

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 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	5.2.2021 [revoked on 5.2.2022]
2.	A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	18.2.2022 [revoked on 18.5.2024]

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of Three Years	12.6.2020
2.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
3.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
4.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
5.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
6.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023

	Application No.	Use/Development	Date of Consideration
7.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023
8.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	13.10.2023
9.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023
10.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
11.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
12.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
13.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
14.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
15.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
16.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a	27.10.2023

	Application No.	Use/Development	Date of Consideration
		Period of Three Years and Filling of Land	
17.	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]
18.	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
19.	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
20.	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
21.	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
22.	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
23.	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
24.	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
25.	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
26.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods	25.10.2024

	Application No.	Use/Development	Date of Consideration
		Godown) for a Period of Three Years and Associated Filling of Land and Pond	
27.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
28.	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
29.	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
30.	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
31.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1223 S.A, 1224 S.A, 1226 S.A, 1226 S.B and 1227 S.A 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;
- Lot Nos. 1226 S.A and 1227 S.A both in D.D. 107 are covered by Short Term Waiver No. 5509 for the purpose of “Temporary Animal Boarding Establishment and Ancillary Uses as may be approved by DLO”; and
- his advisory comments are in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

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

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

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are in **Appendix 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 drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;

- there was no environmental complaint received against the Site in the past three years; and
- his advisory comments are in **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Landscape Aspect**

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

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

7. **Building Matters**

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

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

8. **District Officer's Comments**

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

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

9. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within Lot Nos. 1223 S.A, 1224 S.A and 1226 S.B in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Mei Fung Road 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;
- (e) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the proposed use;
- (f) to note the comments of the Director of Fire Services that:
 - the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The

applicant is also advised on the following points:

- i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - iii. 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; 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized 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 shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

This document is received on 3 OCT 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402161 7/a 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	A171-KTN/1054
	Date Received 收到日期	- 3 OCT 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tsun Sing Engineering Limited 僑昇工程有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 1223 S.A (Part), 1224 S.A, 1226 S.A, 1226 S.B and 1227 S.A (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 766 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 443 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
--	--

(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
--	---

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	323	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	443	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	443	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	443	sq.m	<input checked="" type="checkbox"/> About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	223 m ² (ABOUT)	223 m ² (ABOUT)	8.23 m (ABOUT)(1-STORY)
TOTAL		443 m ² (ABOUT)	443 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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	N/A
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	1
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 09:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Mei Fung Road via a local access	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 766 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>

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

4/9/2024

(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 1223 S.A (Part), 1224 S.A, 1226 S.A, 1226 S.B and 1227 S.A (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	766	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture" ("AGR")		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery 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
	Non-domestic 非住用	443	<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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8.23	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	58 % <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		N/A
	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)		N/A 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		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		N/A N/A 1 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing land status of the site, TPB PG-No.13G		
Plan showing the filling of land area, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery for a Period of 3 Years and Associated Filling of Land'** (proposed development) (Plan 1 to 3).
- 1.2 The applicant is an engineering company that offers a wide range of construction services to the locals living in the New Territories. As the sole owner of the Site, the applicant would like to use the Site to store construction materials and machinery, in order to support the daily operation of the company.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (Plan 2).
- 2.2 Although the Site falls within area zoned "AGR", there is no active agricultural activity within the Site. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize previous land resources in the New Territories. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (Plan 4). As the Site is surrounded by sites occupied by temporary structures for port back-up uses, the proposed development is therefore considered not incompatible with the surrounding areas.
- 2.3 Furthermore, similar S.16 planning applications for the same use (i.e. *warehouse and open storage*) within the same "AGR" zone were previously approved by the Board in 2024. The latest application (No. A/YL-KTN/995) for the 'warehouse (excluding dangerous goods godown)' was approved by the Board on a temporary basis of 3 years on 5/4/2024. Therefore, approval of the current application is in line with the Board's previous decisions and would not

set undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 766 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. A total of 2 one-storey structures are proposed at the Site for warehouses (excluding dangerous goods godowns) with total gross floor area (GFA) of 443 m² (about) (**Plan 5**). As the Site is proposed for storage of construction materials and machinery with no shopfront, no staff will station at the Site and no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	766 m ² (about)
Covered Area	443 m ² (about)
Uncovered Area	323 m ² (about)
Plot Ratio	0.58 (about)
Site Coverage	58 % (about)
Number of Structure	2
Total GFA	443 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	443 m ² (about)
Building Height	8.23 m (about)
No. of Storey	1

- 3.2 The Site is intended for storage the company's construction materials (i.e. bricks, tiles, screws, paint, glass etc.) and machinery (i.e. elevated platform, generator, chain saw, drill etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site has already been filled with concrete of not more than 0.2 m (about) in depth for site formation of structures and circulation area (**Plan 6**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an

amenity area after the planning approval period.

- 3.4 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). One loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

Table 2 – L/UL Provisions

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.5 No staff will station at the Site. LGV will be deployed for transportation of construction materials and machinery to be stored at the Site, hence, L/UL spaces for LGV is provided at the Site. Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

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

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

4) Conclusion

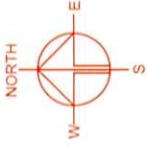
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval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

R-riches Property Consultants Limited

September 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE AND OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
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

