

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/562	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	11.8.2017 [revoked on 11.1.2020]
4.	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]
5.	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]
6.	A/YL-KTN/695	Proposed Temporary Animal Boarding Establishment for a Period of Five Years	15.5.2020 [revoked on 15.12.2023]
7.	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]
8.	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]
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 one substantiated environmental complaint related to polluted effluent discharged received against the application site (the Site) in 2021. During inspection, no polluted effluent was spotted; 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. **Water Supply Aspect**

Comments of the Chief Engineer/Construction, Water Supplies Department:

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

6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a rural inland plains landscape character comprising temporary structures, open storage, farmland and scattered tree groups. The proposed use is not incompatible with the surrounding planned landscape character;
- based on the site photos of 2024, the Site is fenced off and partly hard paved with some temporary structures;
- it is noted that two existing trees are identified within the Site and all trees are proposed to be felled. Five 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**.

7. **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**.

8. **District Officer's Comments**

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

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

9. **Project Implementation Aspect**

Comments of the Project Manager (West), Civil Engineering and Development Department:

- no comment on the application.

Recommended Advisory Clauses

- (a) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorized structure(s) and/or uses on Lot Nos. 925 RP and 927 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 Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot Nos. 925 RP and 927 in D.D. 107. 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 and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - 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 and drains;

- (f) 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;
- (g) 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;
- (h) 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;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed use;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no tree or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

(j) 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 (BA) 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;
- if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

2024年 7月 12日

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

Appendix I of RNTPC
Paper No. A/YL-KTN/1033A

This document is received on 12 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

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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	A17L-K7N/1033
	Date Received 收到日期	12 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

LAM Tung Man 林東文

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 925 RP (Part), 926 RP (Part), 927, 954 S.A and 954 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,426 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 988 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

(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
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,438sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 988sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 988sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 988sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	155 m ² (ABOUT)	155 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	168 m ² (ABOUT)	168 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	209 m ² (ABOUT)	209 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
TOTAL		988 m ² (ABOUT)	988 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 旅遊巴士車位 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)) <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 2,426 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2. m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

on behalf of R-riches Property Consultants Limited 盈卓物業顧問有限公司
代表

☒ 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 925 RP (Part), 926 RP (Part), 927, 954 S.A and 954 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,426 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	988 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.41 <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	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	9	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	41 % <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"/>
<u>Location plan, Zoning plan, Plan showing land status of the site, Plan showing the area of filling of land, Swept path analysis</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *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 2,426 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. A total of five single-storey structures are proposed at the Site for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 988 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	2,426 m ² (about)
Covered Area	988 m ² (about)
Uncovered Area	1,438 m ² (about)
Plot Ratio	0.41 (about)
Site Coverage	41% (about)
Number of Structure	5
Total GFA	988 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	988 m ² (about)
Building Height	9 m (about)
No. of Storey	1

- 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 0.2 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 Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for LGVs - 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

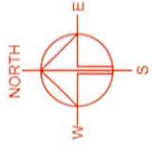
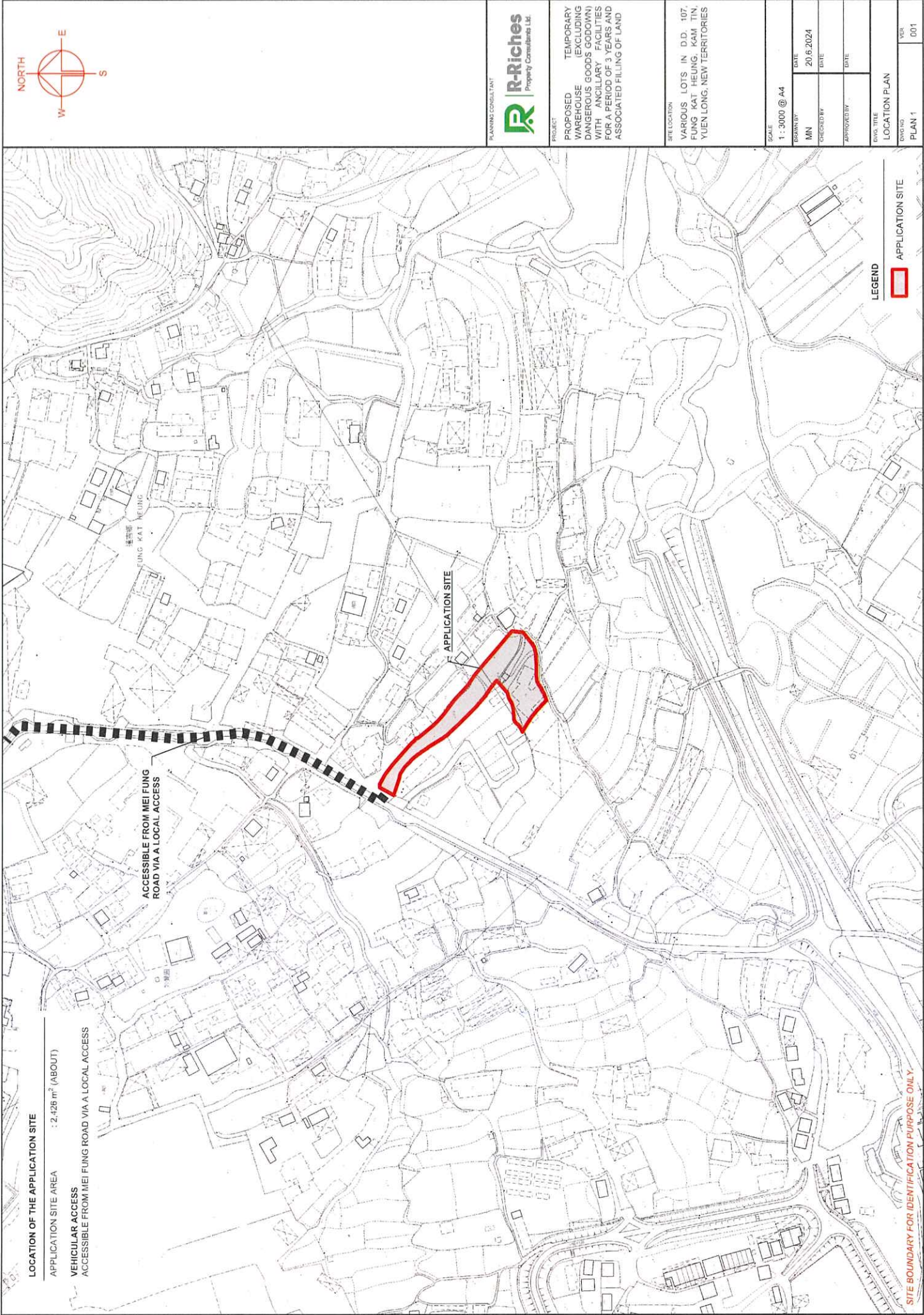
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after planning approval 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

