

2023年 5月 29日

Appendix I of

RNTPC Paper No. A/YL-KTN/920

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

29 MAY 2023

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的
- & 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

2301395

1/5 by hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/45-KM/920 |
|                                 | Date Received<br>收到日期   | 29 MAY 2023 |

- 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)

Winner Tech (HK) Limited 勝達 (香港) 有限公司

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

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

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

### 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 5,303 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,296 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約               |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... 258 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Agriculture" zone   |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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  
18/5/2023 (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 17/5/2023 (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

(A) 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(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) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

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

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 4,007 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 1,296 .....sq.m ☒ About 約

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

Proposed domestic floor area 擬議住用樓面面積 ..... / .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 1,296 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 1,296 .....sq.m ☒ About 約

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

| STRUCTURE | USE                          | COVERED AREA                 | GFA                          | BUILDING HEIGHT         |
|-----------|------------------------------|------------------------------|------------------------------|-------------------------|
| B1        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT)   | 216 m <sup>2</sup> (ABOUT)   | 3.3 m (ABOUT) (1-STORY) |
| B2        | ANCILLARY OFFICE             | 216 m <sup>2</sup> (ABOUT)   | 216 m <sup>2</sup> (ABOUT)   | 3.3 m (ABOUT) (1-STORY) |
| B3        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT)   | 216 m <sup>2</sup> (ABOUT)   | 3.3 m (ABOUT) (1-STORY) |
| B4        | ANCILLARY OFFICE             | 216 m <sup>2</sup> (ABOUT)   | 216 m <sup>2</sup> (ABOUT)   | 3.3 m (ABOUT) (1-STORY) |
| B5        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT)   | 216 m <sup>2</sup> (ABOUT)   | 3.3 m (ABOUT) (1-STORY) |
| B6        | ANCILLARY OFFICE             | 216 m <sup>2</sup> (ABOUT)   | 216 m <sup>2</sup> (ABOUT)   | 3.3 m (ABOUT) (1-STORY) |
| TOTAL     |                              | 1,296 m <sup>2</sup> (ABOUT) | 1,296 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 ..... 2 (PC) .....

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 ..... 4 (LGV) .....

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 18:00, no operation on Sunday and public holiday

|  |  |   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|--|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>(d) Any vehicular access to the site/subject building?<br/>是否有車路通往地盤/<br/>有關建築物?</p>  | <p>Yes 是</p> <p>No 否</p>   | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br/>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Shui Mei Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br/>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>(e) Impacts of Development Proposal 擬議發展計劃的影響<br/>(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。)</p> |  |   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>(i) Does the development proposal involve alteration of existing building?<br/>擬議發展計劃是否包括現有建築物的改動?</p>  | <p>Yes 是</p> <p>No 否</p>   | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>(ii) Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?</p>   | <p>Yes 是</p> <p>No 否</p>   | <p><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)<br/>(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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... 5,303 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p> |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>(iii) Would the development proposal cause any adverse impacts?<br/>擬議發展計劃會否造成不良影響?</p>   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> |   | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

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

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

## 7. Justifications 理由

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

Please refer to supplementary statement.

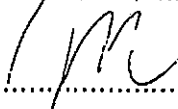


**8. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 /

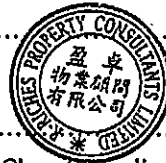
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ 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

17/5/2023

(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.)<br>(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.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址   | Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories  |
| Site area<br>地盤面積   | 5,303 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 258 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |
| Plan<br>圖則  | Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10  |
| Zoning<br>地帶  | "Agriculture" zone  |
| Type of Application<br>申請類別   | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/development<br>申請用途/發展  | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  |

|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | / <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                | / <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               |
|  | Non-domestic<br>非住用  | 1,296 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.24 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | /   |  |
|  | Non-domestic<br>非住用  | 6   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | /   | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | /   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |
|  | Non-domestic<br>非住用  | 3.5 (about)   | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                                 |
|  |  | 1   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |
| (iv) Site coverage<br>上蓋面積   | 24.4 % <input checked="" type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 2  |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 2 (PC)   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 4  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>Container Vehicle<br>_____<br>_____                                    |   | 4 (LGV)  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plan showing the zoning of the Site, Plan showing the land status of the Site         |                          |                                     |
| Location Plan, Plan showing the filling of land area of the Site, Swept path analysis |                          |                                     |
| <b>Reports 報告書</b>  |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染)  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                                 |                          |                                     |

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

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

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (proposed development) (Plan 1).
- 1.2 Due to the increasing demand for indoor storage space in recent years, the applicant would like to construct 6 single-storey structures at the Site for warehouses in order to support the local warehousing and storage industry.

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

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (Plan 2). Despite the fact that the applied use is not in line with the planning intention of the "AGR" zone, similar S.16 planning applications for the 'warehouse' use were approved by the Board within the same "AGR" zone. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "AGR" zone.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is surrounded by sites occupied by temporary structures for workshop and warehouse, vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.

#### **3) Development Proposal**

- 3.1 The Site occupied an area of 5,303 m<sup>2</sup> (about), including 258 m<sup>2</sup> (about) of GL (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on

Sunday and public holiday. 6 structures are proposed at the Site for warehouses (excl. D.G.G.) and ancillary offices with total GFA of 1,296 m<sup>2</sup> (about) (Plan 4). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 12 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1 below:

**Table 1 – Major Development Parameters**

|                              |  |
|------------------------------|--|
| <b>Application Site Area</b> | 5,303 m <sup>2</sup> (about), including 258 m <sup>2</sup> (about) of GL |
| <b>Covered Area</b>          | 1,296 m <sup>2</sup> (about)   |
| <b>Uncovered Area</b>        | 4,007 m <sup>2</sup> (about)   |
| <b>Plot Ratio</b>            | 0.24 (about)   |
| <b>Site Coverage</b>         | 24% (about)  |
| <b>Number of Structure</b>   | 6  |
| <b>Total GFA</b>             | 1,296 m <sup>2</sup> (about)   |
| - Domestic GFA               | Not applicable   |
| - Non-Domestic GFA           | 1,296 m <sup>2</sup> (about)   |
| <b>Building Height</b>       | 3.5 m (about)  |
| <b>No. of Storey</b>         | 1  |

