

This document is received on 12 JUN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a '✓' at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-L-KTN/925
	Date Received 收到日期	12 JUN 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)

Tang Wing Yat Tommy 鄧榮日

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)

NA 不適用

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 1356 (Part), 1373 (Part) and 1374 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1356號部分、第1373號部分及第1374號部分
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,121.4 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 420 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)^{*}
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
23/05/2023 (DD/MM/YYYY)^{*}
於 23/05/2023 (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 23/05/2023 (DD/MM/YYYY)^{*}
於 23/05/2023 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號。

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/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 Filling of Land 擬議臨時貨倉 (危險品倉庫除外) (為期3年)及填土工程 (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	701.4 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	420 .....sq.m ☒ 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	NA 不適用 .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	420 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	420 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Proposed Layout Plan.	
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
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays.

星期一至六上午九時至下午七時，星期日及公眾假期休息。

(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 No 否	☒ 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)) Kong Po Road, turn to local track 江埔路，轉到郊區小徑。 ☐ 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) ☐																														
(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 ☐ Please provide details 請提供詳情 No 否 ☒																															
(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 No 否	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,121.4 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2-0.3 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☐																														
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>		On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																														
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																														

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the Justification Document.

8. Declaration 聲明

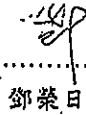
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

鄧榮日

NA 不適用

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

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

Date 日期

26/05/2023

(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 1356 (Part), 1373 (Part) and 1374 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1356號部分、第1373號部分及第1374號部分
Site area 地盤面積	1,121.4 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ About 約)
Plan 圖則	錦田北分區計劃大綱草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
Zoning 地帶	「農業」 "Agriculture"
Type of Application 申請類別	☒ 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 ☐ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ 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 Filling of Land 擬議臨時貨倉（危險品倉庫除外）（為期3年）及填土工程

(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	NA 不適用 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	420 ☒ About 約 ☐ Not more than 不多於	0.37 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	☐ m 米 (Not more than 不多於)
		NA 不適用	☐ Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	8	☒ m 米 (Not more than 不多於)
		1	☐ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	37.5 % ☒ 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) _____ _____		2 PC: 2
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		2 LGV: 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan, Existing Vehicular Access, Paved Area		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 109 約地段 1356 號(部份)、1373 號(部份)及 1374 號(部份) 作為期三年的臨時貨倉 (危險品倉庫除外) 及填土工程之用途

- 申請地點的面積約為 1,121.4 平方米，根據錦田北分區計劃大綱草圖編號 S/YL-KTN/10，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉 (危險品倉庫除外)” 開發申請仍然符合租約。
- 擬議申請的貨倉 (危險品倉庫除外) 在同一個「農業」地帶，城市規劃委員會曾批准相類似的貨倉 (危險品倉庫除外)，申請包括：A/YL-KTN/898 (2023 年 4 月 21 日獲批)、A/YL-KTN/904 (2023 年 5 月 19 日獲批) 及 A/YL-KTN/905 (2023 年 5 月 19 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 2 個擬議建築物，用作貨倉用途。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱草圖編號 S/YL-KTN/10 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建貨倉上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份 1356 號(部份)、1373 號(部份)及 1374 號(部份) 作為期三年的臨時貨倉（危險品倉庫除外）及填土工程的用途。

Proposed Structures Details			
Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
Warehouse (Excluding D.G.G.) Ancillary Office	About 15m x 14m = 210 m ² x 2	8m	1 only
Total	About 420 m ²		

Road Access for public

Ingress / egress:
6m (About)(W)

Covered Area: 420 m² (About)
Uncovered Area: 701.4 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.

Appendix 2

Proposed
Layout Plan

Location:

DD 109 Lot 1356 (Part), 1373 (Part),
and 1374 (Part)

OZP: S/YL-KTN/10

District: Kam Tin North

Zoning: Agriculture

擬議臨時貨倉 (危險品倉庫除外)
(為期3年) 及填土工程

Proposed Temporary Warehouse
(excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land

Legend:

⊗ Ingress / egress

□ Proposed Structures

▨ Private Car Parking Space

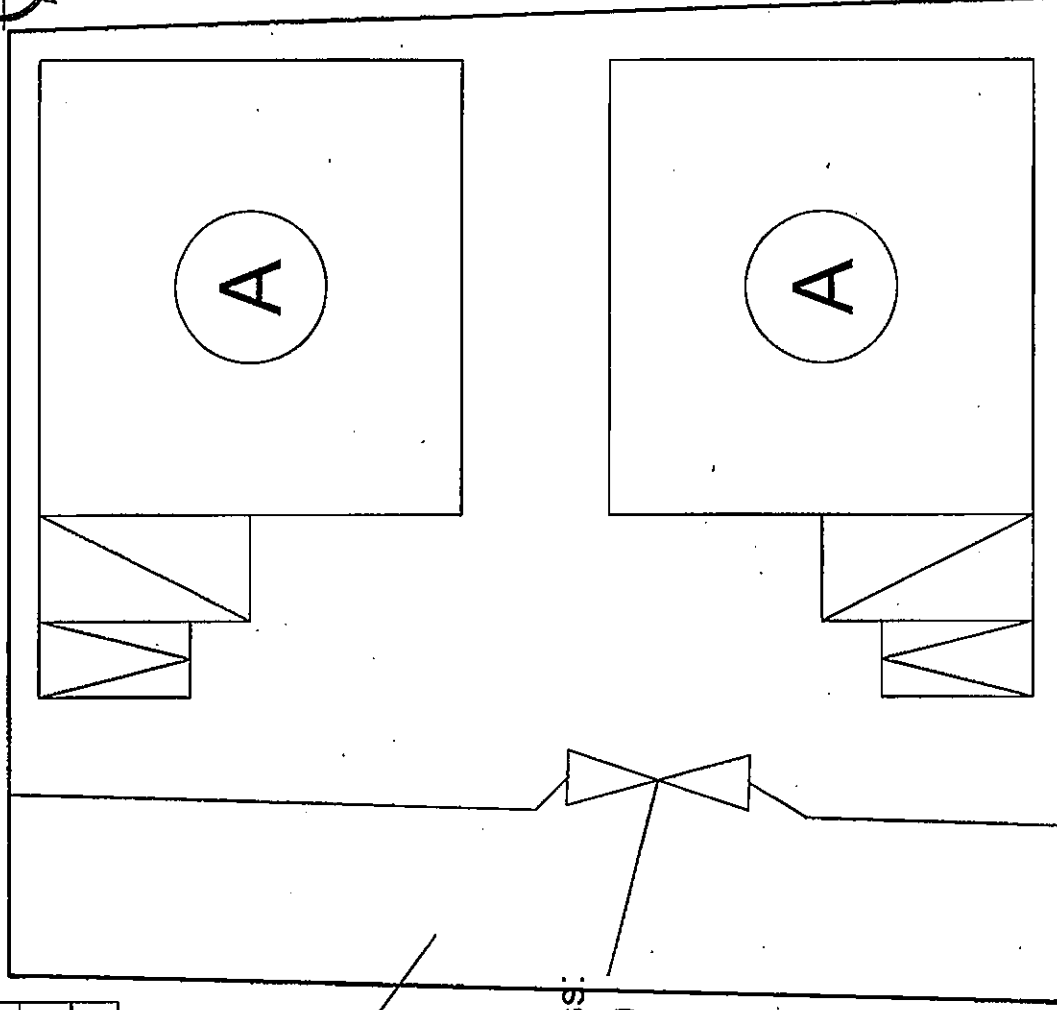
▨ LGV U/U/L Space

Drawing No.:

