2024年 11月 2 9日

行科及文件後才正式確認收到

2·9 NOV 2024

Form No. S16-III 表格第 S16-III 號

This care a tris received on

The base of the application only upon receipt of all the required information and documents. 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

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*

滴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.

**其他十地上及/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SI6-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

For Official Use Only	Application No. 申請編號	A/YL-KTS/1045
請勿填寫此欄	Date Received 收到日期	2.5 NOV 2024

- 1. 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。
- 2. 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 樓及新界沙田上禾崙路 1 號沙田政府合署 14 樓)索取。
- 3. 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:	人姓名/名称		. Name of Applicant	1.
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / ☑ Company 公司 /□ Organisation 機構)

Starmac Capital Investment Limited 耀星資本策略有限公司

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

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

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

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 154 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 2,124 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 2,664 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	

(d)	Name and number of the statutory plan(s) 有關法定圖則的名稱及	Approved Kam Tin South OZP No.: S/YL-KTS/15					
(e)	Land use zone(s) involved 涉及的土地用途地帶 "Agriculture" Zone						
(f)	Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate of 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 Owr	" 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 ov 是唯一的「現行土地擁有	er"#& (please proceed to Part 6 and attach documentary proof of ownership). 、』#& (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)。						
V	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.		Consent/Notification 舒/通知土地擁有人的陳述					
(a)	involves a total of	f the Land Registry as at(DD/MM/YYYY), this applicatio "current land owner(s)" [#] . 年					
(b)	The applicant 申請人 -						
	has obtained consent	of "current land owner(s)".					
	已取得						
	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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)						
		I .					

ble steps to obtain consent of or give notification to owner(s): 以取得土地擁有人的同意或向該人發給通知。詳情如下: to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟 for consent to the "current land owner(s)" on					
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for consent to the "current land owner(s)" on(DD/MM/YYY					
(日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書 ^{&} to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟 btices in local newspapers on(DD/MM/YYYY) ^{&} (日/月/年)在指定報章就申請刊登一次通知 ^{&} e in a prominent position on or near application site/premises on					
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(日/月/年)在指定報章就申請刊登一次通知& e in a prominent position on or near application site/premises on					
posted notice in a prominent position on or near application site/premises on 05/09/2024 - 19/09/2024 (DD/MM/YYYY)&					
(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					
o relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/man rural committee on30/09/2024(DD/MM/YYYY)& (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 的鄉事委員會&					
se specify) 词明)					
ru [á					

6. Type(s) of Application	n 申請類別				
(A) Temporary Use/Develo Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permissi proceed to Part (B)) (如屬位於鄉郊地區或受規	地區土地上及/或建第 ion for Temporary Us	終物內進行為 e or Developn	期不超過三年 nent in Rural	的臨時用途/發展 Areas or Regulated	ŧ
(a) Proposed use(s)/development 擬議用途/發展	Proposed Tempora Ancillary Facilities	for a Period of	3 Years and A	Associated Filling o	f Land
(1) DCC			3		CDIACO I/A /
(b) Effective period of permission applied for	year(s) 4	٠ .		•••••	
申請的許可有效期	☐ month(s)	個月	• • • • • • • • • • • • • • • • • • • •		
(c) Development Schedule 發展	細節表				
Proposed uncovered land are	a 擬議露天土地面積			.792sq	.m ☑About 約
Proposed covered land area #	疑議有上蓋土地面積		*********	1,332sq	.m ☑About 約
Proposed number of building	s/structures 擬議建築物	7/構築物數目			
				N/A sq	」,m □About 約
Proposed domestic floor area 擬議住用樓面面積			***************************************	2,664sq	
Proposed non-domestic floor area 擬議非住用樓面面積			* * * * * * * * * * * * * * * * * * * *		
Duran and among floor and #33	举体地元帝 接				
Proposed gross floor area 擬				2,664sq	լ.m ☑About 約
Proposed height and use(s) of di	fferent floors of building	gs/structures (if	applicable) 建	2,664 sq 菜物/構築物的擬議	ı.m ☑About 約 高度及不同樓層
	fferent floors of building se separate sheets if the	gs/structures (if space below is covered	applicable) 建	2,664 sq 築物/構築物的擬議 以下空間不足,請 BUILDING	ı.m ☑About 約 高度及不同樓層
Proposed height and use(s) of die 的擬議用途 (如適用) (Please us	fferent floors of building se separate sheets if the	gs/structures (if space below is	applicable) 建insufficient) (如 GFA	2,664	ı.m ☑About 約 高度及不同樓層
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Proposed height and use(s) of die 的擬議用途 (如適用) (Please use structure use (G/F) was (G/F) con (1/F) was sit	REHOUSE (EXCL. D.G.G.) DVERED PARKING & LUL AREA REHOUSE (EXCL. D.G.G.) DVERED PARKING & LUL AREA REHOUSE (EXCL. D.G.G.) TOTAL spaces by types 不同程	gs/structures (if space below is covered AREA 1,332 m² (ABOUT)	applicable) 建 insufficient) (女 GFA 1,027 m² (ABOUT) 305 m² (ABOUT) 1,332 m² (ABOUT) 2,684 m² (ABOUT)	2,664	ı.m ☑About 約 高度及不同樓層
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	Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays.					
(d)	Yes 是 (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?			appropriate) 有一條現有車路。(請 eessible from Kam Ho There is a proposed acc	access. (please indicate th 註明車路名稱(如適用)) Road ess. (please illustrate on plan 请在圖則顯示,並註明車區	n and specify the width)
		No a	<u> </u>	<u> </u>		
(e)	(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	Yes 是 [Please	provide details 請提信	供詳情 	
(ii)	Monor the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No否□	diversion, (請用地址 範圍) Dive Filli Area Dep Filli Area Dep	the extent of filling of land/p MATHIMMERTAME THE / 沙湖 ersion of stream 河道改 ing of pond 填塘 a of filling 填塘面積 th of filling 填塘面積 a of filling 填土面積 th of filling 填土面積 th of filling 填土面積 th of filling 填土面積 th of filling 填土厚度 avation of land 挖土 a of excavation 挖土面和 th of excavation 挖土面和	sq.m 平方: m 米 	土及/或挖土的紃節及/或 米 □ About 約 □ About 約 □ About 約 □ About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environm On traffic 堂 On water su On drainage On slopes 堂 Affected by Landscape I Tree Felling Visual Impa Others (Plea	的 対 対 対 対 対 対 が が が が が が が が が が が が が	:水 斜坡影響 或景觀影響 木	Yes 會	No No 不不會 I I I I I I I I I I I I I I I I I I

diamet 請註明 幹直徑	state measure(s) to minimise the impact(s). For tree felling, please state the number, er at breast height and species of the affected trees (if possible) 盘量减少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹足品種(倘可)
,	
(R) Renewal of Permission fo	r Temporary Use or Development in Rural Areas or Regulated Areas
	區臨時用途/發展的許可續期
(a) Application number to which the permission relates	A//
與許可有關的申請編號	
(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	
	☐ The permission does not have any approval condition 許可並沒有任何附帶條件
	□ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件
	□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:
(e) Approval conditions 附帶條件	
	Reason(s) for non-compliance: 仍未履行的原因:
	(Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

7. Justifications 理由	
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。	
Please refer to the supplementary statement.	
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8. Declaration 聲明		
	culars given in this application are 民申請提交的資料,據本人所知》	e correct and true to the best of my knowledge and belief. 及所信,均屬真實無誤。
to the Board's website for bro	owsing and downloading by the pu	s submitted in this application and/or to upload such materials ıblic free-of-charge at the Board's discretion. 复製及/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature 簽署	2	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
	Matthew NG	Planning and Development Manager
= ::	me in Block Letters 名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) 專業資格	✓ HKIP 香港規劃師學會☐ HKIS 香港測量師學會	w of 資深會員 g / □ HKIA 香港建築師學會 / · / □ HKIE 香港工程師學會 / · HKIUD 香港城市設計學會
	Others 其他	MRTPI, MPIA, CMILT
1	erty Consultants Limited 盈卓的	
Date 日期	29/10/2024	(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况下,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 I 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 I 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 Applic	ation 申請摘要
consultees, uploade available at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant d to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 「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	Lot 154 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,124 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 72 sq. m 平方米 🛭 About 約)
Plan 圖則	Approved Kam Tin South OZP No.: S/YL-KTS/15
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	図 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
	☑ Year(s) 年3 □ Month(s) 月
:	□ 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
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio		sq.m 平方米		Plot R	Plot Ratio 地積比率	
	總樓面面積及/或 地積比率	Domestic 住用	N/A	□ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
		Non-domestic 非住用	2,664	☑ About 約 □ Not more than 不多於	1.25	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		N/A		
		Non-domestic 非住用		1		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		N/A	□ (Not	m 米 more than 不多於)
				N/A	□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用		13 (about)	□ (Not	m 米 more than 不多於)
				2	□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			63	%	☑ About 約
(v)	No. of parking spaces and loading /	Total no. of vehic	le parking space	es 停車位總數		2
	unloading spaces	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			2	
	停車位及上落客貨 車位數目				N/A	
		_				N/A N/A
<u> </u>		Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			N/A	
		Others (Please Sp	pecify) 其他(請列明) 		
		Total no. of vehic 上落客貨車位/		ading bays/lay-bys		2
		Taxi Spaces 的	上車位			N/A
		Coach Spaces 旅遊巴車位				N/A
		Light Goods Vehicle Spaces 輕型貨車車位				1
		Medium Goods Vehicle Spaces 中型貨車位				N/A
		Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)				N/A
		Container Vehicle	Spaces			1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	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		7
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		\checkmark
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Pland land resumption; Plan showing alternative sites for relocation; Aerial photo of the Site; Plandshowing filling o		
Swept path analysis.		-,
Reports 報告書	_	_
Planning Statement/Justifications 規劃綱領/理據		\square
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)	_	,
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		Ш
Tree Survey 樹木調査		<u>—</u>
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估 Risk Assessment 風險評估		
· ******		<u> </u>
Others (please specify) 其他(請註明)	Ll	لسا
Note: May insert more than one「レ」. 註:可在多於一個方格內加上「レ」號		
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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. 注: 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。

SECTION 16 PLANNING APPLICATION

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

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND KAM TIN, YUEN LONG, NEW TERRITORIES

PLANNING STATEMENT

<u>Applicant</u>

Starmac Capital Investment Limited

Consultancy Team

Planning Consultant: R-riches Property Consultants Limited



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APPENDICES

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LIST OF PLANS

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Lot 154 RP (Part) in D.D. 106 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. The Site occupies an area of 2,124 m² (about), including 72 m² (about) of GL. A two-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and loading/unloading area with total gross floor area (GFA) of 2,664 m² (about). The remaining area is reserved for vehicle circulation space.
- The Site is accessible from Kam Ho Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by land resumption for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site Area	2,124 m ² (about) , including 72 m ² (about) of GL				
Covered Area	1,332 m² (about)				
Uncovered Area	792 m² (about)				
Plot Ratio	1.25 (about)				
Site Coverage	63% (about)				
Number of Structure	1				
Total GFA	2,664 m² (about)				
- Domestic GFA	Not applicable				
- Non-Domestic GFA	2,664 m² (about)				
Building Height	13 m (about)				
No. of Storey	2				



