

2021年 7月 26日

此文件在 收到，城市規劃委員會  
只會在收到所有必需的資料及文件後才正式處理許可  
申請的日期。

This document is received on 26 JUL 2021.  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TM/783
	Date Received 收到日期	26 JUL 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <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)
溢峰(香港)有限公司 Harvest Hill (Hong Kong) Limited

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

<b>3. Application Site 申請地點</b>	
(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 422 S.A, 422 S.B, 429 RP, 430 S.B (Part), 433 S.A, 434, 435, 436 (Part), 437 S.B (Part), 439 (Part), 1736 S.A (Part), 1736 S.A ss.1, 1736 S.B ss.2 (Part), 1736 S.C ss.1 (Part) and 1736 S.C ss.2 In D.D. 107, Fung Kat Heung, 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 ..... 4,486 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 3,511 ..... 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/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" and "Industrial (Group D)" Zones
(f) Current use(s) 現時用途	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>16</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>16</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>16</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>16</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>16</sup>.  
並不是「現行土地擁有人」<sup>16</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>16</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>16</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>16</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>16</sup> 的同意。

Details of consent of "current land owner(s)"<sup>16</sup> obtained 取得「現行土地擁有人」<sup>16</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」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  
08/07/2021 (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 08/07/2021 (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）

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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  
 位於鄉郊地區土地上及/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, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/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 for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
 申請的許可有效期

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,220 .....sq.m ☒ About 約  
 Proposed covered land area 擬議有上蓋土地面積 ..... 3,266 .....sq.m ☒ About 約  
 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 9 .....  
 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 ..... 3,511 .....sq.m ☒ About 約  
 Proposed gross floor area 擬議總樓面面積 ..... 3,511 .....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)

Please refer to Plan 04

.....  
 .....  
 .....

## 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 ..... / .....  
 Motorcycle Parking Spaces 電單車車位 ..... / .....  
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... / .....  
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... / .....  
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... / .....  
 Others (Please Specify) 其他 (請列明) ..... / .....

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

Taxi Spaces 的士車位 ..... / .....  
 Coach Spaces 旅遊巴車位 ..... / .....  
 Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....  
 Medium Goods Vehicle Spaces 中型貨車車位 ..... 1 .....  
 Heavy Goods Vehicle Spaces 重型貨車車位 ..... / .....  
 Others (Please Specify) 其他 (請列明) ..... / .....

Proposed operating hours 擬議營運時間 09:00 to 18:00 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 San Tam 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, 請另頁表示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 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 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 checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	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) 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)
.....	
.....	
.....	
.....	
.....	

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**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。

The applicant seek to use Lots 422 S.A, 422 S.B, 429 RP, 430 S.B (Part), 433 S.A, 434, 435, 436 (Part), 437 S.B (Part), 439 (Part), 1736 S.A (Part), 1736 S.A ss.1, 1736 S.B ss.2 (Part), 1736 S.C ss.1 (Part) and 1736 S.C ss.2 in D.D. 107, Fung Kat Heung, Yuen Long, New Territories (The Site) for Proposed Temporary Warehouse for a Period of 3 Years (Plan 01). The applicant would like to use the Site to store beverage indoor.

The Site falls within area zoned as "Other Specified Uses" annotated "Railway Reserve" "OU(RR)" and "Industrial (Group D)" "I(D)" on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (Plan 02). According to the Notes of the OZP, the applied use is not a column one nor two uses within "OU(RR)" and "I(D)" zones, which require planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not frustrate the long term intentions of this zone.

The Site falls within Category 2 area according to the Town Planning Board Guidelines (TPB PG-No.) 13F - Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance, which the proposed development is considered tolerable at the Site.

The Site occupied an area of 4,486 sq.m (about) of private land (Plan P03). Nine structures are proposed at the Site for warehouse, storage and meter rooms with total GFA of 3,511 sq.m (about) (Plan P04). No dangerous goods will be stored at the Site at any time during the planning approval period. The operation hours of the proposed development are 09:00 - 18:00 from Monday to Saturday, no operation on Sunday and public holidays. The estimated number of staff working at the Site is 10. No visitor is allowed at the Site.

The Site is accessible from San Tam Road via a local access (Plan P01). One loading/unloading (L/UL) space for light goods vehicle (LGV) and one L/UL space for medium goods vehicle are provided for the use of staff only. Estimated traffic generation and attraction is provided to support the application (Appendix I).

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 to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewage treatment at the Site.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Warehouse for a Period of 3 Years'.

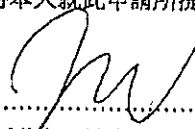


**8. Declaration 聲明**

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 an application to the Board 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 香港園境師學會
- ☐ RPP 註冊專業規劃師
- Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited



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

Date 日期

10/06/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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**

- 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。
- 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。
- 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 422 S.A, 422 S.B, 429 RP, 430 S.B (Part), 433 S.A, 434, 435, 436 (Part), 437 S.B (Part), 439 (Part), 1736 S.A (Part), 1736 S.A ss.1, 1736 S.B ss.2 (Part), 1736 S.C ss.1 (Part) and 1736 S.C ss.2 in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
Site area 地盤面積	4,486 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/9
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" and "Industrial (Group D)" Zones
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 for a Period of 3 Years

(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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,511	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.5 - 11 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	72 % <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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		/ / 1 (LGV) 1 (MGV) / /

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"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

## Estimated Traffic Generation and Attraction

Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses" annotated  
"Railway Reserve" and "Industrial (Group D)" Zones,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

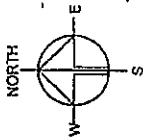
- (i) The application site (the Site) is accessible from San Tam Road via a local access. A total of two loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
L/UL space for Light goods vehicle (staff) - 7m (L) x 3.5m (W)	1
L/UL space for medium goods vehicle (staff) - 11m (L) x 3.5m (W)	1

- (ii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00, no operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Light Goods Vehicle (staff)		Medium Goods Vehicle (staff)		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1	1	0	0	2
PM Peak	17:00 – 18:00	1	1	0	0	2
Average (Per hour)	10:00 – 17:00	1	1	1	1	4

- (iii) As all vehicles entering / exiting the Site are owned by the applicant, the estimated trips to the Site can be strictly followed.
- (iv) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period
- (v) No heavy goods vehicles including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.
- (vi) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.



