

2023年 8月 1 4日

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 14 AUG 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/YL-KTN/951
	Date Received 收到日期	14 AUG 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)

Excel Link Development Limited 駿滙發展有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1508 RP, 1509, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 17,052 sq.m 平方米 ☒ About 約	☒ Gross floor area 總樓面面積 9,554 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)	171 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	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	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

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

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

has notified "current land owner(s)"

已通知 「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. 如上述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 10/8/2023 (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/7/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one "✓".
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號。
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料。

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 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 Associated Filling of Land
 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 7,498sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 9,554sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 3
 Proposed domestic floor area 擬議住用樓面面積 1sq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 9,554sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 9,554sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	1,784 m ² (ABOUT)	1,784 m ² (ABOUT)	13 m (ABOUT)(1-STORY)
B2	ANCILLARY OFFICE	616 m ² (ABOUT)	616 m ² (ABOUT)	13 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	7,154 m ² (ABOUT)	7,154 m ² (ABOUT)	13 m (ABOUT)(1-STORY)
	ANCILLARY OFFICE			
TOTAL		9,554 m ² (ABOUT)	9,554 m ² (ABOUT)	

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

Private Car Parking Spaces 私家車車位 6 (PC)
 Motorcycle Parking Spaces 電單車車位
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
 Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位
 Coach Spaces 旅遊巴車位
 Light Goods Vehicle Spaces 輕型貨車車位 4 (LGV)
 Medium Goods Vehicle Spaces 中型貨車車位 4 (MGV)
 Heavy Goods Vehicle Spaces 重型貨車車位
 Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營地時間 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Castle Peak Road - Tam Mi via Shui Mei Road and Mei Fung Road</u>	
	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 17,052 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.4 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ 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 supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited

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



Date 日期

25/7/2023

(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 <u>as far as possible</u> . 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 1508 RP, 1509, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	17,052 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 171 sq. m 平方米 ☒ About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10
Zoning 地帶	"Agriculture" zone
Type of Application 申請類別	☒ 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 Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ ☐ About 約 ☐ Not more than 不多於	/ ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	9,554 ☒ About 約 ☐ Not more than 不多於	0.56 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	13 (about)	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	56 % ☒ 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		6
	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) _____ _____		6 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		8
	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) _____ _____		4 (LGV) 4 (MGV)

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)	☐	☒
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Plan showing the filling of land area of the Site, Swept path analysis		
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。

Supplementary Statement

1) Background

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

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (Plan 2). Despite the fact that the applied use is not in line with the planning intention of the "AGR" zone, similar S.16 planning applications (Nos. A/YL-KTN/824, 852, 890, 898 etc.) for the 'warehouse' use were approved by the Board within the same "AGR" zone. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "AGR" zone.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is surrounded by sites occupied by vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 17,052 m² (about), including 171 m² (about) of GL (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. 3 structures are proposed at the Site for warehouses (excl. D.G.G.)

and ancillary offices with total GFA of 9,554 m² (about) (Plan 4). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 15 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	17,052 m ² (about), including 171 m ² (about) of GL
Covered Area	9,554 m ² (about)
Uncovered Area	7,498 m ² (about)
Plot Ratio	0.56 (about)
Site Coverage	56% (about)
Number of Structure	3
Total GFA	9,554 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	9,554 m ² (about)
Building Height	13 m (about)
No. of Storey	1

- 3.2 The proposed warehouses are intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.4m (about) in depth for site formation of structures and circulation space (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Castle Peak Road – Tam Mi via Shui Mei Road and Mei Fung Road (Plan 1). A total of 14 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at Table 2 below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	6
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	4
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	4

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 6). As traffic generated and attracted by the proposed development is minimal (as shown at Table 3 below), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	6	0	1	0	0	0	7
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	6	0	1	0	0	7
Traffic trip per hour (10:00 – 17:00)	1	1	2	2	2	2	10

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

4) Conclusion

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

after planning approval has been granted by the Board.

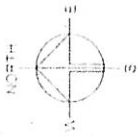
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years with Associated Filling of Land'.

R-riches Property Consultants Limited

July 2023

LIST OF PLANS

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



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA 17,052 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA SHUI
MEI ROAD AND MEI FUNG ROAD

ACCESSIBLE FROM CASTLE
PEAK ROAD - TAM MI VIA SHUI
MEI ROAD AND MEI FUNG ROAD

APPLICATION SITE



LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 8000 @ A4

DATE

12.7.2023

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

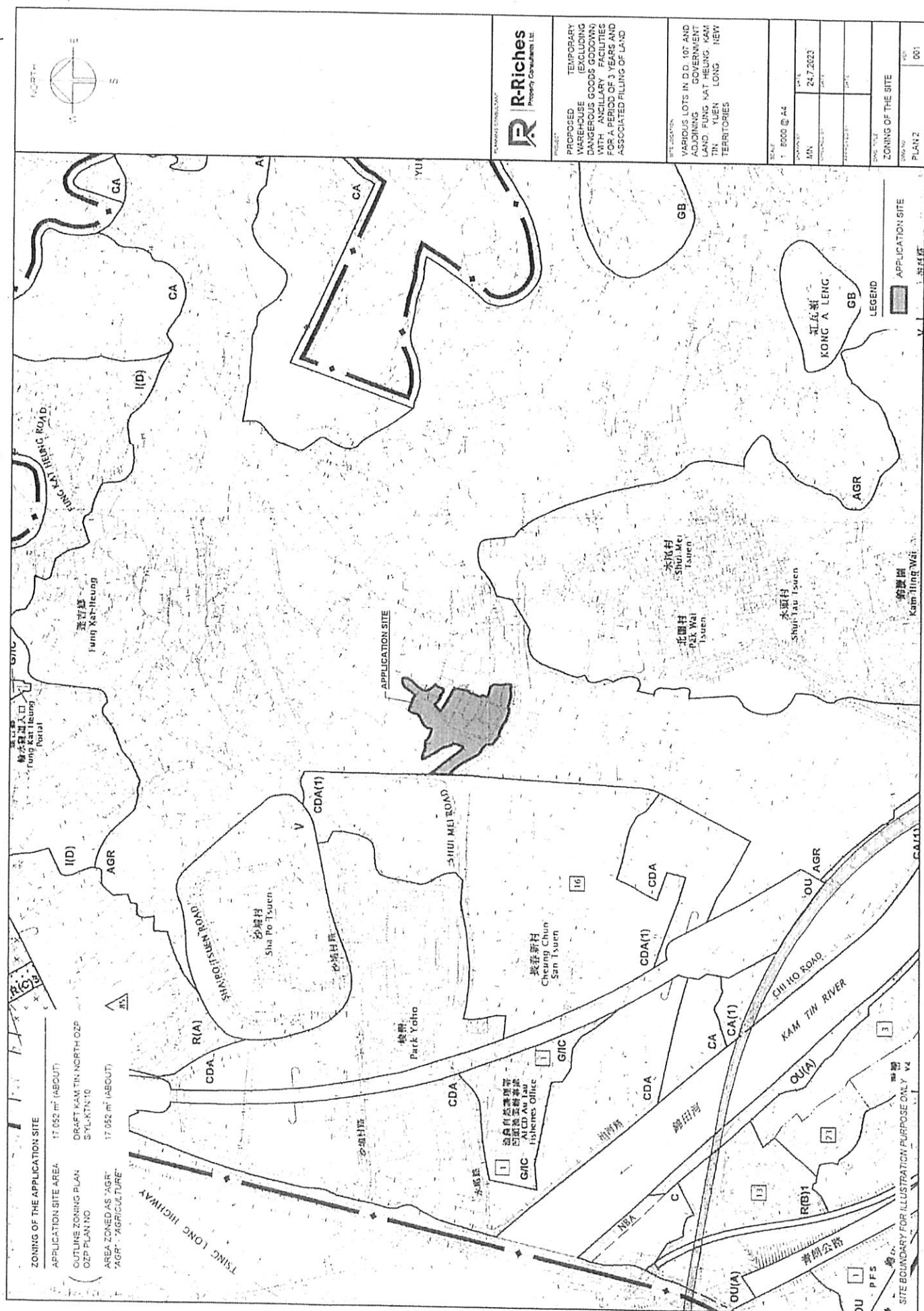
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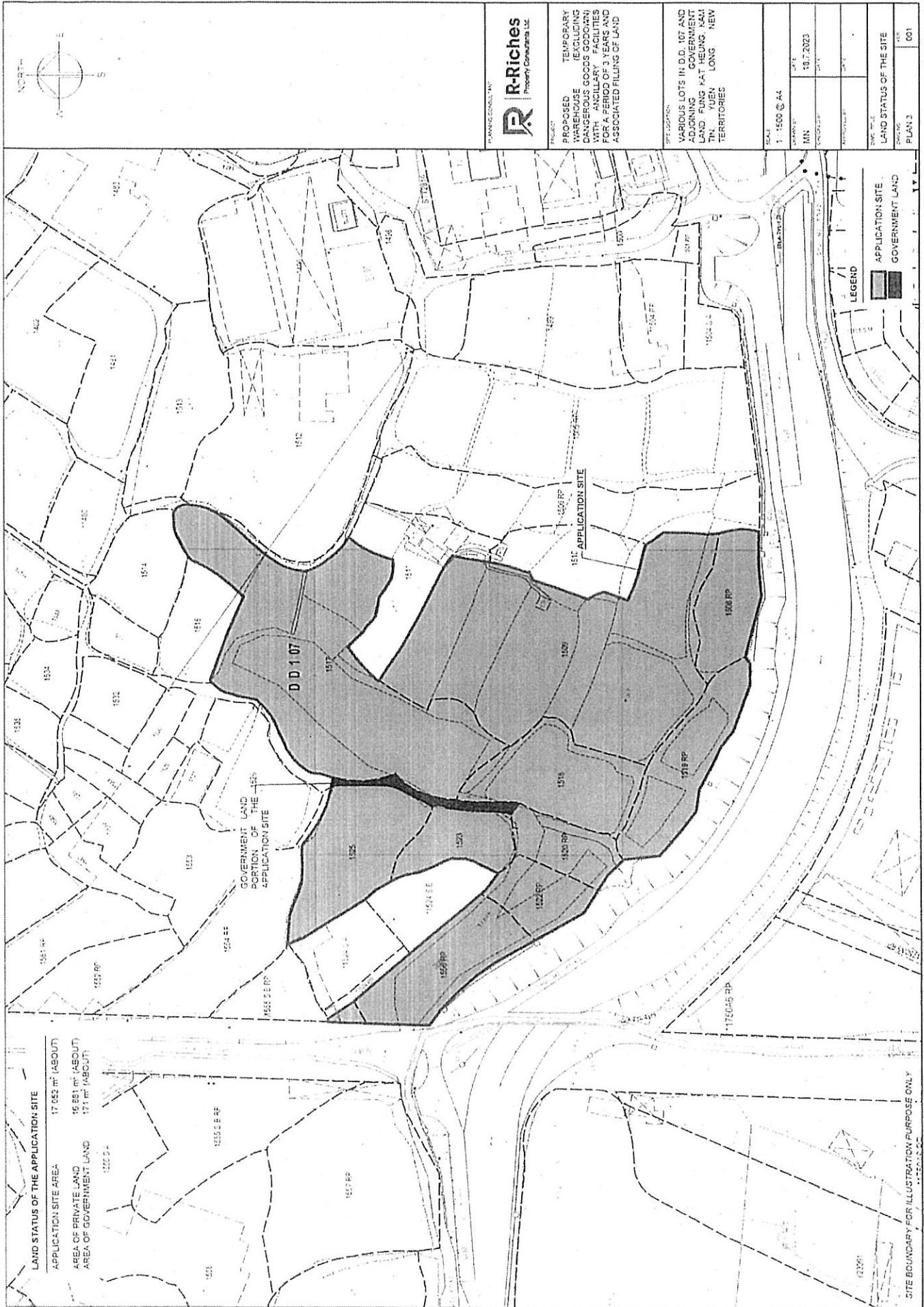
DATE

