

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

This document is received on 25 JUL 2022
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

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

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

2201514 10/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/14-KN/852
	Date Received 收到日期	25 JUL 2022

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

1. Name of Applicant 申請人姓名/名稱

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

TANG Chun Pang 鄧鎮鵬

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

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

R-riches Property Consultants Limited

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 960 RP (Part) and 961RP (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 1,873 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 996 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)	..... / ..... 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 : S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	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
2/6/2022 (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 2/6/2022 (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
 位於鄉郊地區土地及/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 (excluding Dangerous Goods Godown)
 for a Period of 3 Years and Land Filling

(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	877	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	996	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積	1	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	996	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	996	.....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 (EXCL. DANGEROUS GODOWN) FIRE SERVICE INSTALLATIONS, ANCILLARY OFFICE AND WASHROOM	996 m ² (ABOUT)	996 m ² (ABOUT)	8 m (ABOUT) (1-STORY)
TOTAL		996 m ² (ABOUT)	996 m ² (ABOUT)	

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

Private Car Parking Spaces 私家車車位	3
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	2
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)	

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fung Kat Heung Road via 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 1,873 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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
 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	<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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Background

The Applicant seeks to use Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Land Filling' (proposed development) (Plan P01). The applicant would like erect a structure for warehouse to provide indoor space for storage of metal products, i.e. metal furniture, metal kitchenery etc..

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9 (Plan P02), according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board. The application is only on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone.

The proposed development can better utilize the Site to provide employment opportunity. In addition, the application site of the similar S.16 planning application No. A/YL-KTN/824 for the same use is located at the immediate north of the Site, which the application was approved by the Board with conditions on a temporary of 3 years on 6/5/2022. As the applied use and scale of the approved application (No. A/YL-KTN/824) are similar in nature and that is considered not incompatible with the surrounding area, therefore, approval of the current application should not set undesirable precedent within the "AGR" zone.

Development Proposal

The Site occupied an area of 1,873 sq.m (about) of private land (Plan P03). The operation hours are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One structure is proposed at the Site for warehouse (excluding dangerous goods godown), fire service installations, washroom and ancillary office with total GFA of 996 sq.m (about) (Plan P04). The ancillary office will accommodate maximum of 5 administrative staff to support the daily operation of the Site. As the Site is for 'warehouse' use, no visitor is anticipated at the Site.

The Site is accessible from Fung Kat Heung Road via a local access (Plan P01). 3 nos. of private car parking spaces and 2 nos. of loading/unloading spaces for light goods vehicle are provided at the Site for staff. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan P06). As traffic generated and attracted by the proposed development is minimal, adverse traffic impact should not be anticipated (Appendix I).

The Site involves 1,873 sq.m of filling of concrete of not more than 0.2m (about) for site formation of structures and circulation space (Plan P05). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and 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.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No recycling, cleaning, repairing, dismantling nor other workshop activities will be carried out at the Site at any time during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts 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.

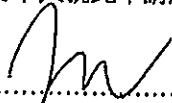
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Land Filling'.

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



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

Date 日期

2/6/2022

(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 960 RP (Part) and 961 RP(Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,873 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / 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	"Agriculture" Zone
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 <u>3</u> <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 (excluding Dangerous Goods Godown) for a Period of 3 Years and Land Filling

(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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	996 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.53 <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	1	
(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	8 (about) 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	53 % <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		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		3 (PC)
	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) <hr/>		2 (LGV)

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"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Plan showing the paved ratio of the Site, Swept path analysis		
Reports 報告書		
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 checked="" type="checkbox"/>
Trip generation and attraction		
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。

Appendix I - Estimated Trip Generation and Attraction

- (i) The application site (the Site) is accessible from Fung Kat Heung Road via a local access. A total of 5 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	3
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	2

- (ii) The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

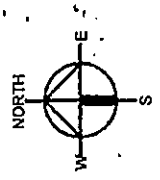
Time Period	Trip Generation and Attraction				
	Private Car (Visitor)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	0.5	0.5	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0.5	0.5	4
Traffic trip per hour (average)	0	0	1	1	2