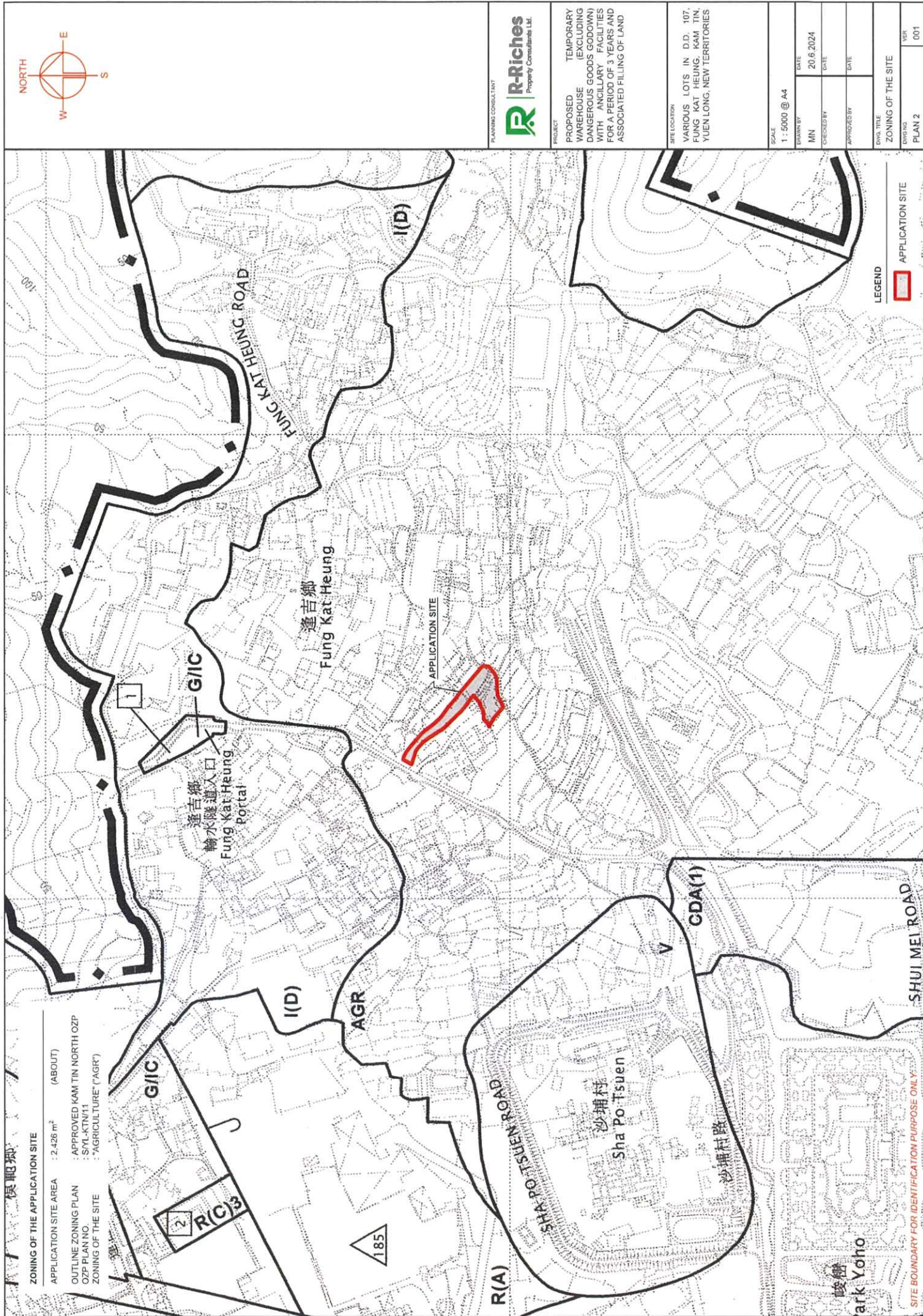


PLANNING CONSULTANT		R-Riches Property Consultants Ltd.	
PROJECT		PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION		VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE		1: 3000 @ A4	
DRAWN BY		MN	
CHECKED BY		DATE	
APPROVED BY		DATE	
DWG. TITLE		LOCATION PLAN	
DWG. NO.		PLAN 1	
VER.		001	

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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

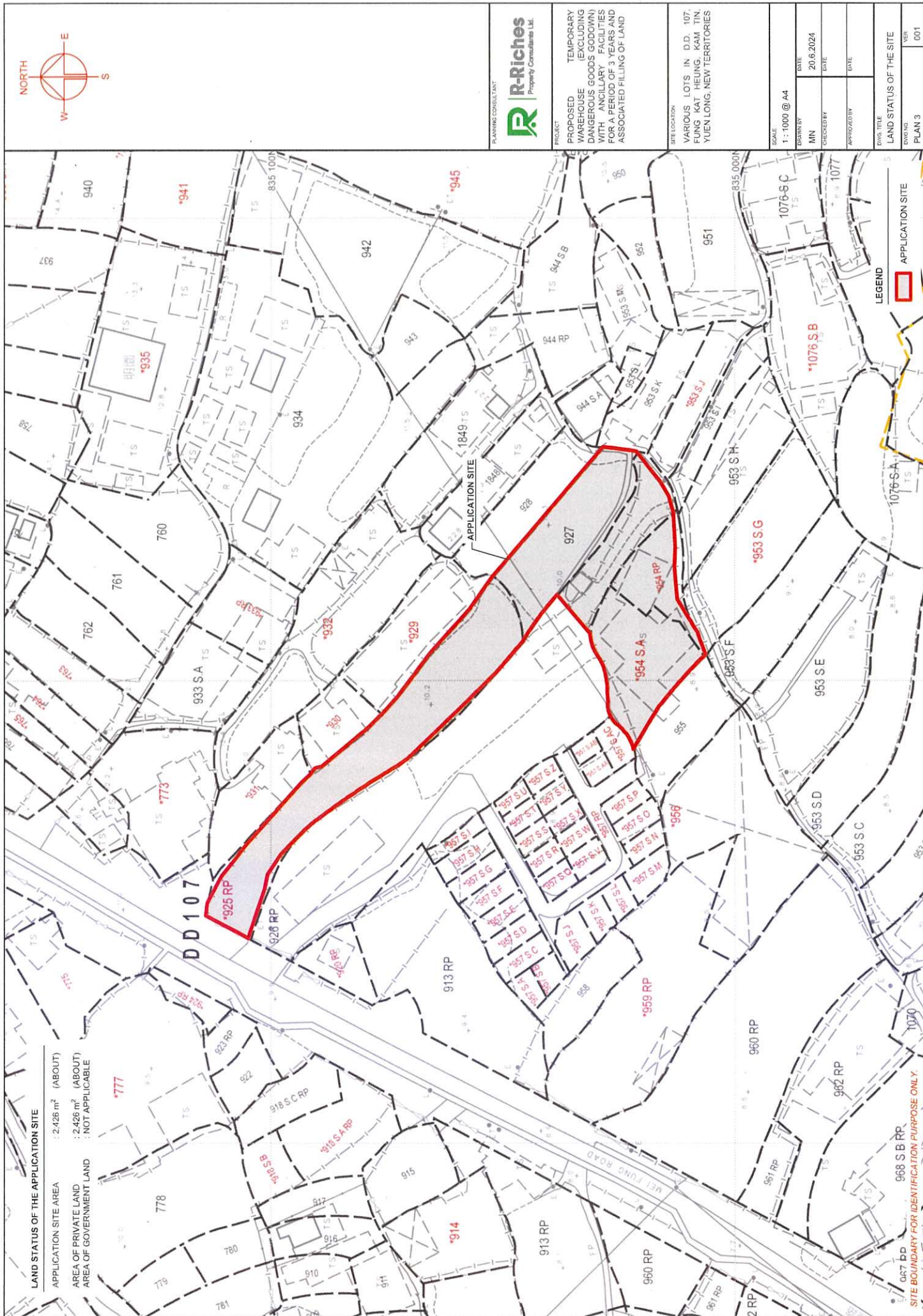
SITE LOCATION

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

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MMN	20.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

