

2023年 2月 1日

Appendix I of RNTPC  
Paper No. A/YL-KTN/890

此文件在 \_\_\_\_\_ 收到  
日期 \_\_\_\_\_ 城市規劃委員會  
申請的日期 \_\_\_\_\_

1 FEB 2023

This document  
T. \_\_\_\_\_ in Plann.  
th. \_\_\_\_\_ of receipt  
of an enc. 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

2300057 4/1 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/7L-KM/890
	Date Received 收到日期	1 FEB 2003

- 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	
<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	
Creation Prospect Construction Engineering Limited 創盛建築工程有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
R-riches Property Consultants Limited 盈卓物業顧問有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 913 RP (Part) and 914 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 ..... 509 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 398 ..... 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	Draft Kam Tin North Outline Zoning Plan : S/YL-KTN/10
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
21/12/2022 (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 21/12/2022 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**  
 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 (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for 申請的許可有效期  
☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	111	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	398	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	/	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	398	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	398	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	178 m <sup>2</sup> (ABOUT)	178 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B2	WAREHOUSE AND COVERED LUL AREA	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		398 m <sup>2</sup> (ABOUT)	398 m <sup>2</sup> (ABOUT)	

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

Private Car Parking Spaces 私家車車位	/
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	/
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))  <u>Accessible from San Tam Road via Fung Kat Heung Road and Mei Fung Road</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 509 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

<b>(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	<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 913 RP (Part) and 914 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 Associated Filling of Land' (proposed development) (Plan 1). The applicant would like to erect two structures for warehouse to provide indoor space for storage of household goods, i.e. kitchenware and furniture etc..

**Planning Context**

The Site falls within an area zoned as "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10 (Plan 2), 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. As 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 applications Nos. A/YL-KTN/824 and A/YL-KTN/852 for the same use are located directly opposite of the Site, which the applications were approved by the Board with conditions on a temporary of 3 years on 6/5/2022 and 23/9/2022 respectively. As the applied use and scale of the approved applications (Nos. A/YL-KTN/824 and 852) 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 509 sq.m (about) of private land (Plan 3). The operation hours are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for warehouse (excluding dangerous goods godown) and covered loading/unloading area with total GFA of 398 sq.m (about) (Plan 4). The warehouse will accommodate maximum of 3 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 San Tam Road via Fung Kat Heung Road and Mei Fung Road (Plan 1). 1 loading/unloading space for light goods vehicle is provided at the Site for transportation of goods to maintain the operation. 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 6). As traffic generated and attracted by the proposed development is minimal, adverse traffic impact should not be anticipated (Appendix I).

The Site involves 509 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 Associated Filling of Land'.



**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

3/1/2023

(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。)

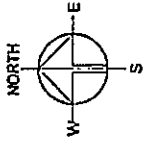
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 913 RP (Part) and 914 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	509	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10		
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 Associated Filling of Land		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	398 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.78 <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	2	
(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	8.23 (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	78 % <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		/
	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)