Drawing No. P01  
Project PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS  
Various lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

Drawing Title LOCATION PLAN  
Scale of A1 1:5000

Date 7.7.2021  
Drawn Y.H.

Checked Y.H.



LOCATION OF THE APPLICATION SITE

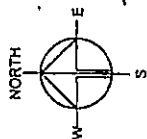
APPLICATION SITE AREA : 4,486m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE

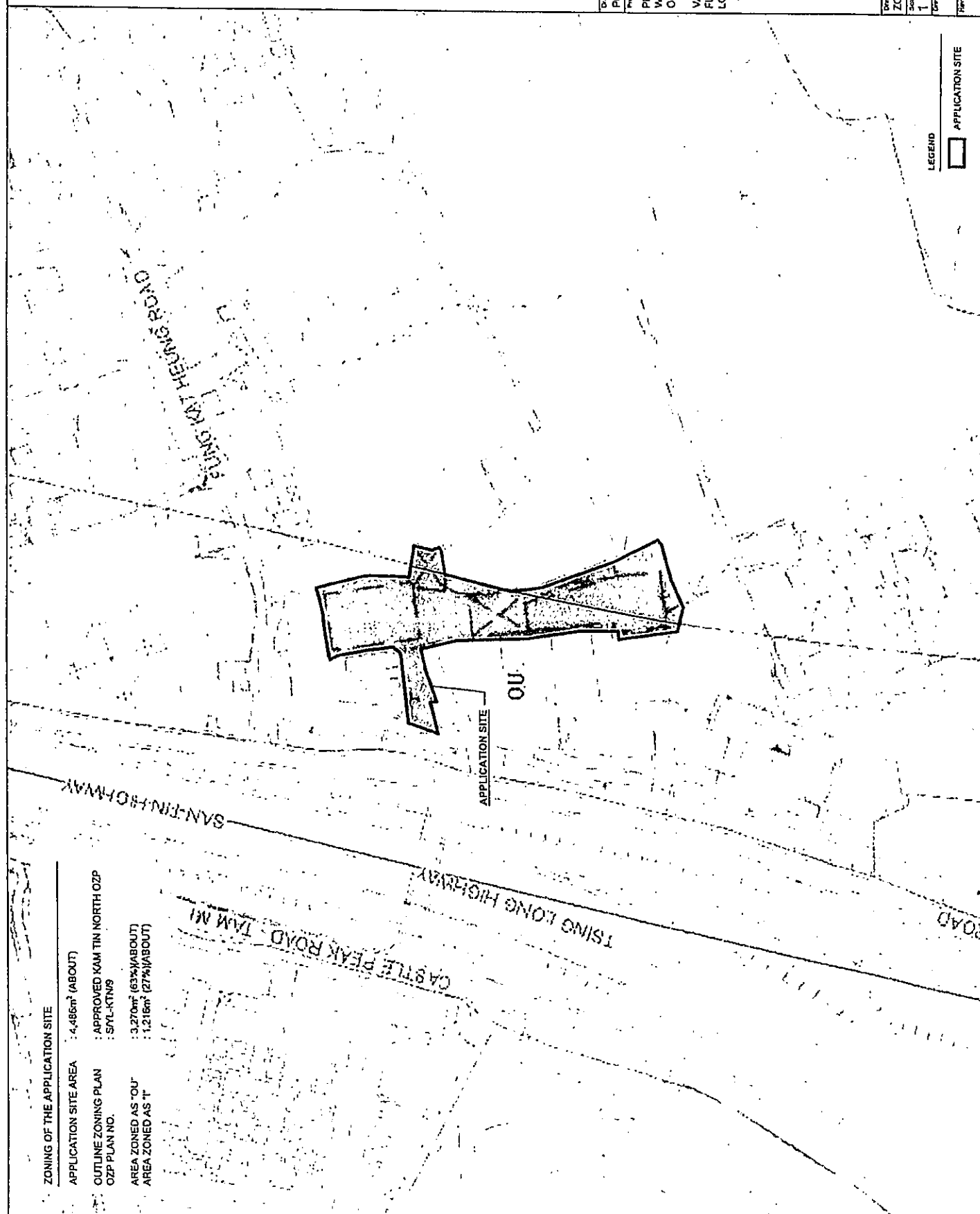
Prepared by Yoho Yip



Drawing No.	Vol.	01
Project		
PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS		
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRORIES		
ZONING OF THE SITE		
Scale of Plan	1:2000	
Date	7.7.2021	
Prepared		