- 3.2 The proposed warehouses are intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.2m (about) in depth for site formation of structures and circulation space (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Shui Mei Road via a local access (Plan 1). A total of 6 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at Table 2 below:

**Table 2 – Parking and Loading/Unloading Provisions**

| Type of Space   | No. of Space |
|---|--------------|
| Private Car (PC) Parking Space for Staff<br>- 2.5 m (W) x 5 m (L) | 2            |
| L/UL Space for Light Goods Vehicle (LGV)<br>- 3.5 m (W) x 7 m (L) | 4            |

- 3.5 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 (as shown at Table 3 below), adverse traffic impact should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

| Time Period   | PC |     | LGV |     | 2-Way Total |
|---|----|-----|-----|-----|-------------|
|   | In | Out | In  | Out |             |
| Trips at <u>AM peak</u> per hour<br>(09:00 – 10:00) | 2  | 0   | 2   | 0   | 4           |
| Trips at <u>PM peak</u> per hour<br>(17:00 – 18:00) | 0  | 2   | 0   | 2   | 4           |
| Traffic trip per hour (average)<br>(10:00 – 17:00)  | 0  | 0   | 3   | 3   | 6           |

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

#### 4) Conclusion

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

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years with Associated Filling of Land'.

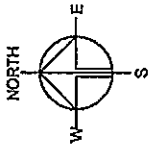
**R-riches Property Consultants Limited**

**May 2023**



## LIST OF PLANS

|        |   |
|--------|---|
| Plan 1 | Location Plan   |
| Plan 2 | Plan Showing the Zoning of the Application Site               |
| Plan 3 | Plan Showing the Land Status of the Application Site          |
| Plan 4 | Layout Plan   |
| Plan 5 | Plan Showing the Filling of Land Area of the Application Site |
| Plan 6 | Swept Path Analysis   |



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

POLYSET

PROPOSED  
WAREHOUSE  
(EXCLUDING  
DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND  
ADJOINING CONVEYMENT  
LAND, FUNG KAT HEUNG, KAM  
TIN, YUEN LONG, NEW  
TERRITORIESSCALE  
1:3000 @ A4DATE  
10.5.2023DRAWN BY  
C.S. CHANDATE  
10.5.2023APPROVED BY  
C.S. CHANDATE  
10.5.2023

SCALE 1:3000 @ A4

DATE 10.5.2023

DRAWN BY C.S. CHAN

DATE 10.5.2023

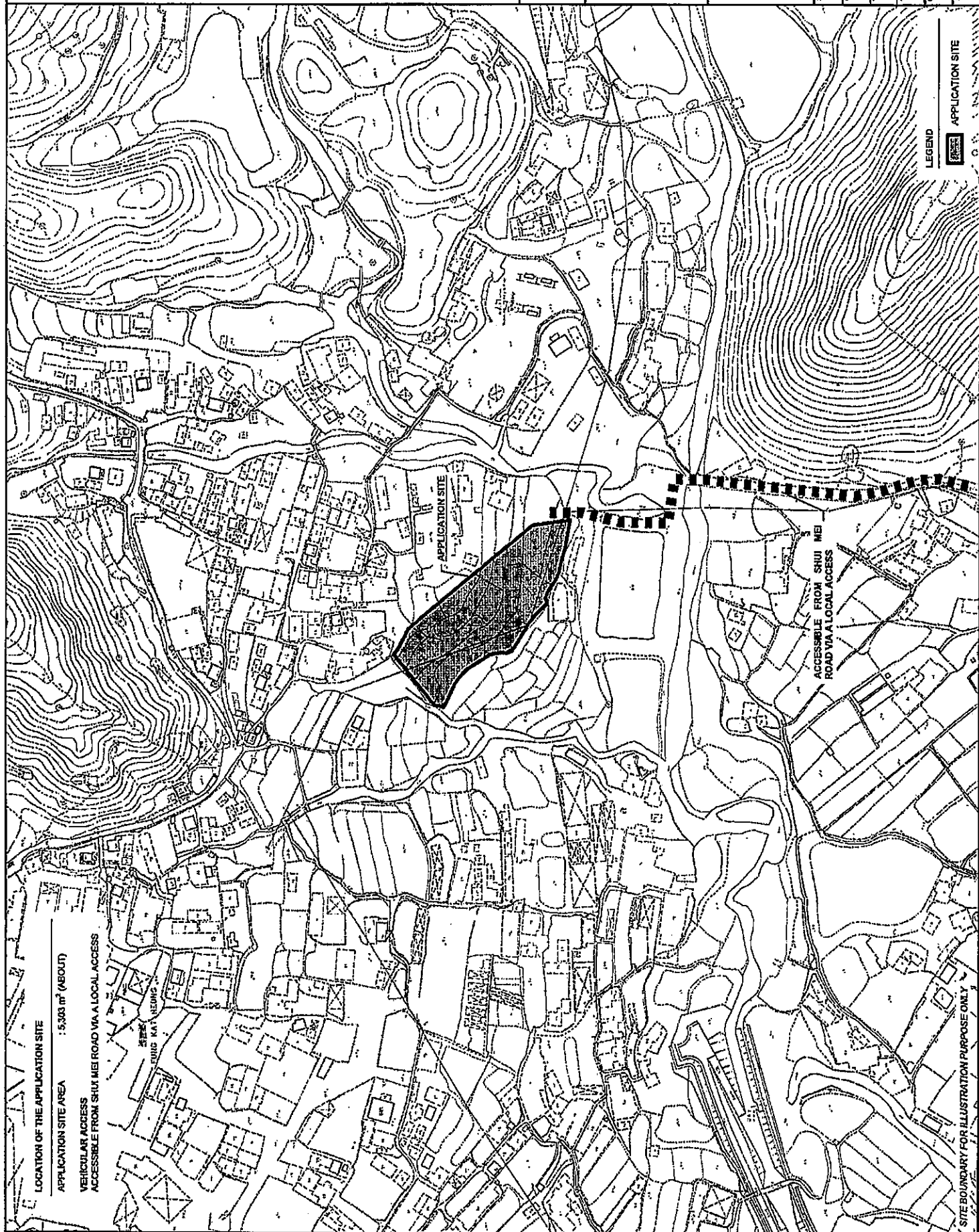
APPROVED BY C.S. CHAN

DATE 10.5.2023

LEGEND

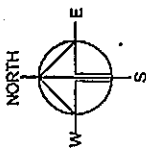
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m<sup>2</sup> (ABOUT)VEHICULAR ACCESS  
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESSACCESSIBLE FROM SHUI MEI  
ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