行政摘要(內文如與英文版本有任何差異,應以英文版本為準)

- 申請人現根據《城市規劃條例》(第131章)第16條,向城市規劃委員會提交有關新 界元朗錦田丈量約份第106約地段第154號餘段(部分)及毗連政府土地的規劃申 請,於上述地點作「擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及 相關填土工程」(擬議發展)。
- 申請地點所在的地區在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「農業」地帶。申請地盤面積為 2,124 平方米(約),當中包括 72 平方米(約)的政府土地。申請地點將設有一座兩層構築物作貨倉(危險品倉庫除外)、場地辦公室、洗手間及有蓋車輛停泊和上/落貨區用途,構築物的總樓面面積為 2,664 平方米(約),其餘地方將預留作車輛流轉空間。
- 申請地點可從錦河路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 九時至下午六時,星期日及公眾假期休息。
- 擬議發展的申請理據如下:
 - 申請人原來的經營處所受到「洪水橋/廈村新發展區」的收地影響;
 - 申請人曾經致力尋找合適的搬遷地點;
 - 申請用途與申請人先前受影響的發展場地用途一致;
 - 擬議發展不會對周邊地區帶來重大負面影響;及
 - 擬議發展只屬臨時性質,批出規劃許可則不會影響「農業」地帶的長遠規劃意 向。
- 擬議發展的詳情發展參數如下:

地盤面積:	2,124 平方米(約),
	包括 72 平方米(約)的政府土地
上蓋總面積:	1,332 平方米(約)
露天地方面積:	792 平方米(約)
地積比率:	1.25 (約)
上蓋覆蓋率:	63% (約)
樓字數目:	1 座
總樓面面積	2,664 平方米(約)
住用總樓面面積:	不適用
非住用總樓面面積:	2,664 平方米 (約)
構築物高度:	13 米 (約)
構築物層數:	2 層



1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by Starmac Capital Investment Limited¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) (Plans 1 to 3).
- 1.2 The applicant would like to use the Site for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (the proposed development). The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (Plan 2). According to the Notes of the OZP, the applied use is not a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (Plans 1 to 11 and Appendices I to II). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ Starmac Capital Investment Limited 耀星資本策略有限公司 (the applicant) is authorized by Shun Hoi Logistics Limited 順開物流有限公司 (the affected business operators) to facilitate the relocation of the existing affected business premises. Details of affected business operators are provided at Appendix I.



Planning Statement 20241025 Ver 1.0

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the HSK/HT NDA development

- 2.1 The current application intends to facilitate the relocation of the affected business premises in Ha Tsuen (formerly on Lots 1303 (Part), 1322 RP (Part), 1325 RP (Part) and 1326 RP (Part) in D.D. 125 and adjoining GL, Ha Tsuen, Yuen Long, New Territories, which were reverted to the Government on 31.08.2024 under G.N. 3103 and G.N. 3104) due to land resumption and to pave way for the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) (Appendix I and Plan 4).
- 2.2 The affected business operator is a warehouse service provider which has been operating for decades in the New Territories. It has been using the premises for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., to support the daily operation of the business.
- 2.3 The affected business premises currently falls within an area zoned "Other Specified Uses" annotated "Sewage Treatment Works" ("OU(STW)") and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2 (Plan 5). According to the implementation programme, the affected premises falls within the land resumption limit for the second phase development of the HSK/HT NDA (Plan 6). With reference to the schedule of the Lands Department (LandsD), the affected business premises is required to be vacated by early-December 2024 (Appendix I). Therefore, the applicant desperately needs to identify a suitable site to relocate its business operation.

Applicant's effort in identifying suitable site for relocation

2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership or accessibility (Appendix II and Plan 7). After a lengthy site-searching process, the Site has been identified for relocation as it is relatively flat, in close proximity to the original premises, easily accessible and away from sensitive receivers.

Applied Use Is the Same as the Affected Business in Ha Tsuen

2.5 The proposed development involves the operation of a warehouse for storage of miscellaneous goods with ancillary facilities to support the daily operation of the applicant's business. The applied use is the same as the affected premises in Ha Tsuen. Details of the original premises are shown at **Table 1** below:



Table 1: Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	1,160 m ²	2,125 m ²	+965 m², +83%
GFA	2,016 m ²	2,664 m ²	+648 m², +32%

- 2.6 The Site is designated for storage of miscellaneous goods with vehicle parking and loading/unloading (L/UL) spaces and circulation area, in order to support the daily operation of the business. Although the site area and GFA of the Site are slightly larger than those of the original premises, a substantial portion of the Site (i.e. 792 m²; about 37%) is uncovered and reserved for circulation area in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road network.
- 2.7 The Site is also geographically close to the border area with convenient access to nearby highway network, which help facilitate the efficient local/cross-border movement of goods. The proposed development would attract investment from various industries targeting at Hong Kong's strong business environment.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.8 Although the Site falls within area zoned "AGR" on the Approved Kam Tin South OZP No.: S/YL-KTS/15, the Site is currently without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

2.10 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused land scattered with graves and some railway facilities i.e. the MTR Pat Heung Maintenance Centre. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.



3. SITE CONTEXT

Site Location

3.1 The Site abuts Kam Ho Road. It is located approximately 1.2 km south of Kam Sheung Road MTR Station; 1.1 km north of Tai Lam Tunnel Toll Plaza; 5.5 km southeast of Yuen Long Town Cetnre; and 16 km east of the original premises in Ha Tsuen.

Accessibility

3.2 The Site is accessible from Kam Ho Road (**Plan 1**).

Existing Site Condition

3.3 The Site is vacant, generally flat and partly covered with vegetation (Plans 1, 3 and 8).

Surrounding Area

- 3.4 The Site is mainly surrounded by public roads, some graves and unused land covered with vegetation and scattered with graves (**Plans 1, 3** and **8**).
- 3.5 To its immediate north is a vegetated slope. To its further north is the MTR Pat Heung Maintenance Centre.
- 3.6 To its immediate east is Kam Ho Road and a drainage channel, across which is the MTR Pat Heung Maintenance Centre.
- 3.7 To its immediate south is a vegetated slope and some graves. To its further south are some temporary structures.
- 3.8 To its immediate west is a vegetated slope scattered with some graves. To its further west is Tsing Long Highway.



4. PLANNING CONTEXT

Zoning of the Site

4.1 The Site falls within an area zoned "AGR" on the Approved Kam Tin South OZP No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board.

Planning Intention

4.2 The planning intention of the "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.

Filling of Land Restriction

4.3 According to the Remarks of the "AGR" zone, any <u>filling of land</u>, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin South OZP No.: S/YL-KTS/8 without the permission from the Board under S.16 of the Ordinance.

Previous Application

4.4 The Site is not subject of any previous application.

Similar Applications

4.5 There are 3 similar applications (Nos. A/YL-KTS/946, 959 and 997) approved by the Board between 2023 and 2024 for 'warehouse' use within the "AGR" zone on the same OZP.

Land Status of the Site

- 4.6 The Site consists of a private lot, i.e. Lot 154 RP (Part) in D.D. 106, with private land area of 2,052 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the private lot, the Site also consists of 72 m² (about) of GL (Plan 3).
- 4.7 Given that there is restriction on the erection of structures and the occupation of GL without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the LandsD to make way for



the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.



5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 2,124 m² (about), including 72 m² (about) of GL. Details of the development parameters are shown at **Table 2** below:

Table 2: Development Parameters

Site Area	2,124 m² (about), including 72 m² (about) of GL				
Covered Area	1,332 m² (about)				
Uncovered Area	792 m² (about)				
Plot Ratio	1.25 (about)				
Site Coverage	63% (about)				
Number of Structure	1				
Total GFA	2,664 m² (about)				
- Domestic GFA	Not applicable				
- Non-Domestic GFA	2,664 m² (about)				
Building Height	13 m (about)				
No. of Storey	2				

5.2 A two-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and L/UL area with total gross floor area (GFA) of 2,664 m² (about). The remaining open area is reserved for vehicle circulation space (**Plan 9**). Details of the structure are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure		Use	Covered Area	GFA	Building Height
B1 site office and washroom Warehouse (excluding D.G.G.)		Warehouse (excluding D.G.G.), site office and washroom	/F · · · · · · · · · · · · · · · · · ·	1,332 m ²	13 m (about) (2-storey)
		Warehouse (excluding D.G.G.)		1,027 m ²	
	Covered parking & L/UL area			305 m ²	(2-storey)
Total		1,332 m ² (about)	2,664 m ² (about)	-	

Hard-paving at the Site

5.3 The Site is proposed to be entirely hard-paved with concrete of about 0.5 m in depth from the existing site level of +7.6 mPD to +8.1 mPD for site formation of structure, vehicle parking and L/UL spaces and circulation area (**Plan 10**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively



flat and solid surface. Hence, hard-paving is considered required and has been kept minimal to meet the operation need of the proposed development.

Operation Mode

- 5.4 The Site is designated for warehouse (excluding D.G.G.) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which are the same as those in the original premises. Operation hours are Monday to Saturday from 09:00 to 18:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 5 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

5.6 The Site is accessible from Kam Ho Road (**Plan 1**). An 11 m (about) wide ingress/egress is provided at the southeastern part of the Site (**Plan 9**). A total of 4 parking and L/UL spaces are proposed at the Site for the daily operation of the proposed development. Details of the provisions of parking and L/UL space are shown at **Table 4** below:

Table 4: Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for Private Cars (PC)	2
- 2.5 m (W) x 5 m (L)	2
Type of Space	No. of Space
L/UL space for Light Goods Vehicle (LGV)	1
- 3.5 m (W) x 7 m (L)	<u> </u>
L/UL Space for Container Vehicle (CV)	1
- 3.5 m (W) x 16 m (L)	1

5.7 LGV and CV will be deployed for the transportation of goods into/out of the Site, which will only be carried out beyond peak hours between 10:00 and 17:00. Sufficient space is provided for vehicles to manoeuvere smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (Plan 11). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development are provided at Table 5 below:



Table 5: Estimated Trip Generation/Attraction

	Estimated Trip Generation/Attraction						
Time Period	PC		LGV		CV		2-Way
	In	Out	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Average trips per hour (10:00 – 17:00)	0.5	0.5	2	2	1	1	7

5.8 As the nos. of vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no



gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

5.14 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance the fire safety of the Site.

Upon receiving the STW approval from the LandsD for erection of the proposed structure, the applicant will proceed to implement the accepted FSIs proposal at the Site.