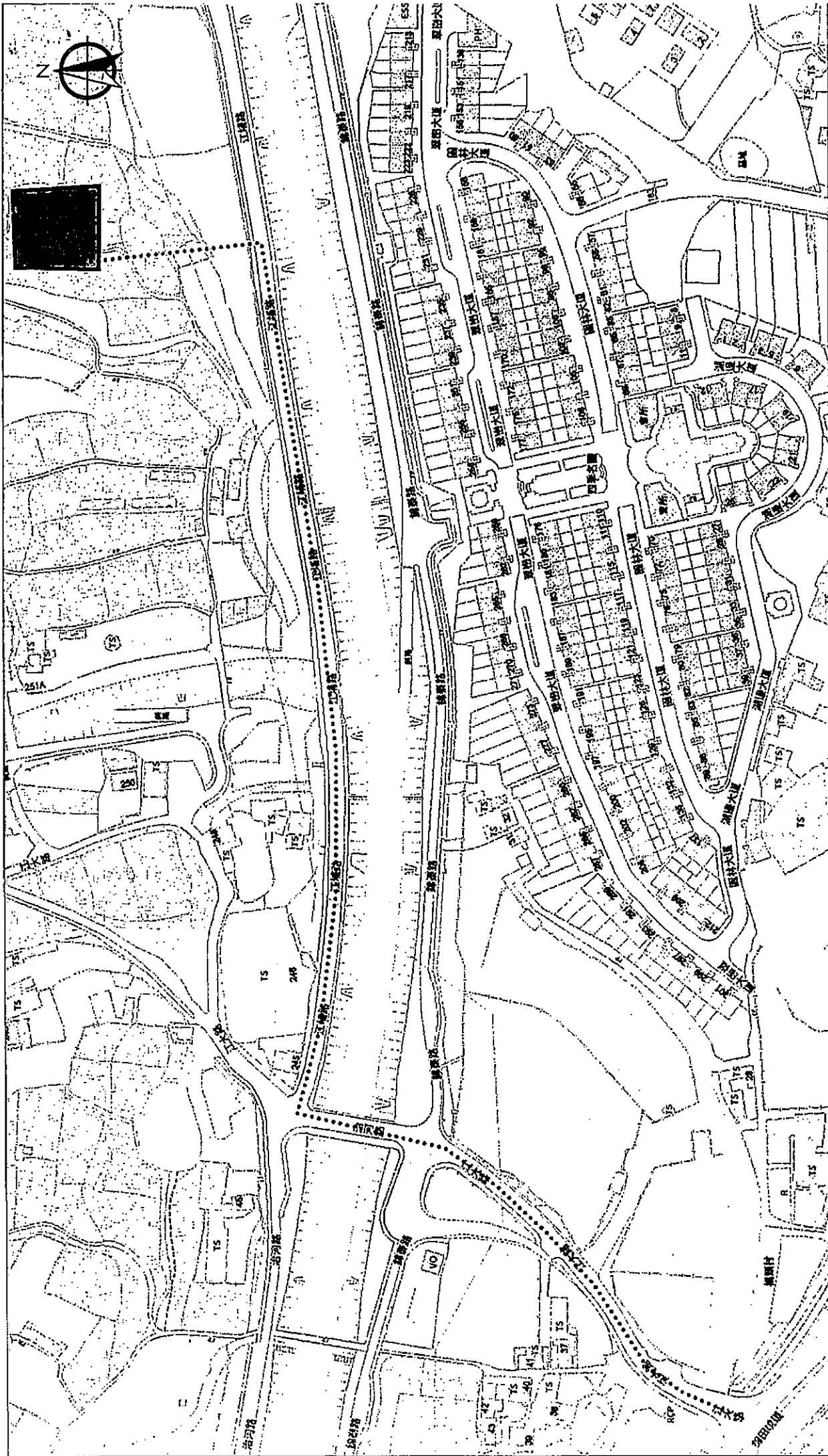
2-01

For Identification Only

Date: 22/05/2023



Scale: 1:250 @A4



Scale: Undefined @A4

Captured from map.gov.hk on 15th May 2023

Appendix 3 Existing Vehicular Access	Location: Varies Lots in D.D. 109 OZP: S/YL-KTN/10 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	Width of Korg Po Road: 6m (About) Map Legend: Road Path —— Site Boundary	Drawing No.: 3-01 For Identification Only Date: 22/05/2023
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Existing Site Level: +6.9 mPD (About)

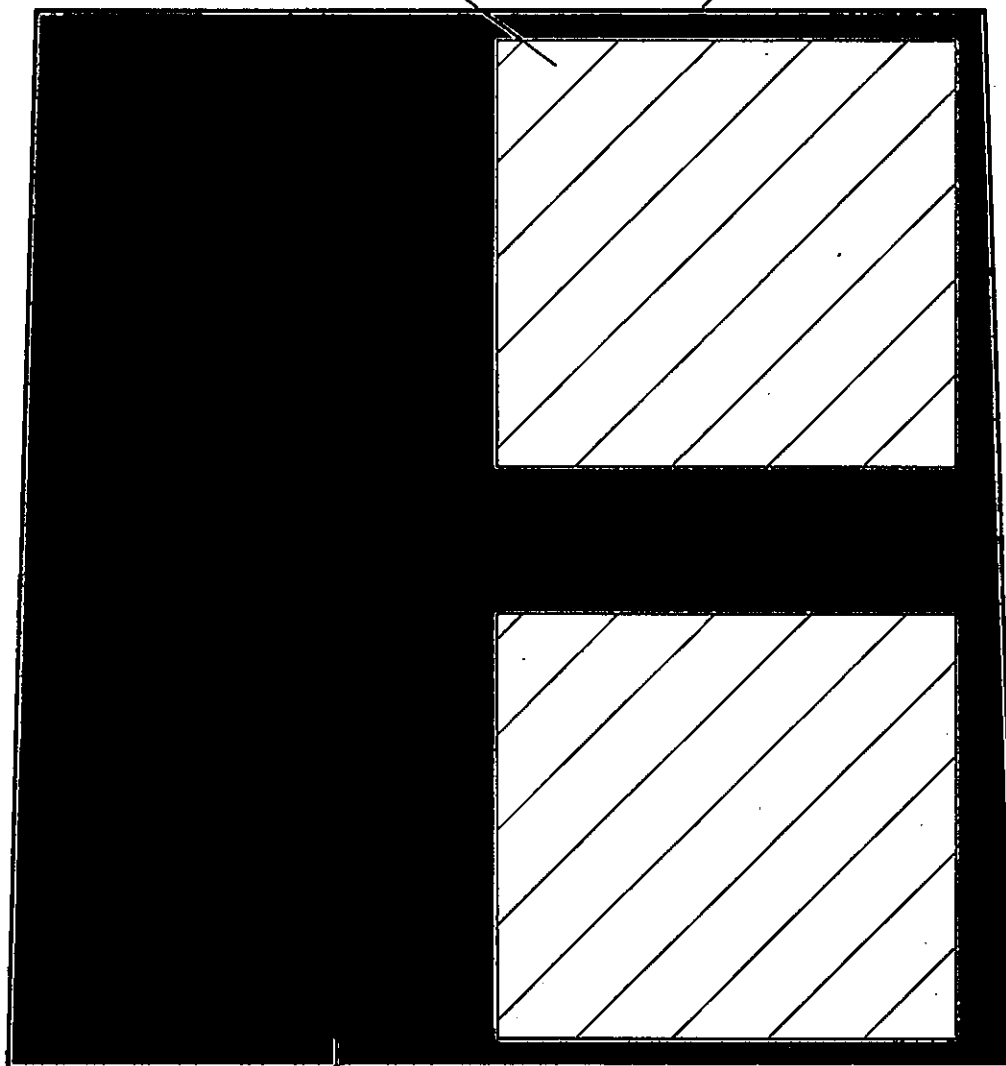
Proposed Site Level: +7.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3 m (About)



Application Site



Existing Site Level: +6.9 mPD (About)

Proposed Site Level: +7.1 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.2 m (About)

Paved Area

About 1,121.4 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1356 (Part)
DD 109 Lot 1373 (Part)
DD 109 Lot 1374 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 22 May 2023

Paved Area

平整位置圖

擬議臨時貨倉 (危險品倉庫除外)
(為期3年)及填土工程

Proposed Temporary Warehouse
(excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land

SCALE

1:250

@A4

For Identification Only

Drawing No.:

4-01

This document is received on 12 JUN 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

FORM NO. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AML-KTN 1928
	Date Received 收到日期	12 JUN 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)

Tang Lok San 鄧樂桑

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)

NA 不適用

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 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1356號部分、第1373號部分、第1374號部分及第1375號部分
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,047.1 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 210 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
01/06/2023 (DD/MM/YYYY)[&]
於 01/06/2023 (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 01/06/2023 (DD/MM/YYYY)[&]
於 01/06/2023 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/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) with Ancillary Facilities for a Period of 3 Years and Filling of Land 擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期3年) 及填土工程 (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	837.1	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	210	sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	210	sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	210	sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Please refer to Proposed Layout Plan.		
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	1	
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位	2	
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(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	☒ 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)) Kong Po Road, turn to local track 江埔路。轉到郊區小徑。	
	No 否	☐ 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)	
(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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,047.1 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2-0.3 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the Justification Document.

