

2024年 2月 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。

Appendix I of RNTPC
Paper No. A/YL-KTN/996

This document is received on 21 FEB 2024
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 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

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

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

2400 299 30/1 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/YL-KTN/996
	Date Received 收到日期	21 FEB 2024

- 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)

Good Time Union Metal Works Company Limited 好時聯盈金屬工程有限公司

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 1225 S.C, 1226 S.E and 1230 S.B 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	<input checked="" type="checkbox"/> Site area 地盤面積 565 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 328 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A 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	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(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. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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 _____ (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 _____ (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 or Regulated Areas

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)

(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 237sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 328sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

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

Proposed non-domestic floor area 擬議非住用樓面面積 328sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 328sq.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.), SITE OFFICE AND WASHROOM	172 m ² (ABOUT)	172 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	156 m ² (ABOUT)	156 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		328 m ² (ABOUT)	328 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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

Private Car Parking Spaces 私家車車位 1 (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 1 (LGV)

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, 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	<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)) Accessible from Mei Fung Road via a local access	
	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 checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 565 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input 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 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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 盈卓物業顧問有限公司



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

Date 日期

18/1/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	
Site area 地盤面積	565 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11	
Zoning 地帶	"Agriculture" Zone	
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 3 <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 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	328 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.58 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7 (about)	m 米 <input 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	58 % <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) _____ _____		1 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1 (LGV)

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	<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"/>
Location Plan, Plan showing the zoning of the Site, Plan showing the land status of the Site, Plan showing the filling of land area of the Site, Swept path analysis, As-built drainage plan, FSIs proposal		
Reports 報告書		
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/> <hr/>		
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 *Lots 1225 S.C, 1226 S.E and 1230 S.B 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 two 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 falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, 'warehouse' use is not a column one nor column two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The Site has been disturbed with no active agricultural use, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories. Furthermore, the application site of the similar application (No. A/YL-KTN/937) is located at approximately 25m north of the Site, which the application was approved by the Board on a temporary basis in 2023. Since the application is in similar scale and nature, approval of the current application is considered in line with the Board's previous decisions.
- 2.3 The surrounding area is dominated by open storage yards and warehouses, the applied use is considered not incompatible with the surrounding areas. The Site is also the subject of a previous S.16 planning application (No. A/YL-KTN/769) for '*animal board establishment*', which was approved by the Board on a temporary basis of 5 years in 2021. In support of the current application, the applicant has submitted the accepted as-built drainage plan (of the previous application) and a fire service installations (FSIs) proposals to mitigate potential adverse impact to the surrounding areas (Appendices I and II).

3) Development Proposal

- 3.1 The area of the Site is 565 m² (about)(**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two single-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office and washroom with total GFA of 328 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that 2 staff will work at the Site. 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	565 m ² (about)
Covered Area	328 m ² (about)
Uncovered Area	237 m ² (about)
Plot Ratio	0.58 (about)
Site Coverage	58% (about)
Number of Structure	2
Total GFA	328 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	328 m ² (about)
Building Height	7 m (about)
No. of Storey	1

- 3.2 The Site will be filled with concrete of not more than 0.2m 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 operational needs. Therefore, filling of land is considered necessary and the extent of filling 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.
- 3.3 The Site is accessible from Mei Fung Road via and a local access (**Plan 1**). 2 parking and loading/unloading (L/UL) spaces are provided at the Site for staff. Details of parking and L/UL

spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

- 3.4 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**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the Site is intended for 'warehouse' with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	0	1	0	1	2
Traffic trip per hour (i.e. 10:00 – 17:00)	0	0	0.5	0.5	1

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site drainage system with the Site. No dangerous goods will be stored at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the as-built

drainage plan and FSIs proposal) in order to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

- 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 and Associated Filling of Land**'.

R-riches Property Consultants Limited

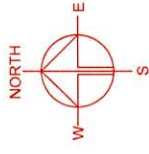
January 2024

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	Land Filling Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted As-Built Drainage Plan of the Previous Application
Appendix II	Fire Service Installations Proposal



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Property Consultants Ltd.

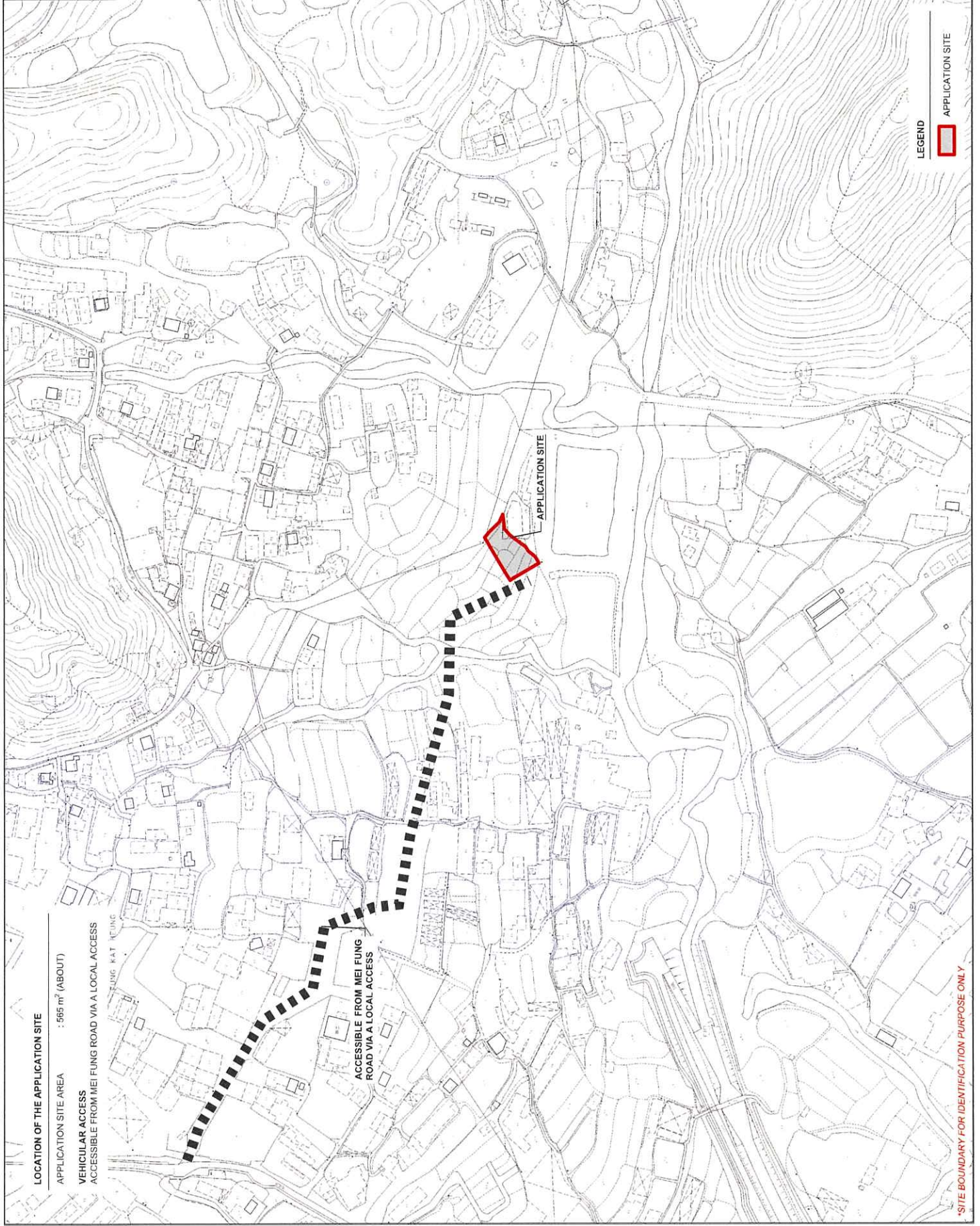
PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

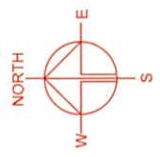
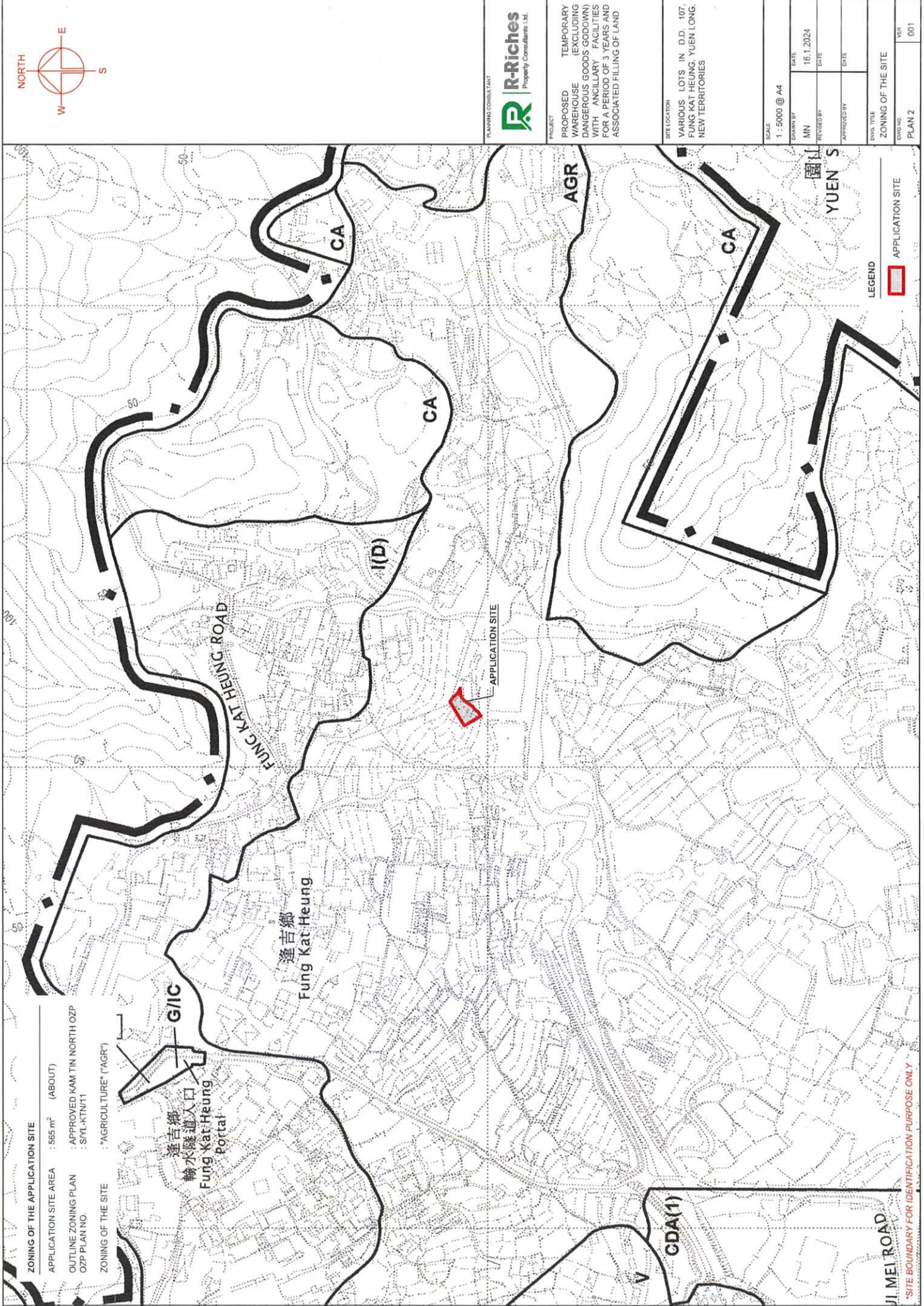
SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE
1: 3000 @ A4

DRAWN BY	DATE
MN	16.1.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE	LOCATION PLAN
DWG. NO.	PLAN 1
VER.	001





ZONING OF THE APPLICATION SITE

- APPLICATION SITE AREA : 565 m² (ABOUT)
- OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
- OUTLINE ZONING PLAN : SYL-KTN/11
- ZONING OF THE SITE : "AGRICULTURE" ("AGR")



達吉鄉
輸水隧道入口
Fung Kat Heung
Portal

達吉鄉
Fung Kat Heung

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, YUEN LONG,
NEW TERRITORIES

SCALE
1: 5000 @ A4

DATE	DATE
16.1.2024	16.1.2024
REVIEWED BY	REVIEWED BY
DATE	DATE

DATE	DATE
16.1.2024	16.1.2024
REVIEWED BY	REVIEWED BY
DATE	DATE

LEGEND



APPLICATION SITE

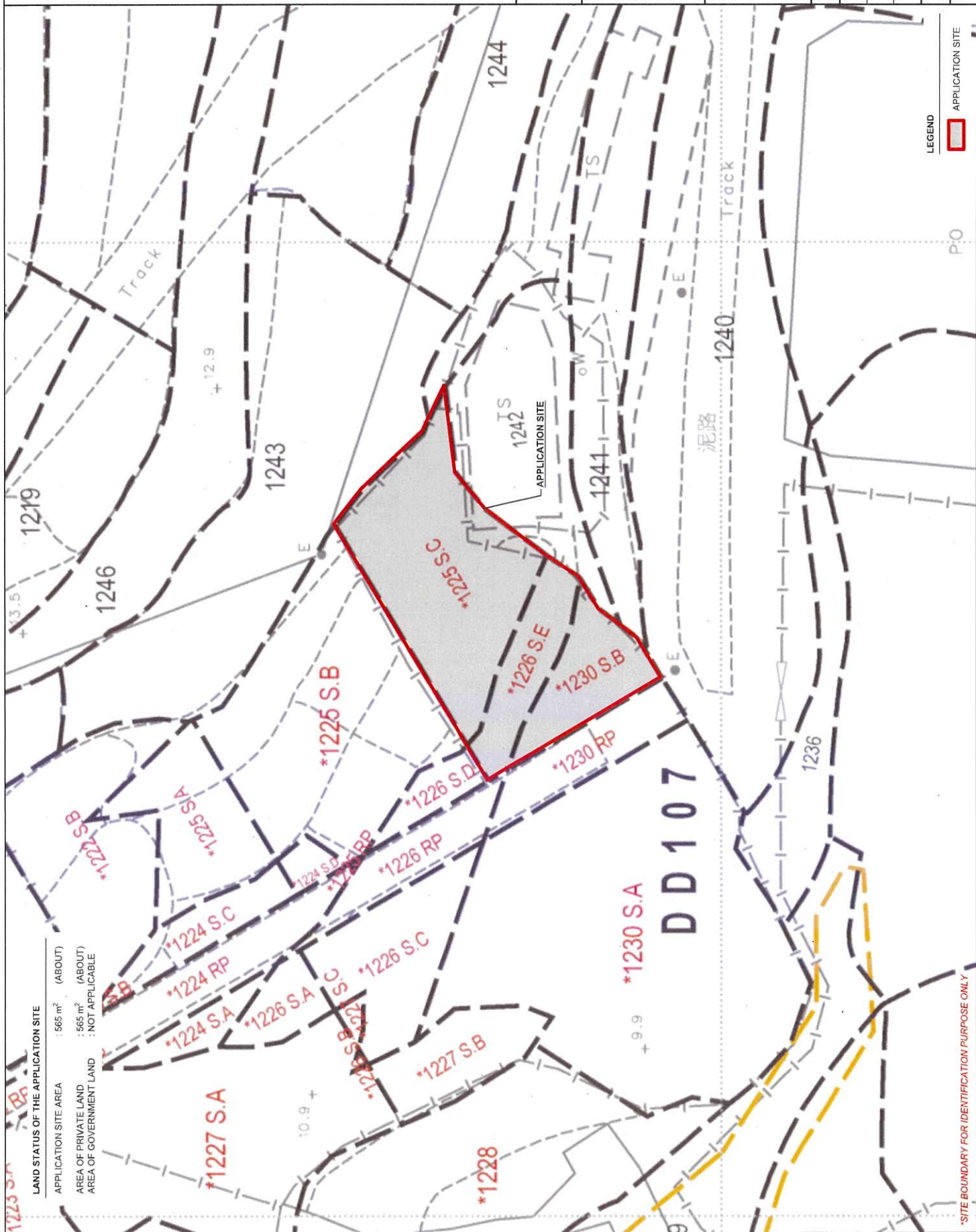
JI MEI ROAD

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE SITE

PLAN 2

001



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PROPOSED
WAREHOUSE
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, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
MN	16.1.2024
REVISÉ BY	DATE
APPROVED BY	DATE

DWG. TITLE	LAND STATUS OF THE SITE	
DWG. NO.	VER	001
PLAN 3		

LEGEND APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 565 m ²	(ABOUT)
COVERED AREA	: 328 m ²	(ABOUT)
UNCOVERED AREA	: 237 m ²	(ABOUT)
PLOT RATIO	: 0.58	(ABOUT)
SITE COVERAGE	: 58 %	(ABOUT)
NO. OF STRUCTURE	: 2	NOT APPLICABLE
DOMESTIC GFA	: 328 m ²	(ABOUT)
NON-DOMESTIC GFA	: 328 m ²	(ABOUT)
TOTAL GFA		
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE

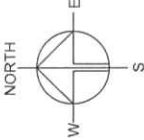
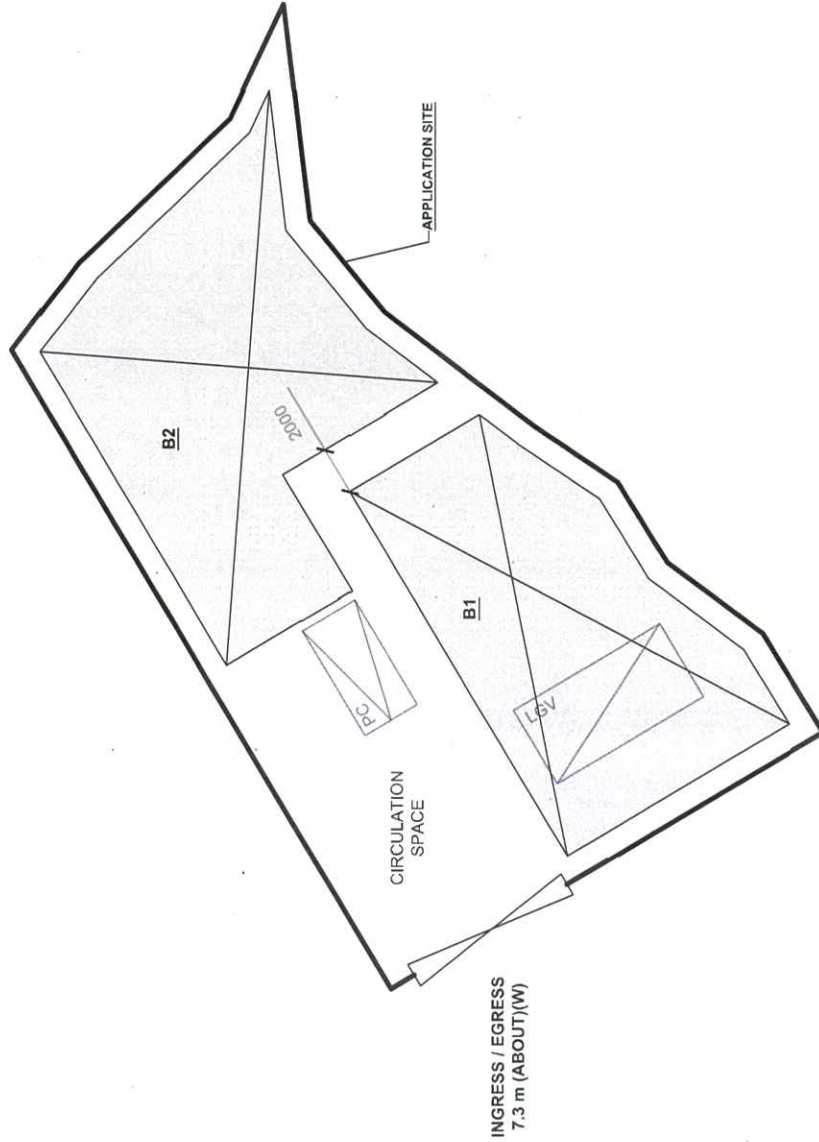
USE

GFA

BUILDING
HEIGHT

B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	172 m ² (ABOUT)	172 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	156 m ² (ABOUT)	156 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		328 m ² (ABOUT)	328 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



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, YUEN LONG
NEW TERRITORIES

SCALE

1: 300 @ A4

DRAWN BY

MN

DATE

16.1.2024

REVIEWED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DRAWING

PLAN 4

YEAR

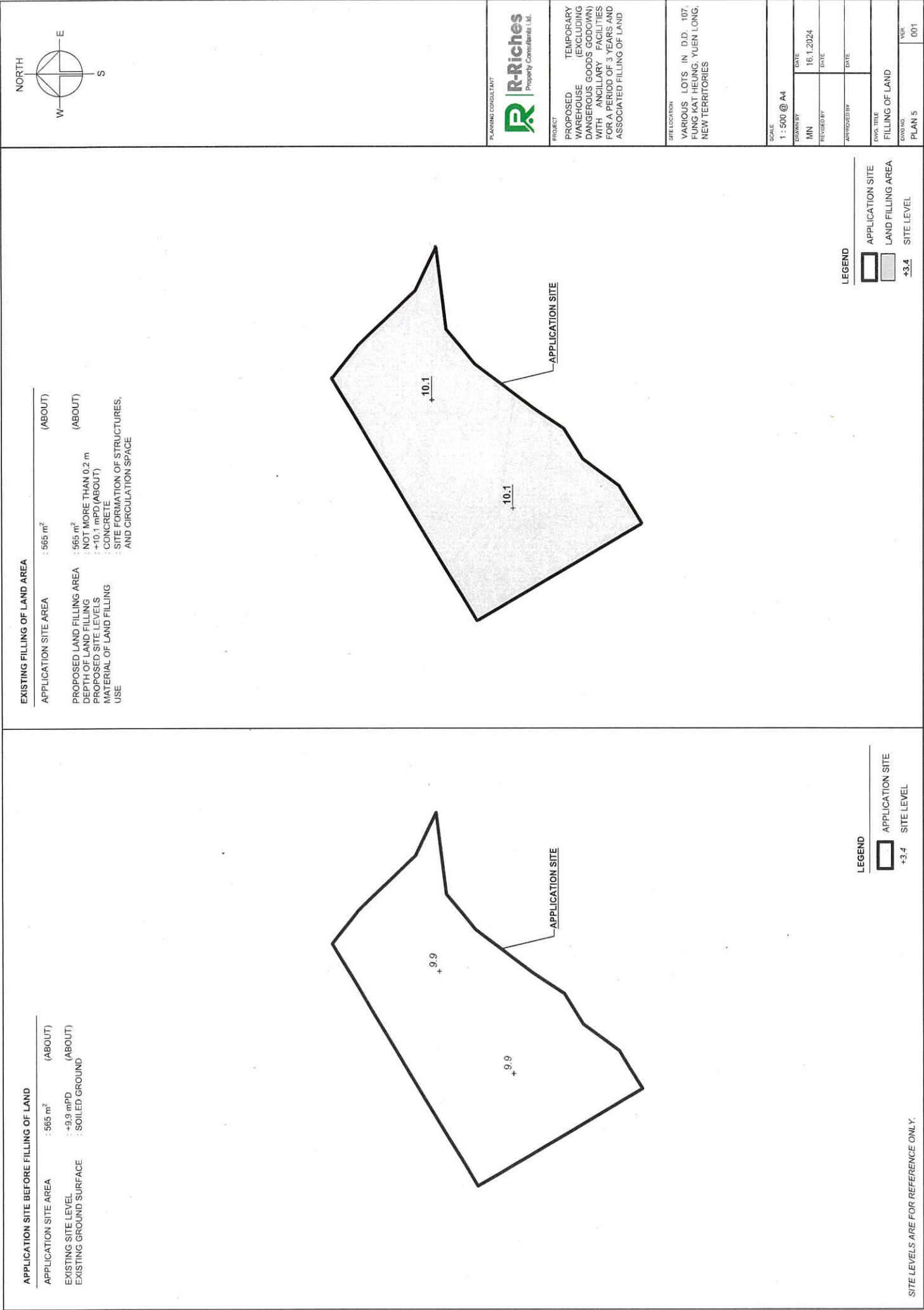
001

LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LAUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)



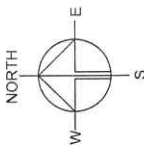
EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 565 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 565 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +10.1 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

LEGEND

APPLICATION SITE

+3.4 SITE LEVEL



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

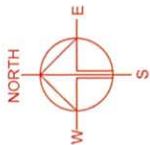
SITE LOCATION
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE
1: 500 @ A4

DRAWN BY	DATE
MN	16.1.2024
REVIEWED BY	DATE
APPROVED BY	DATE

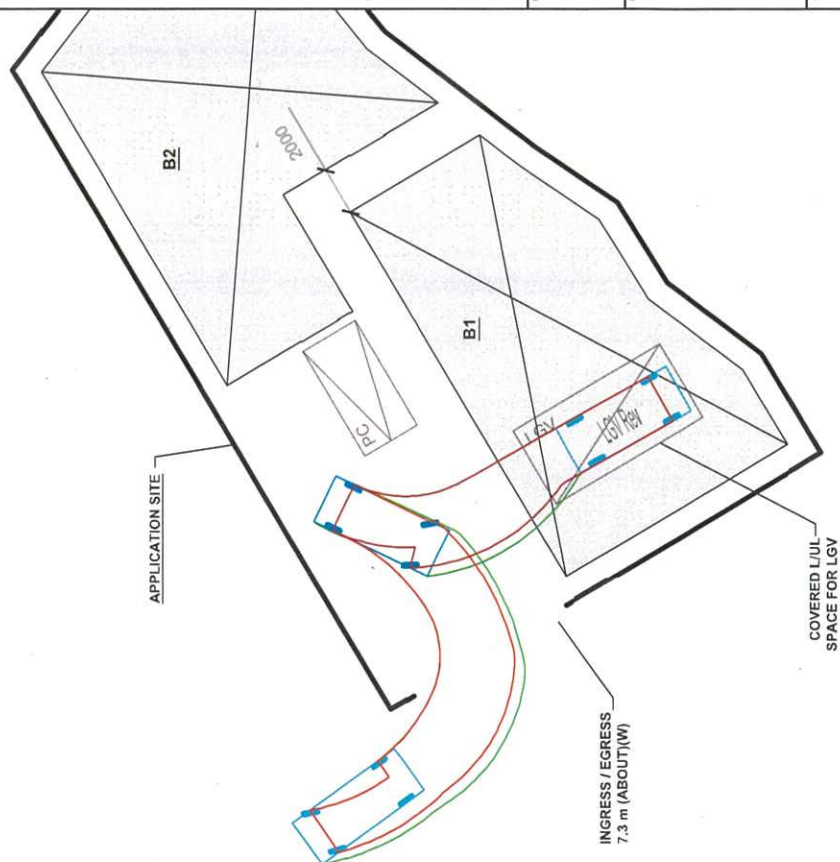
DWG. TITLE	FILLING OF LAND
DWG. NO.	
PLAN 5	VER.
	001

SITE LEVELS ARE FOR REFERENCE ONLY.



LEGEND	APPLICATION SITE
	APPLICATION SITE
	STRUCTURE
	LUL SPACE (LGV)
	INGRESS / EGRESS
	LIGHT GOODS VEHICLE
	SWEEP PATH OF VEHICLE

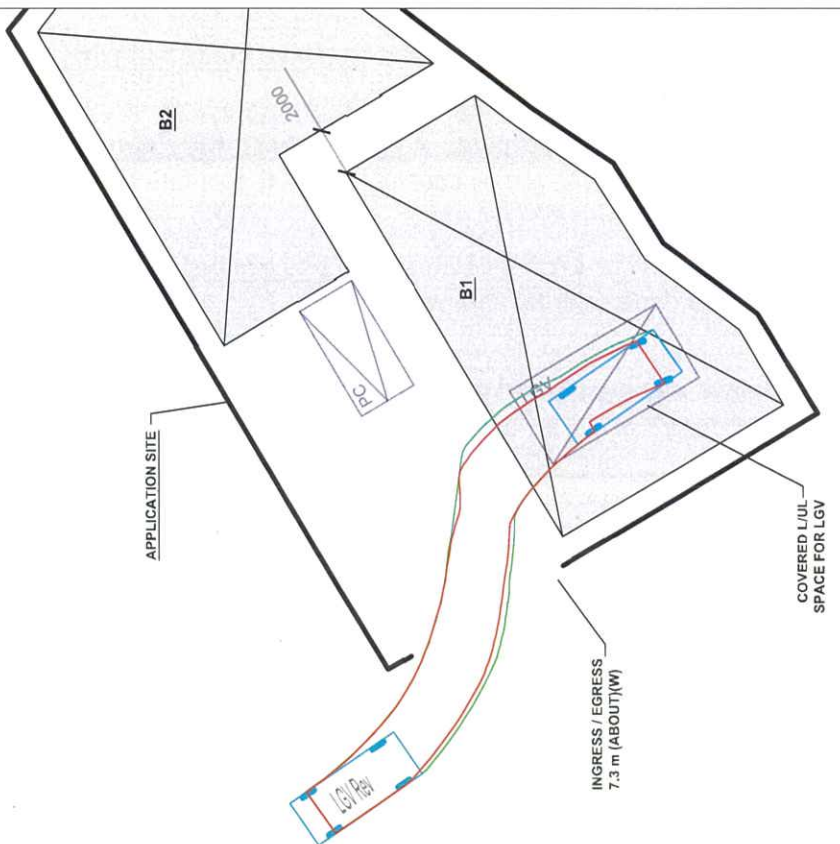
FROM THE APPLICATION SITE
TO THE LOCAL ACCESS



SWEEP PATH ANALYSIS

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

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: DD107 Lot 1225 S.C & VL
本署檔號 Our Reference: TPB/A/YL-KTN/769
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax

R-riches Property Consultants Ltd.

(Attn: Mr. Orpheus LEE)

22 June 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (e)
– The Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lots 1225 S.C, 1226 S.E and 1230 S.B
in D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long
(Application No. A/YL-KTN/769)**

I refer to your submission dated 18.3.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments.

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

CE/MN of DSD

(Attn.: Mr. YIM Kwok Ho, Ivan)

(Fax: 2770 4761)

Internal

CTP/TPB

AL/LD/lw

Company:

Project : A/YL-KTN/771

Date:

12/1/2022

Calculation for channels:

Catchment Area of site (A/YL-KTN/771)

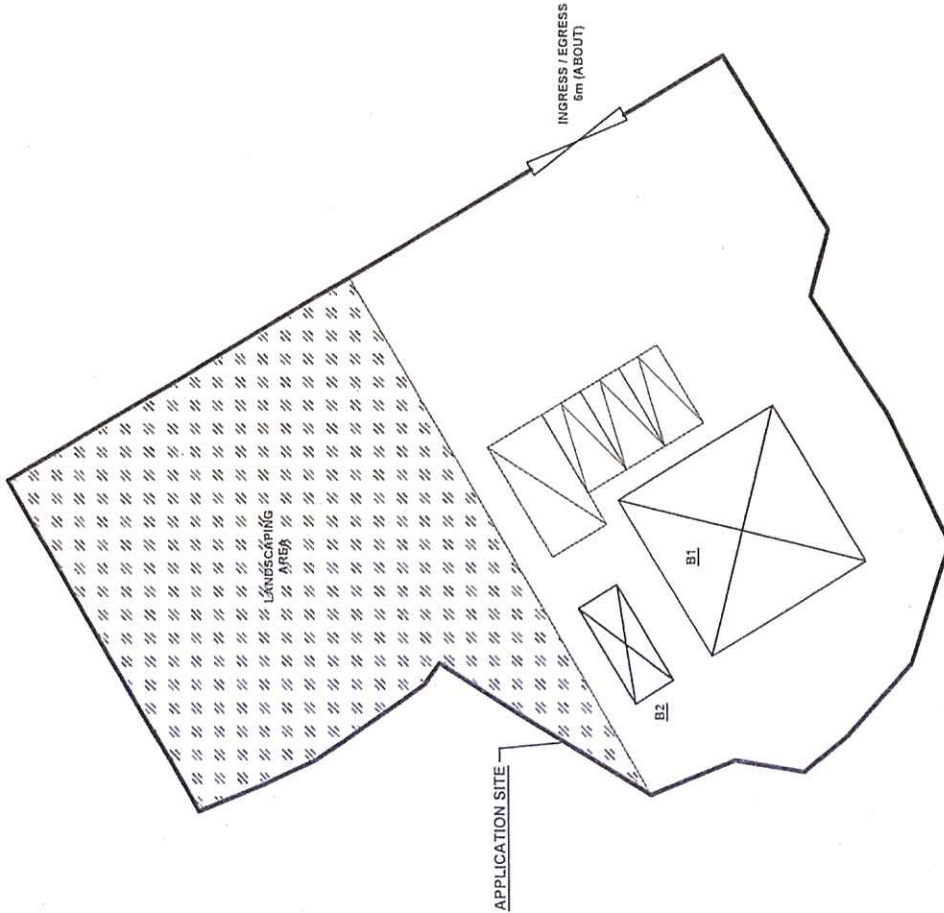
Grass-paved Area	=	548	m ²						
	=	0.000548	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000548 km ²
	=	0.009522	m ³ /s						
	=	571	liter/min						
Hard-paved Area	=	722	m ²						
	=	0.000722	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000722 km ²
	=	0.04767	m ³ /s						
	=	2860	liter/min						
Total Peak runoff in m ³ /s	=	0.057192	m ³ /s						
	=	3431	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,270m ² (ABOUT)
COVERED AREA	: 115m ² (ABOUT)
UNCOVERED AREA	: 1,155m ² (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 9% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 215m ² (ABOUT)
BUILDING HEIGHT	: 3m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	100m ² (ABOUT)	200m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	FIRE SERVICE WATER TANK AND CONTROL PANEL	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		115m ² (ABOUT)	215m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LIGHT SPACE	: 3.5m (W) X 7m (L)

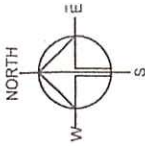
申請編號 Application No. : A/YL-K/TN/771

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

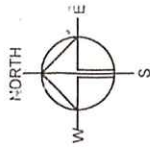
APPLICATION SITE	
STRUCTURE	
PARKING SPACE	
LIJUL SPACE	
INGRESS / EGRESS	



Drawing No.	Vol.
P04	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title	
LAYOUT PLAN	
Scale of A4	
1 : 400	
Drawn	1.4.2021
Forwarded	

Grass-paved Area	=	344	m ²				
	=	0.000344	km ²				
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr x 0.000344 km ²
	=	0.005977	m ³ /s				
	=	359	liter/min				
Hard-paved Area	=	221	m ²				
	=	0.000221	km ²				
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr x 0.000221 km ²
	=	0.014592	m ³ /s				
	=	875	liter/min				
Total Peak runoff in m ³ /s	=	0.020569	m ³ /s				
	=	1234	liter/min				

According to (Figure 8.7 - Chart for the Rapid Design of Channels), For gradient 1:100, existing 225UC will be suitable.



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	565m ² (ABOUT)
GRASS PAVER AREA	60m ² (11%)(ABOUT)
LANDSCAPING AREA	344m ² (61%)(ABOUT)
LAND FILLING AREA	151m ² (28%)(ABOUT)
LAND FILLING AREA	60m ² (11%)(ABOUT)
DEPTH OF LAND FILLING	NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	CONCRETE
PURPOSE OF LAND FILLING	SITE FORMATION OF STRUCTURES

CIRCULATION AND PARKING / LUL SPACE
EXISTING SITE LEVEL : 10.2mPD(ABOUT)
SURFACE : GRASS PAVER

*NO LAND FILLING AT THIS PORTION OF THE SITE

INGRESS / EGRESS
6m (ABOUT)

SITE FORMATION OF STRUCTURE
EXISTING SITE LEVEL : 10.2mPD (ABOUT)
PROPOSED SITE LEVEL : 10.4mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2m

LANDSCAPING AREA
EXISTING SITE LEVEL : 10.2mPD(ABOUT)

*NO LAND FILLING AT THIS PORTION OF THE SITE

LEGEND

	LAND FILLING AREA
	GRASS PAVER
	LANDSCAPING AREA

申請編號 Application No. : A/YL-KTN/769

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Drawing No. P05
Ver. 01

Project
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 1225 S.C & VL IN D.D.
107, FUNG KAT HEUNG, KAM TIN

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 300

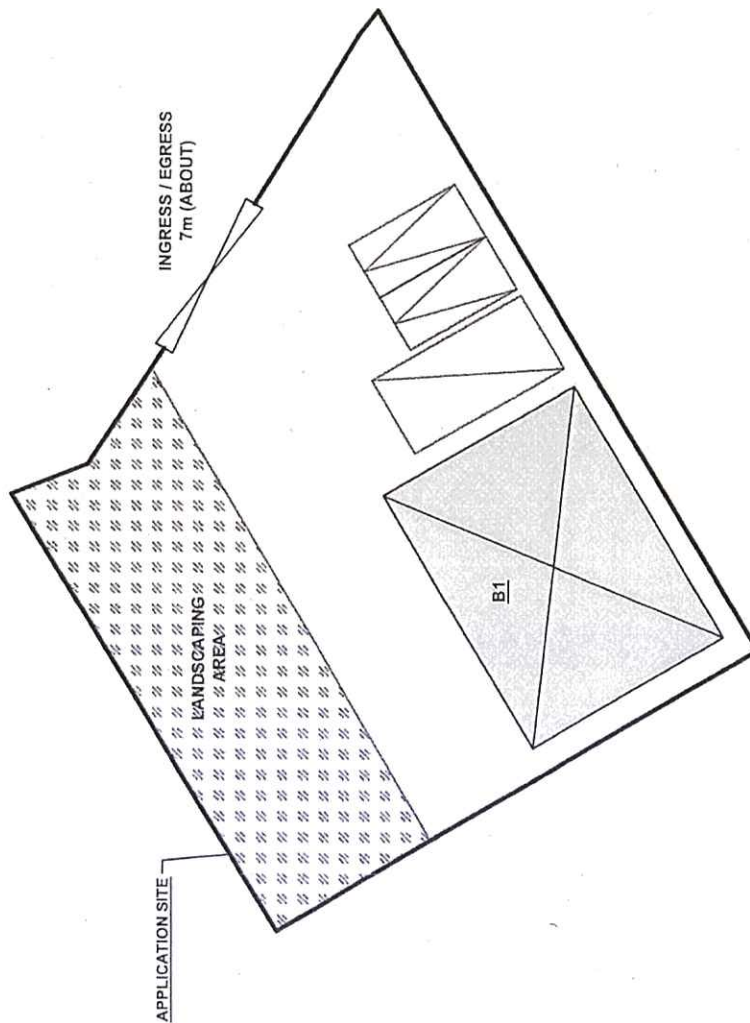
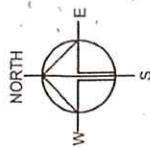
Drawn
Date 1.4.2021

Revised
Date

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 567m ² (ABOUT)
COVERED AREA	: 108m ² (ABOUT)
UNCOVERED AREA	: 459m ² (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 19% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 108m ² (ABOUT)
BUILDING HEIGHT	: 3.5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	108m ² (ABOUT)	108m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
TOTAL		108m ² (ABOUT)	108m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 3m (L)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS

申請編號 Application No. : A/YL-KTN/775

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Drawing No.	Ver.
P04	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 1224 S.D & VL IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title	
LAYOUT PLAN	
Scale of A4	
1 : 300	
Drawn	Date
	7.5.2021
Revised	Date

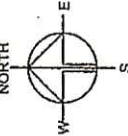
Grass-paved Area	=	350	m ²					
	=	0.00035	km ²					
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x 0.00035 km ²
	=	0.006081	m ³ /s					
	=	365	liter/min					
Hard-paved Area	=	216	m ²					
	=	0.000216	km ²					
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x 0.000216 km ²
	=	0.014261	m ³ /s					
	=	856	liter/min					
Total Peak runoff in m ³ /s	=	0.020343	m ³ /s					
	=	1221	liter/min					

According to (Figure 8.7 - Chart for the Rapid Design of Channels), For gradient 1:100, existing 225UC will be suitable.

申請編號 Application No. : A/YL-KTN/752

此頁摘自申請人提交的文件。

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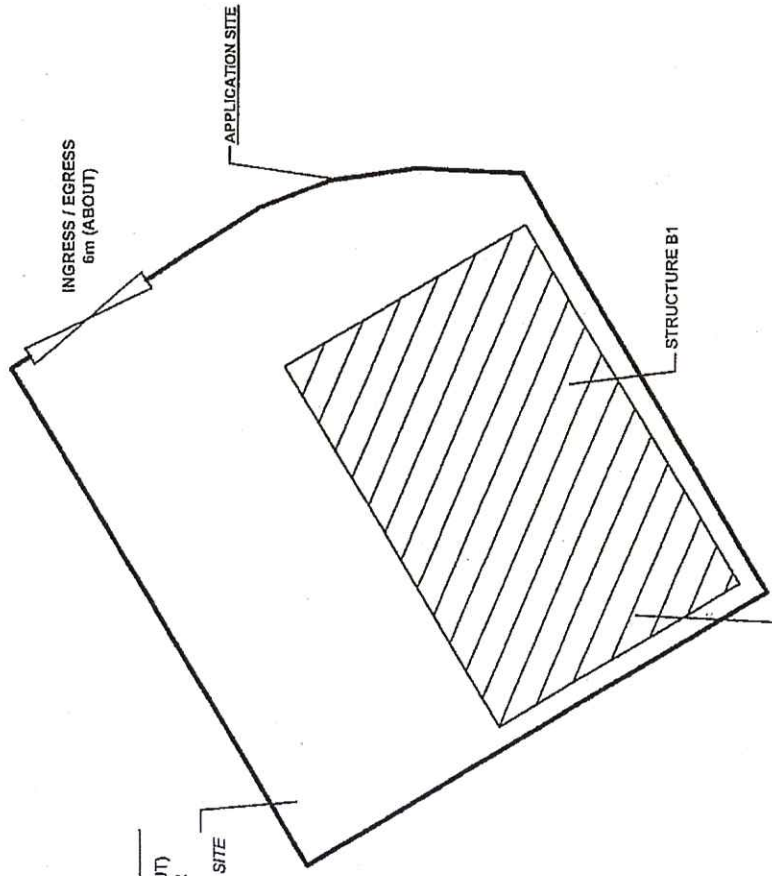
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 556m ² (ABOUT)
COVERED BY STRUCTURE	: 216m ² (38%)(ABOUT)
GRASS PAVER AREA	: 350m ² (62%)(ABOUT)
LAND FILLING AREA	: 216m ² (38%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES
	: CIRCULATION AND PARKING / LUL SPACES

CIRCULATION AND PARKING / LUL SPACE

EXISTING SITE LEVEL	: 11.1mPD (ABOUT)
SURFACE	: GRASS PAVER

*NO LAND FILLING AT THIS PORTION OF THE SITE



SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL	: 11.1mPD (ABOUT)
PROPOSED SITE LEVEL	: 11.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

LEGEND

	LAND FILLING AREA
	GRASS PAVER

Drawing No.	Ver.
P05	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 1222 S.B AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title	
PAVED RATIO OF THE SITE	
Scale of A4	
1 : 300	
Drawn	Date
	5.1.2021
Checked	Date

Catchment Area of site (A/YL-KTN/814)

Hard-paved Area	=	516	m ²						
	=	0.000516	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000516 km ²
	=	0.034069	m ³ /s						
	=	2044	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (A/YL-KTN/815)

Hard-paved Area	=	584	m ²						
	=	0.000584	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000584 km ²
	=	0.038559	m ³ /s						
	=	2314	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, existing 225UC will be suitable.

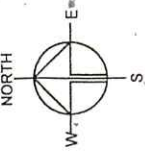
Catchment Area of site (Lot 1223RP, 1224RP, 1226RP and 1230RP)

Soil-paved Area	=	722	m ²						
	=	0.000722	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000722 km ²
	=	0.012545	m ³ /s						
	=	753	liter/min						
Final Discharge through 300mm dia. Pipe	=	0.2059702	m ³ /s	=		12358.212	liter/min		

中請編號 Application No. : A / Y L - K T N / 8 1 4


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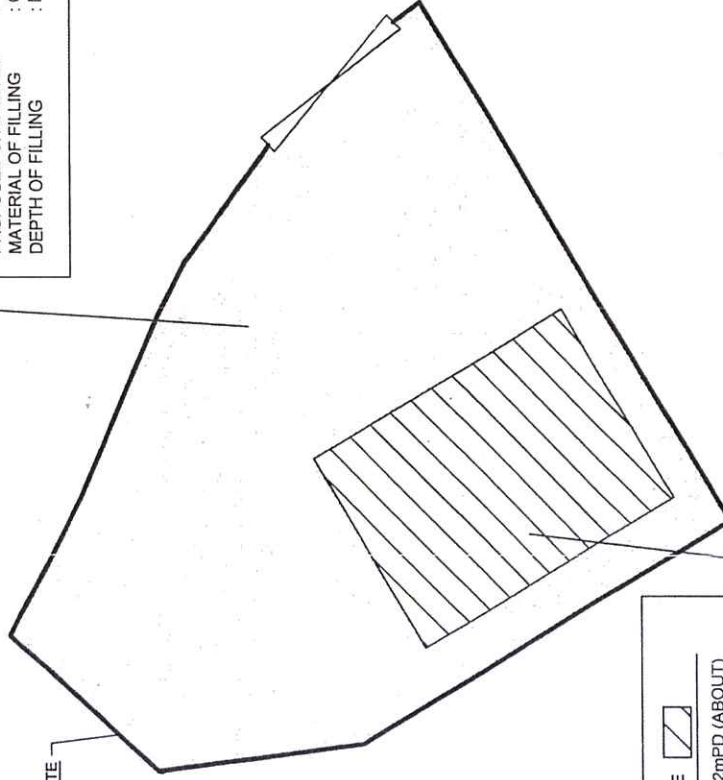
This page is extracted from applicant's submitted documents.




PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 516m² (ABOUT)
COVERED BY STRUCTURE : 108m² (18%)(ABOUT)
LAND FILLING AREA : 516m² (19%)(ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

CIRCULATION AND PARKING / LUL SPACE 
EXISTING SITE LEVEL : 10.2mPD (ABOUT)
PROPOSED SITE LEVEL : 10.3mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.1m






SITE FORMATION OF STRUCTURE 
EXISTING SITE LEVEL : 10.2mPD (ABOUT)
PROPOSED SITE LEVEL : 10.4mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE
DEPTH OF FILLING : NOT MORE THAN 0.2m

Drawing No. P05
Project
Proposed TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING
LOT 1222 S.A (PART) AND 1224 S.B IN D.D. 107

Drawing Title
PAVED RATIO OF THE SITE
Scale of A4
1 : 300
Date
2.12.2021

LEGEND

 APPLICATION SITE
 LAND FILLING AREA (SITE FORMATION)
 LAND FILLING (CIRCULATION SPACE)

Check 500mm dia. Pipes (1:100) by Colebrook-White Equation

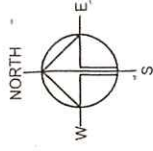
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

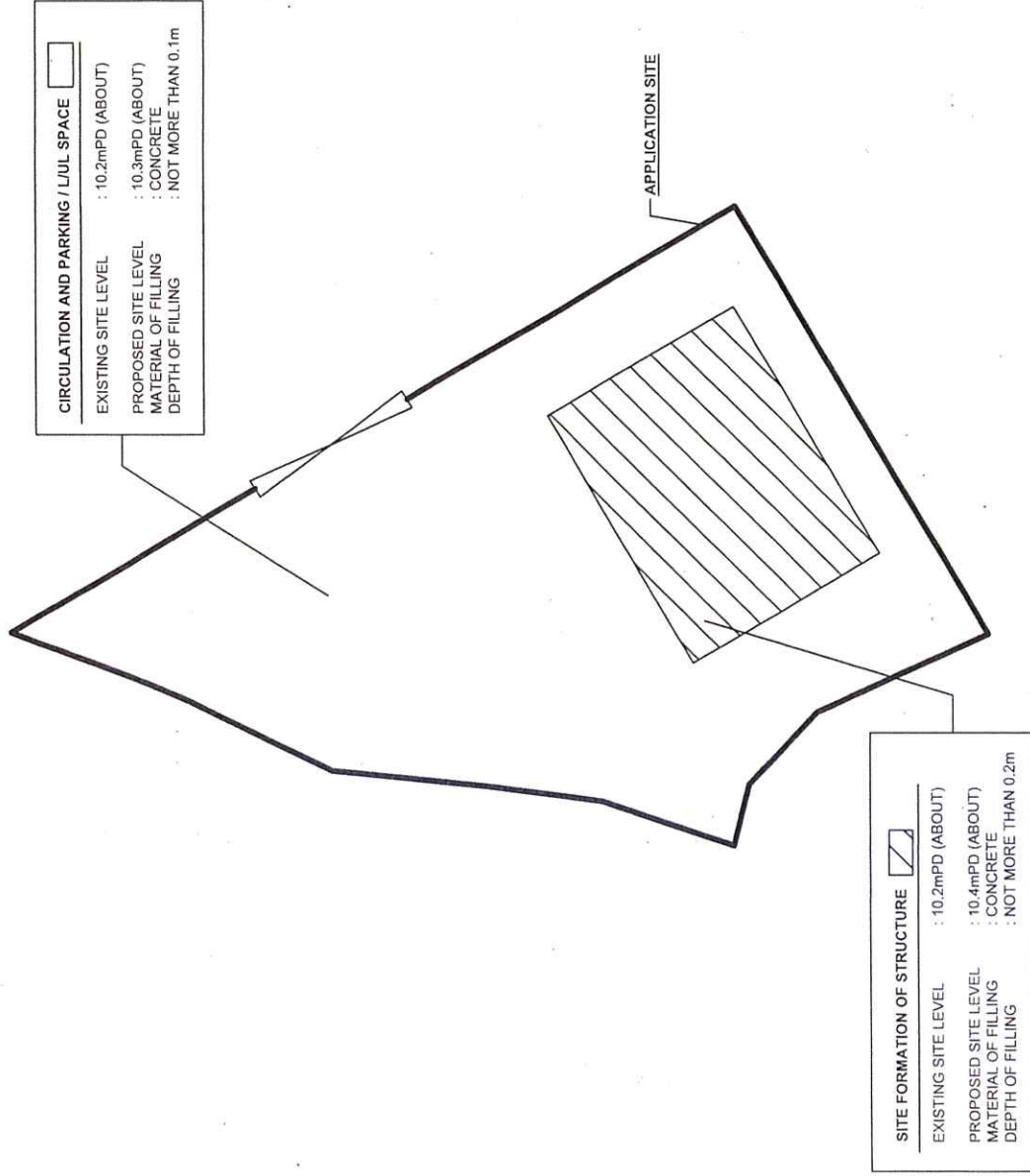
V	=		mean velocity (m/s)
g	=	9.81 m/s ²	gravitational acceleration (m/s ²)
D	=	0.5 m	internal pipe diameter (m)
ks	=	0.00015 m	hydraulic pipeline roughness (m)
v	=	1.14E-06 m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.005	hydraulic gradient
Area A	=	0.19635 m ²	
Therefore, design V of pipe	=	1.7589 m/s	
		0.2060 m ³ /s /	
		1.048998 m/s	
			0.196349541
			==>O.K.

(Table 5, from DSD Sewerage Manual, concrete pipe)

Therefore, 500UPVC (1:100) will be adopted for connection between site and final discharge



PAVED RATIO OF THE APPLICATION SITE	
APPLICATION SITE AREA COVERED BY STRUCTURE	: 541 m ² (ABOUT) : 108 m ² (18%)(ABOUT)
LAND FILLING AREA	: 541 m ² (19%)(ABOUT)
DEPTH OF LAND FILLING MATERIAL OF LAND FILLING PURPOSE OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT) : CONCRETE : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE



LEGEND

- APPLICATION SITE
LAND FILLING AREA (SITE FORMATION)
LAND FILLING (CIRCULATION SPACE)

PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANT LIMITED	
	PROPOSED ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING
SITE LOCATION		
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM, YUEN LONG, NEW TERRITORIES		
SCALE 1 : 300 @ A4		
DRAWN BY	DATE	
MN	2.12.2021	
CHECKED BY	DATE	
OL	22.12.2021	
APPROVED BY	DATE	
DWG. TITLE		
PAVED RATIO		
DWG NO.	VER.	
PLAN P05	001	

Catchment Area of site for existing 300mm dia. pipe

Catchment Area	=	1114	m ²						
	=	0.001114	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.001114 km ²
	=	0.073552	m ³ /s						
	=	4413	liter/min						

Check 300mm dia. Pipes (1:100) by Colebrook-White Equation

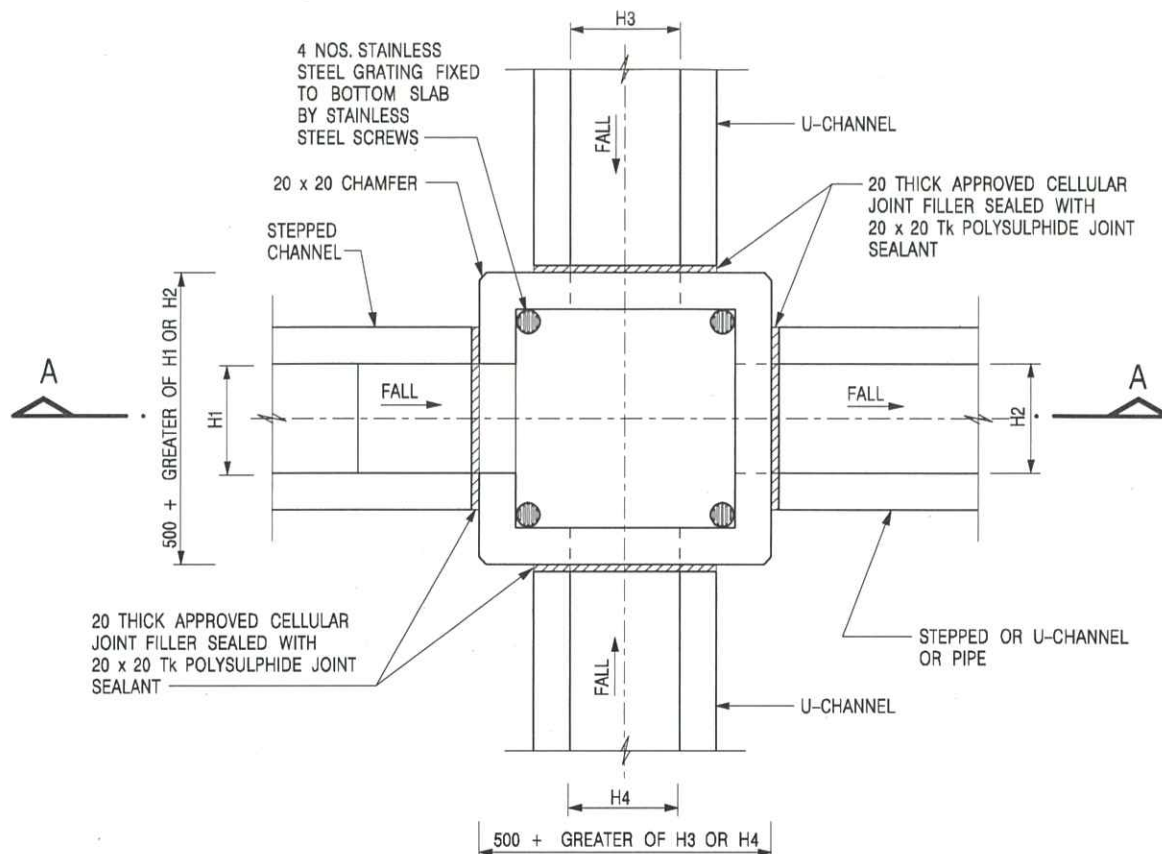
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)
g	=	9.81	m/s ²
D	=	0.3	m
ks	=	0.00015	m
v	=	1.14E-06	m ² /s
s	=	0.005	hydraulic gradient
Area A	=	0.070686	m ²
Therefore, design V of pipe	=	1.2762	m/s
	>	Design velocity from catchment area	= 0.0736 m ³ /s / 1.040546 m/s
			= 0.070685835
			==>O.K.

(Table 5, from DSD Sewerage Manual, concrete pipe)

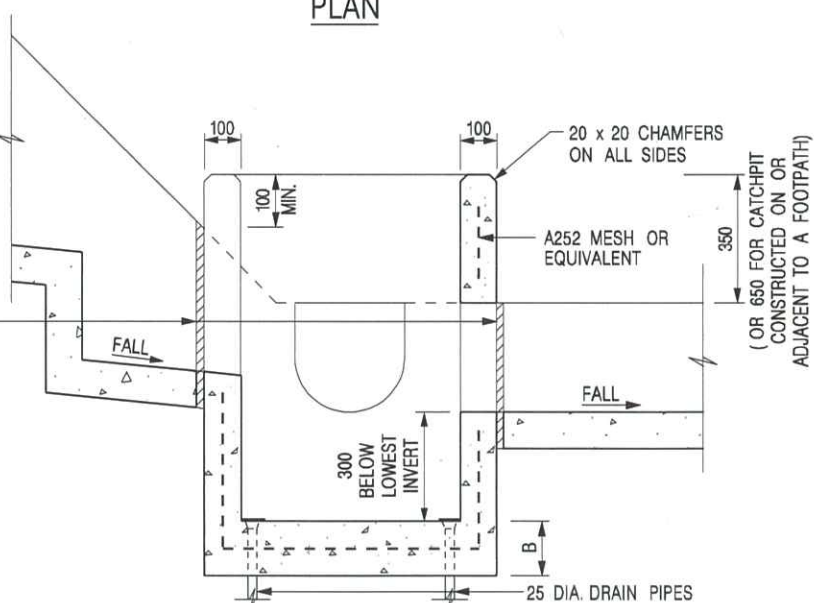
Therefore, 500UPVC (1:100) will be adopted for connection between site and final discharge



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

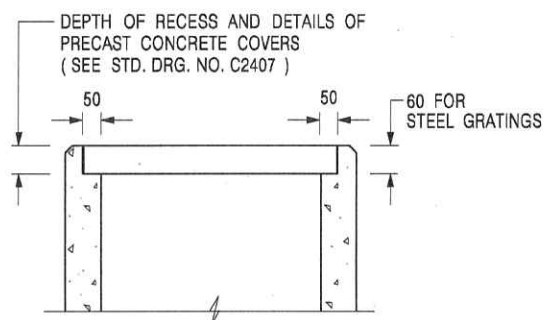
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



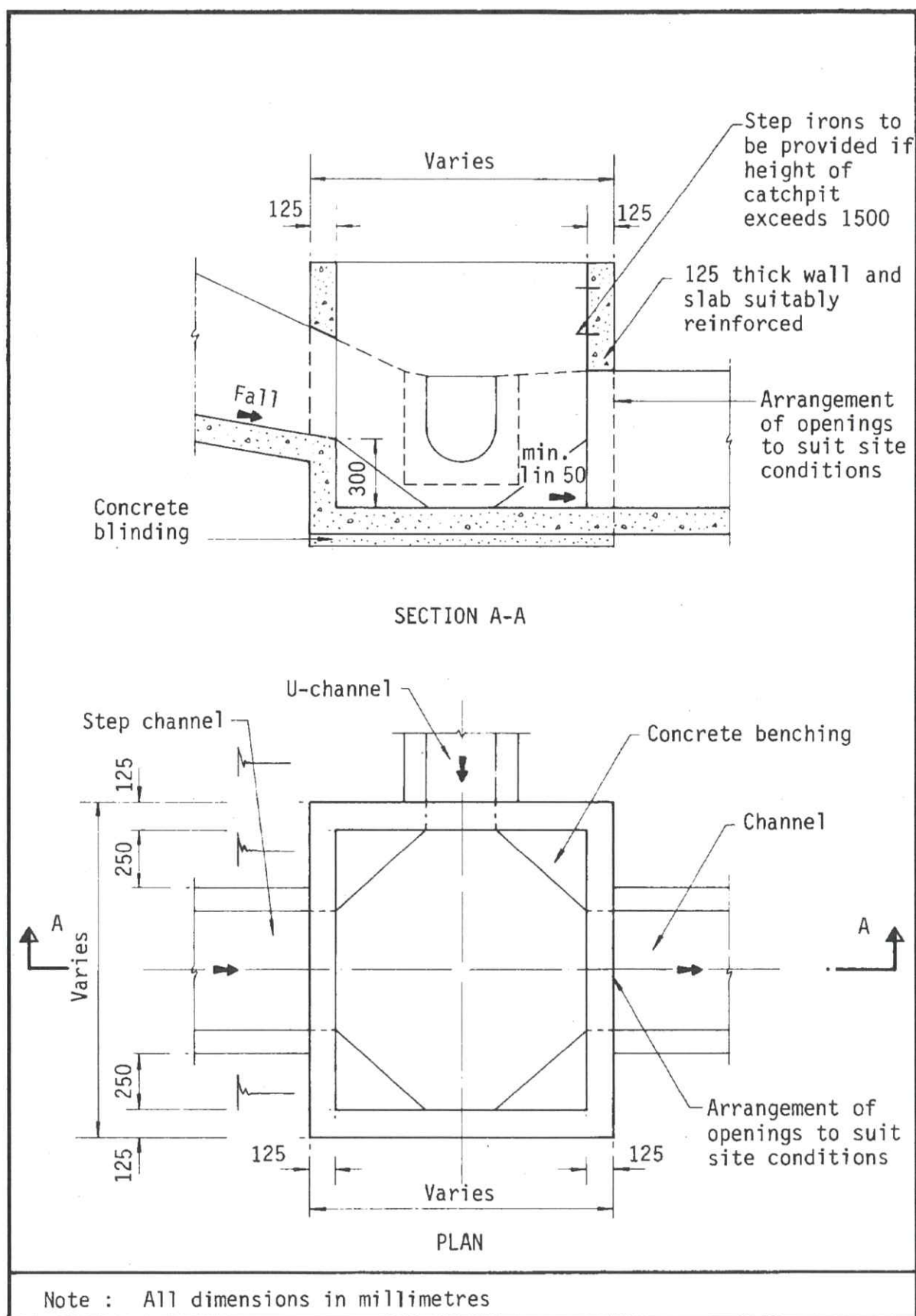
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

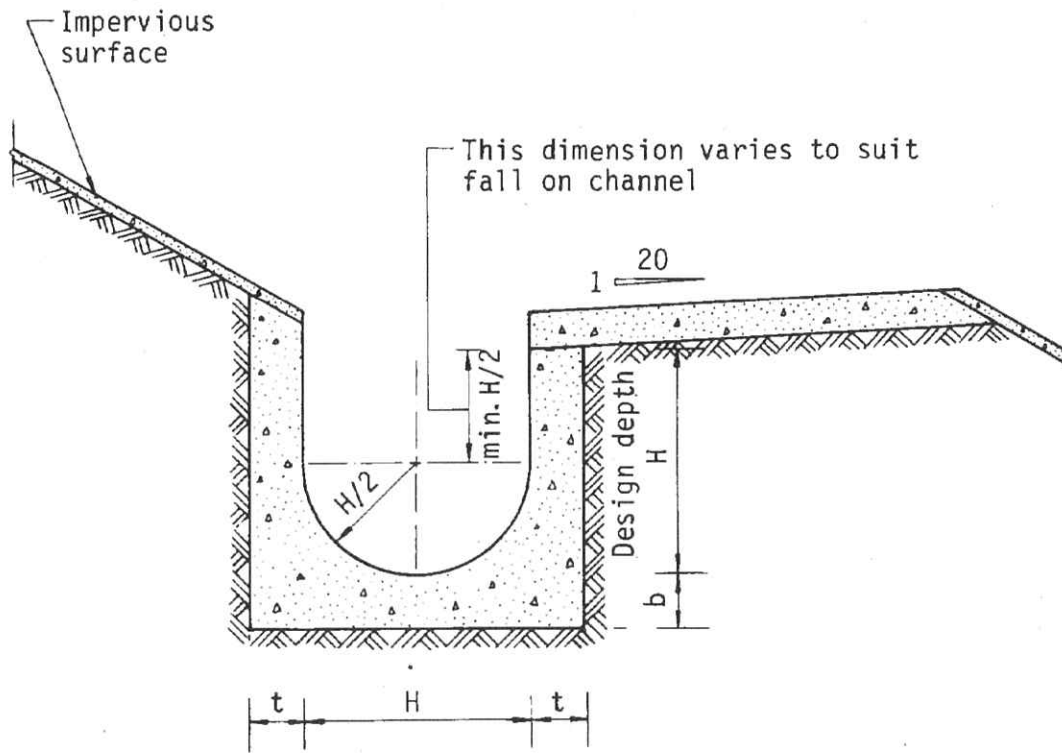
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2





Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

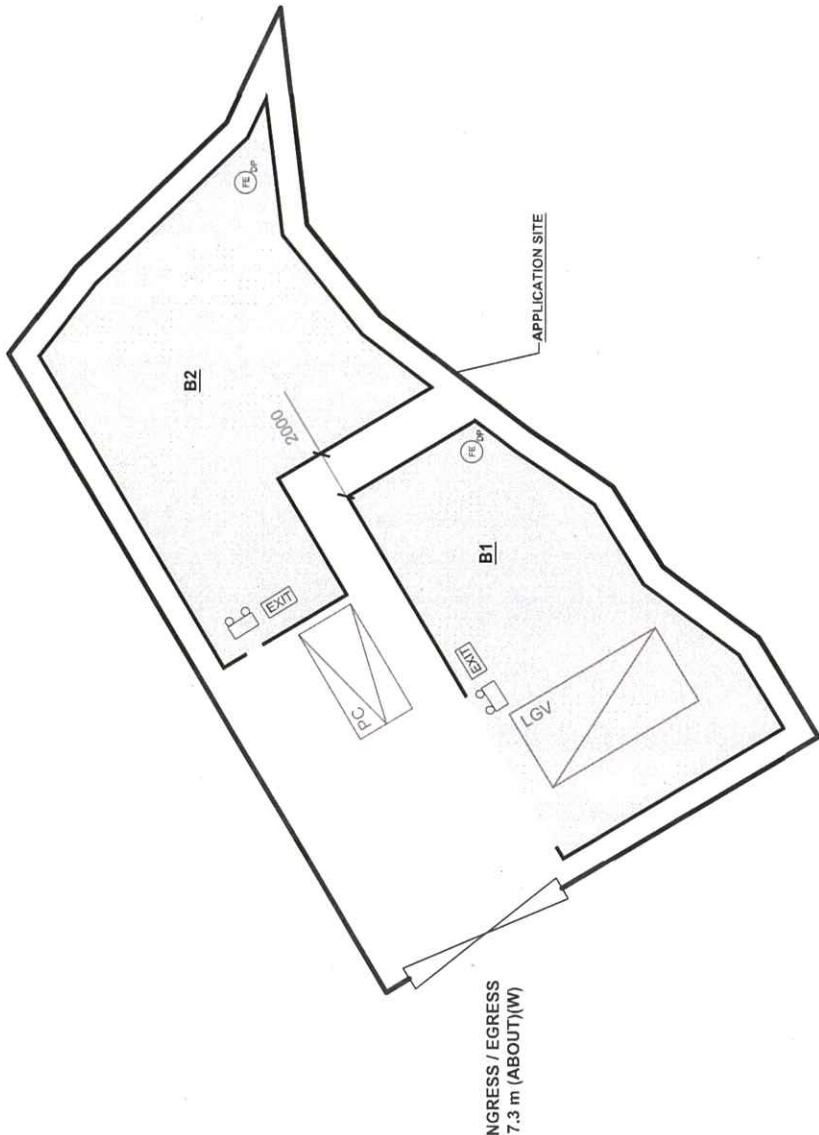
Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 565 m ²	(ABOUT)
COVERED AREA	: 328 m ²	(ABOUT)
UNCOVERED AREA	: 237 m ²	(ABOUT)
PLOT RATIO	: 0.58	(ABOUT)
SITE COVERAGE	: 58 %	(ABOUT)
NO. OF STRUCTURE	: 2	NOT APPLICABLE
DOMESTIC GFA	: 328 m ²	(ABOUT)
NON-DOMESTIC GFA	: 328 m ²	(ABOUT)
TOTAL GFA	: 328 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	172 m ² (ABOUT)	172 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	156 m ² (ABOUT)	156 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		328 m ² (ABOUT)	328 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

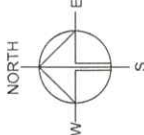
- 2 x EMERGENCY LIGHT
- 2 x EXIT SIGN
- 2 x 5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266, PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Andrea Wing Yin YAN/PLAND

寄件者: Louis Tse
寄件日期: 2024年04月08日星期一 16:53
收件者: tpbpd/PLAND
副本:

主旨: [FI] S.16 Application No. A/YL-KTN/996 - FI to address
departmental comments
附件: FI1 for A_YL-KTN_996 (20240408).pdf
類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD107 Lot 1225 S.C & VL
Your Ref. : TPB/A/YL-KTN/996

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

By Email

8 April 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/996)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

(Application No. A/YL-KTN/996)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD). (Contact Person: Ms. Olivia NG; Tel.: 3168 4032)	
(a) Viewing that the application site has been covered by a valid planning permission for proposed temporary animal boarding establishment, the applicant shall elaborate the proposed change of use/interface.	<p>Although the application site (the Site) is currently covered by valid planning permission for '<i>animal boarding establishment</i>' use, the applicant finds it difficult to operate the animal boarding establishment business as there are already established animal boarding facilities in the nearby area which makes it challenging for the applicant to develop a new customer base in Fung Kat Heung. Due to the financial infeasibility of implementing the aforesaid business, it has not been operated and is currently vacant with no active use.</p> <p>As there is pressing demand for the local warehousing and storage industry, the applicant is intended to operate a new warehouse to support the industry. The applicant will strictly follow the proposed scheme under the current application after planning permission has been granted from the Town Planning Board.</p>
(b) The applicant shall clarify the materials to be stored in the proposed temporary warehouses, and whether any recycling, cleansing, repairing, dismantling works nor other workshop activities will be involved	The proposed temporary warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No

	at the application site.	<p>dangerous goods will be stored at the Site at any time during the planning approval period.</p> <p>Furthermore, recycling, cleansing, repairing, dismantling works and other workshop activities will not be carried out at the Site at any time during the planning approval period.</p>
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Previous Applications Covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021 [revoked on 5.2.2022]
2.	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021

Similar s.16 Applications in the Vicinity of the Site within the same “AGR” Zone in the Past 5 Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2	A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3	A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
4	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
5	A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
6	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
7	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

	Application No.	Use/Development	Date of Consideration
8	A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
9	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
10	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
11	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
12	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
13	A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
14	A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
15	A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
16	A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
17	A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023
18	A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
19	A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown)	26.1.2024

	Application No.	Use/Development	Date of Consideration
		with Ancillary Facilities for a Period of 3 Years and Filling of Land	
20	A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	5.4.2024
21	A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
22	A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
23	A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1225 S.C, 1226 S.E and 1230 S.B all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- Lot No. 1225 S.C in D.D. 107 is covered by Short Term Waiver (STW) No. 5522 for the purpose of Temporary Animal Boarding Establishment and Ancillary Uses as may be approved by District Lands Officer.

2. Traffic

Comments of the Commissioner for Transport:

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

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

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

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the application; and
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the accepted drainage proposal for the proposed use to the satisfaction of his department or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the submitted FSIs proposal is considered acceptable.

5. **Environment**

Comments of the Director of Environmental Protection:

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

6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- the Site is located in a rural inland plains landscape character comprising farmlands, open storage, scattered temporary structures and tree groups. The proposed use is not incompatible with the planned landscape character in the proximity; and
- based on the site photos in February 2024, the Site is fenced off, partly covered by self-seeded vegetation and occupied by some temporary structures. No sensitive landscape resources is observed within the Site. Significant adverse landscape impact on the landscape resources arising from the proposed use is not anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application.

8. **District Officer's Comments**

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

- his office has not received any locals' comment on the application.

9. **Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department;
- the Chief Engineer/Construction, Water Supplies Department; and
- the Director of Electrical and Mechanical Services.

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 use under application. It does not condone any other developments currently exist on the Site which are not covered by the application. Immediate action should be taken to discontinue such developments not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lots owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot Nos. 1226 S.E and 1230 S.B in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Director of Fire Services (D of FS) that:
 - the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contactor (RFSIC). The RFSIC shall after the completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
 - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Commissioner for Transport 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):
 - the proposed vehicular access to the Site, i.e. Mei Fung Road and the local access, is

not and shall not be maintained by 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 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- it is noted that two structures are proposed in this application. 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 (BA) should be obtained, otherwise they are unauthorised building works (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;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the 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;
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (h) 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 issued by DEP.

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



A/YL-KTN/996 DD 107 Fung Kat Hung
21/03/2024 03:38

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

A/YL-KTN/996
Lots 1225 S.C, 1226 S.E and 1230 S.B, Fung Kat Heung,

Site area: About 565sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is one of a number of FAKE ABE applications for this district.

As PlanD knew, members knew and Joe Public certainly was aware of, the intention was never to provide ABE. Of course conditions were not fulfilled.

So now the real intention, a warehouse.

Will PlanD recomment and members approve despite the manipulations?

Stupid question. The application will be waved through, no questions asked, under the STREAMLINE process.

Do government depts and TPB MEMBERS HAVE NO SHAME?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 10, 2021 3:33:39 AM
Subject: A/YL-KTN/769 DD 107 Fung Kat Hung

A/YL-KTN/769

Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 565sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 5 Years / **Filling of Land** / 3
Vehicle Parking

Dear TPB Members,

Strongly object. This is the southern section of the lots approved for Hobby Farm on 5 Feb despite a lengthy discussion re enforcement and Destroy to Build.

The Site is currently subject to an on-going planning enforcement action against an unauthorised development (UD) involving filling of land. Enforcement Notice was issued on 9.4.2020 requiring discontinuation of the UD. Reinstatement Notice was issued on 21.4.2020 requiring removal of leftovers, debris and filled materials and to grass the land.

This plan would reduce the area that was, supposedly, to be devoted to agriculture.

There are numerous ABEs in the district. There is no information provided with regard to the number of animals, disposal of waste, drainage, and the applicants track record in providing this service.

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.

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

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, January 8, 2021 4:13:58 AM
Subject: A/YL-KTN/745 DD 107 Kam Tin near Armed Forces
A/YL-KTN/745
Various Lots in D.D. 107, Kam Tin

Site area : About 3,221sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / 5 Years / Land Filling / 9 Vehicle Parking

Dear TPB Members,

Another Hobby Farm, they are already dozens in the district.

Filling of land 740sq.m, is this Destroy to Build to turn the land into Open Storage in line with the adjacent lots to the right?

President Xi, who has a lot more access to data than lesser mortals, clearly believes that there will be shortfalls in food production in China in coming years. Apart from environmental degradation climate change is having an impact re flooding, crop failures, etc. This winter is the coldest for 50 years in some regions in the north and this will certainly destroy or delay production..

But here in Hong Kong we live in a bubble. Agriculture land is not for producing food but for storing construction waste and, when used for crops, is for selfie friendly plots for weekend farmers.

Once again the mindset here is way behind the curve. A large site of arable land should be used for serious food production not as a playground.

In line with most government departments, Ag and Fish appears to be in ignorance of the policy guidelines laid down by the Central Government. It should be pursuing a programme to address the issue that a certain amount of local agricultural production is a necessity. Lay members of the Board have a duty to question government depts with regards to issues where officials are not moving with the times.

Mary Mulvihill