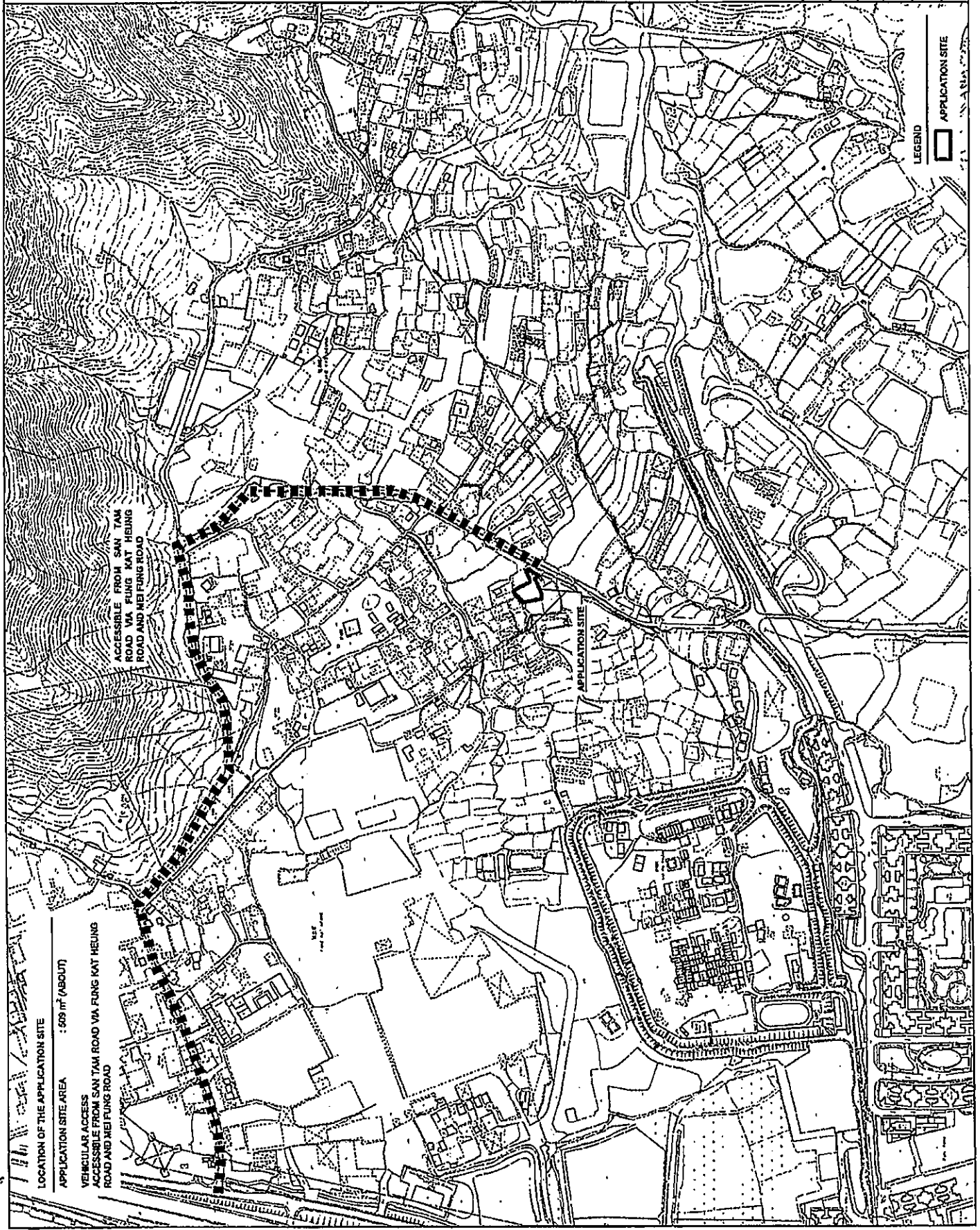
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Plan showing the zoning of the Site, Plan showing the land status of the Site</u>		
<u>Plan showing the paved ratio of the Site, Swept path analysis</u>		
<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 checked="" type="checkbox"/>
<u>Trip generation and attraction</u>		
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.