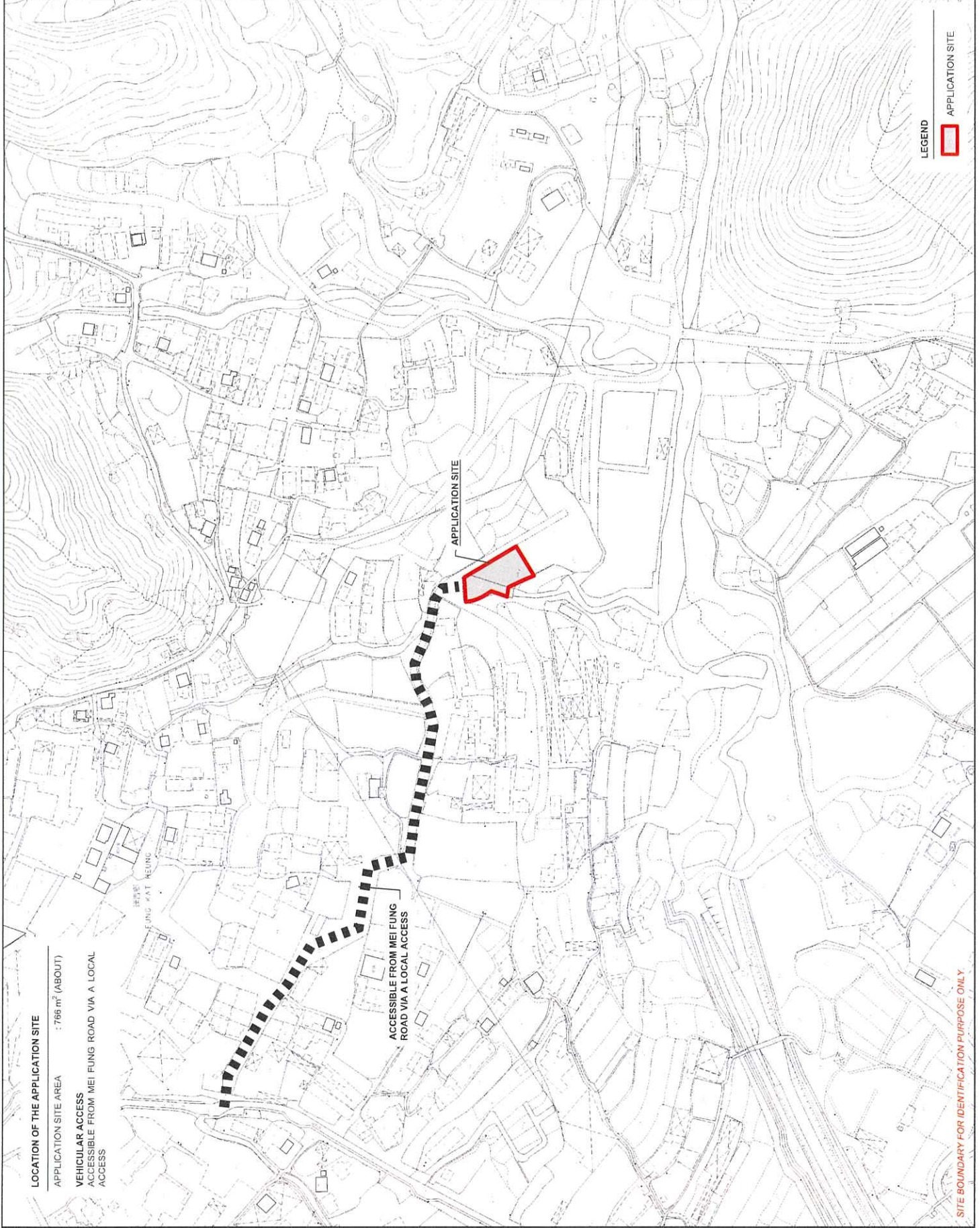
SCALE
1: 3000 @ A4

DATE
29.8.2024
CHECKED BY
APPROVED BY

DATE
29.8.2024
CHECKED BY
APPROVED BY

LOCATION PLAN
PLAN 1

001





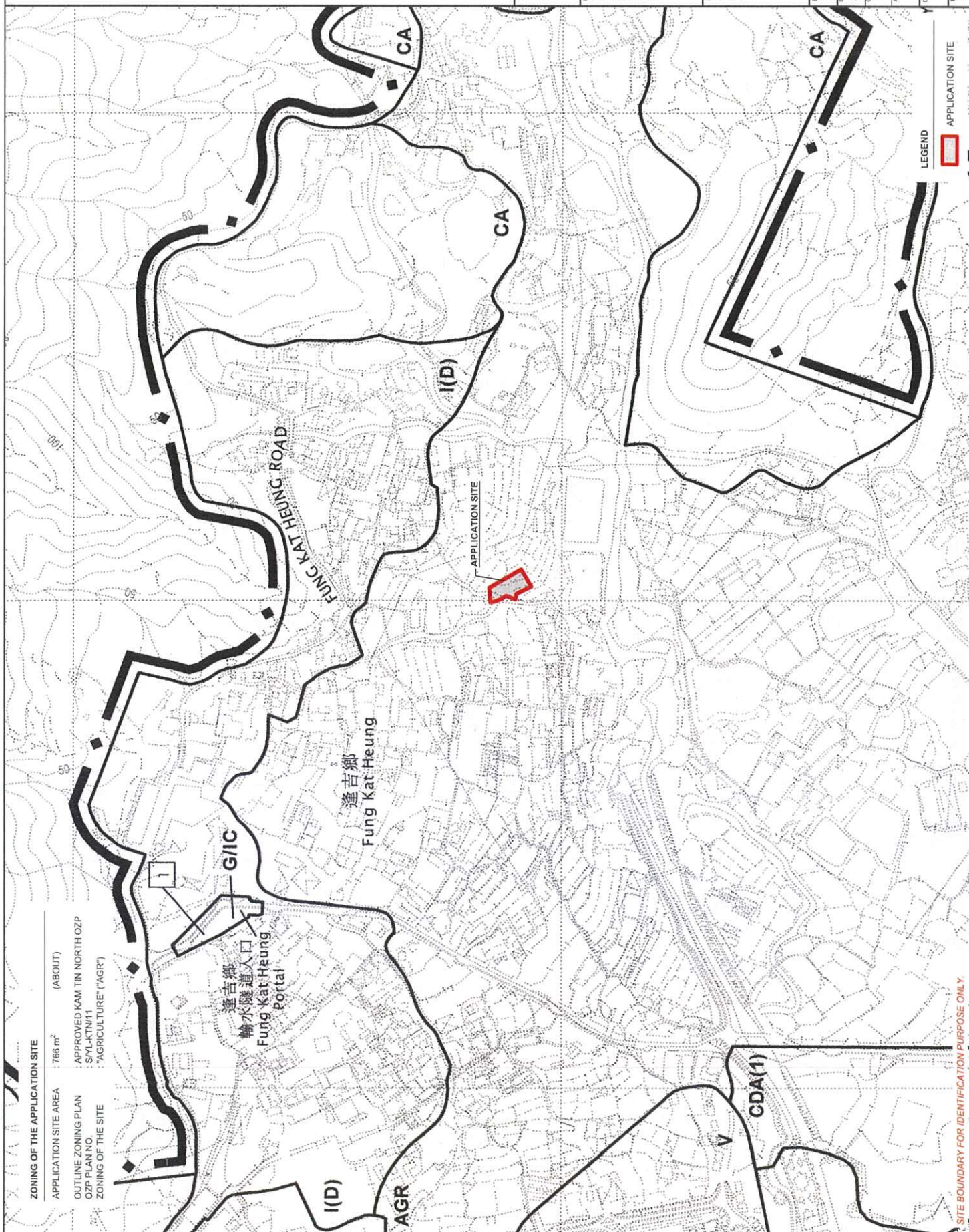
PROJECT
PROPOSED
WAREHOUSE
AND OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