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

鄧樂桑

NA 不適用

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

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

Date 日期

01/06/2023

(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 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1356號部分、第1373號部分、第1374號部分及第1375號部分
Site area 地盤面積	1,047.1 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ About 約)
Plan 圖則	錦田北分區計劃大綱草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
Zoning 地帶	「農業」 "Agriculture"
Type of Application 申請類別	☒ 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 ☐ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land 擬議臨時貨倉 (危險品倉庫除外)連附屬設施 (為期3年)及填土工程

(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	NA 不適用 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	210 ☒ About 約 ☐ Not more than 不多於	0.20 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 ☐ (Not more than 不多於) m 米	
		NA 不適用 ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	8 ☒ (Not more than 不多於) m 米	
		1 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	20.1 % ☒ 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) _____ _____		1 PC: 1
	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) _____ _____		2 LGV: 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location Plan, Existing Vehicular Access, Paved Area</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 109 約地段 1356 號(部份)、1373 號(部份)、1374 號(部份)及 1375 號(部份) 作為期三年的臨時貨倉（危險品倉庫除外）連附屬設施及填土工程之用途

- 申請地點的面積約為 1,047.1 平方米，根據錦田北分區計劃大綱草圖編號 S/YL-KTN/10，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉（危險品倉庫除外）”開發申請仍然符合租約。
- 擬議申請的貨倉（危險品倉庫除外）在同一個「農業」地帶，城市規劃委員會曾批准相類似的貨倉（危險品倉庫除外），申請包括：A/YL-KTN/898（2023 年 4 月 21 日獲批）、A/YL-KTN/904（2023 年 5 月 19 日獲批）及 A/YL-KTN/905（2023 年 5 月 19 日獲批）。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 1 個擬議建築物，用作貨倉用途。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱草圖編號 S/YL-KTN/10 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建貨倉上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份 1356 號(部份)、1373 號(部份)、1374 號(部份)及 1375 號(部份)作為期三年的臨時貨倉（危險品倉庫除外）連附屬設施及填土工程的用途。



Legend:

- Application Site 申請範圍
- Location of the on-site notice 現場告示之張貼位置

Appendix 1

Location: DD 109 Lot 1356 (Part)
 DD 109 Lot 1373 (Part)
 DD 109 Lot 1374 (Part)
 DD 109 Lot 1375 (Part)

OZP: SYL-KTN/10
 District: Kam Tin North
 Zoning: Agriculture

Date: 7 June 2023

Location
 位置圖

擬議臨時貨倉 (危險品倉庫除外)
 連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding
 Dangerous Goods Godown) With Ancillary
 Facilities
 for a Period of 3 Years and Filling of Land

SCALE

1:1000

@A4

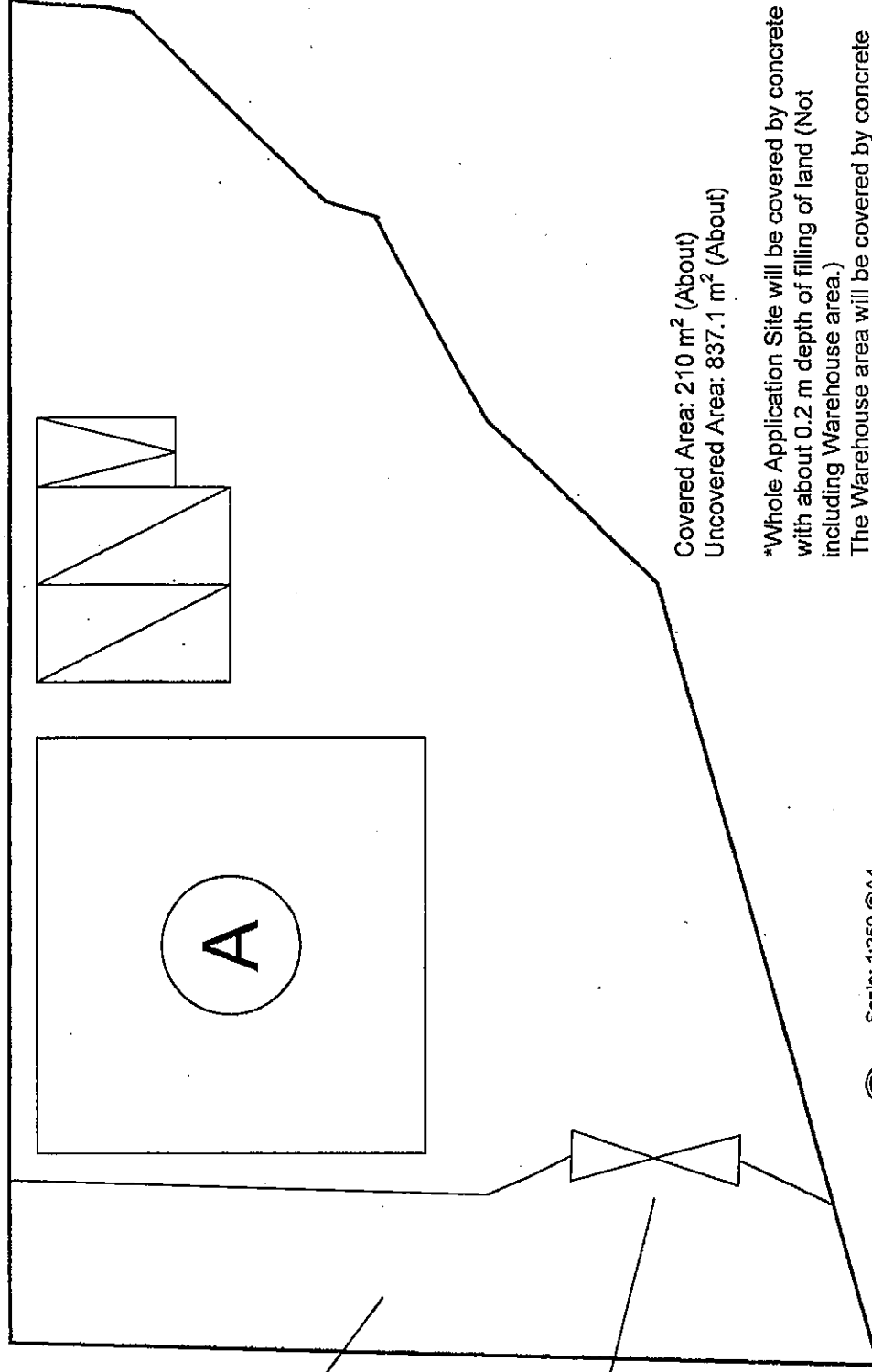
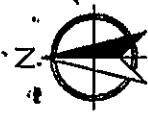
For Identification Only

Drawing No.:

1-01

Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
Warehouse (Excluding D.G.G.) Ancillary Office	About 15m x 14m = 210 m ²	8m	1 only
Total	About 210 m ²		



Road Access for public

Ingress / egress:
6m (About)(W)

Covered Area: 210 m² (About)
Uncovered Area: 837.1 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.

Scale: 1:250 @A4

Appendix 2

Proposed Layout Plan

Location:
DD 109 Lot 1356 (Part), 1373 (Part),
1374 (Part) and 1375 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

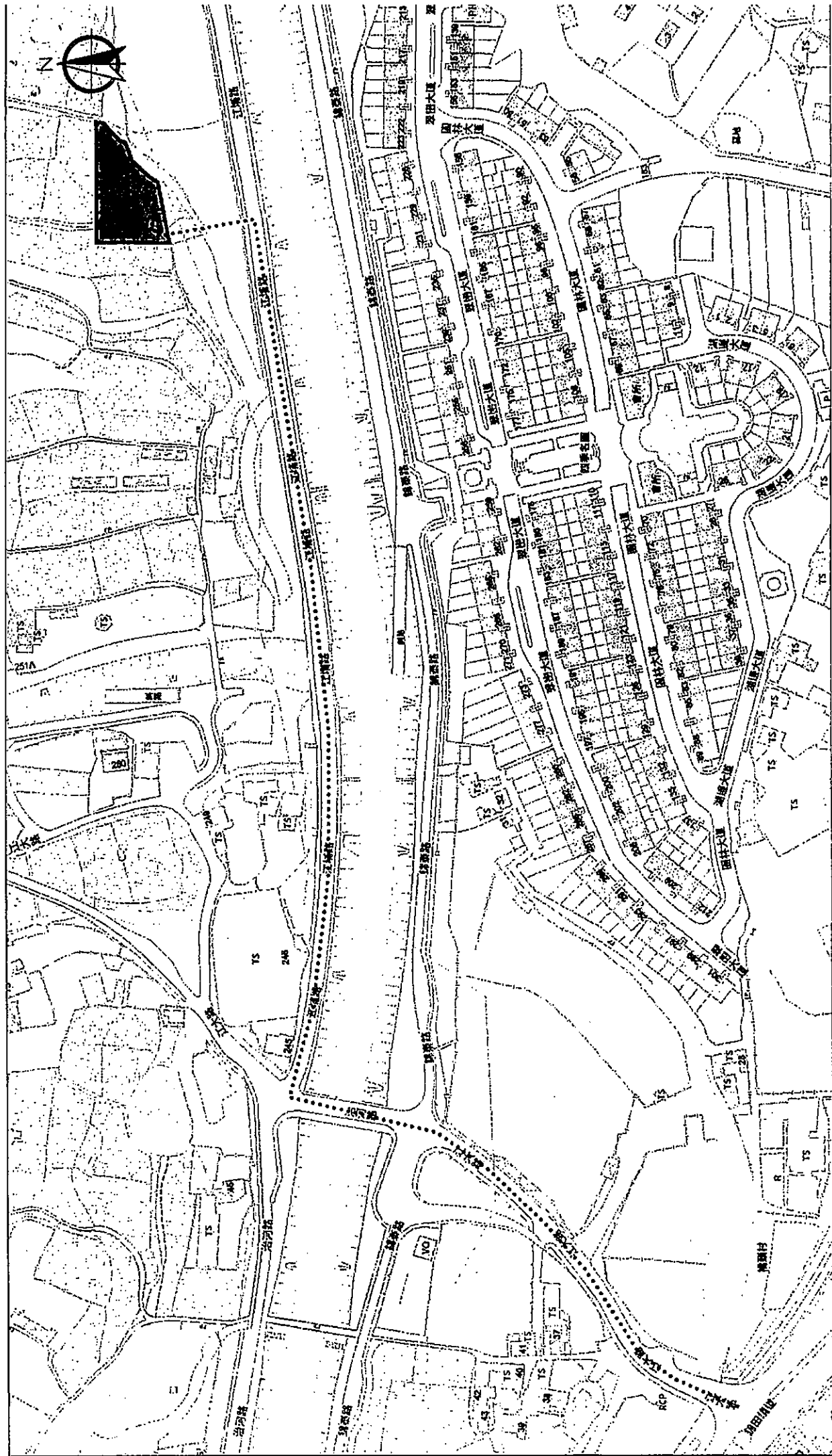
擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) With Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV U/U/L Space