LEGEND

☐ APPLICATION SITE



ZONING OF THE APPLICATION SITE

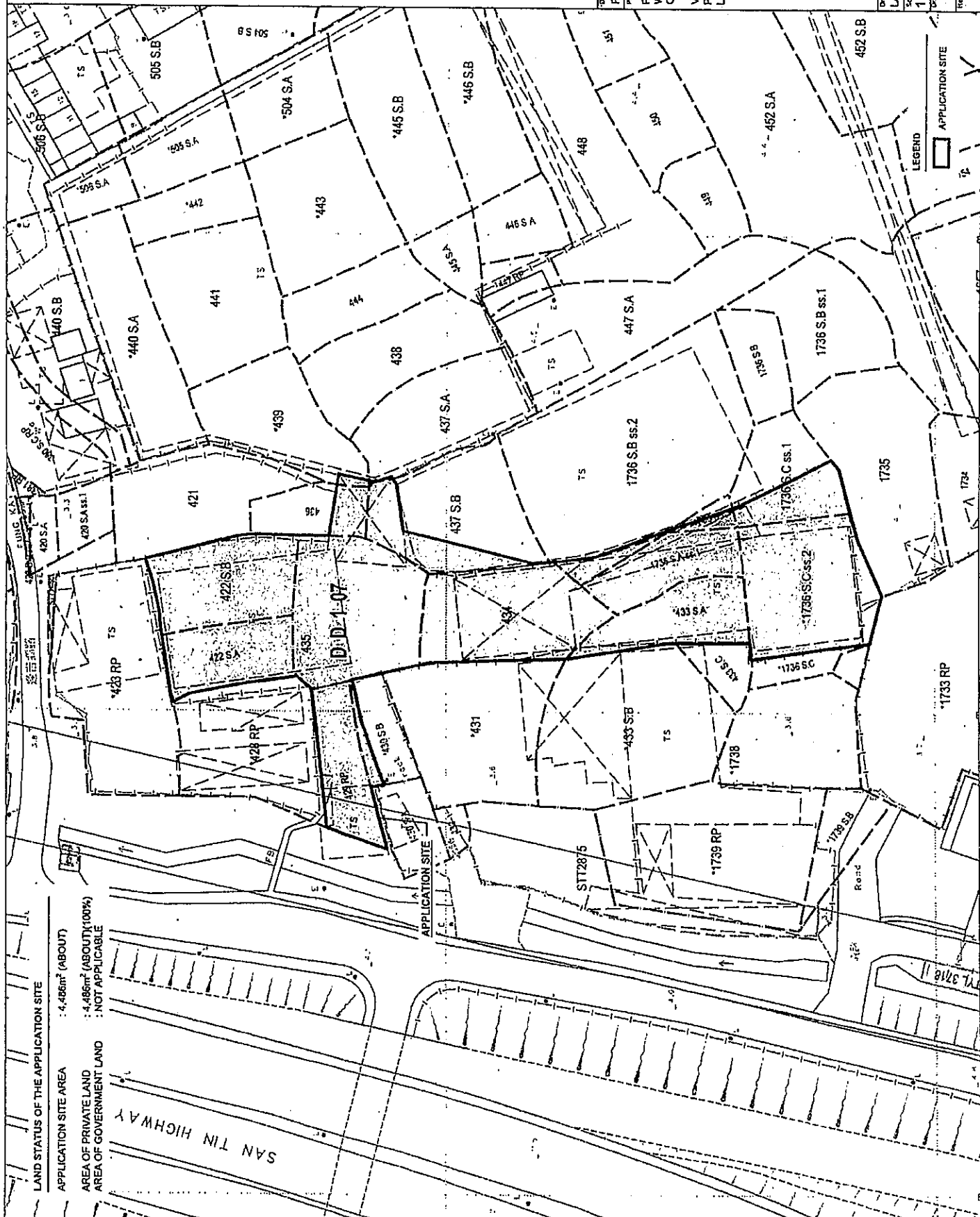
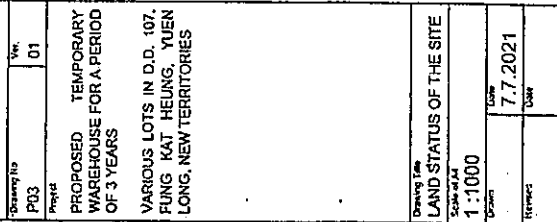
APPLICATION SITE AREA : 4,486m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN9

AREA ZONED AS "OU" : 3,270m<sup>2</sup> (63% (ABOUT))

AREA ZONED AS "I" : 1,216m<sup>2</sup> (27% (ABOUT))

