

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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

此文件在 2023年9月20日收到, 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。

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

This document is received on 20 SEP 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.

\* "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

2302450 12/9 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/959
	Date Received 收到日期	20 SEP 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

蔡德理

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,732 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,127.25 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Partially vacant, partially open storage  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>1</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>1</sup>.  
並不是「現行土地擁有人」<sup>1</sup>。

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

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

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>1</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>1</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>1</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1</sup>的同意。

Details of consent of "current land owner(s)"<sup>1</sup> obtained 取得「現行土地擁有人」<sup>1</sup>同意的詳情

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#&</sup>  
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)<sup>#</sup>  
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  
30/08/2023 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知\*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 30/08/2023 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會\*

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
<b>(a) Proposed use(s)/development 擬議用途/發展</b>	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and 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>(b) Effective period of permission applied for 申請的許可有效期</b>	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,604.75 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,127.25 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,127.25 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,127.25 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) <u>Refer to Plan 3 and Appendix I</u> ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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	1
Others (Please Specify) 其他 (請列明)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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)	.....

Proposed operating hours 擬議營運時間 9:00 a.m. to 7:00 p.m. Mondays to Saturdays (excluding Sundays and public holidays).....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Po Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3,732 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	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)
.....	
.....	
.....	
.....	
.....	

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> 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 Appendix 1.



**8. Declaration 聲明**

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

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

Signature

簽署

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

LAU TAK FRANCIS

Planning Manager

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☒ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

MRTPI, FRICS, RPS(GP)



on behalf of

代表

Goldrich Planners and Surveyors Limited

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

Date 日期

12/09/2023

(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號北角政府台署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 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories
Site area 地盤面積	3,732 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,127.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.302 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9	<input type="checkbox"/> About 約 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	30.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2) and Plan showing the area of the site to be paved (Plan 4)</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <p>Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號</p>		

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

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

# **GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

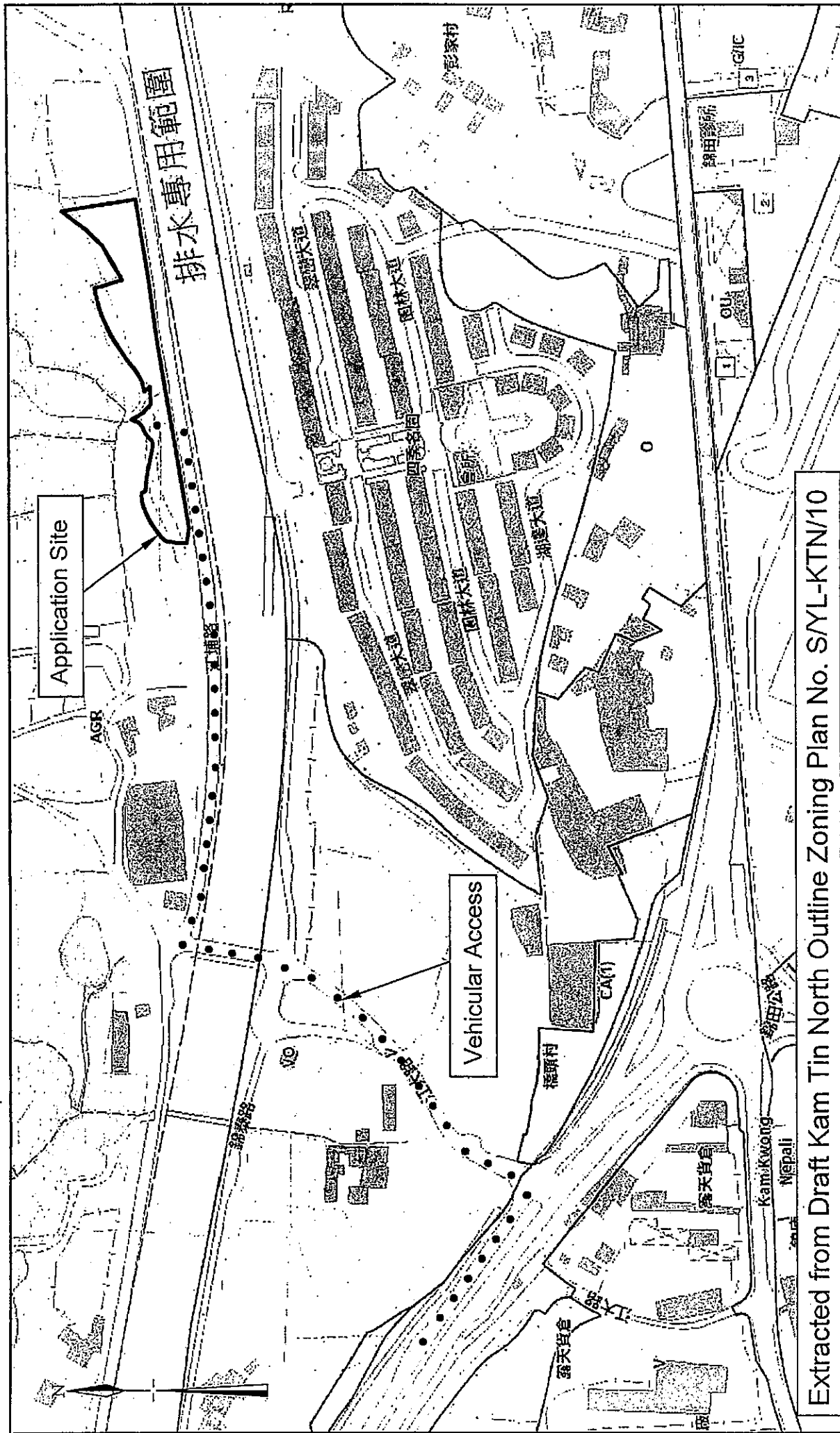
Tel. 1

## **Executive Summary**

1. The application site is on Lots 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories.
2. The site area is about 3,732m<sup>2</sup>. No Government Land is involved.
3. The proposed use is "Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage" for a Period of 3 Years and Filling of Land.
4. A total of 6 structures are proposed on the site for water tank and warehouse with ancillary office use. The total floor area is about 1,127.25m<sup>2</sup>.
5. Operation hours are from 9 a.m. to 7 p.m. Mondays to Saturdays (excluding Sundays and Public Holidays).

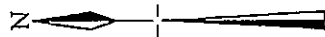
## **行政摘要**

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1367 號餘段、第 1368 號 A 分段、第 1368 號餘段、第 1372 號 A 分段、第 1372 號餘段、第 1376 號 A 分段、第 1376 號 B 分段、第 1376 號 C 分段及 1376 號 D 分段。
2. 申請面積為大約 3,732 平方米。不涉及政府土地。
3. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及臨時露天貯物」（為期 3 年）及填土工程。
4. 申請地點擬議提供 6 個構築物作水箱及貨倉連附屬辦公室用途。總樓面面積為 1,127.25 平方米
5. 營業時間為每天上午九時至晚上七時(星期日及公眾假期除外)。

