

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

This document is received on 27 JUL 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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301914 1/7 by hand

FORM NO. S10-III 表格第 S10-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YLKTN/999
	Date Received 收到日期	27 JUL 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)

興龍運輸有限公司

### 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)

Goldrich Planners & Surveyors Limited  
金潤規劃測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1716.1 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 904.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 17.9 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" ("OU(RR)")
(f) Current use(s) 現時用途	Temporary Storage of Fertiliser and Food Processing Material under planning approval No. A/YL-KTN/754  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> & (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> & (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> & (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
08/07/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 07/07/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
 位於鄉郊地區土地及/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	Temporary Storage of Fertiliser and Food Processing Material	
	(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	<input checked="" type="checkbox"/> year(s) 年	.....3.....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	811.4	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	904.7	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7	.....
Proposed domestic floor area 擬議住用樓面面積	NA	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	904.7	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	904.7	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Refer to Plan 3 and Appendix 1		
.....		
.....		
.....		
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	0	.....
Motorcycle Parking Spaces 電單車車位	0	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	.....
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	0	.....
Coach Spaces 旅遊巴車位	0	.....
Light Goods Vehicle Spaces 輕型貨車車位	1	.....
Medium Goods Vehicle Spaces 中型貨車車位	0	.....
Heavy Goods Vehicle Spaces 重型貨車車位	0	.....
Others (Please Specify) 其他 (請列明)	Container Vehicles and HGVs Space: 1	.....

Proposed operating hours 擬議營運時間 7 a.m. to 11 p.m. from Mondays to Saturdays (no operation on Sundays and public holidays).....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Fund Kat Heung Road.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

Refer to Appendix 1



**8. Declaration 聲明**

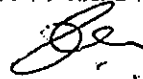
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

FRANCIS LAU

Planning Manager

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

MRTPI, FRICS, RPS(GP)

on behalf of  
代表

Goldrich Planners &amp; Surveyors Limited

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

Date 日期

10/07/2023

(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 423 R. P. (Part) and 428 R.P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, New Territories 新界錦田逢吉鄉丈量約份第107約地段第423號餘段(部份)及第428號餘段和毗連政府土地
Site area 地盤面積	1716.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 17.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 錦田北分區計劃大綱草圖 編號S/YL-KTN/10
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" ("OU(RR)") 「其他指定用途」註明「鐵路專用範圍」地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Storage of Fertiliser and Food Processing Material 臨時存放肥料及食品加工材料

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	904.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.53 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	53 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicles & HGVs space 貨櫃車及重型貨車車位		1      1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan, As-built drainage proposal, Swept Path Analysis & Plan showing public transport services 位置圖、地段索引圖、已建排水設施圖、車輛行駛路徑分析圖及公共交通服務圖		
<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) 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。

# **GoldRich** PLANNERS & SURVEYORS LTD.

## 金 潤 規 劃 測 量 師 行 有 限 公 司

### Executive Summary

1. The application is the subject of a previous approved renewal of planning approval No. A/YL-KTN/754.
2. The application site (the Site) is on Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and adjoining Government Land, Fung Kat Heung, Kam Tin, New Territories.
3. Site area is about 1,716.1 m<sup>2</sup>, including about 17.9 m<sup>2</sup> of Government Land.
4. The Site falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)") on the Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10.
5. The applied use is 'Temporary Storage of Fertiliser and Food Processing Material' for a period of 3 years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board, notwithstanding that the use or development is not provided for in terms of the OZP.
6. A total of 7 temporary structures are provided on site. The gross floor area is about 904.7 m<sup>2</sup>.
7. Operation hours are from 7 a.m. to 11 p.m. from Mondays to Saturdays (no operation on Sundays and public holidays).

### 行政摘要

1. 此申請是連帶於已批准的規劃許可續期申請編號 A/YL-KTN/754。
2. 申請地點位於新界錦田逢吉鄉丈量約份第 107 約地段第 423 號餘段（部份）及第 428 號餘段和毗連政府土地。
3. 申請地點的面積為大約 1,716.1 平方米，包括約 17.9 平方米的政府土地。
4. 申請地點在《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》上劃為「其他指定用途」註明「鐵路專用範圍」地帶。
5. 申請用途為「臨時存放肥料及食品加工材料」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，在該地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
6. 申請人提供 7 個臨時構築物，總樓面面積為大約 904.7 平方米。
7. 營業時間為星期一至星期六上午 7 時至晚上 11 時（星期日及公眾假期休息）。

## JUSTIFICATIONS

### 1 The Applied Use (Same as previous application)

- 1.1 The applied use is 'Temporary Storage of Fertiliser and Food Processing Material' for a Period of 3 Years.

### 2 Application Background

- 2.1 The application is the subject of a previous planning application No. A/YL-KTN/754 approved on 7.4.2021. All approval conditions were satisfactorily complied with by the applicant within specified time limit.
- 2.2 The applicant is proposing one more open shed for storage of fertilisers and food processing materials to meet his growing business. As there is an increase in the floor area (from 845.1 m<sup>2</sup> to 904.7 m<sup>2</sup>), a fresh application is submitted.

### 3 Location (Same as previous application)

- 3.1 The application site (the Site) is on Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and adjoining Government Land, Fung Kat Heung, Kam Tin, New Territories. (Plans 1 & 2)

### 4 Site Area (Same as previous application)

- 4.1 The site area is about 1,716.1 m<sup>2</sup>, including about 17.9 m<sup>2</sup> of Government Land. Compared with the previous approved application No. A/YL-KTN/754, the site area remains unchanged.