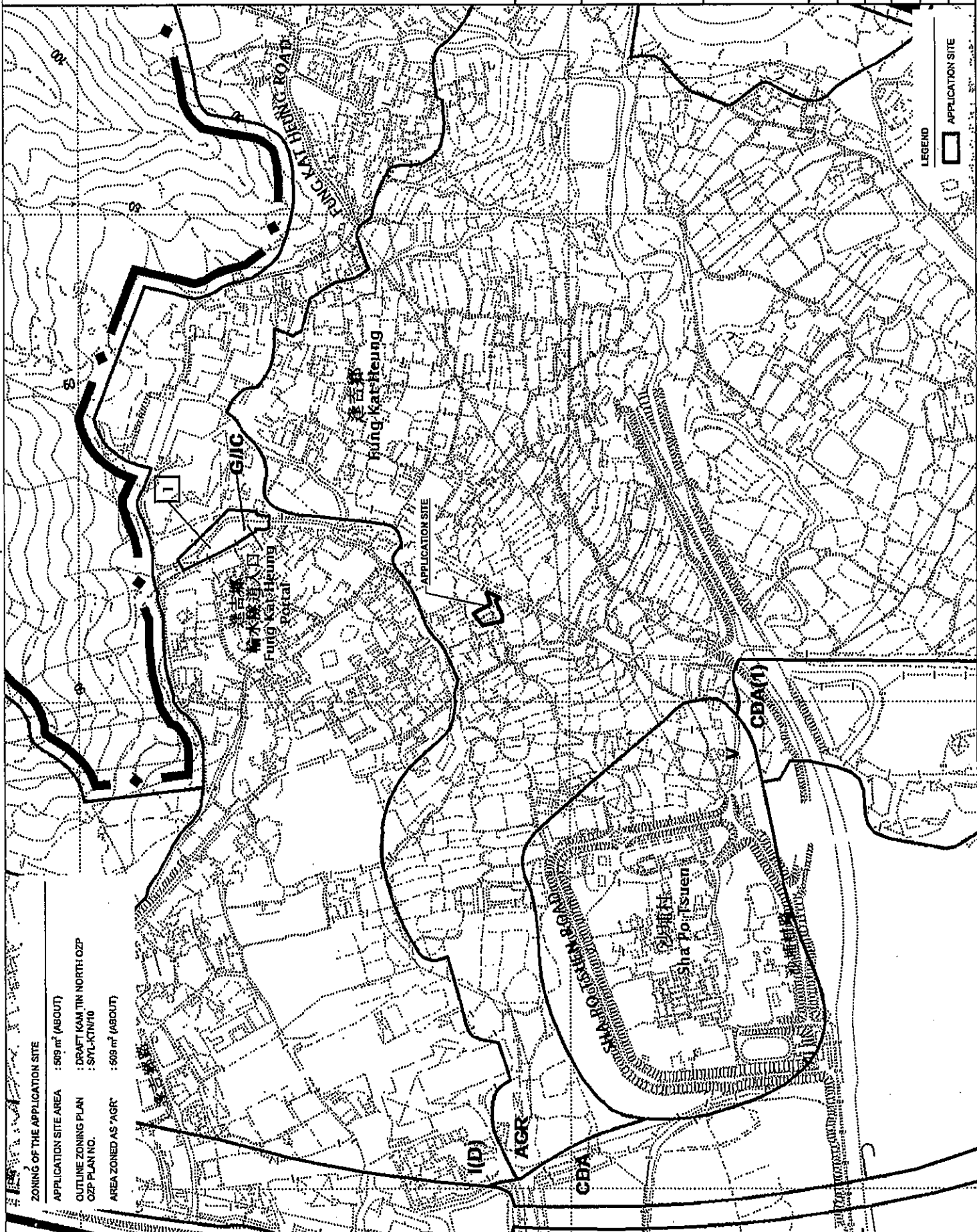
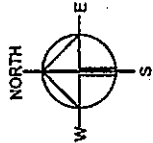
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



<b>R-Riches</b> Property Consultants Ltd.	
PROJECT PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
SITE LOCATION LOTS 813 RP (PART) AND 814 IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE 1:5000 @ A4	DATE 16.12.2022
DRAWN BY C. CHAN	CHECKED BY DATE
LOCATION PLAN PLAN 1	
SHEET 001	TOTAL 001

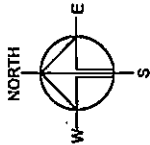


LOCATION OF THE APPLICATION SITE  
 APPLICATION SITE AREA : 509 m<sup>2</sup> (ABOUT)  
 VEHICULAR ACCESS  
 ACCESSIBLE FROM SAN TAI ROAD VIA FUNG KAT HEUNG  
 ROAD AND WEIFUNG ROAD



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 509 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : DRAFT KAM TIN NORTH OZP  
OZP PLAN NO. : SYL-KTN10  
AREA ZONED AS 'AGR' : 509 m<sup>2</sup> (ABOUT)



