

This document is received on 9 SEP 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](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](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

2402043 20/8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-KTN/1050
	Date Received 收到日期	- 9 SEP 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 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, 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 ..... 5,448 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 592 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Open storage  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
24/07/2024 - 07/08/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 09/08/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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 and Open Storage of Construction Materials and Machineries 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 ..... 4,856 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 592 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 6 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 592 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 592 .....sq.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	UTILITIES ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STORY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STORY)
B5	SITE OFFICE AND WASHROOM	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m <sup>2</sup> (ABOUT)	158 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STORY)
TOTAL		592 m <sup>2</sup> (ABOUT)	592 m <sup>2</sup> (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 ..... 5

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴車位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... 2

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

Others (Please Specify) 其他 (請列明) ..... Container Vehicle Spaces ..... 1

Proposed operating hours 擬議營運時間

Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Accessible from Mei Fung Road via a local access <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          No 否	<input type="checkbox"/> Please provide details 請提供詳情     <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 5,448 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <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"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

Please refer to the supplementary statement.

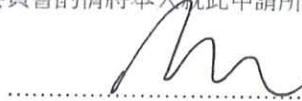


**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

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



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

Date 日期

09/08/2024

(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

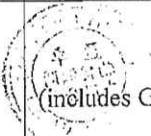
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div>            5,448 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)         </div>
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <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 and Open Storage of Construction Materials and Machineries 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	592 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <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	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <span style="float: right;">m 米</span> <input type="checkbox"/> (Not more than 不多於)	
		N/A <span style="float: right;">Storeys(s) 層</span> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 - 8.23 (about) <span style="float: right;">m 米</span> <input type="checkbox"/> (Not more than 不多於)	
		1 <span style="float: right;">Storeys(s) 層</span> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	11 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		5 5 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 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) Container Vehicle Spaces <hr/>		3  N/A N/A 2 N/A N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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; TPB PG-No.13G;</u>		
<u>Plan showing Filling of Land at the Site; and Swept Path Analyses</u>		
<b>Reports 報告書</b>		
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 *Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development) (Plans 1 to 3).
- 1.2 The applicant would like to operate a warehouse and an open storage yard for storage of construction materials (i.e. tiles, bricks, glass, pipes, metal beams etc.) and machineries (i.e. crane, elevated platform, excavator, mobile crane etc.) at the Site, in order to support the construction industry for the development in the New Territories.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, 'Warehouse' and 'Open Storage' are not column 1 nor 2 use within the "AGR" zone, which require permission from the Board.
- 2.2 Although the Site falls within the "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (Plan 4). Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone. Furthermore, the Site is also located approximately 2 m west of the "Industrial (Group D)" zone on the same OZP. Hence, the applied uses are considered not incompatible with the surrounding land uses.
- 2.4 Portion of the Site is subject of a previous application (No. A/YL-KTN/905) approved by the Board in 2023 for warehouse use. Several similar applications for warehouse (Nos. A/YL-KTN/992, 993 and 996) and open storage (Nos. A/YL-KTN/962 and 994) uses have recently been

approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 5,448 m<sup>2</sup> (about) (**Plan 3**). A total of 6 structures are proposed at the Site for warehouse (excluding dangerous goods godown), utilities room, site office and washroom with total GFA of 592 m<sup>2</sup> (about) (**Plan 5**). Operation hours of the Site are Monday to Saturday from 08:00 to 19:00, no operation on Sunday and public holidays. The site office is intended to provide indoor workspace for administrative staff in support of the daily operation of the proposed development. The estimated number of staff working at the Site is 7. No visitor is anticipated as no shopfront will be provided at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Site Area</b>	5,448 m <sup>2</sup> (about)
<b>Covered Area</b>	592 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,856 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.11 (about)
<b>Site Coverage</b>	11% (about)
<b>Number of Structure</b>	6
<b>Total GFA</b>	592 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	592 m <sup>2</sup> (about)
<b>Building Height</b>	3.5 m to 8.23 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site has already been hard-paved with concrete of not more than 0.1 m in depth for open storage, site formation of structures and circulation area (**Plan 6**). The filling of land is considered necessary to meet the operational need and the extent of filling of land has been kept minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 8 parking and



loading/unloading (L/UL) spaces are proposed at the Site. Light goods vehicles (LGV) and container vehicles (CV) will be deployed for the transportation of construction materials to/from the Site during non-peak hours. Details of parking and L/UL provisions are shown at **Table 2** below:

**Table 2 – Details of Parking and L/UL Provisions**

Type of Space	No. of Space
Parking Space for Private Car (for staff) - 5 m (L) x 2.5 m (W)	5
L/UL Space for LGV - 7 m (L) x 3.5 m (W)	2
L/UL Space for CV - 16 m (L) x 3.5 m (W)	1

3.4 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 7**). The Site is penetrated by a vehicular access to be reserved for connection to adjoining land parcels. As traffic generated/attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3 – Details of Estimated Trip Generation/Attraction**

Time Period	Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 18:00)	0	0	1	1	1	1	4

3.5 Open storage of construction materials and machineries are both stored indoor and openly at the designated area (i.e. about 2,503 m<sup>2</sup>)<sup>1</sup>. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness will be erected along the site boundary to minimize the potential nuisance to the surrounding area. The boundary wall will be installed properly by

<sup>1</sup> The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.

licensed contractor to prevent misalignment, to ensure that there is no gap or slit on boundary wall.

- 3.6 The applicant will follow relevant mitigation measures and requirements in the latest 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 also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for sewage treatment at the Site.

#### **4) Conclusion**

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

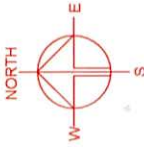
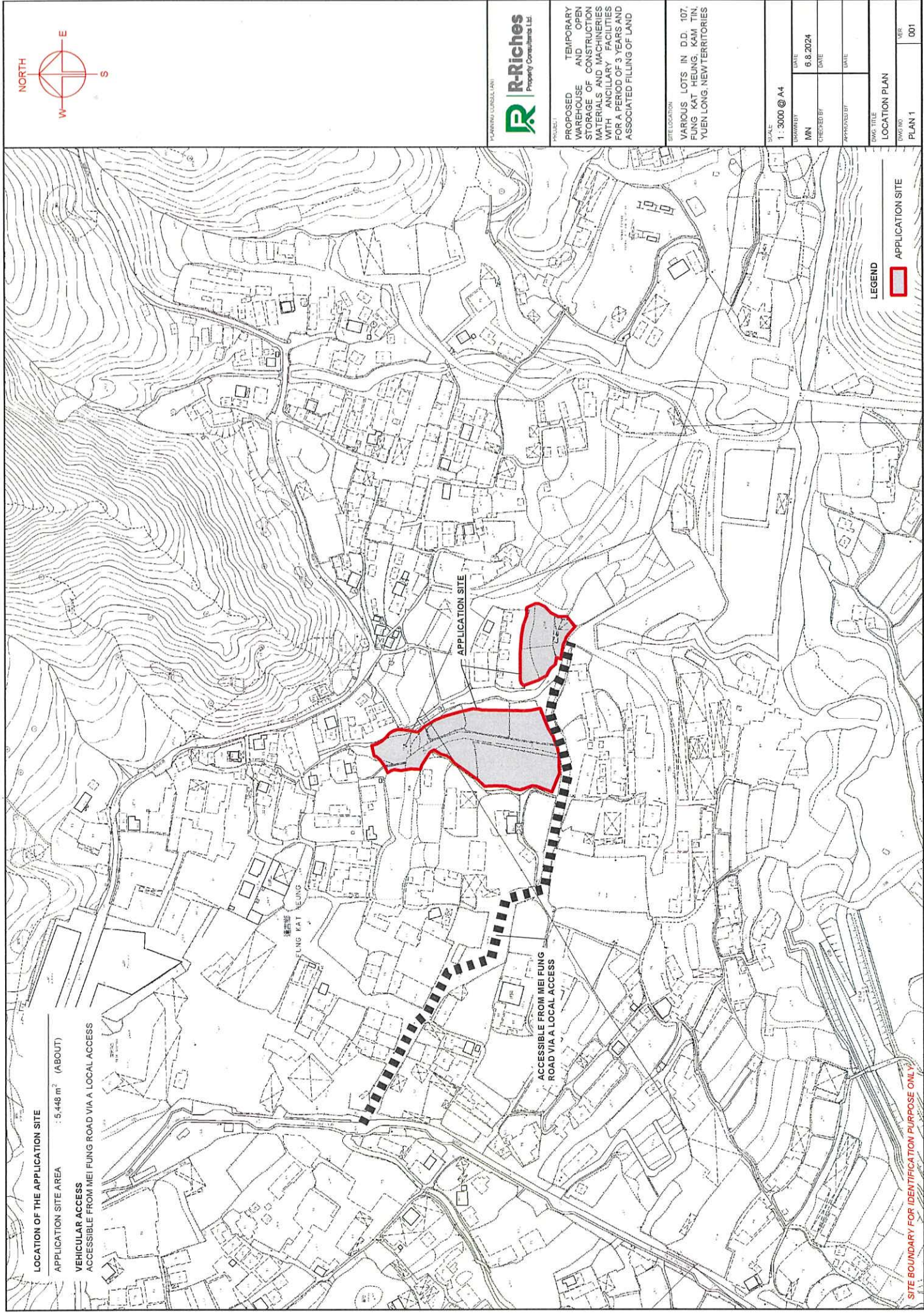
**R-riches Property Consultants Limited**