DATE

DATE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



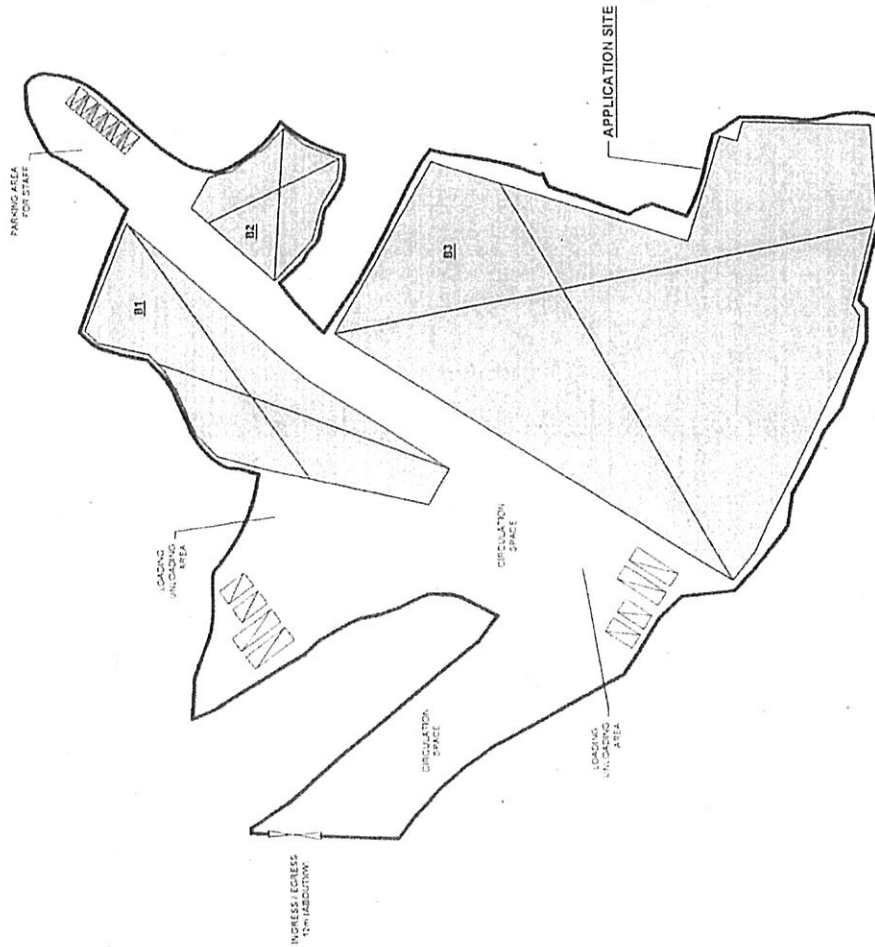


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	17 052 m ² (ABOUT)
COVERED AREA	9 554 m ² (ABOUT)
UNCOVERED AREA	7 498 m ² (ABOUT)
PLOT RATIO	0.55 (ABOUT)
SITE COVERAGE	55 % (ABOUT)
NO. OF STRUCTURE	3
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	9 554 m ² (ABOUT)
TOTAL GFA	9 554 m ² (ABOUT)
BUILDING HEIGHT	13 m (ABOUT)
NO. OF STOREY	1

STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	WAREHOUSE (EXCLUDING D.G.G.)	1 784 m ² (ABOUT)	1 784 m ² (ABOUT)	13 m (ABOUT) (11-STOREY)
B2	ANCILLARY OFFICE	616 m ² (ABOUT)	616 m ² (ABOUT)	13 m (ABOUT) (11-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	7 154 m ² (ABOUT)	7 154 m ² (ABOUT)	13 m (ABOUT) (11-STOREY)
TOTAL		9 554 m ² (ABOUT)	9 554 m ² (ABOUT)	

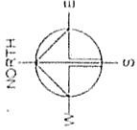


PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	5
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. LUL SPACE FOR LIGHT GOODS VEHICLE	4
DIMENSION OF LOADING/UNLOADING SPACE	7 m (L) X 3.5 m (W)
NO. LUL SPACE FOR MEDIUM GOODS VEHICLE	4
DIMENSION OF LUL SPACE	11 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE (LIGHT GOODS VEHICLE)
	LUL SPACE (MEDIUM GOODS VEHICLE)
	INGRESS / EGRESS



PLANNING CONSULTANTS LTD.



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

SITE LOCATION

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

SCALE

1:1200 @ A4

DATE

24.7.2023

DATE

24.7.2023

DATE

24.7.2023

DATE

24.7.2023

DATE

24.7.2023

DATE

24.7.2023

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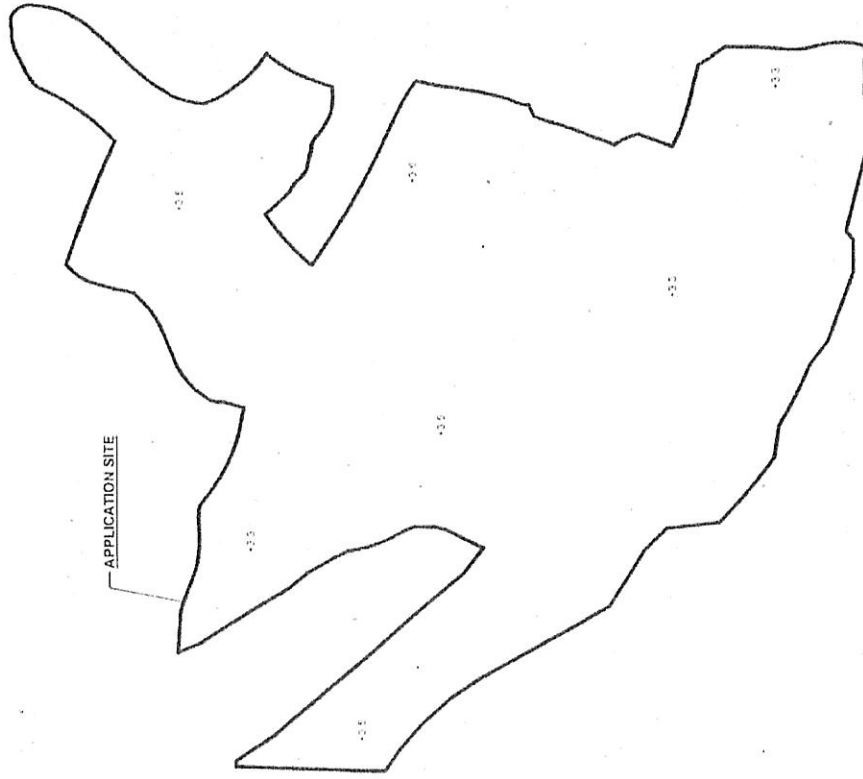
24.7.2023

DATE

24.7.2023

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	17,052 m ²	(ABOUT)
EXISTING SITE SURFACE	SCILED GROUND	(ABOUT)
EXISTING SITE LEVELS	+3.3 mPD TO +3.5 mPD	(ABOUT)
SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY		

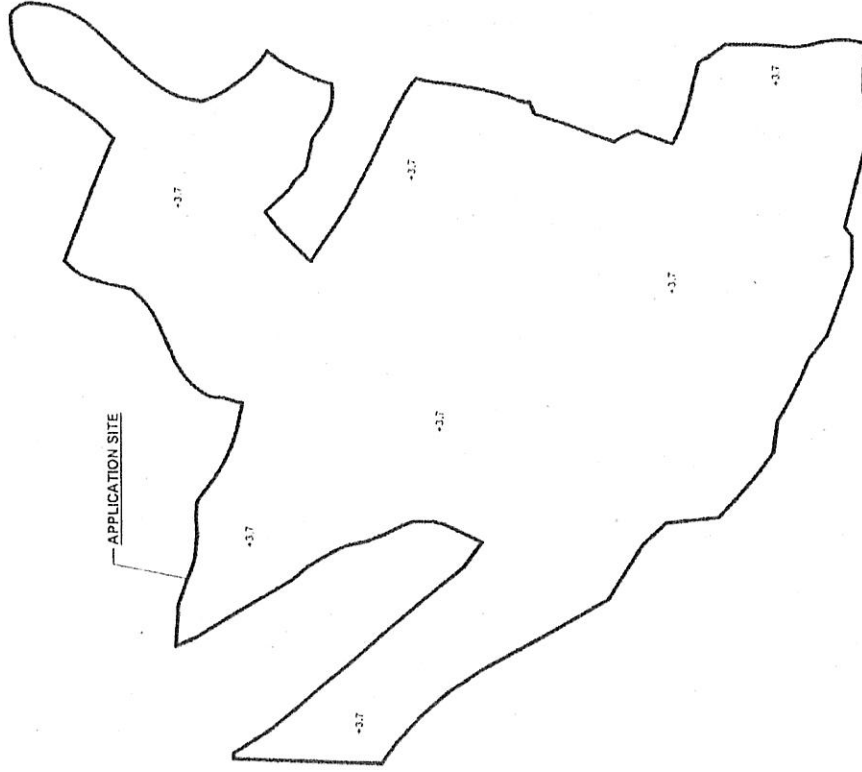


EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND
 APPLICATION SITE
 +3.3 EXISTING SITE LEVEL

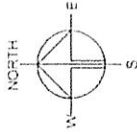
PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	17,052 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	17,052 m ²	(ABOUT)
DEPTH OF LAND FILLING	NOT MORE THAN 0.4 m	(ABOUT)
PROPOSED SITE LEVELS	+3.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	CONCRETE	
PURPOSE OF LAND FILLING	SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND
 APPLICATION SITE
 +3.7 PROPOSED SITE LEVEL



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd

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

SITE LOCATION

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

SCALE
 1:1500 @ A4

DATE	24.7.2023
REVISION	
REVISION	
REVISION	

DATE	24.7.2023
REVISION	
REVISION	
REVISION	

LEGEND
 APPLICATION SITE
 +3.7 PROPOSED SITE LEVEL

PLAN 5

2023年 8月 2 2日
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 22 AUG 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 請在適當的方格內加上「✓」號

2302234 16/8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C KN/953
	Date Received 收到日期	22 AUG 2003

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構	
Excel Link Development Limited 駿滙發展有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構	
R-riches Property Consultants Limited 盈卓物業顧問有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1505 RP, 1506 RP, 1510 and 1511 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 8,154 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 3,776 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)	N/A 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	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	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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
4/8/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/8/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one "✓".