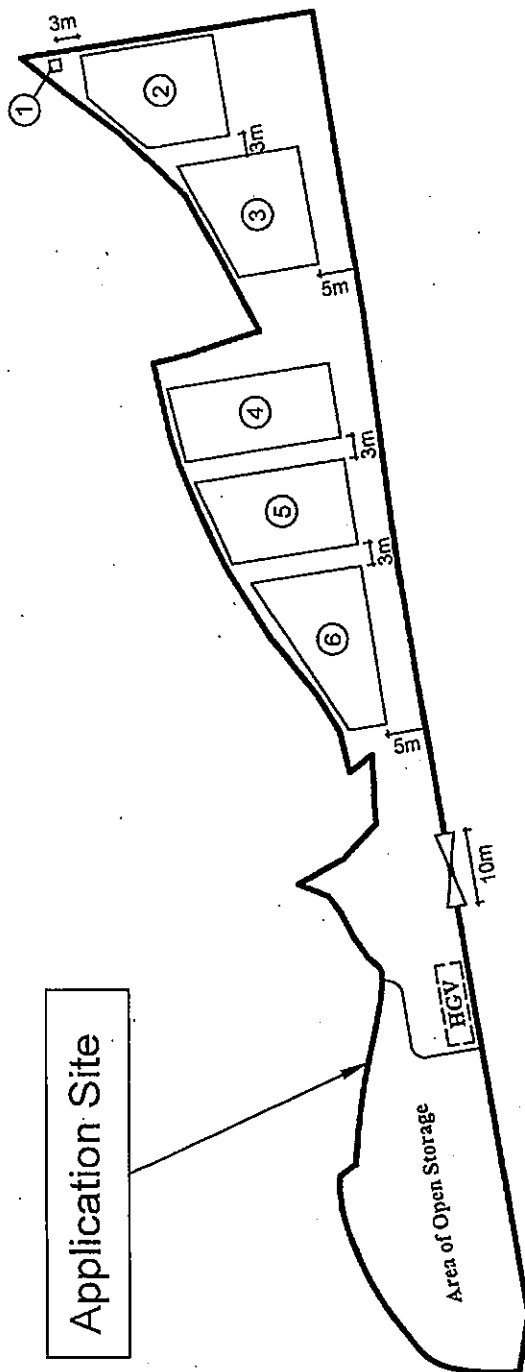


Extracted from Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
August 2023	Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA, 1376 SB, 1376 SC and 1376 SD in D.D. 109 Yuen Long, New Territories	



Application Site



## Legend



Vehicular Ingress / Egress

Parking space for heavy goods vehicle  
(11m(L) x 3.5m(W))



Site Area (about): 3,732m<sup>2</sup>

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Water tank	2.25m <sup>2</sup>	2.25m <sup>2</sup>	9m	1
2	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
3	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
4	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
5	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
6	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
Total:		1,127.25m <sup>2</sup>	1,127.25m <sup>2</sup>		

1:1000 (A4)

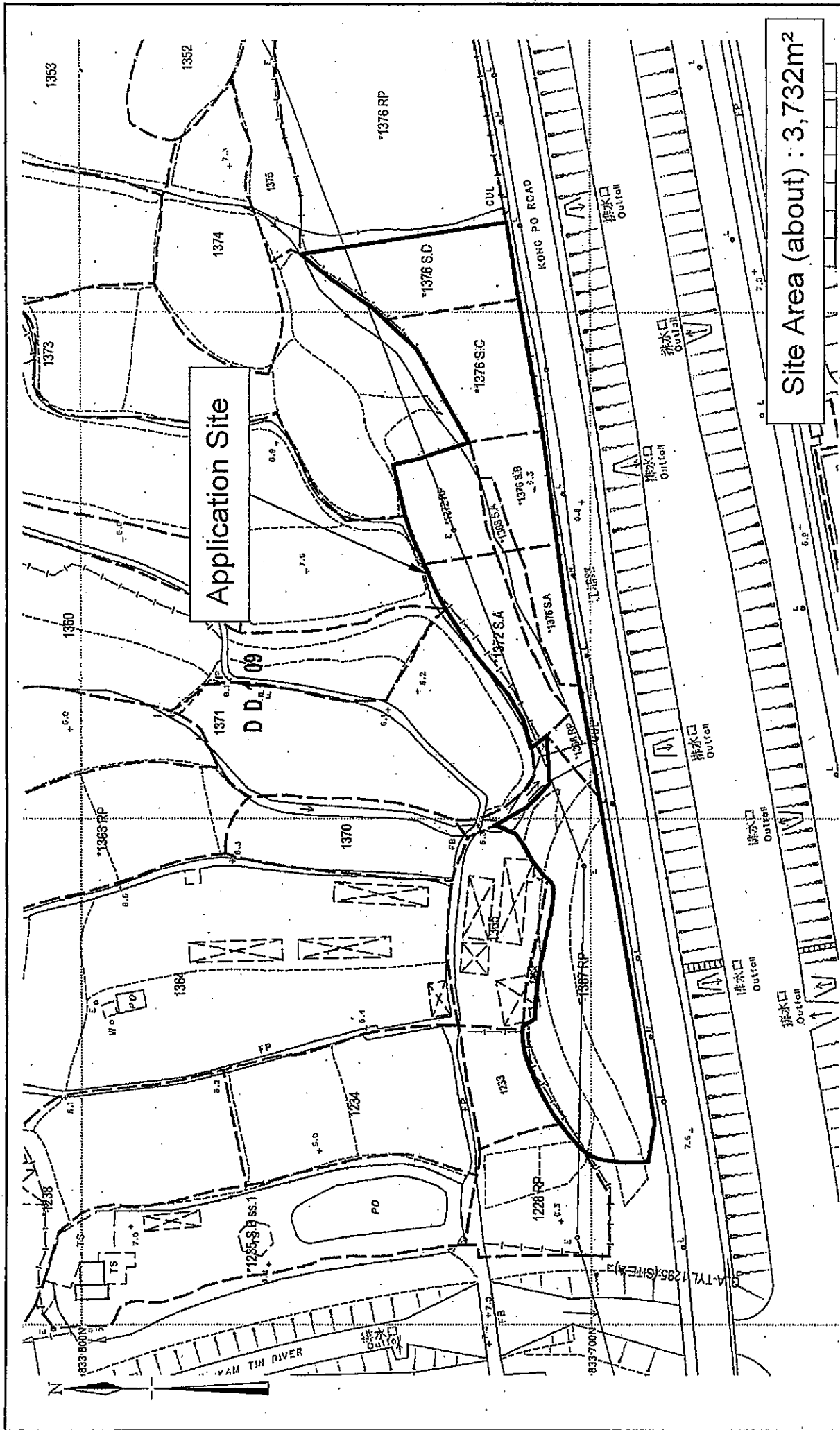
August 2023

## Layout Plan

Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA,  
1376 SB, 1376 SC and 1376 SD in D.D. 109  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

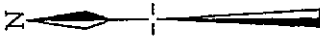
Plan 3  
( P 22091 )



Site Area (about) : 3,732m<sup>2</sup>

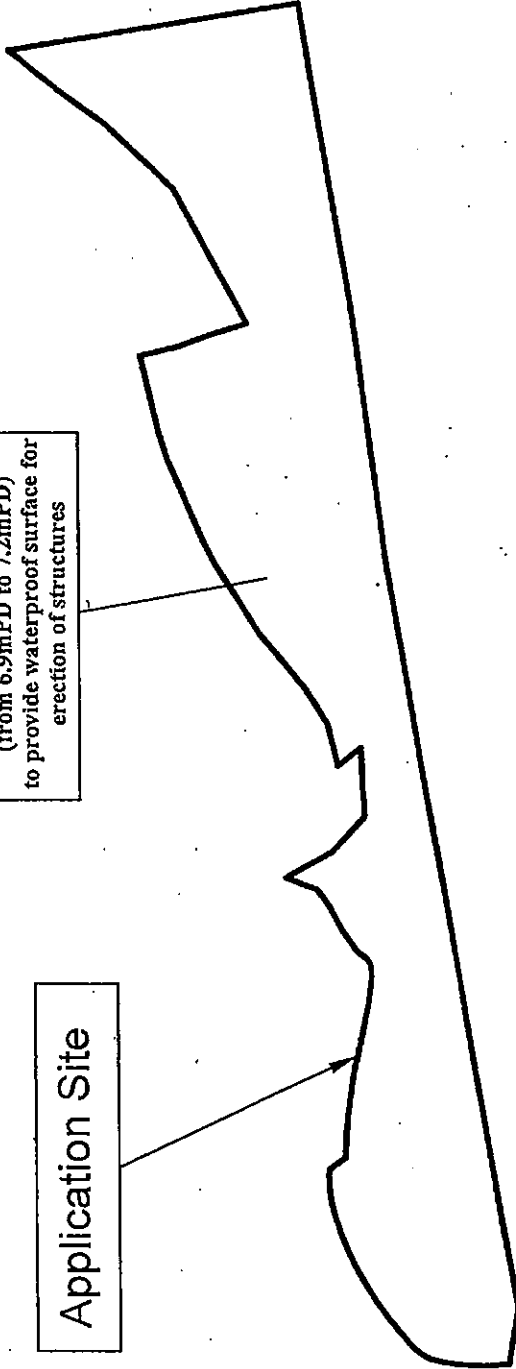
Goldrich Planners & Surveyors Ltd.	<p><b>Lot Index Plan</b></p> <p>Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA, 1376 SB, 1376 SC and 1376 SD in D.D. 109</p> <p>Yuen Long, New Territories</p>	
1:1000 (A4)		
Plan 2 ( P 22091 )		August 2023





The whole site of about 3,732m<sup>2</sup>  
will be paved with concrete at a  
depth of 0.3m  
(from 6.9mPD to 7.2mPD)  
to provide waterproof surface for  
erection of structures

Application Site



1:1000 (A4)

August 2023

Plan Showing The Area Of Site To Be Paved

Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA,  
1376 SB, 1376 SC and 1376 SD in D.D. 109  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( P 22091 )

## Justifications

### 1. The Proposed Use

The proposed use is "Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage" for a Period of 3 Years and Filling of Land.