### 5 Town Planning Zoning

- 5.1 The Site falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)") on the Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10.
- 5.2 The planning intention of the "OU(RR)" zone is intended primarily for railway development.
- 5.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board (TPB/the Board), notwithstanding that the use or development is not provided for in terms of the OZP.
- 5.4 The Site falls within Category 2 areas under TPB Guidelines No. 13G for 'Application for Open Storage and Port Back-up Uses'. The development is not incompatible with the surrounding area as most of the land uses are open storage yards, workshops and car parks, etc.

## 6 Nature of Stored Items (Same as previous application)

- 6.1 The fertiliser stored at the Site is urea (尿素), which is stored in liquid and solid granular form. Those in liquid form is stored in plastic containers and those in solid granular form is stored in bags.
- 6.2 The stored food processing material is sodium bicarbonate. It is in solid form and stored in bags.
- 6.3 The stored items are non-flammable, non-toxic, and non-corrosive.
- 6.4 There is no adverse odour effect anticipated to the surroundings.

## 7 Development Parameters

### 7.1 Structure

- 7.1.1 Structures 1 to 6 are existing temporary structures approved under previous application No. A/YL-KTN/754, while Structure 7 is a new proposed temporary structure made of metal sheets. The detailed dimensions of the structures are as follows (Plan 3):

No.	Structures	Covered Area	Floor Area	No. of Storeys	Height
1	Open Shed	443.2 m <sup>2</sup>	443.2 m <sup>2</sup>	1	About 6.5 m
2	Storage	230.0 m <sup>2</sup> (Under Structure 1)	230.0 m <sup>2</sup> (Under Structure 1)	1	About 6.5 m
3	Latrine	4.4 m <sup>2</sup>	4.4 m <sup>2</sup>	1	About 2.6 m
4	Container	14.6 m <sup>2</sup> (Under Structure 1)	14.6 m <sup>2</sup> (Under Structure 1)	1	About 2.6 m
5	Storage	212.0 m <sup>2</sup>	212.0 m <sup>2</sup>	1	About 6.5 m
6	Open Shed	185.5 m <sup>2</sup>	185.5 m <sup>2</sup>	1	About 8 m
7	Open Shed	<u>59.6 m<sup>2</sup></u>	<u>59.6 m<sup>2</sup></u>	1	About 8 m
Total:		<u>904.7 m<sup>2</sup></u>	<u>904.7 m<sup>2</sup></u>		

- 7.1.2 Structure 1 (Open Shed) is used as a shelter and resting area for workers. Structures 2, 5 (Storage), 6 and 7 (Open Shed) are used for the storage of fertilisers and food processing materials. Structure 4 (Container) is used for the storage of documents and small equipment.

- 7.1.3 There is no workshop activity at the Site.

- 7.1.4 The remaining open area is reserved for vehicle manoeuvring only.

## Appendix 1

- 7.1.5 Parking space is not provided at the Site. The parking arrangement remains the same as that approved under the previous application No. A/YL-KTN/754.

### 7.2 Operation Hours (Same as previous application)

- 7.2.1 The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. There is no operation on Sundays and public holidays. The operation hours remains the same as that approved under the previous application No. A/YL-KTN/754.

## 8 Previous Applications

- 8.1 The Site is the subject of 6 previous approved applications for 'Food Product Factory', 'Food Product Factory with Ancillary Open Storage Use', 'Temporary Storage of Household Goods and Food' or 'Temporary Storage of Fertiliser'. Details of these applications are shown below:

Application No.	Applied Use	Date of Approval
A/YL-KTN/13	Food Product Factory for a Period of 2.5 Years	12.04.1996
A/YL-KTN/88	Food Product Factory with Ancillary Open Storage Use for a Period of 2 years	11.6.1999
A/YL-KTN/180	Temporary Storage of Household Goods and Food for a Period of 3 Years	10.10.2003
A/YL-KTN/259	Renewal of Planning Approval for Temporary Storage of Household Goods and Food for a Period of 3 Years	29.9.2006
A/YL-KTN/476	Temporary Storage of Fertiliser for a Period of 3 Years	04.09.2015
A/YL-KTN/591	Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years	06.04.2018
A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years	26.3.2021

- 8.2 Given that previous applications for Food Product Factory and Storage Use at the Site have been approved and that the planning circumstances have not been significantly change, it is considered that the planning circumstances of the current application are similar to the previous approved applications.



**9 Similar Applications in Vicinity (Same as previous application)**

- 9.1 Various open storage and workshop uses are found to the north and south of the Site within the same "OU(RR)" zone. The temporary nature of the applied use is considered compatible with the surrounding land uses.

**10 No Adverse Impacts to surrounding environment (Same as previous application)**

**10.1 Visual (Same as previous application)**

- 10.1.1 The development is compatible with the surrounding land uses predominated by open storage, warehouses, workshop, and vacant land uses.
- 10.1.2 The development comprises single-storey open sheds and converted-containers. It is compatible with the surrounding environment where open storage uses can be found to the immediate east of the Site. No significant adverse visual impact is anticipated.

**10.2 Landscape (Same as previous application)**

- 10.2.1 The landscape proposal remains the same as that approved under the previous application No. A/YL-KTN/754. The 18 existing trees as shown in the landscape proposal within the Site will be properly maintained (Plan 4).
- 10.2.2 Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. would be undertaken when necessary to ensure healthy establishment of the trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care during Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

**10.3 Drainage (Same as previous application)**

- 10.3.1 The drainage proposal remains the same as that approved under the previous application No. A/YL-KTN/754. The existing 225mm u-channels around the site have been maintained in good conditions throughout the approval period (Plan 5).