**August 2024**



## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	TPB PG-No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Plan Showing the Filling of Land at the Site
<b>Plan 7</b>	Swept Path Analysis (CV)
<b>Plan 8</b>	Swept Path Analysis (LGV)



LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA : 5,448 m<sup>2</sup> (ABOUT)  
VEHICULAR ACCESS  
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

龍吉鄉

龍吉鄉

ACCESSIBLE FROM MEI FUNG  
ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PROPOSED  
WAREHOUSE  
AND OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES  
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

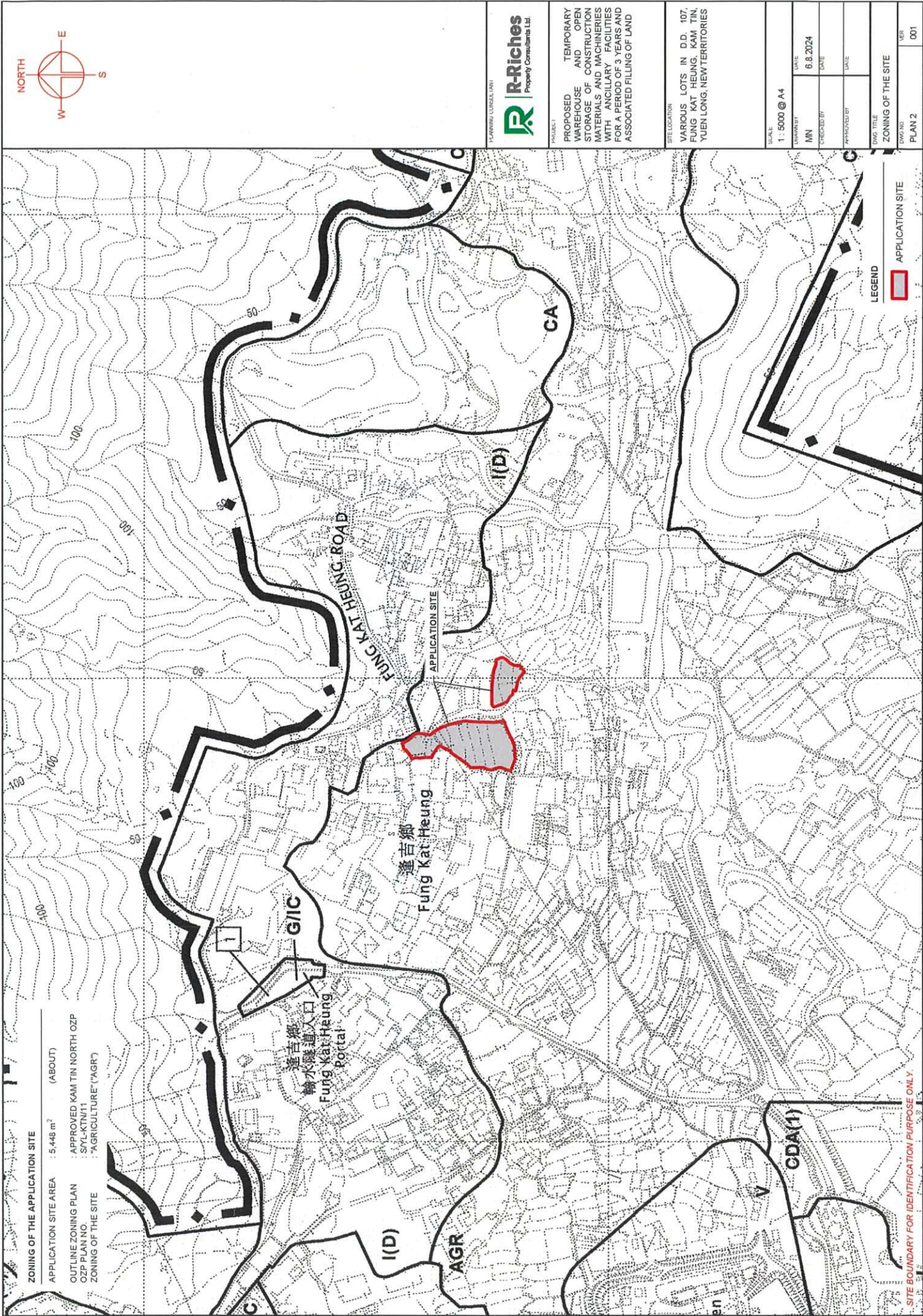
SCALE  
1 : 3000 @ A4  
DATE  
6.8.2024  
CHECKED BY  
DATE  
APPROVED BY  
DATE

PROJECT TITLE  
LOCATION PLAN  
DRAWING NO.  
PLAN 1  
REV.  
001

LEGEND  
APPLICATION SITE

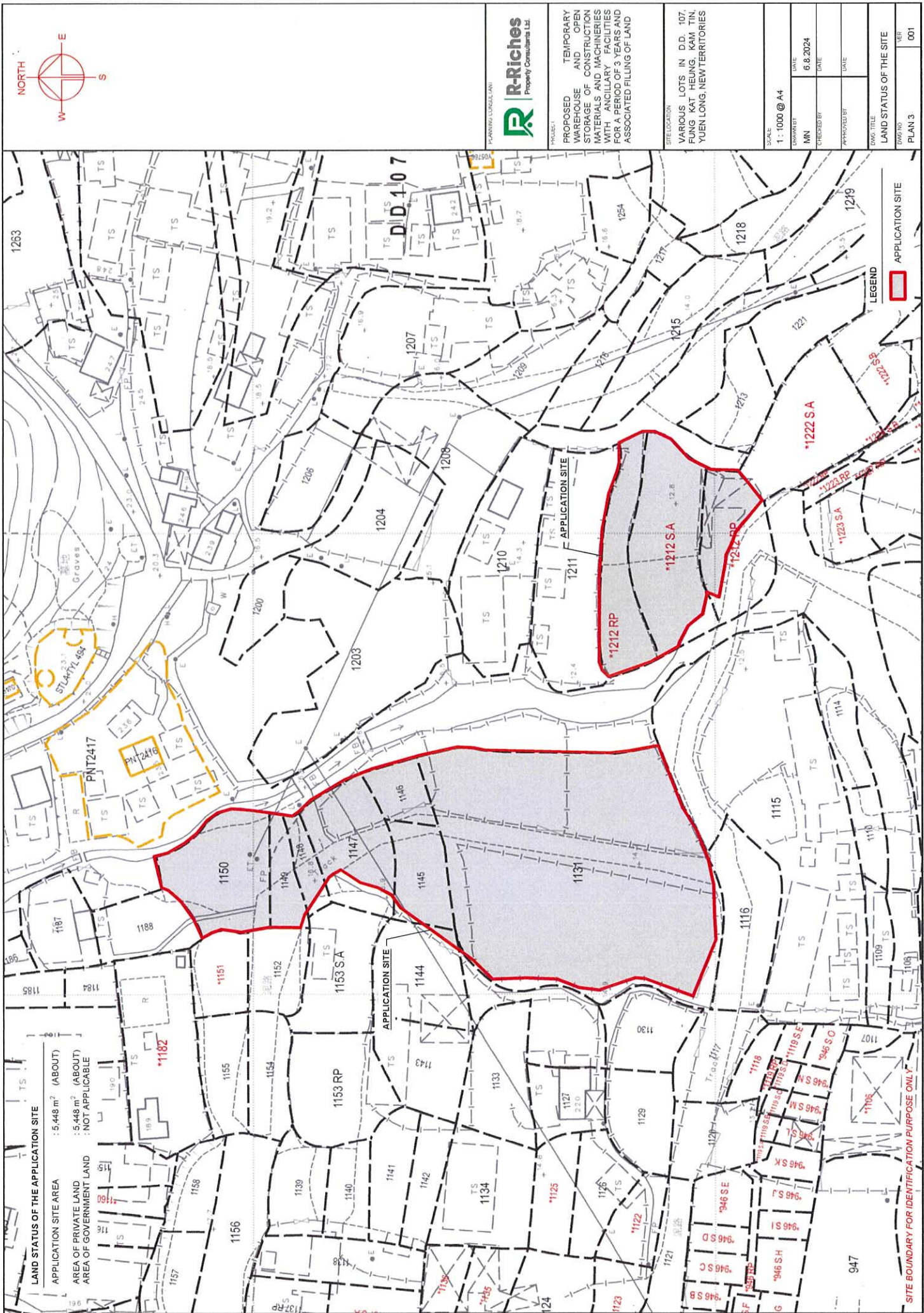
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





<b>PLANNING CONSULTANT</b> <b>R-Riches</b> Property Consultants Ltd.		<b>PROJECT</b> PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
<b>SITE LOCATION</b> VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES		<b>SCALE</b> 1: 5000 @ A4	
<b>DATE</b> 6.8.2024		<b>DATE</b>	
<b>APPROVED BY</b>		<b>DATE</b>	
<b>DWG. TITLE</b> ZONING OF THE SITE		<b>VER</b> 001	
<b>DWG. NO.</b> PLAN 2			

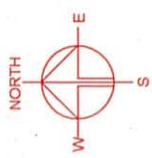






TOWN PLANNING BOARD GUIDELINES NO. 13G  
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP  
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 5,448 m<sup>2</sup> (ABOUT)  
CATEGORY OF THE SITE : CATEGORY 2 AREA