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 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 Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年	3		
	☐ month(s) 個月			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	4,378	sq.m	☒ About 約	
Proposed covered land area 擬議有上蓋土地面積	3,776	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	1	sq.m	☐ About 約	
Proposed non-domestic floor area 擬議非住用樓面面積	3,776	sq.m	☒ About 約	
Proposed gross floor area 擬議總樓面面積	3,776	sq.m	☒ About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	3,776 m ² (ABOUT)	3,776 m ² (ABOUT)	13 m (ABOUT) (1-STOREY)
TOTAL		3,776 m ² (ABOUT)	3,776 m ² (ABOUT)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目				
Private Car Parking Spaces 私家車車位	5 (PC)			
Motorcycle Parking Spaces 電單車車位				
Light Goods Vehicle Parking Spaces 輕型貨車泊車位				
Medium Goods Vehicle Parking Spaces 中型貨車泊車位				
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位				
Others (Please Specify) 其他 (請列明)				
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位				
Coach Spaces 旅遊巴車位				
Light Goods Vehicle Spaces 輕型貨車車位	3 (LGV)			
Medium Goods Vehicle Spaces 中型貨車車位	3 (MGV)			
Heavy Goods Vehicle Spaces 重型貨車車位				
Others (Please Specify) 其他 (請列明)				

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday																																	
(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)) <u>Accessible from Castle Peak Road - Tam Mi via Shui Mei Road and Mei Fung Road</u>																															
	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 8,154 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.5 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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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.
現請申請人提供中請理由及支持其中請的資料。如有需要，請另頁說明。

Please refer to supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

14/8/2023

(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

- 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。
- 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。
- 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 1505 RP, 1506 RP, 1510 and 1511 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	
Site area 地盤面積	8,154 sq. m 平方米 ☒ About 約	(includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10	
Zoning 地帶	"Agriculture" zone	
Type of Application 申請類別	☒ 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 Associated Filling of Land	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ ☐ About 約 ☐ Not more than 不多於	/ ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	3,776 ☒ About 約 ☐ Not more than 不多於	0.46 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 ☐ (Not more than 不多於)	
		/ Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	13 (about) 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	46 % ☒ 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) _____ _____		5 5 (PC)
	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) _____ _____		6 3 (LGV) 3 (MGV)

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)	☐	☒
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Plan showing the filling of land area of the Site, Swept path analysis		
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。

Supplementary Statement

1) Background

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

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (Plan 2). Despite the fact that the applied use is not in line with the planning intention of the "AGR" zone, similar S.16 planning applications (Nos. A/YL-KTN/824, 852, 890, 898 etc.) for the 'warehouse' use were approved by the Board within the same "AGR" zone. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "AGR" zone.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is surrounded by sites occupied by vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 8,154 m² (about)(Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. 1 structure is proposed at the Site for warehouses (excl. D.G.G.) and ancillary offices with total

GFA of 3,776 m² (about) (Plan 4). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 10 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	8,154 m ² (about)
Covered Area	3,776 m ² (about)
Uncovered Area	4,378 m ² (about)
Plot Ratio	0.46 (about)
Site Coverage	46% (about)
Number of Structure	1
Total GFA	3,776 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,776 m ² (about)
Building Height	13 m (about)
No. of Storey	1

- 3.2 The proposed warehouses are intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.5m (about) in depth for site formation of structures and circulation space (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Castle Peak Road – Tam Mi via Shui Mei Road and Mei Fung Road (Plan 1). A total of 11 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at Table 2 below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	5
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	3
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	3

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	5	0	1	0	0	0	6
Trips at PM peak per hour (17:00 – 18:00)	0	5	0	1	0	0	6
Traffic trip per hour (10:00 – 17:00)	1	1	2	2	2	2	10

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

4) Conclusion

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

after planning approval has been granted by the Board.

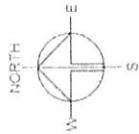
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years with Associated Filling of Land'.

R-riches Property Consultants Limited

July 2023

LIST OF PLANS

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



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 8 154 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA SHUI
MEI ROAD AND MEI FUNG ROAD

ACCESSIBLE FROM CASTLE
PEAK ROAD - TAM MI VIA SHUI
MEI ROAD AND MEI FUNG ROAD

APPLICATION SITE

LEGEND



APPLICATION SITE

SCALE 1 : 8000 @ A4

DATE 25.7.2023

PROJECT NO. 001

PLAN 1

LOCATION PLAN

VER

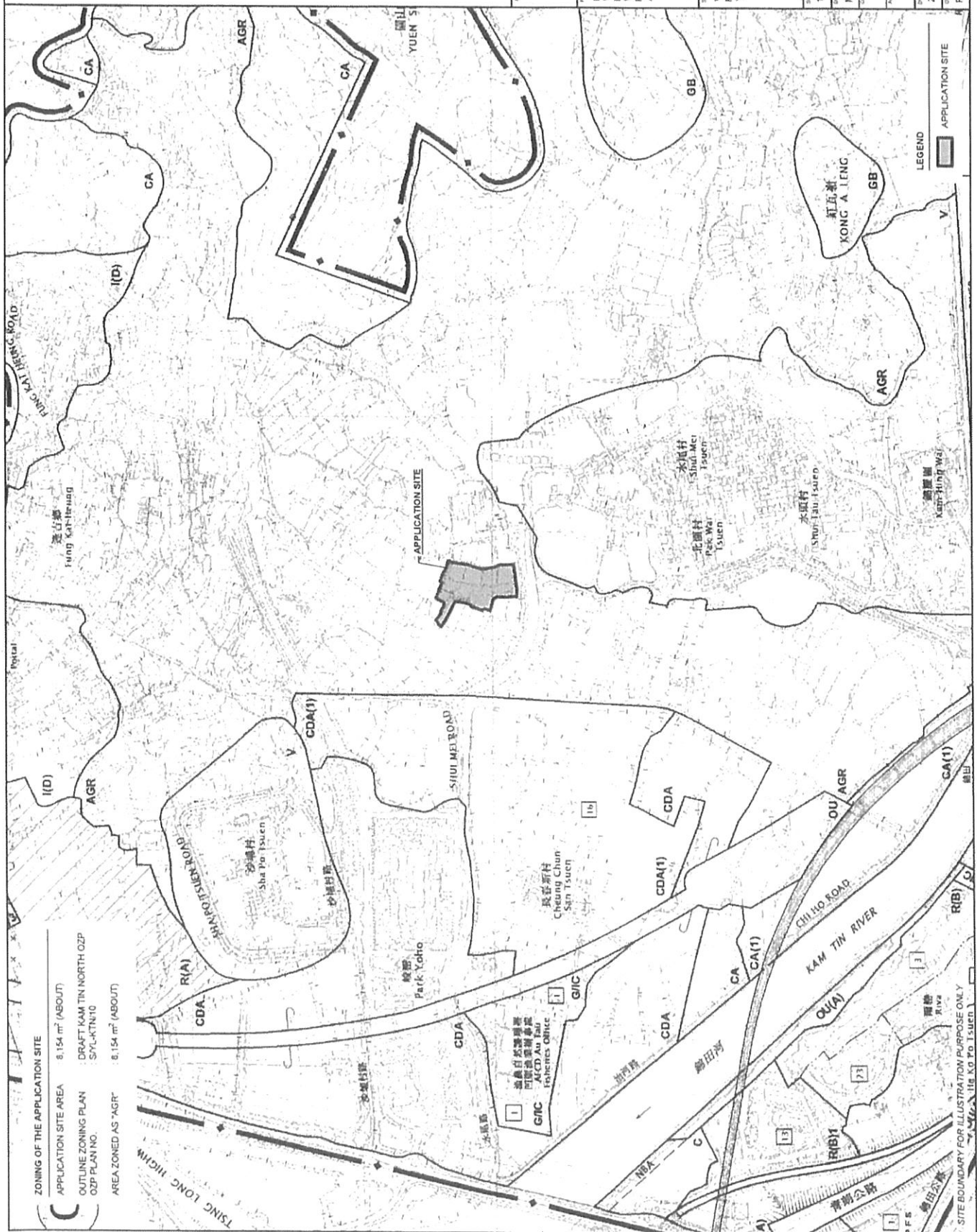
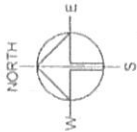
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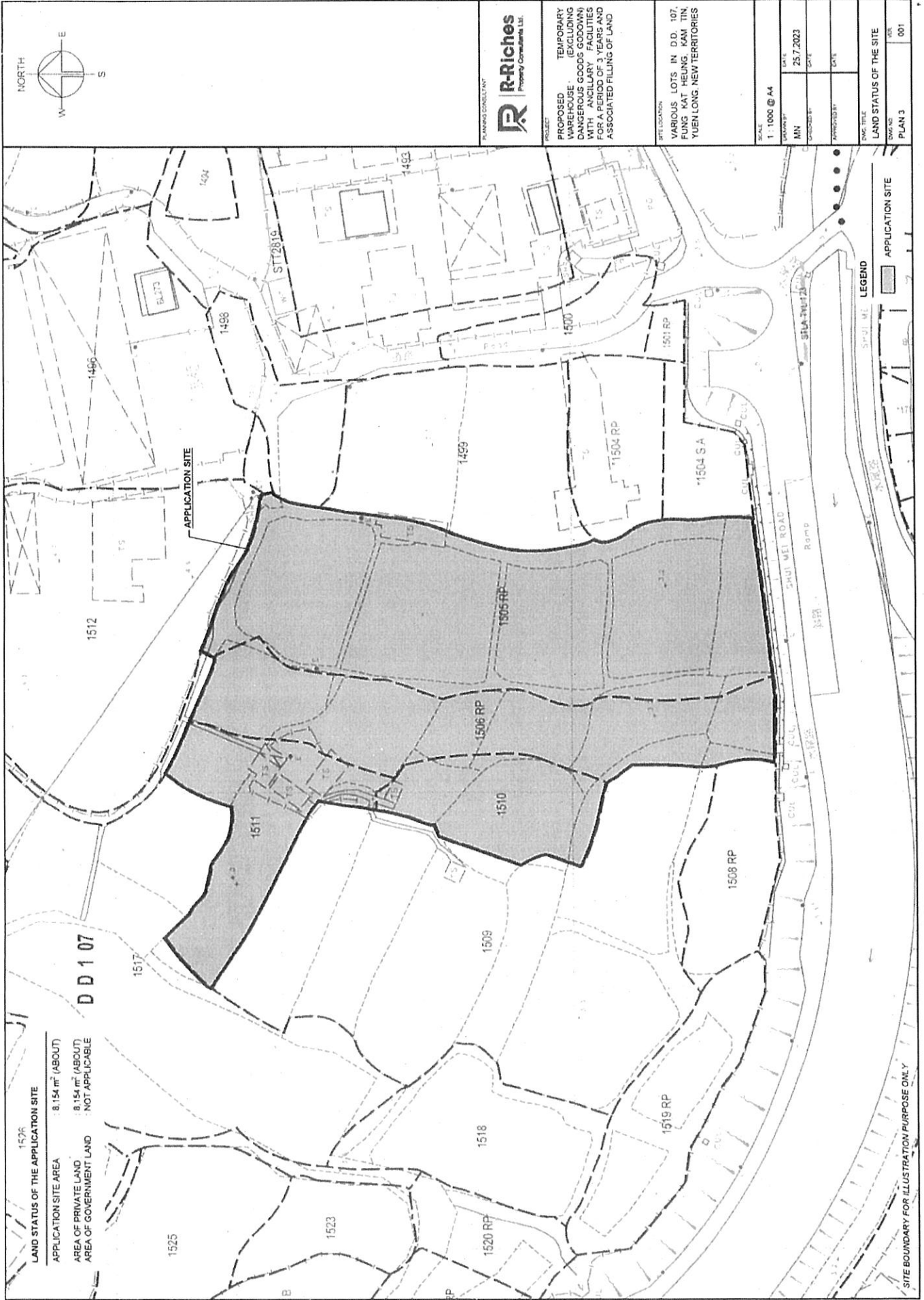
R-Riches
Property Consultants Ltd.