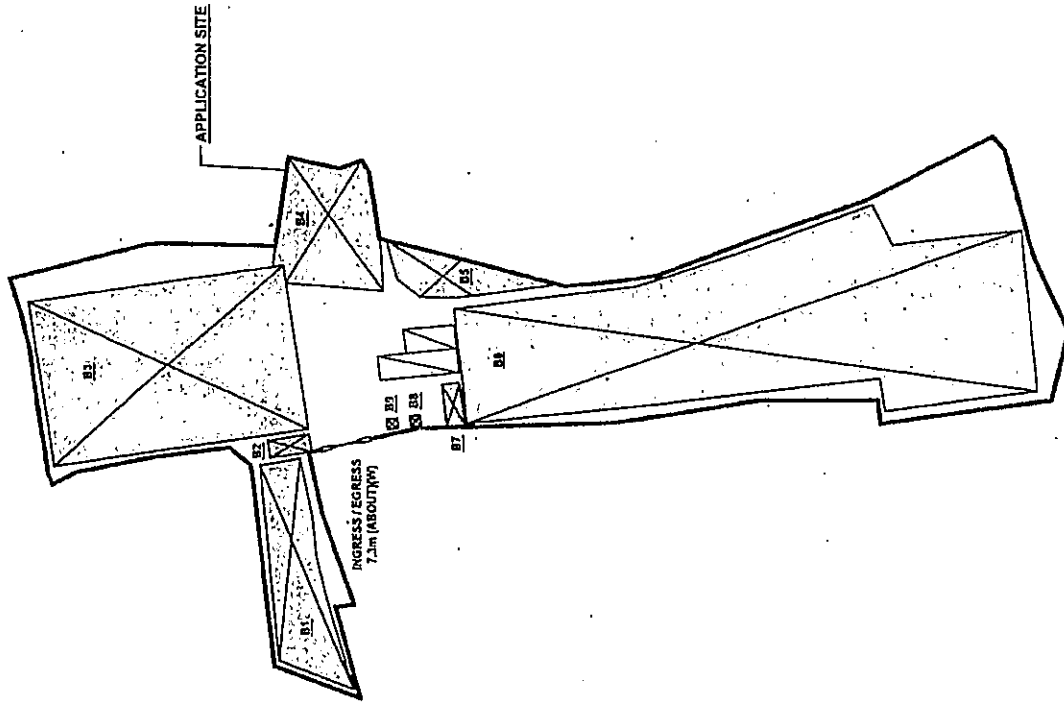




# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4.486m <sup>2</sup> (ABOUT)
COVERED AREA	: 3.266m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1.220m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.8 (ABOUT)
SITE COVERAGE	: 72% (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3.511m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 2.5m - 11m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	230m <sup>2</sup> (ABOUT)	460m <sup>2</sup> (ABOUT)	11m (ABOUT) (2-STOREY)
B2	STORAGE	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.5m (ABOUT) (1-STOREY)
B3	WAREHOUSE	83m <sup>2</sup> (ABOUT)	83m <sup>2</sup> (ABOUT)	7.5m (ABOUT) (1-STOREY)
B4	WAREHOUSE	247m <sup>2</sup> (ABOUT)	247m <sup>2</sup> (ABOUT)	9.5m (ABOUT) (1-STOREY)
B5	WAREHOUSE	100m <sup>2</sup> (ABOUT)	100m <sup>2</sup> (ABOUT)	9.5m (ABOUT) (1-STOREY)
B6	WAREHOUSE	1770m <sup>2</sup> (ABOUT)	1770m <sup>2</sup> (ABOUT)	6.5m (ABOUT) (2-STOREY)
B7	STORAGE	15m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	6m (ABOUT) (2-STOREY)
B8	METER ROOM	3m <sup>2</sup> (ABOUT)	3m <sup>2</sup> (ABOUT)	2.5m (ABOUT) (1-STOREY)
B9	METER ROOM	3m <sup>2</sup> (ABOUT)	3m <sup>2</sup> (ABOUT)	2.5m (ABOUT) (1-STOREY)
TOTAL		3.266m <sup>2</sup> (ABOUT)	3.511m <sup>2</sup> (ABOUT)	

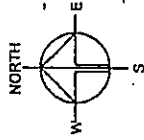


## LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LGV	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)
NO. OF LOADING/UNLOADING SPACE FOR MGW	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 11m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING/UNLOADING SPACE



Drawing No. P04  
Project No. 01

PROPOSED TEMPORARY  
WAREHOUSE FOR A PERIOD  
OF 3 YEARS

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

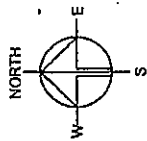
Drawing No. P04  
Project No. 01

Scale of Plan  
1:1000

Date  
7.7.2021

Drawn by  
User

Checked by  
User



Drawing No. PLAN 1  
Ver 01

Project  
PROPOSED TEMPORARY  
WAREHOUSE FOR A PERIOD  
OF 3 YEARS

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

Drawing No.  
SWEEP PATH AYS (LGV)

Scale of Plan  
1:500

Date  
7.7.2021

Drawn By  
BAG

- LEGEND
- APPLICATION SITE
  - ENCLOSED STRUCTURE
  - PARKING SPACE
  - LUL SPACE
  - MEDIUM GOODS VEHICLE
  - SWEEP PATH OF VEHICLE

EXITING THE SITE

ENTERING THE SITE

SWEEP PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 11m (L) X 3.5m (W)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING & LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1  
DIMENSION OF LUL SPACE : 7m (L) X 3.5m (W)  
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE : 1  
DIMENSION OF LUL SPACE : 11m (L) X 3.5m (W)

Our Ref.: DD107 Lot 437 S.B & VL  
Your Ref.: TPB/A/YL-KTN/783

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

By Email

16 September 2021

Dear Sir,

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

**Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses"  
annotated "Railway Reserve" and "Industrial (Group D)" Zones,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

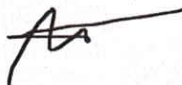
**(S.16 Planning Application No. A/YL-KTN/783)**

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

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

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



**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN  
(Attn.: Mr. Vincent LAU

email: llyduen@pland.gov.hk )  
email: vkflau@pland.gov.hk )



## Responses-to-Comments

Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" and "Industrial (Group D)" Zones, Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

(Application No. A/YL-KTN/783)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The applicant seeks to operate a warehouse at the application site (the Site) for storage of beverage. The estimated number of staff working at the Site is 10. Please be confirmed that no visitor is allowed at the Site. Staff is required to make good use of public transport at Kam Sheung Road then walk to the Site ( <b>Annex I</b> and <b>Plan 1</b> ). Light and medium goods vehicles are deployed for transportation of goods to and out of the Site, hence, the provision of two loading/unloading space. In view of the above, the parking provision of Site is considered <u>adequate</u> for the Site operation.
(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to San Tam Road and the local access;	The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holiday. As vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to San Tam Road should not be anticipated ( <b>Annex II</b> ).



(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site. If the vehicles would access through San Tam Road near the junction with the Underpass for San Tin Highway, the road safety aspect should be reviewed;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from San Tam Road, along the local access and within the Site ( <b>Annex III and Plan 2</b> ). As there is height limit of 3.5m, no vehicle will access through San Tam Road near the junction with the Underpass for San Tin Highway. The local access connecting the Site to San Tam Road is shared by the development (approved under S.16 planning application No. A/YL-KTN/632 by the Town Planning Board on 20.9.2019) at the southwest of the Site ( <b>Annex IV</b> ). Staff will be deployed at the local access to direct vehicle entering/exiting the Site to enhance road and pedestrian safety.
(d)	The applicant should provide a clear routing between San Tam Road and the site;	Clear routing between San Tam Road and the Site is provided for your consideration ( <b>Plan 3</b> ).
(e)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration ( <b>Plan 1</b> ).
(f)	The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

