

2024年 9月 3 08

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。

30 SEP 2024

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

Appendix I of RNTPC
Paper No. A/YL-KTS/1032

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

240 2313

23/9

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/TL-KTS/1032
	Date Received 收到日期	30 SEP 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)

Big Trend Logistics Limited (順泰物流有限公司)

Man Woo Hing (萬和興)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 123 RP, 124(part), 125(Part), 126(Part), 127(Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(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 6,133 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,909 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)	1,043 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(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	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on
28.8.2024 - 10.9.2024 (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 28.8.2024 (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	Temporary Warehouse for Storage of Construction Materials (Timber and Metal) 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,224sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,909sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3,909sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,909sq.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)	
Two 1-storey warehouses for storage of timber/metal (Height: not exceeding 12m)	
One 1-storey site office (Height: about 3m)	
One 1-storey meter room (Height: about 3m)	
One 1-storey washroom (Height: about 3m)	
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	4 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	2 (3.5m x 7m)
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	3 for container vehicles (3.5m x 16m)

Proposed operating hours 擬議營運時間 0900am - 1800pm from Mondays to Saturdays..... No operation on Sundays and Public Holidays.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is connected via a local track to Kam Ho Road. <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"/>																															
	No 否																																
(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 6.133 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 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"/>																															
	No 否																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

(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

Cannis Lee

Associate Director (Planning)

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 MPIA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

23.9.2024

..... (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 <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 123 RP, 124(Part), 125(Part), 126(Part), 127(Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
Site area 地盤面積	6,133 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,043 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
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 for Storage of Construction Materials (Timber and Metal) 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,909 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.64 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	64 % <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		4
	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)		4 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		5
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicles		NA NA 2 (3.5m x 7m) NA NA 3 (3.5m x 16m)

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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Land Filling Plan and Site Photos</u>		
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 checked="" type="checkbox"/>
<u>Swept Path Analysis, Fire Service Installations Proposal and Drainage Proposal</u>		
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。



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7081

Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.

Planning Statement

Applicants

Big Trend Logistics Limited (順泰物流有限公司)

Man Woo Hing (萬和興)

Prepared by

Lawson David and Sung Surveyors Limited

September 2024

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land (the “proposed development”) at Lots 123 RP, 124(Part), 125(Part), 126(Part) and 127(Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T. (“the Application Site”).

The Application Site, covering an area of about 6,133 sq.m. (including Government Land of about 1,043 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 gazetted on 21.12.2018. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 4 previous applications. The last application (No. A/YL-KTS/946) was approved for a temporary warehouse for storage of construction materials (timber and metal) on 19.5.2023 for a period of 3 years. The Application is to facilitate the relocation of the Applicants’ former warehouses on various lots in D.D. 96, Kwu Tung North, N.T., which was affected by the land resumption for First Phase Development of Kwu Tung North New Development Area. The Applicants had complied with approval condition (g) of the last application. While the Applicants have submitted a Short Term Waiver (STW) Application for erection of the proposed warehouses after the planning approval in 2023, the STW application is still under processing by the Lands Department, which have withheld the compliance of approval condition (h) of the last application. Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

The Application Site is currently vacant and the development parameters and layout of the proposed development will be largely the same as the previously approved application. The proposed development will erect two warehouses for storage of timber and metal, with a floor area of about 2,234 sq.m. and 1,625 sq.m. respectively and height of not more than 12m. A 1-storey (height: 3m) site office of about 30 sq.m. will be proposed at the centre of the Application Site. Meanwhile, a 1-storey (height: 3m) washroom of about 15 sq.m. and 1-storey (height: 3m) meter room of about 5 sq.m. will be proposed at the western portion of the site near the ingress/egress point.

All loading/unloading activities and manoeuvring of vehicles will be conducted at the southern portion of the site. The ingress/egress point will be at the southern boundary connecting the local track from Kam Ho Road with 8m in width. There will be 3 loading/unloading spaces (3.5m x 16m) for container vehicles, 2 loading/unloading spaces (3.5m x 7m) for light goods vehicles and 4 private car parking spaces for staff/visitors (2.5m x 5m). The Application Site has been fenced off with corrugated metal sheets and wired fences of about 2.5m high. The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The proposed development helps support the construction industry in Hong Kong;
2. The proposed development will not hinder future public housing development;
3. The Application Site is unsuitable for agricultural rehabilitation;
4. The Application Site is subject to prior planning approval granted for the same use;
5. The previous application at the Application Site is subject to unexpected delay in compliance with approval condition;
6. Similar Approvals for warehouse use have been given in the “AGR” zone;
7. The proposed development will encourage optimization of valuable land resource;
8. The proposed development is considered not incompatible with surrounding land uses; and
9. The proposed development will not generate adverse traffic, environmental, drainage and landscape impact on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界新界元朗錦田南馬鞍崗丈量約份第 113 約地段第 123 號餘段、第 124 號(部分)、第 125 號(部分)、第 126 號(部分)、第 127 號(部分)及毗連政府土地(“申請地點”)，作為期三年的臨時存放建築材料(木材及五金)貨倉及相關的填土工程(“擬議發展”)的規劃申請。

申請地點的面積約 6,133 平方米 (包括政府土地約 1,043 平方米)，座落於在 2018 年 12 月 21 日刊憲的錦田南分區計劃大綱核准圖 (圖則編號：S/YL-KTS/15) 上的「農業」地帶。根據該大綱圖的註釋，「貨倉」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點或其部分涉及四宗規劃申請，最後一次申請(申請編號：A/YL-KTS/946) 於 2023 年 5 月 19 日獲批准作臨時貨倉存放建築材料(木材及五金)(為期三年)。此申請是為協助申請人重置早前受古洞北新發展區第一期發展計劃收地影響，位於古洞北丈量約份第 96 約多個地段的貨倉。申請人已履行該規劃許可附帶條件(g)項。自 2023 年取得規劃許可後，申請人已向地政處申請短期豁免書，以興建構築物作貨倉用途。由於地政處現階段仍在處理短期豁免書的申請，申請人故此未能履行規劃許可附帶條件(h)項。由於履行附帶條件的總期限(18 個月)已超過上次規劃許可有效期(3 年)的一半，城規會不會再批准任何延期申請。因此，申請人再次遞交是項規劃申請。

申請地點現時為空置土地。這次申請的佈局及發展參數大致與上次獲批申請相同。擬議發展將興建兩個樓面面積分別約 2,234 平方米及 1,625 平方米以及其高度不超過 12 米的貨倉，用作存放木材及五金。同時，申請地點的中間位置會提供一座一層高(約 3 米高)的辦公室，面積約 30 平方米。此外，於申請地點西邊近出入口位置亦會提供一座一層高(約 3 米高)的洗手間及一座一層高(約 3 米高)的電錶房，面積分別約 15 平方米及約 5 平方米。

所有上落貨及車輛迴轉將於申請地點的南面進行。申請地點的出入口(約 8 米闊)設於場地南面，由一條道路連接錦河路。申請地點亦設有 3 個貨櫃車上落貨位 (3.5 米 x 16 米)、2 個輕型貨車上落貨位 (3.5 米 x 7 米)和 4 個職員/訪客使用的私家車停車位 (2.5 米 x 5 米)。擬議發展的營運時間為星期一至星期六上午 9 時正至下午 6 時正，星期日及公眾假期不會運作。

本規劃申請的理據為：

1. 擬議發展有助支持本港的建築業；
2. 擬議發展不會阻礙未來的公營房屋發展；
3. 申請地點不適合用作農業復耕；
4. 申請地點之前獲相同貨倉用途的規劃許可；
5. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤；
6. 在「農業」地帶有類近貨倉用途申請獲得規劃許可；
7. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
8. 擬議發展與周邊土地用途兼容；及
9. 擬議發展不會對附近地方構成不良的交通、環境、排水及景觀影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

<u>TABLE OF CONTENTS</u>	Page
1. INTRODUCTION	1
1.1 Purpose	
1.2 Organization of the Planning Statement	
2. SITE CONTEXT	1
2.1 The Application Site and Its Existing Condition	
2.2 Surrounding Land Uses	
2.3 Accessibility	
2.4 Land Status	
3. PLANNING CONTEXT	2
3.1 Outline Zoning Plan	
3.2 Previous Applications	
3.3 Similar Applications	
4. DEVELOPMENT PROPOSAL	4
4.1 Site Configuration and Layout	
4.2 Vehicular Access and Parking Arrangement	
4.3 Site Operations	
4.4 Drainage Proposal	
4.5 Fire Service Installations Proposal	
4.6 Landscape and Tree Preservation	
4.7 Environmental Consideration	
5. PLANNING JUSTIFICATIONS	7
5.1 Support the Construction Industry in Hong Kong	
5.2 Will not Hinder Future Public Housing Development	
5.3 The Application Site is Unsuitable for Agricultural Rehabilitation	
5.4 Prior Planning Approval Granted for the Same Use at the Application Site	
5.5 Unexpected Delay in Compliance with Approval Conditions	
5.6 Similar Approvals for Warehouse Use in the “AGR” Zone	
5.7 Optimization of Valuable Land Resources	
5.8 Not Incompatible with Surrounding Land Uses	
5.9 No Adverse Impacts on the Surrounding Areas	
6. CONCLUSION	10

List of Figures

- Figure 1 Location Plan
 (Extract of Approved Kam Tin South OZP No. S/YL-KTS/15)
- Figure 2 Lot Index Plan
- Figure 3 Plan showing the Vehicular Access to the Application Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape Plan
- Figure 6 Land Filling Plan

Site Photos

List of Appendices

- Appendix 1 Approved Fire Service Installations Proposal and Approval Letter for Compliance with Approval Condition (g) of the last application No. A/YL-KTS/946
- Appendix 2 Submitted Swept Path Analysis of last application No. A/YL-KTS/946
- Appendix 3 Submitted Drainage Proposal to Planning Department on 27.6.2024 in compliance with Approval Condition (d) of last application (No. A/YL-KTS/946)

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a period of 3 years and Associated Filling of Land (the “proposed development”) at Lots 123 RP, 124(Part), 125(Part), 126(Part) and 127(Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 6,133 sq.m. (including Government land of about 1,043 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 gazetted on 21.12.2018. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 4 previous applications. The last application (No. A/YL-KTS/946), which was applied by the Applicants, was approved for a temporary warehouse for storage of construction materials (timber and metal) on 19.5.2023 for a period of 3 years. The Application is to facilitate the relocation of the Applicants’ former warehouses on various lots in D.D. 96, Kwu Tung North, N.T., which were affected by the land resumption for First Phase Development of Kwu Tung North Development Area. The Applicants had complied with approval condition (g) of the last application. While the Applicants had submitted a Short Term Waiver (STW) Application for erection of the proposed warehouses after the planning approval in 2023, the STW application is still under processing by the Lands Department (LandsD), which have withheld the compliance of approval condition (h). Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 6,133 sq.m. (including Government land of about 1,043 sq.m.), is located at a local track leading to Kam Ho Road in Ma On Kong, Kam Tin South, Yuen

Long, N.T. The Application Site is generally flat with an elevated platform and hard paved. It is currently vacant and fenced off by corrugated metal sheets and wired fences (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and consists of open storage/storage yards, warehouses and vacant land. To the east of the Application Site are open storage/storage yards with a series of temporary structures. To the west of the Application Site see a series of open storage yards, warehouses and vacant land. To its immediate north is a parcel of vacant land zoned "Green Belt". The village settlements of Ma On Kong are located at the further southern direction.

2.3 Accessibility

The Application Site is accessible to Kam Ho Road via a local track. The entrance to the Application Site is about 8m wide which located to the southwest and has been hard paved. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

Lot 123 in D.D.113, which was included in the Application Site of the last application (No. A/YL-KTS/946), has recently undergone lot subdivision into Lots 123 S.A and 123 RP; whereas Lot 123 RP covers the application boundary of Lot 123 of the last application and will be included in the Application Site of the current application.

A Short Term Waiver (STW) application for the proposed warehouses and a Short Term Tenancy (STT) application for the use of the government land had been submitted for the last application (No. A/YL-KTS/946). However, the applications are still under processing by the LandsD.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 gazetted on 21.12.2018 (see **Figure 1**). The planning intention of "AGR" zone is "primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes".

Despite the fact that the proposed development ('warehouse') is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "AGR" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

3.2 Previous Applications

The Application Site, or part of it, is involved in 4 previous planning applications as follows:

Application No.	Applied Use	Location	TPB's Decision (Date)
A/YL-KTS/783	Temporary Warehouse for Storage of Drainage Pipes with Ancillary Site Office for a Period of 3 Years	Lots 123(Part), 124(Part), 125(Part), 126(Part) and 127(Part) in D.D.113 and adjoining Government land	Rejected (07.09.2018)
A/YL-KTS/885	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Lots 123(Part) and 124(Part) in D.D. 113	Rejected (28.05.2021)
A/YL-KTS/891	Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	Lots 125 and 126 in D.D.113	Approved with condition(s) on a temporary basis (25.06.2021)
A/YL-KTS/946*	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years	Lots 123(Part), 124(Part), 125(Part), 126(Part) and 127(Part) in D.D.113 and adjoining Government land	Approved with condition(s) on a temporary basis (19.5.2023)

*Applied by the Applicants

The Applicants have complied with the approval condition (g) of the last application (No. A/YL-KTS/946) as follows:

Condition	Approval Date	Approval Letter
(g) submission of a revised fire service installations (FSIs) proposal	4.9.2023	see Appendix 1

While the Applicants had submitted a STW application since the planning approval in 2023, the STW application is still under processing by the LandsD. As such, the compliance of approval condition (h) was withheld.

3.3 Similar Applications

2 applications for similar warehouse uses were approved by the Board in the last three years at "AGR" zone of the Kam Tin South OZP area. These approved applications are summarized as below:

Application No.	Applied Use	Gross Floor Area (m ²)	Decision	Date of Approval
A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	1,306	Approved with Conditions	9.6.2023
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	378	Approved with Conditions	10.5.2024

4. Development Proposal

4.1 Site Configuration and Layout

The Applicants seek planning permission to use the Application Site as temporary warehouse for storage of construction materials (timber and metal) for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicants' business affected by First Phase of the Kwu Tung North New Development Area.