**PROJECT**  
PROPOSED  
WAREHOUSE  
(EXCLUDING  
DANGEROUS GOODS GOODWEN)  
WITH ANCILLARY  
FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

**SITE LOCATION**

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

**SCALE**  
1 : 6000 @ A4

**DATE**  
10.5.2023  
**DATE**  
10.5.2023  
**DATE**  
10.5.2023

**DATE**  
10.5.2023  
**DATE**  
10.5.2023  
**DATE**  
10.5.2023

**ZONING OF THE SITE**

**PLAN 2**  
001

**ZONING OF THE APPLICATION SITE**

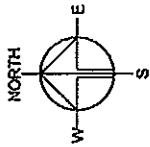
APPLICATION SITE AREA : 5,303 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : DRAFT KAM TIN NORTH OZP  
OZP PLAN NO. : SYL-KTN/10  
AREA ZONED AS "AGR" : 5,303 m<sup>2</sup> (ABOUT)



**LEGEND**

APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT  
PROPOSED  
WAREHOUSE  
(EXCLUDING  
DANGEROUS GOODS GOODWILL)  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITELLOCATION

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

SCALE

1:800 @ A4

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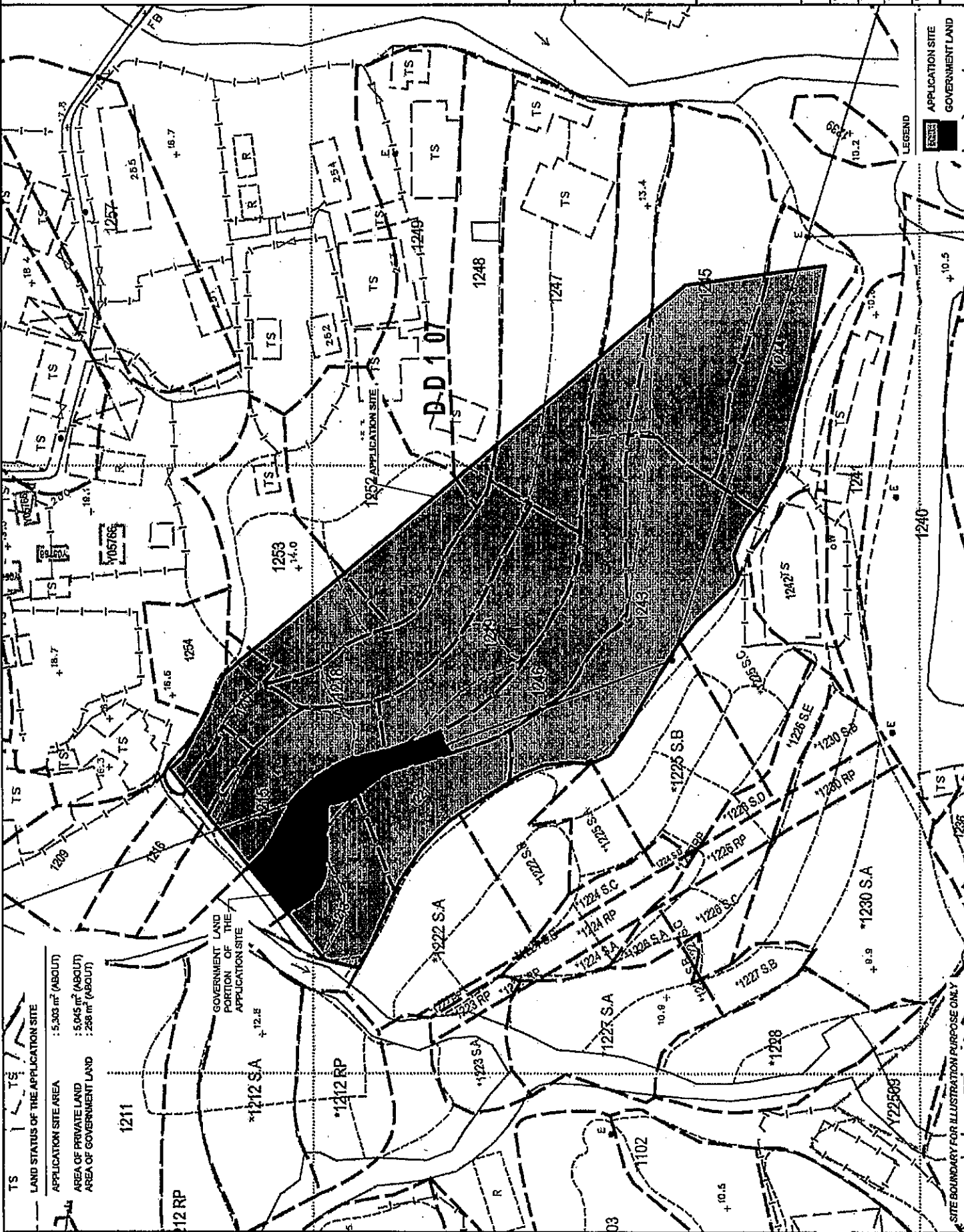
DATE

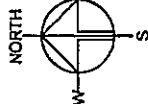
DATE

DATE

LAND STATUS OF THE SITE  
APPLICATION SITE  
GOVERNMENT LAND

PLAN 3  
VOL. 001





**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
DANGEROUS GOODS GOUDOWN)  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