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

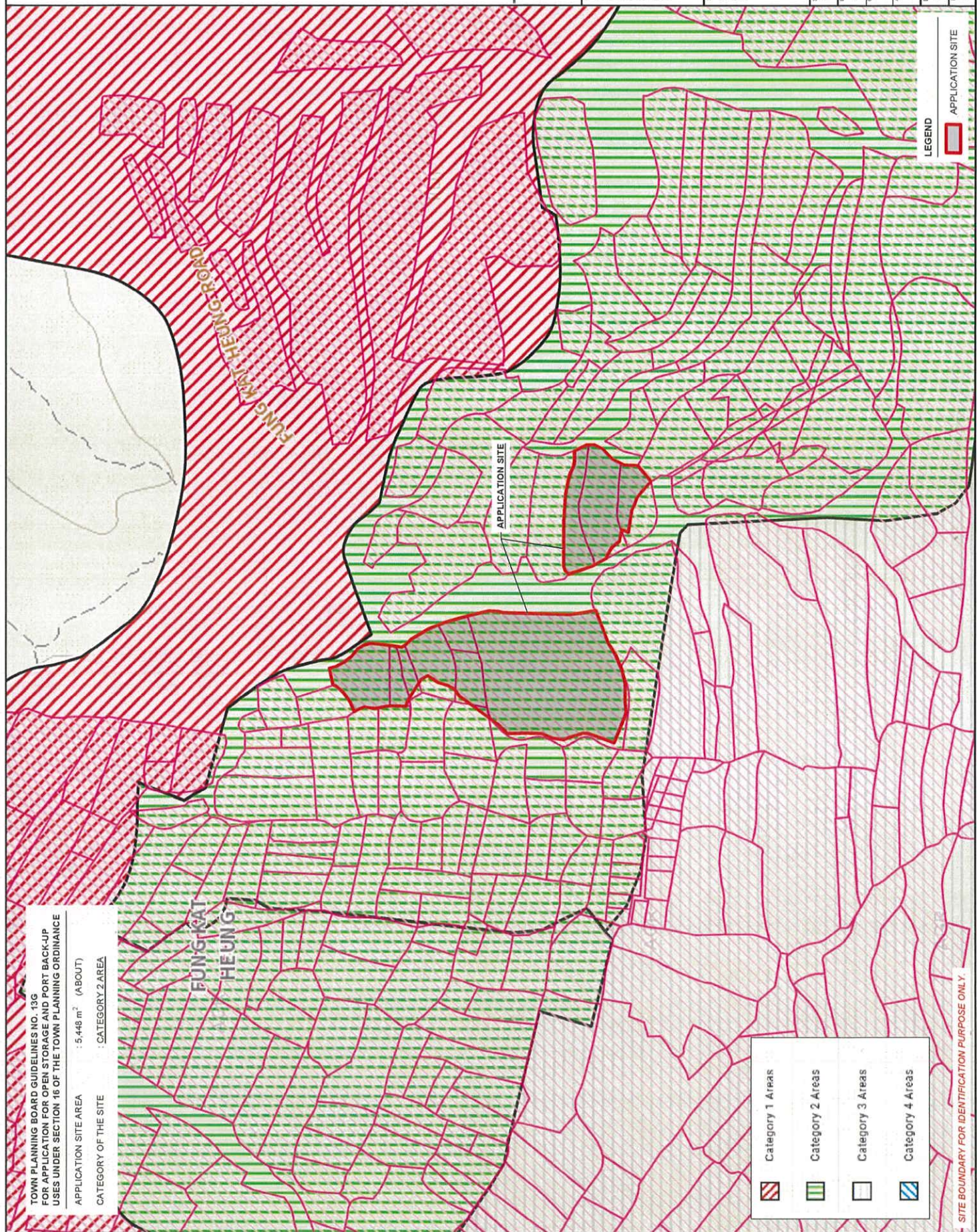
PROPOSED  
WAREHOUSE  
AND OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

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

SCALE  
1 : 2000 @ A4

DESIGNED BY	DATE
MM	6.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE	TPB PG-13G
DWG NO.	PLAN 4
USER	001



- Category 1 Areas
- Category 2 Areas
- Category 3 Areas
- Category 4 Areas

LEGEND  
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

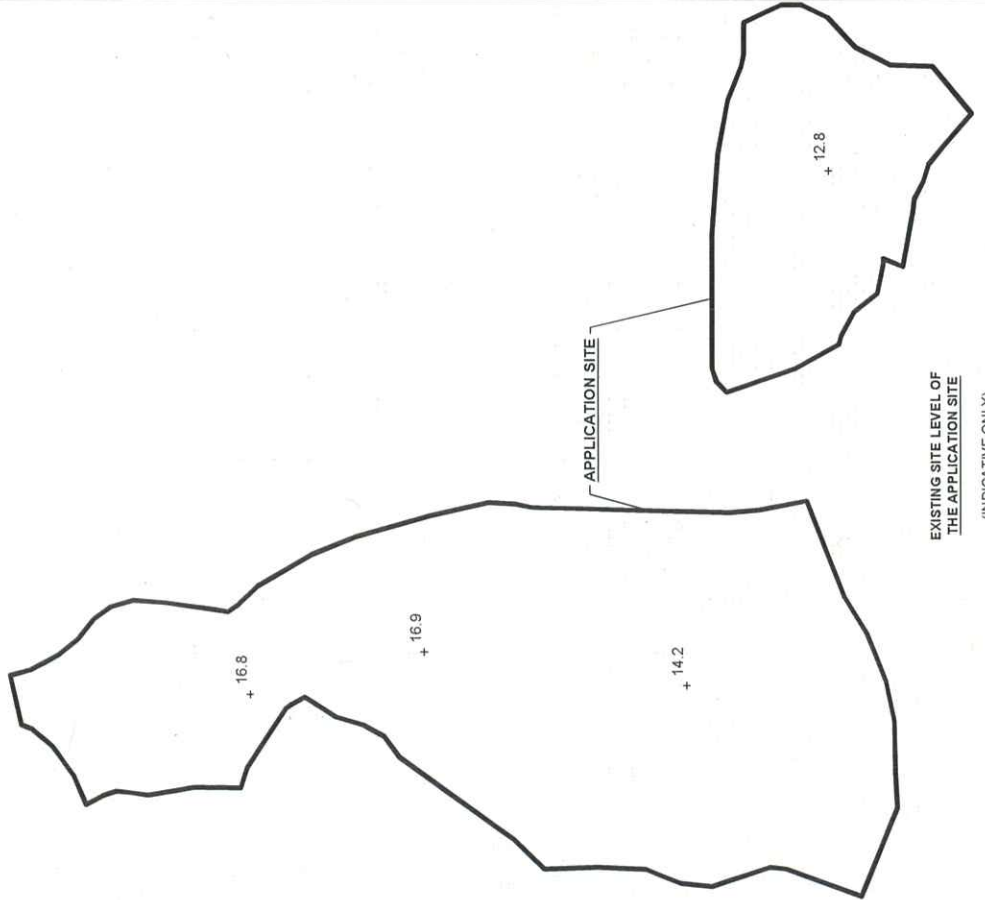






EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,448 m <sup>2</sup>	(ABOUT)
EXISTING SITE SURFACE	: COVERED BY GRAVEL	
EXISTING SITE LEVELS	: +12.8 mPD TO +16.9 mPD	(ABOUT)

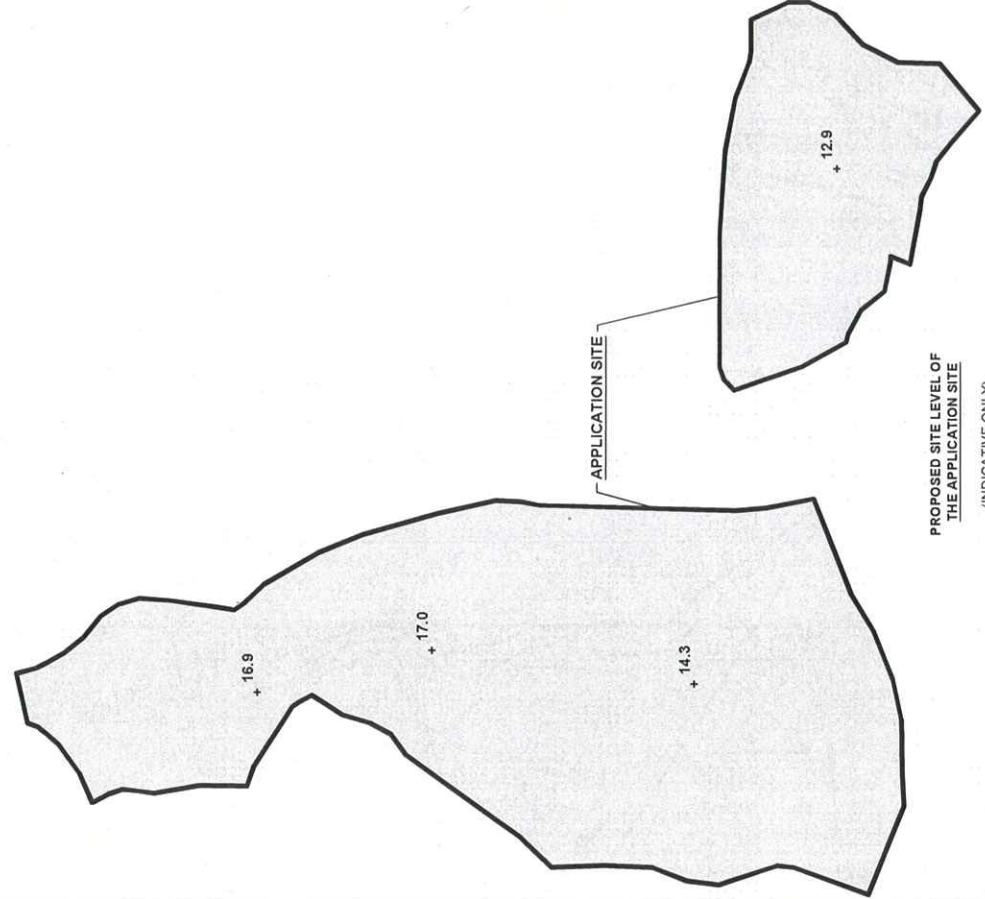


LEGEND

- APPLICATION SITE
- EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,448m <sup>2</sup>	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 5,448 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	(ABOUT)
PROPOSED SITE LEVELS	: +12.9 mPD TO +16.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	