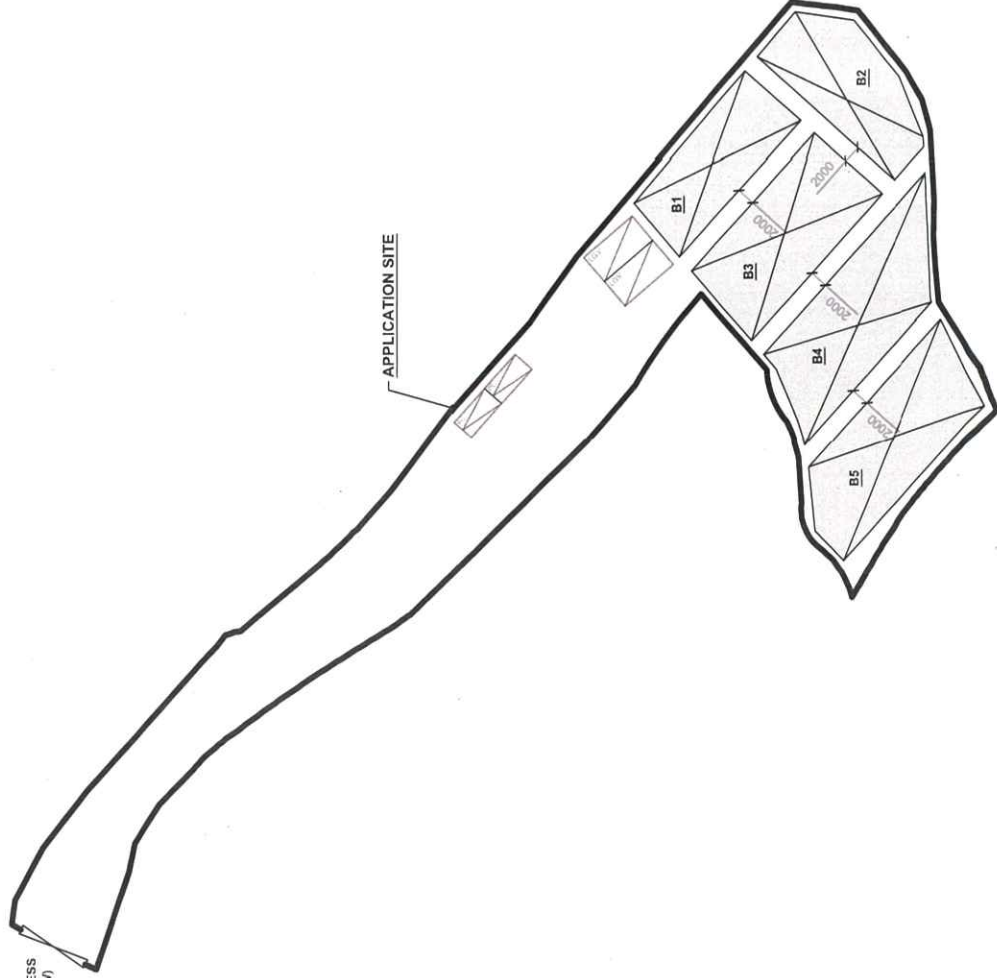


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
COVERED AREA	: 988 m ²	(ABOUT)
UNCOVERED AREA	: 1,438 m ²	(ABOUT)
PLOT RATIO	: 0.41	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 988 m ²	(ABOUT)
TOTAL GFA	: 988 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

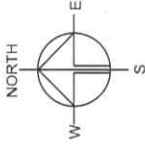
INGRESS / EGRESS
8m (ABOUT)(W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	155 m ² (ABOUT)	155 m ² (ABOUT)	9 m (ABOUT)(1+STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	168 m ² (ABOUT)	168 m ² (ABOUT)	9 m (ABOUT)(1+STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	209 m ² (ABOUT)	209 m ² (ABOUT)	9 m (ABOUT)(1+STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1+STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1+STOREY)
TOTAL		988 m ² (ABOUT)	988 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. LUL 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 : 800 @ A4

DRAWN BY

MN

DATE

20.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DRAWN TITLE

LAYOUT PLAN

DWG NO.