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

**1-800-6A**

| DATE | REMARKS |
|------|---------|
|------|---------|

|      |         |
|------|---------|
| 3102 | 4102020 |
|------|---------|

**1**

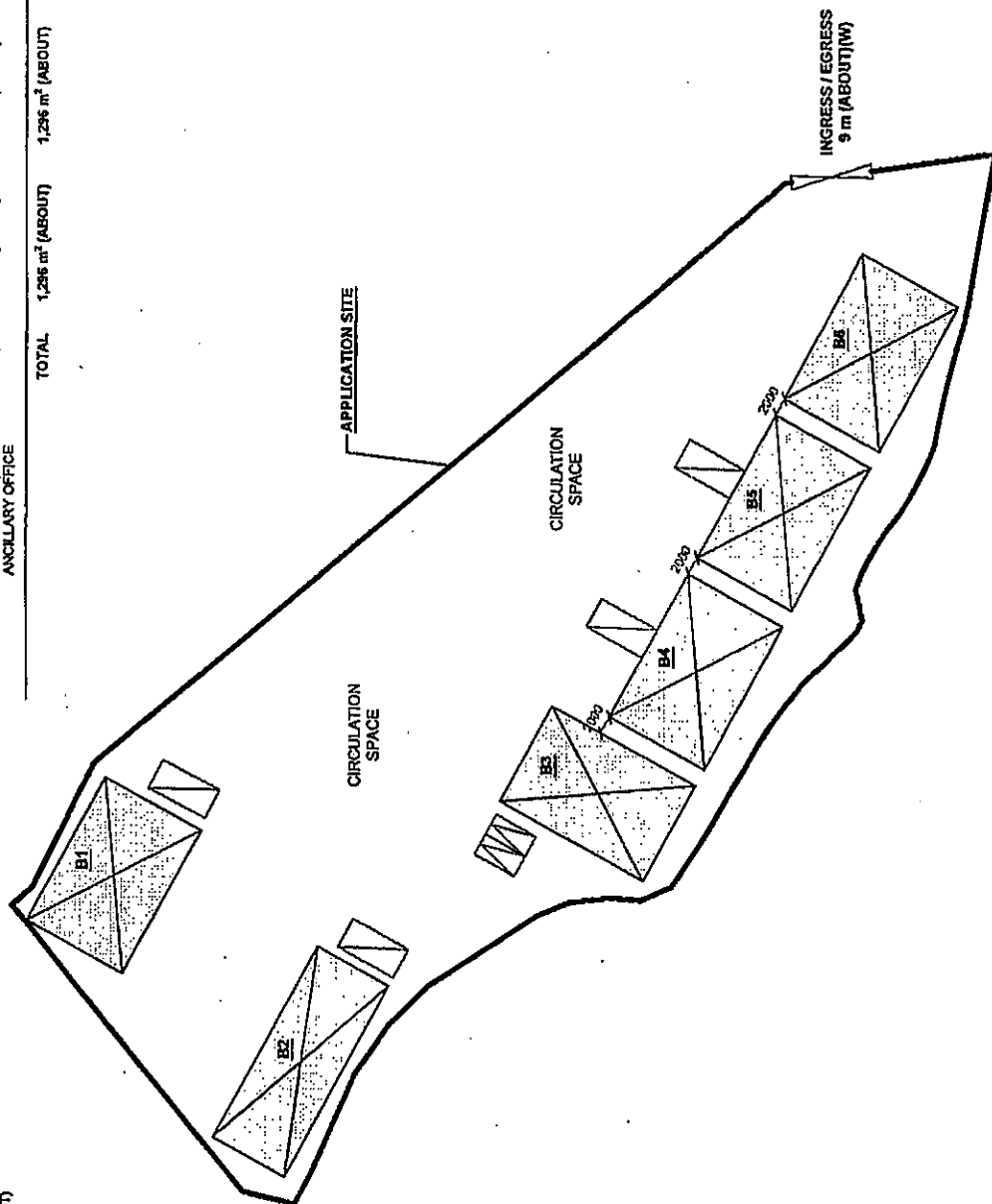
## LAYOUT PLAN

**TMG INC.**

PLAN 4 100

| STRUCTURE | USE                          | COVERED AREA               | GFA                        | BUILDING HEIGHT        |
|-----------|------------------------------|----------------------------|----------------------------|------------------------|
| B1        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT) | 216 m <sup>2</sup> (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| B2        | ANCILLARY OFFICE             | 216 m <sup>2</sup> (ABOUT) | 216 m <sup>2</sup> (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| B3        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT) | 216 m <sup>2</sup> (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| B4        | WAREHOUSE (EXCLUDING D.G.G.) | 218 m <sup>2</sup> (ABOUT) | 216 m <sup>2</sup> (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| B5        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT) | 216 m <sup>2</sup> (ABOUT) | 3.5 m (ABOUT)(1-STORY) |
| B6        | WAREHOUSE (EXCLUDING D.G.G.) | 216 m <sup>2</sup> (ABOUT) | 216 m <sup>2</sup> (ABOUT) | 3.5 m (ABOUT)(1-STORY) |

|       |                              |                              |
|-------|------------------------------|------------------------------|
| TOTAL | 1,296 m <sup>2</sup> (ABOUT) | 1,296 m <sup>2</sup> (ABOUT) |
|-------|------------------------------|------------------------------|