### 2. Location

The application site is on Lots 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories.

### 3. Site Area

The site area is about 3,732m<sup>2</sup>. No Government Land is involved.

### 4. Town Planning Zoning

The site falls within "Agriculture" zone on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.

The proposed development is temporary in nature. It will not jeopardize the long term planning intention of the zoning.

### 5. Development Parameters

#### (a) Operation Hours

The operation hours will be from 9:00 a.m. to 7:00 p.m. Mondays to Saturdays (excluding Sundays and public holidays).

#### (b) Structures

6 structures are proposed on site. The details of the structures are as follows:

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Water Tank	2.25m <sup>2</sup>	2.25m <sup>2</sup>	9m	1
2	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
3	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
4	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
5	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
6	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
		<u>1,127.25m<sup>2</sup></u>	<u>1,127.25m<sup>2</sup></u>		

**(c) Scale of Service**

5 nos. of warehouses are proposed on the eastern side of the site to fulfil the strong demand of warehouses in Yuen Long. The western side of the site will be used as open storage.

**(d) Parking Spaces**

1 parking space for heavy goods vehicles will be provided to support the daily operation of the warehouses and open storage uses.

**6. Similar Applications Approved**

Two similar applications for warehouse use (A/YL-KTN/925 and A/YL-KTN/928) on the immediate northern side of the application site was approved on 11.8.2023 within the same "AGR" zone. The proposed development is in line with the decision of the Town Planning Board.

**7. No Adverse Impact to the Environment****(a) Noise and Visual**

The proposed development is for warehouse and open storage use. There are no nuisance workshop activities within the site. Operation hours are from 9 a.m. to 7 p.m. Mondays to Saturdays excluding Sundays and Public Holidays. It is expected that the traffic induced by the development is low. Fencing is provided for the whole site. The structures are enclosed on all sides. It is anticipated that the noise and visual impacts on the sensitive receivers nearby are insignificant.

**(b) Traffic**

The application site has sufficient space for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are needed.

The proposed development are for warehouse and open storage uses. The goods will stay at the site for a long time. Vehicles will not often come to the site. It is expected that the trip generation and attraction rates are low. The estimation is as follows:

Periods	Trip Attraction	Trip Generation
09:00 - 10:00	1	0
10:00 - 11:00	0	1
11:00 - 12:00	1	0
12:00 - 13:00	0	1
13:00 - 14:00	1	0
14:00 - 15:00	0	1
15:00 - 16:00	1	0

## Appendix I

Periods	Trip Attraction	Trip Generation
16:00 - 17:00	0	1
17:00 - 18:00	1	0
18:00 - 19:00	<u>0</u>	<u>1</u>
Total:	<u>5</u>	<u>5</u>

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the Kong Po Road.

### (c) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

- End -

**Previous s.16 Application**

**Approved Application**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	13.8.2021

**Similar s.16 Applications in the vicinity of the Site within the same “AGR” Zone on the Kam Tin North OZP in the past 5 years**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

**2. Traffic**

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

- no comment on the application from traffic engineering perspective.

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

- no objection to the application;
- the applicant should provide run in/out at Kong Po Road to the satisfaction of Transport Department (TD) and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent development; and
- subject to the above, the applicant should provide a detailed layout plan of the run-in/out to clearly indicate the existing bullies, street lighting, street furniture etc. for TD and HyD to review. The proposed run-in/out should not be located next to the existing gullies. No relocation works of street furniture should be implemented unless approval on the relocation proposal is obtained from TD and HyD.

**3. Drainage**

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

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

#### 4. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- having considered the nature of open storage involved, the provision of fire extinguisher(s) to the satisfaction of his department shall be included in the approval condition.

#### 5. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in a rural inland plains landscape character comprising village houses, temporary structures, vacant lands, farmlands, scattered tree groups and low-rise residential buildings within the “Residential (Group C) 2” zone to the south. The proposed use is not incompatible with the planned use in the surrounding area; and
- according to site photos of October 2023, the Site is fenced off, partly hard paved and partly covered by gravel. Motor-vehicles parking and some temporary structures are observed within the Site. No significant landscape resources are observed within the Site. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

#### 6. **Building Matters**

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

- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance.

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

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

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



## 8. **Other Departments**

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

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



**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 issue relating to the proposed development with other 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 owner(s) 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. 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 (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Kong Po Road;
  - the applicant should provide run in/out at Kong Po Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent development;
  - subject to the above, the applicant should provide a detailed layout plan of the run-in/out to clearly indicate the existing gullies, street lighting, street furniture etc. for TD and HyD to review. The proposed run-in/out should not be located next to the existing gullies. No relocation works of street furniture should be implemented unless approval on the relocation proposal is obtained from TD and HyD; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (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 Building (Planning) Regulations (B(P)R);
  - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - 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; and
  - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.

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



A/YL-KTN/959 DD 109 opp Seasons Monarch, Yuen Long  
17/10/2023 02:33

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

1 attachment



Kong Tai Rd - Google Maps.pdf

A/YL-KTN/959

Lots 1367 RP, 1368 S.A, 1368 RP, 1372 S.A, 1372 RP, 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long

Site area: About 3,732sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Despite clear evidence that of Destroy to Build, 799 was approved 13 Aug 2021. And as with the majority of ABE applications, conditions were not fulfilled, the latest extension dated 12 Sept 2023.

**THIS IS MORE THAN TWO YEARS ON AND A CLEAR VIOLATION OF THE GUIDELINE WITH REGARD TO FULFILLMENT OF CONDITIONS**

But then PlanD knows that there was never any intention to provide ABE. Are members that **DIM** that they do not recognize the pattern, or are they complicit in the unannounced policy **TO FACILITATE THE CONVERSION OF FARMLAND TO BROWNFIELD?**

And indeed now the true intention is demonstrated with the site extended to include further lots that have previously had no approval. Full on brownfield operation with the entire site filled in.

It will be interesting to read how PlanD can justify this use as concrete causes damage to the most fertile layer of the earth, the topsoil . Concrete is used to create hard surfaces which contribute to surface runoff that cause soil erosion , land and water pollution and flooding.

There is absolutely no way that filled in soil, particularly when used to store hazardous materials could ever be described as **"would not jeopardize the long-term planning intention of the "AGR" zone."**

So members go ahead and approve this application and demonstrate that you are effectively colluding with operators and govt departments to promote the formation of additional brownfield in contradiction to state government policy to the contrary.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, July 23, 2021 3:45:59 AM  
**Subject:** A/YL-KTN/779 DD 109 opp Seasons Monarch, Yuen Long

A/YL-KTN/779  
Lots 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, opp Seasons Monarch  
Site area : About 1,017sq.m  
Zoning : "Agriculture"  
Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

Strong objections. The site is part of what is clearly a Destroy to Build extensive excavation of land even though there is no history of approval.