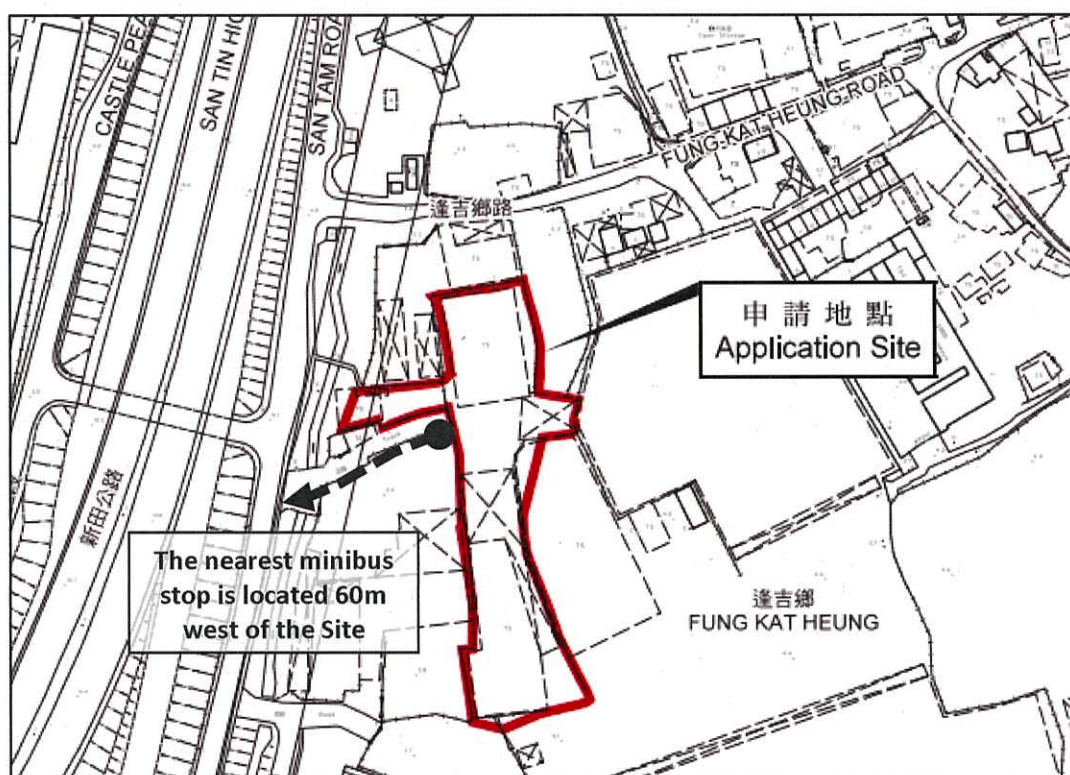
## Public Transport Services

**Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses"  
annotated "Railway Reserve" and "Industrial (Group D)" Zones,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTN/783)**

- (i) The Site is located 60m east of San Tam Road, which is served with public transport services. Staff is required to commute to the Site by taking public transport to San Tam Road then walk to the Site.
- (ii) The nearest public transport services are provided at San Tam Road, details are as follows:

Route No.	Termination Points	
Franchised Bus		
76K	Wah Ming Bus Terminus	Long Ping Estate Bus Terminus
Green Minibus		
36	Tai San Wai Village Office	Fook Hong Street
37	Ngau Tam Mei Village Office	Fook Hong Street
38	Chuk Yau Road	Fook Hong Street
78	Pat Heung Road	Lok Ma Chau (San Tin) PTI





## Traffic Trip Generation and Attraction

**Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses"  
annotated "Railway Reserve" and "Industrial (Group D)" Zones,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTN/783)**

- (i) The application site (the Site) is accessible from San Tam Road via a local access. A total of two loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
L/UL space for Light goods vehicle (staff) - 7m (L) x 3.5m (W)	1
L/UL space for medium goods vehicle (staff) - 11m (L) x 3.5m (W)	1

- (ii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00, no operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Light Goods Vehicle (staff)		Medium Goods Vehicle (staff)		2-Way Total
		In	Out	In	Out	
<b>AM Peak</b>	09:00 – 10:00	1	1	0	0	2
<b>PM Peak</b>	17:00 – 18:00	1	1	0	0	2
<b>Average (Per hour)</b>	10:00 – 17:00	1	1	1	1	4

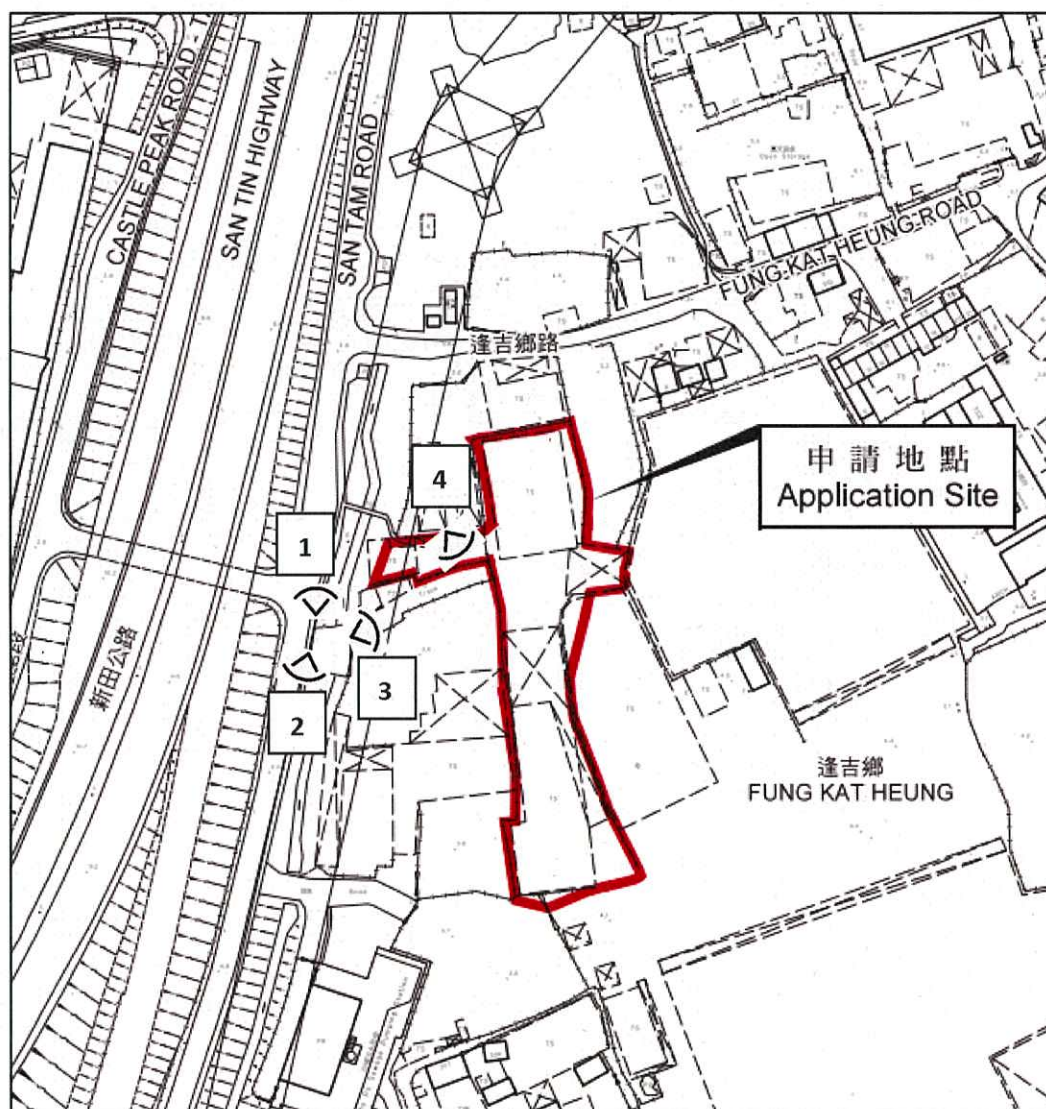
- (iii) As all vehicles entering / exiting the Site are owned by the applicant, the estimated trips to the Site can be strictly followed.