INGRESS / EGRESS  
9 m (ABOUT) W

CIRCULATION  
SPACE

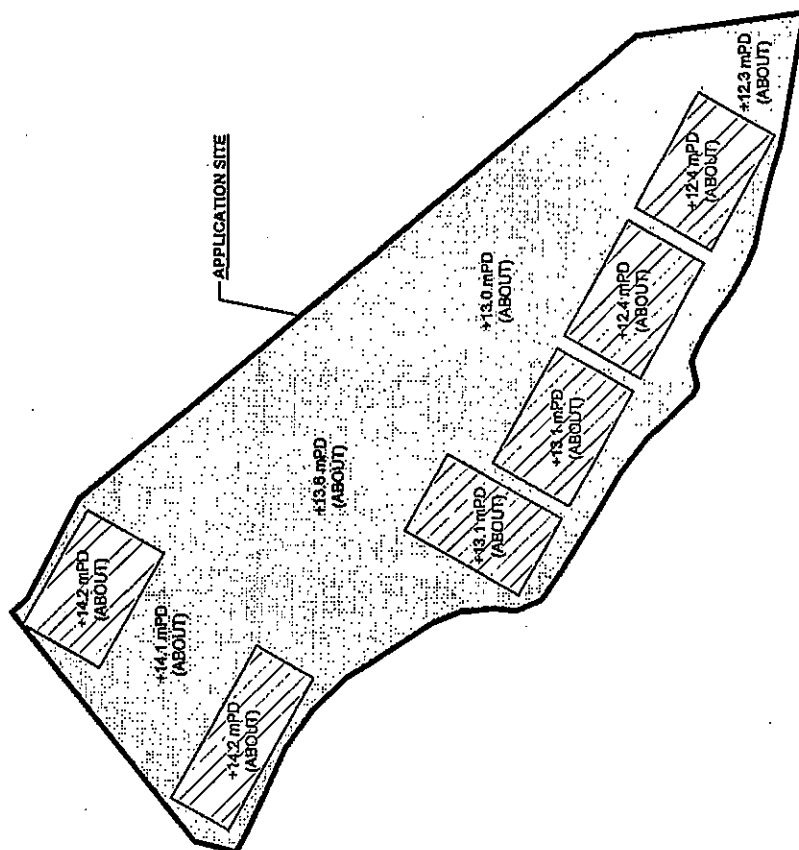
**CIRCULATION  
SPACE**

**APPLICATION SITE**

|   |                     |
|---|---------------------|
|  | APPLICATION SITE    |
|  | STRUCTURE           |
|  | PARKING SPACE       |
|  | LOADING / UNLOADING |
|  | INGRESS / EGRESS    |

|  |                       |
|--|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE         | : 2                   |
| DIMENSION OF PARKING SPACE               | : 5 m (L) X 2.5 m (W) |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 4                   |
| DIMENSION OF LOADING/UNLOADING SPACE     | : 7 m (L) X 3.5 m (W) |

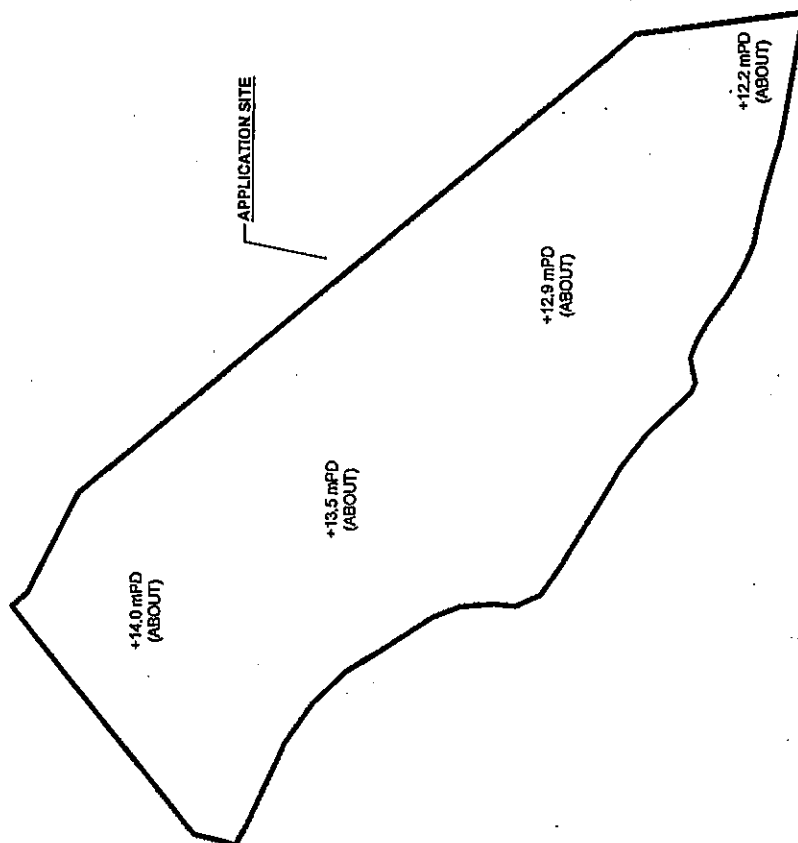
NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 4  
 DIMENSION OF LOADING/UNLOADING SPACE : 7 m (L) X 3.5 m (W)