The layout and development parameters of the proposed development will be largely the same as the last application (No. A/YL-KTS/946), other than switching the proposed guard room to a meter room to meet the operation needs of the Applicants. Two warehouses for storage of timber and metal, with floor area of about 2,234 sq.m. and 1,625 sq.m, and height of not more than 12m, will be erected at the northeastern and northwestern portion of the Application Site for the usage of respective applicant. Meanwhile, a 1-storey (height: 3m) site office of about 30 sq.m. will be proposed at the centre of the Application Site. A 1-storey (height: 3m) washroom of about 15 sq.m. and 1-storey (height: 3m) meter room of about 5 sq.m. will be proposed at the western portion of the site (see Layout Plan at **Figure 4**). The Applicants will retain the existing ingress/egress point at the southern boundary connecting the local track leading from Kam Ho Road with 8m in width. The Application Site is fenced off by the existing 2.5m high corrugated metal sheets and wired fences on all sides.

The proposed development involves associated filling of land of about 6,133 sq.m. and a depth of not exceeding 0.2m. A plan showing the proposed land filling area of the Application Site is shown in **Figure 6**.

The major differences of the current application and the last application are shown below:-

Major Development Parameters	Last Application (No. A/YL-KTS/946)	Current Application	Difference
Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	No difference
Site Area	About 6,133 sq.m.	About 6,133 sq.m.	No Difference
Total Floor Area (Non-domestic)	3,908 sq.m.	3,909 sq.m.	+1 sq.m. (+0.03%)
No. of Structures	5 - 2 proposed warehouses for storage of timber/metal - 1 proposed site office - 1 proposed guard house - 1 proposed washroom	5 - 2 proposed warehouses for storage of timber/metal - 1 proposed site office - 1 proposed meter room - 1 proposed washroom	Switching the proposed guard house for meter room
Height of Structures	3m - 12m (1-storey)	3m - 12m (1-storey)	No Difference
No. of Parking Spaces	4 nos. (private cars for staff/visitors use)	4 nos. (private cars for staff/visitors use)	No Difference
Loading/unloading Space	5 nos. - 3 for container vehicles - 2 for light goods vehicles	5 nos. - 3 for container vehicles - 2 for light goods vehicles	No Difference

Operation Hours	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and public holidays)	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and public holidays)	No Difference
-----------------	--	--	---------------

4.2 Vehicular Access and Parking Arrangement

The proposed development will continue using the existing ingress/egress point of the Application Site, which is about 8m wide and located at the southern side of the Application Site connecting to the local track to Kam Ho Road. Same parking arrangement will be proposed for the proposed development as the last application (No. A/YL-KTS/946) with 3 loading/unloading spaces (3.5m x 16m) for container vehicles, 2 loading/unloading spaces (3.5m x 7m) for light goods vehicle and 4 private car parking spaces (2.5m x 5m) for staff/visitors.

Given no major change in development parameters and parking arrangement, the submitted swept path analysis of the last application (see **Appendix 2**) would be able to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the southern portion such that no waiting or queuing of goods vehicles along Kam Ho Road will arise under any circumstances.

In addition, according to the Applicants, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 5 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site is expected.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Container/ Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	1	0	0	0
15:00-16:00	0	1	0	0
16:00-17:00	0	0	0	0
17:00-18:00 (peak hour)	0	0	0	2

4.3 Site Operations

The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (timber and metal). To minimize any potential noise and environmental impacts to the surrounding area, no workshop and open storage activities will be conducted within the Application Site.

4.4 Drainage Proposal

The Applicants had submitted the revised drainage proposal on 27.6.2024 (see **Appendix 3**) to the Planning Department in compliance with approval condition (d) of the last application (No. A/YL-KTS/946), in which the latest comments from the Drainage Services Department (DSD) were received on 24.7.2024. Given no major change in the layout and development parameters of the proposed development, the Applicants are revising drainage proposal based on the comments from DSD, in which drainage facilities will be provided within the Application Site to collect and discharge surface runoff out of the Application Site. The Applicants will submit the revised drainage proposal upon approval of this application.

4.5 Fire Service Installations (FSIs) Proposal

The approval condition (g) of submission of a revised FSIs proposal of the last application (No. A/YL-KTS/946) has been approved by the Fire Services Department (FSD) on 4.9.2023 (see **Appendix 1**). Since the layout and development parameters of the proposed development remain largely the same, the Applicants will adopt the approved FSIs proposal and implement the FSIs upon approval of the STW application from the LandsD.

4.6 Landscape and Tree Preservation

6 new trees will be planted along the eastern boundary of the Application Site in compensation of 2 trees fell from the last application (No. A/YL-KTS/946) (see **Figure 5**). The proposed tree species is Bauhinia Blakeanna, which grow to a mature height of 2.75m to 3.75m with a canopy span of about 3m. Meanwhile, the Application Site is surrounded by mature trees of various species along the northern and eastern boundary of the Application Site. The Applicants would preserve the existing trees outside the Application Site, which would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials (timber and metal). To minimize the possible environmental nuisance, the Applicants will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouses;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (d) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) No more than 3 round trips by container vehicles daily to minimize the traffic and noise impact;
- (f) On-site washroom will be provided. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicants will follow ProPECC PN 1/23 to prevent any water pollution.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse sites in Northern New Territories and North West New Territories have been / will be resumed by the Government for development of NDAs/public works in the near future. A significant number of local timber suppliers have therefore terminated their businesses due to the tremendous difficulty in searching for a suitable site to relocate and the Applicants are one of the few remaining timber suppliers in operation. Therefore, they play a significant role in the construction industry in Hong Kong in supplying timber/metal to many hardware stores and construction companies in the market, and thus in turn influence the progress of construction projects in the city of both public and private sectors.

In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse use and increasing difficulty in acquiring planning permission, the demand for warehouse sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and provide a temporary solution to meet the pressing market demand of warehouse facilities in the Northern New Territories. It will also allow the Applicants to continue their business and maintain the timber/metal supply in the market to support the construction industry in Hong Kong.

5.2 Will Not Hinder Future Public Housing Development

It is noted that the Application Site has been identified by the government as one of the four brownfield clusters shortlisted for public housing development in the second phase review on brownfield sites. The Applicants understand that the proposed development will only be temporary and agree to move out when the Application Site is resumed by the government for public housing development in the future. Due to the temporary nature of the Application, the proposed development will not hinder the future public housing development at the Application Site.

5.3 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned "AGR", the Application Site is unsuitable for agricultural rehabilitation. Majority of the land in the Application Site is already paved and formed. Having considered the fact that some open storage/storage yard uses are situated in vicinity of the Application Site, the planning intention of "AGR" zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong and continuation of the Applicants' timber business. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicants.

5.4 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use and development parameters of the current application are largely the same as the last application (No. A/YL-KTS/946). The last application for proposed warehouse was approved by the Board for a period of 3 years on 19.5.2023. Since the nature of use, development parameters and planning circumstances largely remain unchanged, this application is considered acceptable within the subject "AGR" zone.

5.5 Unexpected Delay in Compliance with Approval Condition

The Applicants have complied with approval condition (g) of the last application and the compliance of the approval condition (h) was hindered because of the unexpected delay in processing of the STW application by the LandsD. Additionally, the Applicants had been studying the comments from DSD to revise the drainage proposal to meet DSD's requirements in compliance with approval condition (d) as well. Given the prior planning approval for the same warehouse use at the same location, as well as the Applicants' genuine efforts in complying with the approval conditions, this application could be considered acceptable and in line with the previous decision of the Board.

5.6 Similar Approvals for Warehouse Use in the "AGR" Zone

As highlighted in para 3.3., the Board has previously approved 2 applications (Nos. A/YL-KTS/959 and 997) of similar warehouse uses in "AGR" zone of the Kam Tin South OZP area in the last three years. With similar applications approved in the vicinity for warehouse use, approval of this application is considered acceptable within the "AGR" zone and in line with previous decisions of the Board.

5.7 Optimization of Valuable Land Resources

The Application Site is currently vacant and will be mainly used as storage purpose. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Kam Ho Road for transportation of construction materials with flat and hard-paved land. Besides, the proposed development would greatly contribute to the construction industry in Hong Kong by providing timber and metal for various construction projects in Hong Kong. With the increasing number of construction projects in the coming years, the Applicants as one of the remaining timber suppliers in Hong Kong will help meet the greater demand. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.8 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered fallow agricultural land, shrubland, graves, unused land / structures and storage yards. Taking into consideration that the Applicants have proposed proper mitigation measures, including operation within the enclosed structures and restriction of operation hours, the proposed development could co-exist well with all of these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

It is noted that Ma On Kong, a village settlement, is located to the further south of the Application Site along Kam Ho Road. The vehicles entering into the Application Site are accessible from the north and thus will not pass this village. Taken into account the Application Site is separated by a series of open storage, temporary structures and wild vegetation, the visual impact is considered minimal.

5.9 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

Similar to the last application, no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Kam Ho Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient spaces will be reserved at the southern portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. As such, no adverse traffic impact is anticipated.

Environment

As mentioned in Section 4.7, the proposed warehouses will only be used as storage of timber and metal. No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 9am to 6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Since the surrounding environments are characterized by various rural and storage uses, the nearest village settlement is located about 300m to the south, with buffer areas of existing temporary structures and storage yards at the immediate south of the Application Site. The storage use will also be confined within the enclosed structure. Therefore, no adverse environmental impact on the surrounding area is expected.

Drainage

As mentioned in paragraph 4.4, the Applicants are revising the drainage proposal based on the latest comments from DSD, in which drainage facilities will be provided within the Application Site to collect and discharge surface runoff out of the Application Site. The Applicants will submit the revised drainage proposal upon approval of this application. Therefore, no adverse drainage impact is anticipated.

Landscape

The Applicants will plant 6 new trees along the eastern boundary of the Application Site to compensate for the 2 trees fell in the last application (No. A/YL-KTS/946). Together with the existing trees surrounding the Application Site to the north and east, they will act as natural hedges bounding the edge of the development and act as a buffer to the surrounding areas.

It should also be noted that the Application Site will only be used on a temporary basis and will be developed for future public housing, it is expected that the landscape character of the area will gradually change. Therefore, no adverse landscape impact is anticipated.

6. Conclusion

The Application Site falls within “AGR” zone on the approved Kam Tin South OZP. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed temporary warehouse for storage of timber and metal. The proposed development will meet the market demand for warehouse use and provide significant amount of construction materials for construction projects in the public and private sector; hence it is vital for the construction industry as it helps maintaining the supply of timber and metal for the future developments.

The Application Site has been granted for planning approval for the same use with similar approvals for proposed warehouse use also given in the vicinity. No adverse impacts on the surrounding are anticipated and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

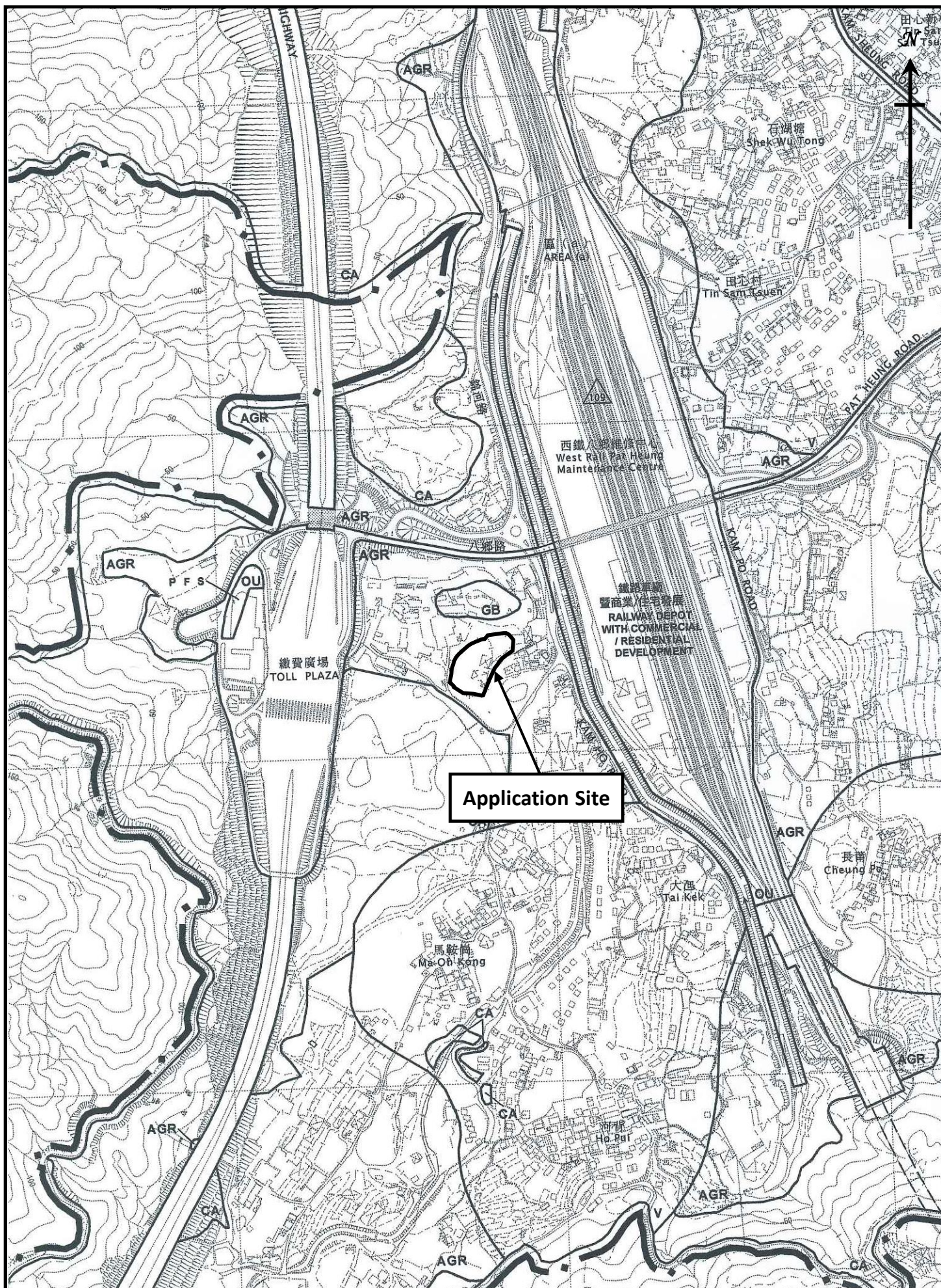
Despite the fact that the Application Site fall within the “AGR” zone, the planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage uses. Also, instead of the Application Site being not fully utilized, the proposed development encourages the optimization and revitalization of the land use of the Application Site whilst contributing to the construction industry in Hong Kong. The temporary nature of the proposed development will not hinder future public housing development as well.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