Drawing No.:
2-01

For Identification Only
Date: 31/05/2023



Scale: Undefined @A4

Captured from map.gov.hk on 15th May 2023

Appendix 3 Existing Vehicular Access	Location: Varies Lots in D.D. 109		Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Width of Kong Po Road: 6m (About) Map Legend: ●●●●● Road Path ———— Site Boundary	Drawing No.: 3-01
	OZP: S/YL-KTN/10				
	District: Kam Tin North				
	Zoning: Agriculture				
			For Identification Only		Date: 31/05/2023



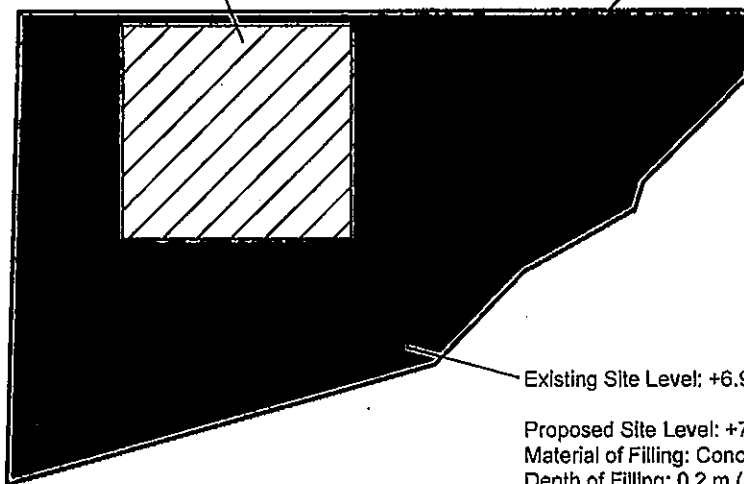
Existing Site Level: +6.9 mPD (About)

Proposed Site Level: +7.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3 m (About)

Application Site



Existing Site Level: +6.9 mPD (About)

Proposed Site Level: +7.1 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.2 m (About)

Paved Area

About 1,047.1 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1356 (Part)
DD 109 Lot 1373 (Part)
DD 109 Lot 1374 (Part)
DD 109 Lot 1375 (Part)

OZP: S/YL-KTN/10

District: Kam Tin North

Zoning: Agriculture

Date: 31 May 2023

Paved Area

平整位置圖

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) With Ancillary
Facilities

for a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/925 的查詢

收悉 貴委員會對 A/YL-KTN/925 申請的查詢，本人現書面回覆。

本申請與申請編號 A/YL-KTN/928 的申請有少量重疊的範圍，但重疊的範圍是用作共用道路，方便使用人士進出各申請範圍。兩個申請是獨立申請，並同意將相關範圍作共用道路使用。

本人已獲得 A/YL-KTN/928 的申請人同意使用其部分的申請範圍作共用道路。

申請的貨倉主要存放建築工具(如水管等)、維修零件等物件。不會用作存放危險品。亦不會作露天存放用途。

由於道路限制關係，本申請地點只會准許車輛長度短過 7 米不超過 5.5 噸的車輛進入。

本申請只會用在存放用途，不會進行任何作業。

本人計劃大約有 2-3 個員工在辦工時間內(即上午九時至下午七時)在貨倉工作，進行例如整理貨物及貨倉等工作，在辦工時間外不會有員工在場。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

申請人
鄧榮日

二零二三年八月四日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/925 的查詢

收悉運輸署對 A/YL-KTN/925 申請的疑問，本人現書面回覆。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0-2
09:00-10:00	0-4
10:00-11:00	0-4
11:00-12:00	0-4
12:00-13:00	0-4
13:00-14:00	0-4
14:00-15:00	0-4
15:00-16:00	0-4
16:00-17:00	0-4
17:00-18:00	0-4
18:00-19:00	0-4
19:00-20:00	0-2
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近治河路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛

07:00-08:00	20-25 輛
08:00-09:00	25-30 輛
09:00-10:00	20-25 輛
10:00-11:00	20-25 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	25-30 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2023 年 6 月 6 日統計。

申請地點有道路連接，前往本申請地點途經治河路，再轉到郊區小徑前行大約 70 米到達申請地點。治河路沿途道路約有 6 米闊。私家及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 9 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧榮日

二零二三年八月四日

道路相片：







Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
Warehouse (Excluding D.G.G.) Ancillary Office	About 15m x 14m = 210 m ² x 2	8m	1 only
Total	About 420 m ²		

Road Access for public

Ingress / egress:
6m (About)(W)

Covered Area: 420 m² (About)
Uncovered Area: 701.4 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.

Appendix 2

Proposed
Layout Plan

Location:

DD 109 Lot 1356 (Part), 1373 (Part),
and 1374 (Part)
OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

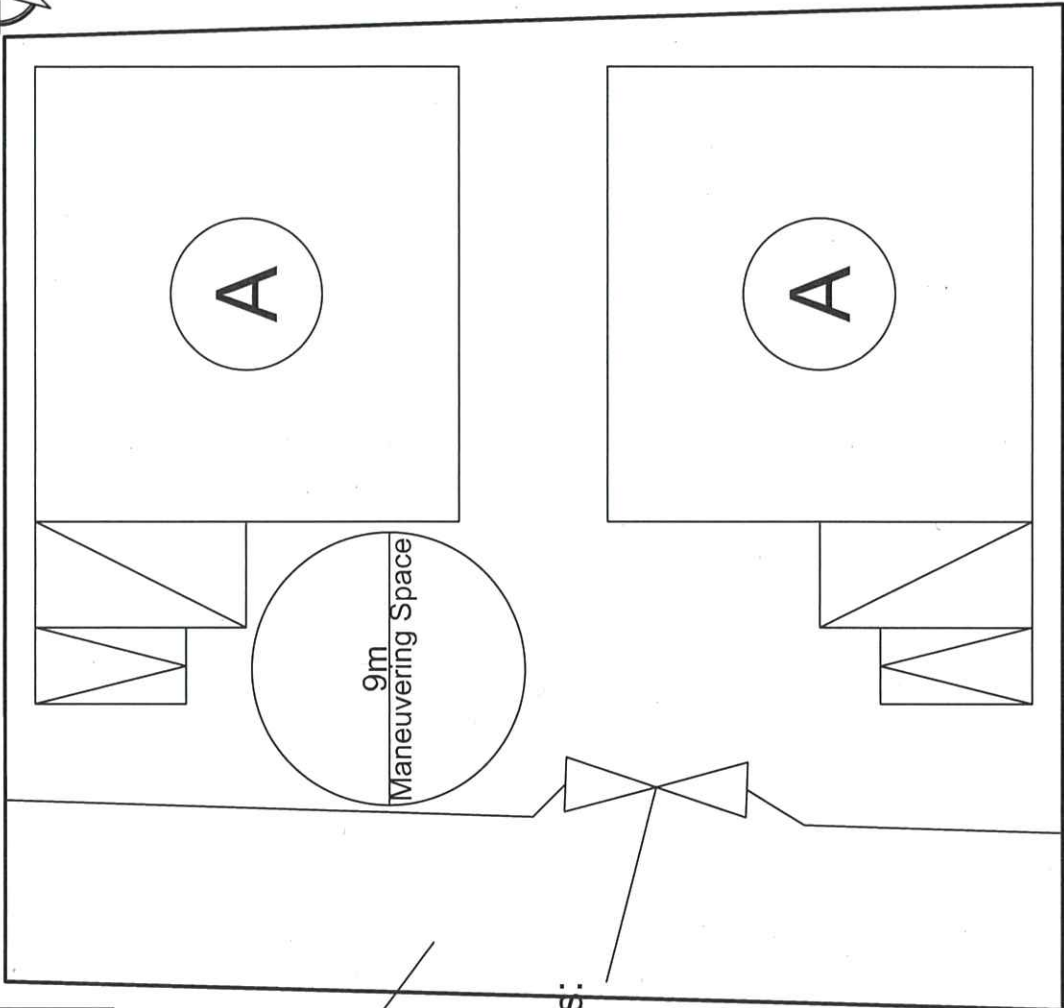
擬議臨時貨倉 (危險品倉庫除外)
(為期3年)及填土工程
Proposed Temporary Warehouse
(excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land

