoked in 2022.

- A/YL-KTN/817: Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of 3 Years and Filling of Land; approved with condition(s) on a temporary basis in 2022.

- A/YL-KTN/859: Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Filling of Land; approved with condition(s) on a temporary basis in 2022.

3. To summarise, we can see the general proposed use above was developed as follows:

Hobby Farm → Hobby Farm and Caravan Holiday Camp → Hobby Farm and Caravan Holiday Camp with Ancillary Canteen and Filling of Land → Caravan Holiday Camp and Barbecue Site with Ancillary Canteen and Filling of Land → Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities and Filling of Land

4. And now, the proposed use under the current application is a temporary warehouse with ancillary facilities and associated filling of land. Below please see an aerial photo taken in December 2013 showing the site and its surroundings (approximately marked by the red circle).



5. We urge the Board to seriously calculate with relevant authorities as to how many sites under Agriculture (AGR) zone have been gradually turned into brownfield operation sites over the past years through the approval of 'temporary' use(s) (in this regard, we also recommend the Board to look at a news report relating to 'Animal Boarding Establishment'¹), and to seriously consider whether or not this kind of trend should be continued, under the fact that now there is already a National Policy entitled 'Construction of Ecological Civilisation'.
6. The proposed use is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. The Conservancy Association
Hong Kong Bird Watching Society
WWF-HK
Designing Hong Kong

¹ <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/>本研-5 年批 60 狗場用地-半不符實-疑作跳板-至少 15 幅兩年內申棕地作業

From: [REDACTED]
Sent: 2024-10-30 星期三 04:41:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/1031 DD 107, Fung Kat Heung

Dear TPB Members,

Having trouble getting my head around this:

*"A revised plan showing the filling of land of the application site (the Site) is provided (Plan 1 and Annex I). About **791m²** (i.e. **31%**) of the Site has already been hard-paved. All the existing hard-paved area will be removed by the applicant after planning approval has been obtained from the Town Planning Board (the Board). **Majority of the Site (i.e. 2,517m², 97%) is proposed to be filled with concrete of not more than 0.6m in depth for site formation of structure and circulation space.**"*

So covering in the entire site is not bad enough, the rubble from the already filled in one third is to go to landfill? Silly me, of course not, to be dumped on a unfilled in site to justify an application for brownfield there.

*"A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex III). 12 new trees (N1 to N12), with continuous soil trench, are proposed to be planted along the west and northwest periphery boundary of the Site as a landscape buffer **to minimise adverse visual impact to the surrounding areas**"*

Surreal, this is another tin shack operation that will corrode within months and be an additional eye sore in line with the other brownfield operations in the district.

As for the objections raised by the govt depts, nobody is fooled. Get on with it, this is a charade, these applications are always approved.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 5 August 2024 3:04 AM HKT
Subject: A/YL-KTN/1031 DD 107, Fund Kat Heung

A/YL-KTN/1031

Various Lots in D.D. 107, Fung Kat Heung

Site area: About 2588sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / Filling of Land

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Conditions never fulfilled because the intention all along was to fill in the land for brownfield use.

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Does the board have any integrity? It is quite obvious that PlanD has none whatsoever but board members are supposed to provide checks and balances.

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Applications should be rejected but will no doubt be rubberstamped through.

Mary Mulvihill

From: [REDACTED]
Sent: 2024-11-05 星期二 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-KTN/1031
Attachment: TPB20241105(KTN1031).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

5th November 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1031

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, the planning intention of AGR zone “*is intended 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*”. While all the proposed uses are not related to agriculture, the entire site, according to the application, would be paved by concrete. We opine that this is not in line with the planning intention of AGR zone.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including warehouse, parking area, site office, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed



長春社

Since 1968

The Conservancy Association

land filling would largely change the hydrology of the site, and such change would affect the adjacent uses.

Yours faithfully,

The Conservancy Association

From: [REDACTED]
Sent: 2024-11-04 星期一 18:46:46
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Subject: KFBG's comments on six planning applications
Attachment: 241104 s16 KTN 1031 & 1033c.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding SIX applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

4th November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/YL-KTN/1031)**

&

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/YL-KTN/1033)**

1. We refer to the captioned.
2. Please see below our previous submissions for these two applications and to see whether our concerns are still valid.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

9th August, 2024.

By email only

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Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
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1. We refer to the captioned.
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4. And now, the proposed use under the current application is a temporary warehouse with ancillary facilities and associated filling of land. Below please see an aerial photo taken in December 2013 showing the site and its surroundings (approximately marked by the red circles).



5. There is also a recent application for the same purpose adjacent to the captioned application site: please see our submission for this adjacent application (i.e., A/YL-KTN/1031) in **Appendix 1**, and also compare the boundaries of all the applications covering the sites of A/YL-KTN/1031 and A/YL-KTN/1033.
6. We urge the Board to seriously calculate with relevant authorities as to how many sites

under Agriculture (AGR) zone have been gradually turned into brownfield operation sites over the past years through the approval of 'temporary' use(s) (in this regard, we also recommend the Board to look at a news report relating to 'Animal Boarding Establishment'¹), and to seriously consider whether or not this kind of trend should be continued, under the fact that now there is already a National Policy entitled 'Construction of Ecological Civilisation'.

7. The proposed use is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/> 本研-5 年批 60 狗場用地-半
不符實-疑作跳板-至少 15 幅兩年內申棕地作業



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

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

6th August, 2024.

By email only

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. The Conservancy Association
Hong Kong Bird Watching Society
WWF-HK
Designing Hong Kong

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