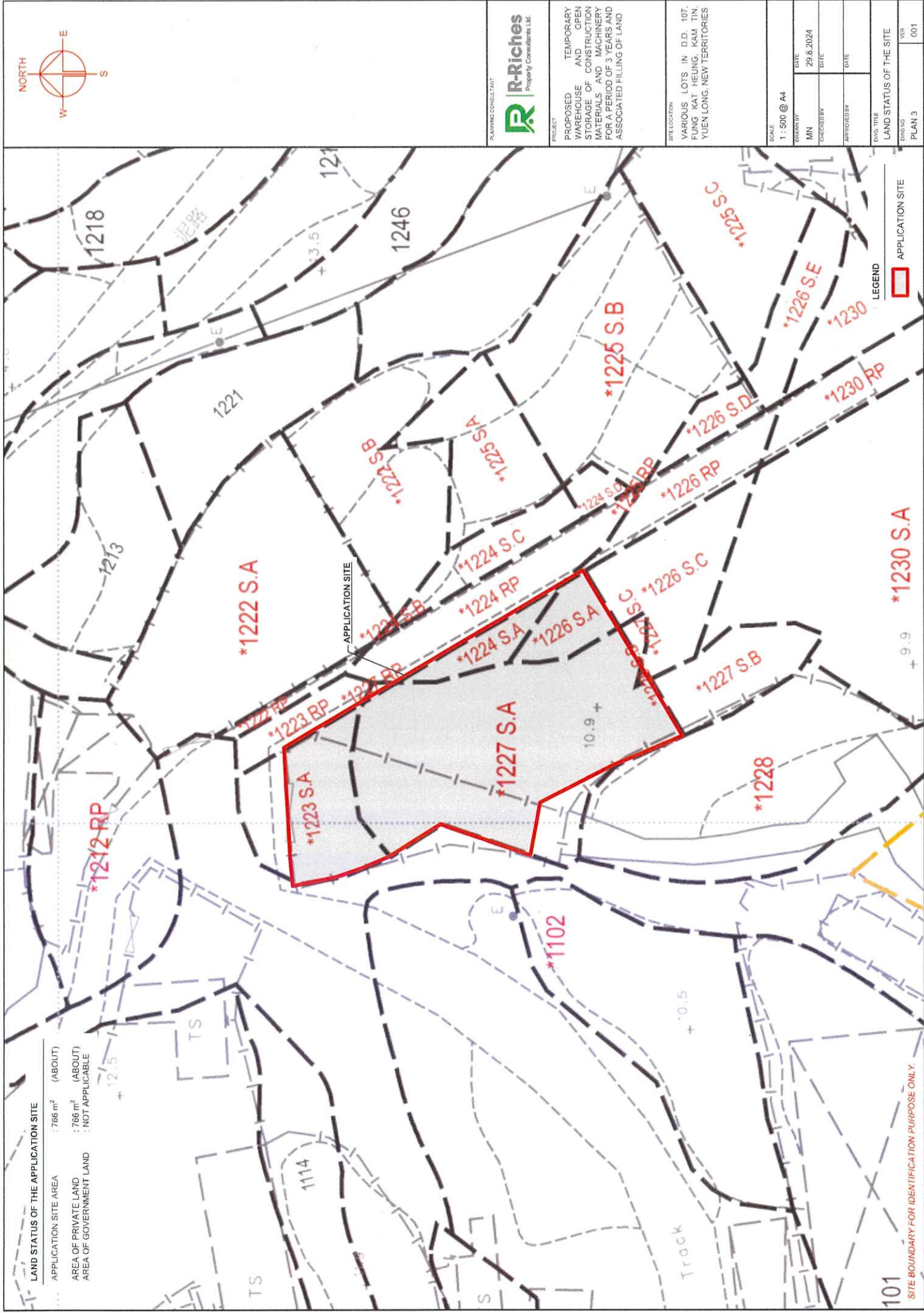
SITE LOCATION
VARIOUS LOTS IN D.D. 107
FUNG KAT HEUNG, KAM TIN
YUEN LONG, NEW TERRITORIES

SCALE
1:5000 @ A4

DATE	29.8.2024
DESIGNED BY	
CHECKED BY	
APPROVED BY	

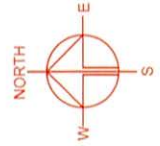
DWS TITLE	ZONING OF THE SITE
DWS NO.	PLAN 2
YEAR	001





LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 766 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 766 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE	



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED
WAREHOUSE
AND OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