Legend:

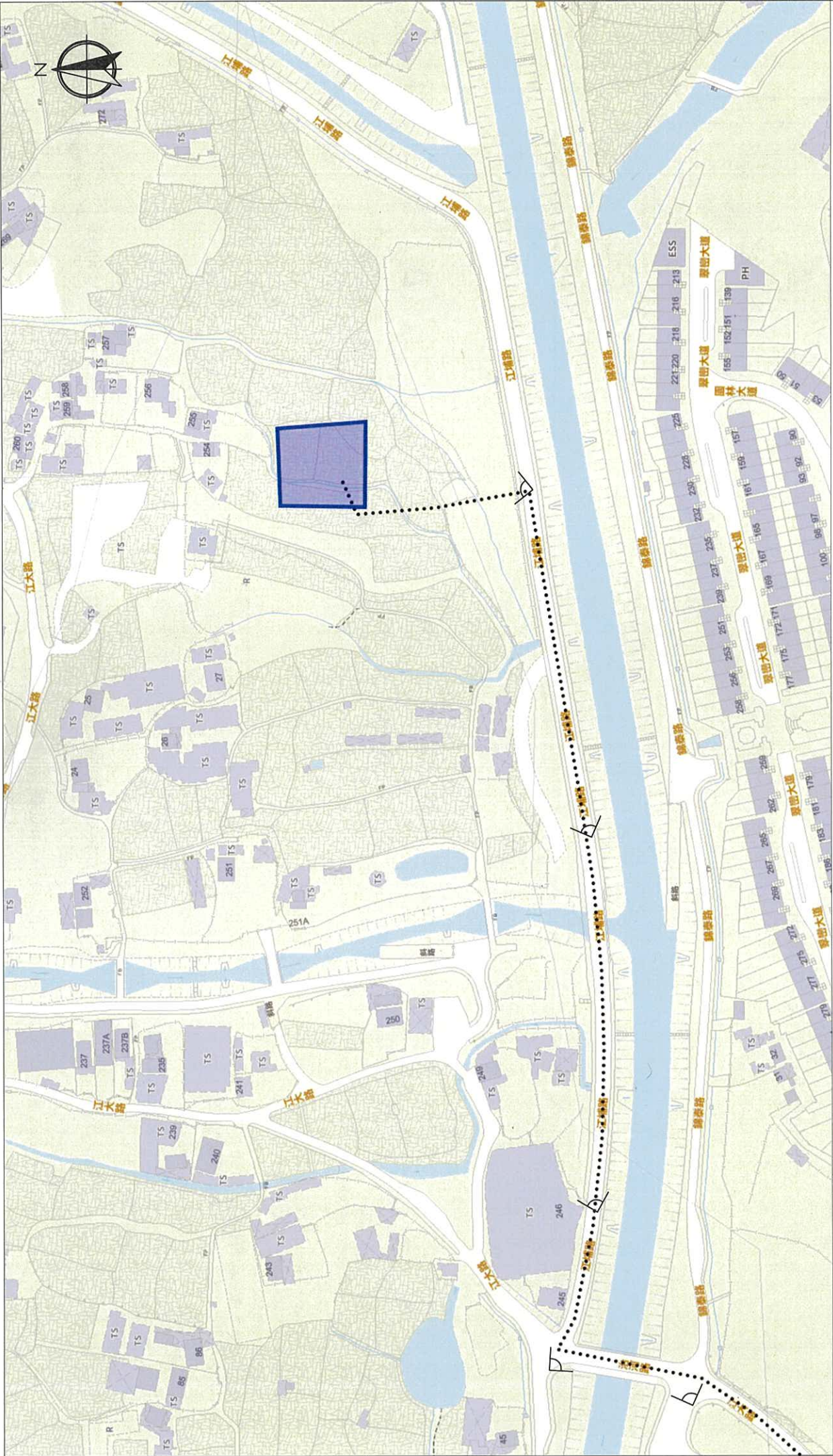
- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

Drawing No.:
2-01

For Identification Only
Date: 31/07/2023



Scale: 1:250 @A4



Scale: Undefined @A4

Captured from map.gov.hk on 15th May 2023

Appendix 3 Existing Vehicular Access	Location: Varies Lots in D.D. 109	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	Width of Kong Po Road: 6m (About) Map Legend: ●●●● Road Path —— Site Boundary ↘ Viewing Point	Drawing No.: 3-01
	OZP: S/YL-KTN/10			
	District: Kam Tin North			
	Zoning: Agriculture			
				For Identification Only Date: 04/08/2023

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/928 的查詢

收悉 貴委員會對 A/YL-KTN/928 申請的查詢，本人現書面回覆。

本申請與申請編號 A/YL-KTN/925 的申請有少量重疊的範圍，但重疊的範圍是用作共用道路，方便使用人士進出各申請範圍。兩個申請是獨立申請，並同意將相關範圍作共用道路使用。

本人已獲得 A/YL-KTN/925 的申請人同意使用其部分的申請範圍作共用道路。

申請的貨倉主要存放建築工具(如水管等)、維修零件等物件。不會用作存放危險品。亦不會作露天存放用途。

由於道路限制關係，本申請地點只會准許車輛長度短過 7 米及不超過 5.5 噸的車輛進入。

本申請只會用在存放用途，不會進行任何作業。

本人計劃大約有 1-2 個員工在辦工時間內(即上午九時至下午七時)在貨倉工作，進行例如整理貨物及貨倉等工作，在辦工時間外不會有員工在場。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

申請人
鄧樂桑

二零二三年八月四日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/928 的查詢

收悉運輸署對 A/YL-KTN/928 申請的疑問，本人現書面回覆。

本人預計本申請地點的車流為以下：

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00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0-3
09:00-10:00	0-3
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-3
19:00-20:00	0-3
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近治河路大約的車流量^:

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛

07:00-08:00	20-25 輛
08:00-09:00	25-30 輛
09:00-10:00	20-25 輛
10:00-11:00	20-25 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	25-30 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2023 年 6 月 6 日統計。

申請地點有道路連接，前往本申請地點途經治河路，再轉到郊區小徑前行大約 50 米到達申請地點。治河路沿途道路約有 6 米闊。私家及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 9 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本人明白及了解連接申請地點的道路不是由 貴署管理。