6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ha Tsuen, which will be affected by the land resumption for the development of the HSK/HT NDA. Whilst the applicant has attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable. Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of the public housing development.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by the MTR Pat Heung Maintenance Centre, some graves scattered on unused land on the vegetated slope, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit. Given that similar applications for the same applied use have been approved by the Board within the "AGR" zone on the same OZP, therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the latest COP issued by the EPD to minimize all possible environmental impacts on nearby sensitive receivers, if any.
- In view of the above, the Board is hereby respectfully recommended to <u>approve</u> the subject application for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

R-riches Property Consultants Limited October 2024



APPENDICES

Appendix IDetails of the Affected Business PremisesAppendix IIDetails of Alternative Sites for Relocation



Appendix I

Details of the Affected Business Premises



<u>Appendix I – Details of the Affected Business Premises</u>

Company Name: Shun Hoi Logistics Limited 順開物流有限公司

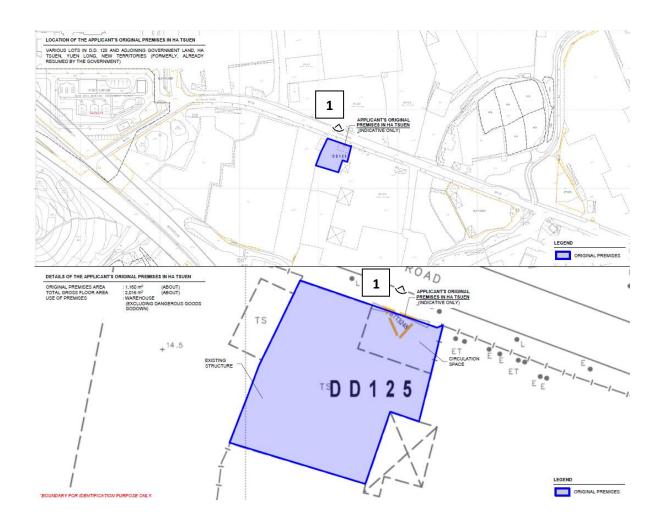
Details of Business Premises

Location: Formerly Lots 1303 (Part), 1322 RP (Part), 1325 RP (Part) and 1326 RP (Part)

in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New

Territories (reverted to the Government on 31.08.2024)

Use of Premises: Warehouse (excluding D.G.G.)









Letter from the Lands Department dated 25.09.2024

冟 話 Tel: 3705 9749

圖文傳真 Fax: 3547 0756

電郵地址 Email: lep10@landsd.gov.hk

本署檔號 Our Ref: (23) in LD NDA HSK/SBUT/0059

來函檔號 Your Ref:

覆函請註明本署檔號

Please quote our reference in your reply



地政總署 新發展區組 NEW DEVELOPMENT AREA SECTION LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室 Units 1501-10, Level 15, Landmark North, 39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsd.gov.hk

順開物流有限公司

(經辦人:鄧潤開先生)

鄧先生:

洪水橋/厦村新發展區第二期發展工程 業務經營者: 順開物流有限公司

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副本送:

地政總署新發展區組清拆小組 (經辦人:朱耀明先生)

2024年9月25日

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Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Sites for the Relocation of the Applicant's Original Premises in Ha Tsuen

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories			Lot 1439 (Part) in D.D. 106 and Adjoining GL, Kam Tin, Yuen Long, New Territories
Site Area	7,130 m ² (about)	2,815 m² (about)	540 m² (about)	4,242m² (about) 3,678m² (about)		2,124 m² (about)
Accessibility	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Kam Ho Road via a local access
Distance from Original Premises	7.6 km (about)	9.9 km (about)	11.4 km (about)	20.9 km (about)	28.6 km (about)	16.0 km (about)
Outline Zoning Plan	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYY/12	Approved Ping Shan OZP No. S/YL-PS/20	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved San Tin Technopole OZP No. S/STT/2	Approved Fu Tei Au & Sha Ling OZP No. S/NE-FTA/18	Approved Kam Tin South OZP No. S/YL-KTS/15
Zoning	"Comprehensive Development Area" ("CDA")	"Conservation Area" ("CA")	"Agriculture" ("AGR")	"Other Specified Uses" "Green Belt" ("GB") annotated "Innovation and Technology" ("OU(I&T)")		"AGR"
Existing Condition	Hard-paved and occupied by temporary structures	Woodland and partly vacant	Vacant and covered with vegetation	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Covered with tree groups and vegetation	Mostly vacant, covered with some trees
Surrounding Area	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by woodland and graves	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by residential dwellings and woodland	Surrounded by the MTR Pat Heung Maintenance Centre and some woodland
Suitability for Relocation	Not suitable for relocation: - much larger than the original premises - in close proximity to residential uses - tree felling is required - not compatible with the surrounding area	 tree felling is required not compatible with the surrounding area 	Not suitable for relocation: - active agricultural activities in the vicinity - tree felling is required - not compatible with the surrounding area	- not compatible with the surrounding area	- not compatible with the surrounding area	Comparatively suitable for relocation: - flat and vacant - no agricultural activity - in close proximity to the original premises - easily accessible - no sensitive receivers in the vicinity