29.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

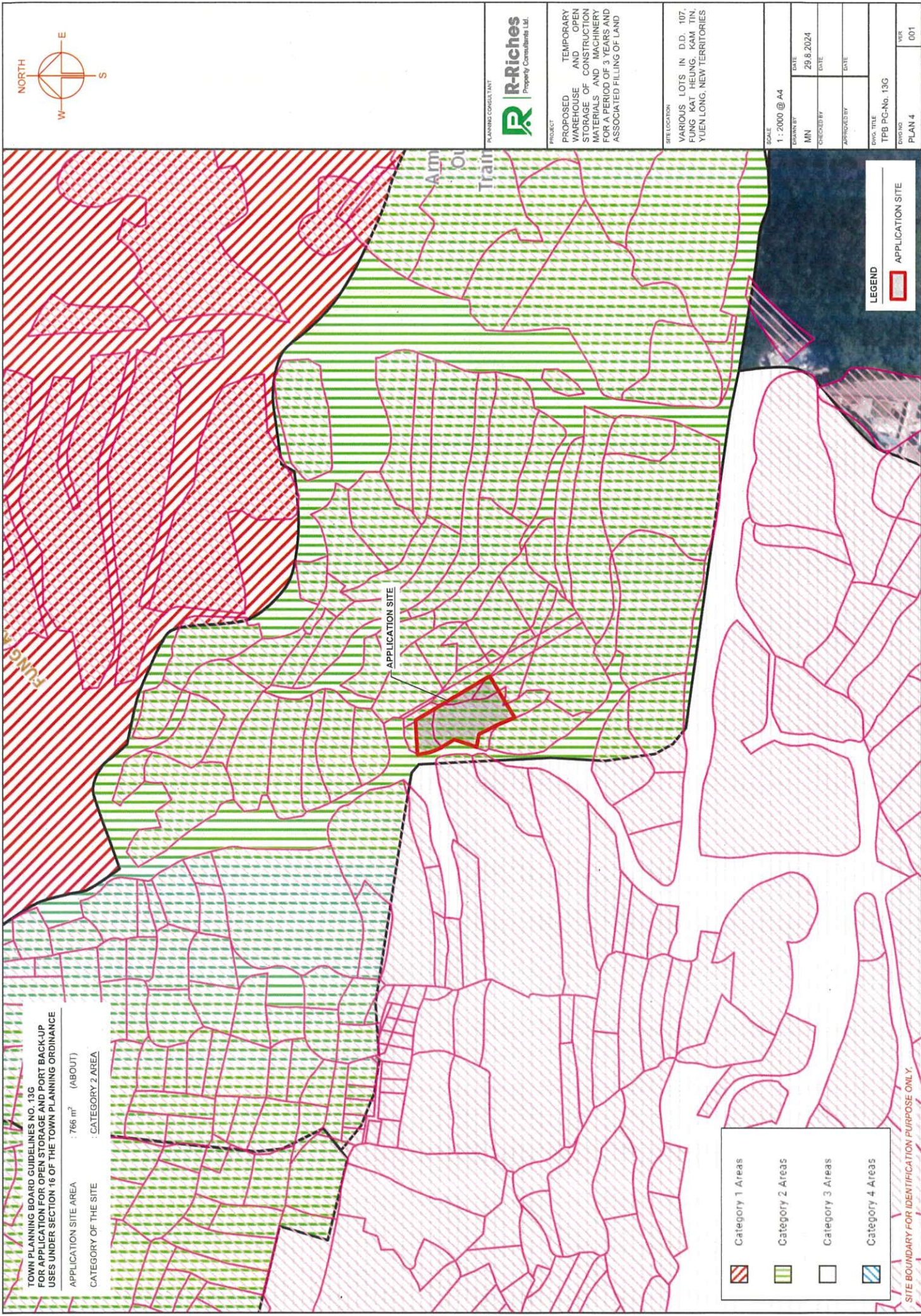
001

101

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

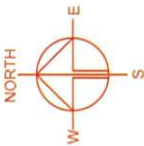


TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 766 m² (ABOUT)
CATEGORY OF THE SITE : CATEGORY 2 AREA

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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		
DRAWN BY	MN	DATE	29.8.2024
CHECKED BY		DATE	
APPROVED BY		DATE	
DWS TITLE	TPB PC-No. 13G		
DWS NO.	PLAN 4		
WORK	001		