## 10.4 Traffic (Same as previous application)

- 10.4.1 The Site is accessible from San Tam Road via Fund Kat Heung Road. Vehicular access is located at the northern part of the Site (**Plan 3**).
- 10.4.2 Light goods vehicles (LGVs) are usually used for logistic. Heavy goods vehicles (HGVs) or container vehicles are used for goods from shipping around 1-2 times per month.
- 10.4.3 The provision of loading/unloading (U/UL) spaces remains the same as that approved under the previous application No. A/YL-KTN/754: 1 no. of U/UL space for LGVs and 1 no. of U/UL space for container vehicles/HGVs are provided at the Site for daily operation of the development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 6**).
- 10.4.4 No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked on the Site.
- 10.4.5 The estimated daily trip generation and attraction rate of the proposed use on weekdays and weekends are shown in the table below:

	<b>Trip Generation Rate</b>	<b>Trip Attraction Rate</b>
<b>Time slots</b>	<b>Light goods vehicles</b>	<b>Light goods vehicles</b>
0700 - 0800	0	0
0800 - 0900	0	0
0900 - 1000	0	0
1000 - 1100*	1	0
1100 - 1200*	0	1
1200 - 1300	0	0
1300 - 1400	0	0
1400 - 1500*	1	0
1500 - 1600*	0	1
1600 - 1700	0	0
1700 - 1800	0	0
1800 - 1900	0	0
1900 - 2000	0	0
2000 - 2100	0	0
2100 - 2200	0	0
2200 - 2300	0	0
<b>Total</b>	<b><u>2</u></b>	<b><u>2</u></b>

\* Expected peak hours

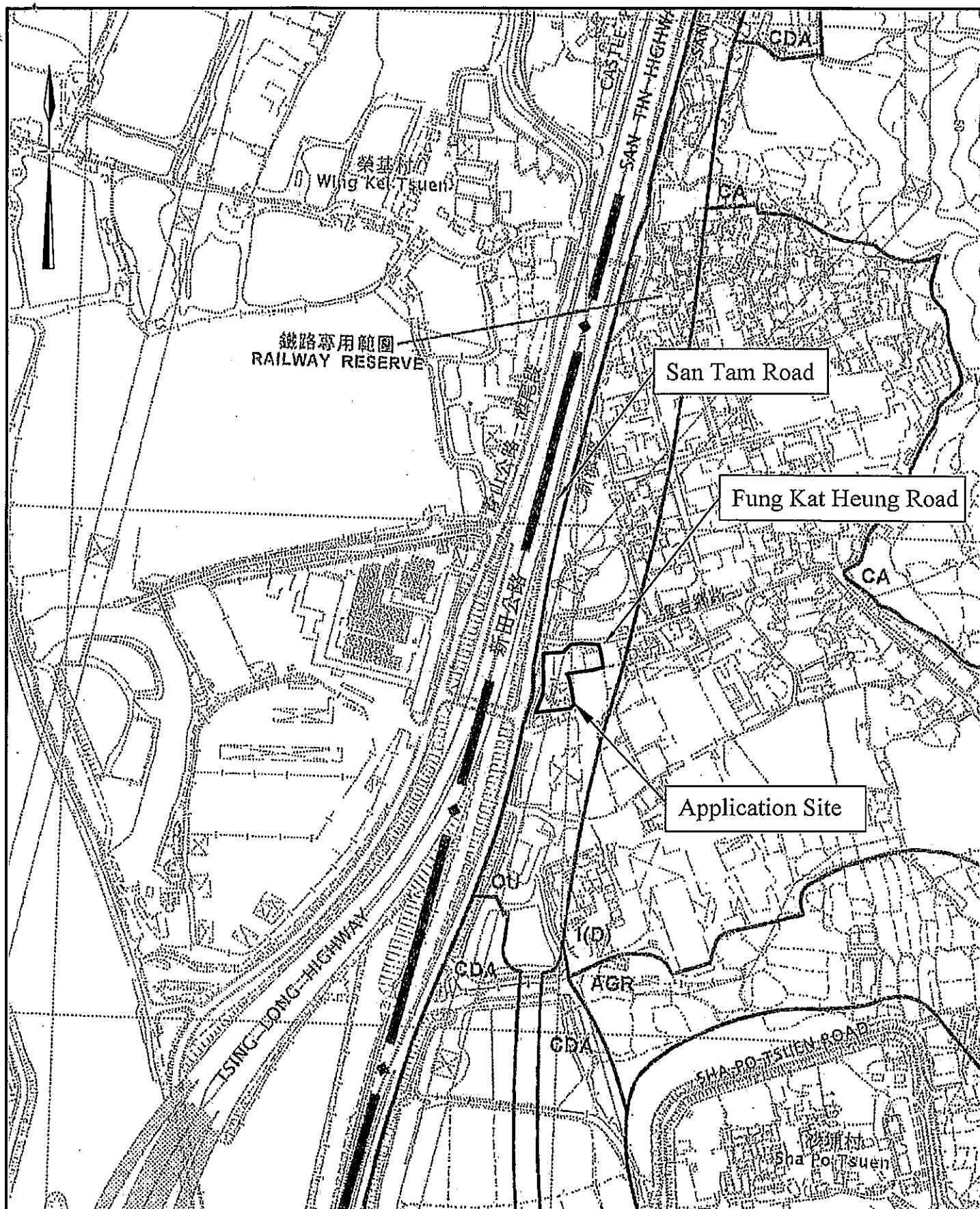
## **Appendix 1**

- 10.4.6 The rate of trip generation and attraction is anticipated to be 4 per day (2 in and two out). Peak hours of the service are expected to be from 10:00 a.m. to 12:00 p.m. and from 2:00 p.m. to 4:00 p.m. The number of trips generated from and attracted to the Site is expected to be similar for both weekdays and weekends.
- 10.4.7 Given the relatively low level of trip generation and trip attraction rate, significant adverse impact on the adjacent road networks, e.g. San Tin Highway, is not anticipated.
- 10.4.8 The development is accessible by public transport service (**Plan 7**). There is a Green Minibus & bus stop (Fung Kat Heung) at a distance of about 70 m to the west of the Site. The estimated walking time is within 1 minute.

## **11 Planning Gain (Same as previous application)**

- 11.1 The applied use can provide employment opportunities to local residents.
- 11.2 Provided that the applied use is on a temporary basis, it would not frustrate the long-term planning intention of the "OU(RR)" zone.

- End -



Extract from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9

Not to scale

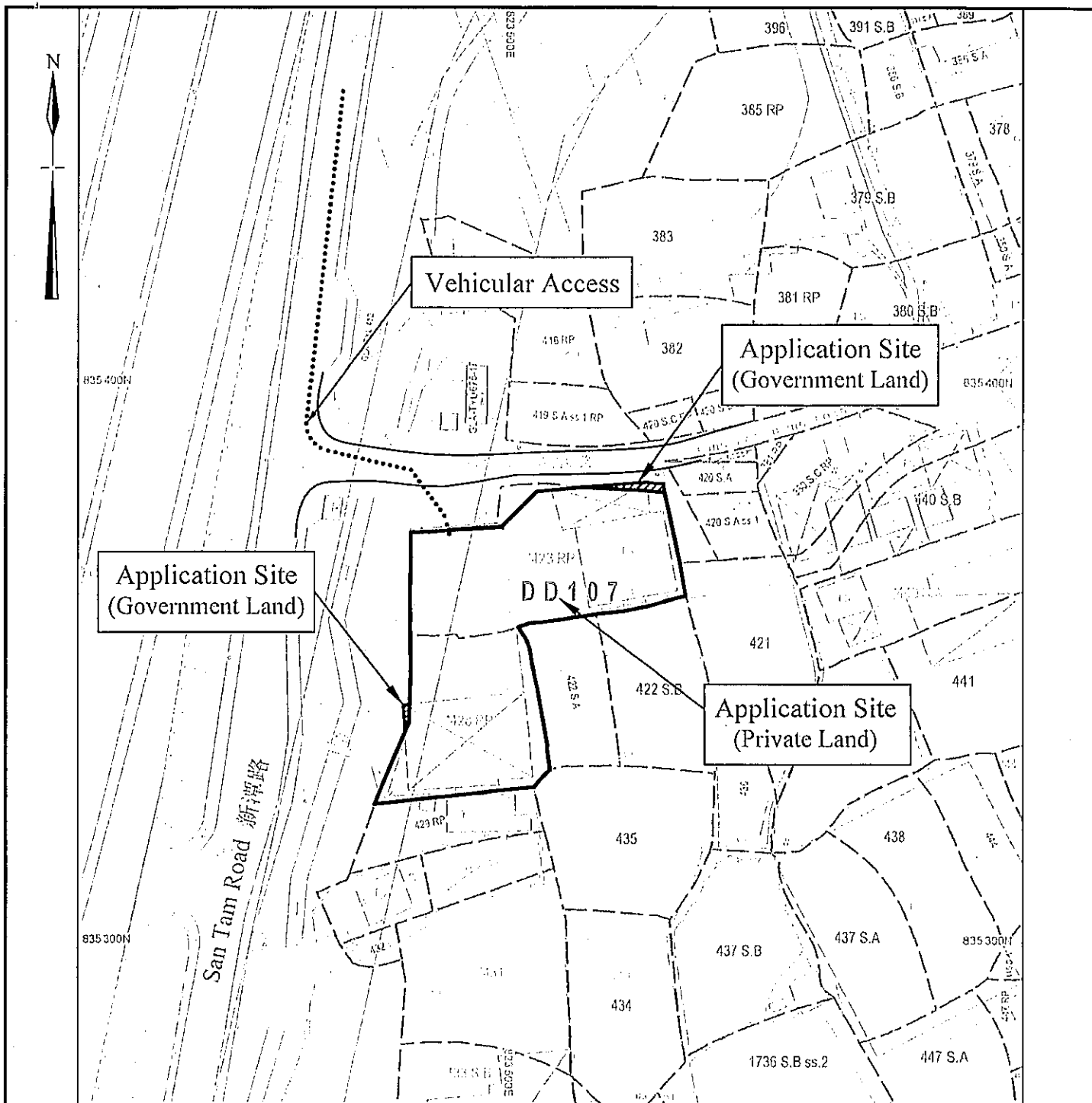
### Location Plan



Goldrich Planners &  
Surveyors Ltd.

July 2023

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107  
and Adjoining Government Land,  
Fung Kat Heung, Yuen Long, New Territories

Plan 1  
( P 6085 )

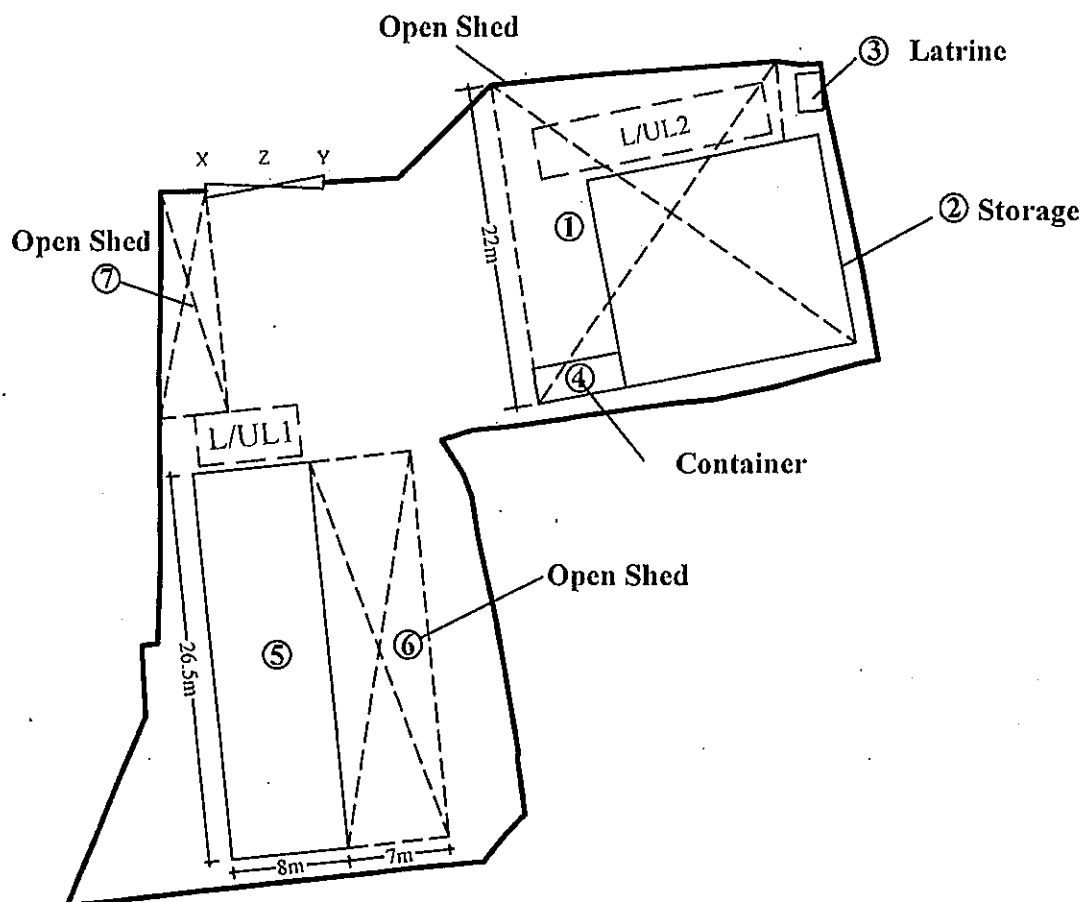
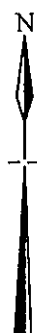


	Private Land :	1,698.2m <sup>2</sup>
	Government Land :	17.9m <sup>2</sup>

Total Site Area : 1,716.1m<sup>2</sup>

1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
July 2023	Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories	Plan 2 ( P 6085 )





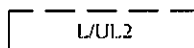
#### Legend



Ingress/ egress: x and y through z



Loading / Unloading space for Light Goods Vehicles  
(3.5m (W) x 7m (L))



Loading / Unloading space for Container Vehicles and Heavy Goods Vehicles  
(3.5m (W) x 16m (L))

Total Site Area: 1,716.1m<sup>2</sup>

No.	Structure	Covered Area	Floor Area	No. of Storeys	Height
1	Open Shed	443.2 m <sup>2</sup>	443.2 m <sup>2</sup>	1	About 6.5 m
2	Storage	230.0 m <sup>2</sup> (Under Structure 1)	230.0 m <sup>2</sup> (Under Structure 1)	1	About 6.5 m
3	Latrine	4.4 m <sup>2</sup>	4.4 m <sup>2</sup>	1	About 2.6 m
4	Container	14.6 m <sup>2</sup> (Under Structure 1)	14.6 m <sup>2</sup> (Under Structure 1)	1	About 2.6 m
5	Storage	212.0 m <sup>2</sup>	212.0 m <sup>2</sup>	1	About 6.5 m
6	Open Shed	185.5 m <sup>2</sup>	185.5 m <sup>2</sup>	1	About 8 m
7	Open Shed	59.6 m <sup>2</sup>	59.6 m <sup>2</sup>	1	About 8 m
	Total	904.7 m <sup>2</sup>	904.7 m <sup>2</sup>		

1:500

#### Site Plan

Goldrich Planners &  
Surveyors Ltd.

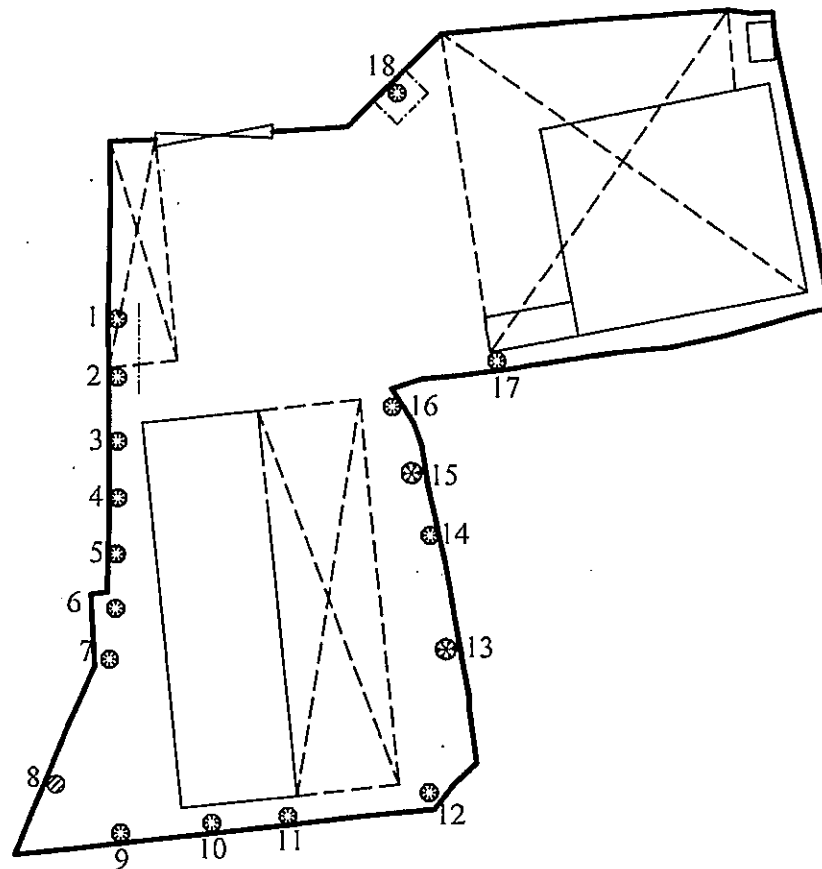
July 2023

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107  
and Adjoining Government Land,  
Fung Kat Heung, Yuen Long, New Territories

Plan 3  
(P6085)







### Legend

----- Car Stopper (about 1 meter from planting area)

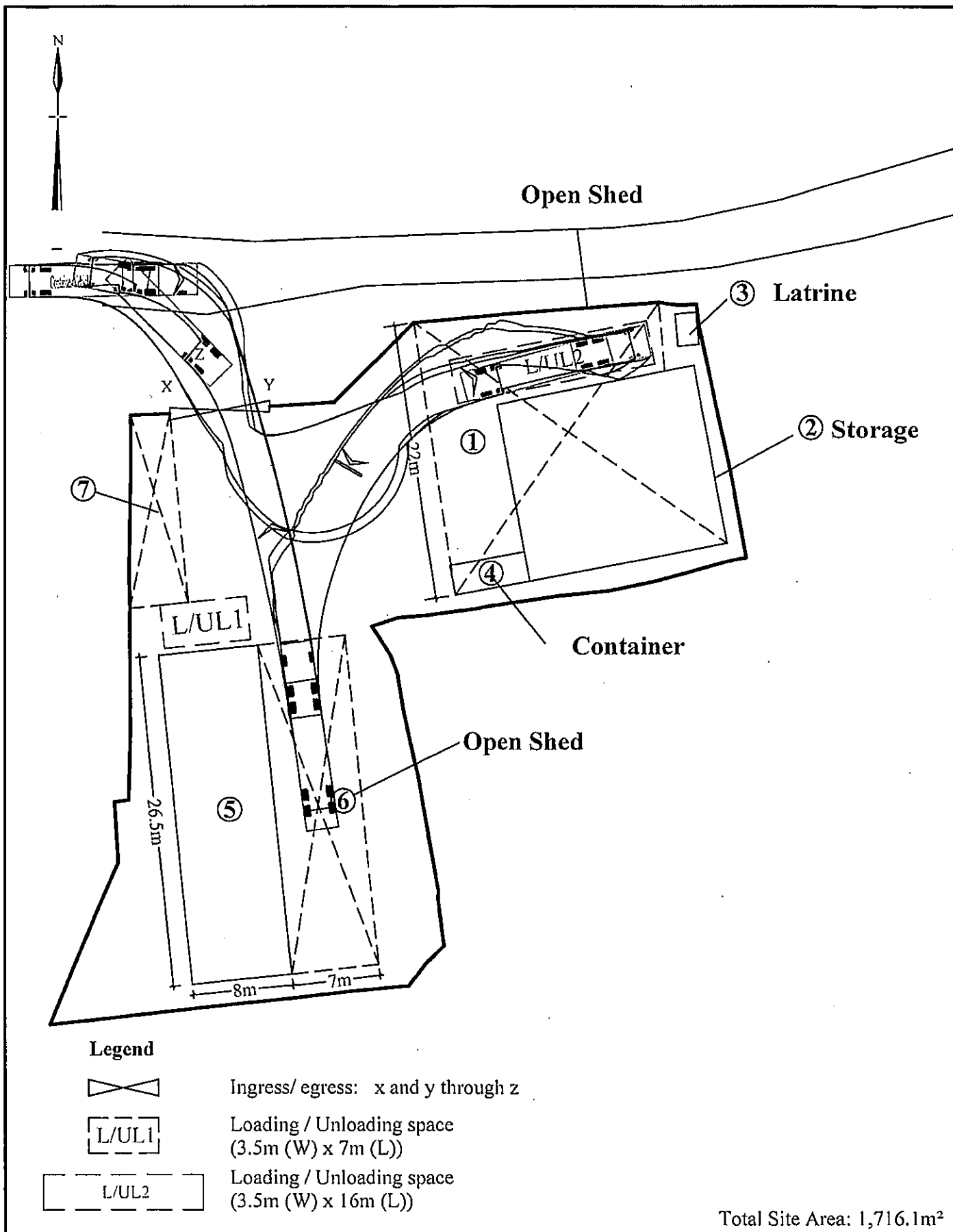
	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
⊗ Naturally Existing Trees	4m	2.75m	1
⊗ Existing Ficus Microcarpa (細葉榕)	4m	2.75m	15
⊗ Existing Bauhinia blakeana (洋紫荊)	4m	2.75m	2
Total	-	-	18

1:500	<b>Landscape Proposal</b>  Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 4 ( P6085 )



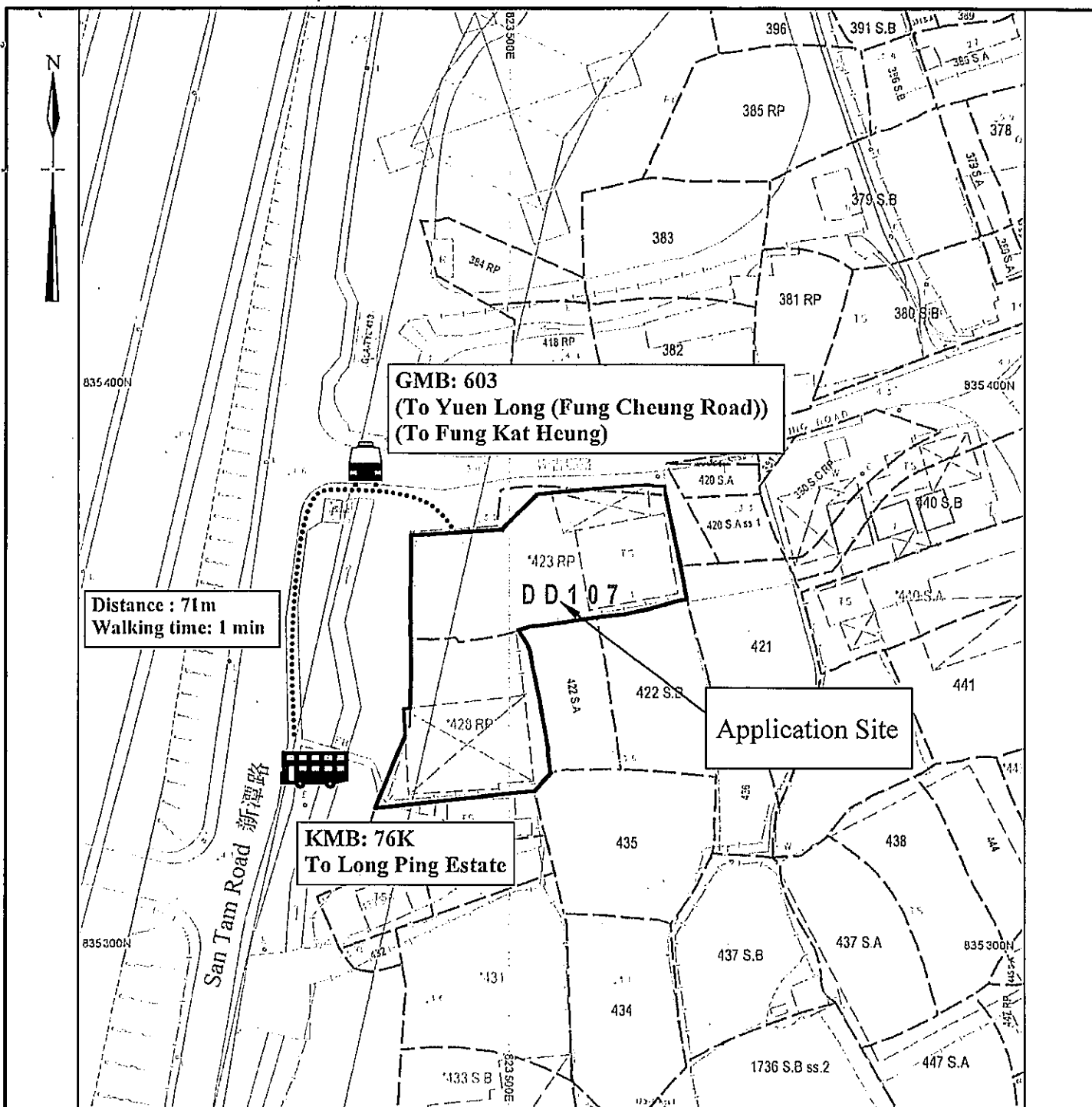






1:400	Swept Path Analysis Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 6 ( P6085 )





Legend:



Bus Stop



Minibus Stop

1:1000

Location of Bus and Minibus Stop

Goldrich Planners &  
Surveyors Ltd.

July 2023

Lots 423 R. P. (Part) and 428 R. P. in D. D. 107  
and Adjoining Government Land,  
Fung Kat Heung, Yuen Long, New Territories

Plan 7  
( P 6085 )





金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/949

Our Ref. \_\_\_\_\_

14 September 2023

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Temporary Storage of Fertilisers and Food Processing Material  
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,  
Lots 423 R. P. (Part) and 428 R. P. in D. D. 107 and Adjoining Government Land,  
Fung Kat Heung, Kam Tin, New Territories  
(Application No. A/YL-KTN/949)**

We write to submit further information in response to comments from the Agriculture, Fisheries and Conservation Department, Highways Department and Planning Department conveyed by the Fanling, Sheung Shui and Yuen Long East District Planning Office of the Planning Department (Contact person: Mr. Long-ting YIP, Tel.: 3168 4046) via e-mail dated 14.9.2023 for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

**Further Information for  
Planning Application No. A/YL-KTN/949**

**Comment from the Agriculture, Fisheries and Conservation Department dated 14.8.2023**

Contact person: Ms. Cheuk-ling WONG (Tel.: 2150 6933)

<b>I.</b>	<b>Comment</b>	<b>Response</b>
1.	The applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation.	The applicant has noted to avoid polluting or disturbing the adjacent watercourse during operation.

**Comment from the Highways Department dated 28.8.2023**

Contact person: Mr. Andy LI (Tel.: 3525 1930)

<b>II.</b>	<b>Comment</b>	<b>Response</b>
1.	The applicant should commit in the concerned planning application to timely retreat and vacate the land of the application site according to the requirements and deadline for vacation mentioned in the land acquisition / resumption notice to be served by the Government for future railway development.	The applicant has noted to commit in the concerned planning application to timely retreat and vacate the land of the application site according to the requirements and deadline for vacation mentioned in the land acquisition / resumption notice to be served by the Government for future railway development.
2.	The Site would be subject to nuisance, such as noise and vibration. The applicant should have taken the impacts arising from railway construction, operation and maintenance into consideration.	The applicant has noted that the Site would be subject to nuisance, such as noise and vibration. The applicant has noted that impacts arising from railway construction, operation and maintenance should be taken into consideration.