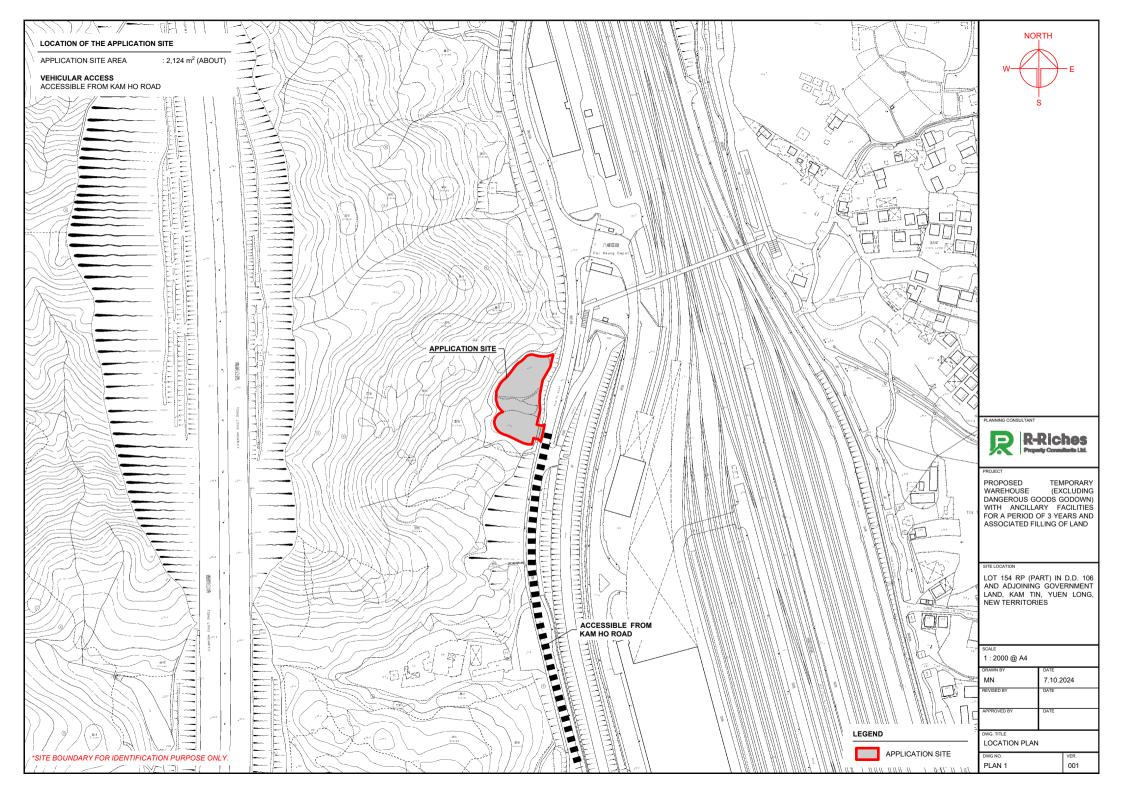


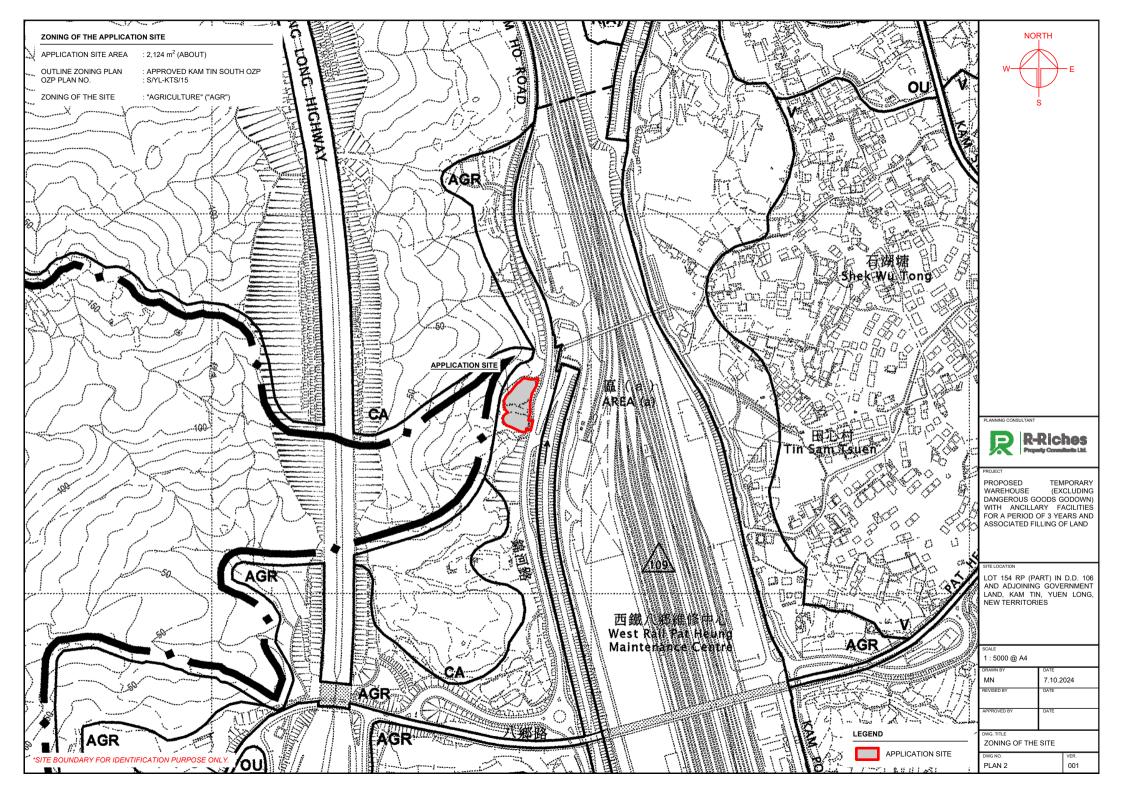
LIST OF PLANS

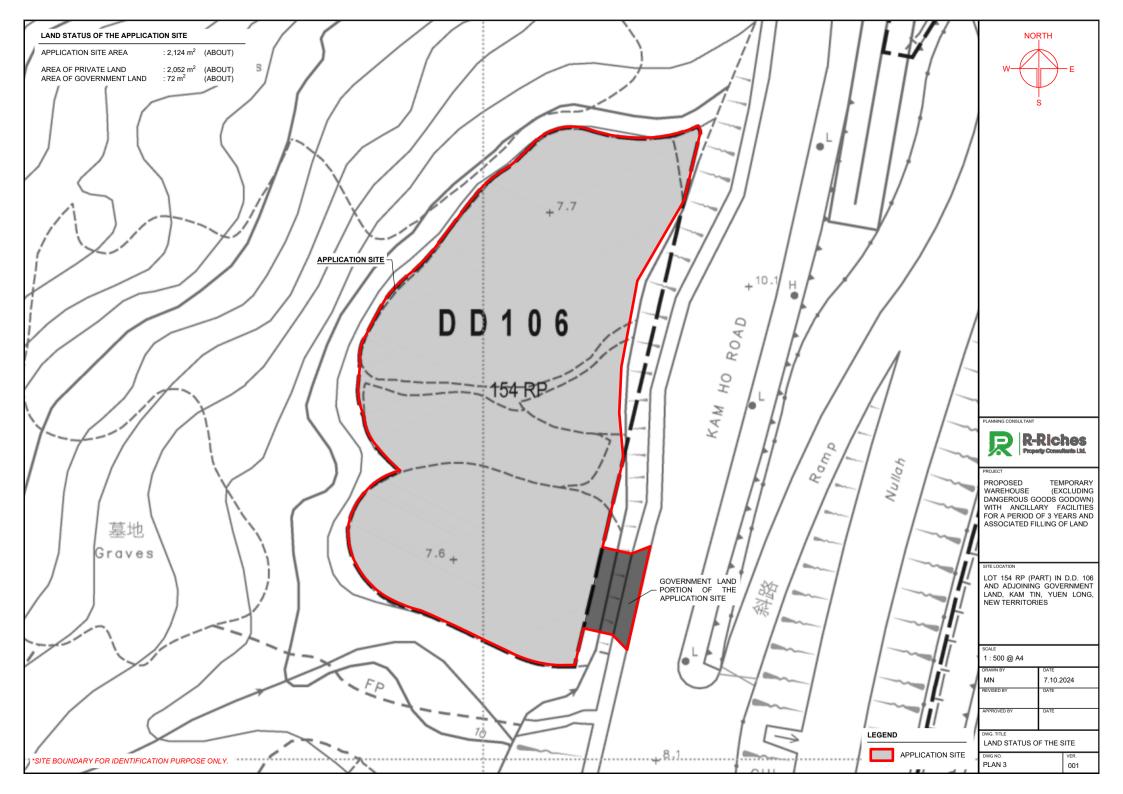
Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Plan showing HSK/HT NDA and its Land Resumption
Plan 7	Plan showing Alternative Sites for Relocation
Plan 8	Aerial Photo of the Site
Plan 9	Layout Plan
Plan 10	Plan showing Filling of Land at the Site
Plan 11	Swept Path Analysis