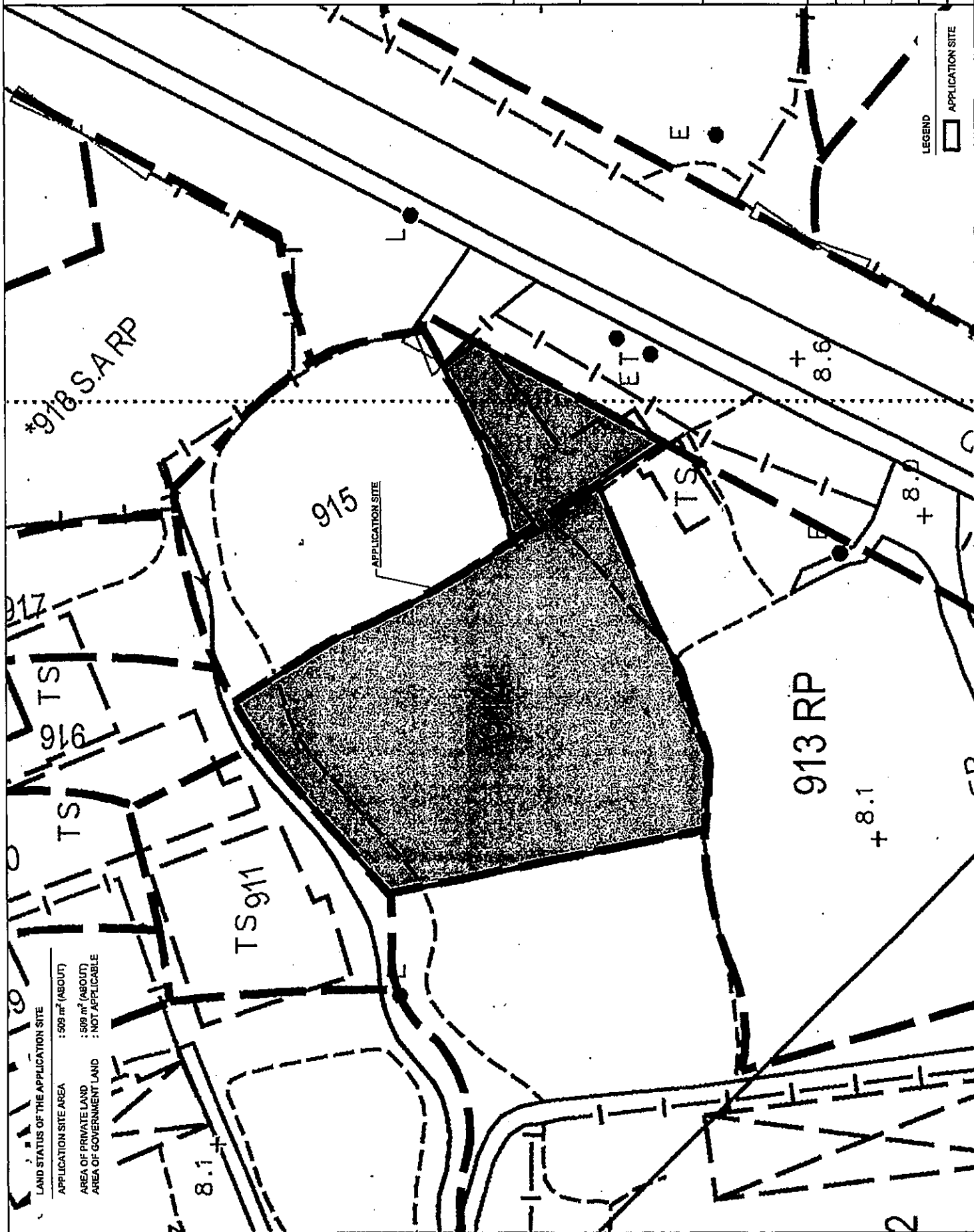
PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

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

INTRODUCTION  
 LOTS 913 RP (PART) AND 914 IN  
 D.D. 107, FUNG KAT HEUNG,  
 KAM TIN, YUEN LONG, NEW  
 TERRITORIES

SCALE	1:300 @ A4
DRAWN BY	DATE
MIN	9.12.2022
CHECKED BY	DATE
OL	31.01.2023
APPROVED BY	DATE

FIG. TITLE	LAND STATUS OF THE SITE
FIG. NO.	PLAN 3
VER.	002



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 509 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 509 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