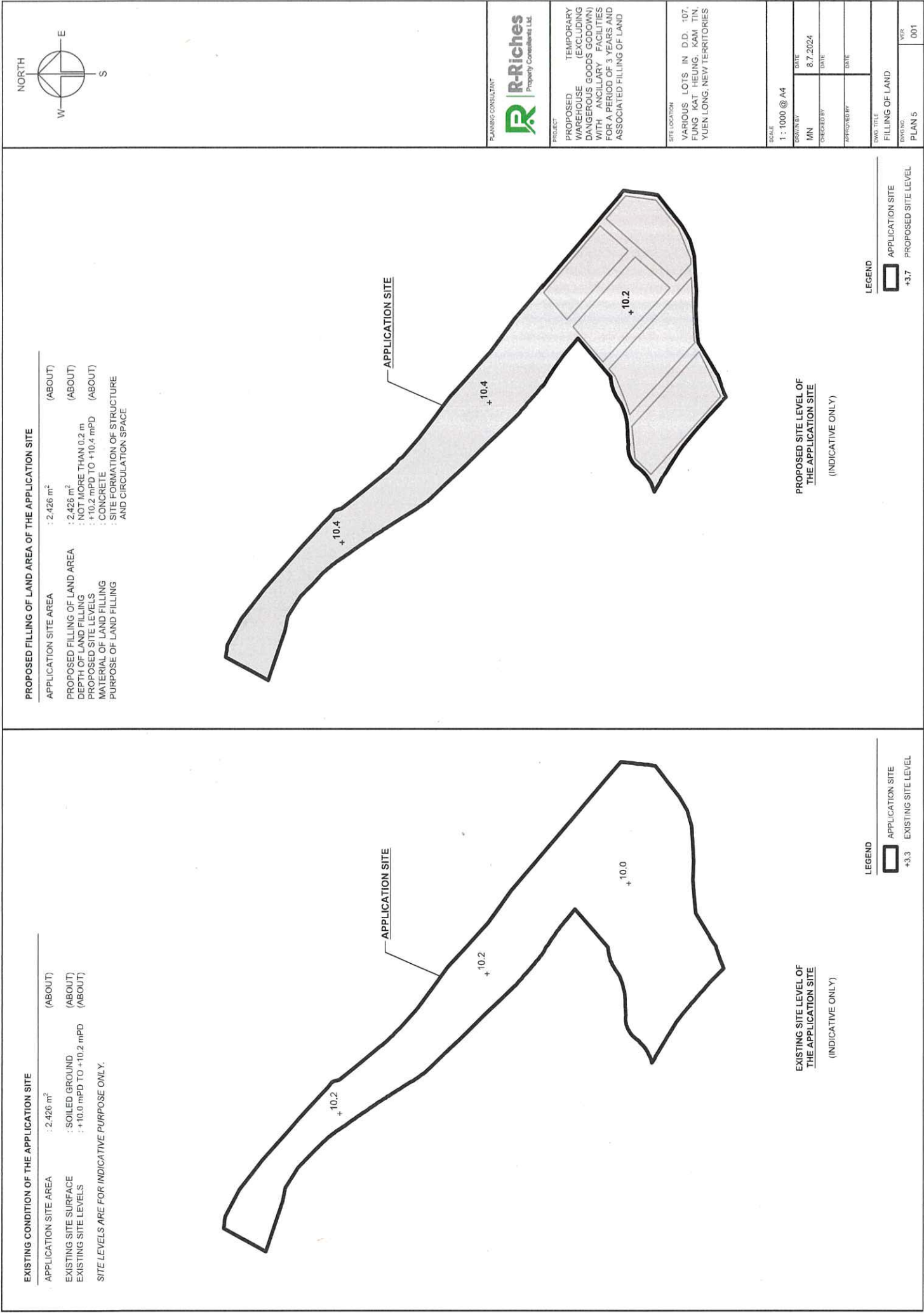
PLAN 4

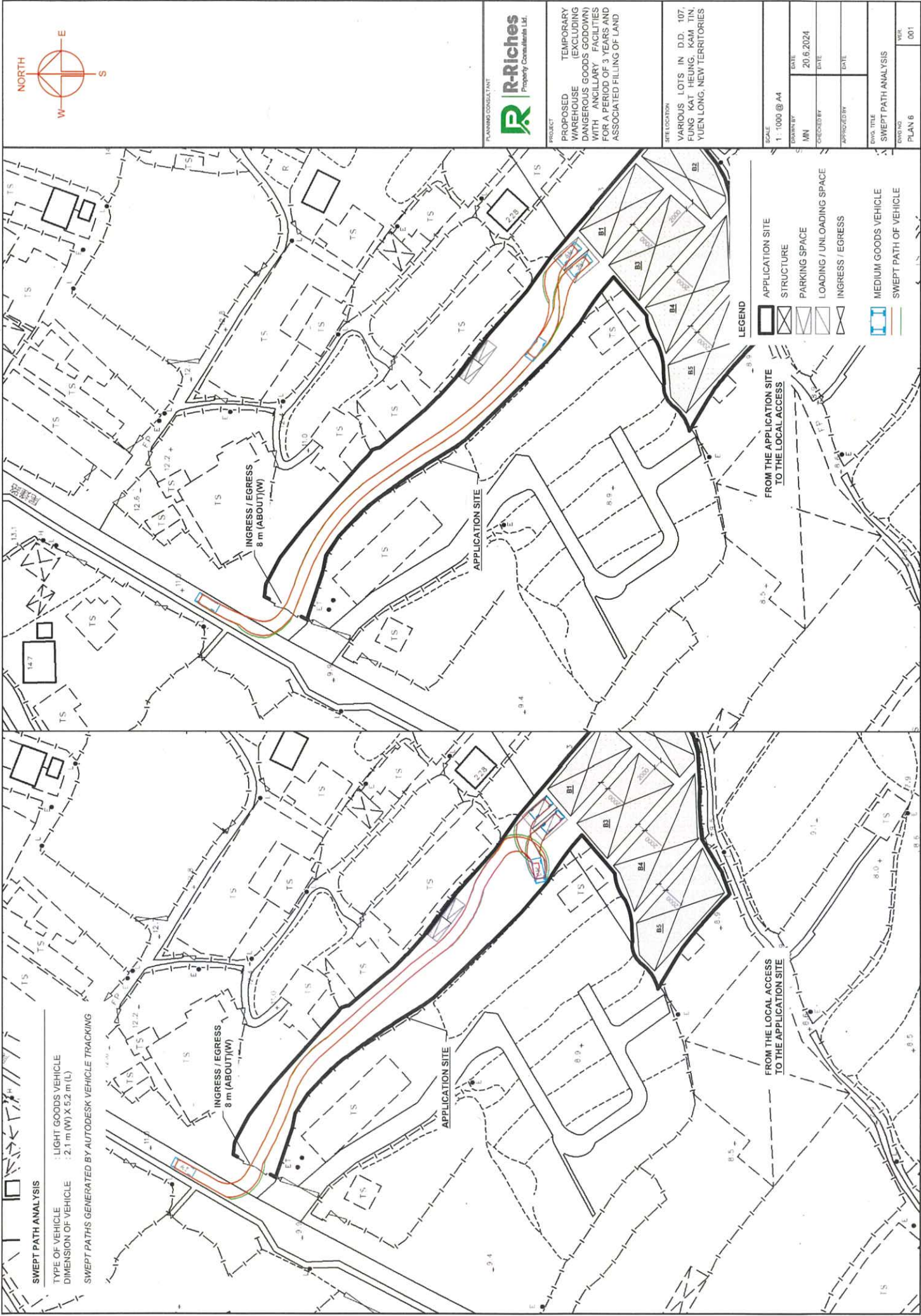
VER.

001

LEGEND

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







顧問有限公司
盈卓物業

Our Ref. : DD107 Lot 925 RP & VL
Your Ref. : TPB/A/YL-KTN/1033

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

By Email

7 August 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/1033)

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/1033)

(i) A RtoC Table:

1. 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)	<p>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/1031 currently under processing which involves proposed land filling for the entire site of about 2,588 sqm. As the subject Site is adjacent 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>	<p>The proposed development with 5 single storey low rise structures 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 application site (the 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 granted by the Board.</p>
(b)	<p>The proposed layout involves a low site coverage of only about 41% for warehouse structures whereas an extensive open area of about 59% of the Site remains for circulation/access/parking/loading/unloading. Justifications should be provided to demonstrate that any alternative layouts/site configurations which can minimise the extent of land</p>	<p>As the nature of the warehouse operation requires efficient vehicle circulation, ample loading/unloading areas, and adequate parking spaces. The proposed layout with extensive open area is considered necessary to accommodate the seamless movement of light goods vehicle, forklifts, and other equipment, as well as the safe separation of staff and vehicular traffic.</p>

	filling and reduce the chance of abuse for open storage use are not feasible.	In addition, due to the existing narrow shape of the site configurations, the proposed filling of land is considered necessary, in order to provide a flat surface to accommodate the necessary maneuverability of the vehicles.
(c)	The proposed warehouse structures, while separated by 2m-buffer from each other, are clustered in proximity taking up a total area of about 988 sqm. Justifications including relevant technical proposal(s)/ assessment(s), where applicable, should be provided to demonstrate that the proposed use and layout would not induce fire safety risk.	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.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 925 RP and 927 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 Wavier (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 STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for a STW to permit the structure(s) erected within Lot Nos. 925 RP and 927 in D.D. 107. 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 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.	
3. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. H. Y. HO; Tel.: 2152 5778)		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	A layout plan showing at least 1.5 m setback from the existing water mains as a waterworks reserve is provided for your consideration (Plan 1). No structure will be erected and no material will be stored within the waterworks reserve area. Free access will be provided for staff / contractor of WSD to carry out construction, inspection, operation, maintenance and repair works at any time during the planning approval period.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5metres from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	
(c)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	No trees or shrubs with penetrating roots will be planted within the waterworks reserve or in the vicinity of the water main.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
COVERED AREA	: 988 m ²	(ABOUT)
UNCOVERED AREA	: 1,438 m ²	(ABOUT)
PLOT RATIO	: 0.41	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 5	NOT APPLICABLE
DOMESTIC GFA	: 988 m ²	(ABOUT)
NON-DOMESTIC GFA	: 988 m ²	(ABOUT)
TOTAL GFA		
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

EXISTING WATER MAINS

1500

INGRESS / EGRESS
8m (ABOUT)

APPLICATION SITE

EXISTING WATER MAINS

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. LUL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
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B1	WAREHOUSE (EXCLUDING D.G.G.)	155 m ² (ABOUT)	155 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	168 m ² (ABOUT)	168 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	209 m ² (ABOUT)	209 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)

TOTAL 988 m² (ABOUT)



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 : 800 @ A4

DATE

2.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 1

REV.

001

LEGEND

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



顧問有限公司
盈卓物業

Our Ref. : DD107 Lot 925 RP & VL
Your Ref. : TPB/A/YL-KTN/1033

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,

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/1033)

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/1033)

- (i) A revised plan showing the filling of land of the application site (the Site) is provided (**Plan 1** and **Annex I**). About 895m² (i.e. 37%) 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. 2,382m², 98%) 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 soiled ground for healthy tree growth.
- (ii) A RtoC Table:

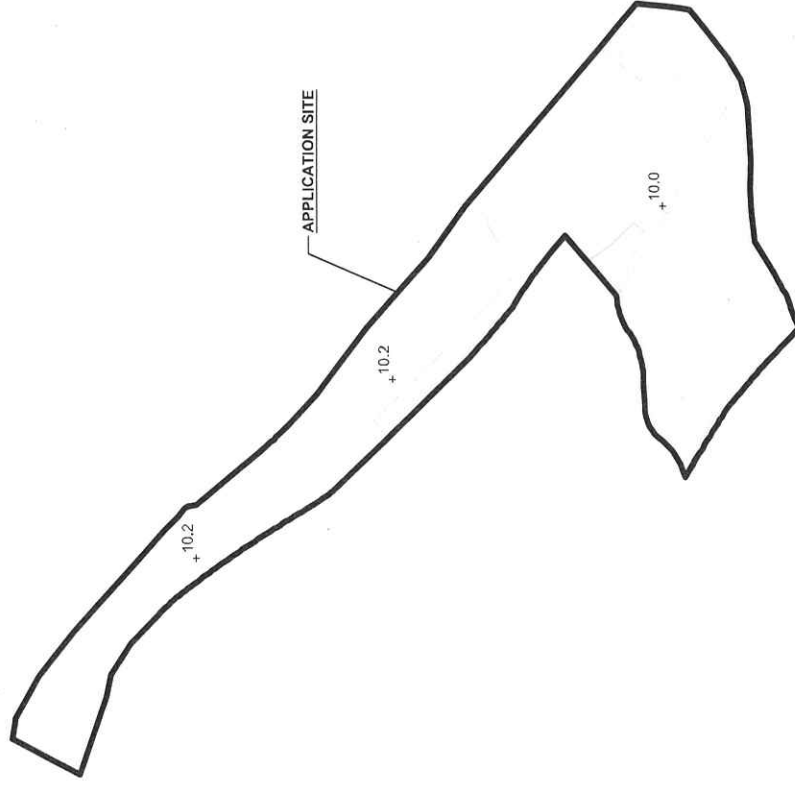
Departmental Comments		Applicant's Response
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (DPO/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel.: 3565 3957)		
(a)	Some existing mature trees of common species are observed within the site. According to the layout plan (Plan 4), the proposed structure B2 and land filling works may be 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 30/8/2024, <u>2</u> trees (T1 to T2) 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 the existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site. A photographic record showing the existing condition of the Site is provided (Annex III).
(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 proposed tree felling at the Site, a landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex IV). A total of <u>5</u> new trees (N1 to N5), with continuous soil trench, are proposed to be planted along the northwest periphery boundary of the Site as indicated on plan, to
(c)	It is noted that the root of the existing tree located in the center of the site is restricted by concrete paving. The applicant should remove the concrete paving for the sustainable growth of tree.	

		minimise adverse visual impact to the adjoining receivers (Annex IV). All the new trees within the Site will be maintained by the applicant during the planning approval period.
(d)	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 Planner Officer, Fanling Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. David CHENG; Tel.: 3168 4046)		
(a)	In your land filling plan (plan 5), it is noted that the entire site is hard-paved. However, during our recent site visit, we observed that some areas of the Site remain unpaved.	A revised plan showing the filling of land of the Site is provided (Plan 1). About 895m ² (i.e. 37%) 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 Board.
(b)	Please provide clarification regarding the areas designated for filling and regularisation of land, respectively (including %) and rectify relevant plan(s). Since five new trees are proposed to be planted along the northwest periphery boundary of the Site in your landscape proposal, please consider this when calculating the proposed area for filling and regularisation of land.	Majority of the Site (i.e. 2,382m ² , 98%) is proposed to be filled with concrete of not more than 0.2m in depth for site formation of structure and circulation space. The remaining area will remain as soiled ground for healthy tree growth.

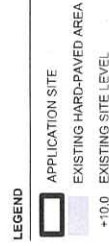
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING FILLED AREA	: 895m ²	(ABOUT)
EXISTING SITE LEVELS	: +10.0 mPD TO +10.2 mPD	(ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED.



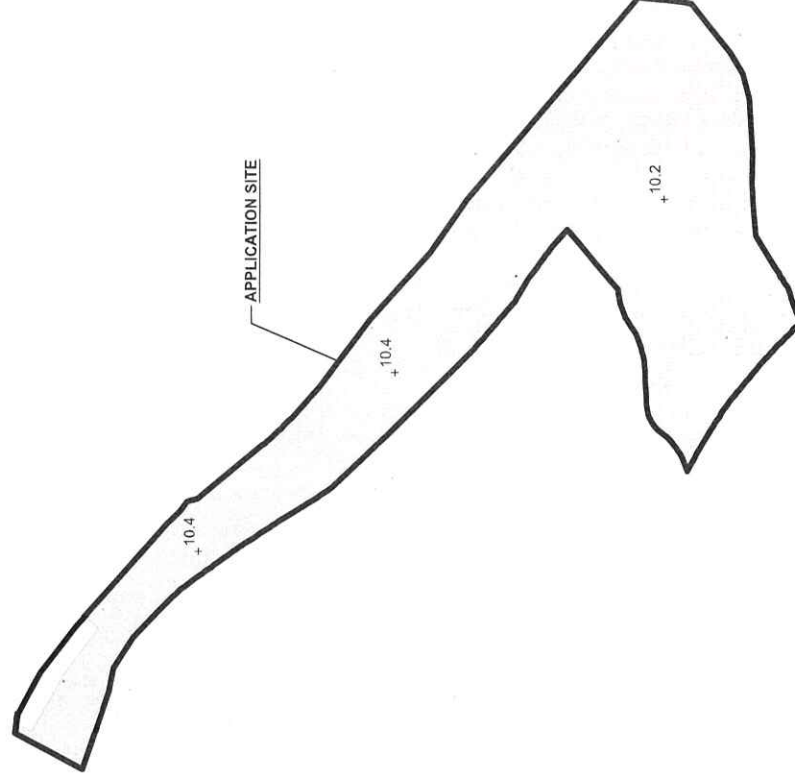
EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)



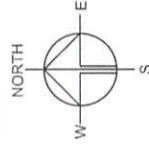
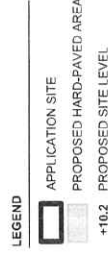
PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 2,382 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(ABOUT)
PROPOSED SITE LEVELS	: +10.2 mPD TO +10.4 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

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



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE 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)) Accessible from Fung Kat Heung Road via Mei Fung Road <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)																															
	No 否	<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 2,382 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



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:

A handwritten signature in black ink, appearing to be 'Joe Fung', written over a horizontal line.

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.

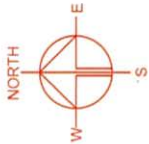
2. Summary of Existing Trees

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, **2 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 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 : 3000 @ A4

DRAWN BY
MN

DATE
20.6.2024

CHECKED BY

DATE

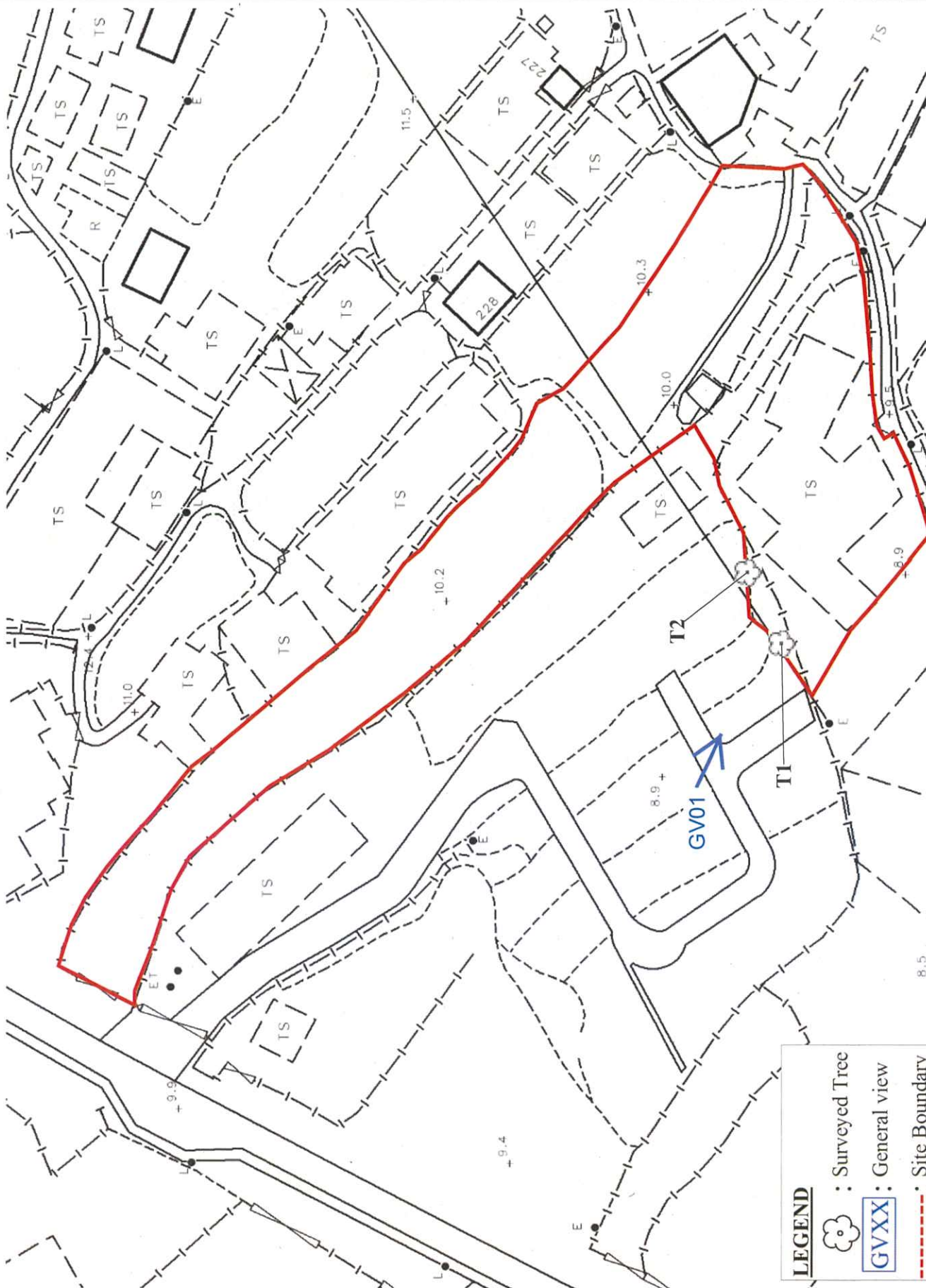
APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