LAWSON DAVID & SUNG SURVEYORS LIMITED
September 2024

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape Plan
- Figure 6 Land Filling Plan



Location Plan

(Extract from Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15)

Figure 1

1 : 7500

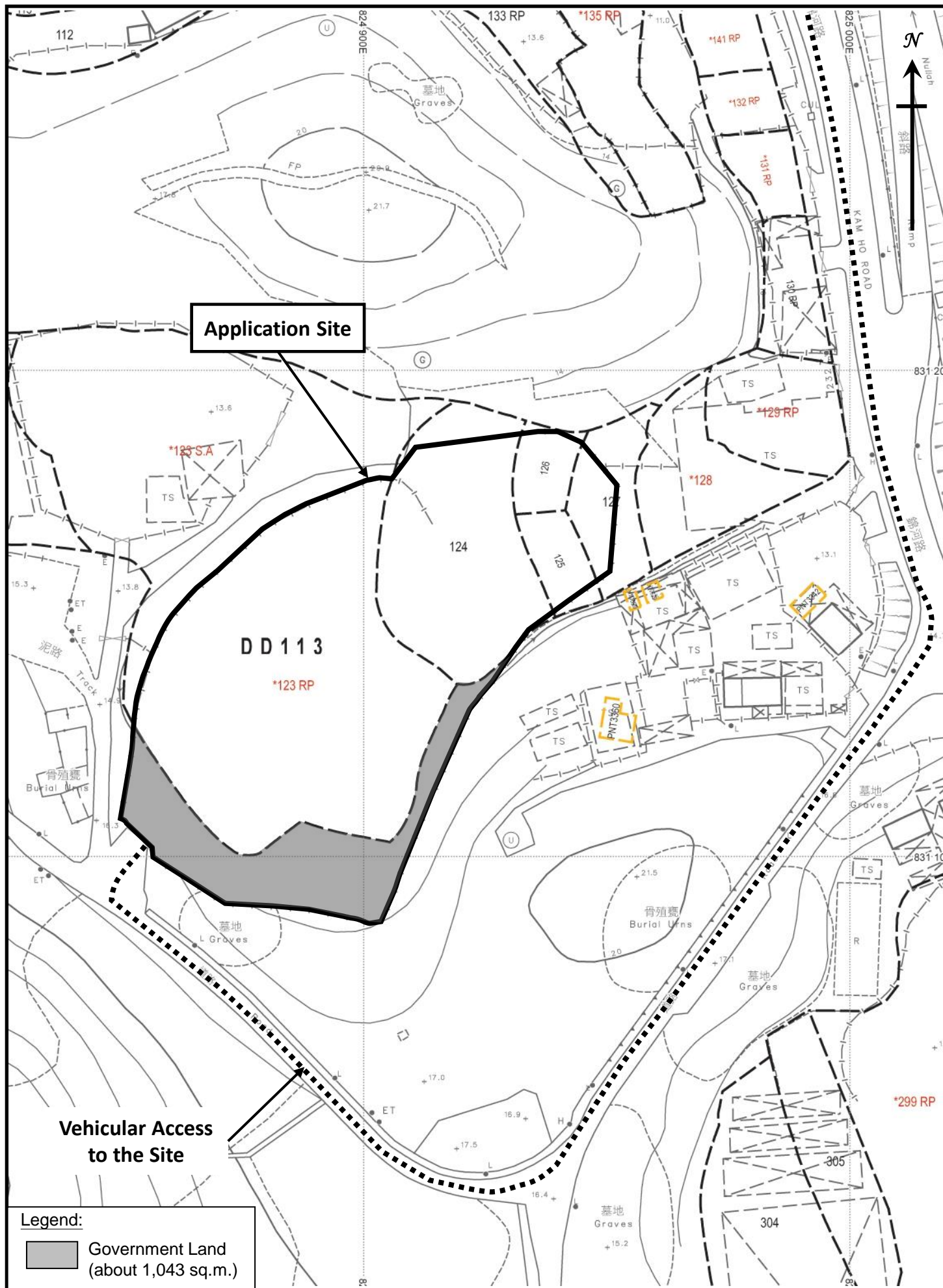


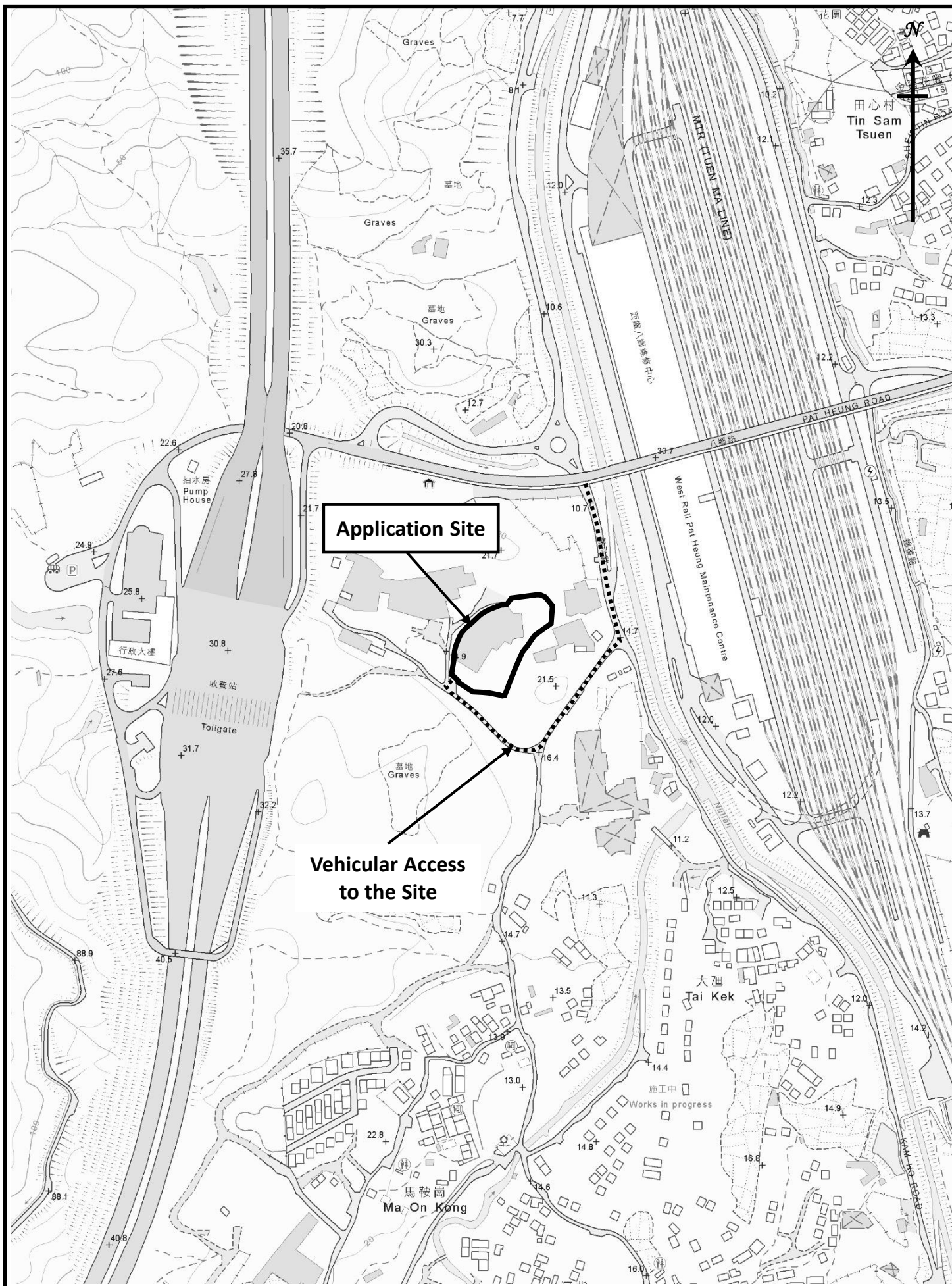
羅迅測計師行

Lawson David & Sung

SURVEYORS LIMITED

Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

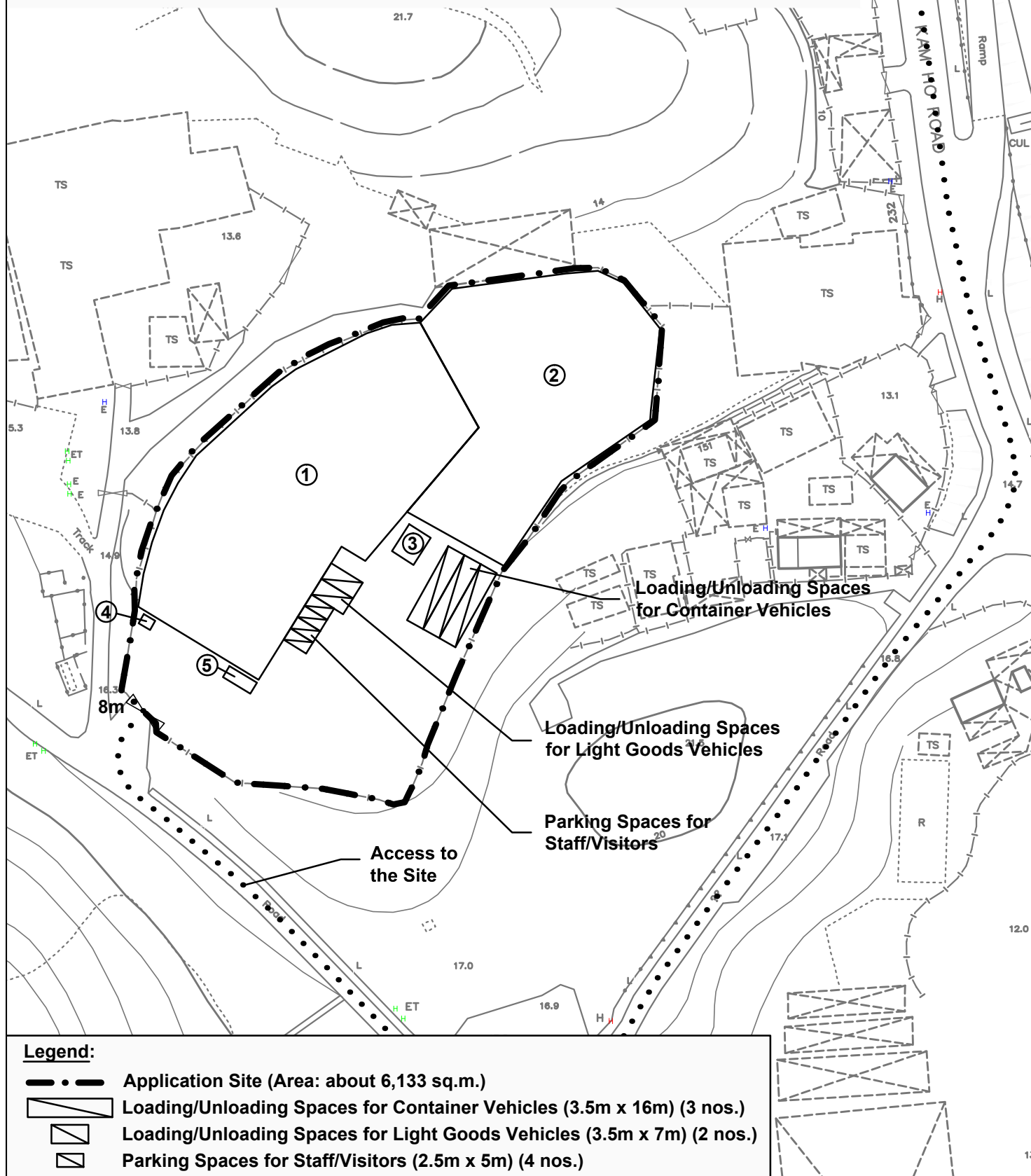




Vehicular Access to the Application Site

Figure 3
1 : 5000

Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height (m)
1	Warehouse for Storage of Timber/Metal	1	2,234	12
2	Warehouse for Storage of Timber/Metal	1	1,625	12
3	Site Office	1	30	3
4	Meter Room	1	5	3
5	Washroom	1	15	3