LEGEND  
☐ APPLICATION SITE





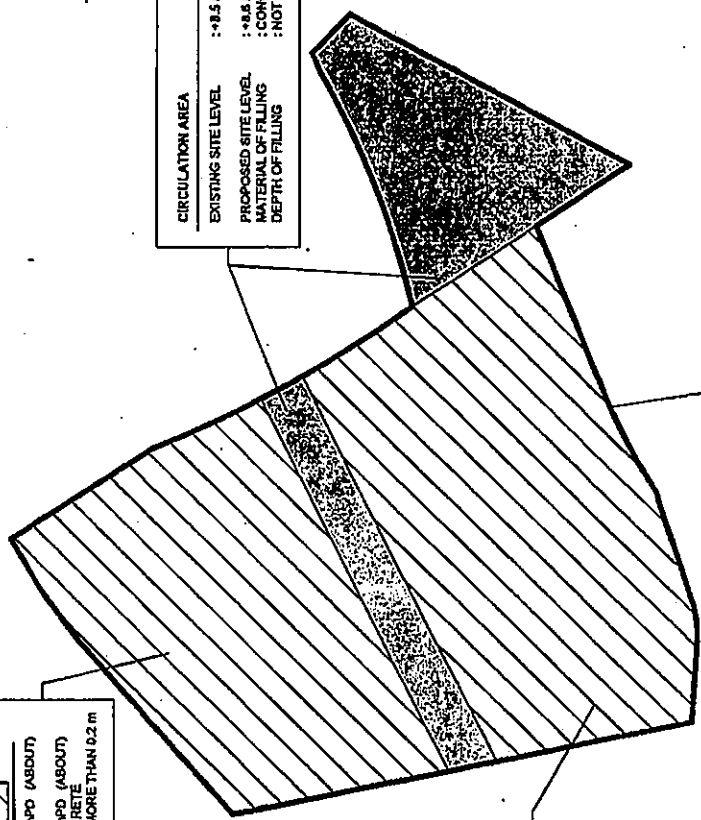
FILLING AND EXCAVATION OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 508 m <sup>2</sup>	(ABOUT)
FILLING OF LAND AREA	: 508 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	

SITE FORMATION OF STRUCTURE	<input checked="" type="checkbox"/>
EXISTING SITE LEVEL	: +8.5 mPD (ABOUT)
PROPOSED SITE LEVEL	: +8.7 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m

CIRCULATION AREA	<input checked="" type="checkbox"/>
EXISTING SITE LEVEL	: +8.5 mPD (ABOUT)
PROPOSED SITE LEVEL	: +8.5 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.3 m

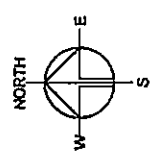
SITE FORMATION OF STRUCTURE	<input checked="" type="checkbox"/>
EXISTING SITE LEVEL	: +8.5 mPD (ABOUT)
PROPOSED SITE LEVEL	: +8.7 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m