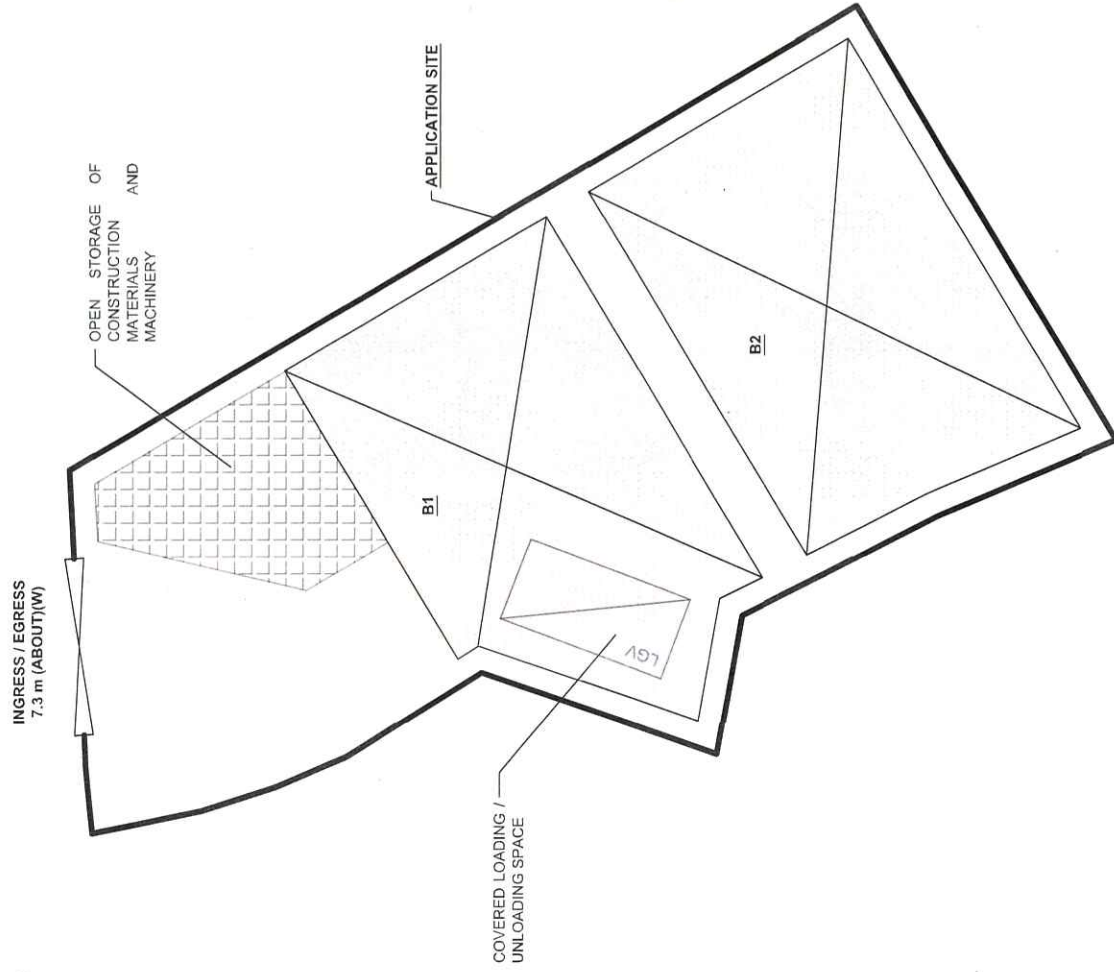
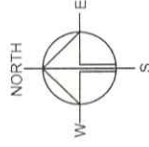
LEGEND
APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 766 m ²	(ABOUT)
COVERED AREA	: 443 m ²	(ABOUT)
UNCOVERED AREA	: 323 m ²	(ABOUT)
PLOT RATIO	: 0.58	(ABOUT)
SITE COVERAGE	: 58 %	(ABOUT)
NO. OF STRUCTURE	: 2	NOT APPLICABLE
DOMESTIC GFA	: 443 m ²	(ABOUT)
NON-DOMESTIC GFA	: 443 m ²	(ABOUT)
TOTAL GFA	: 443 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	223 m ² (ABOUT)	223 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		443 m ² (ABOUT)	443 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



LEGEND

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

PARKING AND LOADING/UNLOADING PROVISION

NO. LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED
WAREHOUSE AND OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
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: 300 @ A4

DRAWN BY

MN

DATE

28.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DRAWING

PLAN 5

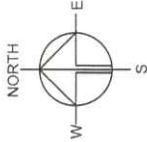
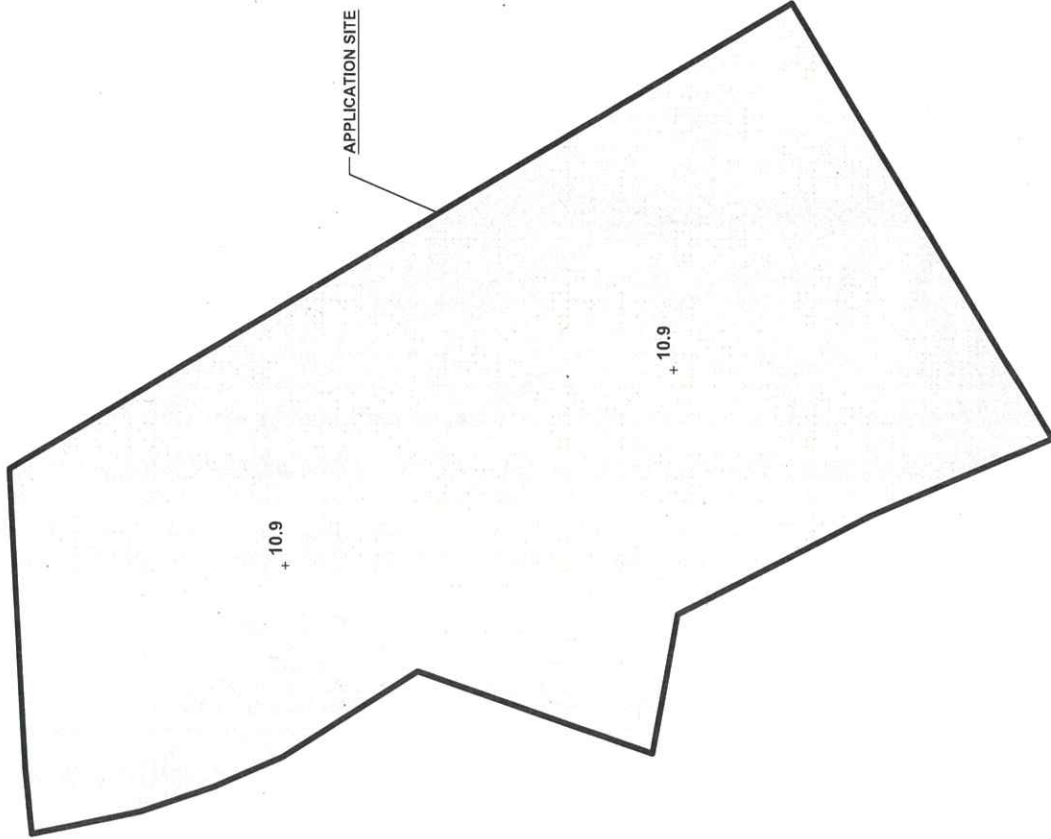
YEAR

001

EXISTING FILLED AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 766 m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 766 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(ABOUT)
EXISTING SITE LEVELS	: +10.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

SITE LEVELS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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 : 300 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG. NO.