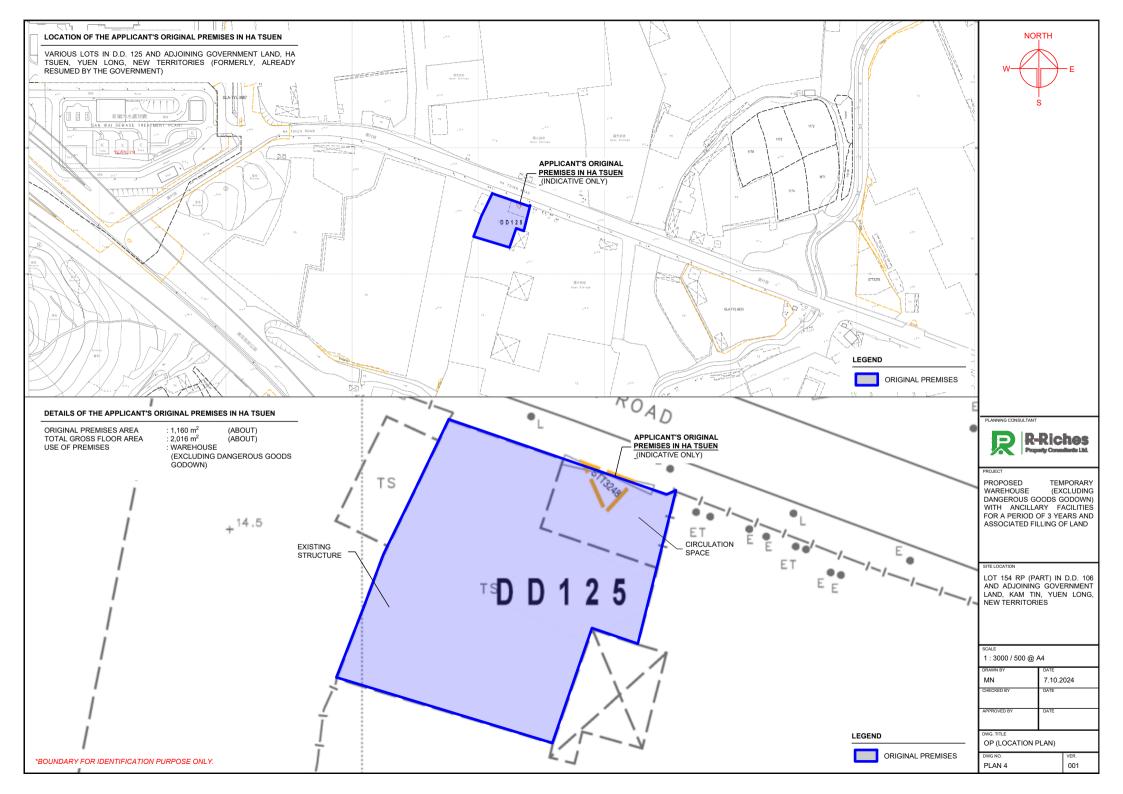


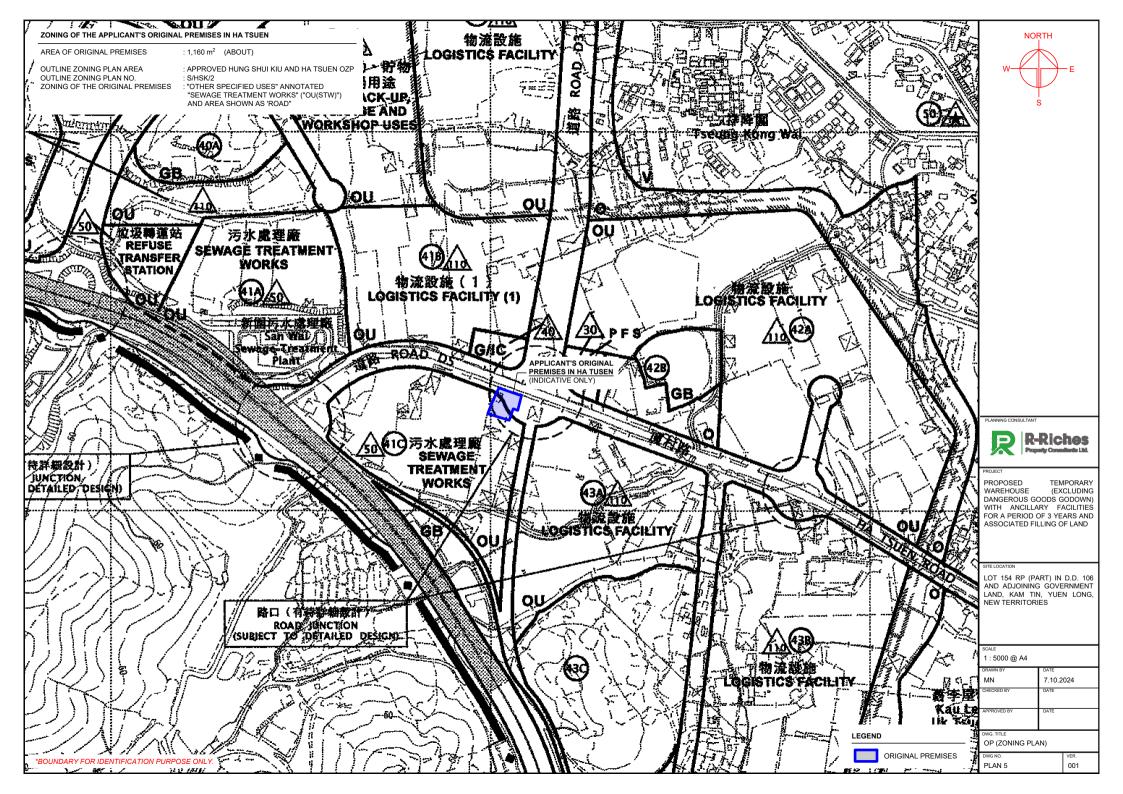
Plans

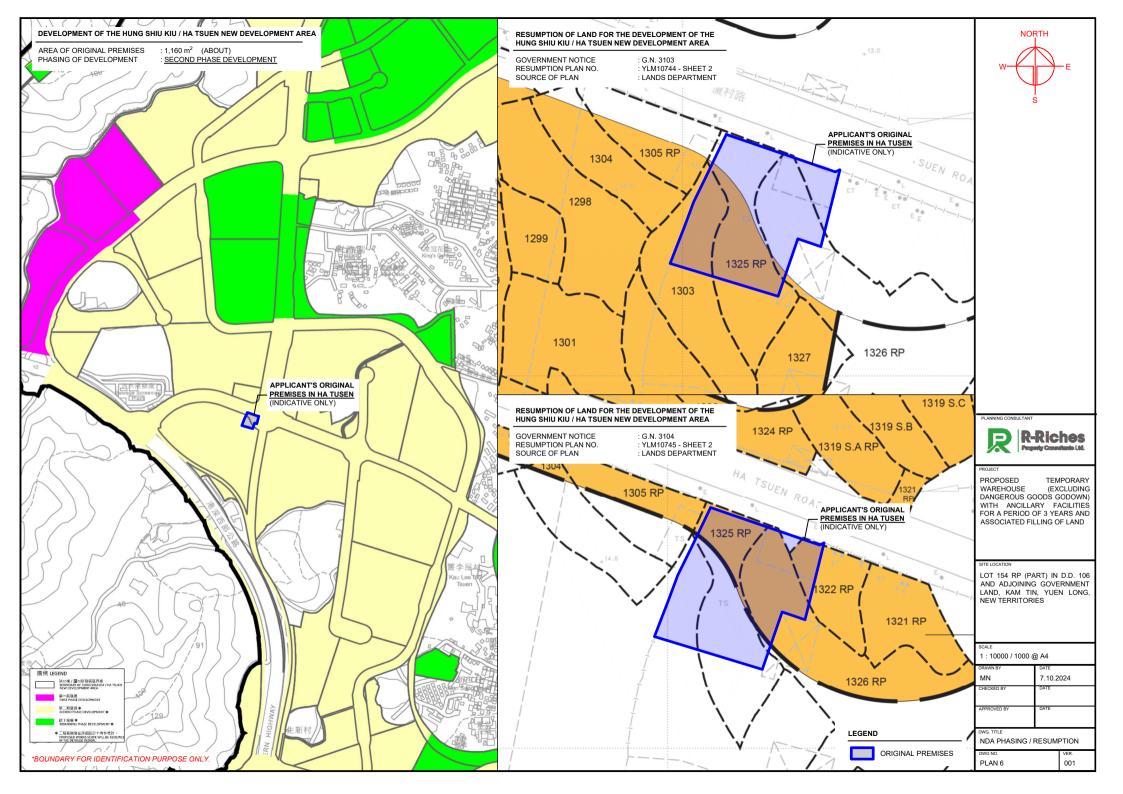


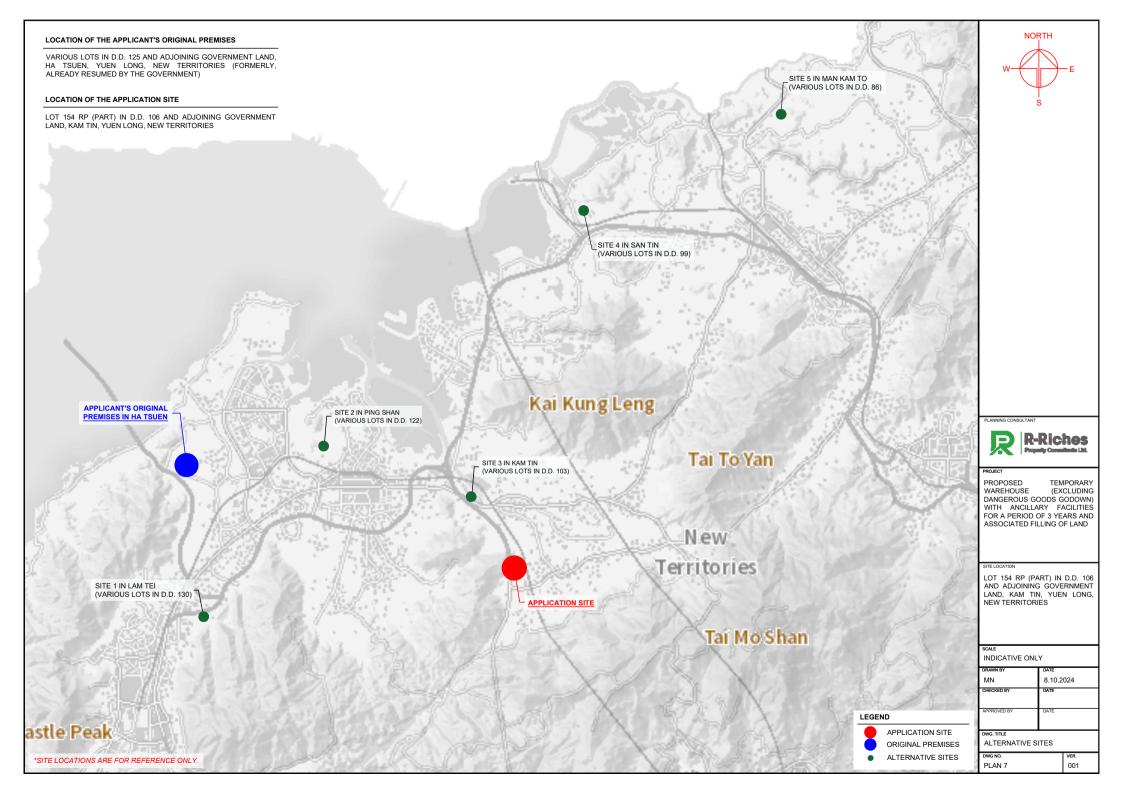














DEVE	ODMENT	PARAMETERS

APPLICATION SITE AREA	: 2,124 m ²	(ABOUT)
COVERED AREA	: 1,332 m ²	(ABOUT)
UNCOVERED AREA	: 792 m ²	(ABOUT)
DI OT PATIO	. 1 25	(ABOLIT)

PLOT RATIO : 1.25 (ABOUT) SITE COVERAGE : 63 % (ABOUT)

NO. OF STRUCTURE

DOMESTIC GFA : NOT APPLICABLE

 $\begin{array}{lll} \mbox{NON-DOMESTIC GFA} & : 2,664 \ \mbox{m}^2 & (\mbox{ABOUT}) \\ \mbox{TOTAL GFA} & : 2,664 \ \mbox{m}^2 & (\mbox{ABOUT}) \end{array}$

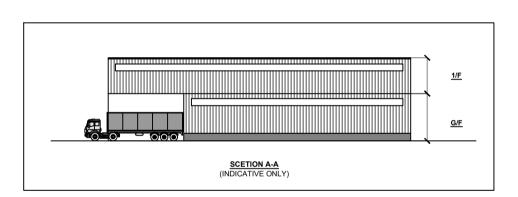
(ABOUT)

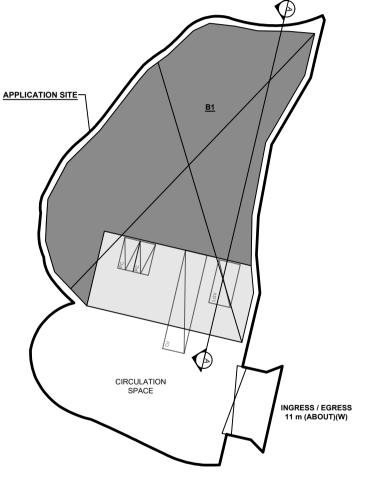
BUILDING HEIGHT : 13 m

NO. OF STOREY : 2

STRUCTURE USE		USE	COVERED AREA	GFA	BUILDING HEIGHT	
	B1 (G/F) WAREHOUSE (EXCL. D.G.G.) (G/F) COVERED PARKING & L/UL AREA (1/F) WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM		1,332 m ² (ABOUT)	1,027 m ² (ABOUT) 305 m ² (ABOUT) 1,332 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)	
_			TOTAL	1,332 m ² (ABOUT)	2,664 m ² (ABOUT)	







PROPOSED WAREHOUSE

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

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

TEMPORARY (EXCLUDING

LEGEND

APPLICATION SITE

STRUCTURE B1 (1/F)

STRUCTURE B1 (G/F)

PARKING SPACE (PRIVATE CAR)

L/UL SPACE (LIGHT GOODS VEHICLE)

L/UL SPACE (CONTAINER VEHICLE)

INGRESS / EGRESS

DATE						
7.10.2024						
DATE						
DATE						
	VER.					
	001					
	7.10.2					

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE :

DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF L/UL SPACE FOR CONTAINER VEHICLE

DIMENSION OF L/UL SPACE : 16 m (L) X 3.5 m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE

DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA (ABOUT)

EXISTING SOILED GROUND AREA : 2,124 m² (ABOUT)

EXISTING SITE LEVELS : +7.6 mPD TO +7.7 mPD (ABOUT)

APPLICATION SITE +7.7 +7.6 +8.1

LEGEND

APPLICATION SITE

¹.6 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 2.124 m² : NOT APPLICABLE COVERED BY STRUCTURE

: 2,124 m² PROPOSED FILLING AREA (ABOUT) : NOT MORE THAN 0.5 m DEPTH OF LAND FILLING

PROPOSED SITE LEVELS : +8.1 mPD MATERIAL OF LAND FILLING : CONCRETE

: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND

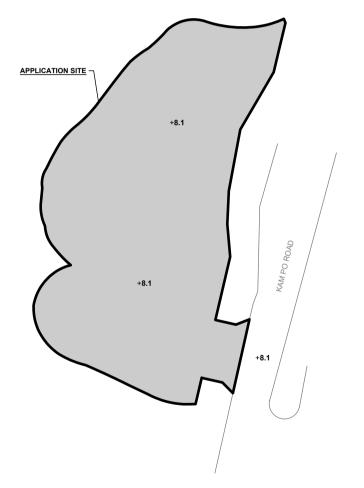
(ABOUT)

(ABOUT)

(ABOUT)

CIRCULATION SAPCE





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

R-Riches

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

1:700 @ A4 7.10.2024 MN PEVISED BY

DWG. TITLE FILLING OF LAND

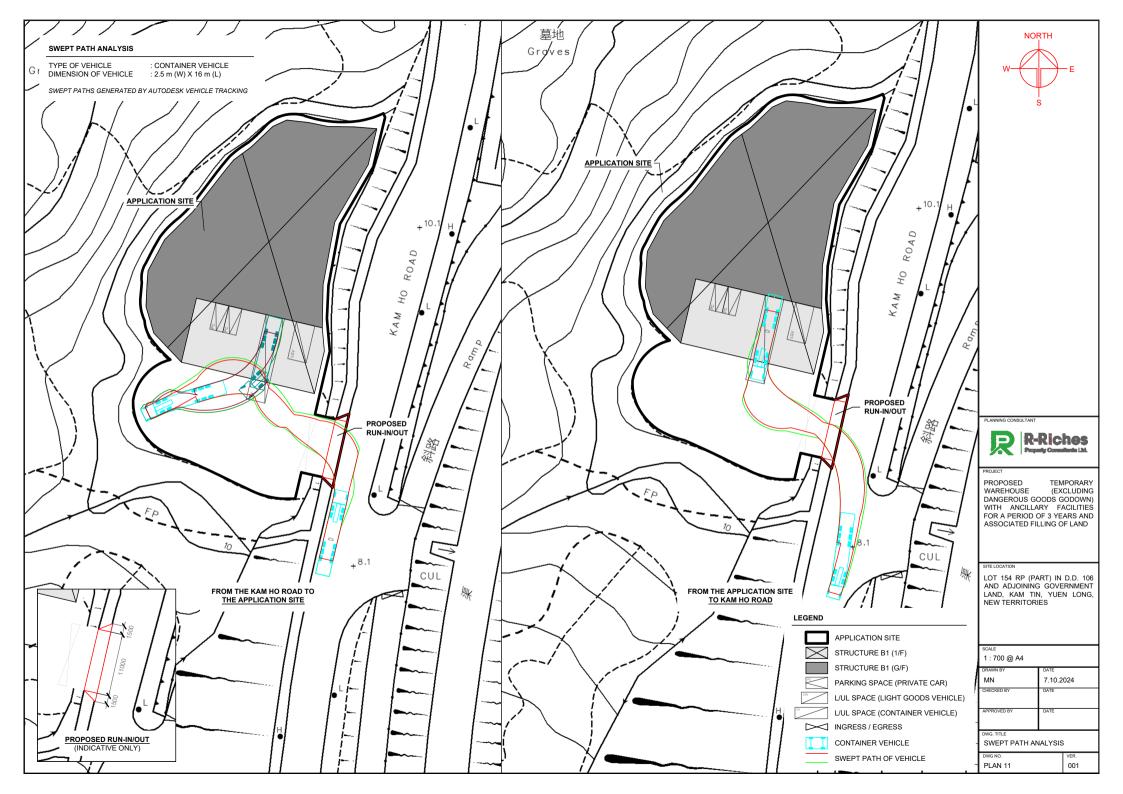
DWG NO. PLAN 10 001

LEGEND

APPLICATION SITE FILLING OF LAND AREA

*8.1 PROPOSED SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY. EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.





Our Ref. : DD106 Lot 154 RP

Your Ref.

顧問有限公司 **盈卓物業**

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

By Email

20 November 2024

Dear Sir,

Submission of S.16 Planning Application

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,

Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,

Kam Tin, Yuen Long, New Territories

We refer to the captioned S.16 planning application submitted to the Town Planning Board on 29.10.2024.

We write to clarify information regarding the site area as shown at Table 1 of the Planning Statement. For details, please refer to the revised page 7 of the Planning Statement enclosed at **Appendix I**.