APPLICATION SITE

LEGEND

☐ APPLICATION SITE



**R-Riches**  
Property Consultants Ltd.

PROPOSED  
WAREHOUSE  
DANGEROUS GOODS GODOWN  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

PRE-LOCATION  
LOTS 913 RP (PART) AND 914 IN  
D.D. 107, TUNG KAI FIDING,  
KAM YUEN LONG, NEW  
TERRITORIES

SCALE  
1:300 @ A4

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14.11.2022

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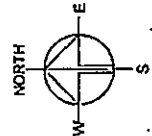
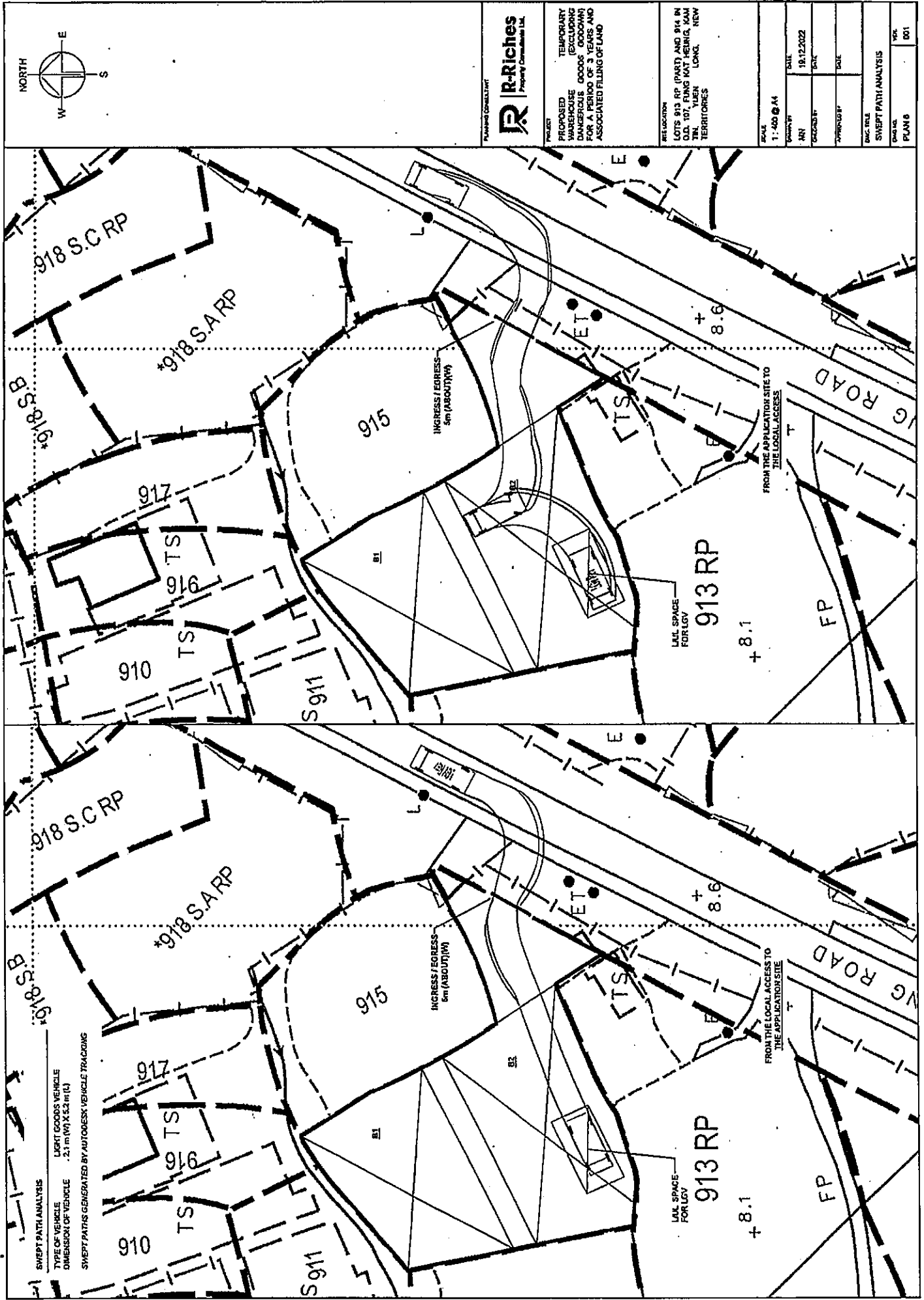
DATE

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PLANNING CONSULTANT		R-Riches Property Consultants Ltd.	
PROJECT		PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODWILL) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION		LOTS 913 RP (PART) AND 914 IN OLD 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE		1:400 @ A4	
DATE		18.12.2022	
DRAWN BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	
DWG FILE		SWEEP PATH ANALYSIS	
DWG NO.		PLAN 6	
VOL.		001	

# **Appendix I - Estimated Trip Generation and Attraction**

- (i) The application site (the Site) is accessible from San Tam Road via a local access. A total of 1 space is provided at the Site, details are as follows:

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

- (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		
	Light Goods Vehicle		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Traffic trip per hour (average)	0.5	0.5	1

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



Our Ref. : DD107 Lots 913 RP & 914  
Your Ref. : TPB/A/YL-KTN/890

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

By Email

22 March 2023

Dear Sir,

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

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years  
and Filling of Land in "Agriculture" Zone, Lots 913 RP (Part) and 914 in D.D. 107,  
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**