PLAN 6

APPLICATION SITE

+10.7 PROPOSED SITE LEVEL

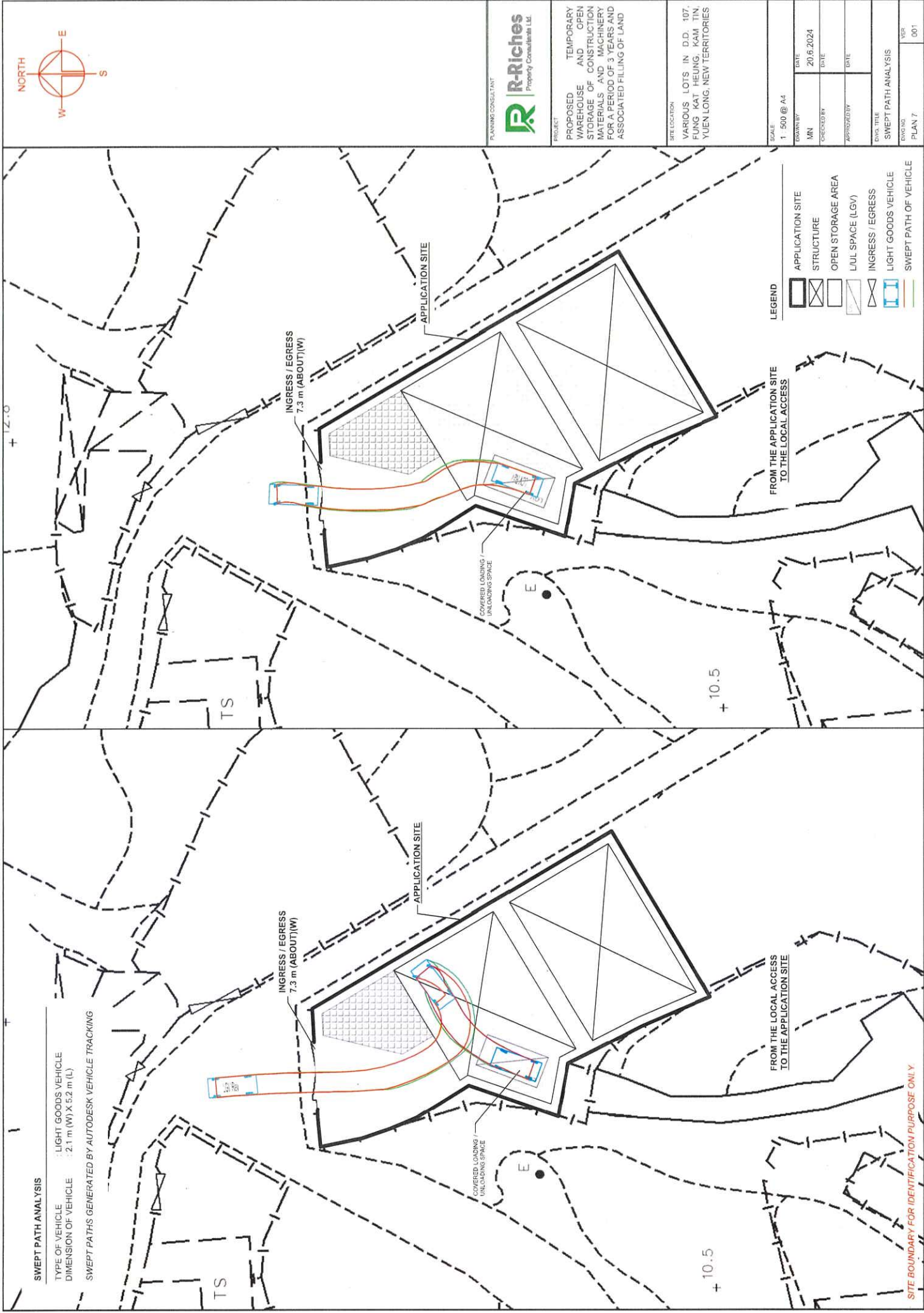
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND



VER

001



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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

SCALE
1:500 @ A4

DATE
20.6.2024

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
SWEEP PATH ANALYSIS

DWG. NO.
PLAN 7

NSR
001

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年10月08日星期二 12:08
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [SI] S.16 Application No. A/YL-KTN/1054 - Supplementary information
附件: SI for A_YL-KTN_1054 (20241008).pdf
類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support the subject application.

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

Kind Regards,

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

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

[REDACTED]

Our Ref. : DD107 Lot 1223 S.A & VL
Your Ref. : TPB/A/YL-KTN/1054

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

By Email

8 October 2024

Dear Sir,

Supplementary Information

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

(S.16 Planning Application No. A/YL-KTN/1054)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) Portion of the application site (i.e. about 65m²) is designated for open storage of construction materials and machineries (**Plan 1**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

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



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 766 m ²	(ABOUT)
COVERED AREA	: 443 m ²	(ABOUT)
UNCOVERED AREA	: 323 m ²	(ABOUT)
PLOT RATIO	: 0.58	(ABOUT)
SITE COVERAGE	: 58 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 443 m ²	(ABOUT)
TOTAL GFA	: 443 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	223 m ² (ABOUT)	223 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		443 m ² (ABOUT)	443 m ² (ABOUT)	

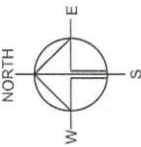
*D.G.G. - DANGEROUS GOODS GODOWN

INGRESS / EGRESS
7.3 m (ABOUT)(W)OPEN STORAGE OF
CONSTRUCTION MATERIALS
AND MACHINERIES
AREA: 65m² (8.5% OF THE SITE)
(ABOUT)

APPLICATION SITE

B1

B2

COVERED LOADING /
UNLOADING SPACE

PLANNING CONSULTANT



PROJECT

TEMPORARY
PROPOSED
WAREHOUSE AND OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
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: 300 @ A4

DRAWN BY

MN

DATE

29.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG TITLE

LAYOUT PLAN

DWG NO

PLAN 1

VER

001

LEGEND

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

PARKING AND LOADING/UNLOADING PROVISION

NO. LUL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF LOADING/UNLOADING SPACE : 7 m (L) X 3.5 m (W)