**Manoeuvring of Vehicles to / from San Tam Road**

**Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses"  
annotated "Railway Reserve" and "Industrial (Group D)" Zones,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTN/783)**

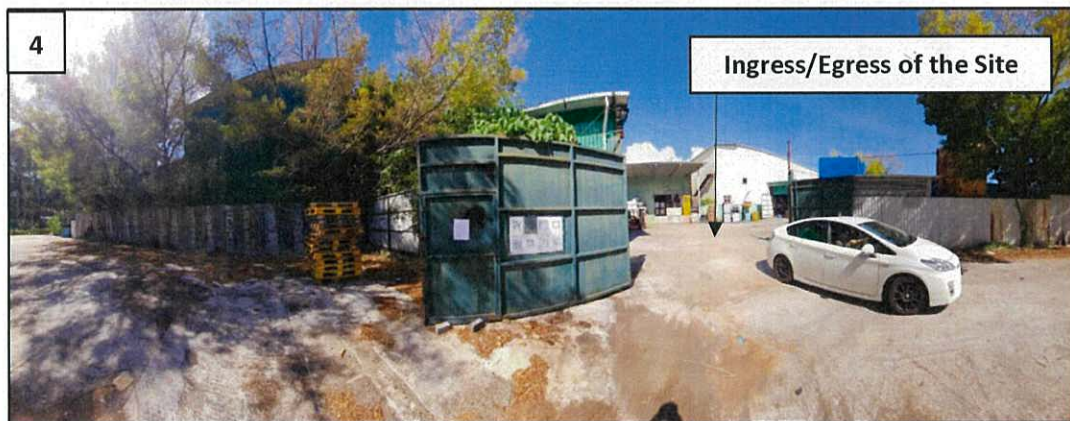
- (i) The Site is accessible from San Tam Road via a local access.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from San Tam Road and along the local access, details are as follows:









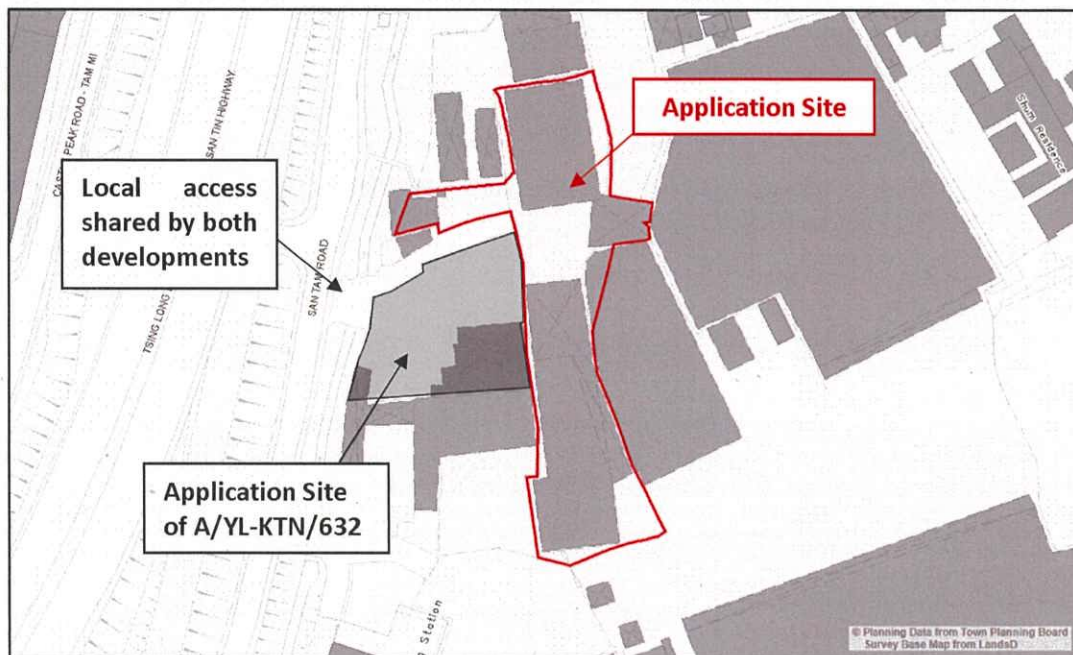


### The Local Access Connecting the Site to San Tam Road

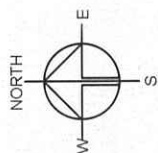
**Proposed Temporary Warehouse for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" and "Industrial (Group D)" Zones,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTN/783)**

- (i) The development located at the southwest of the Site involves of several approved S.16 planning applications, within which, the latest application (No. A/YL-KTN/632) for 'Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 3 Years' was approved with conditions on a temporary basis by the Town Planning Board on 20.9.2019.
- (ii) The local access connecting the Site to San Tam Road is shared by the development (approved under S.16 planning application No. A/YL-KTN/632) and the Site.
- (iii) Staff will be deployed at the local access to direct vehicle entering/exiting the Site to enhance road and pedestrian safety.