LEGEND

- APPLICATION SITE
- PROPOSED FILLED AREA
- PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

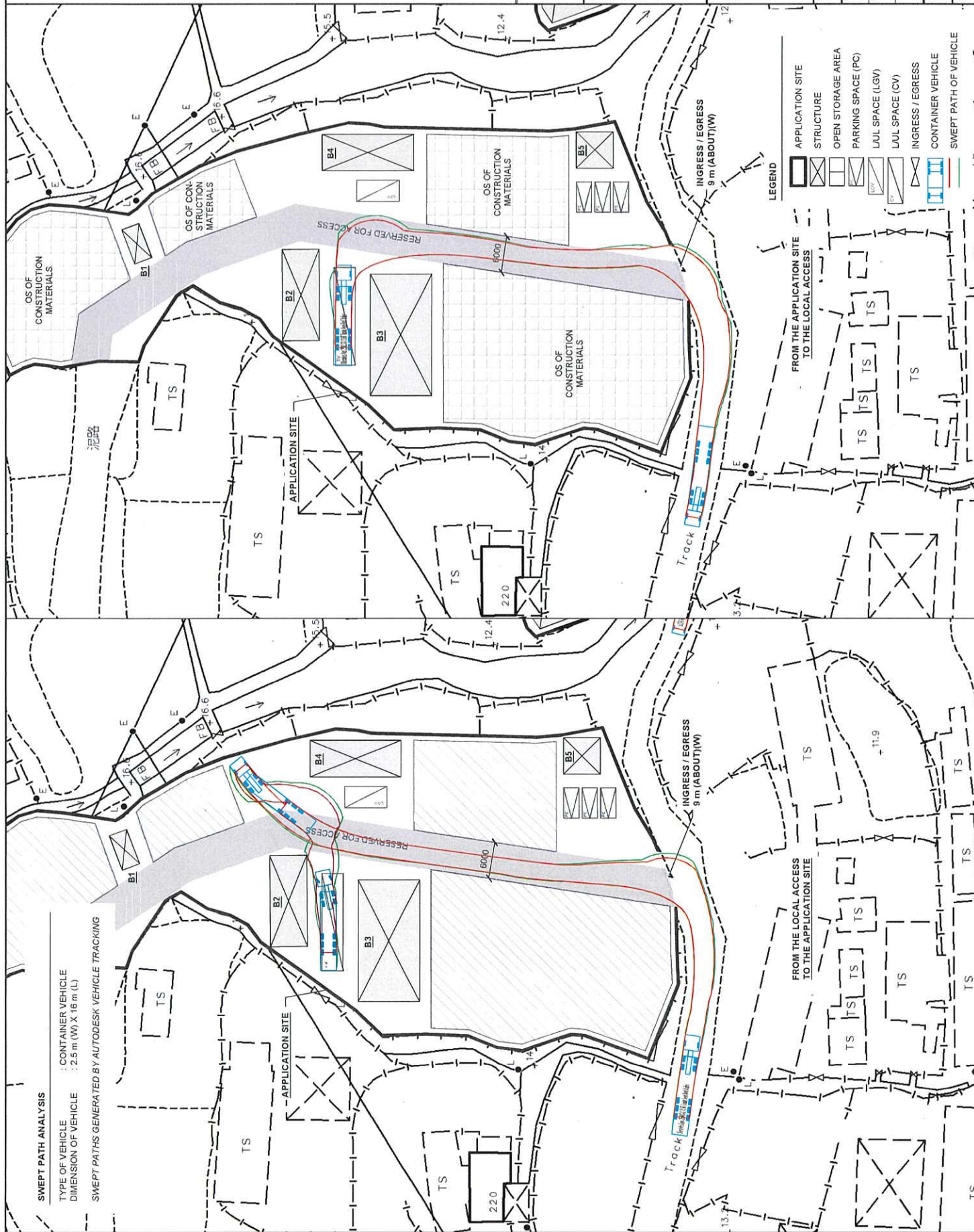
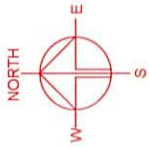
SITE LOCATION  
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRORIES

SCALE  
1 : 1000 @ A4

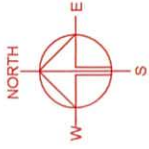
DRAWN BY	DATE
MIN	6.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE	FILLING OF LAND AREA
DWG NO	PLAN 6
VER	001

SITE LEVELS ARE FOR REFERENCE ONLY.









Our Ref. : DD107 Lot 1131 & VL  
Your Ref. : A/YL-KTN/1050

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

**By Email**

11 September 2024

Dear Sir,

**Submission of Supplementary Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials  
and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in  
"Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1050)**

We write to submit a revised layout plan (**Plan 5**) and some clarifications (**Appendix I**) for the consideration of the Town Planning Board.

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

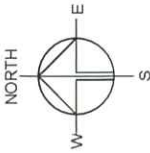
(Attn.: Ms. Andrea YAN

email: awyyan@pland.gov.hk )

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,448 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 592 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,856 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 592 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 592 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 2,503 m <sup>2</sup>	(ABOUT)
PERCENTAGE OF OS	: 46%	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 2.5 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	UTILITIES ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m <sup>2</sup> (ABOUT)	158 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		592 m <sup>2</sup> (ABOUT)	592 m <sup>2</sup> (ABOUT)	



PLANNING CONSULTANT



PROJECT

PROPOSED  
WAREHOUSE AND OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES  
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

11.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

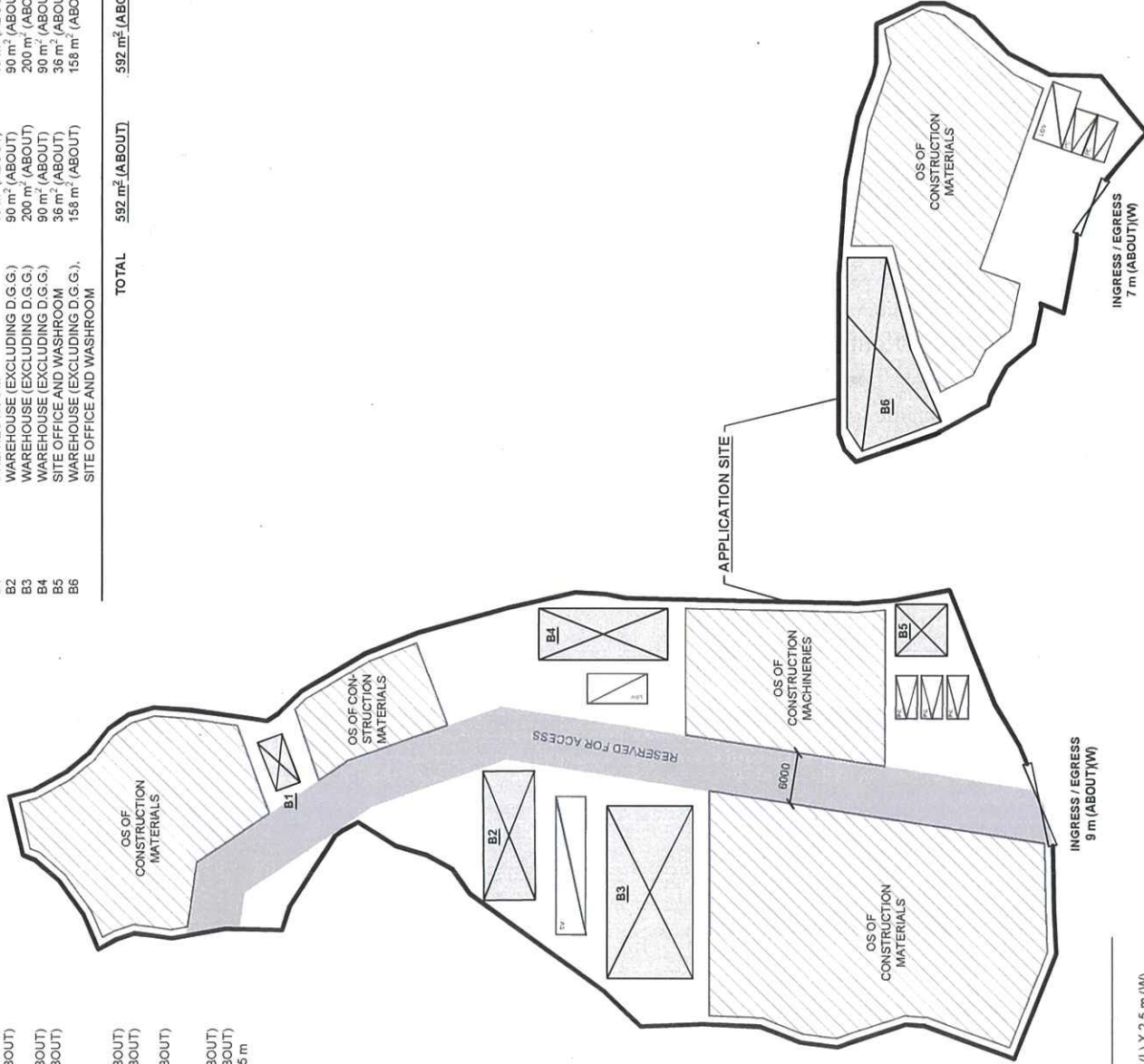
PLAN 5

REV

001

## LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	LUL SPACE (LGV)
	LUL SPACE (CV)
	INGRESS / EGRESS



## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5
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)
NO. LUL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)



**Supplementary Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials  
and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in  
“Agriculture” Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1050)**

- (i) The applicant provides the following clarifications for the application:
- the western portion of the application site (the Site) shares the same vehicular access with the adjoining site under planning application No. A/YL-KTN/1040 for the same applied use submitted by the same applicant. The vehicular access, which runs through the western portion of the Site, will be open for staff use only. The updated estimated trip generation/attraction is shown in **Annex 1**; and
  - portion of the Site is covered by a valid planning application No. A/YL-KTN/905 approved by the Town Planning Board in 2023 for warehouse use, which was submitted by the same applicant under the current application. Upon obtaining planning permission for the current application, the applicant will not proceed to implement the scheme under planning application No. A/YL-KTN/905.