**PROPOSED SITE LEVEL OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

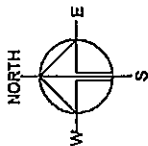
### LEGEND

APPLICATION SITE



**EXISTING SITE LEVEL OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

### LEGEND



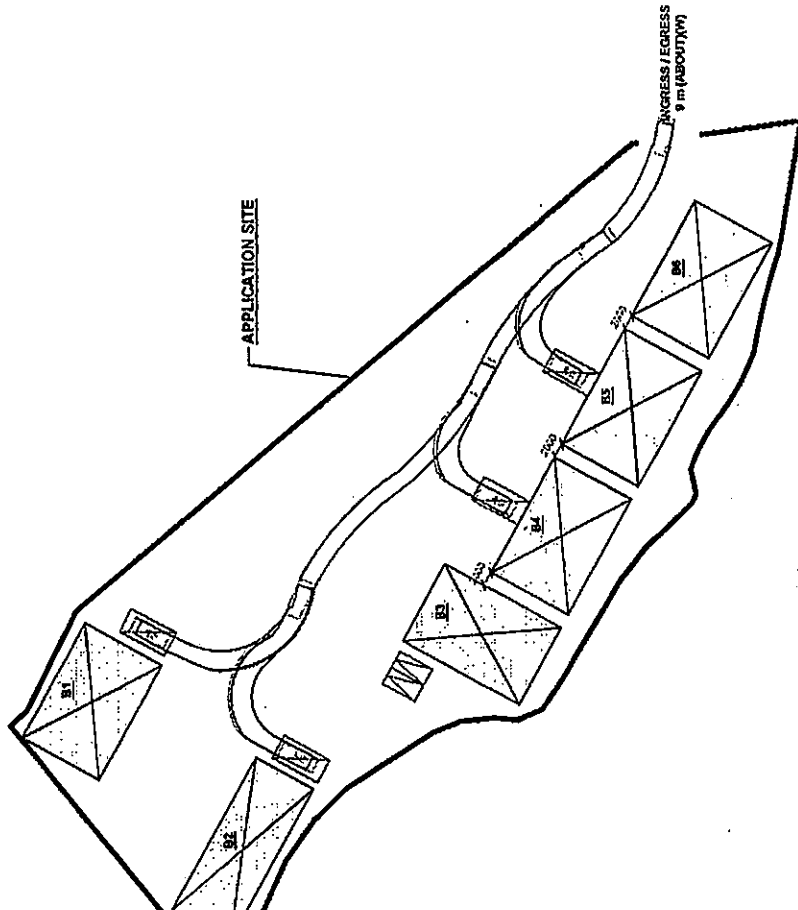
PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

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

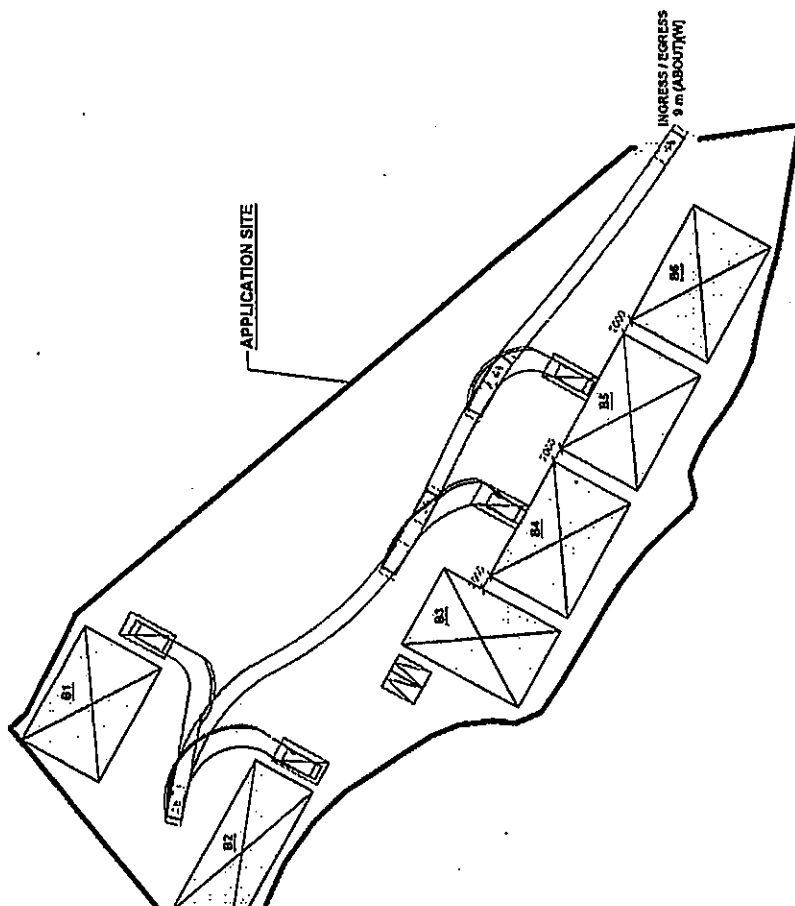
SITE LOCATION  
VARIOUS LOTS IN D.D. 107 AND  
ADJOINING GOVERNMENT  
LAND, FUNG KAT HEUNG, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1:1000 @ A4  
DATE  
10.5.2023  
DATE  
DATE

DATE TITLE  
SWEEP PATH ANALYSIS  
DATE NO.  
PLAN 6  
VCL  
001



- LEGEND
- FROM THE APPLICATION SITE TO THE LOCAL ACCESS
  - APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE
  - LOADING / UNLOADING SPACE
  - INGRESS / EGRESS
  - LIGHT GOODS VEHICLE
  - SWEEP PATH OF VEHICLE



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

SWEEP PATH ANALYSIS  
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)  
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING





Our Ref.: DD107 Lot 1213 & VL  
Your Ref.: TPB/A/YL-KTN/920

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

By Email

24 July 2023

Dear Sir,

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

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/920)**

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. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

[REDACTED]

[REDACTED]

## Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/920)**

(i) Clarifications for the proposed development

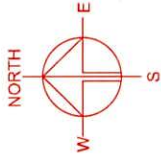
- No open storage activities will be carried out at the application site (the Site) at any time during the planning approval period.
- No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as define in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.

(ii) A RtoC Table:

| Departmental Comments   |  | Applicant's Responses  |
|---|--|--|
| <b>1. Comments of Commissioner for Transport<br/>(Contact Person: Mr. Phil CAI; Tel.: 2399 2421)</b>                                      |  |  |
| (a)   | The applicant should provide the routing between San Tam Road and the Site.  | The Site is accessible from San Tam Road via Fung Kat Heung Road, Mei Fung Road and a local access ( <b>Plan 1</b> ).  |
| (b)   | The applicant should note that the local access between San Tam Road and the Site is not managed by this Department.   | Noted. The applicant will liaise with the responsible party regarding the right of way after planning approval has been granted from the Town Planning Board (the Board).  |
| <b>2. Comments of Chief Engineer/Mainland North, Drainage Services Department<br/>(Contact Person: Mr. Terence TANG; Tel.: 2300 1257)</b> |  |  |
| (a)   | The application site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary, shall be provided at the resources of the applicant to our satisfaction. | Noted. All the proposed works will be carried out 4m away from the top of the bank of the streamcourse.<br><br>The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate potential adverse drainage impact generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed |

|   |   |   |
|---|---|---|
|   |   | drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.   |
| (b)   | There is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development. | Noted. The applicant will implement good practices under Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 when designing on site sewage system within the Site.  |
| <b>3. Comments of Director of Agriculture, Fisheries and Conservation<br/>(Contact Person: Mr. WONG Cheuk-ling; Tel.:2150 6933)</b> |   |   |
| (a)   | There is a watercourse located to the northwest of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling.                    | <p>Noted. Fencing will be erected along the site boundary to avoid the natural stream from reaching. 4m of setback will be designated along the natural stream at the northwest portion of the Site during the planning approval period to avoid any disturbance (Plan 2).</p> <p>The applicant will also implement good site practices so as not to pollute the natural stream at the northwest portion of the Site.</p> |





LOCATION OF THE APPLICATION SITE

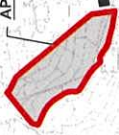
APPLICATION SITE AREA : 5,303 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA FUNG KAT HEUNG ROAD, MEI FUNG ROAD AND A LOCAL ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA FUNG KAT HEUNG ROAD, MEI FUNG ROAD AND A LOCAL ACCESS

APPLICATION SITE



LEGEND



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORAL WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN WITH ANCILLARY FACILITY FOR A PERIOD OF 3 YEARS AT ASSOCIATED FILLING OF LAND)

SITE LOCATION

VARIOUS LOTS IN D.D. 107 ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, K. TIN, YUEN LONG, NE TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

12.7.2023

CHECKED BY

DATE

APPROVED BY

DATE

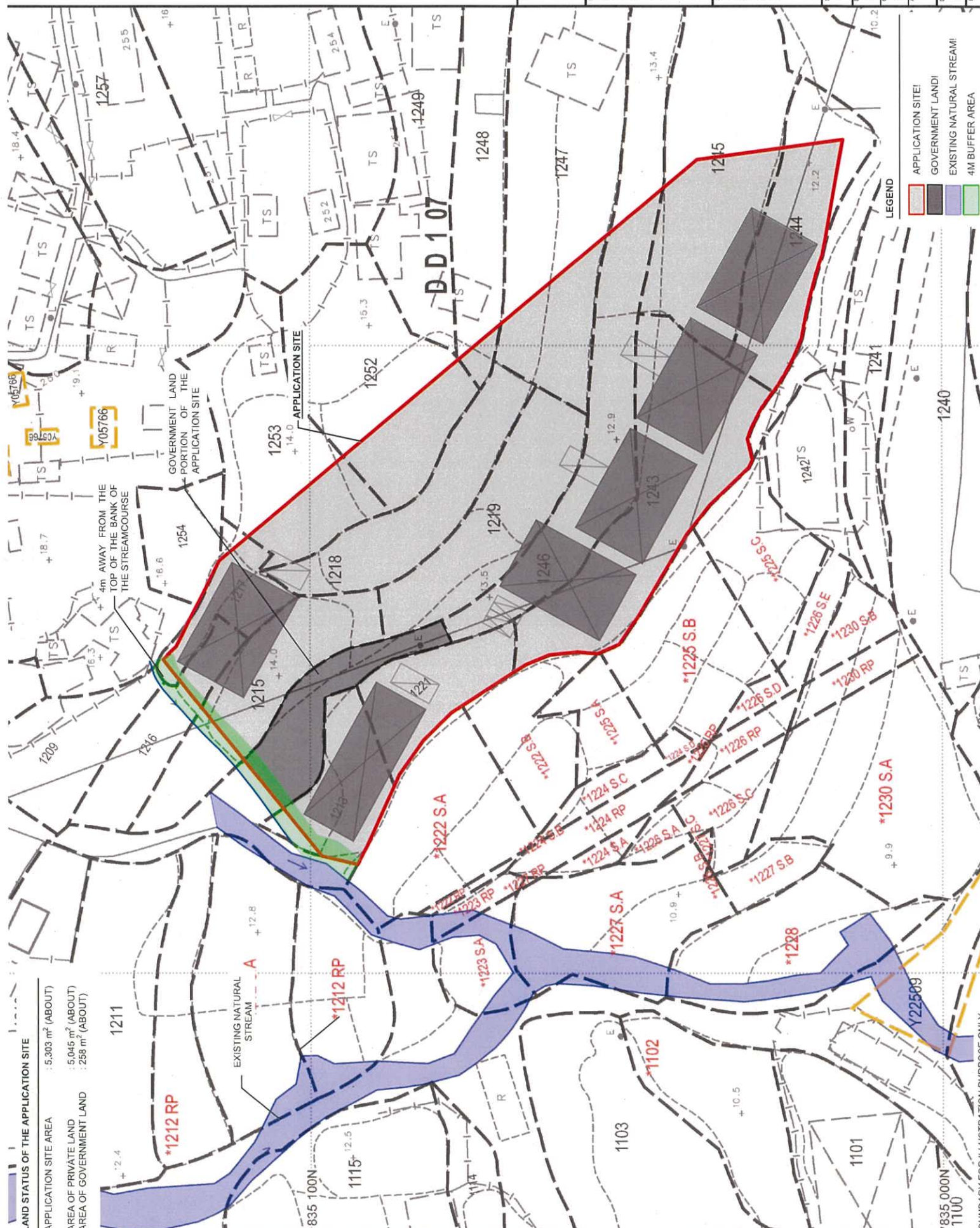
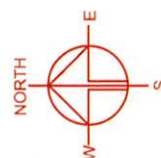
DWG. TITLE

LOCATION PLAN

DWG. NO.