Indicative Layout Plan

Figure 4

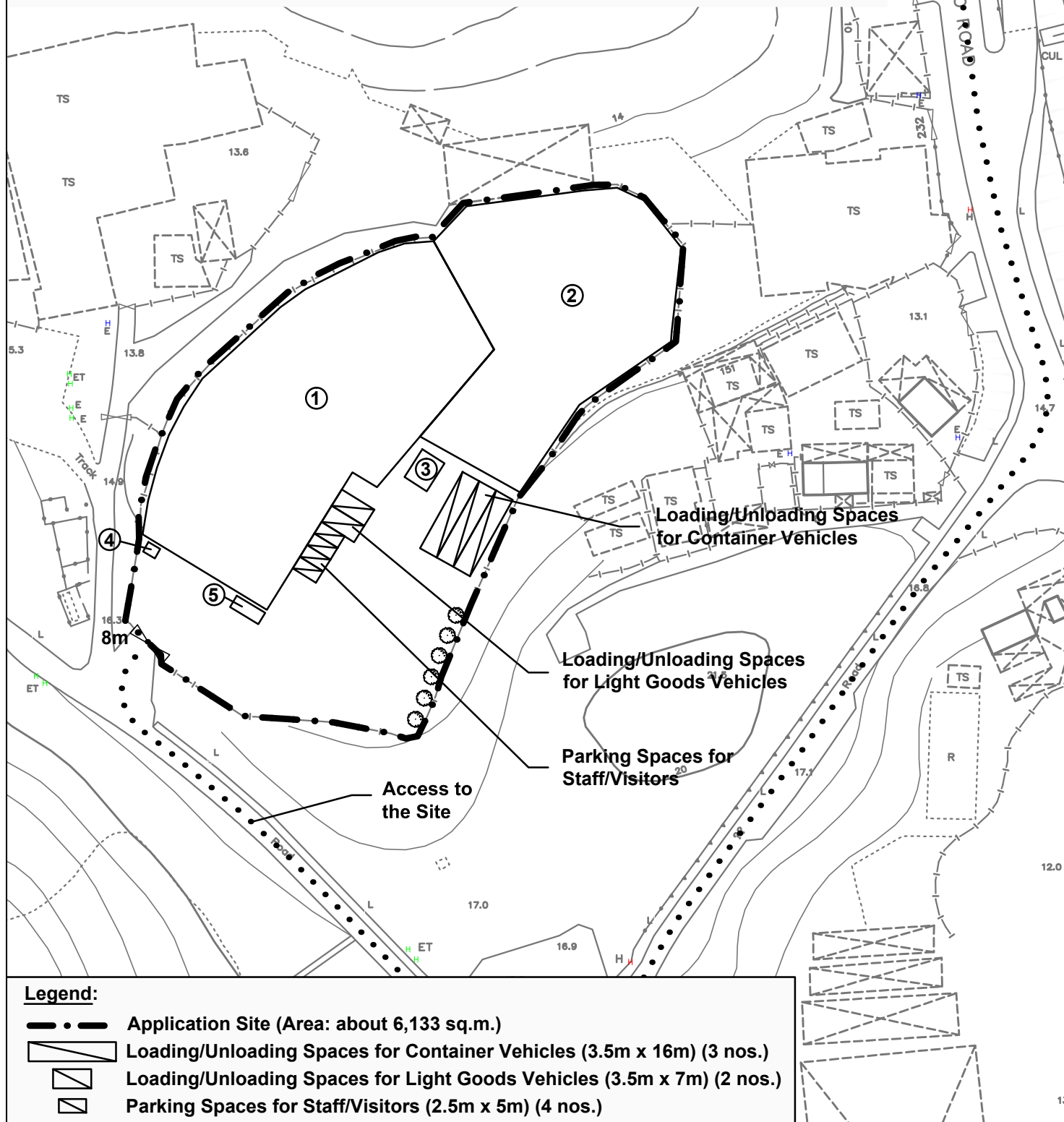
Scale 1:1000

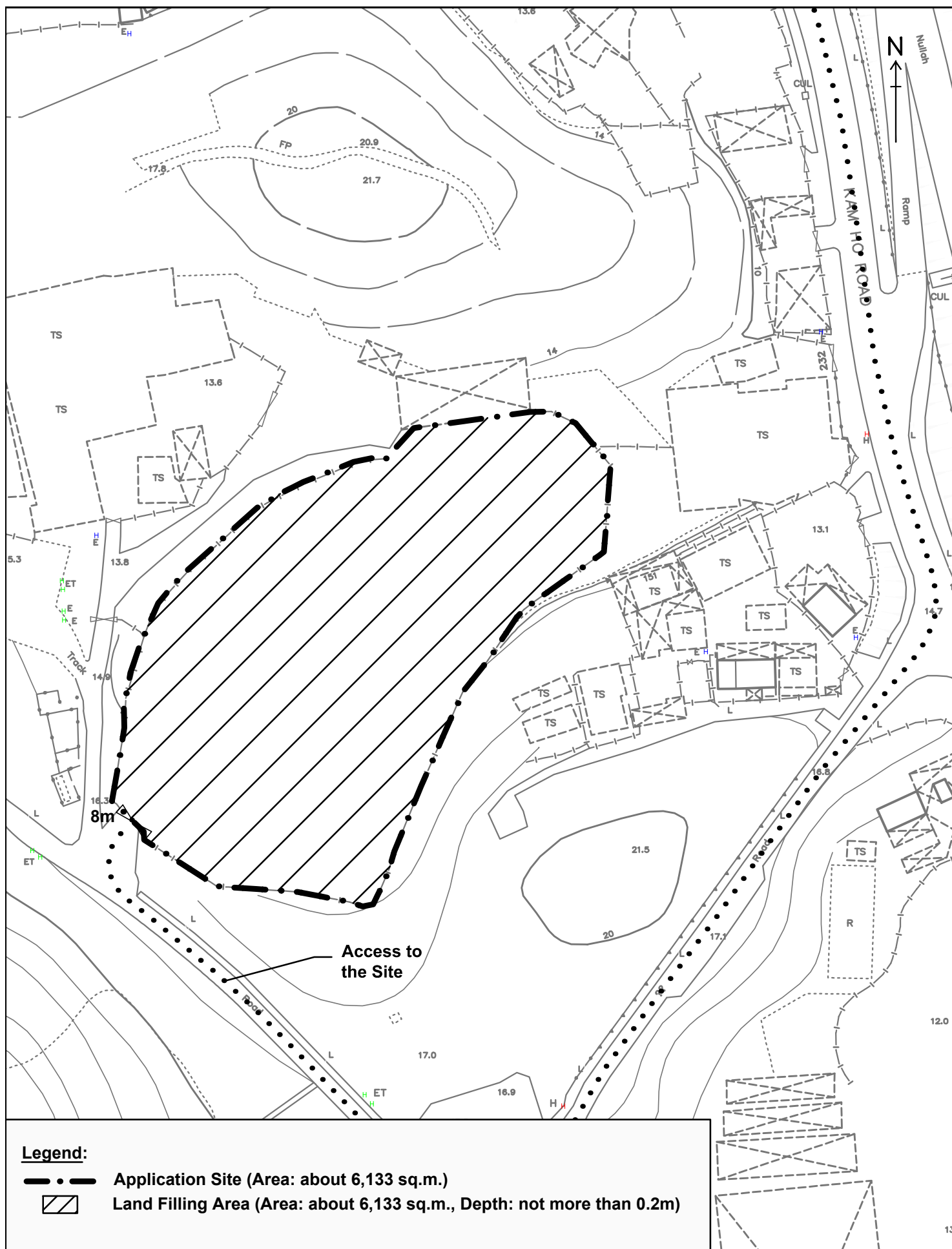


羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height (m)
1	Warehouse for Storage of Timber/Metal	1	2,234	12
2	Warehouse for Storage of Timber/Metal	1	1,625	12
3	Site Office	1	30	3
4	Meter Room	1	5	3
5	Washroom	1	15	3

Plant Schedule:	Spacing (centre to centre)	Size (height / span)	Quantity
Bauhinia blakeana (洋紫荊) 	3000-4000mm	2750-3750mm	6





Legend:

- Application Site (Area: about 6,133 sq.m.)
- Land Filling Area (Area: about 6,133 sq.m., Depth: not more than 0.2m)

Land Filling Plan

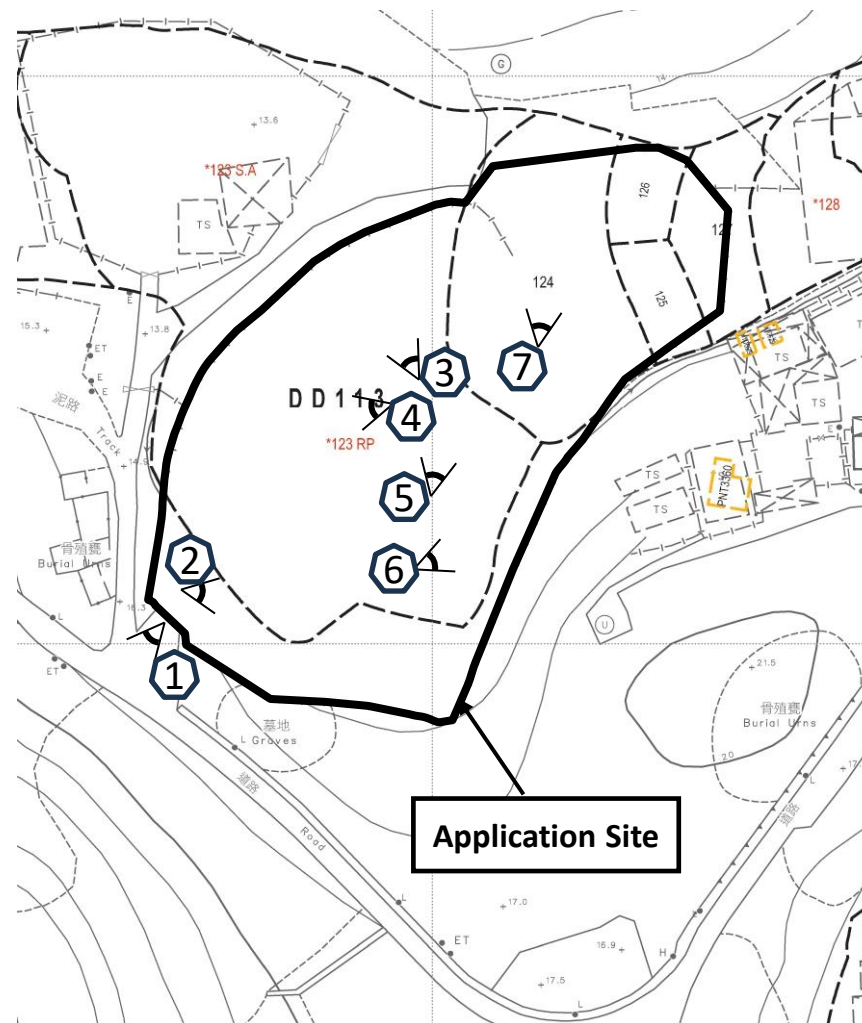
Figure 6

Scale 1:1000





羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328

Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

Site Photos



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-606328

Appendix 1

Approved Fire Service Installations Proposal and
Approval Letter for Compliance with Approval Condition (g)
of the Last Application No. A/YL-KTS/946

Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years at Lots 123 (Part), 124 (part), 125 (Part), 126 (Part), 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.

3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.

4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013', AND FSD CIRCULAR LETTERS NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Section drawing of window opening for the structure (1)

Site Plan Details:

- Structure 1:** Warehouse for Storage of Timber/Metal, 2,234 sqm, 12m high.
- Structure 2:** Warehouse for Storage of Timber/Metal, 1,625 sqm, 12m high.
- Structure 3:** Site Office, 30 sqm, 3m high.
- Other Features:**
 - Water Tank Room For FSIs
 - 2000 LIT. FIBREGLASS F.S. WATER TANK
 - 135000 LIT. RCC SPRINKLER WATER TANK
 - FS PUMP
 - SPRINKLER CONTROL VALVE SET
 - SPRINKLER PUMP
 - SWITCH ROOM: SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
 - SPRINKLER INLET
 - 5KG CO2 FIRE EXTINGUISHER
 - Loading/Unloading Spaces for Container Vehicles
 - Loading/Unloading Spaces for Light Goods Vehicles
 - Parking Spaces for Staff/Visitors
 - Ingress/Egress 8m

Structure No.	Uses	No. of Storeys	Floor Area (m²)	Height (m)
1	Warehouse for Storage of Timber/Metal	1	2,234	12
2	Warehouse for Storage of Timber/Metal	1	1,625	12
3	Site Office	1	30	3

Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height (m)
1	Warehouse for Storage of Timber/Metal	1	2,234	12
2	Warehouse for Storage of Timber/Metal	1	1,625	12
3	Site Office	1	30	3
4	Switch Room	1	4	3
5	Washroom	1	15	3

5KG DRY POWDER
FIRE EXTINGUISHER

PROJECT : Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years at Lots 123 (Part), 124 (part), 125 (Part), 126 (Part), 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.	DRAWING TITLE :				ARCHITECT :		CONSULTANT :		FIRE SERVICE CONTRACTOR :		NAME	DATE	DRAWING NO. :	REV.
	F.S. Notes, Legend, Fire Service Installation Layout Plan							Century Fire Service Engineering Co., Ltd.		C.K.NG	8 AUG 2023		FS-01	0
													SCALE : 1 :250 (A0)	
													SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
	REV		DESCRIPTION	DATE										

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 : LDS/PLAN/6859
本署檔號 Our Reference : TPB/A/YL-KTS/946
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2524 0355)

Lawson David & Sung Surveyors Ltd.
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn: Cannis LEE)

4 September 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)
- The Submission of a Revised Fire Service Installations Proposal**

**Proposed Temporary Warehouse for Storage of Construction Materials
(Timber and Metal) for a Period of 3 Years and Filling of Land in "Agriculture"
Zone, Lots 123 (Part), 124 (Part), 125 (Part), 126 (Part), 127 (Part) in D.D. 113
and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long
(Application No. A/YL-KTS/946)**

I refer to your submission received on 9.8.2023 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**. Please find detailed departmental comment(s) in **Appendix**.
- ☐ 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**.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

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

C.C.
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB

AL/CP/PN

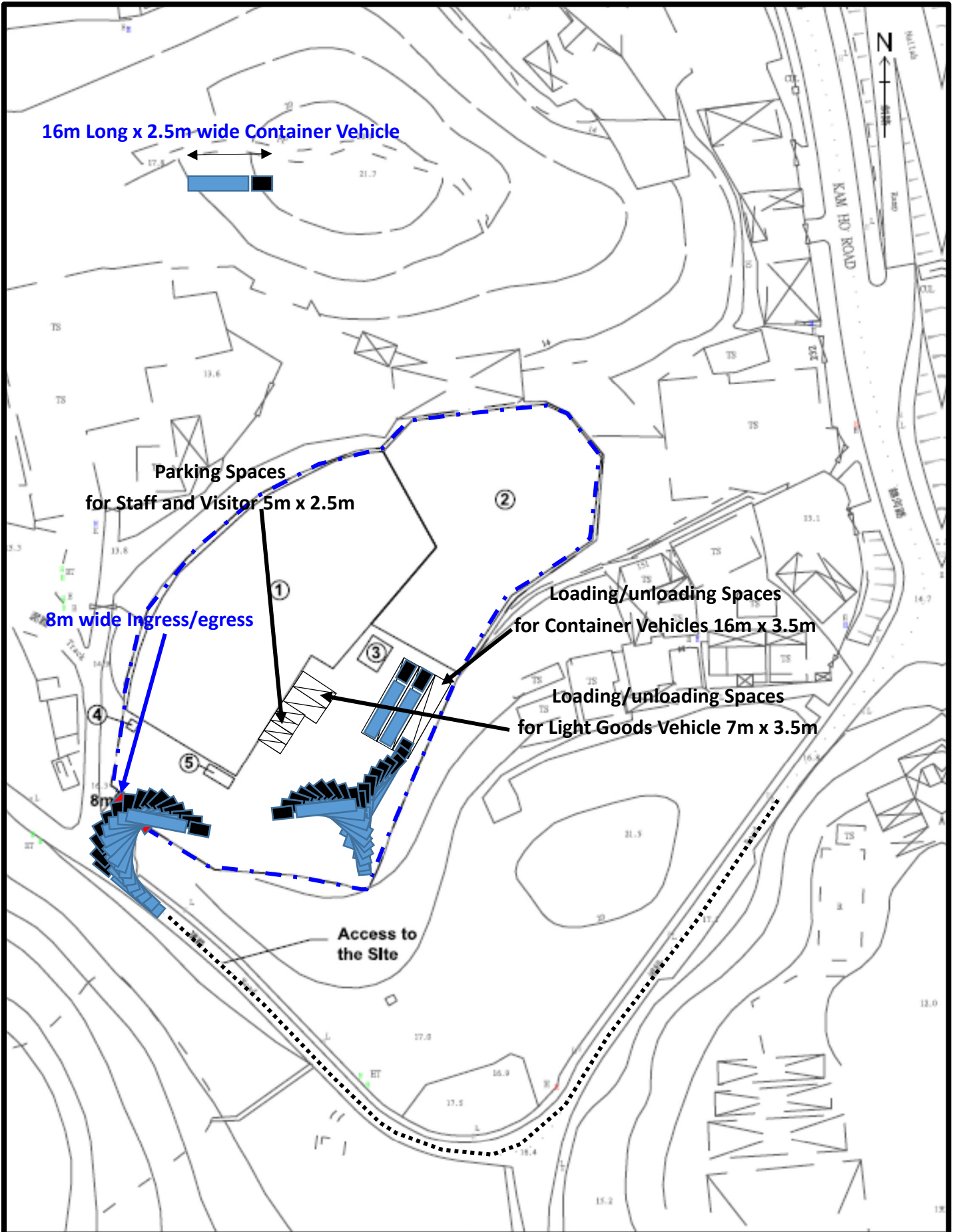
Appendix

Comments of the Director of Fire Services:

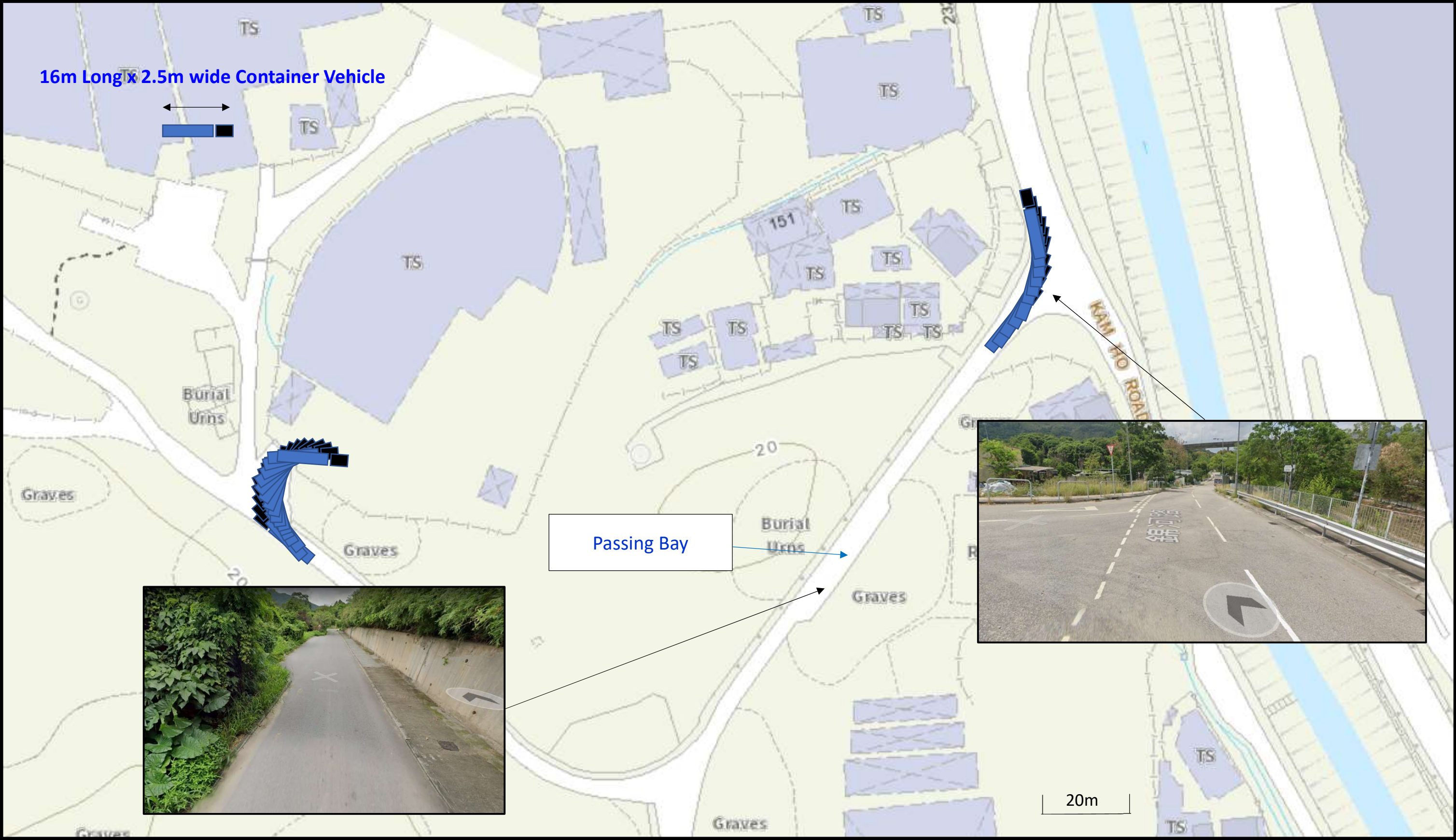
Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Appendix 2

Submitted Swept Path Analysis of last application No. A/YL-KTS/946



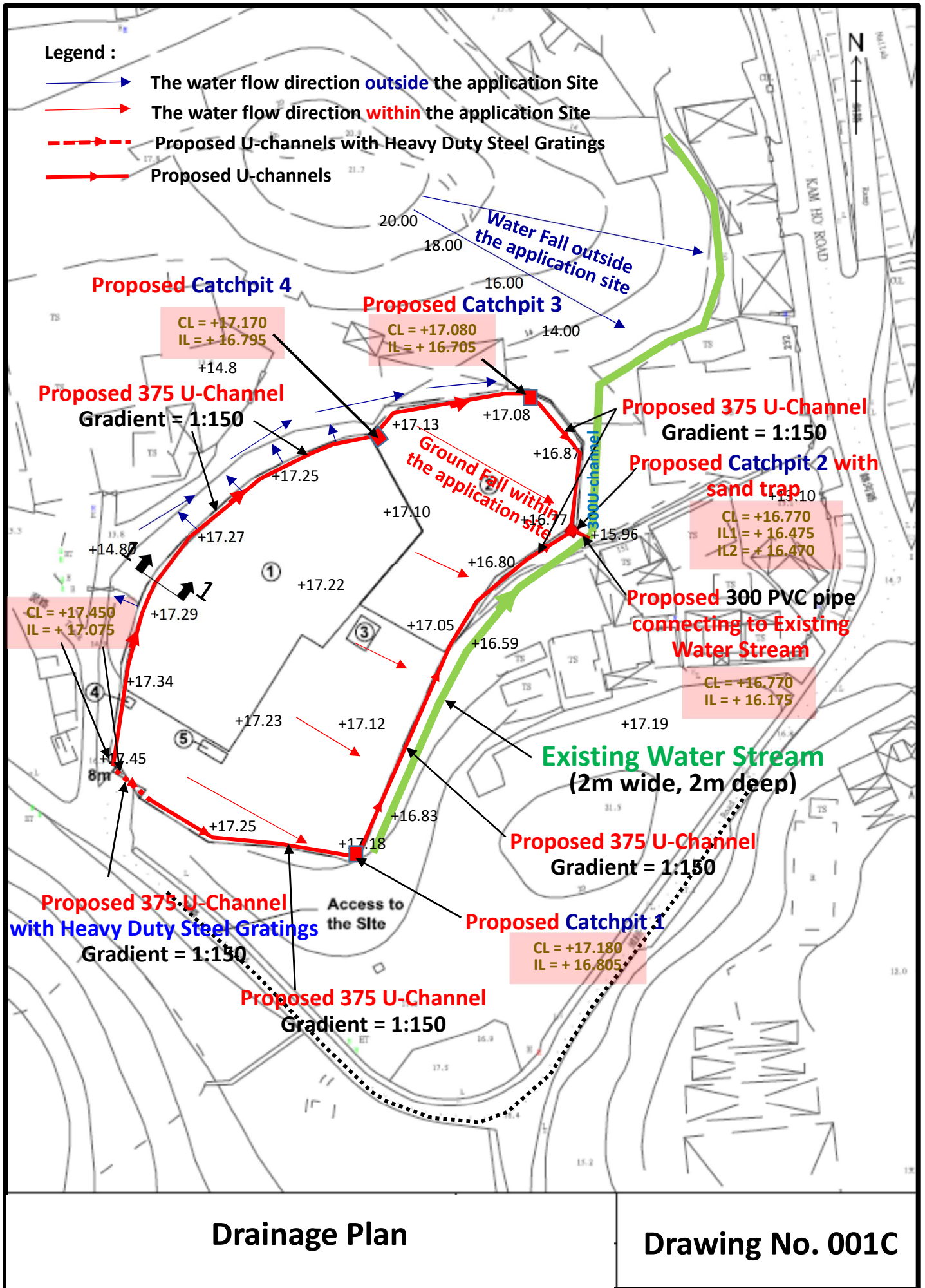
Swept Path Analysis	Appendix 2	
	Scale 1:1000	

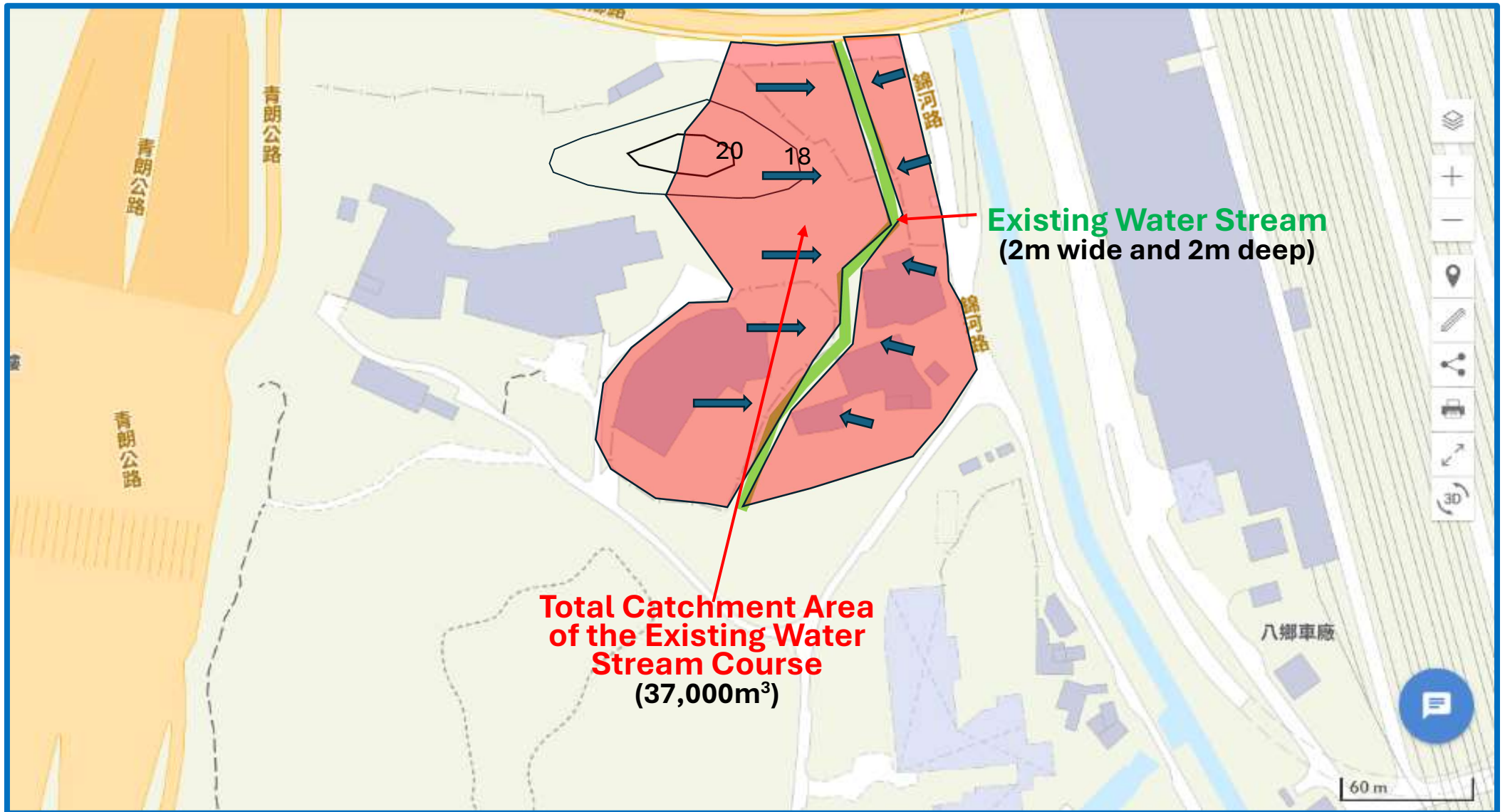


Swept Path Analysis

Appendix 3

Submitted Drainage Proposal to Planning Department on 27.6.2024 in compliance with Approval Condition (d) of last application (No. A/YL-KTS/946)





Catchment Area of the Existing Water Stream Course

Drainage Design
For the application near Kam Ho Road
(2nd Revised Calculations)
26-6-2024

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m³/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km²

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a **50-year** event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified.

Table 10 – Recommended Design Return Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years ^{1,3}
Main Rural Catchment Drainage Channels	50 years ^{2,3}
Urban Drainage Trunk Systems	200 years ⁴
Urban Drainage Branch Systems	50 years ⁴

Notes:

1. The impact of a 50-year event should be assessed in each village to check whether a higher standard than 10 years can be justified.
2. Embanked channels must be capable of passing a 200-year flood within banks.
3. For definitions of Village Drainage and Main Rural Catchment Drainage Channels, refer to Section 6.6.1.
4. For definitions of Urban Drainage Branch and Urban Drainage Trunk Systems, refer to Section 6.6.2.

50 years is used

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = **101mm/hr** (Duration of 60min is used)

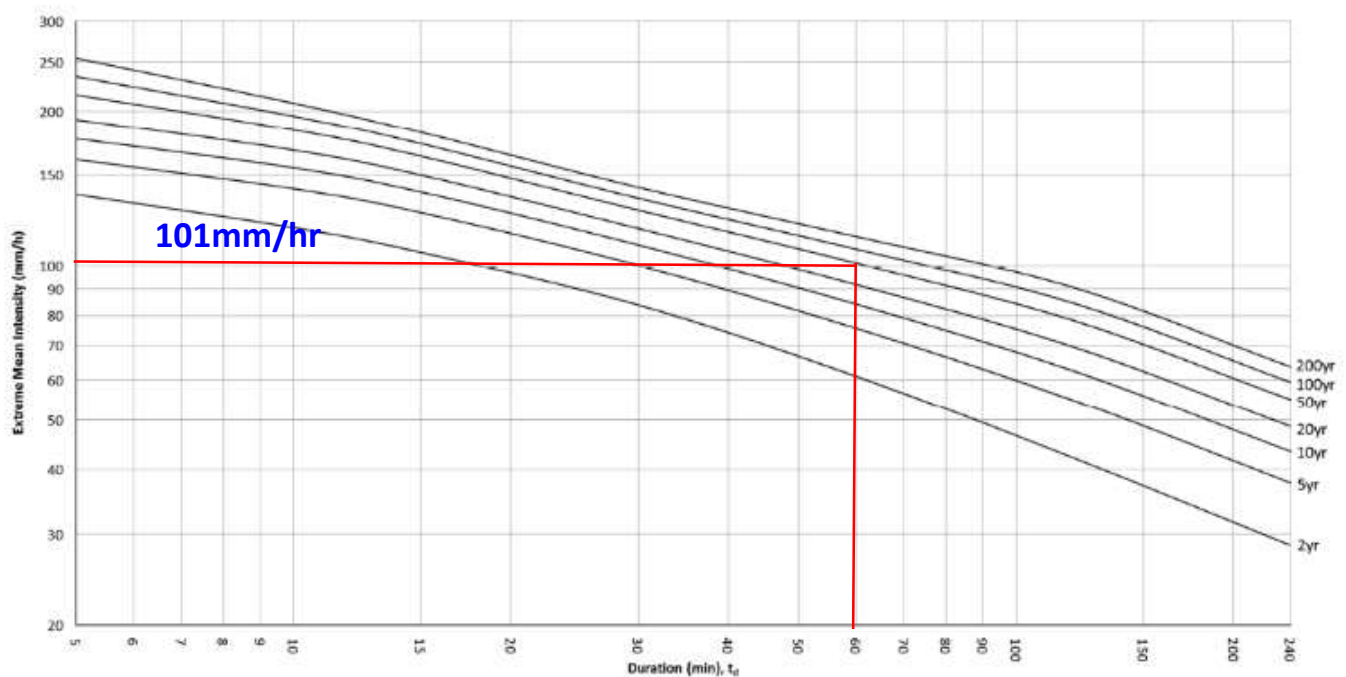


Figure 4d – Intensity-Duration-Frequency Curves of North District Area
(for durations not exceeding 4 hours)

i = 101 mm/hr (50 years)

Calculation of the Flow from the Application Site

$$Q_p = 0.278CiA$$

$C = 0.85$ (mid Value) Asphalt

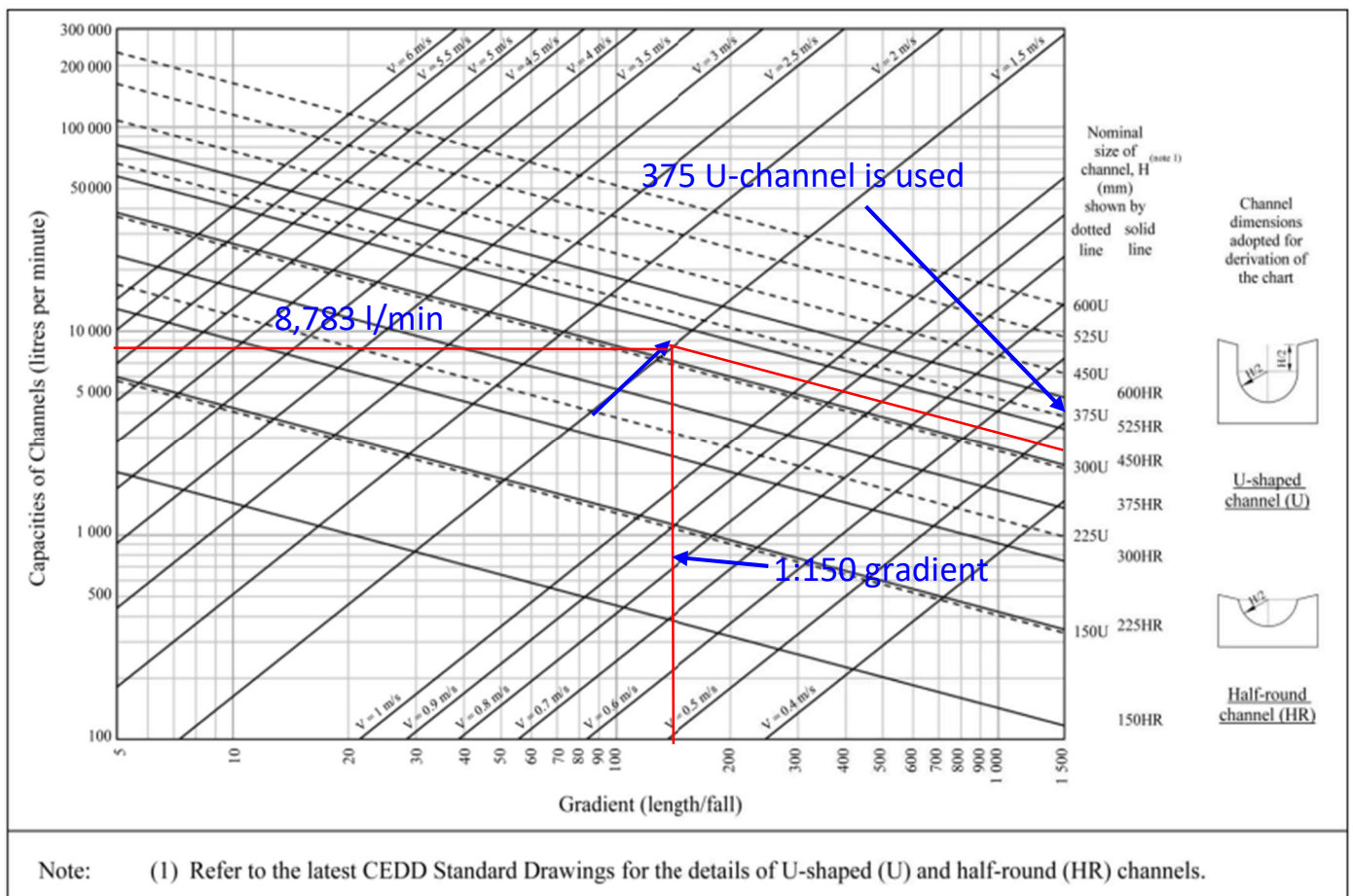
$i = 101$ mm/hr

$A = 6,133\text{m}^2$ (0.006133km^2)

$Q_p = 0.147\text{m}^3/\text{s}$ or $8,783\text{l}/\text{min}$

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

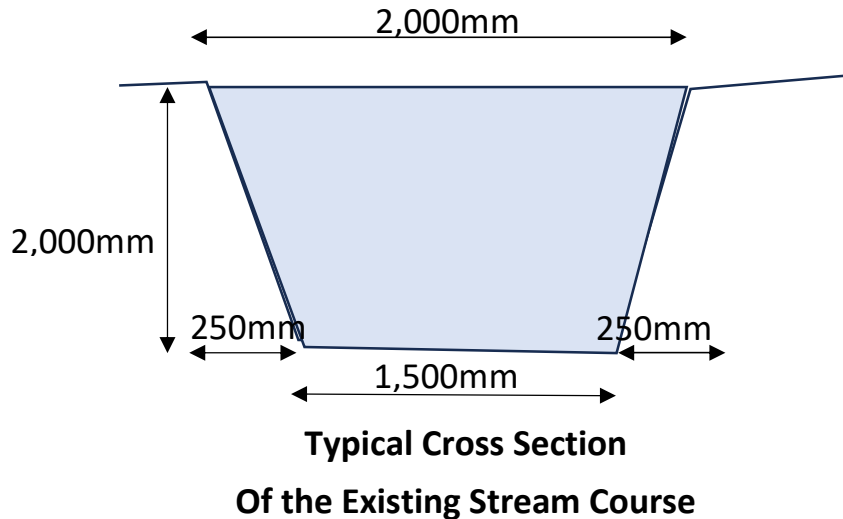
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For $8,783\text{l}/\text{min}$, **375 U-channel is used.**

Estimation of the Capacity of Existing Natural Stream Course

$$Q = VA$$



Chezy's formula : $V = C \sqrt{(m \times i)}$

Where V = velocity of flow

C = Chezy coefficient

m = hydraulic mean depth (HMD)

i = inclination or gradient as $1/X$

Manning's formula : $C = m^{1/6} / n$

Where C = Chezy coefficient

n = coefficient of roughness

(0.001 for PVC and Clay,

0.015 for concrete (Lined)

Assume 0.050 for vegetation (Unlined)

m = hydraulic mean depth (HMD)

HMD = area of flow / wetted perimeter

$$\text{Area of flow} = (2 + 1.5) \times 2 / 2 = 3.5$$

$$\text{Wetted perimeter} = (0.25^2 + 2^2)^{1/2} \times 2 + 1.5 = 5.531$$

$$\text{HMD} = 3.5 / 5.531 = 0.632$$

$$C = 0.632^{1/6} / 0.05 = 18.52$$

$$i = 1/200 = 0.005$$

$$V = 18.52 \times (0.632 \times 0.005)^{1/2} = 1.041 \text{ m/s}$$

Capacity of the Existing Stream Course

$$Q = 1.041 \times 3.5 = 3.64 \text{ m}^3/\text{s} \text{ or } 218,610 \text{ l/min}$$

Calculation of the Flow from the Catchment Area onto the Existing Stream Course

$$Q_p = 0.278 C i A$$

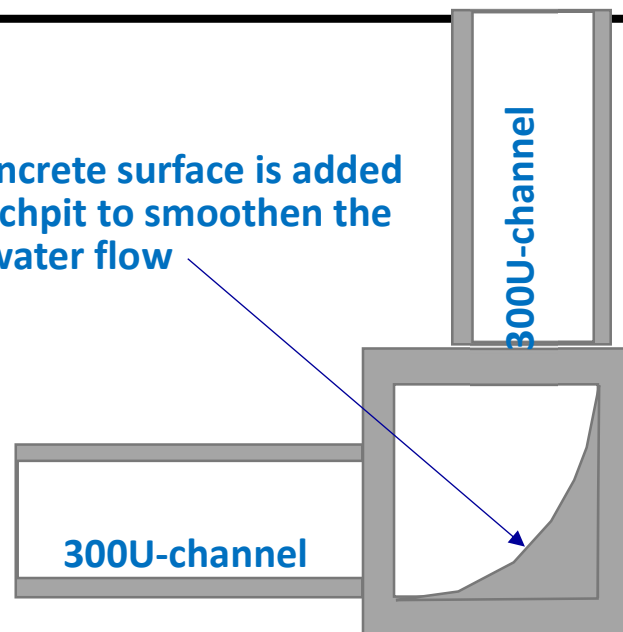
C = 0.85 (mid Value) Asphalt (Assume all on Asphalt, more conservative)

$$i = 101 \text{ mm/hr}$$

$$A = 37,000 \text{ m}^2 (0.037 \text{ km}^2)$$

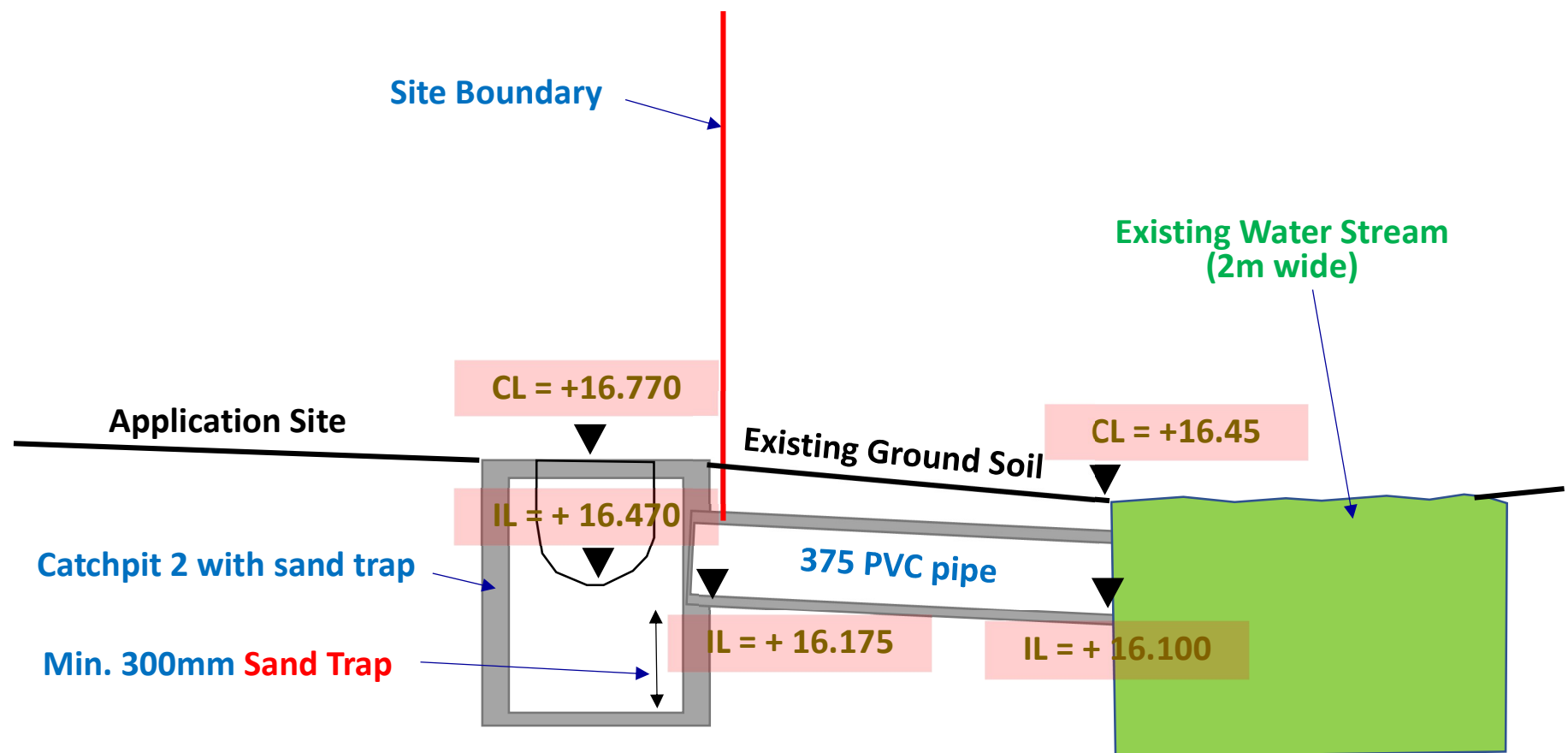
$$Q_p = 0.883 \text{ m}^3/\text{s} < 3.64 \text{ m}^3/\text{s} \text{ Capacity OK}$$

A 90° bend concrete surface is added inside the catchpit to smoothen the water flow



Details for Catchpit 1

Site Boundary



Details for Catchpit 2

Site Boundary

Proposed 300 U-Channel
Gradient = 1:150

Existing Ground Soil

Application Site

Section 1 - 1

Catchpit Details & Section

Drawing No. 002C



Existing Natural Stream (Dry weather),
the depth is about 2m.