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

PROJECT LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

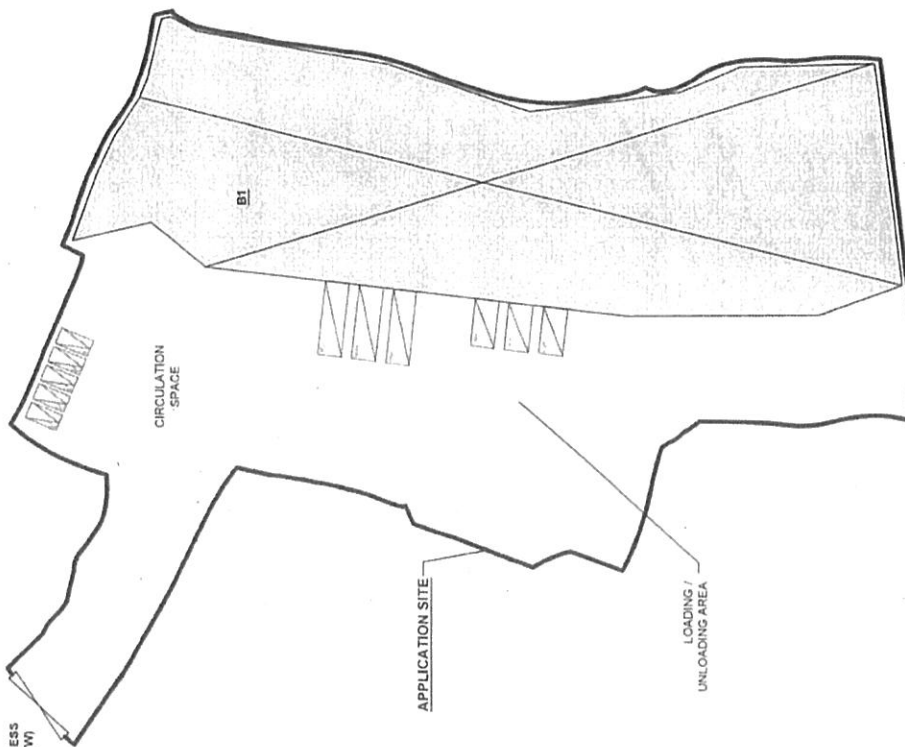




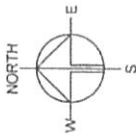
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	8,154 m ² (ABOUT)
COVERED AREA	3,776 m ² (ABOUT)
UNCOVERED AREA	4,378 m ² (ABOUT)
PLOT RATIO	0.45 (ABOUT)
SITE COVERAGE	46 % (ABOUT)
NO. OF STRUCTURE	1
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	3,776 m ² (ABOUT)
TOTAL GFA	3,776 m ² (ABOUT)
BUILDING HEIGHT	13 m (ABOUT)
NO. OF STOREY	1

INGRESS / EGRESS
12m (ABOUT) (W)



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.O.G.G.) ANCILLARY OFFICE	3,776 m ² (ABOUT)	3,776 m ² (ABOUT)	13 m (ABOUT) (1+STOREY)
TOTAL		3,776 m ² (ABOUT)	3,776 m ² (ABOUT)	



PLANNING CONSULTANT



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

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

SCALE
1 : 1000 @ A4

DATE	DATE
25.7.2023	
DATE	DATE
DATE	DATE

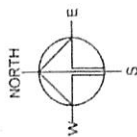
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25.7.2023	
DATE	DATE
DATE	DATE

LEGEND

[Hatched Box]	APPLICATION SITE
[Hatched Box]	STRUCTURE
[Hatched Box]	PARKING SPACE
[Hatched Box]	LUL SPACE (LIGHT GOODS VEHICLE)
[Hatched Box]	LUL SPACE (MEDIUM GOODS VEHICLE)
[Hatched Box]	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISION	
NO. OF PRIVATE CAR PARKING SPACE	5
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. LUL SPACE FOR LIGHT GOODS VEHICLE	3
DIMENSION OF LOADING/UNLOADING SPACE	7 m (L) X 3.5 m (W)
NO. LUL SPACE FOR MEDIUM GOODS VEHICLE	3
DIMENSION OF LUL SPACE	11 m (L) X 3.5 m (W)

PLAN 4
001



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

SITE LOCATION
VARIOUS LOTS IN D.D. 107
PUNG KAT HUNG KAM TIN
YUEN LONG, NEW TERRORIES

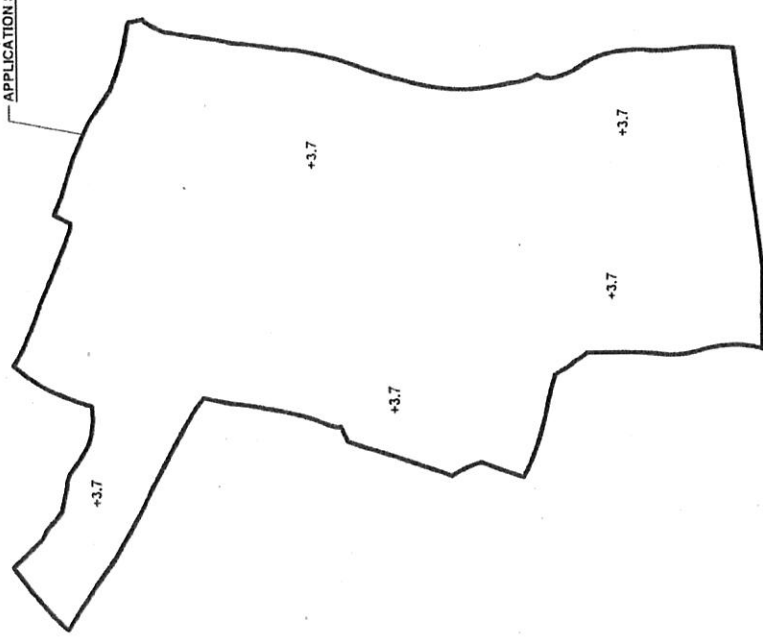
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DATE
25.7.2023
CHECKED BY
DATE
APPROVED BY
DATE

SHEET TITLE
FILLING OF LAND AREA
SHEET NO.
PLAN 5
REV
001

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 8.154 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 8.154 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.5 m	(ABOUT)
PROPOSED SITE LEVELS	: +3.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

APPLICATION SITE



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

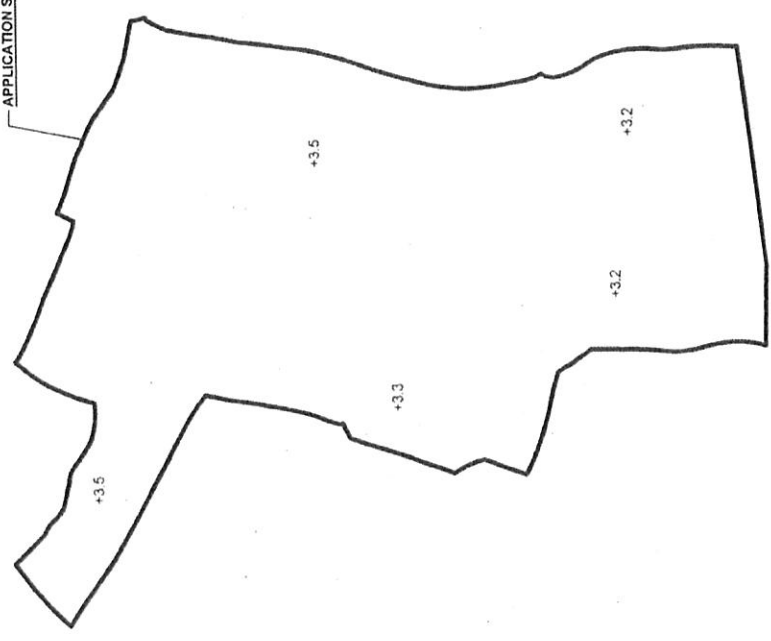
LEGEND
☐ APPLICATION SITE
+3.7 PROPOSED SITE LEVEL

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 8.154 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVELS	: +3.2 mPD TO +3.5 mPD	(ABOUT)

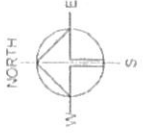
SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.

APPLICATION SITE



EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND
☐ APPLICATION SITE
+3.3 EXISTING SITE LEVEL



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
VARIOUS LOTS IN D.D. 197,
PUNG KAT HEUNG, KAI TIN,
YUEN LONG, NEW TERRORIES

SCALE
1:1000 @ A4

DATE
25.7.2023

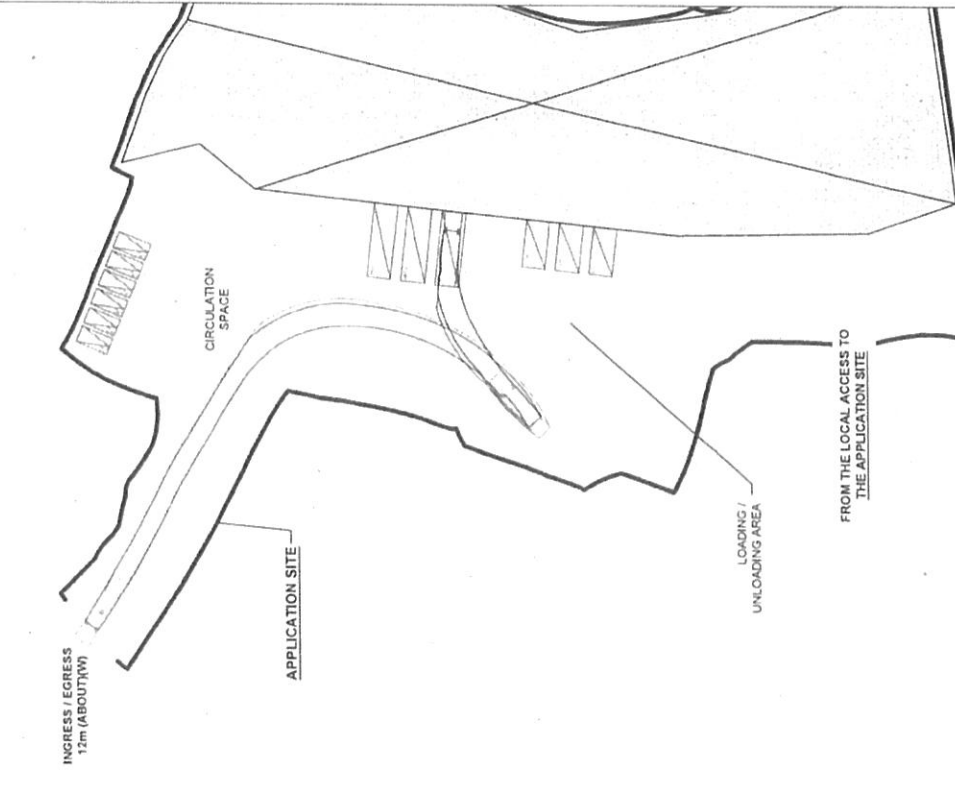
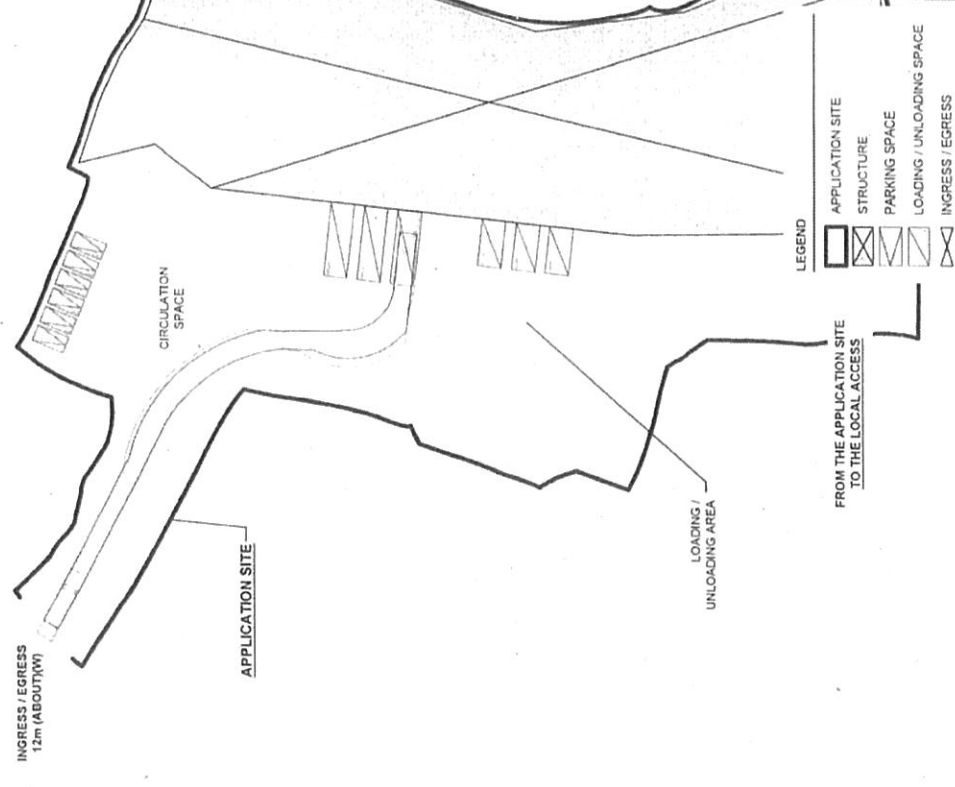
DESIGNED BY
DATE