**Comment from the Planning Department dated 14.9.2023**

Contact person: Mr. Long-ting YIP (Tel.: 3168 4046)

<b>III.</b>	<b>Comment</b>	<b>Response</b>
1.	Clarify the use of the extra open shed in the application.	As mentioned in Section 2.2 in Appendix 1 of the original submission, the additional open shed will be used as storage of fertilisers and food processing materials to meet the growing business of the applicant.
2.	Name of applicant in English.	The name of applicant in English is Win Dragon Transportation Limited, which was the same applicant as in previous application No. A/YL-KTN/754.

- END -

**Previous s.16 Applications covering the Application Site on the Kam Tin North Outline Zoning Plan (OZP)**

**Approved Applications**

<b>Application No.</b>	<b>Use/ Development</b>	<b>Date of Consideration</b>
A/YL-KTN/13	Proposed Food Product Factory	12.4.1996 (approved for 2.5 Years)
A/YL-KTN/88	Food Product Factory with Ancillary Open Storage Use	11.6.1999 (approved for 2 Years)
A/YL-KTN/180	Proposed Temporary Storage of Household Goods and Food for 3 years	10.10.2003 (approved for 2 Years)
A/YL-KTN/259	Renewal of Planning Approval for Temporary Storage of Household Goods and Food for 3 Years	29.9.2006 (approved for 2 Years)
A/YL-KTN/476	Temporary Storage of Fertiliser for a Period of 3 Years	4.9.2015 [revoked on 4.2.2018]
A/YL-KTN/591	Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years	6.4.2018
A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years	26.3.2021

**Similar s.16 Applications in the vicinity of the Application Site straddling the “OU(Railway Reserve)” Zone on the Kam Tin North OZP**

**Approved Applications**

<b>Application No.</b>	<b>Use/ Development</b>	<b>Date of Consideration</b>
A/YL-KTN/594	Temporary Warehouse (Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	3.8.2018 [revoked on 3.7.2020]
A/YL-KTN/750	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	12.3.2021
A/YL-KTN/783	Temporary Warehouse for a Period of 3 Years	24.9.2021 [revoked on 24.3.2023]



**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;
- portion of GL within the Site is covered by Short Term Tenancy No. 2999 for the purposes of temporary storage of fertiliser and no permission is given for occupation of GL (about 9.9m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
- within the Site, the private lots are currently covered by Short Term Waiver (STW) No. 4669 for the purpose of "temporary storage of fertiliser".

**2. Traffic**

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

**3. Railway Development**

Comments of the Chief Engineer/Railway Development Division 1-1, Railway Development Office, Highways Department (RDO, HyD):

- no adverse comment on the application from railway development perspective.

**4. Landscape**

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

- the Site falls within "OU(Railway Reserve)" zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

## 5. Drainage

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

- no objection in-principle to the applied use noting that the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-KTN/754; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous application and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## 6. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.

## 7. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- as the Site has been paved, he has no comment on the application from nature conservation perspective; and
- should the application be approved, the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation.

## 8. Building Matters

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

- no objection to the application; and
- there is no record of approval by the Building Authority for the existing structures at the Site and BD is not in a position to offer comments on their suitability for the use related 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 specific 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), the Civil Engineering and Development Department;
- the Director of Electrical and Mechanical Services;
- the Chief Engineer/Construction, the Water Supplies Department;
- the Commissioner of Police; and
- the Project Team Leader/Housing, the Civil Engineering and Development Department.





**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) the permission is given to the applied use under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (c) the Site may be affected by the proposed Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for implementation of the NOL project;
- (d) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Short Term Waiver/Short Term Tenancy (STW/STT) holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, 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 remaining Government Land (GL) portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion without STT. 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - his department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements

in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised on the following points: (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (ii) the location of proposed fire service installations to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan;

(i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the applicant is reminded to avoid polluting or disturbing the adjacent watercourse during operation; and

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are unauthorised building works (UBWs) under the BO and should not be designated for any proposed use under the application;
- 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 Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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



**A/YL-KTN/949 DD 107 Fung Kat Hung Railway Reserve**  
24/08/2023 03:01

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

Dear TPB Members,

Now that the link to previous history of applications has been removed from the website, it is difficult to determine how many extensions have been granted and if conditions were in fact every fulfilled.

Members have a duty to raise this question as its role is to represent the community in the planning process.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 11 March 2021 3:46 AM CST  
**Subject:** A/YL-KTN/754 DD 107 Fung Kat Hung Railway Reserve

A/YL-KTN/754  
Lots No. 423 R.P. (part) and 428 R.P. in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin  
Site area : About 1,716.1sq.m Includes Government Land of about 17.9sq.m  
Zoning : "Other Specified Uses" annotated "Railway Reserve"  
Applied use: Storage of Fertilizer and Food Processing Material / ?? Vehicle Parking

Dear TPB Members,

The Director of Environmental Protection (DEP) did not support the application as there were heavy vehicles involved – but no parking shown on application?

2009 – 2015 no history of approvals so no conditions to fulfill?  
A/YL-KTN/476 Approved 4/9/15 Revoked 4/2/18 NO MENTION ON MINUTES  
A/YL-KTN/591 Approved 6/4/18 followed by an a record breaking **ELEVEN EXTENSIONS OF TIME**

But never mind, business as usual and back for another roll over.

Perhaps members could ask some questions this time around?

Mary Mulvihill