**Annex 1 - Estimated Trip Generation/Attraction (Nos. A/YL-KTN/1040 & 1050 Combined)**

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	2	0	1	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	2	0	1	7
Traffic trip per hour (average) (10:00 – 18:00)	0	0	2	2	2	2	8





Appendix Ia of RNTPC  
Paper No. A/YL-KTN/1050A

寄件者: Christian Chim  
寄件日期: 2024年12月11日星期三 12:19  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong  
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1050 - Further Information  
附件: FI1 for A\_YL-KTN\_1050 (20241211)\_supersede.pdf  
類別: Internet Email

Dear Sir,

I refer to the captioned application.

Enclosed please find the further information **to supersede** our previous submission in the appended message dated 10.12.2024 at 15:48.

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

Kind Regards,

**Christian CHIM** | Town Planner  
**R-riches Group (HK) Limited**

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

---

**From:** Christian Chim  
**Sent:** Tuesday, December 10, 2024 3:48 PM  
**To:** Town Planning Board <tpbpd@pland.gov.hk>  
**Cc:** David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>

**Subject:** [FI] S.16 Planning Application No. A/YL-KTN/1050 - Further Information

Dear Sir,

Enclosed herewith a set of further information in response to departmental comments for the captioned application.

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

Kind Regards,

**Christian CHIM** | Town Planner  
**R-riches Group (HK) Limited**



Our Ref.: DD 107 Lot 1131 & VL  
Your Ref.: TPB/A/YL-KTN/1050

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

**By Email**

11 December 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials  
and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
in "Agriculture" Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part),  
1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107,  
Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1050)**

We write to submit further information in response to departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk )



Responses-to-Comments

Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1050)

- (i) As mentioned in the Supplementary Information submitted to the Town Planning Board (the Board) on 11.09.2024, portion of the application site (the Site) is covered by a valid planning application No. A/YL-KTN/905 approved in 2023 for warehouse use, which was submitted by the same applicant under the current application. In view of the growing demand of storage space for the construction industry, the applicant proposes to expand his warehouse business with the additional open storage business. Upon obtaining planning permission for the current application, the applicant will not proceed to implement the scheme under planning application No. A/YL-KTN/905.
- (ii) In response to public comments, the applicant proposes to provide 24-hour access for nearby users to the north of the western portion of the Site.
- (iii) Compared with the original submission, the applicant has revised the following parameters:
  - the location of the loading/unloading space for container vehicle (moved to the south of structure B3);
  - the area of filling of land (reduced from 5,448 m<sup>2</sup> to 5,445 m<sup>2</sup>, including 5,151 m<sup>2</sup> of existing hard-paving to be regularised and 294 m<sup>2</sup> of proposed filling of land); and
  - the area of open storage activities (reduced from 2,502 m<sup>2</sup> to 2,353 m<sup>2</sup>).
- (iv) The revised pages of Form No. S16-III, Planning Statement, Layout Plan, Plan showing filling of land at the Site, and Swept Path Analysis are enclosed at **Annex 1**.



(v) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)		
(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.	Noted.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	In view of the alignment of the existing water mains, the applicant has revised the layout accordingly. There will be no erection of structures and storage of materials within the extent of the said waterworks reserve.  Please refer to the revised Layout Plan at <b>Annex 1</b> .
(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.	Noted.
(d)	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 closed vicinity of the site.	
2. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	According to the proposed layout, the proposed land filling work may be in conflict with the existing trees. However, no tree information is provided in the application, potential impact on the existing landscape resources within the site arising from the proposed use could not be reasonably ascertained. The applicant is advised to provide information on the existing trees within the application site including	The site inspection conducted on 22.10.2024 identified 1 existing tree, namely <i>Dimocarpus longan</i> within the Site. The tree survey report is enclosed at <b>Annex 2</b> . In view of the form and health condition, the applicant proposes to retain the tree in-situ.  Regular horticultural practice will be carried out to maintain the tree in good conditions. No items will be stored under the tree

	location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	protection zone. Please refer to the revised Layout Plan at <b>Annex 1</b> .
<b>3. Comments of the Commissioner for Transport (C for T)</b>		
(a)	The proposed development involves container vehicles travelling in village road. Long vehicles travelling in local access may induce road safety hazard especially during the event of head on traffic. The applicant shall consider appropriate traffic management measures to reduce the risk.	<p>Staff will be deployed at the site ingress/ egress and the junction of Mei Fung Road to direct incoming/exiting vehicles to enhance road safety along the local access. Besides, 'BEWARE OF HEAD ON TRAFFIC' and 'BEWARE OF PEDESTRIAN' signs will be shown at the junction of Mei Fung Road and the site ingress/egress respectively to enhance road and pedestrian safety along the local access.</p> <p>With the implementation of the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.</p>
<b>4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b>		
(a)	There is a watercourse located in between the subject sites. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling.	Upon obtaining relevant planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the Site. The final design of the drainage facilities shall subject to the requirement of the Drainage Authority. Also, as mentioned in Section 3.5 of the Planning Statement, 2.5 m-high solid metal fencing will be erected along the site boundary. As such, adverse impacts to the nearby watercourse shall not be envisaged.



**Annex 1**  
Revised Form No. S16-III,  
Planning Statement & Drawings

Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Accessible from Mei Fung Road via a local access <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 ..... 5,445 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 m m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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"/>																															



### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development) (Plans 1 to 3).
- 1.2 The applicant would like to operate a warehouse and an open storage yard for storage of construction materials (i.e. tiles, bricks, glass, pipes, metal beams etc.) and machineries (i.e. crane, elevated platform, excavator, mobile crane etc.) at the Site, in order to support the construction industry for the development in the New Territories.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, 'Warehouse' and 'Open Storage' are not column 1 nor 2 use within the "AGR" zone, which require permission from the Board.
- 2.2 Although the Site falls within the "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (Plan 4). Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone. Furthermore, the Site is also located approximately 2 m west of the "Industrial (Group D)" zone on the same OZP. Hence, the applied uses are considered not incompatible with the surrounding land uses.
- 2.4 Portion of the Site is subject of a previous application (No. A/YL-KTN/905) approved by the Board in 2023 for warehouse use. Several similar applications for warehouse (Nos. A/YL-KTN/992, 993 and 996) and open storage (Nos. A/YL-KTN/962 and 994) uses have recently been

approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 5,448 m<sup>2</sup> (about) (**Plan 3**). A total of 6 structures are proposed at the Site for warehouse (excluding dangerous goods godown), utilities room, site office and washroom with total GFA of 592 m<sup>2</sup> (about) (**Plan 5**). Operation hours of the Site are Monday to Saturday from 08:00 to 19:00, no operation on Sunday and public holidays. The site office is intended to provide indoor workspace for administrative staff in support of the daily operation of the proposed development. The estimated number of staff working at the Site is 7. No visitor is anticipated as no shopfront will be provided at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Site Area</b>	5,448 m <sup>2</sup> (about)
<b>Covered Area</b>	592 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,856 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.11 (about)
<b>Site Coverage</b>	11% (about)
<b>Number of Structure</b>	6
<b>Total GFA</b>	592 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	592 m <sup>2</sup> (about)
<b>Building Height</b>	3.5 m to 8.23 m (about)
<b>No. of Storey</b>	1

- 3.2 The majority of the Site (about 5,151 m<sup>2</sup>) has already been hard-paved with concrete of not more than 0.1 m in depth for open storage, site formation of structures and circulation area. The current application serves to regularise the existing filling of land. Besides, the applicant also proposes to fill the northeastern corner of the western portion of the Site (about 294 m<sup>2</sup>) (**Plan 6**). The filling of land is considered necessary to meet the operational need and the extent has been kept minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out after planning permission has been granted.



- 3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 8 parking and loading/unloading (L/UL) spaces are proposed at the Site. Light goods vehicles (LGV) and container vehicles (CV) will be deployed for the transportation of construction materials to/from the Site during non-peak hours. Details of parking and L/UL provisions are shown at **Table 2** below:

**Table 2 – Details of Parking and L/UL Provisions**

Type of Space	No. of Space
Parking Space for Private Car (for staff) - 5 m (L) x 2.5 m (W)	5
L/UL Space for LGV - 7 m (L) x 3.5 m (W)	2
L/UL Space for CV - 16 m (L) x 3.5 m (W)	1

- 3.4 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 7**). The Site is penetrated by a vehicular access to be reserved for connection to adjoining land parcels. As traffic generated/attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3 – Details of Estimated Trip Generation/Attraction**

Time Period	Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 18:00)	0	0	1	1	1	1	4

- 3.5 Open storage of construction materials and machineries are both stored indoor and openly at the designated area (i.e. about 2,353 m<sup>2</sup>)<sup>1</sup>. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness will be erected along the site boundary to minimize the

<sup>1</sup> The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.

potential nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment, to ensure that there is no gap or slit on boundary wall.