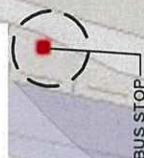




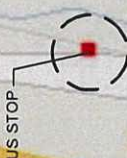


#### PUBLIC TRANSPORT SERVICES

NEAREST PUBLIC TRANSPORT SERVICES ARE PROVIDED AT 60m WEST OF THE APPLICATION SITE



BUS STOP



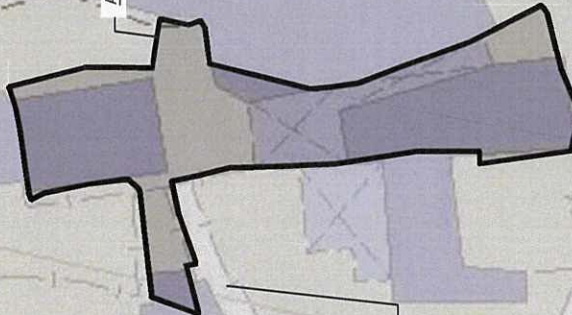
BUS STOP



NEAREST MINIBUS STOP

60m (ABOUT) FROM THE APPLICATION SITE

APPLICATION SITE



200M (RADIUS) FROM THE APPLICATION SITE

#### LEGEND



APPLICATION SITE

Fung Kat Heung

Shum Residence

Open Storage

VO

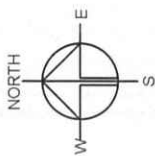
Sha Po Sewage Pumping Station

Factory

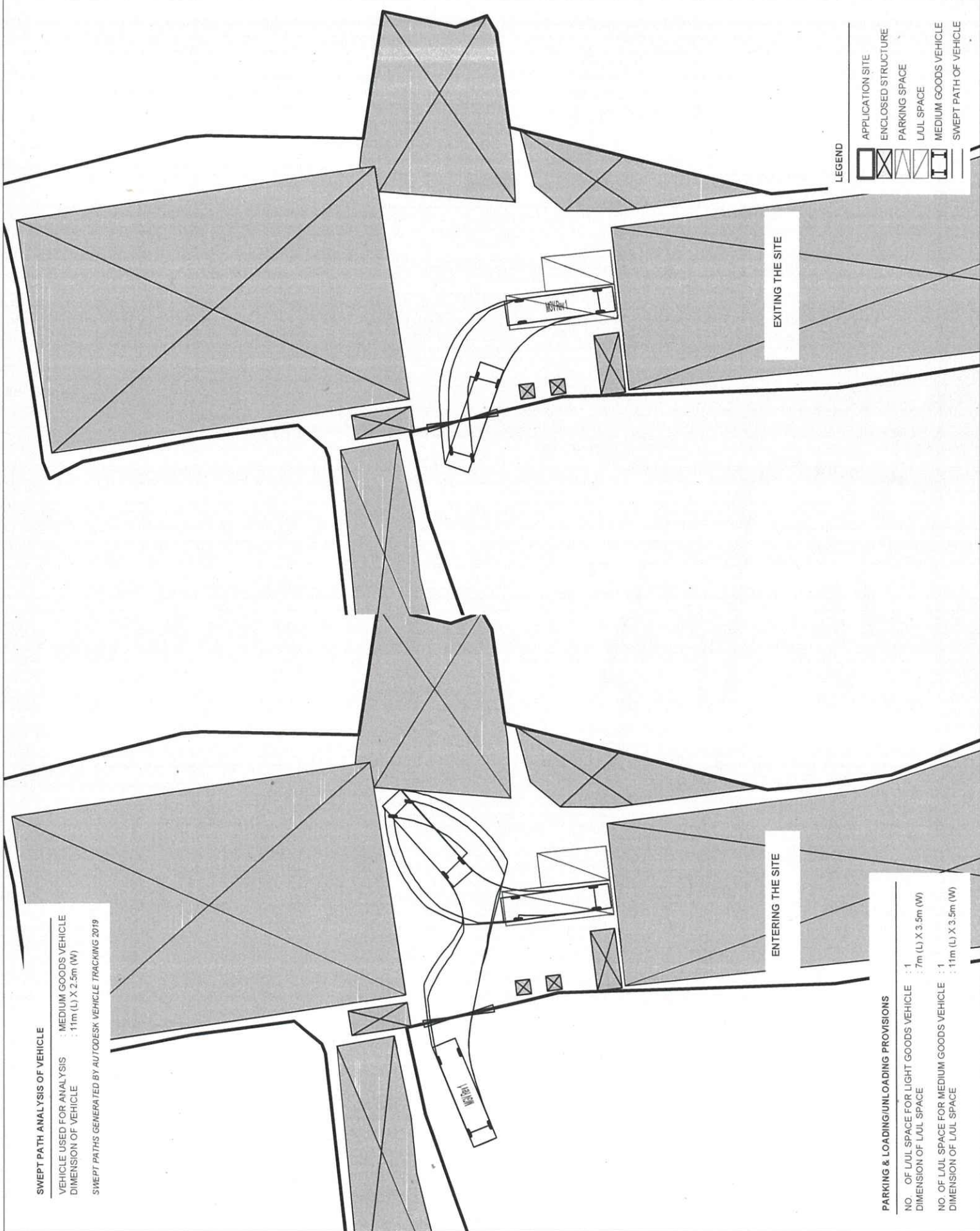
TAM ROAD

Drawing No.	PLAN 1	Ver.	01
Project	PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS		
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES			
Drawing Title	PUBLIC TRANSPORT		
Scale of A4	1 : 2000		
Drawn	Date	13.9.2021	
Revised	Date		