Nearby there is a very orderly farming operation, indicating that the land has agricultural potential.

Is it animal boarding or animal breeding? The number of applications for animal boarding going through the system is disproportionate to the market for such facilities, but it is common knowledge that the easiest way to get approval for brownfields is via animal boarding or hobby farm as both invariably supported by PlanD. So the charade is repeated again and again.

I never see a condition attached that the lots be used for the approved purpose.

What credentials does the applicant have? How many similar operations nearby?

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

7/23/2021

Kong Tai Rd - Google Maps

Google Maps Kong Tai Rd



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

2

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**KFBG's comments on four planning applications**

19/10/2023 16:23

From:

To:

File Ref:

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



231019 s16 KTN 959.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four 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:**

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

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

19th October 2023.

By email only

Dear Sir/ Madam,

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary  
Office and Temporary Open Storage for a Period of 3 Years and Filling of Land  
(A/YL-KTN/959)**

1. We refer to the captioned.
2. We urge the Board to reject this application as the applied use is not in line with the planning attention of the zoning of concern and we urge the Board to consider the potential cumulative impact of approving this application as the approval would set a precedent for similar applications.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



**GoldRich** PLANNERS & SURVEYORS LTD.

**金 潤 規 劃 測 量 師 行 有 限 公 司**

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-KTN/959

Our Ref.: P22091/TL23469

6 November 2023

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

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

Dear Sir,


**Submission of Further Information**

**S.16 Application**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)  
with Ancillary Office and Temporary Open Storage  
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lots 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C  
and 1376 S.D in D.D. 109, Yuen Long, New Territories**

We would like to submit updated executive summary, 2 pages of s.16 application form, justifications (Appendix I) and response-to-comment to respond to the comments from departments for the captioned application.

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

  
Francis Lau

Encl.

### Executive Summary

1. The application site is on Lots 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories.
2. The site area is about 3,732m<sup>2</sup>. No Government Land is involved.
3. The proposed use is “Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office” for a Period of 3 Years and Filling of Land.
4. A total of 6 structures are proposed on the site for water tank and warehouse with ancillary office use. The total floor area is about 1,127.25m<sup>2</sup>.
5. Operation hours are from 9 a.m. to 7 p.m. Mondays to Saturdays (excluding Sundays and Public Holidays).

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1367 號餘段、第 1368 號 A 分段、第 1368 號餘段、第 1372 號 A 分段、第 1372 號餘段、第 1376 號 A 分段、第 1376 號 B 分段、第 1376 號 C 分段及 1376 號 D 分段。
2. 申請面積為大約 3,732 平方米。不涉及政府土地。
3. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室」（為期 3 年）及填土工程。
4. 申請地點擬議提供 6 個構築物作水箱及貨倉連附屬辦公室用途。總樓面面積為 1,127.25 平方米
5. 營業時間為每天上午九時至晚上七時(星期日及公眾假期除外)。

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/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 Office for a Period of 3 Years and 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	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... <b>2,604.75</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... <b>1,127.25</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 ..... <b>6</b> ..... Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... <b>1,127.25</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... <b>1,127.25</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) <b>Refer to Plan 3a and Appendix I</b> ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> 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 ..... <b>1</b> ..... Others (Please Specify) 其他 (請列明) ..... .....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> 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) ..... .....	

<b>Gist of Application 申請摘要</b> (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 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>3,732</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途／發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land

## Justifications

### 1. The Proposed Use

The proposed use is “Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office” for a Period of 3 Years and Filling of Land.

### 2. Location

The application site is on Lots 1367 R.P., 1368 S.A, 1368 R.P. 1372 S.A, 1372 R.P. 1376 S.A, 1376 S.B, 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, New Territories.

### 3. Site Area

The site area is about 3,732m<sup>2</sup>. No Government Land is involved.

### 4. Town Planning Zoning

The site falls within “Agriculture” zone on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.

The proposed development is temporary in nature. It will not jeopardize the long term planning intention of the zoning.

### 5. Development Parameters

#### (a) Operation Hours

The operation hours will be from 9:00 a.m. to 7:00 p.m. Mondays to Saturdays (excluding Sundays and public holidays).

#### (b) Structures

6 structures are proposed on site. The details of the structures are as follows:

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Water Tank	2.25m <sup>2</sup>	2.25m <sup>2</sup>	9m	1
2	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
3	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
4	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
5	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
6	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
	Total:	<u>1,127.25m<sup>2</sup></u>	<u>1,127.25m<sup>2</sup></u>		

### **(c) Scale of Service**

5 nos. of warehouses are proposed on site to fulfil the strong demand of warehouses in Yuen Long. Construction materials will be stored in the warehouses. These warehouses may be out of space due to the unstable delivery schedule of suppliers and contractors.

The western side of the site will act as an ancillary interim temporary open storage buffer area to accommodate the construction materials when the warehouses are out of space. It is expected that these construction materials will temporarily be placed at this ancillary interim temporary open storage buffer area for at most 1 week. The construction materials will be stored to the warehouses when spaces are available at the warehouses.

### **(d) Parking Spaces**

The goods are heavy and bulky. 1 parking space for heavy goods vehicles will be provided to support the daily operation of the warehouses use.

## **6. Similar Applications Approved**

Two similar applications for warehouse use (A/YL-KTN/925 and A/YL-KTN/928) on the immediate northern side of the application site was approved on 11.8.2023 within the same “AGR” zone. The proposed development is in line with the decision of the Town Planning Board.

## **7. No Adverse Impact to the Environment**

### **(a) Noise and Visual**

The proposed development is for warehouse use. There are no nuisance workshop activities within the site. Operation hours are from 9 a.m. to 7 p.m. Mondays to Saturdays excluding Sundays and Public Holidays. It is expected that the traffic induced by the development is low. Fencing is provided for the whole site. The structures are enclosed on all sides. It is anticipated that the noise and visual impacts on the sensitive receivers nearby are insignificant.

### **(b) Traffic**

The application site has sufficient space for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are needed.

The proposed development are for warehouse use. The goods will stay at the site for a long time. Vehicles will not often come to the site. It is expected that the trip generation and attraction rates are low. The estimation is as follows:



## Appendix I

Periods	Trip Attraction	Trip Generation
09:00 - 10:00	1	0
10:00 - 11:00	0	1
11:00 - 12:00	1	0
12:00 - 13:00	0	1
13:00 - 14:00	1	0
14:00 - 15:00	0	1
15:00 - 16:00	1	0
16:00 - 17:00	0	1
17:00 - 18:00	1	0
18:00 - 19:00	<u>0</u>	<u>1</u>
Total:	<u>5</u>	<u>5</u>

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the Kong Po Road.

### (c) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

- End -

Comments from the Transport Department dated 30.10.2023

Contact Person: Mr. Phil Cai, Tel: 2399 2421

	Comments	Responses
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kong Po Road, along the local access and within the site;	Please refer to the Swept Path Analysis (Plan 5.1 and 5.2) for details.
(b)	The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	The width of the vehicular ingress / egress has been indicated on Layout Plan (Plan 3a) and Swept Path Analysis (Plan 5.1 and 5.2).
(c)	The applicant should note the local access between [nearest public road] and the site is not managed by this Department.	Noted.

Comments from the Agriculture, Fisheries and Conservation Department dated 30.10.2023

Contact Person: Ms. Wong Cheuk-ling, Tel: 2150 6933

Comments	Responses
Although the Site is vacant and partly paved, a minor portion (in the north) of the Site encroaches upon a natural stream. The applicant should clarify if the proposed use would have any adverse impact on the stream.	The application is proposed for warehouse use. We would like to clarify that there will be no adverse impact on the stream.