盈卓物業
顧問有限公司

Our Ref. : DD107 Lot 1223 S.A & VL
Your Ref. : TPB/A/YL-KTN/1054

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

By Email

13 November 2024

Dear Sir,

1st Further Information

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

(S.16 Planning Application No. A/YL-KTN/1054)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Town Planner



Responses-to-Comments

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

(Application No. A/YL-KTN/1054)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)	
<p>(a) There is a watercourse located to the southwestern boundary of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.</p>	<p>2.5m high fencing will be erected along the site boundary to mitigate any potential nuisance to the surrounding areas. 3m buffer area along the site boundary and the watercourse located to the southwestern boundary of the application site (the Site) is also proposed by the applicant as a buffer to minimise any potential impacts arising from the Site, as well as to separate the Site and the nearby sensitive receivers.</p> <p>During the construction stage, the applicant will follow the good practices stated in ProPECC PN 2/23 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.</p> <p>The applicant will submit and implement drainage proposal after planning permission has been granted from the Town Planning Board to mitigate any adverse impact arising from the proposed development.</p>

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

From: [REDACTED]
Sent: 2024-10-25 星期五 10:18:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: WWF submission on the application on Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land in "Agriculture" zone in Kam Tin, Yuen Long (A/YL-KTN/1054)
Attachment: s16A A_YL-KTN_1054 20241025_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.
See attached file:

s16A A_YL-KTN_1054 20241025_WWF.pdf

Thank you for your attention.

Best regards,
Bonnie

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(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 (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

WWF-Hong Kong

25 October 2024

Chairman and members

Town Planning Board

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Temporary Warehouse and Open Storage of Construction Materials
and Machineries for a Period of 3 Years and Associated
Filling of Land in "Agriculture" zone in Kam Tin, Yuen Long
(A/YL-KTN/1054)**

WWF would like to lodge an objection to the captioned proposal.

Suspected unauthorised development

By comparing the location plan and site plan in the gist of the captioned application with images retrieved from Google Earth, it seems likely that large scale of unauthorised vegetation clearance and filling of land happened at the application site.

According to the satellite image dated February 2000, the application site was covered in vegetation (Fig 1.). However, by July 2016, the application site has been partially devegetated (Fig 2.). By December 2019 (Fig 3.), all the vegetation has been cleared and suspected site formation appeared. By March 2023 (Fig 4.), large structures appeared at the application site. The latest available satellite image shows a similar situation with more structure appeared at the site as of February 2024 (Fig 5.), the site is highly likely used as a storage site. In this case, we suspect a "destroy first, build later" approach has been adopted by acquiring land with degraded environmental conditions and unauthorised structures in order to obtain planning permission. Since we lack of knowledge of the update environmental conditions at the application site, we would be grateful if the Town Planning Board members could request relevant government

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳章、SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧嫻女士

核數師：中審署(香港)會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman Mr Daniel R Bradshaw
CEO Ms Nicole Wong

Auditors: Mazars CPA Limited
Company Secretary
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

departments to investigate whether the captioned proposal is linked to any unauthorised development. If that is the case, we urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of development approval.

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative effect could lead to a general degradation of the environment, affecting the area's potential as agricultural land.

We would be grateful if our comments could be considered by the Town Planning Board.

Yours faithfully,

Ms. Bonnie LEUNG

Conservation Officer, Conservation Policy WWF Hong Kong

WWF Hong Kong

Fig 1. Vegetation remained as the whole habitat of the site and its vicinity as of February 2000

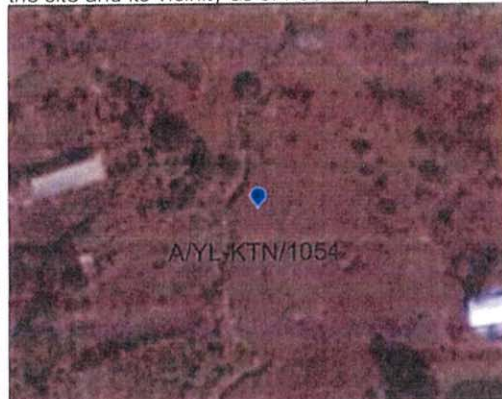


Fig 2. The application site has been partially devegetated as of July 2016



Fig 3. Suspected site formation as of December 2019



Fig 4. Large structure appeared at the site as of March 2023



Fig 5. More large structure appeared at the site as of February 2024. The site is highly likely used as a storage site.



Image source: Google earth (Accessed on 24 October 2024)

From: [REDACTED]
Sent: 2024-10-30 星期三 05:36:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1054 DD 107 Kam Ton
Attachment: A_YL_KTN_814_815.pdf

A/YL-KTN/1054

Lots 1223 S.A (Part), 1224 S.A, 1226 S.A, 1226 S.B and 1227 S.A (Part) in D.D. 107, Kam Tin

Site area: About 766sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Open Storage of Construction Materials/ 1 Vehicle Parking /
Filling of Land

Dear TPB Members,

This is another of the fake Animal Boarding applications, 815, approved 18 Feb 2022 and revoked 18 May 2024 for failure to fulfil Fire conditions.

So now its back, with some additional GFA, for the real deal, brownfield.

But failure to fulfil Fire conditions is even more alarming at a brownfield site storing potential combustible materials that can emit a lot more gas than some burning dogs.

Justification that the lots fall under Cat 2 cannot override the issue of repeated failure to fulfil conditions and the fact that TPB must prioritise the safety and security of the community.

The application should be rejected.

Mary Mulvihill

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月23日星期日 3:25
收件者: tpbpd
主旨: A/YL-KTN/814 DD 107 Fung Kat Hung

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 23 January 2022 3:24 AM CST
Subject: Re: A/YL-KTN/771 DD 107 Fung Kat Hung

A/YL-KTN/814

Lots 1222 S.A (Part) and 1224 S.B in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 516sq.m

Zoning : "Agriculture"

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

Dear TPB Members,

Another part of the jig-saw puzzle. Members **without asking any questions** approved

769 –and 771 : There were also 28 similar applications for temporary animal boarding establishment on 19 sites and four similar applications involving filling of land within the same "AGR" zone

This is despite all the reports about abuse of animals, puppy mills, and now we have Covid infections at caged animal facilities.