APPROVED BY
DATE

DRAWN BY
DATE

DATE
25.7.2023
PLAN 6
001

SWEPT PATH ANALYSIS
TYPE OF VEHICLE
MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE
2.5 m (W) X 11 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



Our Ref. : DD107 Lot 1505 RP & VL
Your Ref. : TPB/A/YL-KTS/962

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

By Email

30 August 2023

Dear Sir,

Supplementary Information

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

(S.16 Planning Application No. A/YL-KTN/953)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- 1) The uncovered areas are designated for circulation purposes only.
- 2) Replacement page of the application form (**Appendix I**).
- 3) Replacement page of Plan 6 (**Appendix II**)

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

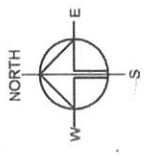
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

(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	/ ☐ About 約 ☐ Not more than 不多於	/ ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	3,776 ☒ About 約 ☐ Not more than 不多於	0.46 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	13 (about)	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	46 % ☒ 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		5
	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) _____ _____		5 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	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) _____ _____		3 (LGV) 3 (MGV)



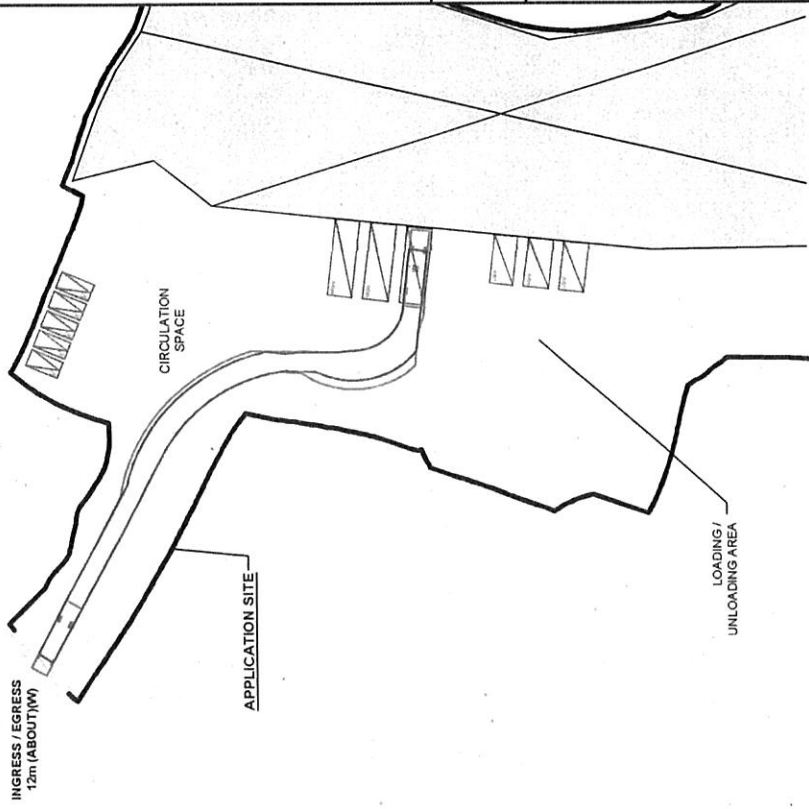
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

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

SCALE	1:1000 @ A4
DATE	25.7.2023
DATE	30.8.2023
DATE	

OWNER TITLE	
SWEPT PATH ANALYSIS	
USER	001
PLAN 6	



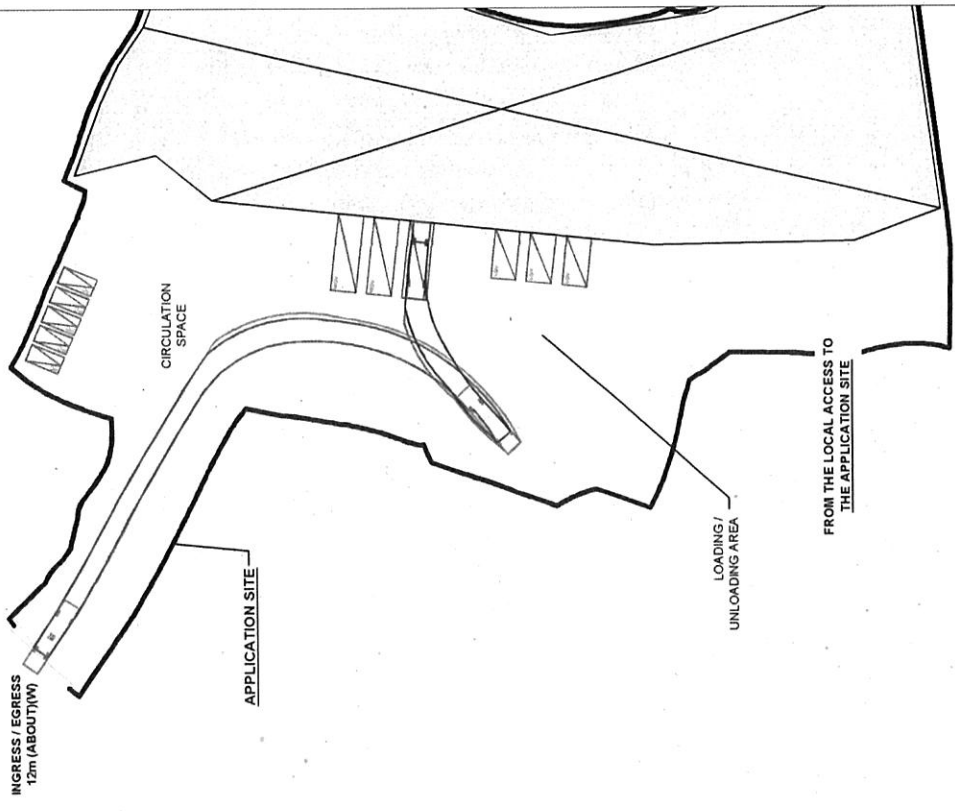
LEGEND	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5m (W) X 11m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING





Our Ref.: DD107 Lot 1505 RP & VL
Your Ref.: TPB/A/YL-KTN/951

顧問有限公司
盈卓物業

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

By Email

28 September 2023

Dear Sir,

1st Further Information

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

(S.16 Planning Application No. A/YL-KTN/951)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink is placed over a circular official stamp. The stamp contains the text 'RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業顧問有限公司' in the center.

Matthew NG
Planning and Development Manager

Responses-to-Comments

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

(Application No. A/YL-KTN/951)

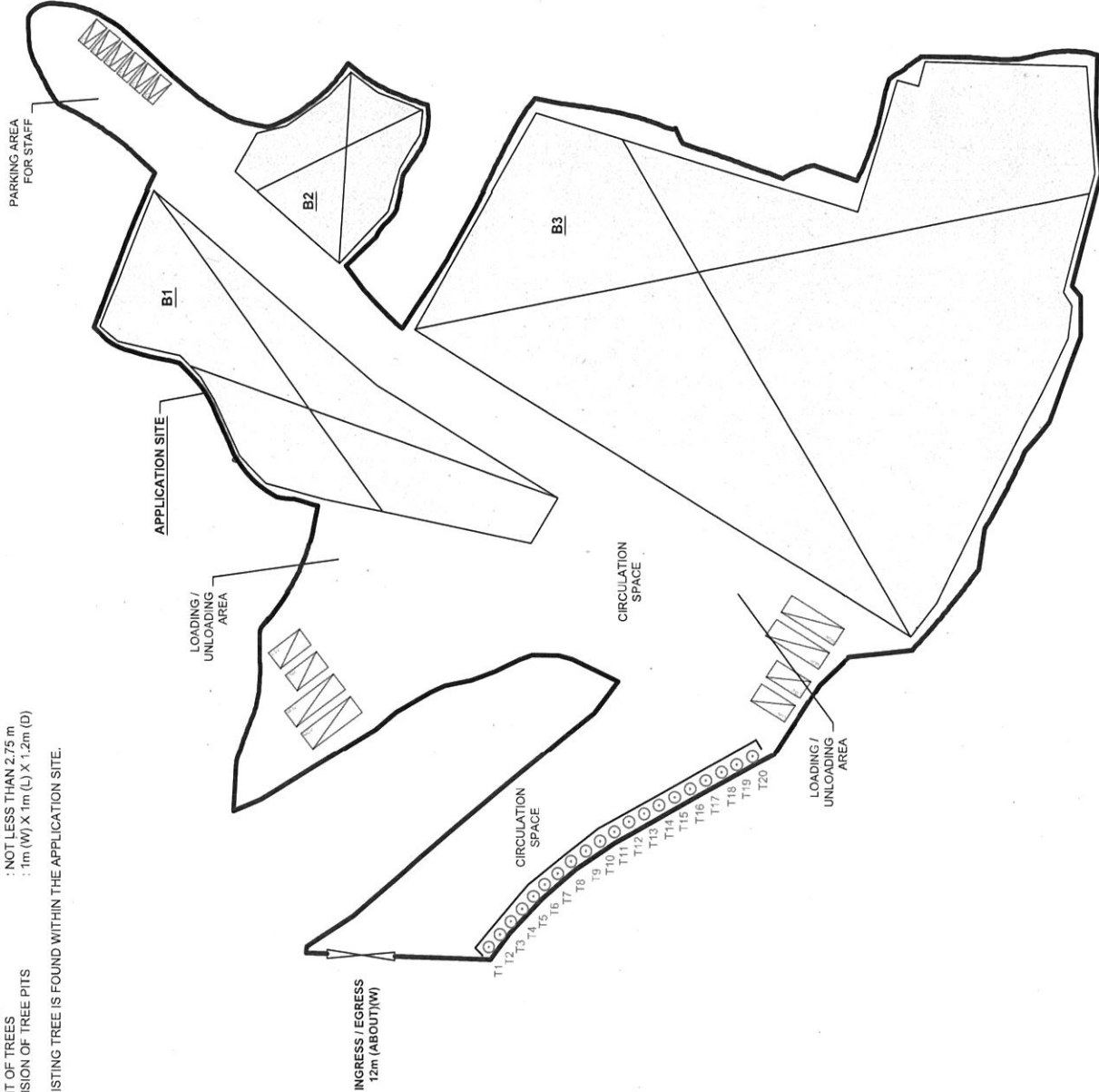
(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)	
(a) The site is located in a rural inland plains landscape character comprising of vacant lands, ponds, farmlands, temporary structures, village houses. Noting that active farming is observed in vicinity, there is concern that approval of the application would alter the landscape character of the "AGR" zone.	The applicant submitted a landscape proposal to mitigate the landscape impact arising from the proposed development (Plan 1). A total of 20 trees are proposed to be planted at the application site as landscape buffer along the southern boundary and all these new trees will be well-maintained by the applicant during the planning approval period.