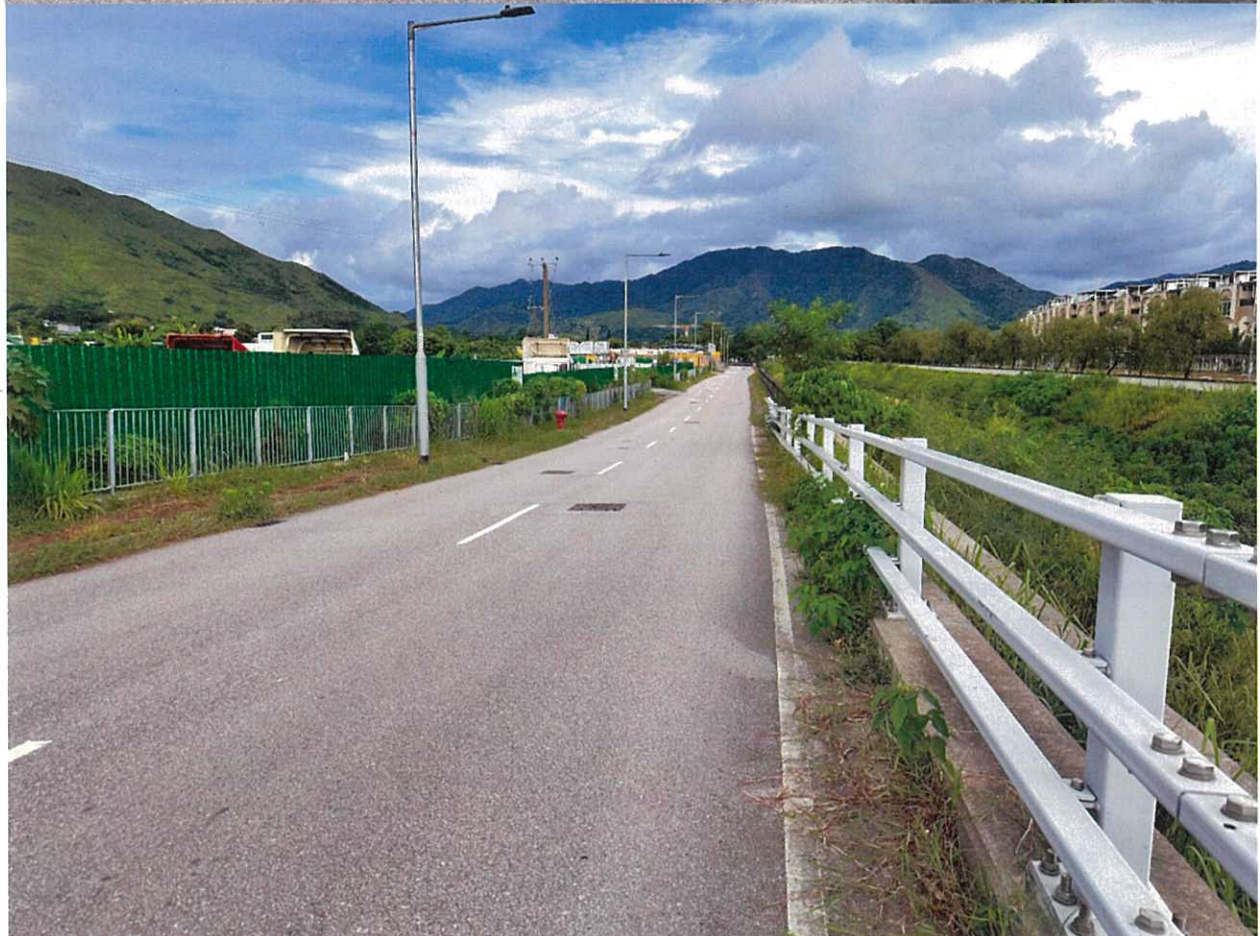
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

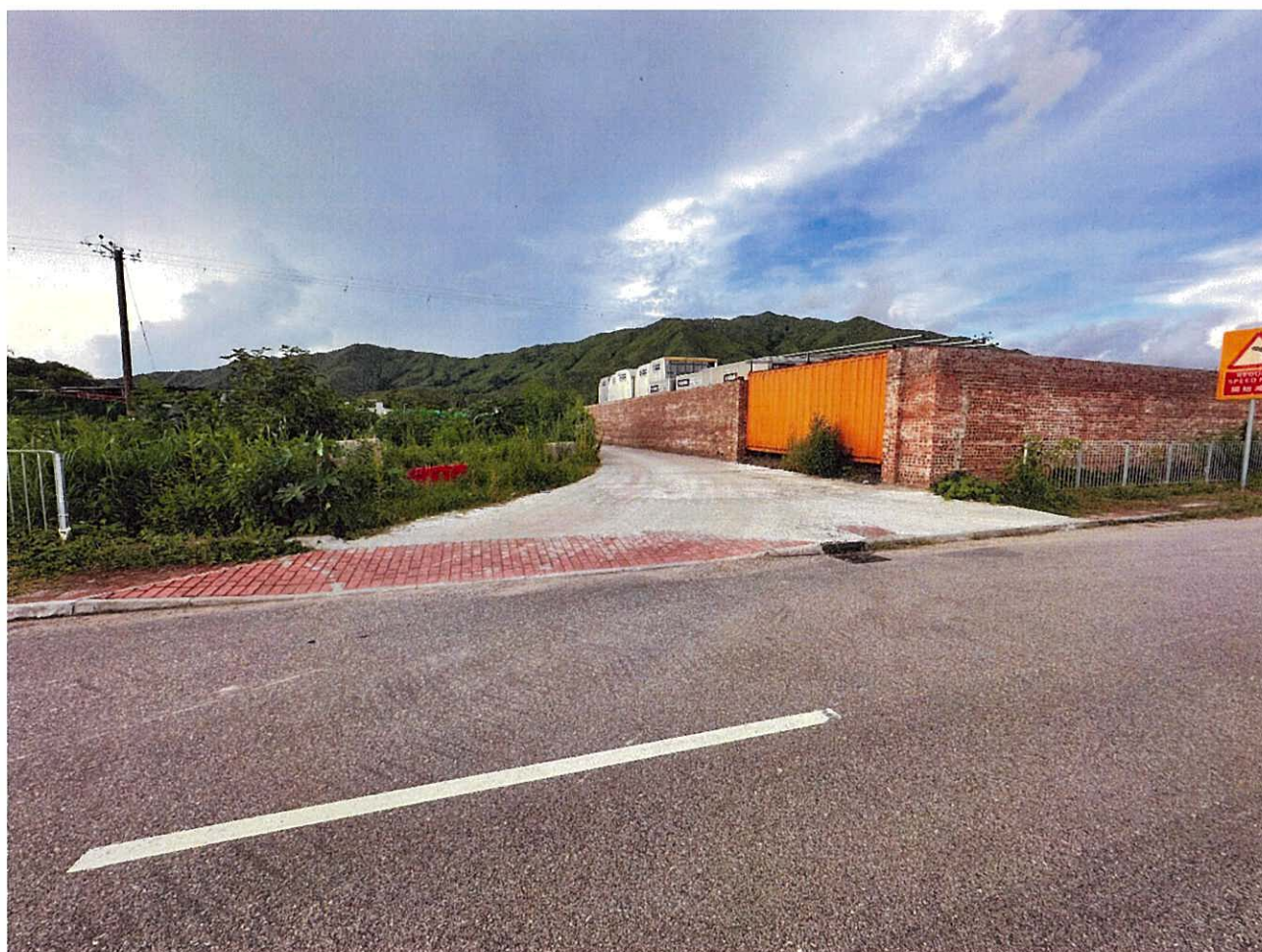
申請人
鄧樂桑

二零二三年八月四日

道路相片：





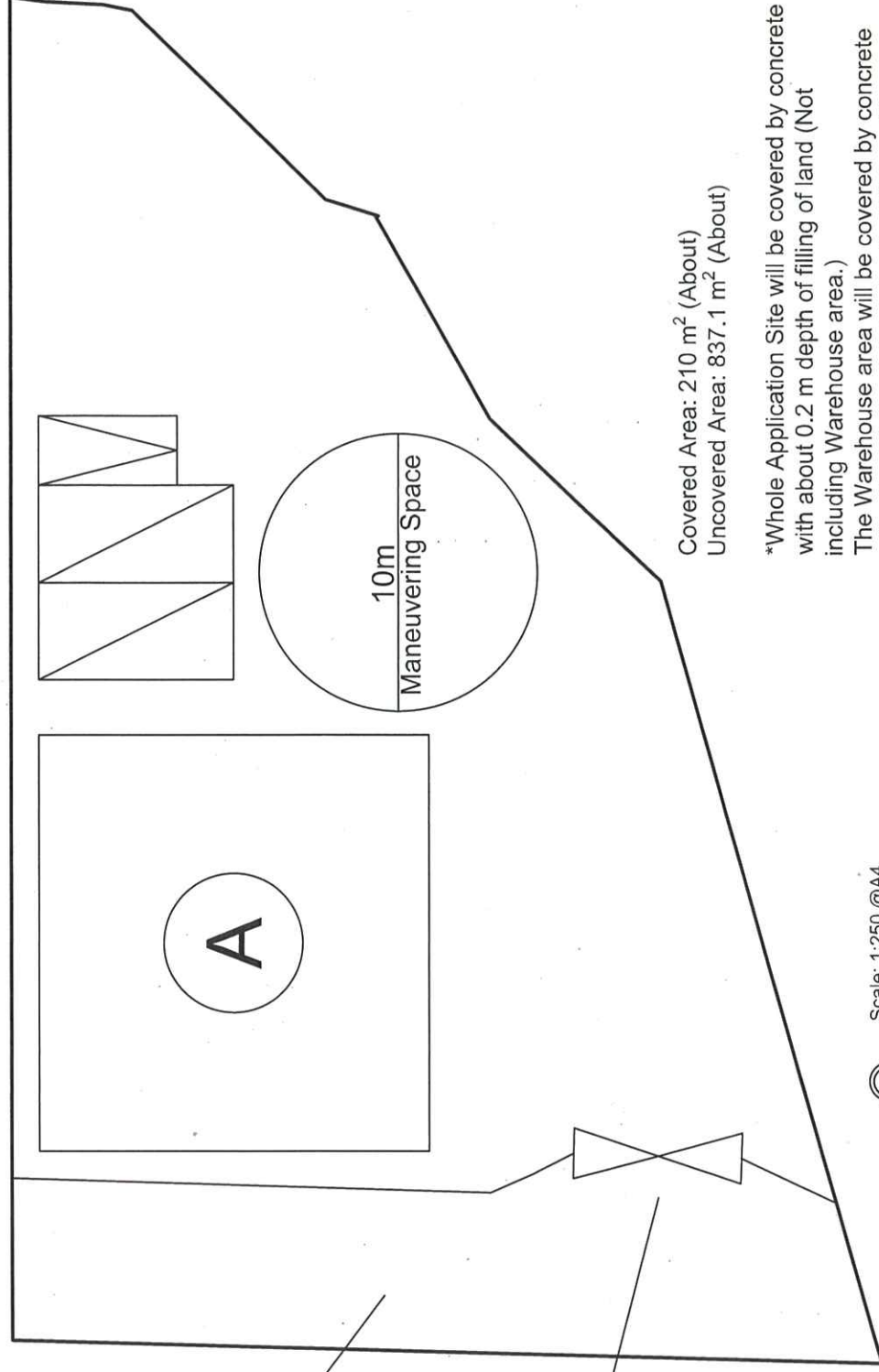


Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Warehouse (Excluding D.G.G.) Ancillary Office	About 15m x 14m = 210 m ²	8m	1 only
	Total	About 210 m ²		

Road Access for public

Ingress / egress:
6m (About)(W)



Covered Area: 210 m² (About)
Uncovered Area: 837.1 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.



Appendix 2

Proposed
Layout Plan

Location:
DD 109 Lot 1356 (Part), 1373 (Part),
1374 (Part) and 1375 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施 (為期3年) 及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) With Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Legend:

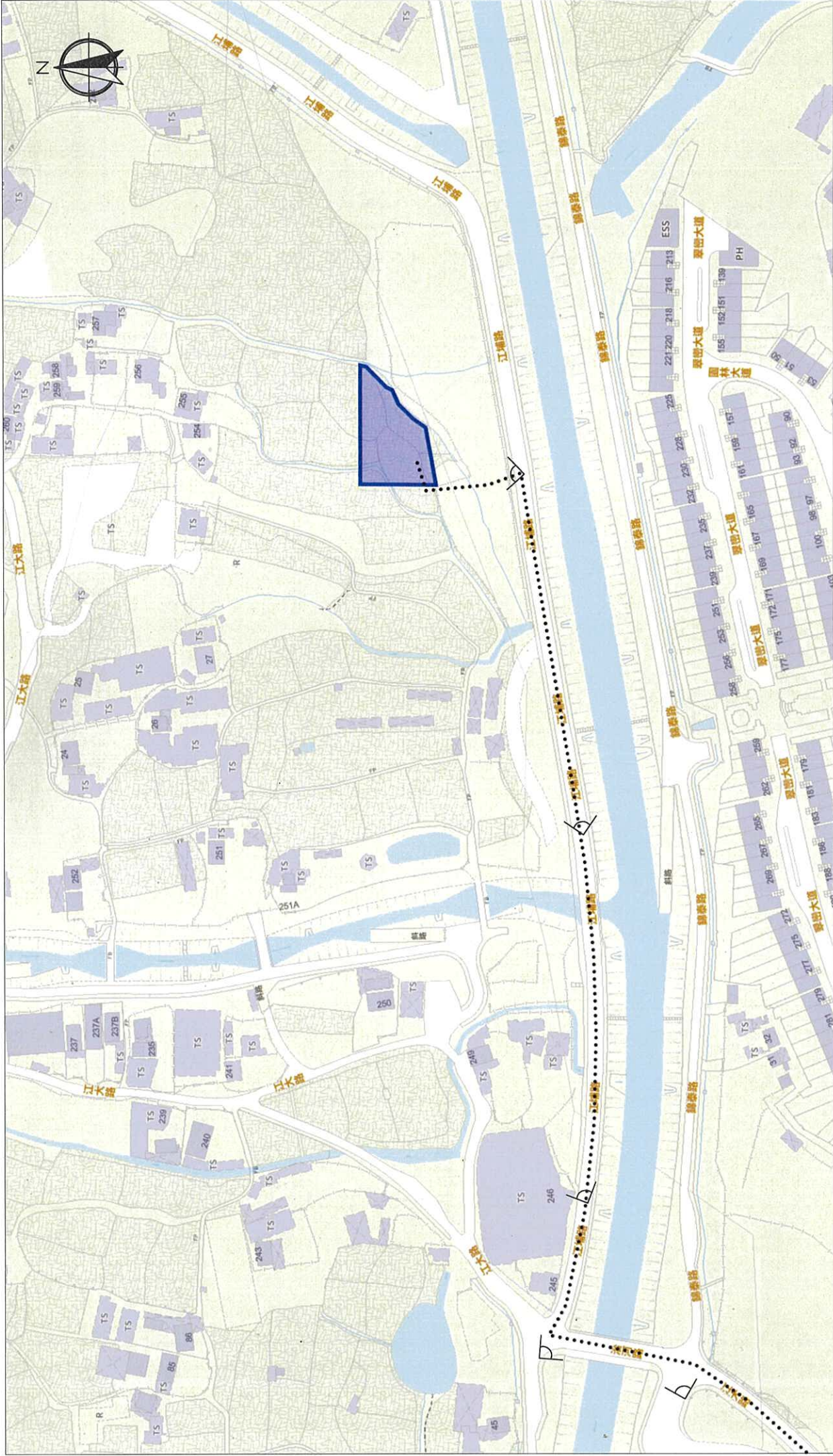
- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

Drawing No.:

2-01

For Identification Only

Date: 31/07/2023



Scale: Undefined @A4

Captured from map.gov.hk on 15th May 2023

Appendix 3 Existing Vehicular Access	Location: Varies Lots in D.D. 109		Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Width of Kong Po Road: 6m (About) Map Legend: ●●●● Road Path ■ Site Boundary ◀ Viewing Point	Drawing No.: 3-01
	OZP: S/YL-KTN/10				
	District: Kam Tin North				For Identification Only Date: 04/08/2023
	Zoning: Agriculture				

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 applications; and
- the application sites (the Sites) comprise 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.

2. Traffic

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

- no comment on the applications from traffic engineering perspective.

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

- no comment on the applications from highways maintenance perspective.

3. Environment

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

- no objection to the applications; and
- there was no environmental complaint concerning the Sites 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 applications from public drainage perspective; and
- should the applications 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 applications subject to fire service installations (FSIs) 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 applications 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 applications from landscape planning perspective; and
- based on the aerial photo of 2022, the Sites are situated in an area of miscellaneous rural fringe landscape character comprising vacant lands, open storages temporary structures, village houses, scattered tree groups. The Sites are vacant and no existing tree is observed within the Sites. Significant adverse impact on the landscape resources and character arising from the proposed uses is not anticipated.

8. **Building Matters**

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

- no objection to the applications.

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 applications and he has no particular comment on the applications.

10. **Other Departments**

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

- 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 uses at the application sites (the Sites);
- (b) to resolve any land issues relating to the proposed uses with the concerned owners of the Sites;
- (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 subject planning applications, the lot(s) owner(s) 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 uses are temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. 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 Sites are connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Sites. 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:
 - part of Kong Po Road is maintained by his Office;
 - any access connecting the Sites and that part of Kong Po Road is not and shall not be maintained by his office; and
 - adequate drainage measures shall be provided to prevent surface water running from the Sites to the nearby public roads and road drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicants are 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;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicants are 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 applicants 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;
- (h) to note the comments of the Director 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. The applicants should 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;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicants should be reminded to avoid polluting or disturbing the adjacent watercourse during operation;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Sites 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 Sites do 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 (UBWs) 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 UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs 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.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



A/YL-KTN/925 DD 109 Kam Tin
10/07/2023 03:41

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/925

Lots 1356 (Part), 1373 (Part), 1374 (Part) in D.D. 109, Kam Tin

Site area: About 1,121,4sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Objections. This application should be considered in tandem with 928.

The lots are part of numerous withdrawn applications for various kinds of Open Storage.

The applicant seeks to legitimize the concreting over of the entire site.