I heard how the members of the Appeal Board make site visits to check out the actual conditions.

It is high time that TPB members from time to time make random inspections of areas with a lot of suspect activities to ensure that they are not responsible for encouraging unacceptable operations.

Note that the previous approvals have not yet complied with conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 18 June 2021 3:48 AM CST
Subject: A/YL-KTN/771 DD 107 Fung Kat Hung

A/YL-KTN/771

Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 1,270sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 5 Years / **Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

This is death by a thousand slices approach. Get approval for a Hobby Farm and then split the site into smaller sections. Each one diminishes the amount of arable land and increases the quota of filled land and area devoted to parking etc that is also rendered unsuitable for cultivation. 771 must be considered in tandem with 769

I would remind members that there was a long discussion on Destroy to Build during the consideration of Application

745. https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m665rnt_e.pdf

*Ms Ivy C.W. Wong, STP/FSYLE, said that the application site was subject to an on-going planning enforcement action against an unauthorised development (UD) involving filling of land. Enforcement Notice (EN) was issued on 9.4.2020 requiring discontinuation of the UD and Reinstatement Notice (RN) was also issued on 21.4.2020 requiring **removal of leftovers, debris and filled materials and grassing the land.***

It was quite disturbing to read that strong suspicions of Destroy to Build activities were not deemed to be relevant to the factors to be considered by the members.

However you can question if ABE is suitable for the site and in view of the many applications for such in the area that there is already a more than adequate supply of such facilities.

Agricultural land is a valuable and essential commodity. Hong Kong is required to comply with the policies of the mainland government. President Xi has been quite clear on this point, it is essential that China become less dependent on importing food and good land must be ring fenced for the purpose of feeding the nation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 10, 2021 3:33:39 AM
Subject: A/YL-KTN/769 DD 107 Fung Kat Hung

A/YL-KTN/769

Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 565sq.m

Zoning : "Agriculture"

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

Dear TPB Members,

Strongly object. This is the southern section of the lots approved for Hobby Farm on 5 Feb despite a lengthy discussion re enforcement and Destroy to Build.

The Site is currently subject to an on-going planning enforcement action against an unauthorised development (UD) involving filling of land. Enforcement Notice was issued on 9.4.2020 requiring discontinuation of the UD. Reinstatement Notice was issued on 21.4.2020 requiring removal of leftovers, debris and filled materials and to grass the land.

This plan would reduce the area that was, supposedly, to be devoted to agriculture.

There are numerous ABEs in the district. There is no information provided with regard to the number of animals, disposal of waste, drainage, and the applicants track record in providing this service.

Is it animal boarding or animal breeding? The number of applications for animal boarding going through the system is disproportionate to the market for such facilities.

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, January 8, 2021 4:13:58 AM
Subject: A/YL-KTN/745 DD 107 Kam Tin near Armed Forces

A/YL-KTN/745
Various Lots in D.D. 107, Kam Tin
Site area : About 3,221sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm / **5 Years** / **Land Filling** / 9 Vehicle Parking

Dear TPB Members,

Another Hobby Farm, they are already dozens in the district.

Filling of land 740sq.m, is this Destroy to Build to turn the land into Open Storage in line with the adjacent lots to the right?

President Xi, who has a lot more access to data than lesser mortals, clearly believes that there will be shortfalls in food production in China in coming years. Apart from environmental degradation climate change is having an impact re flooding, crop failures, etc. This winter is the coldest for 50 years in some regions in the north and this will certainly destroy or delay production..

But here in Hong Kong we live in a bubble. Agriculture land is not for producing food but for storing construction waste and, when used for crops, is for selfie friendly plots for weekend farmers.

Once again the mindset here is way behind the curve. A large site of arable land should be used for serious food production not as a playground.

In line with most government departments, Ag and Fish appears to be in ignorance of the policy guidelines laid down by the Central Government. It should be pursuing a programme to address the issue that a certain amount of local agricultural production is a necessity. Lay members of the Board have a duty to question government depts with regards to issues where officials are not moving with the times.

Mary Mulvihill

From: [REDACTED]
Sent: 2024-11-05 星期二 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-KTN/1054
Attachment: TPB20241105(KTN1054).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

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

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

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長春社

Since 1968

The Conservancy Association

5th November 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1054

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: Warehouses would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed



長春社 Since 1968

The Conservancy Association

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

Yours faithfully,

The Conservancy Association

From: [REDACTED]
Sent: 2024-11-04 星期一 18:46:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on six planning applications
Attachment:

241104 s16

KTN 1054.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

4th November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse and Open Storage of Construction Materials and
Machineries for a Period of 3 Years and Associated Filling of Land
(A/YL-KTN/1054)**

1. We refer to the captioned.
2. There were two approved (but both revoked) applications partially covering the present application site (i.e., A/YL-KTN/745, Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling (revoked in 2022) and A/YL-KTN/815, Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land (revoked in 2024)), and now the current application is for temporary warehouse and open storage.
3. Regarding ‘animal boarding establishment’, we recommend the Board to look at a recent news report relating to this item¹. We urge the Board to consider whether the situation as described in the news article matches exactly what is happening now at the site (if the current application is approved), and we urge the Board to seriously consider whether the situation/trend as described in the news article should be allowed to continue.
4. We also urge the Board to look at an aerial photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the site (bounded by the red line; see below). We

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

urge the Board to investigate with relevant authorities as to whether the current site is paved; if yes, whether this is permitted (e.g., under the previous application(s)), especially the northwestern part of the site (which was NOT covered by the two approved but revoked applications), and also to investigate whether there are unauthorised uses/ activities/ enforcement case covering the current site.



5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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.