DWG. NO.
PLAN 1

VER.
001



Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Tree surveyor(s): Fung Ho Tsang, Joe
Field Survey was conducted on: 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)							
T1	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	5.0	310	5.0	Low	Fair	Fair	Poor	Low		Pruned wound with epicormics, topped branches, tree base covered with climber plants
T2	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	2.0	275	1.0	Low	Poor	Fair	Poor	Low		Topped trunk and branches with epicormics

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

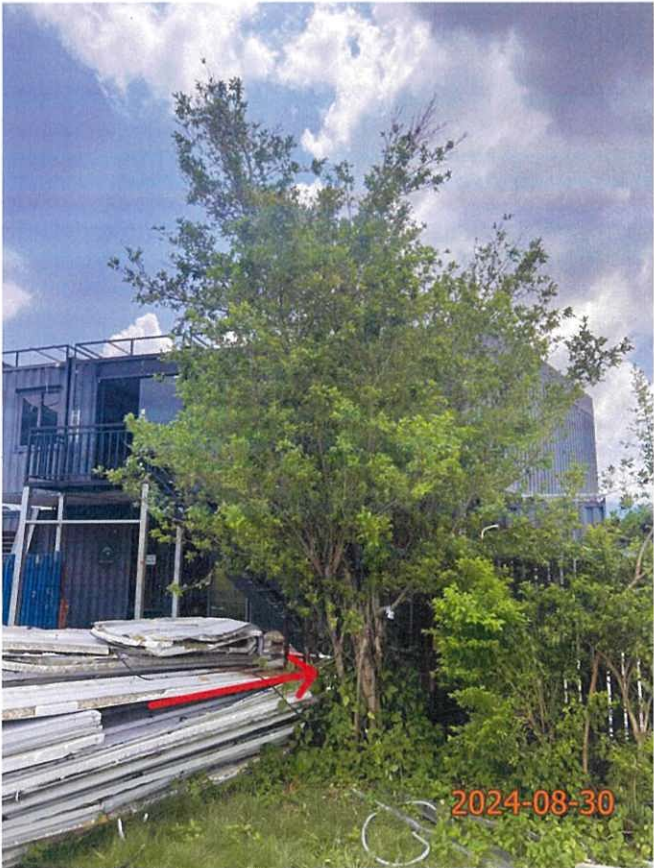
Appendix III – Photo Records

· Photo Records

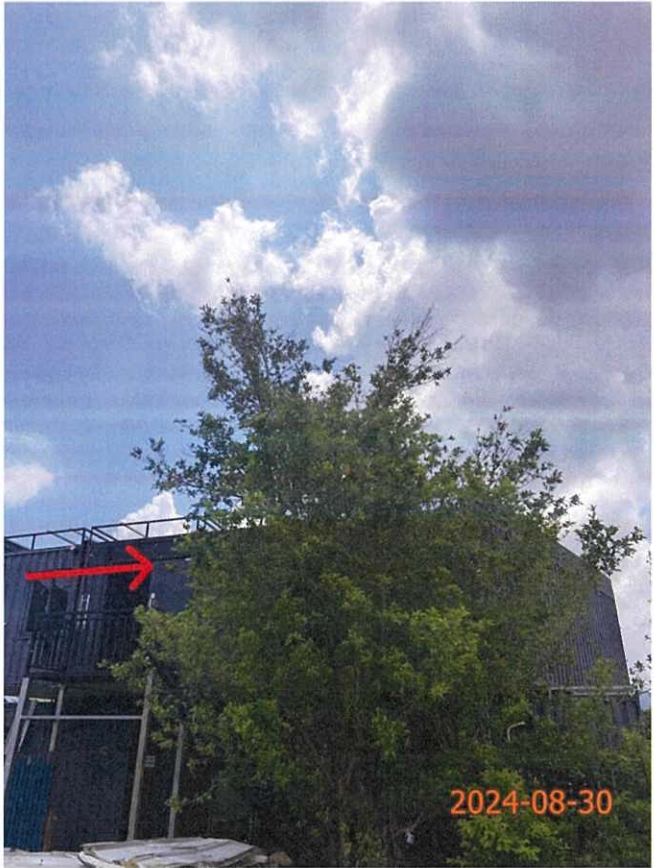


GV01

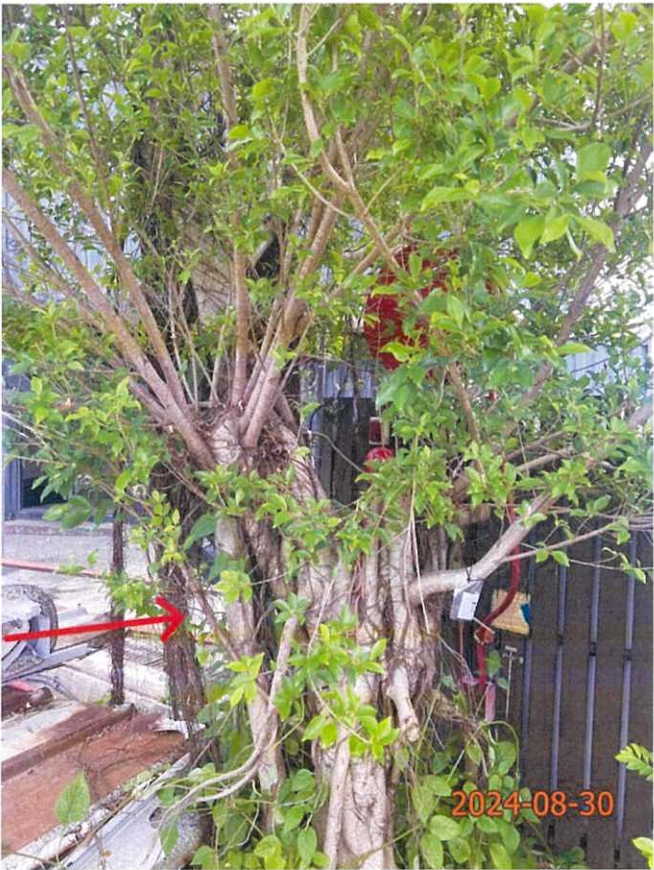
Photo Records



T1 (Overview)



T1 (Crown condition)