- 3.6 The applicant will follow relevant mitigation measures and requirements in the latest 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 also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for sewage treatment at the Site.

#### **4) Conclusion**

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

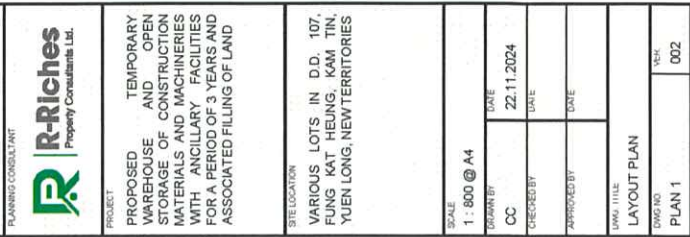
**R-riches Property Consultants Limited**

**August 2024**

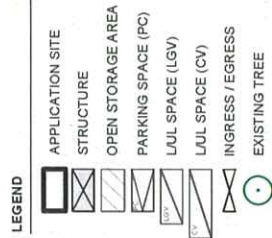


## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	TPB PG-No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Plan Showing the Filling of Land at the Site
<b>Plan 7</b>	Swept Path Analysis (CV)
<b>Plan 8</b>	Swept Path Analysis (LGV)



DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 5,448 m <sup>2</sup> (ABOUT)
COVERED AREA	: 592 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 4,856 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.11 (ABOUT)
SITE COVERAGE	: 11 % (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 592 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 592 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5 - 6.23 m (ABOUT)
NO. OF STOREY	: 1
AREA FOR OPEN STORAGE	: 2,353 m <sup>2</sup> (ABOUT)
PERCENTAGE OF OS	: 43 %
STACKING HEIGHT	: NOT MORE THAN 2.5 m

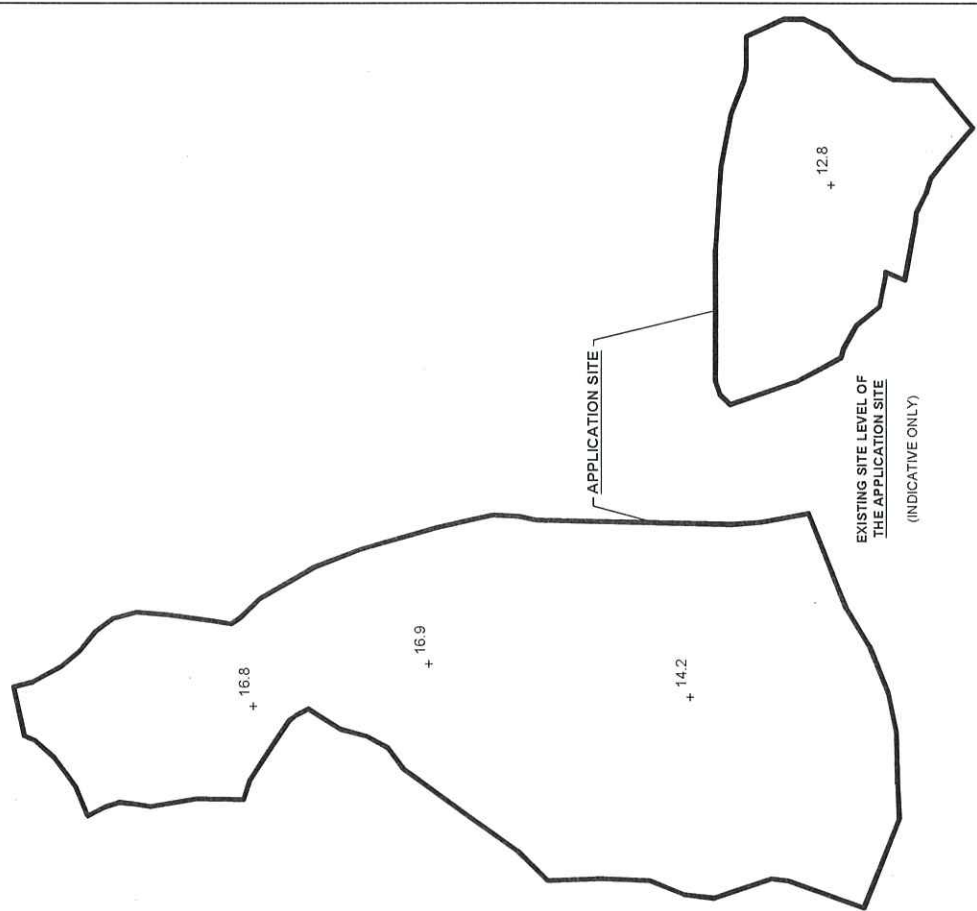


PARKING AND LOADING/UNLOADING PROVISION	
NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. LIGHT SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. LIGHT SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)



CONDITION OF THE APPLICATION SITE

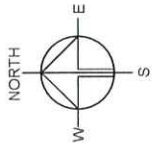
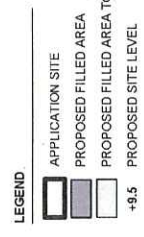
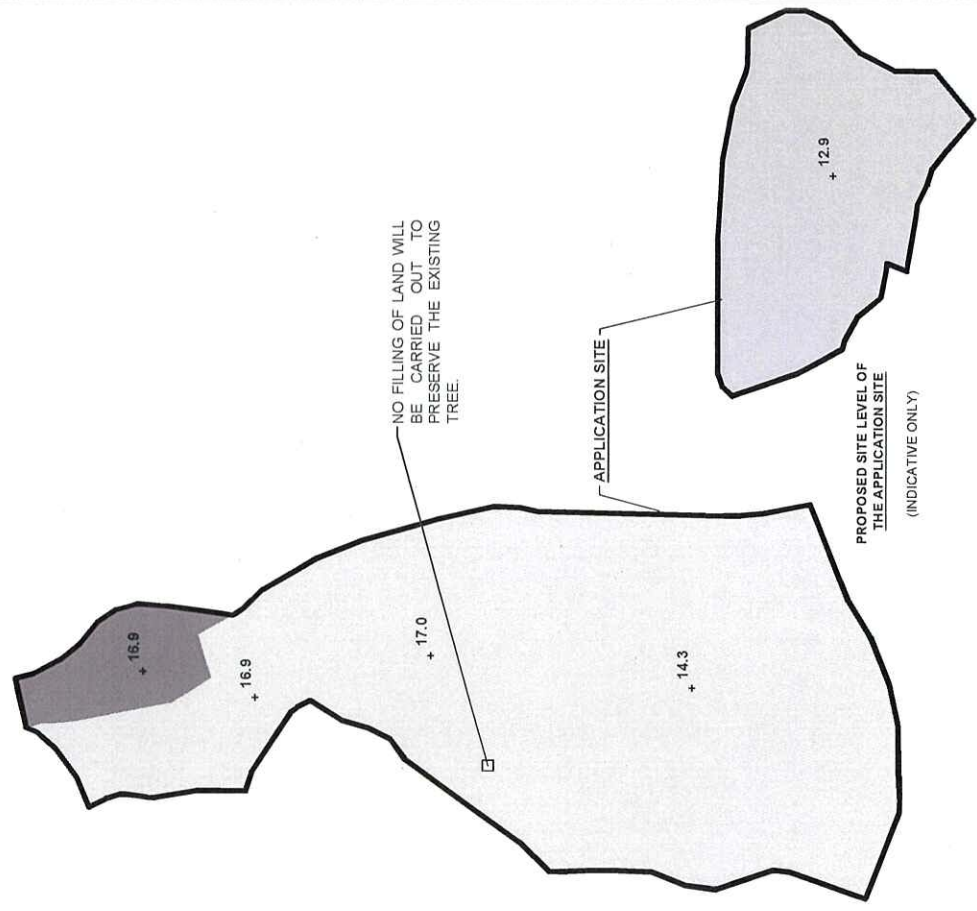
APPLICATION SITE AREA	: 5,448 m <sup>2</sup>	(ABOUT)
EXISTING SITE SURFACE	: COVERED BY GRAVEL	
EXISTING SITE LEVELS	: +12.8 mPD TO +16.9 mPD	(ABOUT)



PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,448 m <sup>2</sup>	(ABOUT)
TOTAL FILLING OF LAND AREA	: 5,445 m <sup>2</sup>	(ABOUT)
FILLING OF LAND AREA TO BE REGULARISED	: 5,151 m <sup>2</sup>	(ABOUT)*
PROPOSED FILLING OF LAND AREA	: 294 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
PROPOSED SITE LEVELS	: +12.9 mPD TO +17.0 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

\*ABOUT 3m<sup>2</sup> WILL NOT BE HARD-PAVED TO PRESERVE THE EXISTING TREE.



HANDING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES 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

DRAWN BY

MIN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

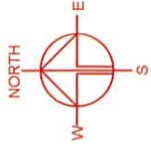
DWG. NO.

PLAN 2

REV.