The application should be rejected.

Mary Mulvihill



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)

11th July 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/925)**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
(A/YL-KTN/928)**

1. We refer to the captioned.
2. We urge the Board to reject these two applications as the proposed uses are not in line with the planning intention of the Agriculture zone.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



09/07/2023 05:24

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/928

Lots 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin

Site area: About 1,047.1sq.m.

Zoning: "Agriculture"

Applied use: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Objections. The lots are part of numerous withdrawn applications for various kinds of Open Storage.

The applicant seeks to legitimize the concreting over of the entire site.

The application should be rejected.

Mary Mulvihill



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,
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(Email: tpbpd@pland.gov.hk)

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1. We refer to the captioned.
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3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Proposed Structures Details			
Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
Warehouse (Excluding D.G.G.) Ancillary Office	About 15m x 14m = 210 m ² x 2	8m	1 only
Total	About 420 m ²		

Road Access for public

Ingress / egress:
6m (About)(W)

Covered Area: 420 m² (About)
Uncovered Area: 701.4 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.

Scale: 1:250 @A4



Appendix 2 Proposed Layout Plan	Location: DD 109 Lot 1356 (Part), 1373 (Part), and 1374 (Part) OZP: SYL-KTN/10 District: Kam Tin North Zoning: Agriculture	擬議臨時貨倉 (危險品倉庫除外) (為期3年)及填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	Legend:  Ingress / egress  Proposed Structures  Private Car Parking Space  LGV U/U/L Space	Drawing No.: 2-01
				For Identification Only Date: 22/05/2023

(摘錄自申請人於 12.6.2023 呈交的申請書)
(Extract from Applicant's
Submission of 12.6.2023)

參考編號
REFERENCE No.
AYL-KTN/925 & 928

繪圖
DRAWING
A - 1

AYL-KTN/925

Existing Site Level: +6.9 mPD (About)

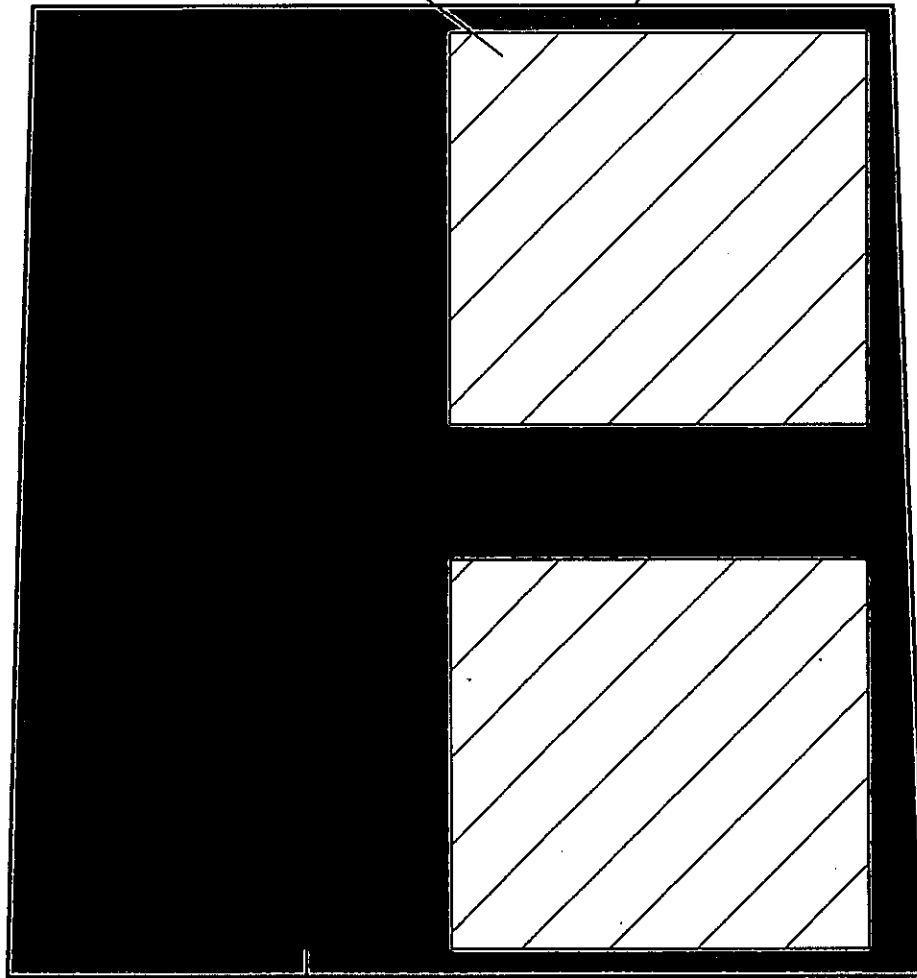
Proposed Site Level: +7.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3 m (About)



Application Site



Existing Site Level: +6.9 mPD (About)

Proposed Site Level: +7.1 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.2 m (About)

Paved Area

About 1,121.4 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1356 (Part)
DD 109 Lot 1373 (Part)
DD 109 Lot 1374 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 22 May 2023

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
（為期3年）及填土工程

Proposed Temporary Warehouse
(excluding Dangerous Goods Godown)
for a Period of 3 Years and Filling of Land

SCALE

1:250

@A4

For Identification Only

Drawing No.

4-01

A/YL-KTN/925

（摘錄自申請人於 12.6.2023 呈交的申請書）
(Extract from Applicant's
Submission of 12.6.2023)

參考編號
REFERENCE No.
A/YL-KTN/925 & 928

繪圖
DRAWING
A - 2

Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Warehouse (Excluding D.G.G.) Ancillary Office	About 15m x 14m = 210 m ²	8m	1 only
	Total	About 210 m ²		

	<u>Structures</u>	<u>Gross Floor Area (GFA)</u>	<u>Height (Not Exceeding)</u>	<u>Storey</u>
A	Warehouse (Excluding D.S.G.) Ancillary Office	About 15m x 14m = 210 m ²	8m	1 only
	Total	About 210 m ²		



Road Access for public

Ingress / egress:
6m (About)(W)

Covered Area: 210 m² (About)
Uncovered Area: 837.1 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Warehouse area will be covered by concrete with about 0.3 m in total depth of filling of land.

Scale: 4:250 @A4

Appendix 2

Location:

DD 109 Lot 1356 (Part), 1373 (Part),
1374 (Part) and 1375 (Part)

Proposed

Layout Plan

擬議臨時貨倉(危險品倉庫除外)
連附屬設施(為期3年)及填土工程

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) With Ancillary Facilities

for a Period of 3 Years and Filling of Land

Legend:

Ingress / egress

Proposed Structures

☐ Private Car Parking Space

☐ LGV U/UL Space

Drawing No.:

2-01

For Identification Only

Date: 31/05/2023

(摘錄自申請人於 12.6.2023 呈交的申請書)
(Extract from Applicant's
Submission of 12.6.2023)

參老編時

REFERENCE No.

A/YL-KTN/928

圖鑑

DRAWING

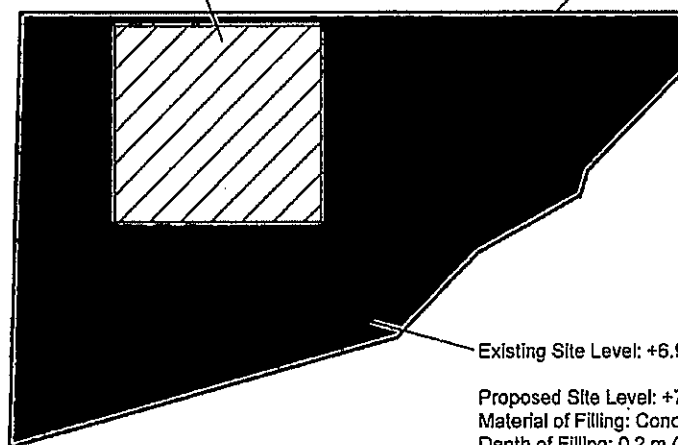
A-3



Existing Site Level: +6.9 mPD (About)

Proposed Site Level: +7.2 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.3 m (About)

Application Site



Existing Site Level: +6.9 mPD (About)

Proposed Site Level: +7.1 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.2 m (About)

Paved Area
About 1,047.1 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1356 (Part)
DD 109 Lot 1373 (Part)
DD 109 Lot 1374 (Part)
DD 109 Lot 1375 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 31 May 2023

Paved Area 平整位置圖

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施 (為期3年) 及填土工程

Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) With Ancillary
Facilities
for a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

A/YL-KTN/928

(摘錄自申請人於 12. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 12.6.2023)

參考編號
REFERENCE No.
A/YL-KTN/925 & 928

繪圖
DRAWING
A - 4