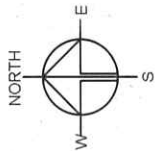
Drawing No	Ver
PLAN 2	01
Project	
PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRORIES	
Drawing Title	
SWEEP PATH AYS (LGV)	
Scale of A4	
1 : 500	
Drawn	Date
	7.7.2021
Revised	



LEGEND	
	APPLICATION SITE
	ENCLOSED STRUCTURE
	PARKING SPACE
	LUL SPACE
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE

SWEEP PATH ANALYSIS OF VEHICLE  
VEHICLE USED FOR ANALYSIS : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 11m(L) X 2.5m (W)  
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING & LOADING/UNLOADING PROVISIONS	
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11m (L) X 3.5m (W)



LOCATION OF THE APPLICATION SITE  
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

FB

SAN TAM ROAD

5.2m (ABOUT)

APPLICATION SITE

TS

LEGEND



APPLICATION SITE

Drawing No.	PLAN 3	Year	01
Project	PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS		
	VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES		
Drawing Title	PUBLIC TRANSPORT		
Scale of A4	1 : 500		
Drawn	Date	13.9.2021	
Revised	Date		



**Appendix II of RNTPC  
Paper No. A/YL-KTN/783**

**Previous s.16 Applications covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-KTN/3	Open Storage of Vehicles for Sale or Disposal	5.5.1995 (for 1.5 years)	(1), (2), (3), (4), (5), (6)

**Approval Conditions:**

1. The submission and implementation of screen planting and other landscape treatment
2. The provision and implementation of improvements to the ingress/egress point, the alignment and paving of the proposed vehicular access road leading from the site to Castle Peak Road and the provision of on-site loading/unloading spaces
3. The submission of a drainage impact assessment and the implementation of flood mitigation measures
4. No storage of container vehicles and containers will be allowed on the site
5. No stacking of vehicles or use of crane will be allowed on the site
6. A headroom clearance between the site and the existing 400kV transmission line has to be maintained

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC/ TPB)</u></b>	<b><u>Rejection Reasons</u></b>
2	A/YL-KTN/255	Temporary Container Tractor/Trailer Park and Repair Yard for a Period of 3 Years	15.9.2006	(1), (2)
3	A/YL-KTN/271	Proposed Temporary Open Storage of Vehicles (Private Cars and Lorries, Excluding Container Vehicles) for a Period of 1 Year	3.8.2007 (on review)	(1), (2)

Rejection Reasons

1. The application did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that the development was incompatible with the surrounding rural land uses with residential dwelling and cultivated agricultural land and there were adverse departmental comments on the application.
2. There was insufficient information in the submission to demonstrate that the development would not generate adverse traffic, environmental and drainage impacts on the surrounding areas.



**Similar Applications in the same “OU(Railway Reserve)” Zone**  
**on Kam Tin North Outline Zoning Plan**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1. A/YL-KTN/180	Proposed Temporary Storage of Household Goods and Food for 3 years	10.10.2003 (for 2 years)
2. A/YL-KTN/259	Renewal of Planning Approval for Temporary Storage of Household Goods and Food for 3 years	29.9.2006 (for 2 years)
3. A/YL-KTN/288	Proposed Temporary Warehouse for Furniture and Accessories for a Period of 3 Years	1.2.2008 (for 1 year) [revoked on 1.5.2008]
4. A/YL-KTN/476	Temporary Storage of Fertiliser for a Period of 3 Years	4.9.2015 [revoked on 4.2.2018]
5. A/YL-KTN/558	Temporary Warehouse (Storage of Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	9.6.2017 [revoked on 9.12.2017]
6. A/YL-KTN/591	Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	6.4.2018
7. A/YL-KTN/594	Temporary Warehouse (Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	3.8.2018 [revoked on 3.7.2020]
8. A/YL-KTN/750	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	12.3.2021
9. A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years	26.3.2021



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

參考編號

Reference Number:

210809-161509-05213

提交限期

Deadline for submission:

24/08/2021

提交日期及時間

Date and time of submission:

09/08/2021 16:15:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/783

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時倉庫必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年08月23日星期一 3:37  
收件者: tpbpd  
主旨: A/YL-KTN/783 DD 107 Fung Kat Hung Rail Reserve

A/YL-KTN/783

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

Site area : About 4,486sq.m

Zoning : "Other Specified Uses" annotated "Railway Reserve" and "Ind (Group D)"

Applied use : Warehouse / 2 Vehicle Parking

Dear TPB Members,

These lots are just below Application 754, approved in March and appears to be reluctant to fulfill conditions. If it is the same operator then there should be synergy with regard to amenities like drainage, etc.

This is clearly a well established business so question is how did it operate for more than a decade after the 2009 application was rejected?

Look forward to enlightenment in the minutes.

Mary Mulvihill

**Advisory clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) note DLO/YL, LandsD's comments that Site comprises Old Schedule Agricultural Lots 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 No. 439 in D.D. 107 is covered by Short Term Waiver (STW) No. 4654 to permit structures erected thereon for the purpose of "Warehouse (other than dangerous goods godown) and ancillary canteen". The STW holder will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to his offices to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note CE/RD 2-2, RDO, HyD's comments that the Site falls within the ARP boundary and AOI of the proposed NOL. The applicant should be reminded that the construction of NOL may commence in 2025 tentatively. The areas within the ARP and AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed NOL. MTRCL may carry out ground investigation works for the NOL project close to the Site within the application period. The NOL alignment and the ARP/AOI boundary of NOL may be subject to further amendments;
- (f) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP to minimize any potential environmental nuisance;
- (g) note D of FS' comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit

relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted Houses) are erected on leased land without approval of the BA, they are unauthorized building works (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 the 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. 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 BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (i) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line (**Plan A-2**) under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.