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

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

Christian CHIM
Town Planner

Table 1: Differences between the Original Premises and the Site

	Original Premises	The Site	Difference		
	(a)	(b)	(a) – (b)		
Site Area	1,160 m ²	2,12 <mark>4</mark> m²	+96 <mark>4</mark> m², +83%		
GFA	2,016 m ²	2,664 m ²	+648 m², +32%		

- 2.6 The Site is designated for storage of miscellaneous goods with vehicle parking and loading/unloading (L/UL) spaces and circulation area, in order to support the daily operation of the business. Although the site area and GFA of the Site are slightly larger than those of the original premises, a substantial portion of the Site (i.e. 792 m²; about 37%) is uncovered and reserved for circulation area in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road network.
- 2.7 The Site is also geographically close to the border area with convenient access to nearby highway network, which help facilitate the efficient local/cross-border movement of goods. The proposed development would attract investment from various industries targeting at Hong Kong's strong business environment.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.8 Although the Site falls within area zoned "AGR" on the Approved Kam Tin South OZP No.: S/YL-KTS/15, the Site is currently without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

2.10 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused land scattered with graves and some railway facilities i.e. the MTR Pat Heung Maintenance Centre. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.





Our Ref.: DD 106 Lot 154 RP Your Ref.: TPB/A/YL-KTS/1045 問有限公司 第

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

By Email

27 January 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,

Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,

Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/1045)

We write to submit further information in response to department comments of the subject application.

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

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN (Attn.: Mr. Michael SO

email: synsin@pland.gov.hk

)

)

email: mckso@pland.gov.hk

Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1045)

(i) A RtoC Table:

	Departmental Comments Applicant's Responses								
1. C	1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department								
((CTP/UD&L, PlanD)								
(a) No tree information and mitigation measure(s) are provided in the application.		The site inspection conducted on 14.1.2025 identified 26 existing trees within the Site. All trees identified thereon are of common species, whilst 20 of them are of invasive alien species i.e. Leucaena leucocephala. The tree survey report is enclosed at Annex 1a. The existing trees are proposed to be felled as they are in conflict with the proposed development scheme. Given that Leucaena leucocephala is an invasive alien species, the removal of 20 of them are not to be compensated. In order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 6 new trees of local species, i.e. Bauhinia x blakeana, at the Site on a 1:1 ratio, with a view to compensating for the existing trees to be felled.							
		In view of the provision of new trees, the extent of the proposed filling of land has been revised. The area of the proposed filling of land is reduced from 2,124 m² to 2,072 m² (about), i.e. 97.6% (about) of the site area. The landscape plan is enclosed at Annex 1b . The revised plan showing filling of land at the Site, and the revised pages of Form No. S16-III & Planning Statement are enclosed at Annex 2 .							



Departmental Comments		Applicant's Responses			
2. C	omments of the Director of Agriculture, Fishe	ries and Conservation (DAFC)			
(a)	It is noted from the aerial photo that the subject site is vegetated, yet it is noted from item e(iii) in part 6 of the application form that there will be no tree felling, please ask the applicant to clarify whether tree will be felled for the proposed use.	The tree survey report is enclosed at Annex 1a. For details, please refer to the above applicant's response to CTP/UD&L, PlanD.			
(b)	As the Tai Lam Country Park is adjacent to the west of the application site, please advise the applicant to avoid causing damages and disturbance to the country park during construction and operation.	The proposed development will be strictly confined within the site boundary. 2.5 m high solid metal fencing will be erected along the site boundary to minimize nuisance to the country park and the surrounding areas (Section 5.12 of the Planning Statement refers).			



Annex 1a

Tree Survey Report





Tree Survey Report

Date of Survey: 14th January 2025

Location:

Lot 154 RP (Part) In D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Prepared by:

Registered Arborist

Date: 14th January 2025



Table of contents

1. Introduction 3

2. Summary of Existing Trees 4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.



1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 14th January 2025. Plants with DBH less than 95mm were not recorded in the survey.



2. Summary of Existing Trees

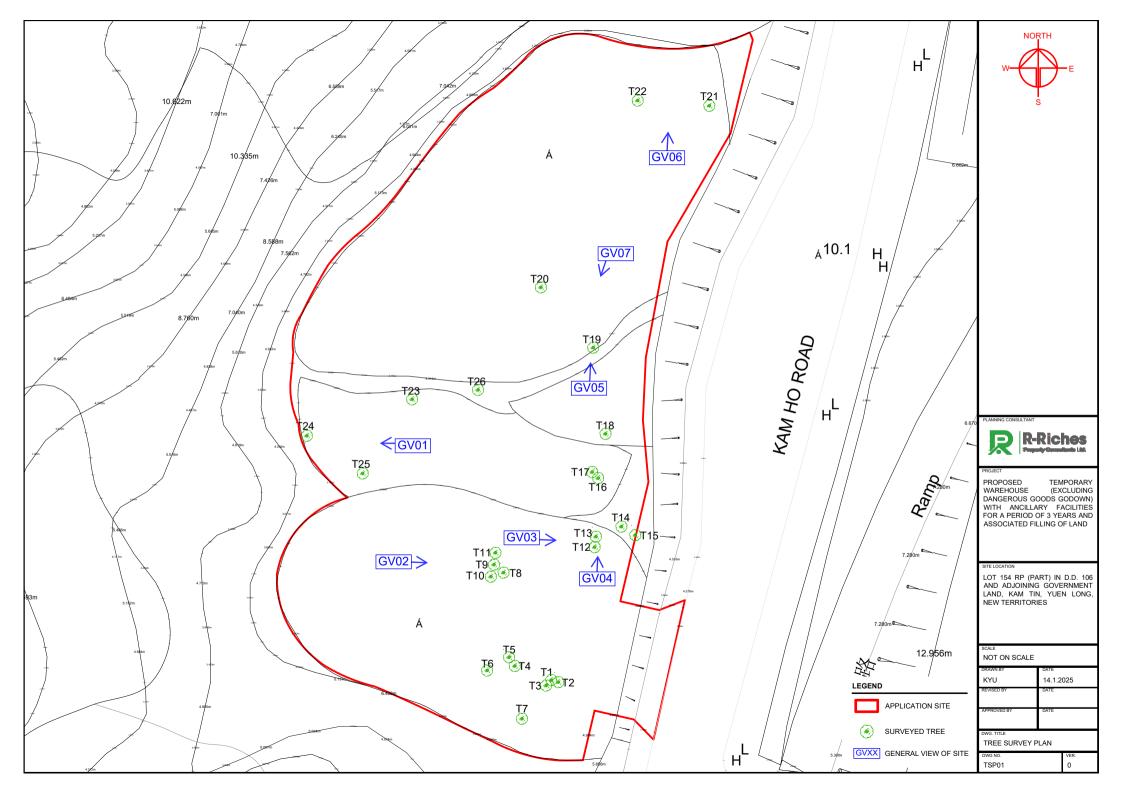
The surveyed site is located at Lot 154 RP (Part) In D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 14th January 2025, **26 nos.** trees were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.



Appendix I – Tree Survey Plan





Appendix II – Tree Survey Schedule

Tree Survey Schedule

Location: Lot 154 RP (Part) In D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories



Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 14 January 2025

	Tree Species			Tree Size Measurements		Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	
Tree No.	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	Remarks
T1	Leucaena leucocephala	銀合歡	4.0	130	2.0	Low	Poor	Poor	Poor	Low	leaning, broken trunk, crooked trunk, co-dominant trunks
T2	Leucaena leucocephala	銀合歡	3.0	100	2.0	Low	Poor	Poor	Poor	Low	broken trunk with epicormics
Т3	Leucaena leucocephala	銀合歡	5.0	100	2.0	Low	Poor	Poor	Poor	Low	decay at trunk
T4	Leucaena leucocephala	銀合歡	7.0	220	2.0	Low	Poor	Poor	Poor	Low	crooked trunk, dead branch
T5	Leucaena leucocephala	銀合歡	4.0	100	2.0	Low	Poor	Poor	Poor	Low	cross trunks
T6	Leucaena leucocephala	銀合歡	6.0	110	2.0	Low	Poor	Poor	Poor	Low	dead trunk
T7	Leucaena leucocephala	銀合歡	5.0	140	2.0	Low	Poor	Poor	Poor	Low	epipinytic piants, leaning,
T8	Leucaena leucocephala	銀合歡	8.0	120	4.0	Low	Poor	Poor	Poor	Low	broken trunk
T9	Leucaena leucocephala	銀合歡	3.0	100	1.0	Low	Poor	Poor	Poor	Low	broken trunk with epicormics
T10	Leucaena leucocephala	銀合歡	10.0	120	4.0	Low	Poor	Poor	Poor	Low	leaning
T11	Leucaena leucocephala	銀合歡	6.0	95	3.0	Low	Poor	Poor	Poor	Low	cavity at trunk
T12	Leucaena leucocephala	銀合歡	7.0	130	2.0	Low	Poor	Poor	Poor	Low	broken trunk, leaning
T13	Leucaena leucocephala	銀合歡	8.0	140	3.0	Low	Poor	Poor	Poor	Low	broken trunk
T14	Leucaena leucocephala	銀合歡	6.0	150	3.0	Low	Poor	Poor	Poor	Low	dying tree, leaning
T15	Macaranga tanarius var. tomentosa	血桐	3.0	100	4.0	Low	Poor	Poor	Poor	Low	leaning
T16	Macaranga tanarius var. tomentosa	血桐	7.0	110	3.0	Low	Poor	Poor	Poor	Low	leaning
T17	Macaranga tanarius var. tomentosa	血桐	4.0	140	2.0	Low	Poor	Poor	Poor	Low	broken trunk, leaning
T18	Macaranga tanarius var. tomentosa	血桐	6.0	140	2.0	Low	Poor	Poor	Poor	Low	broken trunk, leaning
T19	Melia azedarach	楝(苦楝)	12.0	480	10.0	Low	Poor	Poor	Poor	Low	co-dominant trunks with included bark
T20	Melia azedarach	楝(苦楝)	6.0	130	2.0	Low	Poor	Poor	Poor	Low	leaning
T21	Leucaena leucocephala	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	leaning
T22	Leucaena leucocephala	銀合歡	6.0	100	3.0	Low	Poor	Poor	Poor	Low	epiphytic plants, leaning
T23	Leucaena leucocephala	銀合歡	7.0	180	6.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, dead trunk
T24	Leucaena leucocephala	銀合歡	7.0	200	7.0	Low	Poor	Poor	Poor	Low	co-dominant trunks with included bark
T25	Leucaena leucocephala	銀合歡	7.0	190	6.0	Low	Poor	Poor	Poor	Low	multi-trunks
T26	Leucaena leucocephala	銀合歡	8.0	210	5.0	Low	Poor	Poor	Poor	Low	cavity at trunk with exposed deadwood

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.



Appendix III – Photo Records



General view 01





General view 03





General view 05





General view 07



T1 (Overview) (Leaning)



T1 Broken trunk



T1 Co-dominant trunks



T1 Crooked trunk



T2 (Overview)



T2 Broken trunk with epicormics





T3 Decay at trunk



T4 (Overview)



T4 Crooked trunk



T4 Dead branch



T5 (Overview)



T5 Cross trunks



T6 (Overview)



T6 Dead trunk





T7 Epiphytic plants



T8 (Overview)



T8 Broken trunk



T9 (Overview) (Broken trunk with epicormics)

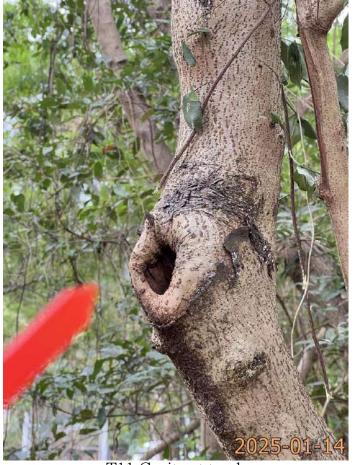


T10 (Overview) (Leaning)



T11 (Overview)





T11 Cavity at trunk



T12 (Overview) (Leaning)



T12 Broken trunk







T15 (Overview) (Leaning)



T16 (Overview) (Leaning)





T17 Broken trunk

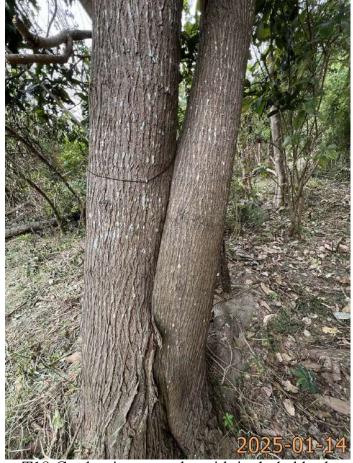


T18 (Overview) (Leaning)



T18 Broken trunk





T19 Co-dominant trunks with included bark





T21 (Overview) (Leaning)





T22 Epiphytic plants



T23 (Overview) (Co-dominant trunks)



T23 Dead trunk





T24 Co-dominant trunks with included bark



T25 (Overview)



T25 Multi-trunks

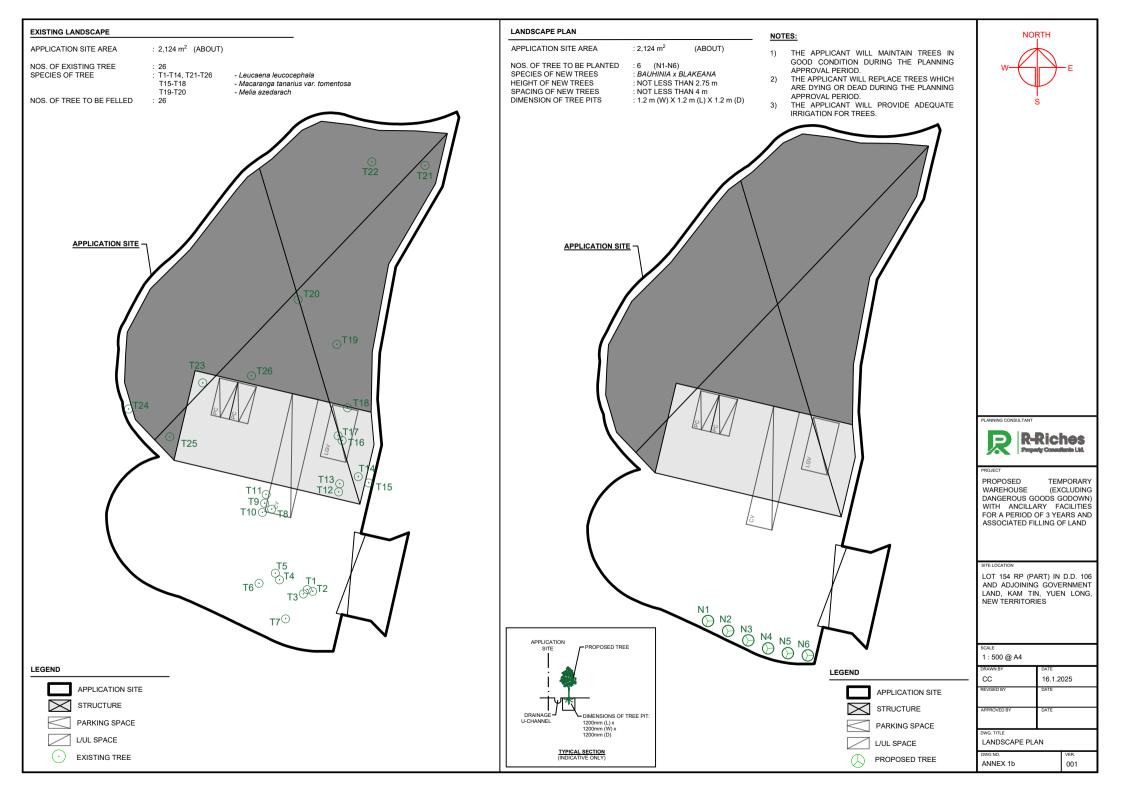




Annex 1b

Landscape Plan





Annex 2

Revised Plan showing Filling of Land at the Site and Revised Pages of Form No. S16-III & Planning Statement



APPLICATION SITE-+7.7 +7.6 +8.1

LEGEND

APPLICATION SITE

+7.6 EXISTING SITE LEVEL

(ABOUT)

(ABOUT)

(ABOUT)

: +7.6 mPD TO +7.7 mPD

EXISTING CONDITION OF THE APPLICATION SITE

EXISTING SOILED GROUND AREA : 2,124 m2

*SITE LEVELS ARE FOR REFERENCE ONLY.

EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

APPLICATION SITE AREA

EXISTING SITE LEVELS

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 2,124 m² : NOT APPLICABLE COVERED BY STRUCTURE

PROPOSED FILLING AREA : 2.072 m² (ABOUT) DEPTH OF LAND FILLING : NOT MORE THAN 0.5 m PROPOSED SITE LEVELS : +8.1 mPD (ABOUT)

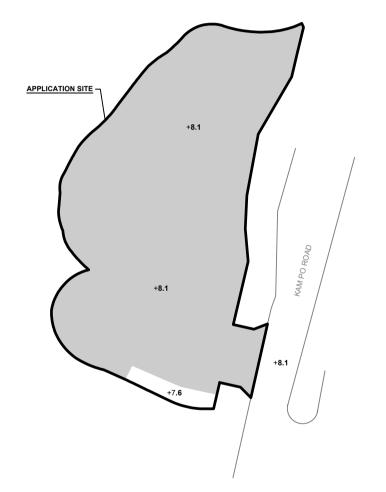
MATERIAL OF LAND FILLING : CONCRETE

: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION SAPCE

(ABOUT)

(ABOUT)







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

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1:700 @ A4	
DRAWN BY	DATE
CC	16.1.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND)

001

FILLING OF LAND AREA

+8.1 PROPOSED SITE LEVEL

APPLICATION SITE

LEGEND

ANNEX 2

_	osed operating hours finday to Saturday from		3:00. No operation on Sunday and public holidays.	
	••••			
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing?	☐ There is an existing access. (please indicate appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Ho Road ☐ There is a proposed access. (please illustrate on pl 有一條擬議車路。(請在圖則顯示,並註明車	an and specify the width)
(e)	(If necessary, please u	ise separate sh for not provid	擬議發展計劃的影響 teets to indicate the proposed measures to minimise possible ding such measures. 如需要的話,請另頁註明可盡量減	1 0
(ii)	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? 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 「Yes E 」 「	Please provide details 請提供詳情 (Please indicate on site plan the boundary of concerned land/pond 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、範圍) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度 Filling of land 填土 Area of filling 填土面積 Depth of filling 填土面積 New York Depth of filling 填土厚度 Not more than 0.5 m Excavation of land 挖土 Area of excavation 挖土面積 Sq.m 平方 Depth of excavation 挖土面積 Sq.m 平方 Depth of excavation 挖土深度 m	「 東土及/或挖土的細節及/或 方米 □About 約 米 □About 約 米 □About 約 米 □About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape In Tree Felling Visual Impac	Yes 會 □ Yes ө □ Ye	No 不會 INo 不會 INo 不會 INo 不會 INO 不會 INO 不會 INO 不不會 INO 不不會 INO 不不會 INO 不不會 INO 不不會 INO 不何 INO TO INO TO INO TO INO INO INO INO INO INO INO INO INO IN

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 2,124 m² (about), including 72 m² (about) of GL. Details of the development parameters are shown at **Table 2** below:

Table 2: Development Parameters

Site Area	2,124 m² (about), including 72 m² (about) of GL			
Covered Area	1,332 m² (about)			
Uncovered Area	792 m² (about)			
Plot Ratio	1.25 (about)			
Site Coverage	63% (about)			
Number of Structure	1			
Total GFA	2,664 m² (about)			
- Domestic GFA	Not applicable			
- Non-Domestic GFA	2,664 m² (about)			
Building Height	13 m (about)			
No. of Storey	2			

5.2 A two-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and L/UL area with total gross floor area (GFA) of 2,664 m² (about). The remaining open area is reserved for vehicle circulation space (**Plan 9**). Details of the structure are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure		Use	Covered Area	GFA	Building Height	
B1	1/F	Warehouse (excluding D.G.G.), site office and washroom	1,332 m ²	1,332 m ²	13 m (about)	
	G/F	G/F Warehouse (exclu	Warehouse (excluding D.G.G.)	1,332 111	1,027 m ²	(about) (2-storey)
			Covered parking & L/UL area		305 m ²	(2-storey)
Total			1,332 m ² (about)	2,664 m ² (about)	-	

Hard-paving at the Site

The majority of the Site (i.e. 2,072 m² (about), 97.6% of the Site) is proposed to be hard-paved with concrete of about 0.5 m in depth from the existing site level of +7.6 mPD to +8.1 mPD for site formation of structure, vehicle parking and L/UL spaces and circulation area (**Plan 10**). As the Site is currently of soiled ground,



concrete site formation is required to provide a relatively flat and solid surface. Hence, hard-paving is considered required and has been kept minimal to meet the operation need of the proposed development.

Operation Mode

- 5.4 The Site is designated for warehouse (excluding D.G.G.) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which are the same as those in the original premises. Operation hours are Monday to Saturday from 09:00 to 18:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 5 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

5.6 The Site is accessible from Kam Ho Road (**Plan 1**). An 11 m (about) wide ingress/egress is provided at the southeastern part of the Site (**Plan 9**). A total of 4 parking and L/UL spaces are proposed at the Site for the daily operation of the proposed development. Details of the provisions of parking and L/UL space are shown at **Table 4** below:

Table 4: Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for Private Cars (PC)	2
- 2.5 m (W) x 5 m (L)	2
Type of Space	No. of Space
L/UL space for Light Goods Vehicle (LGV)	1
- 3.5 m (W) x 7 m (L)	1
L/UL Space for Container Vehicle (CV)	1
- 3.5 m (W) x 16 m (L)	1

5.7 LGV and CV will be deployed for the transportation of goods into/out of the Site, which will only be carried out beyond peak hours between 10:00 and 17:00. Sufficient space is provided for vehicles to manoeuvere smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (Plan 11). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development are provided at Table 5 below:



Table 5: Estimated Trip Generation/Attraction

	Estimated Trip Generation/Attraction						า
Time Period	P	C	LC	ŝV	С	V	2-Way
	In	Out	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Average trips per hour (10:00 – 17:00)	0.5	0.5	2	2	1	1	7

5.8 As the nos. of vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no



gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

5.14 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance the fire safety of the Site.

Upon receiving the STW approval from the LandsD for erection of the proposed structure, the applicant will proceed to implement the accepted FSIs proposal at the Site.





Our Ref.: DD 106 Lot 154 RP Your Ref.: TPB/A/YL-KTS/1045 簡有限公司 **盆卓物業**

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

By Email

04 March 2025

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Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,

Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,

Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/1045)

We write to submit further information in response to department comments of the subject application.