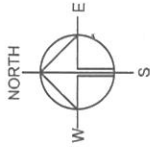
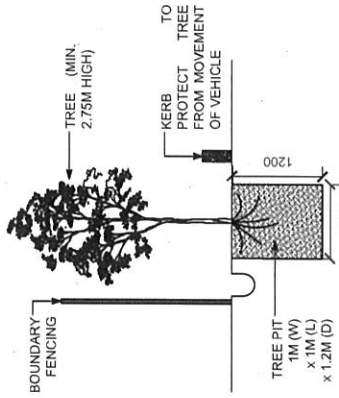
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 17,052 m² (ABOUT)
 NO. OF TREES WILL BE PLANTED : 20 (T1 TO T20)
 SPECIES OF TREES : BAUHINIA BLAKEANA
 SPACING OF TREES : NOT MORE THAN 3 m
 HEIGHT OF TREES : NOT LESS THAN 2.75 m
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)

NO EXISTING TREE IS FOUND WITHIN THE APPLICATION SITE.



TYPICAL DIMENSIONS
 SCALE 1:100
 (INDICATIVE ONLY)



PLANNING CONSULTANT



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

SITE LOCATION

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

SCALE

1:1200 @ A4

DRAWN BY	DATE
MN	26.9.2023
REVIEWED BY	DATE
APPROVED BY	DATE

DWG TITLE	DATE
LANDSCAPE PROPOSAL	
DWG NO.	PLAN 1
VER.	001

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (MGV)
	INGRESS / EGRESS
	PROPOSED TREE

- NOTES:
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

Our Ref.: DD107 Lot 1505 RP & VL
Your Ref.: TPB/A/YL-KTN/951

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

By Email

16 October 2023

Dear Sir,

2nd Further Information

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

(S.16 Planning Application No. A/YL-KTN/951)

We are writing to submit Further Information to address departmental comments of the
subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

Responses-to-Comments

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

(Application No. A/YL-KTN/951)

(i) Clarifications for the Proposed Development:

- Justifications for the Demand of the Applied Use

- Due to land resumption by the Government to pave way for various New Development Areas (NDAs) in the New Territories (i.e. Kwu Tung North and Fanling North NDAs, Hung Shui Kiu and Ha Tsuen NDAs, etc.), a large number of business premises operators were affected and forced to relocate to new locations in order to continue their operations. Resulting in the significant increase of demand and rental fee for local indoor storage space in recent years. However, large amount of business operators who were not included in the pre-clearance survey were ineligible to apply for monetary compensation from the Government, making it difficult for them to find suitable spaces for relocation, which subsequently led to the closure or relocation of their warehouse facilities.
- In view of this, the applicant would like to use the application site (the Site) and the adjacent site (i.e. the application site of S.16 planning application No. A/YL-KTN/953) to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries. After planning approval has been granted by the Board, the applicant will be responsible for the construction and management of the proposed development, the Site and the adjacent site will be rented to two business operators in order to reduce their financial burden for relocation (i.e. construction and consulting costs, etc.). Therefore, two separate S.16 planning applications were submitted for better management. With the affected businesses able to continue operations, this could create additional employment opportunities, as well as boosting the local economy.
- Both of the Site will be used for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

- Better Utilize Deserted Agricultural Land

- The Site is relatively flat and in close vicinity of the existing road network. Although the Site is currently zoned as "Agriculture" on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, there is no active agricultural activities within the Site. Therefore, approval of the current application on a temporary basis of 3 years would

not frustrate the long-term planning intention of the “AGR” zone and better utilize deserted agricultural land.



Our Ref.: DD107 Lot 1505 RP & VL/2
Your Ref.: TPB/A/YL-KTN/953

盤卓物業
顧問有限公司

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

By Email

4 October 2023

Dear Sir,

2nd Further Information

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

(S.16 Planning Application No. A/YL-KTN/953)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink is written over a circular blue ink stamp. The stamp contains the text '盤卓物業顧問有限公司' (R-Riches Property Consultants Limited) in Chinese and 'R-RICHES PROPERTY CONSULTANTS LIMITED' in English.

Matthew NG
Planning and Development Manager

Responses-to-Comments

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

(Application No. A/YL-KTN/953)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	It is noted that none of the existing trees within site will be retained and 6 nos. of <i>Bauhinia blakeana</i> are proposed along the southern boundary within site. The applicant is advised to adjust the spacing (i.e. Min. 4 m) of the proposed new trees to ensure enough growing space to facilitate sustainable tree growth.	Noted. Minimum of 4 m spacing is adopted for the proposed new trees to ensure enough growing space to facilitate sustainable tree growth at the application site (the Site) (Plan 1) .
2. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	It is noted that there is no vehicular access from Mei Fung Road and Shui Mei Road to the site of A/YL-KTN/953. The applicant shall provide written consent from adjacent land lot owner(s) which allows the vehicles to enter and leave the site.	Please be informed that the Site is located at the immediate west of the application site of the S.16 Planning Application No. A/YL-KTN/951, which was also submitted by the <u>same</u> applicant. As the Site is accessible from Mei Fung Road via the application site of application No. A/YL-KTN/951, sufficient space is provided for vehicles to enter and leave the Site (Plan 2) .
3. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing Hei; Tel: 2733 7737)		
(a)	In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition,	Noted. The applicant will submit a fire service installations proposal after planning approval has been granted from the Town Planning Board.

	the applicant should also be 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 FSIs to be installed should be clearly marked on the layout plans.	
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APPLICATION SITE AREA : 8,154 m² (ABOUT)

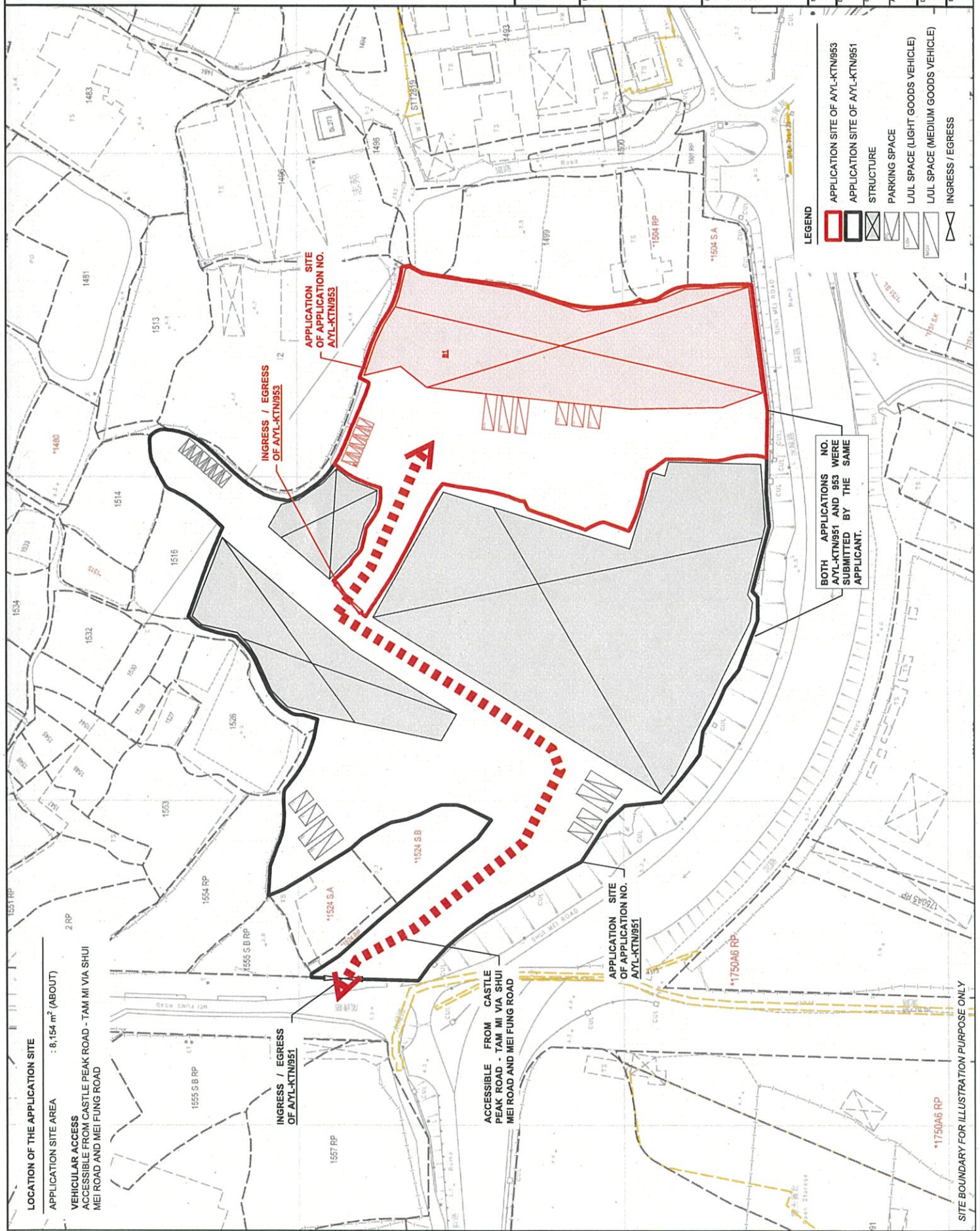
: 2 (T1 AND T2)
: MANGIFERA INDICA (T1)
DIMOCARPUS LONGAN (T2)

- : 6 (N1 TO N6)
- : *BAUHINIA BLAKEANA*
- : NOT MORE THAN 4 m
- : NOT LESS THAN 2.75 m
- : 1m (W) X 1m (L) X 1.2m (D)



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



Our Ref.: DD107 Lot 1505 RP & VL/2
Your Ref.: TPB/A/YL-KTN/953

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

By Email

16 October 2023

Dear Sir,

3rd Further Information

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

(S.16 Planning Application No. A/YL-KTN/953)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

Responses-to-Comments

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

(Application No. A/YL-KTN/953)

(i) Clarifications for the Proposed Development:

- Justifications for the Demand of the Applied Use

- Due to land resumption by the Government to pave way for various New Development Areas (NDAs) in the New Territories (i.e. Kwu Tung North and Fanling North NDAs, Hung Shui Kiu and Ha Tsuen NDAs, etc.), a large number of business premises operators were affected and forced to relocate to new locations in order to continue their operations. Resulting in the significant increase of demand and rental fee for local indoor storage space in recent years. However, large amount of business operators who were not included in the pre-clearance survey were ineligible to apply for monetary compensation from the Government, making it difficult for them to find suitable spaces for relocation, which subsequently led to the closure or relocation of their warehouse facilities.
- In view of this, the applicant would like to use the application site (the Site) and the adjacent site (i.e. the application site of S.16 planning application No. A/YL-KTN/951) to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries. After planning approval has been granted by the Board, the applicant will be responsible for the construction and management of the proposed development, the Site and the adjacent site will be rented to two business operators in order to reduce their financial burden for relocation (i.e. construction and consulting costs, etc.). Therefore, two separate S.16 planning applications were submitted for better management. With the affected businesses able to continue operations, this could create additional employment opportunities, as well as boosting the local economy.
- Both of the Site will be used for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.