A small Bulldozer is used to clear
the vegetation on the stream



By Email and Post

Date : 31 October 2024
Your Ref.: TPB/A/YL-KTS/1032
Our Ref. : LDS/PLAN/7081

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1032)

We refer to the captioned application and would like to supplement the following information on the relocation need of the Applicants [REDACTED]

The Applicants had been operating their timber business for almost 30 years both as a family business in Ma Tso Lung, Kwu Tung North, N.T. They were operating as tenants at two affected sites i.e. Lots 734, 2240 S.A ss.1 S.B ss.1, 2240 S.A ss.1 S.B RP (Portion), 2240 S.A ss.2, 2240 S.A ss.1 RP and 2240 S.B (Portion) in D.D.96 and adjoining government land (currently zoned "Residential (Group A)2" ("R(A)2") and "Road"), Ma Tso Lung, Kwu Tung North, N.T. (see **Photo Plate 1**), before the clearance of the sites in February 2022 due to land resumption for the development of Kwu Tung North New Development Area (NDA). Before the clearance, the sites were used for warehouses of storage of construction materials including timber and metal, with combined usable area of about 5,500 sq.m. (including warehouses of about 3,500 sq.m.). The current applied use is the same as the affected business in Kwu Tung North.

Before identifying the captioned Application Site for their relocation, the Applicants have conducted a thorough site search exercise with the details of the potential reprovisioning sites as below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD82 Lots 683 S.B, S.C and S.D (Ma Mei Ha, Sha Tau Kok)	REC / AGR	Site located very close to nearby village developments and required clearance of vegetation with no direct vehicular access
(b)	DD106 Lot 1640 RP (Kam Sheung Road, Yuen Long)	R(C)1 / AGR	Site located very close to residential developments and required clearance of vegetation
(c)	DD118 Lots 1283, 1285, 1286, 1287, 1450 RP and 1451 RP (Tai Shu Ha Road West, Tai Tong, Yuen Long)	AGR	Site required clearance of vegetation and too narrow for container and goods vehicles; no public transport facilities for staff
(d)	DD106 Lots 1065, 1244 RP, 1246, 1247, 1248 RP, 1249, 1250, 1251, 1252 S.C, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266 RP, 1267 RP, 1268, 1270 and 1271 (Kam Tsin Wai, Shek Kong)	V	Site required clearance of vegetation with no direct access road; site located very close to nearby village developments with portion of the site located within village environ
(e)	DD39 Lots 2017, 2018, 2019, 2020, 2021, 2022, 2023 and 2027 RP (Wo Hang, Sha Tau Kok)	AGR	Site required clearance of vegetation with no direct vehicular access to main road.


The above sites are considered not suitable for relocation because of the reasons stated above. The Applicants have identified the Application Site as the best available option and planning approval (Application No. A/YL-KTS/946) has been granted by the Town Planning Board on 19.5.2023.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,

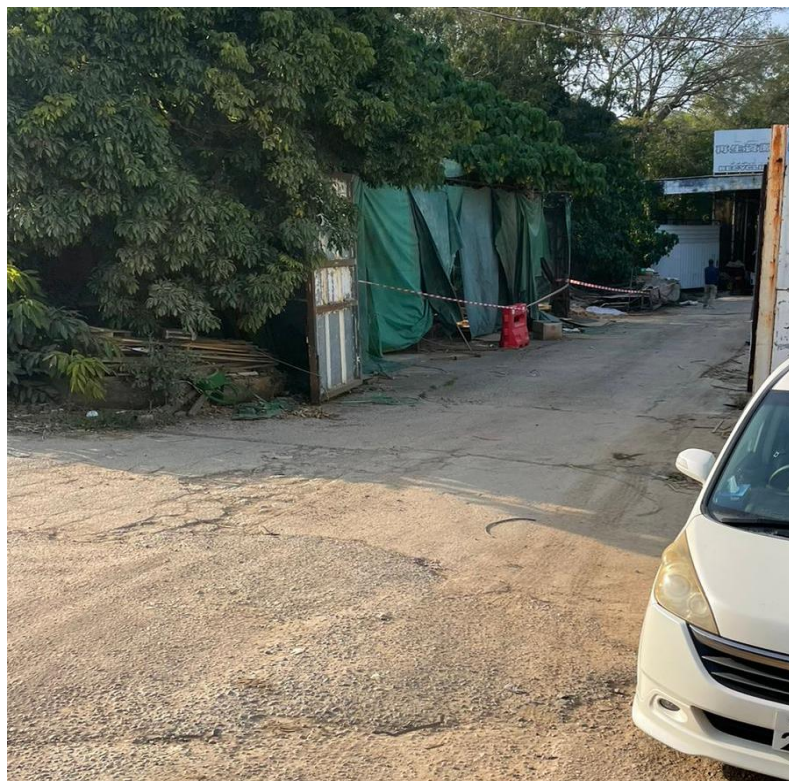
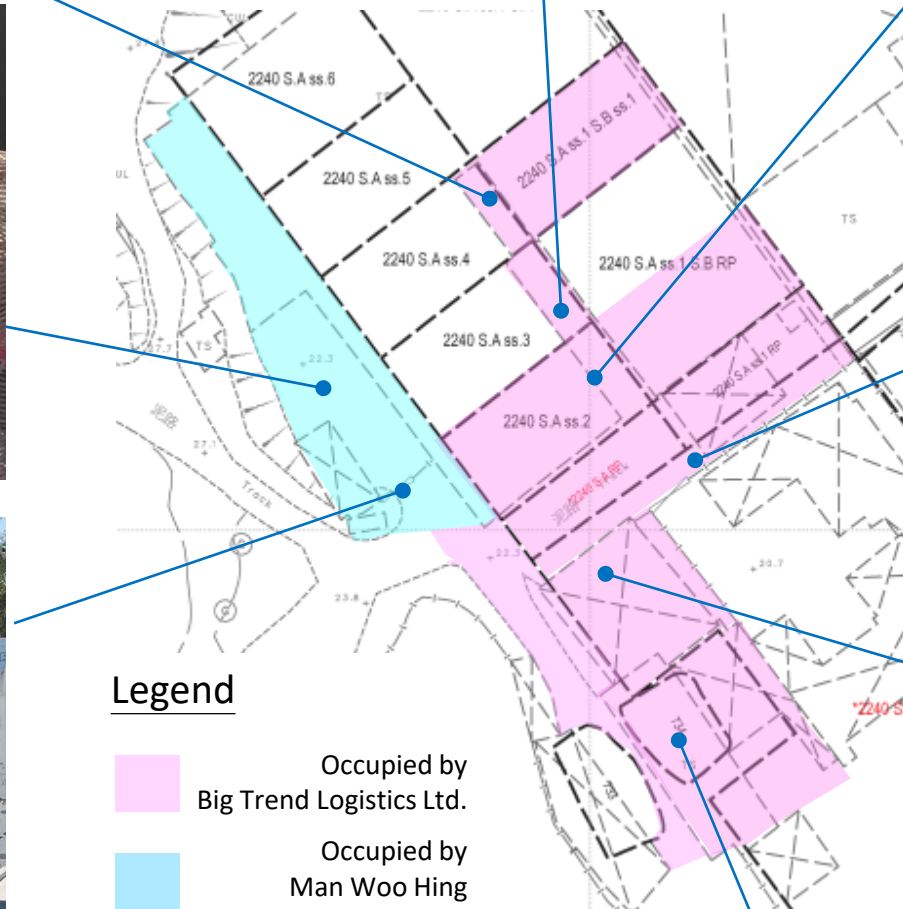
For and on behalf of

Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. DPO/FS&YLE (Attn.: Mr. Mo Ying Yeung) – By Email
Client



Condition of the Applicants' Previous Timber Yard in Ma Tso Lung, Kwu Tung North, N.T.

Photo Plate 1



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS

The mark of
property professionalism worldwide

Appendix Ib of RNTPC
Paper No. A/YL-KTS/1032



By Email and Post

Date : 13 November 2024
Your Ref.: TPB/A/YL-KTS/1032
Our Ref. : LDS/PLAN/7081

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

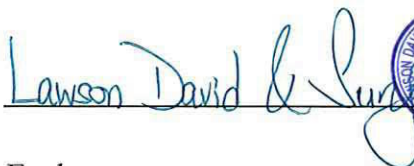

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1032)

We refer to the comments from Fanling, Sheung Shui & Yuen Long East District Planning Office on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/FS&YLE (Attn.: Mr. Gary Lam) – By Email
Client

Table 1: Responses to Comments from Government Department on Planning Application No. A/YL-KTS/1032

COMMENTS	RESPONSES
1. Planning Department	
(a) Please provide information on the site which the affected operation is currently temporarily relocated.	<p>(a) Please note that the Applicants' former warehouses at Ma Tso Lung had been cleared from the government land resumption for development of Kwu Tung North New Development Area in early 2022. Due to lack of available storage yards / warehouses of similar sizes in the market, the Applicants could only relocate to a warehouse site with a much smaller floor area that was available to move in instantly.</p> <p>While the Applicants had later found the Application Site and applied for the previous application (Application No. A/YL-KTS/946) for the proposed warehouses in 2023, it should be noted that the temporarily relocated warehouse could not fit in their entire operations and the Applicants had to downsize their business operations until the Application Site is ready for them to move in.</p> <p>Additionally, the Applicants noted that the temporarily relocated warehouse is only on a short tenancy period as they initially intended to seek for a larger site to fit in their entire operations. As the temporarily relocated warehouse is not deemed suitable for their long term operation, the Applicants will terminate their operations and tenancy at the temporarily relocated warehouse when the Application Site is ready for them to move in.</p>
(b) Please confirm that the entire Site (6,133m ²) will be filled with concrete with a depth of not more than 0.2m up to a level of +16.8mPD to 17.45mPD for site formation of structures, vehicular circulation, parking and loading/unloading space to meet the operational needs. The Site will be reinstated upon expiry of planning approval.	(b) The Applicants confirm that the entire Application Site will be filled with concrete (except for the portion designated for tree planting or landscape area) with a depth of not more than 0.2m up to a level of +16.8mPD to 17.45mPD for site formation of structures, vehicular circulation, parking and loading/unloading space to meet the operational needs. The Application Site will be reinstated upon expiry of the planning approval.



By Email and Post

Date : 15 November 2024
Your Ref.: TPB/A/YL-KTS/1032
Our Ref. : LDS/PLAN/7081

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1032)

We refer to the comments from Fanling, Sheung Shui & Yuen Long East District Planning Office on the captioned application and would like to clarify on the particulars of the proposed land filling as below:-

	Area (about)	Material	Depth
Land Filling Area for Site Formation of Structures, Vehicle Circulation, Parking and Loading/Unloading	6,099 sq.m.	Concrete	Not more than 0.2m
Land Filling Area for Tree Planting and Landscape Area	34 sq.m.	Soil	Not more than 0.2m
Total	6,133 sq.m.	/	/

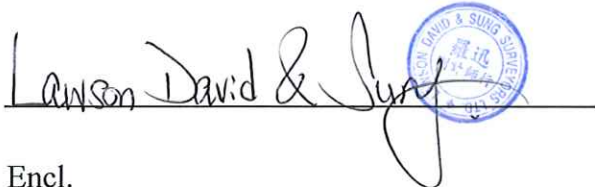
A revised Land Filling Plan is also attached at **Figure 6A** for your reference.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at [REDACTED]
[REDACTED]