VEL





**LAND STATUS OF THE APPLICATION SITE**

|                         |                                |
|-------------------------|--------------------------------|
| APPLICATION SITE AREA   | : 5,303 m <sup>2</sup> (ABOUT) |
| AREA OF PRIVATE LAND    | : 5,046 m <sup>2</sup> (ABOUT) |
| AREA OF GOVERNMENT LAND | : 258 m <sup>2</sup> (ABOUT)   |

4m AWAY FROM THE TOP OF THE BANK OF THE STREAMCOURSE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT ASSOCIATED FILLING OF LAND)

SITE LOCATION

VARIOUS LOTS IN D.D. 107 ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KUN TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 800 @ A4

DRAWN BY

DATE

10.5.2023

CHECKED BY

DATE

21.7.2023

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

VER.

**LEGEND**

- APPLICATION SITE!
- GOVERNMENT LAND!
- EXISTING NATURAL STREAM!
- 4M BUFFER AREA



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

**Approved Application**

| <b>Application No.</b> | <b>Use/Development</b>  | <b>Date of Consideration</b>         |
|------------------------|---|--------------------------------------|
| A/YL-KTN/833           | Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land | 10.6.2022<br>[Revoked on 10.12.2022] |

**Similar s.16 Applications within the same “AGR” Zone in the vicinity of the Site**

**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                    |
| A/YL-KTN/890           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land   | 31.3.2023                    |
| A/YL-KTN/898           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land   | 21.4.2023                    |
| A/YL-KTN/904           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land                     | 19.5.2023                    |
| A/YL-KTN/905           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land   | 19.5.2023                    |





**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and 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
- no permission is given for occupation of GL (about 258m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.

**2. Traffic**

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

- no comment on the application from traffic engineering perspective.

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

- no comment on the application from highways maintenance perspective.

**3. Environment**

Comments of the Director of Environmental Protection Department (DEP):

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

**4. Drainage**

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

- no objection in-principle to the application from public drainage perspective; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department.

## 5. **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.

## 6. **Electricity Supply Safety**

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

- no particular comment on the application from electricity supply safety perspective.

## 7. **Landscape**

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

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2022, the Site is located in a rural landscape character comprising vacant lands, temporary structures open storage and scattered tree groups. The Site is vacant and no existing trees are observed within the Site. Significant adverse impact on the landscape character and landscape resources arising from the proposed use is not anticipated.

## 8. **Building Matters**

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

- no objection to the application.

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

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

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

## 10. **Other Departments**

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

- 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).

**Recommended Advisory Clauses**

- (a) prior planning permissions 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 owners of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - should planning approval be given to the application, the lots owners will need to apply to this office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the Government Land (GL) from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity of 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;
- (d) 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 the Transport Department. The land status of the local access road should be checked with LandsD. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - any access connecting the Site and Castle Peak Road - Tam Mi is not and shall not be maintained by his office; and
  - adequate drainage measures shall be provided to prevent surface water flowing from the Site to the nearby public roads and exclusive road drains;
- (f) 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 revised "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by DEP; and
  - in view of that public sewer connection is not available in the vicinity, the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use in view of there is no public sewer connection available in the vicinity. If septic tank and

soakaway system will be used, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - the Site is in the vicinity of a watercourse to the northwest, the applicant shall be required to place all the proposed works 3m away from the top of the bank of the watercourse. Besides, all the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction;
  - the applicant shall provide flooding mitigation measures, if necessary, at his own cost to our satisfaction; and
  - in view of that public sewer connection is not available in the vicinity, the applicant shall seek advice from DEP regarding the sewage disposal arrangement of the proposed development;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised that the installation/maintenance/ modification/repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS; and
  - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
  - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document 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;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
  - the applicant should implement mitigation measures to minimise the disturbance to the watercourse located to the northwest of the Site; 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;
  - 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 Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person 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 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;
  - 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.





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))

21st June 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Filling of Land  
(A/YL-KTN/920)**

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed uses are not in line with the planning intention of the Agriculture (AGR) zone and to consider the potential cumulative impacts of approving this application as the approval would set a precedent for similar cases in this AGR zone.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



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A/YL-KTN/920 DD 107 Fung Kat Hung  
25/06/2023 03:20

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/920

Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin

Site area: About 5,303sq.m Includes Government Land of about 258sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 6 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objection. The application is part of a process to gradually convert the district into brownfield. No previous history of applications from the northern part of the site.

The southern section is part of 833 approved for a holiday camp 10 June 2022.

16 Tents. About 21% of the Site (558.7m<sup>2</sup>) will be filled with gravel and concrete by about 0.3m in depth (from +14.6 mPD to +14.9 mPD) for site formation of structures, car parking and vehicle circulation.

***To minimise any potential impacts on the adjacent watercourse that may be caused by the proposed use, the applicant will be advised to avoid polluting or disturbing the adjacent watercourse during both construction and operation stages as per the suggestion of DAFC***

This indicates that the filling of land is with an area of about 5,303m<sup>2</sup>, the entire footprint of the site would certainly impact drainage in the district.

Members have a duty to raise questions as to progress with the 'holiday camp'

They certainly cannot justify approval of this application that would completely destroy a large section of farmland.

Mary Mulvihill



**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 18 May 2022 3:26 AM CST  
**Subject:** A/YL-KTN/833 DD 107 Fung Kat Hung

A/YL-KTN/833

Lots 1243 (Part), 1244, 1245, 1246 (Part) and 1247 (Part) in D.D. 107, Fung Kat Hung, Kam Tin North

Site area : About 2,661.4sq.m

Zoning : "Agriculture"

Applied use : Holiday Camp / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Every land owner in Fung Kat Hung is jumping on the new bandwagon. Out with Animal Boarding and Hobby Farm and in with Holiday Camp. While a number of similar applications have been approved, members have a duty to consider the cumulative impact of the removal of such much farmland from its designated purpose.

No information about how many tents / visitors. Mentions 2 toilets – presumably porta-loo. No mention of showering facilities, cooking, drainage, water supply, disposal of garbage.

Tents or cabins on platforms???

There is still extensive farming activity in the district. Approval has already been given for hobby farms on adjacent lots. No previous approval for development on these lots.

Members must reject this exploitive and inappropriate application.

Mary Mulvihill