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



ZONING OF THE APPLICATION SITE

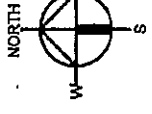
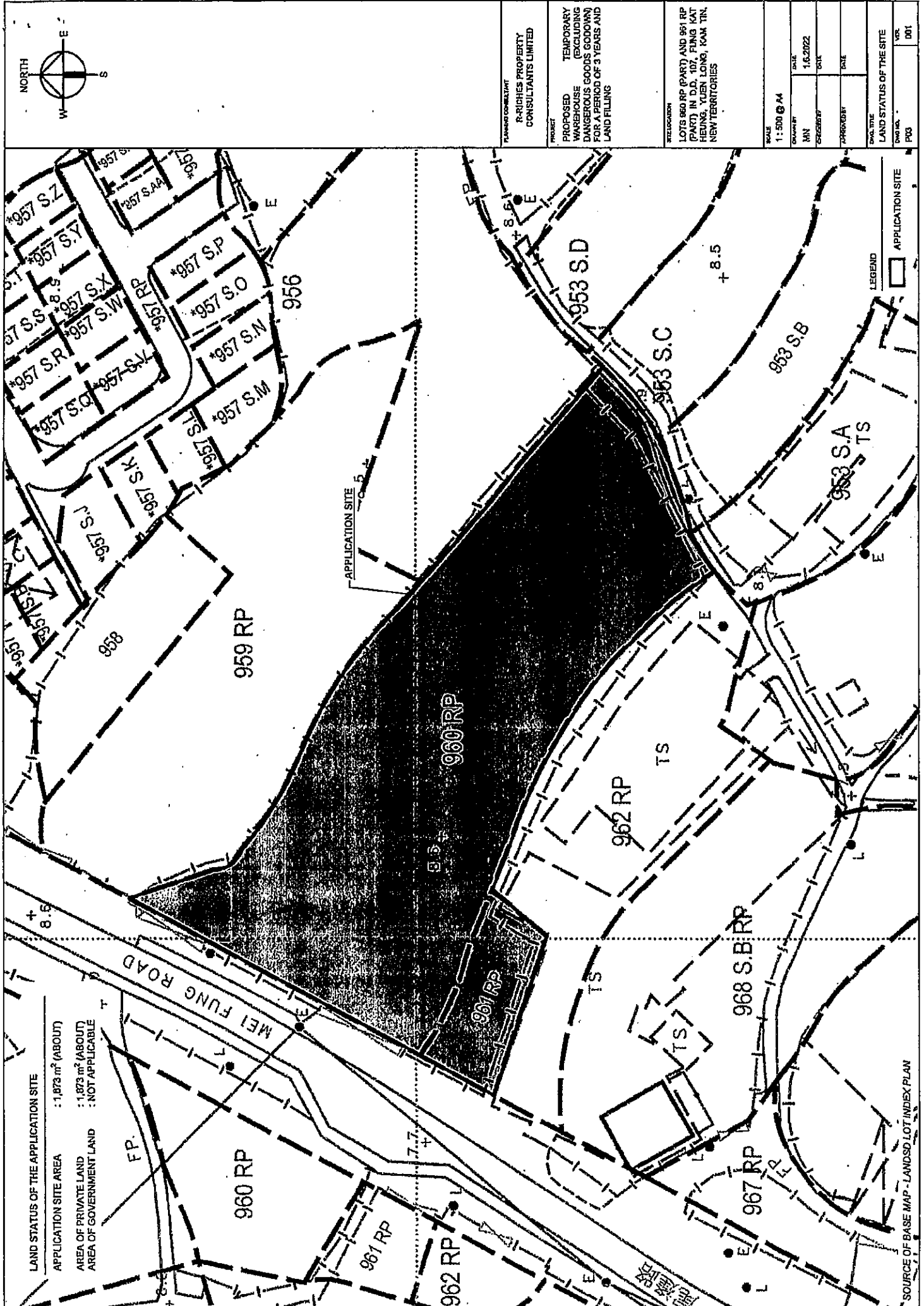
- APPLICATION SITE AREA : 1,873 m² (ABOUT)
- OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
- OZP PLAN NO. : SYL-KTN/9
- AREA ZONED AS "AGR" : 1,873 m² (ABOUT)
- "AGR" - AGRICULTURE



PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODWINS) FOR A PERIOD OF 3 YEARS AND LAND FILLING
SITE LOCATION	LOTS 960 RP (PART) AND 961 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, KAM TIN, NEW TERRITORIES
SCALE	1:4000 @ A4
DRAWN BY	HN
DATE	1.5.2022
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DRAWN TITLE	
ZONING OF THE SITE	
DRAWN NO.	WKA
POZ	001

LEGEND

☐ APPLICATION SITE



PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS CODING) FOR A PERIOD OF 3 YEARS AND LAND FILLING
RELOCATION	LOTS 960 RP (PART) AND 961 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, KAM TIN, NEW TERRITORIES
SCALE	1:500 @ A4
DRAWN BY	MN
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAND STATUS OF THE SITE
DWG. NO.	PG3
VER.	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,873 m² (ABOUT)

AREA OF PRIVATE LAND : 1,873 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

SOURCE OF BASE MAP - LANDSD LOT INDEX PLAN

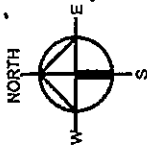
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,873 m ² (ABOUT)
COVERED AREA	: 996 m ² (ABOUT)
UNCOVERED AREA	: 877 m ² (ABOUT)
PLOT RATIO	: 0.53 (ABOUT)
SITE COVERAGE	: 53 % (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 996 m ² (ABOUT)
TOTAL GFA	: 996 m ² (ABOUT)
BUILDING HEIGHT	: 8 m (ABOUT)
NO. OF STOREY	: 1

INGRESS / EGRESS
10m (ABOUT)(W)