Comments from the Agriculture, Fisheries and Conservation Department dated 31.10.2023

Contact Person: Ms. Wong Cheuk-ling, Tel: 2150 6933

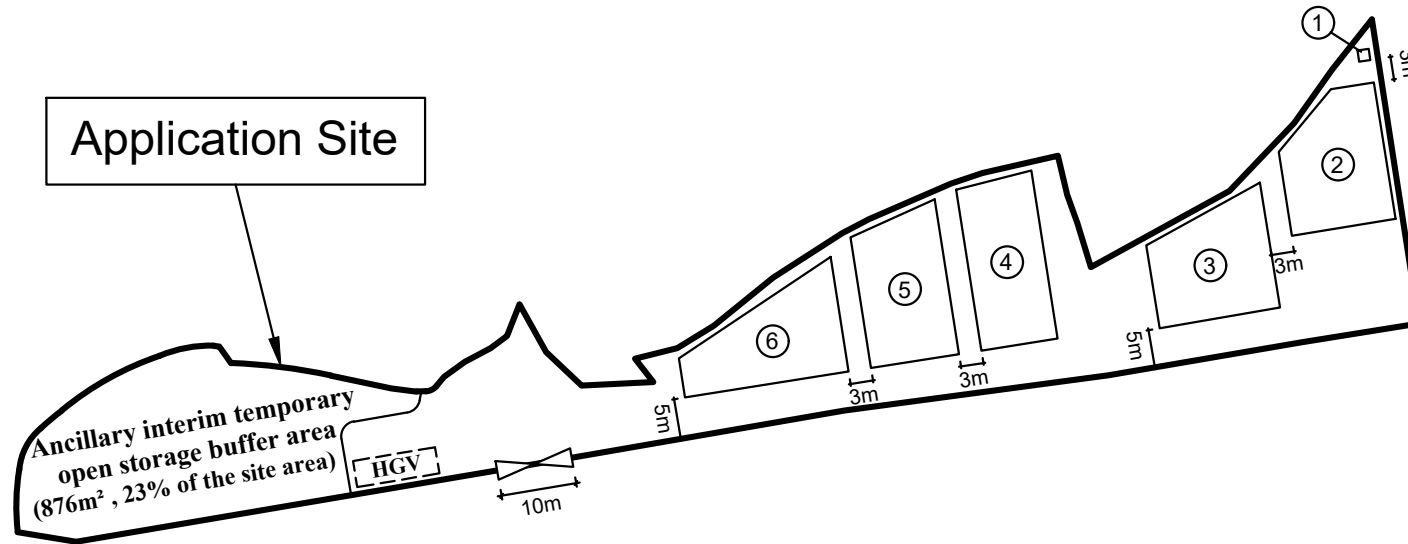
Comment	Response
Please further clarify if a watercourse at the northern tip at the Site (as appears in survey sheet) has already been filled and whether your application for regularisation of filling of land covers such watercourse portion. Corresponding paving plan which indicates extents of filling of land already conducted / under application should also be provided.	We would like to clarify that the watercourse at the northern tip at the Site (as appears in survey sheet) had been filled before the applicant rented the site. The planning application is applying for regularisation of filling of land covers such watercourse portion. Please refer to the plan showing the viewpoints of photographs (Plan 7) and 4 pages of photographs for details.

Comments from the Fanling, Sheung Shui and Yuen Long East District Planning Office dated 31.10.2023

	Comments	Responses
1.	Please clarify if workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site.	We would like to clarify that no workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site.
2.	Please clarify the number of staff members to be stationed at the Site to support the operation.	3 staff members will station at the Site to handle the arrangement of goods, the loading/unloading activities and the communication with suppliers, contractors and delivery drivers.
3.	Please clarify if the filling of land has been kept minimal to meet the operation needs of the development and whether the Site will be reinstated upon expiry of the planning approval.	We would like to clarify that the filling of land has been kept minimal to meet the operation needs of the development. The Site will be reinstated upon expiry of the planning approval.

Comments from the Fanling, Sheung Shui and Yuen Long East District Planning Office dated 31.10.2023

Comment	Response
<p>Please clarify if the whole application site has already been filled. If affirmative, please also clarify if the planning application is applying for regularisation of filling of land for the whole site.</p>	<p>We would like to clarify that the site had been filled before the applicant rented the site. The planning application is applying for regularisation of filling of land for the whole site. Please refer to the plan showing the area of site has been paved (Plan 4a) for details.</p>

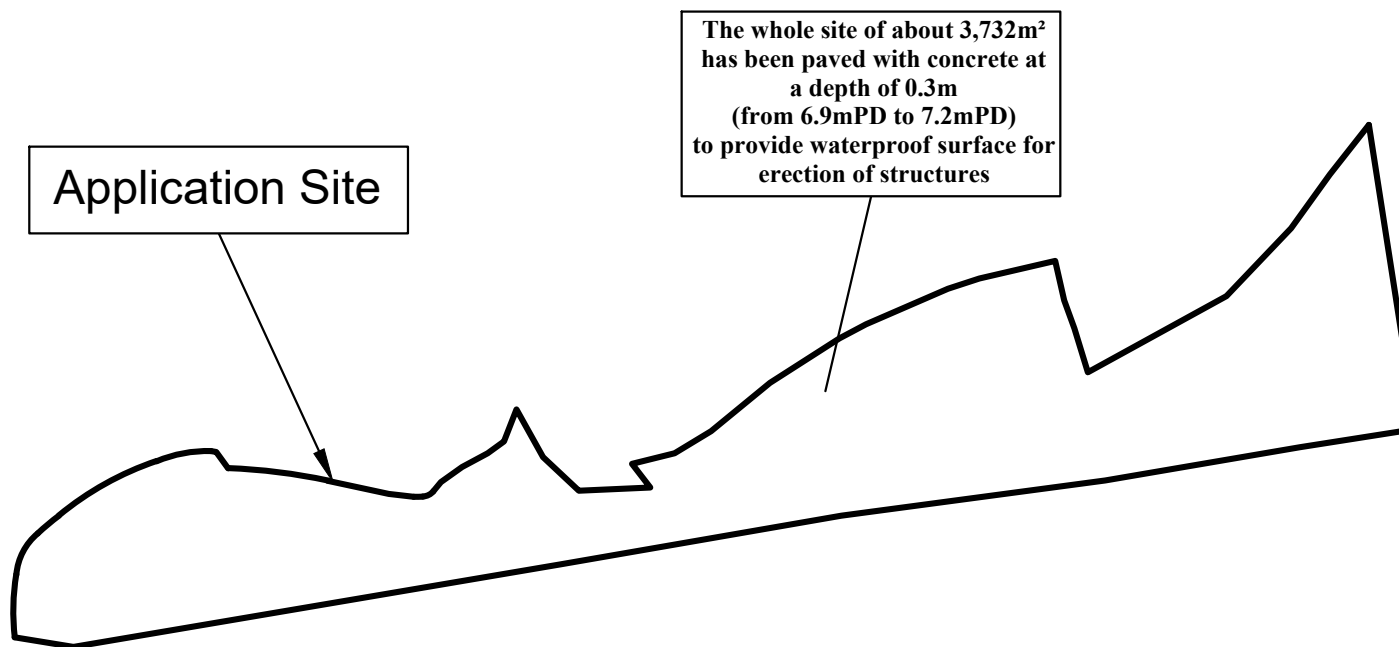


[ HGV ]

Site Area (about): 3,732m<sup>2</sup>

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Water tank	2.25m <sup>2</sup>	2.25m <sup>2</sup>	9m	1
2	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
3	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
4	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
5	Warehouse with Ancillary Office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
6	Warehouse with Ancillary Office	<u>225m<sup>2</sup></u>	<u>225m<sup>2</sup></u>	9m	1
Total:		<u>1,127.25m<sup>2</sup></u>	<u>1,127.25m<sup>2</sup></u>		

**Plan 3a**  
**( P 22091 )**



**1:1000 (A4)**

**November 2023**

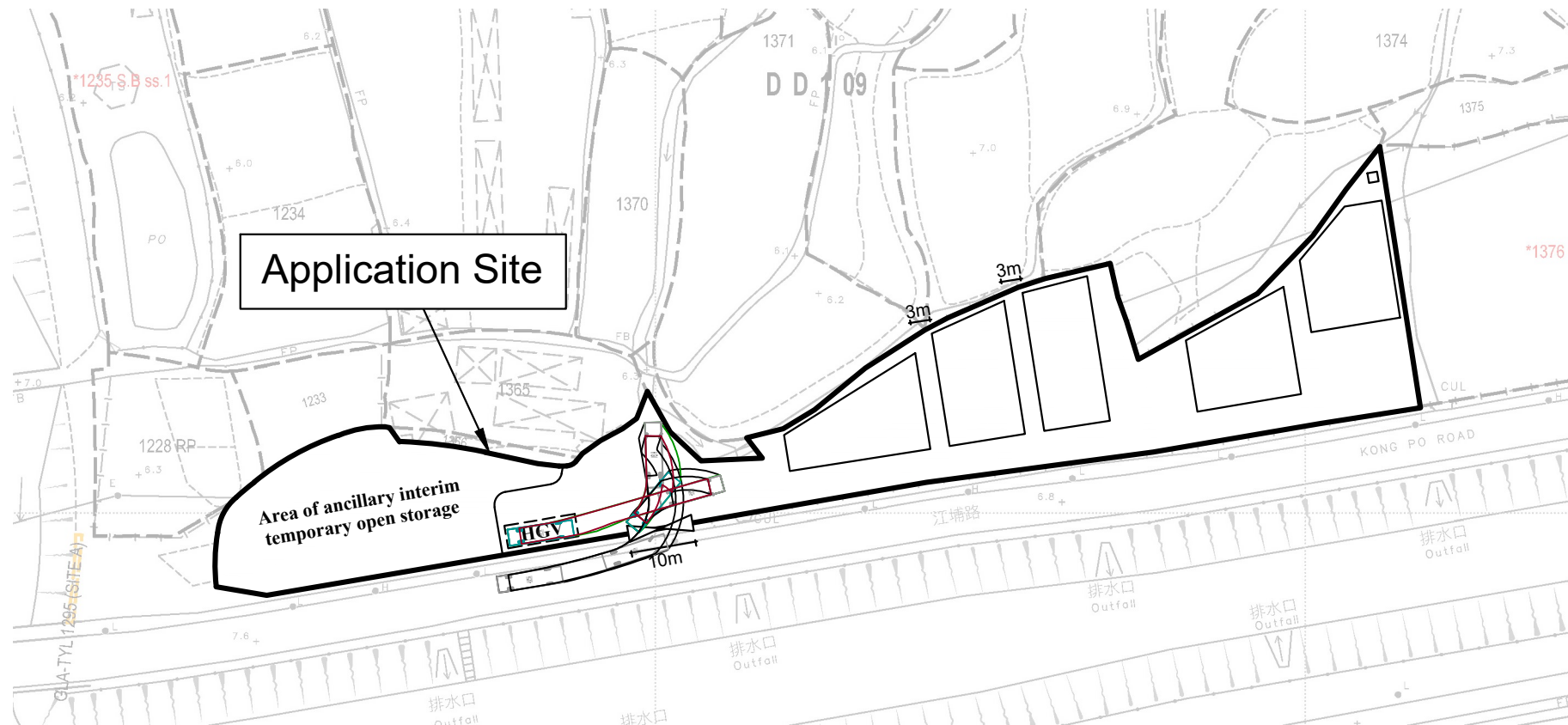
**Plan Showing the Area of Site has been Paved**

**Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA,  
1376 SB, 1376 SC and 1376 SD in D.D. 109  
Yuen Long, New Territories**

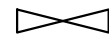
**Goldrich Planners &  
Surveyors Ltd.**

**Plan 4a  
( P 22091 )**





## Legend



Vehicular Ingress / Egress



Heavy goods vehicles  
(10m (L) x 2.5(W))



Parking space for heavy goods vehicle  
(11m(L) x 3.5m(W))

1:1000 (A4)

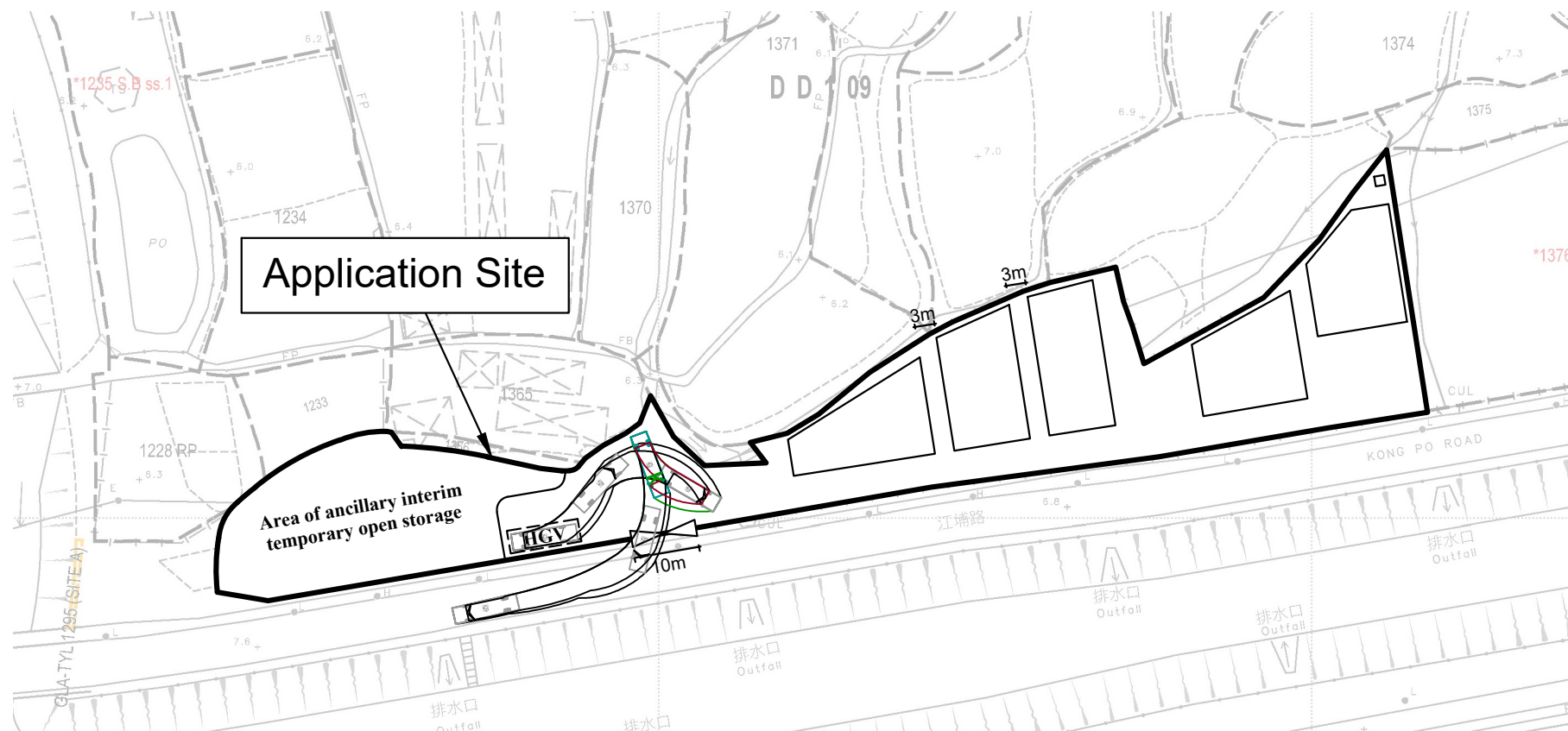
October 2023

## Swept Path Analysis - Vehicle In

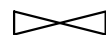
Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA,  
1376 SB, 1376 SC and 1376 SD in D.D. 109  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 5.1  
( P 22091 )



## Legend



Vehicular Ingress / Egress



Heavy goods vehicles  
(10m (L) x 2.5(W))



Parking space for heavy goods vehicle  
(11m(L) x 3.5m(W))

1:1000 (A4)

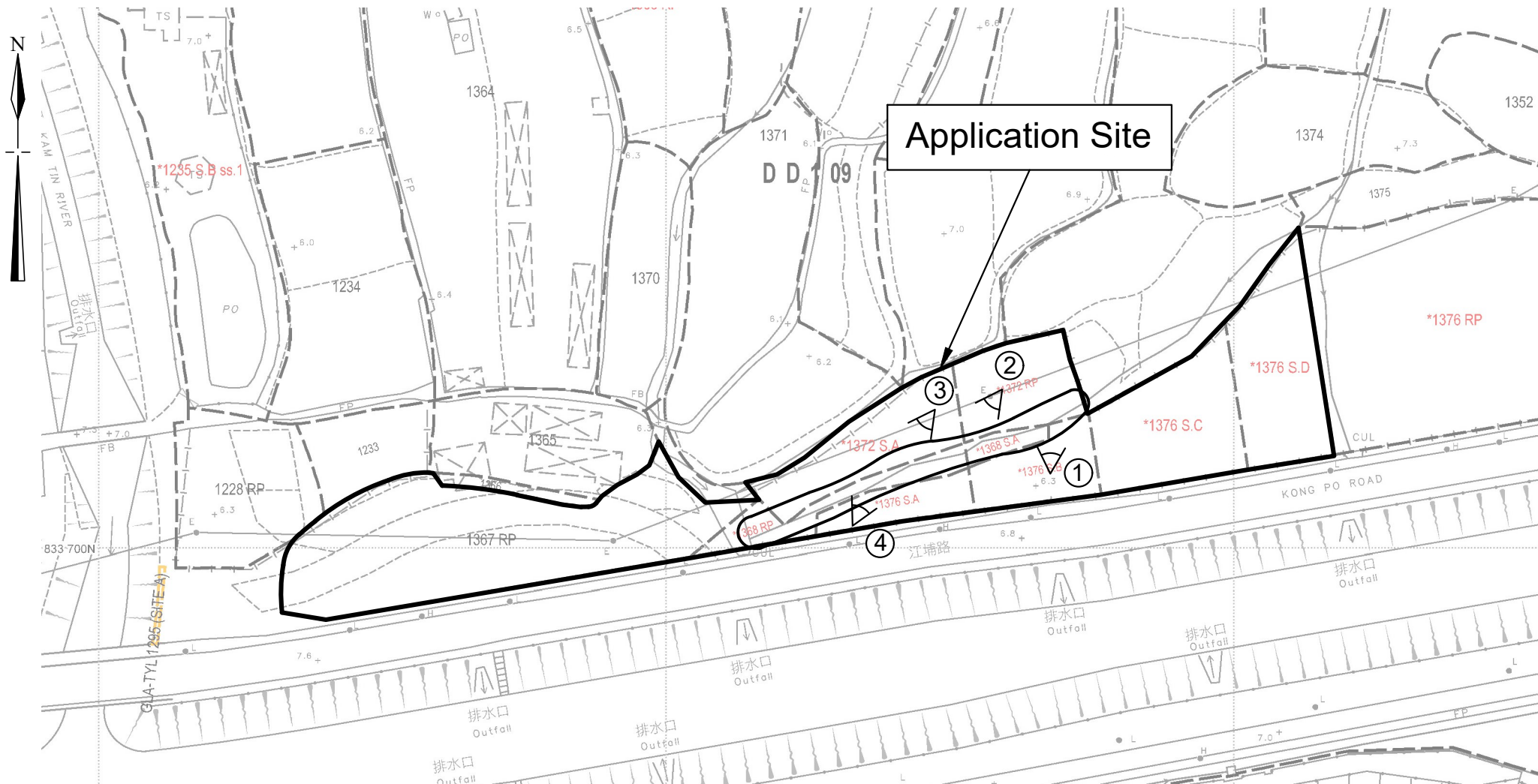
October 2023

## Swept Path Analysis - Vehicle Out

Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA,  
1376 SB, 1376 SC and 1376 SD in D.D. 109  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 5.2  
( P 22091 )



## Legend



Viewpoint of photograph

1:1000 (A4)

November 2023

## Viewpoints of Photographs

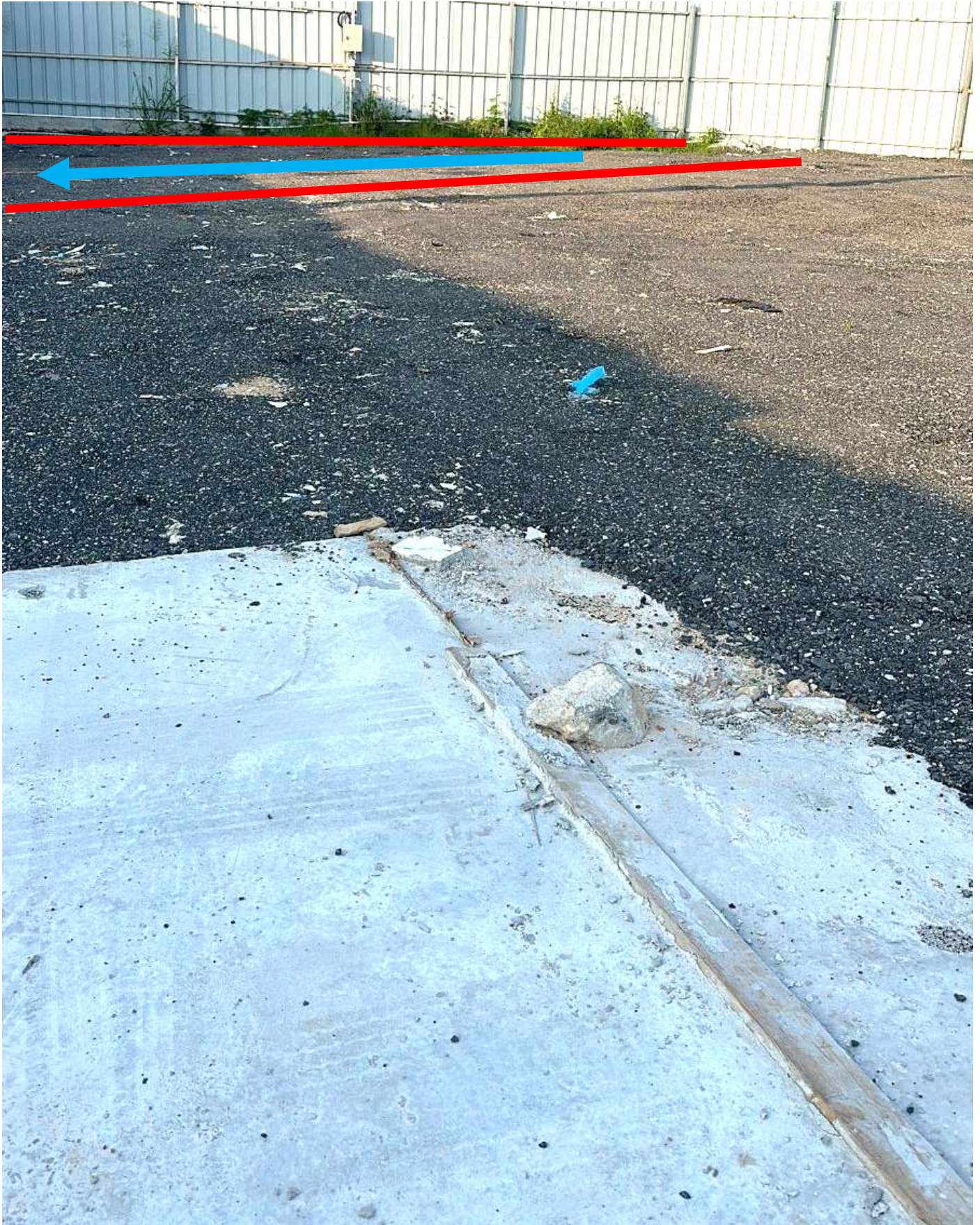
Lots 1367 RP, 1368 SA, 1368 RP, 1372 SA, 1372 RP, 1376 SA,  
1376 SB, 1376 SC and 1376 SD in D.D. 109  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 7  
( P 22091 )

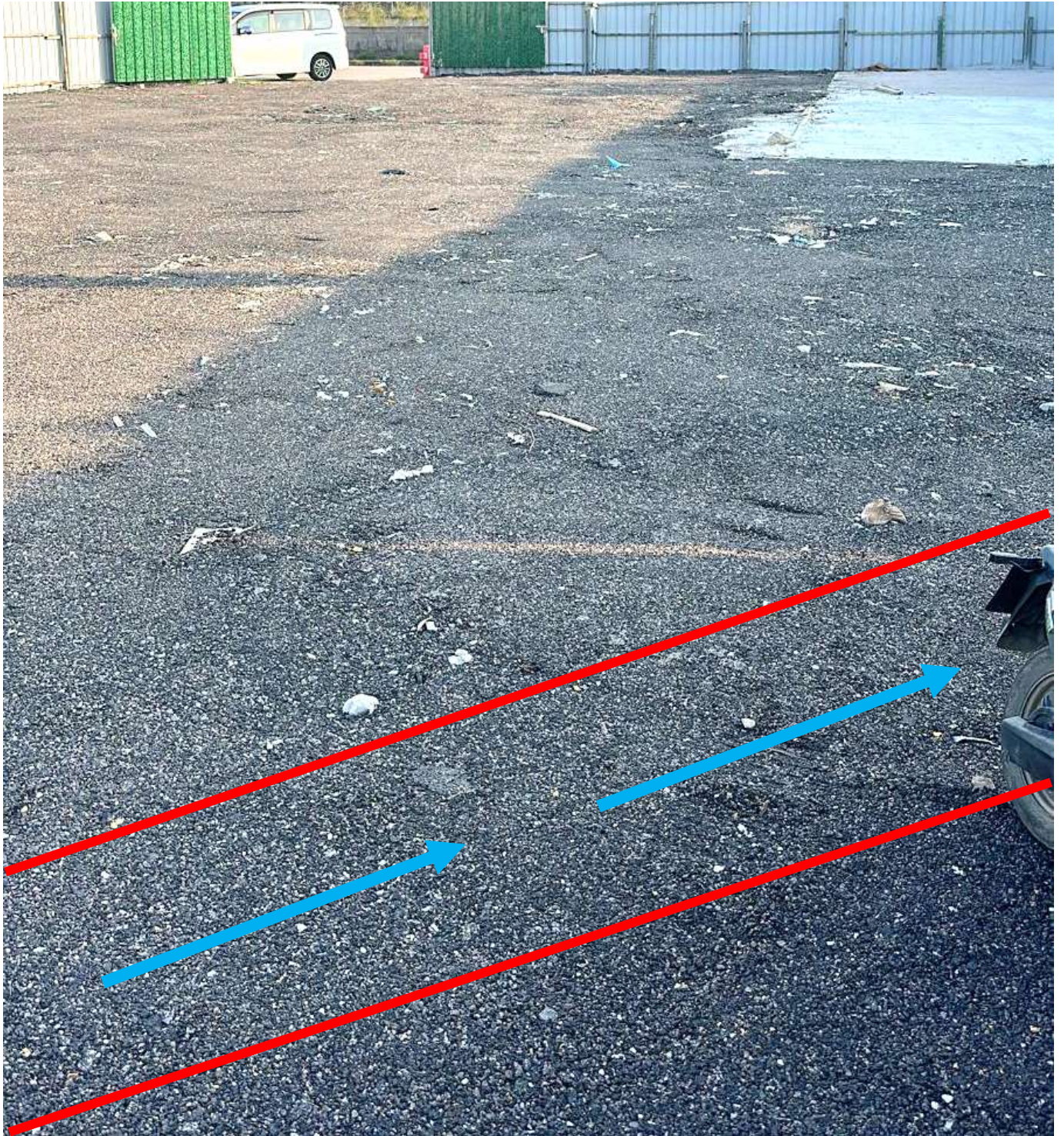


## Viewpoint 1



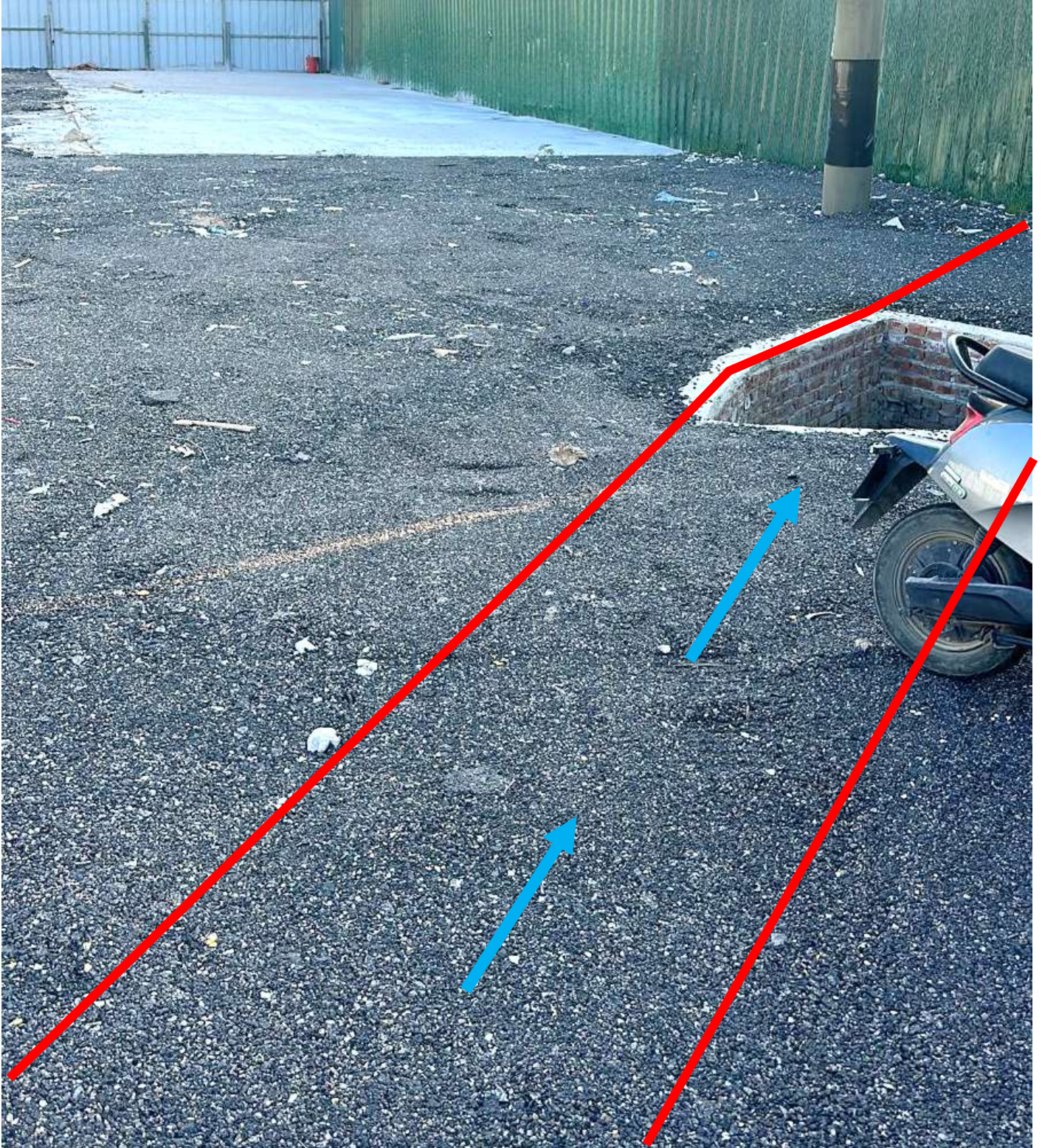


## Viewpoint 2





## Viewpoint 3





## Viewpoint 4