- Better Utilize Deserted Agricultural Land

- The Site is relatively flat and in close vicinity of the existing road network. Although the Site is currently zoned as "Agriculture" on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, there is no active agricultural activities within the Site. Therefore, approval of the current application on a temporary basis of 3 years would

not frustrate the long-term planning intention of the “AGR” zone and better utilize deserted agricultural land.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	It is noted that there is no vehicular access from Mei Fung Road and Shui Mei Road to the site of A/YL-KTN/953. The applicant shall provide written consent from adjacent land lot owner(s) which allows the vehicles to enter and leave the site.	Noted. Written consent from adjacent land lot owners allowing vehicles to enter and leave the Site is provided by the applicant for your consideration please (Annex I) .

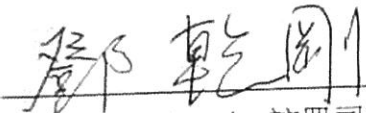
授權書

(地段臨時使用路權)

申請人/租客: 駿滙發展有限公司 Excel Link Development Limited

本人/我們_____TANG Kin Kong_____為丈量約份第 107 約地段第
_____1517_____地段的註冊業主/註冊司理。

本人/我們同意上述申請人(即租客)在租約期內及規劃申請(A/YL-KTN/951 及 A/YL-KTN/953)有效期內使用上述地段作車輛通道用途。


Hung Shing Temple 註冊司理 洪勝廟
TANG Kin Kong 鄧乾剛

2023 年 10 月 4 日

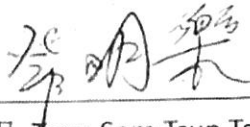
授權書

(地段臨時使用路權)

申請人/租客: 駿滙發展有限公司 Excel Link Development Limited

本人/我們 _____ 鄧明樂 TANG Ming Lok _____ 為丈量約份第 107 約地段第
_____ 1518 _____ 地段的註冊業主/註冊司理。

本人/我們同意上述申請人(即租客)在租約期內及規劃申請(A/YL-KTN/951 及 A/YL-KTN/953)有效期內使用上述地段作車輛通道用途。



鄧心泉祖 Tang Sam Tsun Tso 註冊司理
鄧明樂 TANG Ming Lok

2023 年 10 月 4 日

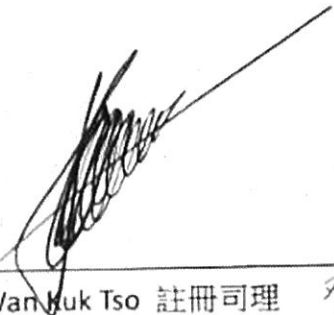
授權書

(地段臨時使用路權)

申請人/租客: 駿滙發展有限公司 Excel Link Development Limited

本人/我們 _____ TANG Chung Yee _____ 為丈量約份第 107 約地段第
_____ 1520 RP _____ 地段的註冊業主/註冊司理。

本人/我們同意上述申請人(即租客)在租約期內及規劃申請(A/YL-KTN/951 及 A/YL-KTN/953)有效期內使用上述地段作車輛通道用途。



TANG Wan Yuk Tso 註冊司理

TANG Chung Yee

鄧雲谷祖
鄧仲怡

2023 年 10 月 4 日

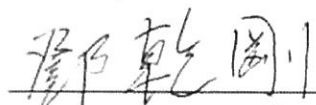
授權書

(地段臨時使用路權)

申請人/租客: 駿滙發展有限公司 Excel Link Development Limited

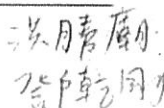
本人/我們_____TANG Kin Kong_____為丈量約份第 107 約地段第
_____1522 RP_____地段的註冊業主/註冊司理。

本人/我們同意上述申請人(即租客)在租約期內及規劃申請(A/YL-KTN/951 及 A/YL-KTN/953)有效期內使用上述地段作車輛通道用途。



Hung Shing Temple 註冊司理

TANG Kin Kong



2023 年 10 月 4 日

授權書

(地段臨時使用路權)

申請人/租客: 駿匯發展有限公司 Excel Link Development Limited

本人/我們 鄧明樂 TANG Ming Lok 為丈量約份第 107 的地段
第 1556 RP 地段的註冊業主/註冊司理。

本人/我們同意上述申請人(即租客)在租約期內及規劃申請(A/YL-KTN/951 及 A/YL-KTN/953)有效期內使用上述地段作車輛通道用途。



鄧明樂 註冊司理

鄧明樂 TANG Ming Lok

2023 年 10 月 4 日

Appendix II of RNTPC
Paper No. A/YL-KTN/951A & 953A

Previous s.16 Applications covering the Application Sites

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [Revoked on 3.2.2019]
2	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [Revoked on 4.11.2021]
3	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.1.2023
4	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.1.2023
5	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.1.2023
6	A/YL-KTN/911	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023

Similar s.16 Applications within the same “AGR” Zone in the vicinity of the Sites in the past 5 years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	12.6.2020
2	A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
3	A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
4	A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023

	Application No.	Use/Development	Date of Consideration
5	A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023
6	A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
7	A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
8	A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
9	A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
10	A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
11	A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
12	A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	13.10.2023

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 applications; and
- the application sites (the Sites) comprise 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.
- no permission is given for occupation of GL (about 171m² subject to verification) included in the Sites. Any occupation of GL without Government's prior approval is not allowed.

2. Traffic

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

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

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

- no objection to the applications.

3. Drainage

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

- no objection in-principle to the applications from the public drainage point of view; and
- should the applications be approved, the applicants are required (i) to submit a drainage proposal and (ii) to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. 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.

5. Building Matters

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

- no objection to the applications.

6. District Officer's Comments

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

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

7. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Appendix IV of RNTPC
Paper No. A/YL-KTN/951A & 953A

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the proposed development under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lots owners will need to apply to his Office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the Government land (GL) from the Site or apply for a formal approval prior to the actual occupation of the GL portion without short term tenancy. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with 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) that:
 - his department shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mei; and
 - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public road or exclusive road drains;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - in consideration of the design/nature of the application, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In

addition, the applicant should also be advised on the following:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structures are 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 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, organizing and supervising any activity near the underground cable or overhead line under the mentioned works 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 applicant is 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; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - 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.

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A/YL-KTN/951 DD 107 Pak Wai Tsuen
11/09/2023 02:53

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

A/YL-KTN/951

Lots 1508 RP, 1509, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung

Site area: About 17,052sq.m Includes Government Land of about 171sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Land** / 14 Vehicle Parking

Dear TPB Members,

Strongest Objections. This brown field operation has been formed via a series of applications for Animal Boarding. The site is comprised of lots under 869, 870 and 871 plus some additional land.

The applications were approved together on 13 Jan with no questions asked with regard to the obvious fake nature of the applications and the lack of any data indicating that there is demand for so many ABE.

*A Member, whilst having no objection to the applications, remarked that the area in which the Sites were located were previously known as the **Kam Tin buffalo fields** and a place for bird watching but it had been filled some years ago.*

Indeed and no enforcement action was taken.

Now the developer has come forward with the true intention, an extensive warehouse compound.

THAT THERE IS EXTENSIVE COLLUSION BETWEEN DEVELOPERS, GOVERNMENT DEPARTMENTS AND MEMBERS OF THE BOARD TO STEALTHY ENCOURAGE THE DEVELOPMENT OF NEW BROWNFIELD SITES DESPITE THE MANY PROCLAMATIONS ON THE PART OF THE AUTHORITIES THAT THIS LAND USE BE PHASED OUT IS CLEAR FROM APPLICATIONS LIKE THIS. APPROVAL WILL CONFIRM THIS.

SHAME ON ALL OF YOU.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 31 December 2022 4:00 AM CST
Subject: Re: A/YL-KTN/871 and 870 DD 107 Pak Wai Tsuen

Have just noted that this message went out without my filling the TO.

I was visiting a friend who lives in Kam Tin the next day and we drove to the site.
It is in fact one large site completely stripped of vegetation.

Mary Mulvihill

From: [REDACTED]
Date: Monday, 26 December 2022 2:27 AM CST
Subject: A/YL-KTN/871 and 870 DD 107 Pak Wai Tsuen

A/YL-KTN/871

Lots 1518, 1520 RP, 1522 RP and 1556 RP in D.D. 107, Kam Tin North

Site area : About 3,615.8sq.m

Zoning: "Agriculture"

Applied use : Animal Boarding Establishment / 7 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members.

The filling of land is with an area of about 3,615.8m2 and depth of about 0.3m.
So clearly a Destroy to Build application.

This is adjacent to 869 and 870 and the 3 plans should be considered together.

There is absolutely no justification for approval of these fake ABE applications.
The combined lots are larger than many PH estates.

Objections to 869 and 870 equally applicable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 14 December 2022 3:15 AM CST
Subject: A/YL-KTN/869 and 870 DD 107 Pak Wai Tsuen

A/YL-KTN/869
Lots 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North
Site area: About 4,622.7sq.m
Zoning: "Agriculture"
Applied development: Animal Boarding Establishment / **5 Years / Filling of Land / 7 Vehicle Parking**

The filling of land is with an area of about 4,622.7m2 and depth of about 0.3m.

A/YL-KTN/870
Lots 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North
Site area: About 3,512.3sq.m
Zoning: "Agriculture"
Applied development: Animal Boarding Establishment / **5 Years / Filling of Land / 6 Vehicle Parking**

The filling of land is with an area of about 3,512.3m2 and depth of about 0.3m.

Dear TPB Members,

STRONGEST OBJECTIONS

774 was also withdrawn. These two applications are related and are **DESTROY TO BUILD**. Splitting the sites is a divide to rule ploy.

More than 8,000sq.mts for animal boarding. This is larger than some PH estates. How many animals are there in HK? What is the demand for these services? Is there a waiting list as long as that for PH?

Members must inquire what is going on at these lots, how much excavation has been done, trees chopped, etc.

There is absolutely no way the board could justify the complete filling in of such a large amount of farm land.

The applications must be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 July 2021 3:23 AM CST
Subject: A/YL-KTN/774 DD 107 Pak Wai Tsuen

A/YL-KTN/774

Lots 1506 RP (Part), 1508 RP, 1509, 1510 (Part), 1518 and 1519 RP in D.D. 107, Kam Tin North

Site area : About 8,588sq.m

Zoning : "Agriculture"

Applied use : **Filling of Land**

Dear TPB Members,

728 was withdrawn. While one would like to think that the land owner has been listening to President Xi and is prepared to heed the call to ensure that China becomes self-sufficient with regard to food production, the odds are that the intention is more about developing residential towers.