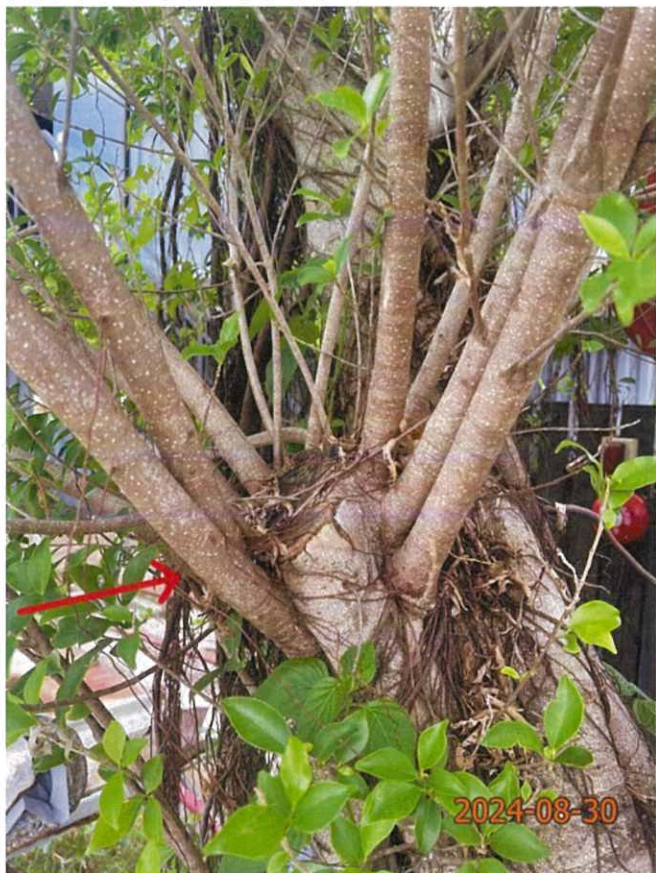


T1 (Trunk condition)



T1 (Root condition)

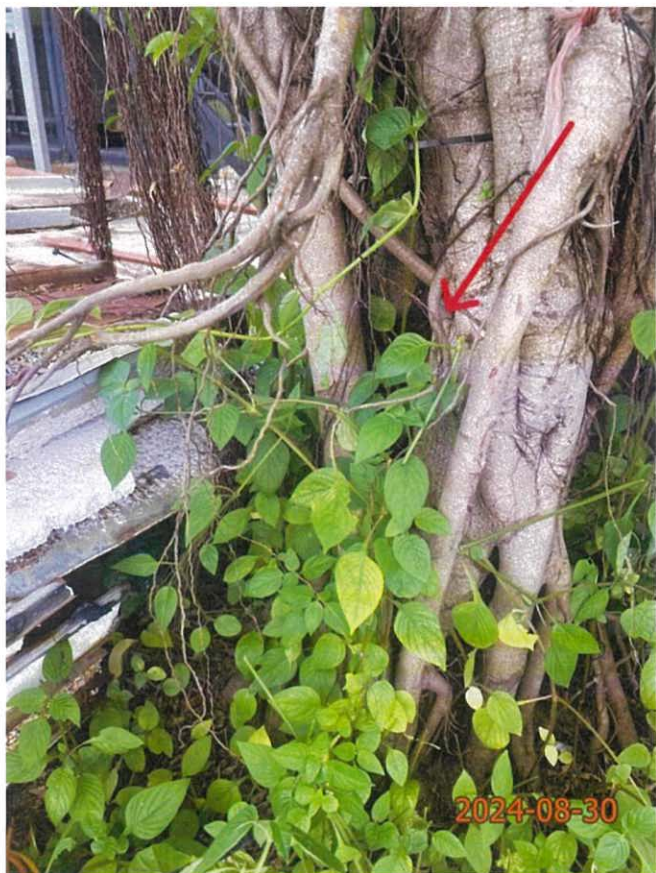
Photo Records



T1 Pruned wound with epicormics



T1 Topped branches



T1 Tree base covered with climber plants



T2 (Overview)

Photo Records



T2 (Crown condition)



T2 (Trunk condition)



T2 (Root condition)



T2 Topped trunk and branches with epicormics

Annex III - Existing Condition of the Application Site

(Application No. A/YL-KTN/1033)

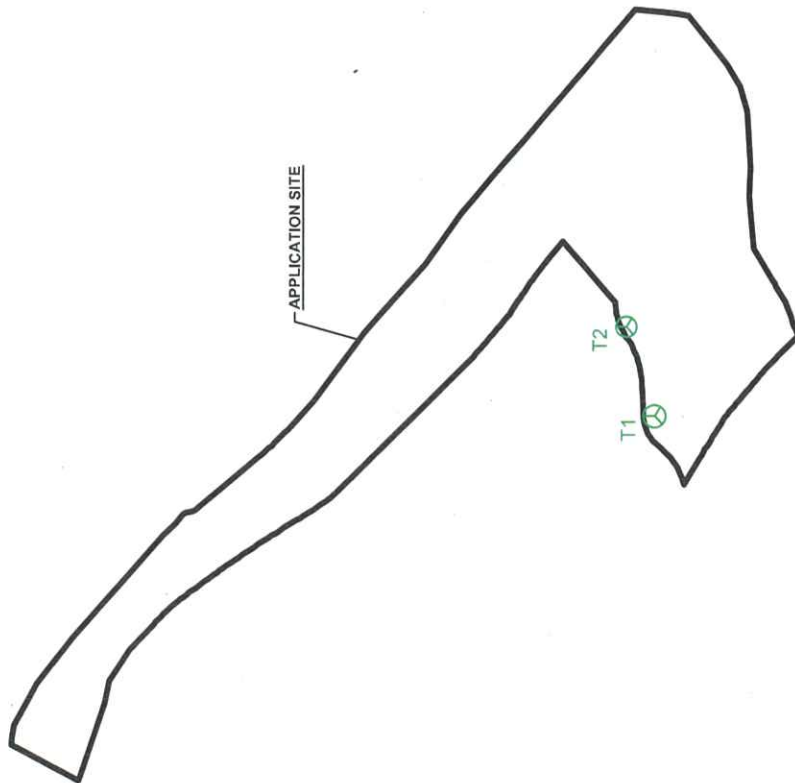
According to the aerial photo taken on 26.8.2024 and tree survey conducted on 30.8.2024, 2 trees are identified within the application site.





LANDSCAPE PROPOSAL

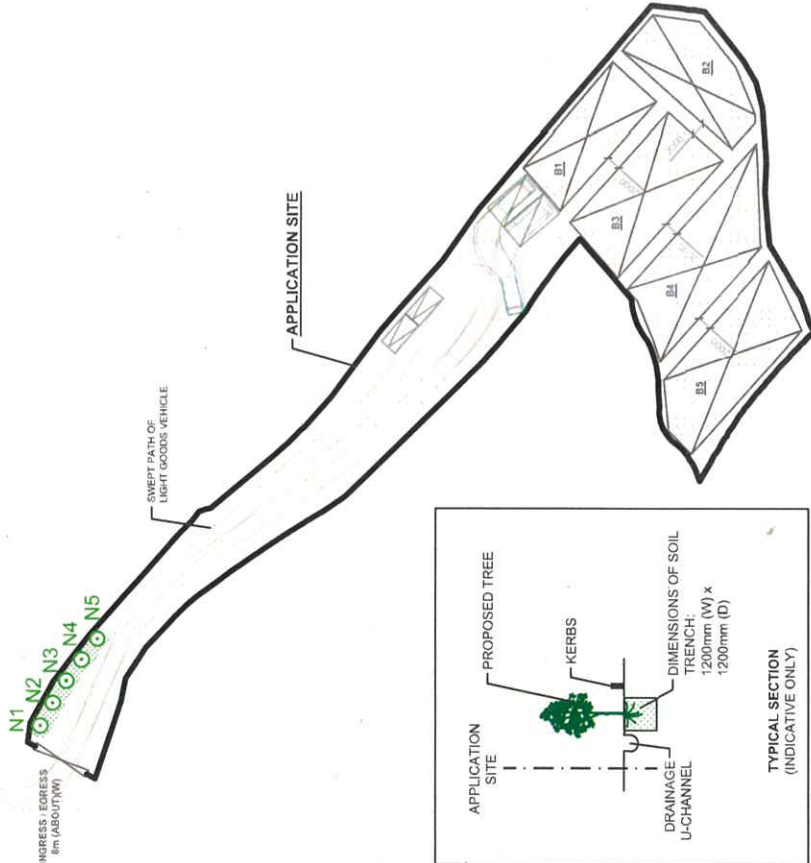
APPLICATION SITE AREA : 2,426 m² (ABOUT)
 NO. OF EXISTING TREES : 2 (T1 TO T2)
 SPECIES OF TREE : FICUS MICROCARPA
 NO. OF TREES TO BE FELLED : 2 (T1 TO T2)