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

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Selena SIN email: synsin@pland.gov.hk

(Attn.: Mr. Michael SO email: mckso@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,

Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,

Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1045)

- (i) The applicant supplements the following information for the captioned application:
 - the applicant represents an affected operator whose warehouse business is affected by the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The land where the affected business premises is located, i.e. formerly known as *Lots 1303 (Part), 1322 RP (Part), 1325 RP (Part) and 1326 RP (Part) in D.D. 125*, has been reverted to the Government. The affected operator currently operates the warehouse at the affected premises and is pending for the planning permission to facilitate its relocation to the application site (the Site);
 - all goods will be properly stored within the enclosed structure at all time during the period of the planning permission;
 - no open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop
 activities and storage of dangerous goods will be carried out at the Site at any time during the
 period of the planning permission; and
 - the applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

(ii) A RtoC Table:

	Departmental Comments	Applicant's Responses
1. C	omments of the District Lands Officer/Yuen Lo	ng, Lands Department (DLO/YL, LandsD)
(a)	According to the established practice, application of Short Term Tenancy for the purpose of access road on GL will not be normally entertained, even if the planning application is approved by TPB. If an Emergency Vehicle Access (EVA) on GL is requested by TPB and other government departments, a non-exclusive right of way (ROW) clause over GL on the STW application may be considered by this office.	Noted.



(b) If the planning application is approved, the lot owner(s) of the lots will need to apply to this office to permit the structures to be erected or regularize any irregularities on site, if any. The applicant has to either exclude the GL from the application site or immediately apply for a formal approval prior to the actual occupation of the GL. The application(s) for STW/ROW clause over GL will be considered by the Government in its capacity as a landlord and there is no guarantee that they The application(s), if will be approved. approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

Noted. Upon obtaining the planning permission from the Town Planning Board, the applicant will submit applications for Short Term Waiver (STW) and right of way clause over the Government Land on the STW application.

Similar s.16 Applications within Other "AGR" Zones in the vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Proposed Use(s)	Date of
			Consideration
			(RNTPC/TPB)
1.	A/YL-KTS/946	Proposed Temporary Warehouse for Storage of	19.5.2023
		Construction Materials (Timber and Metal) for a	[revoked on
		Period of Three Years	19.11.2024]
2.	A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of	22.11.2024
		Construction Materials (Timber and Metal) for a	
		Period of Three Years and Associated Filling of	
		Land	

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot 154 RP in D.D. 106 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;
- according to the established practice, application of Short Term Tenancy for the purpose of access road on GL will not be normally entertained, even if the planning application is approved by Town Planning Board. If an Emergency Vehicular Access (EVA) on GL is requested by the Town Planning Board and other government departments, a non-exclusive right of way (ROW) clause over GL in the Short Term Waiver (STW) application may be considered by his office; and
- the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on the Site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. The application(s) for STW/ROW clause over GL will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

2. Traffic

Comments of the Commissioner for Transport:

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

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

- no in principle objection to the application;
- HyD shall not be responsible for the maintenance of proposed access between the Site and Kam Ho Road; and
- advisory comments are in Appendix IV.

3. <u>Drainage</u>

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

- no objection in principle to the application from public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- the proposed use would involve use of heavy vehicle (i.e. one loading/unloading space for container vehicle would be provided within the Site). According to the desktop review, there is no residential dwellings in the vicinity of the Site (i.e. within 100 meters from the boundary of the Site). It is anticipated that the proposed use would not involve dusty operation;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

6. Landscape

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

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising of Pat Heung Depot, Tai Lam Country Park and dense woodland within the "Agriculture" and "Conservation Area" zone to the west of the Site. The proposed use is not entirely compatible with the surrounding landscape character;
- it is noted that 26 existing trees of common species (including 20 undesirable species)

are identified within the Site. All the trees are proposed to be felled and tree compensation is not proposed for the removal of 20 undesirable species. Six new trees are proposed along the southern boundary within the Site to mitigate the loss of existing trees. Significant adverse impact on existing landscape resource is not anticipated; and

• advisory comments are in **Appendix IV**.

7. Building Matters

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

- no objection to the application;
- it is noted that one structure is 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 the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- advisory comments are in **Appendix IV**.

8. 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 comment from locals upon close of consultation.

9. 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**:

- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Railway Development 1-1, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the applied use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - according to the established practice, application of Short Term Tenancy for the purpose of access road on Government Land (GL) will not be normally entertained, even if the planning application is approved by Town Planning Board (the Board). If an Emergency Vehicular Access (EVA) on GL is requested by the Board and other government departments, a non-exclusive right of way (ROW) clause over GL in the Short Term Waiver (STW) application may be considered by his office; and
 - the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on the Site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. The application(s) for STW/ROW clause over GL will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the 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 the Transport Department (TD). The land status of the local access road should be checked with 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 between the Site and Kam Ho Road:
 - if the proposed vehicular access is approved by TD and relevant departments, the applicant should ensure the run in/out at Kam Ho Road is constructed in accordance with the latest version of HyD Standard Drawing No. H1113 and H1114, or H5133,

H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement. The applicant should also submit the proposal with details of road modification works, including modification of street furniture and road drainage, if any, for TD and HyD review. No modification works should be implemented unless approval on the relevant proposal is obtained from TD and HyD; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - there is an existing channel/streamcourse in the adjacent to the Site. The applicant is reminded to place all the proposed works 3m away from the top of the bank of the channel/streamcourse. All the proposed works in the vicinity of the channel/watercourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
- (g) to note the comments of the Director of Fire Services that:
 - in consideration of the design/nature of the application, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is also advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant shall be reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites";
 - the applicant is 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 applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicant is advised to meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - the applicant is advised that approval of the application does not imply approval of

tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site abuts on a specified street (Kam Ho Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - for unauthorised building works (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;
 and
- (k) to note the comments of the Commissioner of Police that:
 - the application would not cause vehicle obstruction or flooding.



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

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

27th December, 2024.

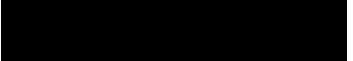
Dear Sir/ Madam,



<u>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)</u> with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (A/YL-KTS/1045)

- 1. We refer to the captioned.
- 2. We urge the Board to look at a photo extracted from the Town Planning Board Statutory Planning Portal 3 which shows the application site (bounded by the red line).







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

- 3. We urge the Board to investigate with relevant authorities as to whether the site is well vegetated and/ or arable, and whether it is close to Tai Lam Country Park. We urge the Board to consider whether there would be potential impacts caused by the proposal on the nearby Country Park.
- 4. Although the site is unlikely to be within the recently proposed Agricultural Priority Areas (APAs)¹, we recommend the Board to still consider whether the proposal (e.g., filling of land) will permanently affect the arability and landscape of the site, which is zoned 'Agriculture' (AGR), with an intention as follows:

This zone is intended 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.²

- 5. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the AGR zone.
- 6. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

¹ https://www.afcd.gov.hk/english/agriculture/agr apa/agr apa.html

²https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-KTS%2f15&lang=EN&ext=pdf&dType=in

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

From:

Sent:

2024-12-27 星期五 03:26:20

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/YL-KTS/1045 DD 106 Kam Tin

A/YL-KTS/1045

Lot 154 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin

Site area: About 2,124sq.m Includes Government Land of about 72sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / Filling of Land

Dear TPB Members.

Strong Objections, no previous application and this is part of a relatively undeveloped tract between the CA zoning and the extensive MTR lines and facilities.

In view of the rampant development closer to Kam Sheung Station, this area should not be converted to brownfield as it provides a small window of natural landscape for commuters to enjoy between the tunnel and the what will soon be towering walls of concrete further along the line.

It is no wonder that mental stress is such an issue as each and every patch of green that raised ones spirits are gradually being trashed.

Application should be rejected.

Mary Mulvihill



長春社 since1968

The Conservancy Association

27th December 2024

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTS/1045

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15, the planning intention of AGR zone "is intended 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". While all the proposed uses are not related to agriculture, the entire site, according to the application, would be paved by concrete. We opine that this is not in line with the planning intention of AGR zone.

2. Very close to Country Park

The site is very close to Tai Lam Country Park. The proposed use is not compatible with the landscape character of Country Park. There is no strong justification to prove that the development would not cause adverse environmental impact on the site and the surrounding Country Park.

3. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:





長春社 since1968

The Conservancy Association

- No plans on land recovery: Various structures/uses, such as warehouse, site office, washroom, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Impact on trees: It seems that the proposed development would be in conflict with some existing trees. However, currently no tree survey and other related documents are provided to evaluate if any impacts would be anticipated, and if any mitigation measures would be necessary.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

Yours faithfully, The Conservancy Association

Sq. 1 9

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

傳真:2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

organisti (Nightin)

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426 By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates <u>A/YL-KTS/1045Received on 27/01/2025</u>

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/compa	any making this comment	11.

簽署 Signature

日期 Date

鍾就華 主席



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

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

26th February, 2025.

Dear Sir/ Madam,



## Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (A/YL-KTS/1045)

- 1. We refer to the captioned.
- 2. We urge the Board to look at a photo extracted from the Town Planning Board Statutory Planning Portal 3 which shows the application site (bounded by the red line).





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

- 3. We urge the Board to investigate with relevant authorities as to whether the site is well vegetated and/ or arable, and whether it is close to Tai Lam Country Park. We urge the Board to consider whether there would be potential impacts caused by the proposal on the nearby Country Park.
- 4. Although the site is unlikely to be within the recently proposed Agricultural Priority Areas (APAs)¹, we recommend the Board to still consider whether the proposal (e.g., filling of land) will permanently affect the arability and landscape of the site, which is zoned 'Agriculture' (AGR), with an intention as follows:

This zone is intended 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.²

- 5. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the AGR zone.
- 6. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

²https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-KTS%2f15&lang=EN&ext=pdf&dType=in

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

From:

Sent:

2025-02-25 星期二 02:51:12

To: Subject: tpbpd/PLAND <tpbpd@pland.gov.hk>
Re: A/YL-KTS/1045 DD 106 Kam Tin

Dear TPB Members,

So all the 26 trees are to be felled and only 6 compensated because the GOVERNMENT HAS NOW SET A PRECEDENT VIA THE NAM SANG WAI OZP OF DESCRIBING CERTAIN TREES AS INVASIVE IN ORDER TO CIRCUMNAVIGATE THE LONG STANDING 1:1 COMPENSATION REQUIREMENT.

Trashing the site that is effectively part of the country park parameters and erecting a wall of concrete will impact the enjoyment of the community of the current green panorama.

This is not Cat 2, there is no justification to approving brownfield use.

Mary Mulvihill

From:

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

Date: Friday, 27 December 2024 3:26 AM HKT Subject: A/YL-KTS/1045 DD 106 Kam Tin

A/YL-KTS/1045

Lot 154 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin

Site area: About 2,124sq.m Includes Government Land of about 72sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections, no previous application and this is part of a relatively undeveloped tract between the CA zoning and the extensive MTR lines and facilities.

In view of the rampant development closer to Kam Sheung Station, this area should not be converted to brownfield as it provides a small window of natural landscape for commuters to enjoy between the tunnel and the what will soon be towering walls of concrete further along the line.

It is no wonder that mental stress is such an issue as each and every patch of green that raised ones spirits are gradually being trashed.

Application should be rejected.

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Mary N	/lulvihill				