Yours faithfully,

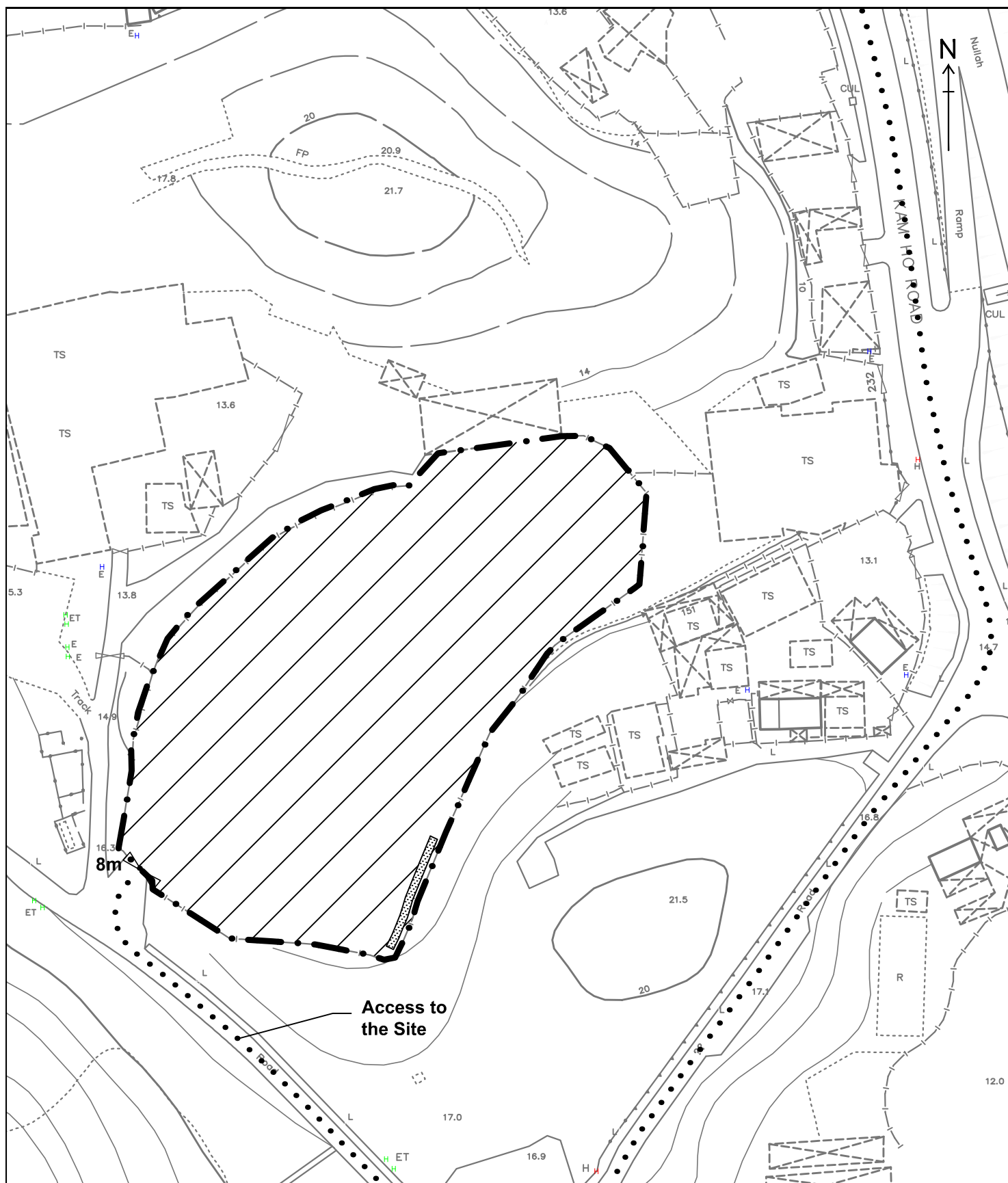
For and on behalf of

Lawson David & Sung Surveyors Limited


The signature is written in black ink over a horizontal line. To the right of the signature is a blue circular stamp with the text 'LAWSON DAVID & SUNG SURVEYORS LIMITED' around the perimeter and Chinese characters in the center.

Encl.

c.c. DPO/FS&YLE (Attn.: Mr. Gary Lam) – By Email
Client



Legend:

- Application Site (Area: about 6,133 sq.m.)
- Land Filling Area for Site Formation of Structures, Vehicle Circulation, Parking and Loading/Unloading (Area: about 6,099 sq.m., Depth: not more than 0.2m, Material: Concrete)
- Land Filling Area for Tree Planting or Landscape Area (Area: about 34 sq.m., Depth: not more than 0.2m, Material: Soil)

Land Filling Plan

Figure 6A

Scale 1:1000



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Previous s.16 Applications involving the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTS/891	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	25.6.2021
2.	A/YL-KTS/946	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years	19.5.2023 <i>[revoked on 19.11.2024]</i>

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTS/783	Temporary Warehouse for Storage of Drainage Pipes with Ancillary Site Office for a Period of 3 Years	7.9.2018	(1), (2), (3)
2.	A/YL-KTS/885	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	28.5.2021	(4)

Rejection Reasons

- (1) the development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis;
- (2) the applicant failed to demonstrate that the development would not generate adverse environmental, traffic, landscape and drainage impacts on the surrounding area;
- (3) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area; and
- (4) the applicant failed to demonstrate how the access arrangement and interface with the existing warehouse occupying the site and adjoining area can be addressed.

**Similar s.16 Applications within the other “AGR” Zone in the Vicinity
of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
2	A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot Nos. 123 RP, 124, 125, 126, 127 all in D.D. 113 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 1,043m² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28; and
- his advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner of Transport:

- no adverse comment on the application from traffic engineering perspective; and
- his advisory comments are in **Appendix IV**.

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

- no adverse comment to the application from highways maintenance perspective; and
- his advisory comments are in **Appendix IV**.

3. Drainage

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

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring the applicants to submit a drainage proposal, implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of his department;

- his advisory comments are in **Appendix IV**.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective;
- according to the site photos taken in October 2024, the site is vacant, hard paved and existing tree does not appear. According to para. 4.6 of the Planning Statement in **Appendix I**, six new trees will be planted along the eastern boundary of the Site; and
- based on the aerial photo of 2023, the Site is located in a miscellaneous rural fringe landscape character comprising of temporary structures, village houses, highway, West Rail maintenance centre and woodland surrounding the site. As the Site had already been hard paved and six new trees are proposed along the eastern boundary of the Site, significant landscape impact on the landscape character of the area is not anticipated.

6. **Building Matters**

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

- no objection to the application;
- no record of approval granted by the Building Authority (BA) for the existing structures at the application site;
- five structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are in **Appendix IV**.

7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received any comment from locals.

8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Chief Engineer/Railway Development 1-1, HyD;

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lots owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. 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 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; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the application site (the Site) and Kam Ho Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicants are advised to submit relevant layout plans incorporated with the proposed Fire Service Installations (FSI) to his department for approval;
 - the applicants are advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Application for a Timber Store licence shall be made in writing to the Dangerous Goods Division; and

- the applicants are reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the comments of the Director of Environmental Protection that:

- the applicants are advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department;
- the applicants are advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
- the applicants are advised to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- the applicants shall meet the statutory requirements under relevant environmental legislation.

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are Unauthorised Building Works (UBWs) under the BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2024-10-27 星期日 03:02:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1032 DD 113 Kam Tin

Dear TPB Members,

And again the very important fire condition has not been fulfilled.

One has to question how difficult it can be to provide basic fire fighting equipment?

The justifications of this application are:

1. *The proposed development helps support the construction industry in Hong Kong;* Converting every inch of agricultural land to storage of construction materials can never be consider the best use of limited land resources. These at grade storage facilities are a most inefficient form of land use
2. The proposed development will not hinder future public housing development;
3. The Application Site is unsuitable for agricultural rehabilitation; *This is a cause for concern because in every application we are assured that the use is temporary and the site can be rehabilitated. Of course we know this is fantasy but PlanD allows this erroneous statement to be trotted out for all these applications so **IS THIS STATEMENT FACTUAL?***
4. The Application Site is subject to prior planning approval granted for the same use; *No mention of illegal structures and failure to fulfill conditions*
5. The previous application at the Application Site is subject to unexpected delay in compliance with approval condition; *So is the applicant or are govt depts responsible for delay?*
6. Similar Approvals for warehouse use have been given in the "AGR" zone;
7. The proposed development will encourage optimization of valuable land resource; *Seriously, anyone who has driven around NT is well aware that these operations are almost invariable nothing better than ramshackle sheds with a third world appearance.*
8. The proposed development is considered not incompatible with surrounding land uses; *Ha Ha much of the surrounding area is devoted to GRAVES*
9. The proposed development will not generate adverse traffic, environmental, drainage and landscape impact on the surrounding areas *More fantasy*

With ref to the recent Ombudsman report government depts and TPB have to take compliance with condtns more seriously.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 22 January 2023 3:41 AM HKT
Subject: A/YL-KTS/946 DD 113 Kam Tin

A/YL-KTS/946

Lots 123 (Part), 124 (Part), 125 (Part), 126 (Part), 127 (Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long

Site area: About 6,133sq.m Includes Government Land of About 1,043sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 9 Vehicle Parking

Dear TPB Members,

672nd RNTPC MEETING ON 28.05.2021 Application 885

After deliberation, the Committee decided to reject the application. The reason was:

" the applicant fails to demonstrate how the access arrangement and interface with **the existing warehouse occupying the site** and adjoining area can be addressed."

891 small Animal Boarding approved 25/6/21 – **conditions not fulfilled**

902 large Animal Boarding withdrawn

So having successfully avoided the issue for years, applicant is now back with the real operation

"the site formed part of a larger warehouse which was currently in operation without valid planning permission "

Of course the obvious question here is how come such a large unapproved operation, part of it utilizing 1,000+sq.mts government land has not been subject to enforcement action.

But as we well know, rules and regulations are only applicable south of Tai Lam and Lion Rock.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 7 September 2021 3:17 AM CST
Subject: A/YL-KTS/902 DD 113 Kam Tin

A/YL-KTS/902

Lots 123 (Part) and 124 (Part) and Adjoining Government Land in D.D. 113, Pat Heung

Site area : About 4,700sq.m Includes Government Land of about 1,046sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment (Dog Kennel) / 12 Vehicle Parking

Dear TPB Members,

So back again, bigger but not better.

Application 885 was rejected in May:

“the site formed part of a larger warehouse which was currently in operation without valid planning permission “

The Animal Boarding scam has been allowed to proliferate for far too long.

I would draw members attention to

New study on animal cruelty in Hong Kong by HKU Law Faculty and the SPCA (HK) finds mongrel dogs are the most common victims of animal cruelty 03 Sep 2021

https://www.hku.hk/press/news_detail_23193.html

Other findings of the report included the need for:

a duty of care for animals to be introduced to compliment current anti-cruelty legislation;
regulations to control grooming parlours, animal trainers **and boarding facilities**;

There is also the lack of data with regard to GENUINE DEMAND FOR ANIMAL BOARDING

And should they be encouraged? If people love their pets they will keep them at their home.

There is very little overseas travel at the moment so little need for boarding while owners are away.

This leads to the impression that these facilities are about breeding and puppy mills or more likely an excuse for brownfield operations.

Such activities should be restricted as many of these puppy mills produce inbred animals with health issues. There is also the need to ensure a more responsible form of pet ownership, not the ‘oh so cute’ and abandon as soon as problems arise approach.

In addition 1,000+sq.m of government owned land zoned Agriculture should certainly not be allocated to possible dodgy uses. President Xi has ordered that arable land be used to ensure that China is self-sufficient with regard to food supply. Government land should therefore be allocated for that purpose.

Members should again reject the application.

Mary Mulvihill

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

Sent: Tuesday, May 25, 2021 3:30:05 AM
Subject: A/YL-KTS/891 DD 113 Kam Tin

A/YL-KTS/891

Lots 125 and 126 in D.D. 113, Ma On Kong, Kam Tin

Site area : About 420sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding - Dog Kennels / 4 Vehicle Parking

Dear TPB Members,

This was part of Application 854 that was withdrawn. This application should be considered together with 885 but that appears to have been withdrawn also as there are no details left on OZP website?

So what is going on?

In view of the numerous applications for ABEs in the district it is time that members consider applications like this with skepticism.

These animal boarding are often puppy mills. Members have a duty to consider the welfare of the animals, particularly when applications are opaque in nature. Questions please as to what activities are being carried out both on these and the adjoining lots.

Mary Mulvihill

From: [REDACTED]

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

Sent: Thursday, April 29, 2021 3:37:46 AM

Subject: A/YL-KTS/885 DD 113 Kam Tin

A/YL-KTS/885

Lots 122 (Part), 123 (Part) in D.D. 113, Pat Heung

Site area : About 1,339sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / **Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

So 854 was withdrawn. But there are unanswered questions members must ask.

In view of the numerous applications for ABEs in the district it is time that members consider applications like this with skepticism.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, August 6, 2020 2:56:10 AM
Subject: A/YL-KTS/854 DD 113 Kam Tin

A/YL-KTS/854

Lots 122, 123 (Part), 124, 125 and 126 in D.D. 113, Pat Heung

Site area : About 8,964sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / **Filling of Land / 5 years / 6 Vehicle**
Parking

Dear TPB Members,

9,000sq.m for Animal Boarding, would anyone fall for that line? The footprint of a PH estate to be used to house animals? No indication as to how many and the credentials of the Applicant with regard to the provision of such a service. Members will remember the various scandals related to Puppy Mills and badly run animal shelters.

It is quite clear that despite rejections, brownfield use of the lots has been ongoing for years.

Minutes of 7 Sept 2018 - Rejection of 783

*PlanD's views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The applied temporary warehouse for storage of drainage pipes with ancillary site office was not in line with the planning intention of the "Agriculture" ("AGR") zone and DAFC did not support the application. No strong planning justification had been given in the submission to justify for a departure from the planning intention, even on a temporary basis. **Given the extensive scale of the Site and its close proximity to adjacent "GB" and "CA" zones, the applied use was considered incompatible with existing rural landscape context. There were sensitive receivers located to the east of the Site and environmental nuisance was expected. DEP and CTP/UD&L, PlanD did not support and had strong reservations on the application respectively. No previous planning approval had been given at the Site and the similar application within the same "AGR" zone was rejected by the Town Planning Board on review.***

76. Two Members raised the following questions:

- (a) whether the applied use was currently in operation at the Site;
- (b) how long had such use been in operation;
- (c) **whether any enforcement action had been taken;** and
- (d) what would be done should the operator ignore the Enforcement Notice issued by the Planning Authority.

77. In response, Ms Ivy C.W. Wong, STP/FSYLE, said that the applied use had been in operation at the site. **According to the aerial photo of the Site, relevant structures had been in existence since 2017. The Site was the subject of a current planning enforcement action involving storage use. Enforcement Notice (EN) had been issued. Should the unauthorized development (UD) continue upon expiry of the EN, prosecution action might be taken.**

There was a discussion with regard to enforcement and fines. It appears that no enforcement action was taken.

Will members reward Applicant with approval to extend the brownfield, probably eliminating the few trees left in place?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, May 4, 2018 1:53:59 AM
Subject: A/YL-KTS/783 DD 113 Kam Tin

A/YL-KTS/783

Lots 123 (Part), 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Kam Tin

Site area 6,342 m² Includes Government Land of about 1,058 m²

Zoning : "Agriculture"

Applied Use : Warehouse for Storage of Drainage Pipes

Dear TPB Members,

This application appears to be to legitimize an ongoing unapproved use.

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

This type of storage should be accommodated in custom built industrial/storage facilities with appropriate facilities such as canteens and washroom, parking, hydraulic lifts, etc.

Approval of the application would set an undesirable precedent for other similar applications within this part of the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Moreover approval would encourage the status quo and remove the stimulus for both site owners and government departments to build the long overdue solutions that would eliminate random storage, particularly on government land.

Mary Mulvihill