002

SITE LEVELS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY  
WAREHOUSE AND OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES  
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  
22.11.2024

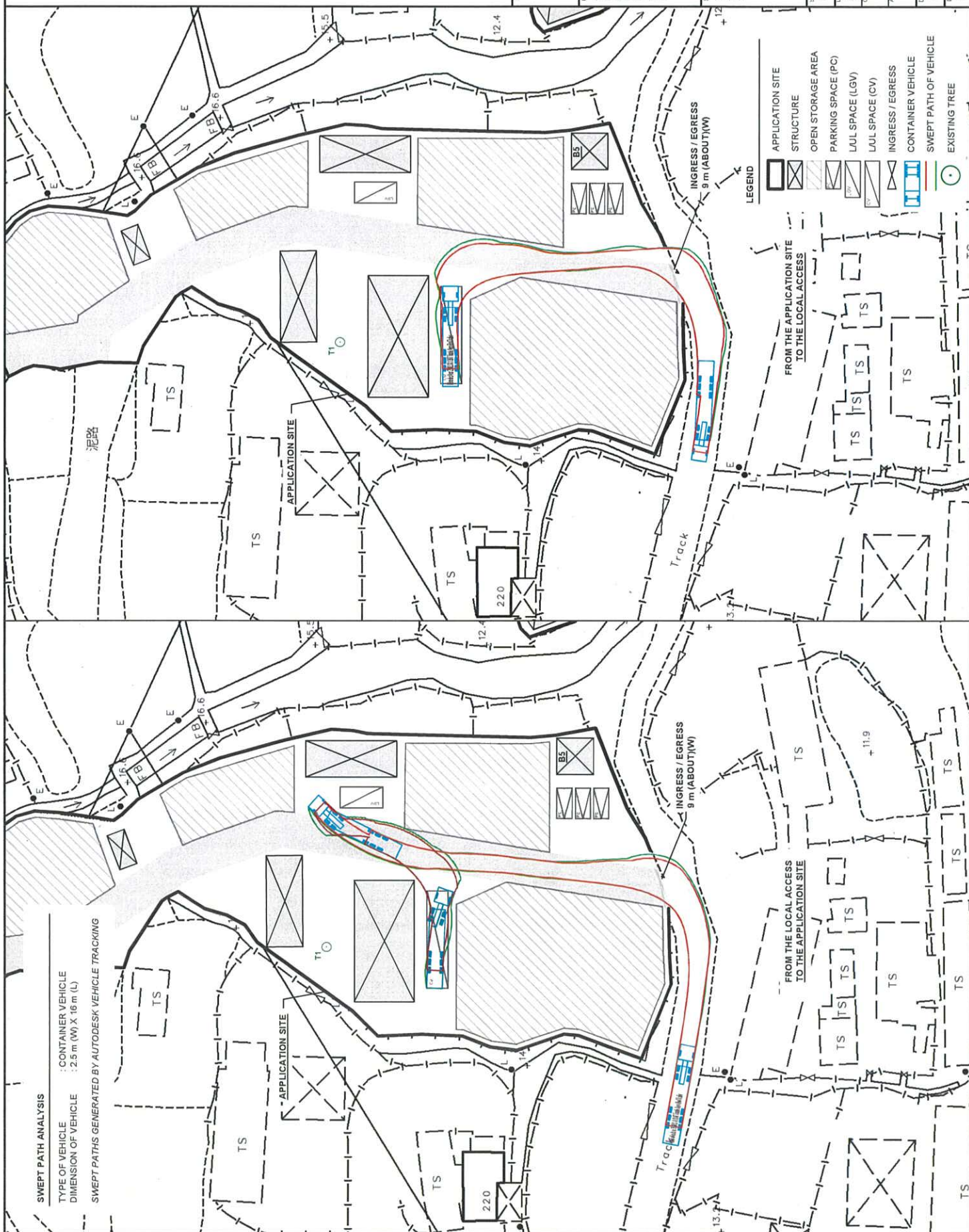
CHECKED BY  
DATE

APPROVED BY  
DATE

DWG TITLE  
SWEEP PATH ANALYSIS (CV)

DWG NO  
PLAN 3

VER  
002





**Annex 2**  
Tree Survey Report

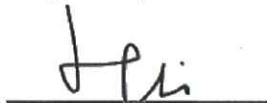
# Tree Survey Report

**Date of Survey: 22<sup>nd</sup> October 2024**

**Location:**

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

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 22<sup>nd</sup> October 2024



## **Table of contents**

1. Introduction	3
2. Summary of Existing Trees	4

### Appendix:

I. Tree Survey Plan	
II. Tree Survey Schedule	
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 22<sup>nd</sup> October 2024. Plants with DBH less than 95mm were not recorded in the survey.



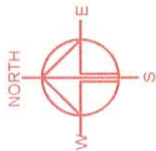
## 2. Summary of Existing Trees

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 22<sup>nd</sup> October 2024, **1 no.** tree was 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



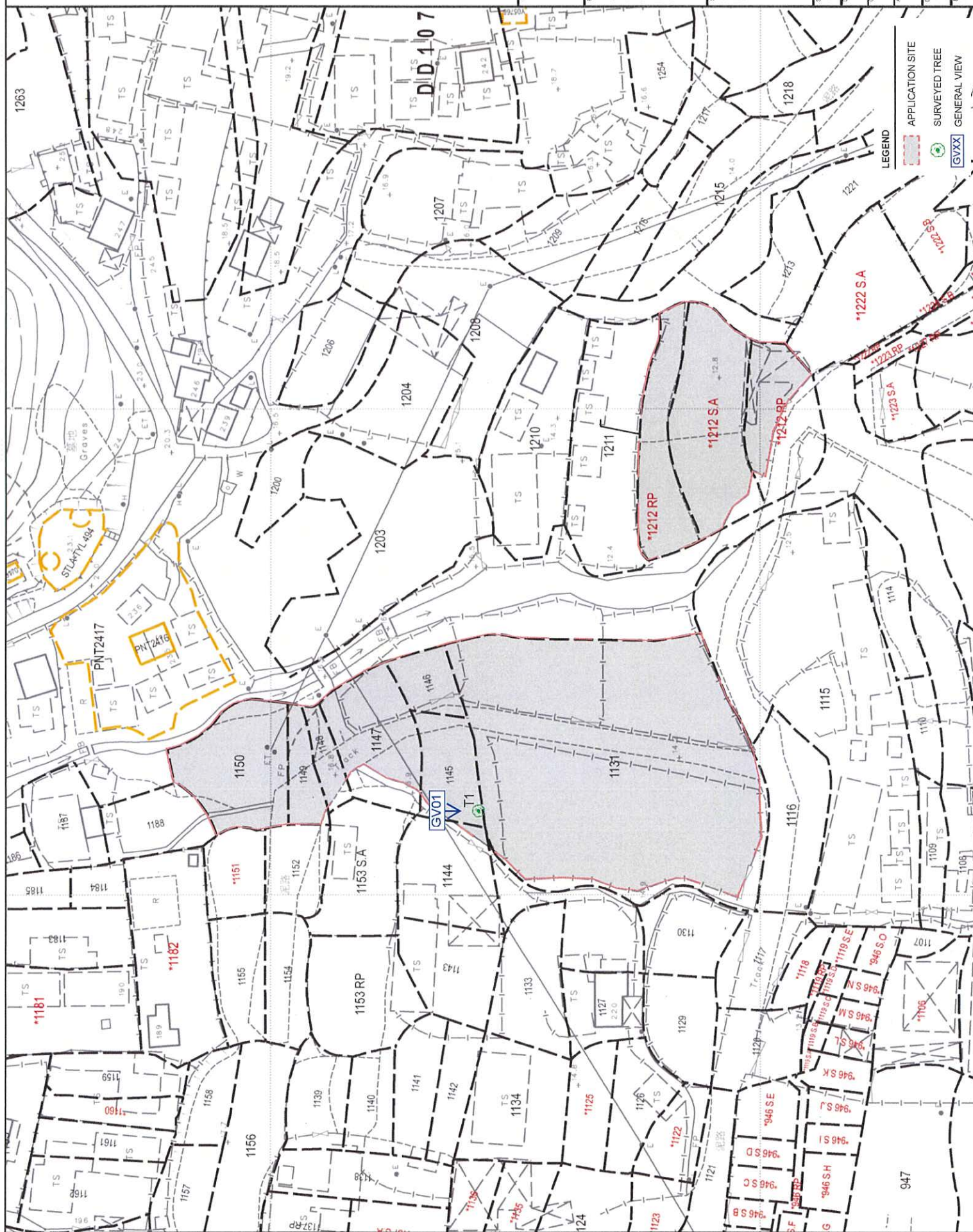
PLANNING CONSULTANT



PROJECT  
PROPOSED  
WAREHOUSE  
AND  
OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES  
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	DATE 6.8.2024	DATE	DATE	DWG TITLE TREE SURVEY PLAN	VER 000
DRAWN BY MN	DATE	DATE	DATE		
CHECKED BY					
APPROVED BY					





## 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):

Mak Ka Hei

Field Survey was conducted on:

22 October 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>Dimocarpus longan</i>	龍眼	8.0	275	6.0	Med	Fair	Fair	Poor	Low	-

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

## Appendix III – Photo Records



# General View



General view 01

# Photo Records



T1 (Overview)





**Appendix Ib of RNTPC**  
**Paper No. A/YL-KTN/1050A**

寄件者: Christian Chim  
寄件日期: 2025年01月06日星期一 12:06  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong  
主旨: [F] S.16 Planning Application No. A/YL-KTN/1050 - Further Information  
附件: F12 for A\_YL-KTN\_1050 (20250106).pdf  
類別: Internet Email

Dear Sir,

Enclosed herewith a set of further information in response to departmental comments of the captioned application.

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

Kind Regards,

**Christian CHIM** | Town Planner

**R-riches Group (HK) Limited**

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

Our Ref.: DD 107 Lot 1131 & VL  
Your Ref.: TPB/A/YL-KTN/1050

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

**By Email**

6 January 2025

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials  
and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
in "Agriculture" Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part),  
1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107,  
Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1050)**

We write to submit further information in response to departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk )



**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1050)**

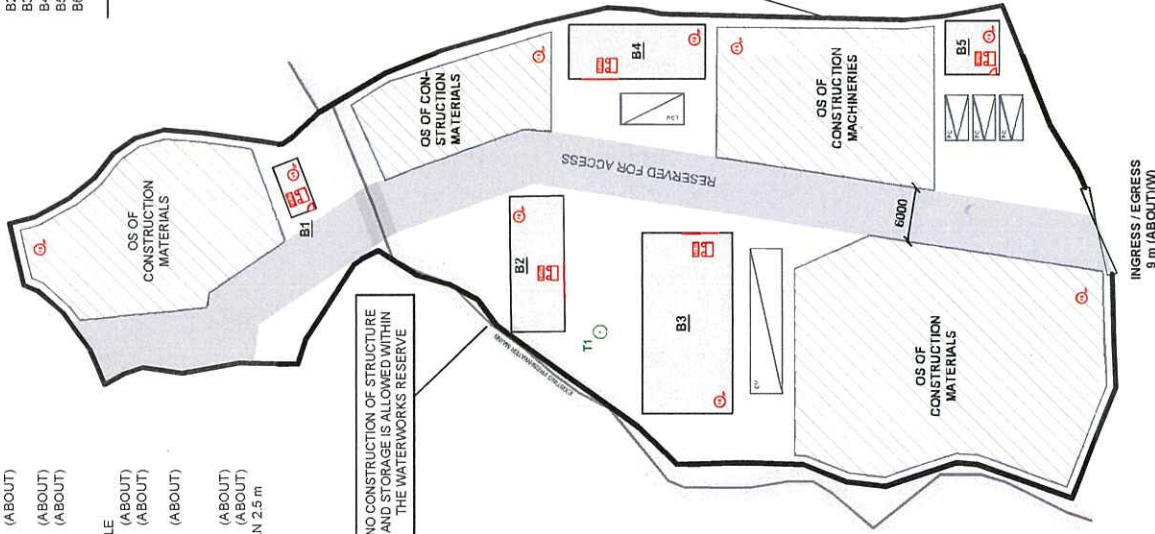
- (i) In support of the application, the applicant has submitted the following documents for the consideration of relevant departments:
- fire service installations proposal (**Annex 1**); and
  - drainage proposal (**Annex 2**).
- (ii) The proposed development is for open storage and warehouse uses. Whilst the area designated for open storage of construction materials/machinery (the OS area) is slightly below 50% i.e. about 43% of the application site (the Site), the open storage operation will be supported by the proposed warehouses, within which some construction materials/machinery may require indoor storage space. Besides, the vehicle manoeuvring, parking and loading/unloading (L/UL) spaces, which are directly related and crucial to the open storage operations, are not included into the OS area.
- (iii) In the previous FI dated 11.12.2024, the applicant undertook to reserve a significant portion of the Site for the 24-hour access connecting adjoining site of nearby users, as well as for the waterworks reserve where no erection of structures/storage of materials are allowed as per the request of the Chief Engineer/Construction, Water Supplies Department.
- (iv) Taking into account 1) the reserved area for the waterworks reserve; 2) the 24-hour access; 3) the vehicle manoeuvring, parking and L/UL spaces; and 4) proposed warehouses, it is considered reasonable for the OS area to be regarded as a major use under the current application, even though it occupies slightly below 50% of the Site.



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,448 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 592 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,856 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 592 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 592 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)
AREA FOR OPEN STORAGE	: 2,353 m <sup>2</sup>	(ABOUT)
PERCENTAGE OF OS	: 43%	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 2.5 m	(ABOUT)

NO CONSTRUCTION OF STRUCTURE AND STORAGE IS ALLOWED WITHIN THE WATERWORKS RESERVE



## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5	: 5 m (L) X 2.5 m (W)
DIMENSION OF PARKING SPACE	: 2	: 7 m (L) X 3.5 m (W)
NO. LUL SPACE FOR LIGHT GOODS VEHICLE	: 1	: 16 m (L) X 3.5 m (W)
DIMENSION OF LOADING/UNLOADING SPACE		
NO. LUL SPACE FOR CONTAINER VEHICLE		
DIMENSION OF LOADING/UNLOADING SPACE		

# STRUCTURE USE

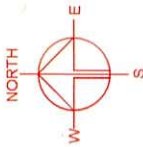
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	UTILITIES ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT) (1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT) (1-STORY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT) (1-STORY)
B5	SITE OFFICE AND WASHROOM	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STORY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	158 m <sup>2</sup> (ABOUT)	158 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT) (1-STORY)
TOTAL		592 m <sup>2</sup> (ABOUT)	592 m <sup>2</sup> (ABOUT)	

## FIRE SERVICE INSTALLATIONS

- EXIT SIGN
- EMERGENCY LIGHT
- 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2010, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2010 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



PLANNING CONSULTANT



PROJECT 1

TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES 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

6.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG TITLE

FSI PROPOSAL

DWG NO.

ANNEX 1

INGRESS / EGRESS

7 m (ABOUT) (W)

INGRESS / EGRESS

9 m (ABOUT) (W)

INGRESS / EGRESS

16 m (L) X 3.5 m (W)







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

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

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



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

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]

**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**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
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 [revoked on 19.11.2024]
7.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a	13.10.2023



	Application No.	Use/Development	Date of Consideration
		Period of Three Years and Filling of Land	
8.	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
9.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
10.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
11.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
12.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
13.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
14.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
15.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
16.	A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
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 Period of Three Years and Filling of Land and Pond	5.7.2024
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/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
23.	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
24.	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
25.	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
26.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods	4.10.2024

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
		Godown) for a Period of Three Years and Associated Filling of Land	
27.	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
28.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024
29.	A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	6.12.2024
30.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
31.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
32.	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
33.	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
34.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1131, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1212 S.A and 1212 RP all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- detailed advisory comments are at **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- detailed advisory comments are at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- detailed advisory comments are at **Appendix V**.

**3. Drainage**

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

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

**4. Fire Safety**

Comments of the Director of Fire Services:

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

- having considered the nature of open storage, the approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction shall also be added; and
- detailed advisory comments are at **Appendix V**.

## 5. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a settled valley and rural inland plains landscape character comprising farmland, open storage, temporary structures and scattered tree groups. The applied use is not incompatible with the landscape setting in the proximity;
- based on the site photos of 2024, the Site is occupied by storage of construction material with some temporary structures. A tree of common species is observed within the Site. Significant adverse landscape impact on landscape resource is not anticipated; and
- detailed advisory comments are at **Appendix V**.

## 6. **Building Matters**

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

- no objection to the application; and
- detailed advisory comments are at **Appendix V**.

## 7. **District Officer's Comments**

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

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

## 8. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

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

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to resolve any land issues relating to the applied use with the concerned owner(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) 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;
- (g) 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 and the local access road). Mei Fung Road is 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;
- (h) 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 applied use;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised that the good practice guidelines for open storage (**Appendix VII**) shall be adhered to;
  - the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for compliance with approval condition relevant to the provision of fire extinguisher;
  - the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
  - 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;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
  - existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applied 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;
  - 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; and
  - the applicant shall contact our New Territories West Regional Offices regarding the arrangement of free access to our water mains inside the Site;
- (k) 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; and

- the applicant is reminded to remove miscellaneous items under the tree protection zone;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that six structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized buildings 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 is considered as two separate sites and each of them 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;
  - both of the two sites do 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 structures are 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 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.





## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241001-233429-60558

提交限期

Deadline for submission:

08/10/2024

提交日期及時間

Date and time of submission:

01/10/2024 23:34:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/1050

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheng

意見詳情

Details of the Comment :

我是dd107 lot1187的土地擁有人,但給上述發展圍封了所有進入我物業的路.嚴重損害我的權益

---

From: [REDACTED]  
Sent: 2024-10-07 星期一 03:21:24  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-KTN/1050 DD 107 Fung Kat Heung

A/YL-KTN/1050

Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin

Site area: About 5,448sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Applicant states that the site is already hard paved but there is no record of previous approvals apart from a small portion, application 905, FOR WHICH CONDITIONS HAVE NOT BEEN FULFILLED. Has an enforcement action been taken for unapproved land filling?

There is no data on what impact the filling in of such a large surface will have on drainage, note that there has been approval granted for hobby farms in the vicinity.

The Applicant is not an operator whose original site has been resumed so approval would be contrary to government policy to phase out brownfield land use.

There is no justification for approval of this application.

Mary Mulvihill

---

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Thursday, 4 May 2023 2:48 AM HKT  
Subject: A/YL-KTN/905 DD 107 Fung Kat Heung

A/YL-KTN/905

Lot 1145 in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 258sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong objections. The applicant proposes to fill in the entire site. No previous application and there are no other approved brownfield operations adjacent to the lot.

Approval would encourage others to follow suit.

Mary Mulvihill



---

**From:** [REDACTED]  
**Sent:** 2024-10-08 星期二 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/YL-KTN/1050  
**Attachment:** TPB20241008(KTN1050).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)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.



長春社

Since 1968

The Conservancy Association

8<sup>th</sup> October 2024

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1050

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, utility room, site office, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



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 worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

Yours faithfully,  
The Conservancy Association



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

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

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