**(S.16 Planning Application No. A/YL-KTN/890)**

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. Louis TSE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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

**Matthew NG**  
Planning and Development Manager

## Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years  
and Filling of Land in "Agriculture" Zone, Lots 913 RP (Part) and 914 in D.D. 107,  
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/890)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel.: 2399 2421)</b>		
	The applicant should confirm the type and length of vehicle to be used for the warehouse;	Please be confirmed that only light goods vehicle (LGV), i.e. 5.2 m (L) x 2.1 m (W) (typical dimensions of LGV according to the TPDM) would be deployed by the applicant to support the operation of the proposed development. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance would be allowed to park/store on or enter/exit the application site (the Site) at any time during the planning approval period.
(b)	The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.
<b>2. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. Sofia CHENG; Tel.: 2443 1072)</b>		
(a)	The Site comprises Old Scheduled 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;	Noted. The existing unauthorised structures erected at the Site will be demolished and a Short Term Waiver application will be submitted by the applicant to facilitate the proposed structures after planning approval has been granted from the Town Planning Board.
	Lands Department has grave concerns given that there are unauthorised building works and/or uses on the private lot(s) which are already subject to lease enforcement actions according to case priority. The lot owner(s)	

#### S.16 Planning Application No. A/YL-KTN/890

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	should remedy the lease breaches as demanded by Lands Department.	
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**Similar s.16 Applications in the vicinity of the Site within the same “AGR” Zone on the Kam Tin North OZP**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
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/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022



**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Old Scheduled 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
- LandsD has concerns given that there are unauthorised building works and/or uses on the private lot(s) within the Site which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.

**2. Traffic**

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

- having reviewed the FI submitted (**Appendix Ia**), he has no further comment on 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. 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.

**4. 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.

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

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

#### 6. **Landscape**

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

- no objection to the application from the landscape planning perspective;
- the Site is located in an area of rural inland plains landscape character comprising of warehouses, open storage / storage yards, farmland, vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible to the surrounding landscape setting of the area; and
- the Site is vacant, hard paved with some temporary structures. No existing tree is observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

#### 7. **Building Matters**

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

- there is no record of approval granted by the Building Authority for the existing structure at the Site and he is not in a position to offer comments on their suitability and demolition works may be involved to fulfill the proposed use in the application.

#### 8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

#### 9. **Electrical and Mechanical Matters**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no objection to the application.

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

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

- his office has not received any locals' comment on the application and he has no comment on the application.

**11. Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (c) the permission is given to the proposed development under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises Old Scheduled 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;
- (e) 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 Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - Mei Fung Road is not and shall not be maintained by HyD;
  - his department is not and shall not be responsible for the maintenance of 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 nearby public road and drains;

- (g) 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;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by his department is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
  - for any waste generated from such activity / operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;
- (i) 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;
- (j) to note the comments of the Chief Town Planner/ Urban Design and Landscape (CTP/UD&L of PlanD) that:
- noting the whole site is proposed to be filled by concrete, the applicant is advised to consider to reduce the paved area to minimize potential impact on the landscape character within the “Agriculture” zone; and
- (k) 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)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (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 application 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 application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.



A/YL-KTN/890

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**KFBG's comments on six planning applications**  
02/03/2023 22:16

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

6 attachments



230302 s17 LFS 448.pdf 230302 s16 KTN 891.pdf 230302 s16 KTN 890.pdf 230302 s12a NSW 7c.pdf



230302 s12a ST 1.pdf 230302 s12a MP 6c.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

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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](mailto:tpbpd@pland.gov.hk))

2nd March 2023.

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/890)**

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Agriculture (AGR) zone.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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A/YL-KTN/890 DD 107 Fung Kat Heung  
01/03/2023 02:46

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

A/YL-KTN/890

Lots 913 RP (Part) and 914 in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 509sq.m

Zoning ""Agriculture"

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

Dear TPB Members,

Strong objections. Zoning is for farm use. Warehouse is browfield and the entire site would be concreted over.

No previous approval. The government has promised to phase out browfield, TPB claims it has a duty to uphold policy decisions.

Mary Mulvihill