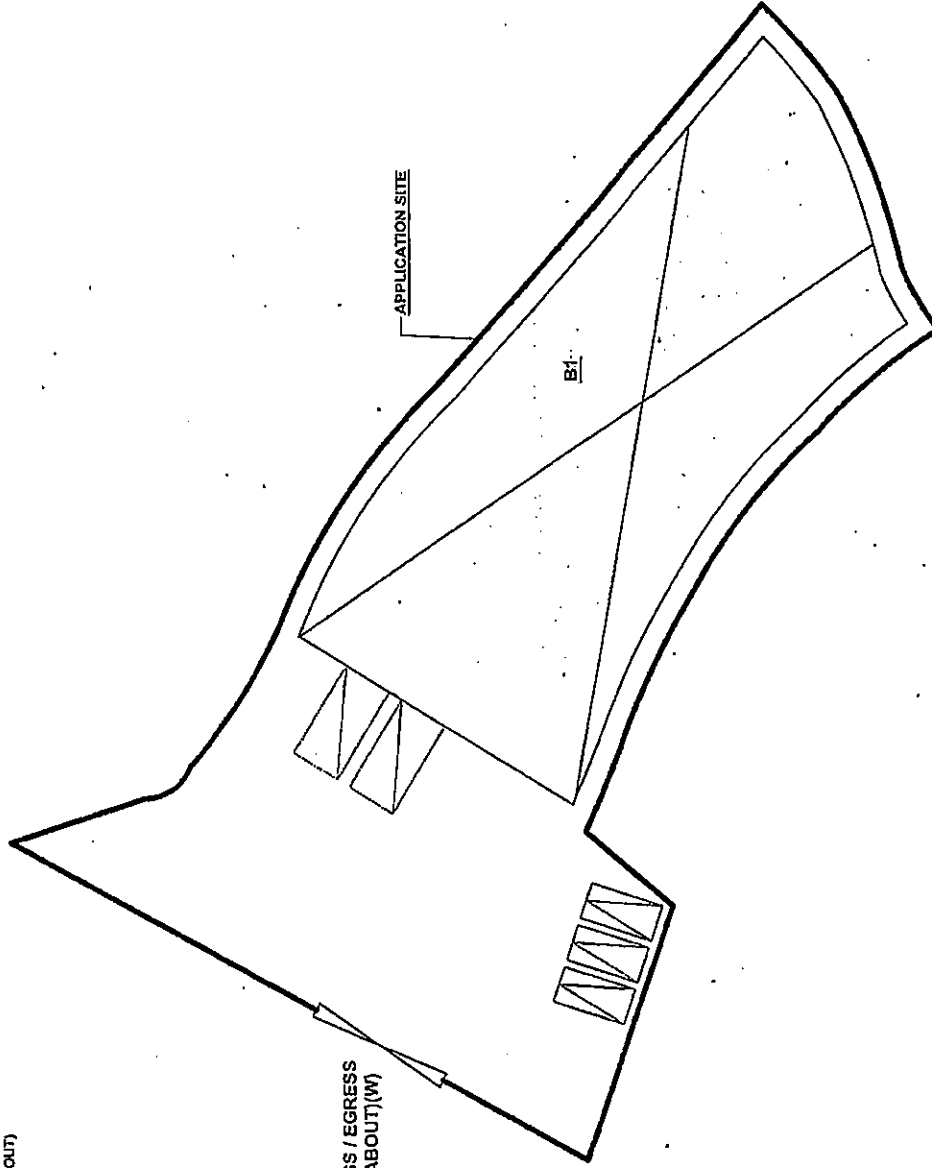
APPLICATION SITE

B1



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. DGG) FIRE SERVICE INSTALLATIONS, ANCILLARY OFFICE AND WASHROOM	996 m ² (ABOUT)	996 m ² (ABOUT)	8 m (ABOUT)(1 STOREY)
TOTAL		996 m ² (ABOUT)	996 m ² (ABOUT)	

*DGG - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

<input type="checkbox"/>	APPLICATION SITE
<input checked="" type="checkbox"/>	STRUCTURE
<input checked="" type="checkbox"/>	PARKING SPACE
<input checked="" type="checkbox"/>	LOADING / UNLOADING SPACE
<input checked="" type="checkbox"/>	INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOTS 960 RP (PART) AND 961 RP
(PART) IN D.D. 107, FUNG KAT
HEUNG, YUEN LONG, KAM TIN,
NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

NN

DATE

1.5.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN


DWG. NO.

PD1

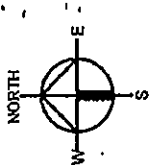
VER.

001

APPLICATION SITE AREA COVERED BY STRUCTURE	: 873 m ² (ABOUT)
LAND FILLING AREA	: 936 m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE (ABOUT)
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES PARKING AND LAUL SPACE (ABOUT)

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +8.6 mPD (ABOUT)
PROPOSED SITE LEVEL	: +8.8 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

EXISTING SITE LEVEL	: +9.6 mPD (ABOUT)
PROPOSED SITE LEVEL	: +8.7 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m



**R-RICHES PROPERTY
CONSULTANTS LIMITED**

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

LO'S 550 RP (PART) AND 961 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, KAM TIN, NEW TERRITORIES

1:500 A4

PROGRAM INT	DATE
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1.6.2022 MW

[illegible]

ONEGOT

APPLICATION SITE	INGRESS / EGRESS
------------------	------------------

DATA NO.

001

Our Ref. : DD107 Lots 960 RP and 961 RP
Your Ref. : TPB/A/YL-KTN/852

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

By Email

15 September 2022

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**



(S.16 Planning Application No. A/YL-KTN/852)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE 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.: Ms. Larissa WONG

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

Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/852)

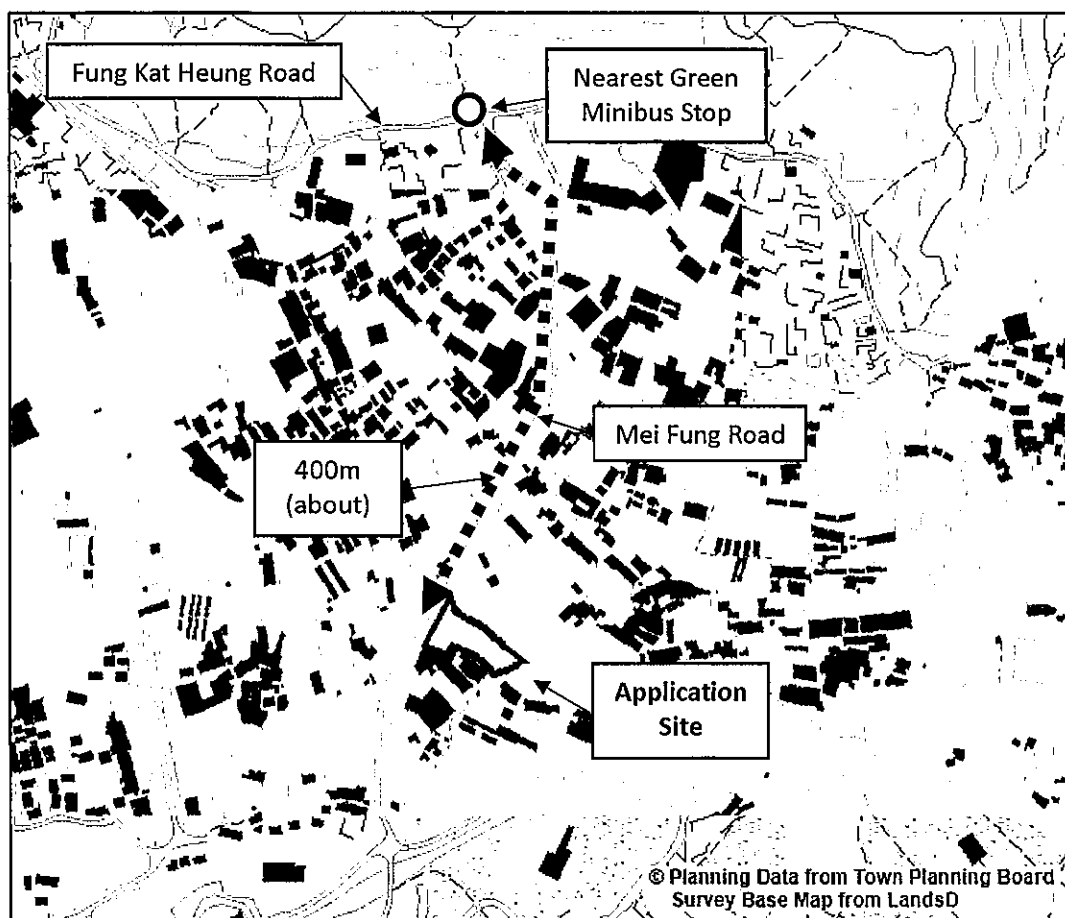
(i) A RtoC Table:

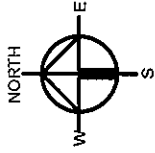
Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should provide the routing between Sha Po Tsuen Road / San Tam Road and the site;	The application site (the Site) is accessible from San Tam Road via Fung Kat Heung and Mei Fung Road. Plan showing the routing between San Tam Road and the Site is provided for your consideration (Plan 1).
(b)	The applicant should clarify whether public transport will be used for staff and visitors, and if affirmative, provide nearest public transport services and indicate on the layout plan;	The applicant seeks permission from the Town Planning Board to use the Site for 'warehouse', which visitor is not anticipated at the Site. 3 nos. of private car parking spaces are provided at the Site for staff to commute to the Site. The nearest public transport services serving the Site are provided for your consideration (Annex I).
(c)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.

Annex I - Public Transport Services Serving the Application Site

- (i) Fung Kat Heung Road is located approximately 400m north of the Site, which is served with public transport services. Staff is recommended to commute to the Site by using public transport services provided at Fung Kat Heung Road, then walk to the Site via Mei Fung Road.
- (ii) The nearest minibus stop is located at Fung Kat Heung Road with frequent minibus services, including the following:

Route No.	Termination Points	
Green Minibus		
603	Yuen Long (Fung Cheung Rd)	Fung Kat Heung Road





PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

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

SITE LOCATION
LOTS 960 RP (PART) AND 961 RP
(PART) IN D.D. 107, FUNG KAT
HEUNG, YUEN LONG, KAM TIN,
NEW TERRITORIES

SCALE	1:3000 @ A4
DRAWN BY	DATE
14.9.202	
CHECKED BY	DATE
APPROVED BY	DATE
TWS TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	002

LEGEND
APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,873 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAV VIA FUNG KAT
HEUNG ROAD AND MEI FUNG ROAD

ACCESSIBLE FROM SAN TAM
ROAD VIA FUNG KAT HEUNG
ROAD AND MEI FUNG ROAD

APPLICATION SITE

SOURCE OF BASE MAP - LANDSD 18/000

Previous s.16 Application covering the Application Site on the Kam Tin North OZP

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTN/513	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.2.2018]
A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020 [revoked on 15.11.2021]

Similar s.16 Applications in the vicinity of the Site within the same “Agriculture” Zone on the Kam Tin North OZP in the Past Five Years

Approved Applications.

Application No.	Use / Development	Date of Consideration
A/YL-KTN/565*	Proposed Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	14.7.2017
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 3 Years	12.6.2020
A/YL-KTN/786	Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years	15.10.2021
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022

*Involving the same site.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- having reviewed the FI submitted (**Appendix Ia**), he has no objection to the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint concerning the Site received in the past three years; and
- no objection to the application.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site is situated in an area of rural landscape character comprising of vacant land, farmland, temporary structures, village houses and scattered tree groups. Previous planning application for the same proposed use within the same "AGR" zone was approved. The proposed use is not incompatible with the surrounding landscape setting; and
- no existing tree is observed within the Site. Significant landscape impact arising from the proposed development is not anticipated. She has no objection to the application from the landscape planning perspective.

5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

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

6. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in-principle to the application subject to fire service installations being provided to the satisfaction of his department.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application.

8. **Electrical and Mechanical Matters**

- no objection to the application.

9. **Water Supplies**

- no objection to the application.

10. **District Officer's Comments**

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

- he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

11. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the 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; and
 - should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities 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 LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by his 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. 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 (CHE/NTW, HyD) that:
 - Fung Kat Heung Road is not maintained by HyD;
 - his department does not and will not maintain any access connecting the Site and San Tam Road; and
 - adequate drainage measures should 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 (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses” issued by the DEP;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the application, fire service installations (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. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service 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 (CBS/NTW, BD) that:
- 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)Rs] respectively;
 - if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
 - before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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 storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the B(P)Rs; and
 - detailed comments under the BO will be provided at the building plan submission stage;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- the existing waterworks reserve for existing raw water mains will be affected (**Plan A-2**). A water reserve within 3 meters from the centerline of the water mains shall be provided to WSD. No structures shall be erected over the Waterworks Reserve and such area shall not be used for storage or car-parking purpose;

- the Water Authority (WA) and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose for construction, inspection, operation, maintenance and repair works. All other services across through or under the Waterworks Reserve are required to seek authorization from the WA;
 - no trees or shrub with penetrating roots may be planted within the existing waterworks reserve or in the vicinity of the water main (**Plan A-2**);
 - the developer shall bear to cost of any necessary diversion works affected by the proposed development; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned 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.

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

參考編號

Reference Number:

220805-160050-41975

提交限期

Deadline for submission:

23/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 16:00:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/852

「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，住屋過於密集地方設危險品倉庫，影響村民生活及生態環境。

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A/YL-KTN/852 DD 107 Fung Kat Heung

21/08/2022 03:57

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/852

Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 1,873sq.m

Zoning : "Agriculture"

Applied use: Warehouse / **Filling of Land** / 5 Vehicle Parking

Dear TPB Members

HOBBY FARM 705 - APPROVED 15.5.20 REVOKED ON 15.11.2021:

As the applicant had failed to comply with conditions (d), (e), (g) & (h) satisfactorily by 15.11.2021, the planning permission for the subject application had already been revoked on the same date.

Application 821 for warehouse was withdrawn

But members then approved warehouse on adjoining lots Application 824 with a similar track record

The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

86. Members had no question on the application

A/YL-KTN/824

Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin

Site area : About 2,057.92sq.m

Zoning : "Agriculture"

Applied use: Warehouse / Filling of Land / 2 Vehicle Parking

Dear TPB Members,

As objectors have pointed out time and again, many Hobby Farm applications are nothing more than a ruse to commence or continue brownfield operations. The history of this site is a classic example:

A/YL-KTN/690 Approved 17 Jan 2020 Revoked 17 July 2021 (Drainage and Fire)

Lots 956, 958 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 2,337sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / 2 Vehicle Parking

About 57% of the site under Application No. A/YL-KTN/690 would be used for farming

*he site under Application No. A/YL-KTN/690 was **involved in an on-going planning enforcement case** against an unauthorized storage use. Enforcement Notice was issued in June 2019 and according to the latest site inspection, the unauthorized storage use had been discontinued.*

*Moreover, some of the approved hobby farms in the vicinity **had not yet operated***

Clearly there was no intention to develop the hobby farm or to carry out any farming

The proposed filling of land could regularize the unauthorized development of paved area within the Application Site. In addition, the Applicant also intends to regularize unauthorized structure(s) erected on the Application Site with reference to the latest correspondence from the Lands Department. Upon this planning permission, the Applicant would apply to the Lands Department for a **temporary waiver to permit the applied structures**. According to the RNTPC Paper No. A/YL-KTN/690, the Site was subject to a planning enforcement action (No. E/YL-KTN/498) against an unauthorized development (UD) involving storage use. An Enforcement Notice was issued on 20th June 2019 to the concerned party requiring discontinuation of the UD. As a matter of fact, the UD has been discontinued and a Compliance Notice under Section 23(4A) of the Town Planning Ordinance has been issued by the Planning Authority dated 23rd January 2020.

Approval of the current application would undermine the purpose of enforcement action and encourage further applications of the same nature on the many approved 'Hobby Farms' that are nothing more than fronts for other activities.

SO IN OTHER WORDS THIS IS A CARBON COPY

IT IS ABSOLUTELY SHOCKING THAT DESPITE A NUMBER OF JUDICIAL

REVIEWS THAT RULED THAT MEMBERS SHOULD MAKE THEIR OWN JUDGEMENT BASED ON THE FACTS AND NOT FOLLOW THE RECOMMENDATIONS OF PLAND THAT MEMBERS CONTINUE TO RUBBER STAMP THE STEP BY STEP APPROACH TO DEGRADE AGRICULTURAL LAND. MEMBERS ARE EFFECTIVELY RESPONSIBLE FOR THE CONTINUOUS EXPANSION OF BROWNFIELDS

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 16 April 2020 4:15 AM CST
Subject: A/YL-KTN/705 DD 107 Fung Kat Heung

Dear TPB Members,

While there is considerable genuine agricultural activity in this area, it is not clear that this site is part of it.

Can members pls request that PlanD provide an update image of the current state of the site, particularly as the previous approval is already one year out of date.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 22, 2016 12:49:31 AM
Subject: A/YL-KTN/513 Fung Kat Heung

A/YL-KTN/513

Lots in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long
Site area: About 1,900m²

Zoning "Agriculture"
Applied Use: Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable. Moreover this application includes a number of buildings and concreting over the soil that would despoil the land. Indoor activity would not encourage people to enjoy an open air environment.

This type of farming should be described as indoor gardening. Toilets would have to be provided and together with parking would cause further degradation of the soil.

This area is obviously rural and genuine Agriculture is the most appropriate use in order to preserve the quality of the soil.

In line with previous TPB decisions 'The proposed development is not in line with the planning intention of the "Agriculture" zone which is intended for cultivation of food crops. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis'.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address

126: The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management .

TPB should reject this application in line with the CE's stated policy.

Mary Mulvihill

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KFBG's comments on one planning application

23/08/2022 22:01

From: EAP KFBG
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



220823 s16 KTN 852.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Thank You and Best Regards,

**Ecological Advisory Programme
Kadoorie Farm and Botanic Garden**

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

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

23rd August 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period
of 3 Years and Filling of Land
(A/YL-KTN/852)**

1. We refer to the captioned.
2. The application site is within Agriculture (AGR) zone and as mentioned many times in our submissions the AGR zone under the Kam Tin North OZP still contains many arable land and active farms.
3. We urge the Board to unequivocally reject this application as the proposed use is definitely not in line with the planning intention of AGR zone and we also urge the Board to seriously consider the potential cumulative impacts of approving this application as the approval would set a precedent for other similar applications in this AGR zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