- LEGEND**
- APPLICATION SITE
 - EXISTING TREE

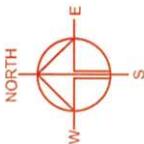
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 2,426 m² (ABOUT)
 COVERED AREA : 988 m² (ABOUT)
 UNCOVERED AREA : 1,438 m² (ABOUT)
 NO. OF NEW TREES WILL BE PLANTED : 5 (N1 TO N5)
 SPECIES OF NEW TREES : SENNA SURATTENSIS
 HEIGHT OF NEW TREES : NO 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)
 - LUL SPACE (LGV)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE
 - PROPOSED NEW TREES
 - PROPOSED CONTINUOUS SOIL TRENCH

- 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.



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 : 1000 @ A4

DESIGNED BY
 MN
DATE
 26.8.2024
CHECKED BY
DATE
APPROVED BY
DATE

DWG TITLE
 LANDSCAPE PROPOSAL
DWG NO
 ANNEX IV
VER
 002

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年11月06日星期三 16:24
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/1033 - FI to provide clarifications
附件: FI3 for A_YL-KTN_1033 (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

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>

主旨: [FI] S.16 Application No. A/YL-KTN/1033 - 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



R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 925 RP & VL
Your Ref. : TPB/A/YL-KTN/1033

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,

3rd 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/1033)

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 (852) [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.: Ms. Andrea YAN
(Attn.: Mr. David CHENG

email: awyyan@pland.gov.hk)
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/1033)

- (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 883m², 36% of the Site) has already been hard-paved. The current application serves to regularise the existing hard paving area (not more than 0.2m in depth) (**Plan 1**).
 - 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 Board. Majority of the Site (i.e. About 2,382m², 98% of the Site) is proposed to be filled with concrete of not more than 0.2m (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.

R-Riches
Property Consultants Ltd.

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

From: [REDACTED]
Sent: 2024-08-09 星期五 03:14:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1033 DD 107 Fung Kat Heung

A/YL-KTN/1033

Lots 925 RP (Part), 926 RP (Part), 927, 954 S.A and 954 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 2,426sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strongest objections, this is part of 859 approved caravan site that, according to the policy of the day, was to fulfil the recreational needs of the community. Conditions have not been fulfilled. The approval period has now lapsed but no mention of revocation?

But of course the intention was never to provide recreational facilities but to, literally, pave the way for full blown brownfield operations.

It is now quite clear that operators know that under the excuse of the NT development plans any and every application to slather farm land in cement will be approved.

TPB members have entirely abrogated their duty to questions why despite previous policy statement that pledge to phase out brownfield operations, the government is now effectively encouraging the transformation of districts like Fung Kat Heung into a vast sprawl of ramshackle operations.

Why has the administration not developed and encouraged operators to do the same, the long promised solution of high rise industrial nodes to accommodate these activities?

Also no questions about the statement regarding increase in demand for facilities like this when the media is full of reports on the declining demand for industrial buildings and the many applications to rezone this zoning to residential.

Statements that the land can subsequently be reinstated are ridiculous as a three year old would know that once the land is covered in rubble and asphalt it will never again be suitable for farming activity.

AT THIS POINT MEMBERS SHOULD HAVE THE COURAGE TO POINT OUT THAT IF THE ADMINISTRATION'S END GAME IS TO CONVERT ALL THE FARMLAND IN FUNG KAT HEUNG TO BROWNFIELD, THEN THE HONEST WAY TO DO THIS WOULD BE TO REZONE THE DISTRICT TO OPEN STORAGE AND HAVE DONE WITH IT.

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

NO MATTER WHAT OBJECTIONS WOULD BE PUT FORWARD THE CHANGE IN ZONING WOULD BE APPROVED AS CAN BE SEEN FROM THE 100% SUCCESS RATE OF THE OZP PROCESSED IN RECENT YEARS NOW THAT THE ADMISNTRATION HAS FULL CONTROL OF ALL THE ADVISORY BODIES.

Mary Mulvihill

From: [REDACTED]
Sent: 2024-08-09 星期五 21:35:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 240809 s16 KTN 1033c.pdf; 240809 s16 KTN 1032.pdf; 240809 s12a LFS 13c.pdf

Dear Sir/ Madam,

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

Also, 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)

9th 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/1033)**

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.

8. Thank you for your attention.

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>



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15/F, North Point Government Offices,
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6th August, 2024.

By email only

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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 04:55:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/1033 DD 107 Fung Kat Heung

Dear TPB Members,

Note that all R-Riches has had to do is copy and paste the response to 1031. Taking the same easy route:

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 895m² (i.e. 37%) 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. 2,382m², 98%) **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 soiled ground for healthy tree growth**"*

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). 5 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.

However TPB members do have a duty to consider these applications together and assess the impact that filling in so much land will have.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 August 2024 3:14 AM HKT
Subject: A/YL-KTN/1033 DD 107 Fung Kat Heung

A/YL-KTN/1033

Lots 925 RP (Part), 926 RP (Part), 927, 954 S.A and 954 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 2,426sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strongest objections, this is part of 859 approved caravan site that, according to the policy of the day, was to fulfil the recreational needs of the community. Conditions have not been fulfilled. The approval period has now lapsed but no mention of revocation?

But of course the intention was never to provide recreational facilities but to, literally, pave the way for full blown brownfield operations.

It is now quite clear that operators know that under the excuse of the NT development plans any and every application to slather farm land in cement will be approved.

TPB members have entirely abrogated their duty to questions why despite previous policy statement that pledge to phase out brownfield operations, the government is now effectively encouraging the transformation of districts like Fung Kat Heung into a vast sprawl of ramshackle operations.

Why has the administration not developed and encouraged operators to do the same, the long promised solution of high rise industrial nodes to accommodate these activities?

Also no questions about the statement regarding increase in demand for facilities like this when the media is full of reports on the declining demand for industrial buildings and the many applications to rezone this zoning to residential.

Statements that the land can subsequently be reinstated are ridiculous as a three year old would know that once the land is covered in rubble and asphalt it will never again be suitable for farming activity.

AT THIS POINT MEMBERS SHOULD HAVE THE COURAGE TO POINT OUT THAT IF THE ADMINISTRATION'S END GAME IS TO CONVERT ALL THE FARMLAND IN FUND KAT HEUNG TO BROWNFIELD, THEN THE HONEST WAY TO DO THIS WOULD BE TO REZONE THE DISTRICT TO OPEN STORAGE AND HAVE DONE WITH IT.

NO MATTER WHAT OBJECTIONS WOULD BE PUT FORWARD THE CHANGE IN ZONING WOULD BE APPROVED AS CAN BE SEEN FROM THE 100% SUCCESS RATE OF THE OZP PROCESSED IN RECENT YEARS NOW THAT THE ADMINISTRATION HAS FULL CONTROL OF ALL THE ADVISORY BODIES.

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/1033
Attachment: TPB20241105(KTN1033).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/1033

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, 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.



長春社 Since 1968

The Conservancy Association

- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We especially worry that the proposed 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: tpbpd/PLAND <tpbpd@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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The Secretary,
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15/F, North Point Government Offices,
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4th November, 2024.

By email only

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(A/YL-KTN/1031)**

&

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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,
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