Members should make enquires as to who owns the lots and ask to see an update images.

Previous objections applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, October 18, 2020 4:08:09 AM
Subject: A/YL-KTN/728 DD 107 Pak Wai Tsuen

A/YL-KTN/728

Lots 1508 RP, 1509, 1518 and 1519 RP in D.D. 107, Pak Wai Tsuen, Kam Tin North

Site area: About 8,382.4sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / **Filling of Land** / 11 Vehicle Parking

Dear TPB Members,

This is a large site close to the Yoho developments and probably owned by

one of the large developers – some transparency please.

There is already agricultural activity on some of the lots, so why should Land Filling be necessary?

Members questions please as to the true intention of the application.

Mary Mulvihill

2

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KFBG's comments on two planning applications

12/09/2023 21:15

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>



230912 s16 KTN 951.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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)

12th September 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
(A/YL-KTN/951)**

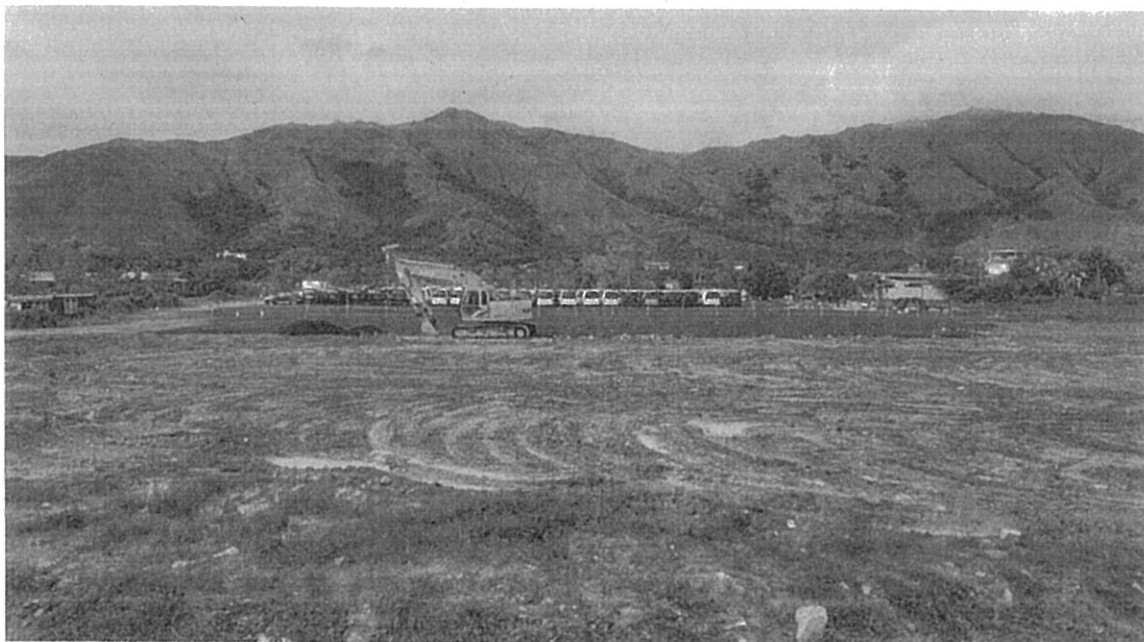
1. We refer to the captioned.
2. We visited the locality this week and please see **Figure 1**.
3. We urge the Board to investigate whether part of the site has been paved with asphalt and used for vehicle parking. If yes, has planning permission already been obtained for this use? If not, is it an unauthorised development? If yes, would the Board please consider whether it is appropriate to approve this application?
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Figure 1. Photo taken this week.



3

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HKBWS' comments on the planning application for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/951)

12/09/2023 18:25

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc:

File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/951) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會



20230912_FungKatHeung_Warehouse_A_YL_KTN_951_HKBWS.pdf

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

By email only

12 September 2023

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Warehouse
(excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3
Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/951)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning applications based on the following reasons.

- 1 **Not in line with the planning intention of the "Agriculture" (AGR) zoning**
The application site is located within the AGR zone, where the planning intention is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. We consider that the site has potential for farmland rehabilitation. However, the site formation and operation for the brownfield uses would lead to direct and permanent loss in farmland, which is not in line with the planning intention to retain land for agricultural purposes. We therefore urge the Town Planning Board (Board) to reject this application.
- 2 **The Town Planning Board should not encourage "destroy first, build later"**
From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between 2017 and 2022 (Figure 1). We suspect that this is "destroy first, apply later". We are concerned the approval of the current application would further legitimize the current

misuse of the AGR zone, leading to the promotion of “destroy first, apply later” attitudes among landowners in the locality. As the Board has suggested that “*the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.*”¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, apply later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone and the existing agricultural cluster from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

Figure 1. The Google Earth aerial photographs show the farmland at the site (marked with red color) in 2013 was being filled in 2017 and 2020. We suspect this is “destroy first, apply later” Moreover, we are concerned the proposed brownfield would lead to permanent loss in farmland and further legitimize the current misuse of the AGR zone.



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A/YL-KTN/953 DD 107 Shui Mei Tsuen EX Tent City
21/09/2023 02:27

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

A/YL-KTN/953

Lots 1505 RP, 1506 RP, 1510 and 1511 in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 8,154sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 11 Vehicle Parking / **Filling of Land**

Dear TPB Members,

911 Approved 25/8 30 tents.

Major part of the Site (about 6,564m² / 95%) will be filled with soil suitable for cultivation at a depth not exceeding 0.6m (from about +3.2mPD to about +3.8mPD), and the remaining part of the Site (about 336m² / 5%) will be filled with soil and gravel at a depth not exceeding 0.6m (from about +3.2mPD to about +3.8mPD) for site formation of structure and vehicular parking and circulation.

Now applicant is back with the true intention, a brownfield storage operation and filling in the entire site.

If PlanD recommends and members approve, this would be a clear indication that there is an ongoing conspiracy between applicants, government depts. and the board to undertake an under the table conversion of farmland to brownfield.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 16 May 2023 9:57 PM CST
Subject: A/YL-KTN/911 DD 107 Shui Mei Tsuen Tent City

A/YL-KTN/911

Lots 1505 RP (Part), 1506 RP and 1510 (Part) in D.D. 107, Kam Tin North

Site area: About 6,900sq.m

Zoning : "Agriculture"

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

Dear TPB Members,

840 withdrawn. This application is similar, but with 3 vehicle parking. The applicant proposes to fill in the entire site with gravel that would render it unfit for farming.

The filling of land is with an area of about 6,900m2 and depth of about 1.2m. 3 private car parking spaces will be provided at the Site.

Previous objections valid and upheld. Approval of this application would cast serious doubt on the integrity of the board.

Members should request to see images of the current conditions of the lots.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 26 June 2022 3:16 AM CST

Subject: A/YL-KTN/840 DD 107 Shui Mei Tsuen Tent City

A/YL-KTN/840

Lots 1505 RP (Part), 1506 RP and 1510 (Part), in D.D. 107, Kam Tin North

Site area : About 6,900sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / Holiday Camp / Filling of Land / No parking spaces and loading/unloading spaces will be provided at the Site

Dear TPB Members,

If you even consider this plan there is serious concern with regard to the function of TPB.

The lots on the right were approved for Hobby Farm under Application 666 despite a history of failure to comply with conditions on 4 Oct 2019.

Revoked on 4 November 2021:

(d) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.1.2020;

(e) in relation to (d) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.4.2020;

(h) in relation to (g) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.4.202

But the land owner knows how lax the system is and has the audacity to propose now that it develop a hobby farm and a holiday camp.

Note no mention of how many tents/number of visitors.

No mention of toilets / water supply / cooking facilities

No vehicle parking despite the fact that portaloos have to be serviced

In addition members must consider the implications of filling in and converting large tracts of Agriculture land when the world is facing great uncertainties with regard to food supply the immediate future. President Xi has mandated that arable land should be used in order to ensure that China can feed its own population. Every patriotic land owner should be complying with his agenda and the government has a duty to implement state policy.

Previous objections valid and upheld. Exploitation of farmland can no longer be tolerated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 13 June 2019 2:51 AM CST
Subject: A/YL-KTN/666 DD 107 Shui Mei Tsuen

Dear TPB Members,

What a farce, unapproved use of site, no action taken. Application for Hobby Farm, PlanD positive as usual, approved and then applicant fails to provide drainage and fire services.

But never mind because he can apply again and get approval, fail to fulfill conditions again, apply again

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 5, 2018 2:20:43 AM
Subject: A/YL-KTN/609 and 610 DD 107 Shui Mei Tsuen
A/YL-KTN/609
Lot 1505 RP in D.D. 107, Shui Mei Tsuen, Kam Tin
Site area: 4,111.3m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / 5 Vehicle Parking

A/YL-KTN/610
Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin
Site area : 2,340.2m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / No Parking

Dear TPB Members,

The two applications are opposite to each other and the applicant appears to be the same so they will be considered together. Hobby Farm is the current application favourite to get around unapproved brownfield use and to avoid the term 'open storage'

The proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas via the provision of facilities such as septic toilets, the run off of chemicals and toxic substances, introduction of foreign species, etc

Location is not close to MTR so parking provision is suspect..

Approval of the application, even on a temporary basis, would set an

undesirable precedent for other similar uses to proliferate into the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Moreover in light of reports of a number of illegal camping sites operating in Kam Tim area to provide accommodation for low cost mainland tours, the true objective of the plan must be evaluated.

Mary Mulvihill

2

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HKBWS' comments on the planning application for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/953)

21/09/2023 18:21

From:

To:

tpbpd <tpbpd@pland.gov.hk>

Cc:

File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/953) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會



20230922_FungKatHeung_Warehouse_A_YL_KTN_953_HKBWS.pdf

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

By email only

21 September 2023

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/953)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) zoning

The application site is located within the AGR zone, where the planning intention is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. We consider that the site has potential for farmland rehabilitation and should be used for soil cultivation. However, the site formation and operation for the brownfield uses would lead to direct and permanent loss in farmland, which is not in line with the planning intention to retain land for agricultural purposes. We therefore urge the Town Planning Board (Board) to reject this application.

2 The Town Planning Board should not encourage "destroy first, build later"

From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between 2017 and 2022 (Figure 1). We suspect that this is "destroy first, apply later". We are concerned the approval of the current application would further legitimize the current

misuse of the AGR zone, leading to the promotion of “destroy first, apply later” attitudes among landowners in the locality. As the Board has suggested that “*the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.*”¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, apply later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone and the existing agricultural cluster from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

Figure 1. The Google Earth aerial photographs show the landscape changes including vegetation clearance and land filling at the application site between 2017 and 2022. We suspect this is “destroy first, apply later” Moreover, we are concerned the proposed brownfield development may cause sewage impacts on the adjacent watercourse which is marked in blue.



3

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KFBG's comments on seven planning applications

21/09/2023 18:57

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230921 s16 KTN 953.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

21st September 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
(A/YL-KTN/953)**

1. We refer to the captioned.
2. The site is located within Agriculture (AGR) zone which is primarily intended for farming. We urge the Board to liaise with relevant authorities as to whether the site is still arable, and if yes, to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden