

2024年 12月 16日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

16 DEC 2024

The Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated
Areas, or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

20241126 EPH (EPASS)

①

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/46-KS/1051
	Date Received 收到日期	16 DEC 2024

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

1. Name of Applicant 申請人姓名/名稱

Bay Area Yacht Club (HK) Company Limited (灣區聚樂部香港遊艇有限公司) (Company 公司)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 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 No. 299 RP(Part) in D.D. 113, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3242 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3238 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

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

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

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

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"#.

已取得 名「現行土地擁有人」#的同意。

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

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

- ☐ has notified "current land owner(s)"#

已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	4	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3238	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3238	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3238	sq.m	<input checked="" type="checkbox"/> About 約

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

Refer to Plan 3

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

Private Car Parking Spaces 私家車車位	
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	3
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

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

Proposed operating hours 擬議營運時間

9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／
有關建築物？

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

Kam Ho Road

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情																															
	No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3242 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否 <input type="checkbox"/>																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="576 168 1430 456"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="654 510 1061 521" style="border-bottom: 1px solid black; height: 5px; width: 255px; margin-top: 5px;"></div> </div> <div data-bbox="647 826 991 902"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="651 943 1058 954" style="border-bottom: 1px solid black; height: 5px; width: 255px; margin-top: 5px;"></div> </div> <div data-bbox="647 983 1307 1061"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1323 1163 1361"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1420 1163 1456"> <input type="checkbox"/> month(s) 個月 </div>

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）。

Refer to Planning Statement at Appendix I

8. Declaration 聲明

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

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

Signature Signed with recognised
簽署 e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

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

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
-------------------------	----------------------------------

Location/address 位置／地址	Lot No. 299 RP(Part) in D.D. 113, Yuen Long, New Territories
---------------------------	--

Site area 地盤面積	3242 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
-------------------	---

Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
------------	--

Zoning 地帶	"Agriculture" ("AGR")
--------------	-----------------------

Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
-----------------------------	---

Applied use/ development 申請用途／發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land
--	--

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 3238 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 1 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	99.8 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>3</u> Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>3</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Drainage Proposal, Plan showing existing filling of land, Plan showing nearest public transport services</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Bay Area Yacht Club (HK) Company Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years and associated Filling of Land (“the Proposed Development”) at Lot No. 299 RP (Part) in D.D. 113, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 299 RP (Part) in D.D. 113, Yuen Long, New Territories. It is accessible from Kam Ho Road via the ingress to the east of the Site.
3. The site area is about 3,242 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
5. 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.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structure of the Proposed Development is temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structure on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storeys
1	Warehouse with ancillary office	3,238	3,238	9	1
Total		<u>3,238</u>	<u>3,238</u>		
		Plot Ratio	Site Coverage		
		1	99.8%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 3 nos. of parking space for medium goods vehicles (MGV) are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kam Ho Road via the ingress to the east of the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 6**).
12. The entire site is covered by overgrown grass and filled with concrete of about 0.2 m in depth (existing ground levels ranging from +12.2 mPD to +13.8 mPD) for the provision of solid ground for the erection of structures and vehicle manoeuvring space (**Plan 4**). The application serves to regularise the existing filling of land within the Site.

Similar Applications

13. There are 5 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/946	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years	19.5.2023
A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024
A/YL-KTS/1023	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	22.11.2024

14. The similar applications were approved by the Committee between 2023 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or their technical concerns could be addressed by appropriate approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of temporary structure. The applied use is considered not incompatible with surrounding land uses intermixed with warehouse, plant nursery, storage, woodland and residential structures. There are warehouses located at approximately 100m to the north-west of the Site. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

17. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	1	1
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>3</u>	<u>3</u>

18. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
19. 3 nos. of parking space for MGCV are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 6**).

20. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 100 m from the Site (**Plan 5**).

Environment

21. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

23. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts arising from the Proposed Development (**Plans 7.1 and 7.2**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

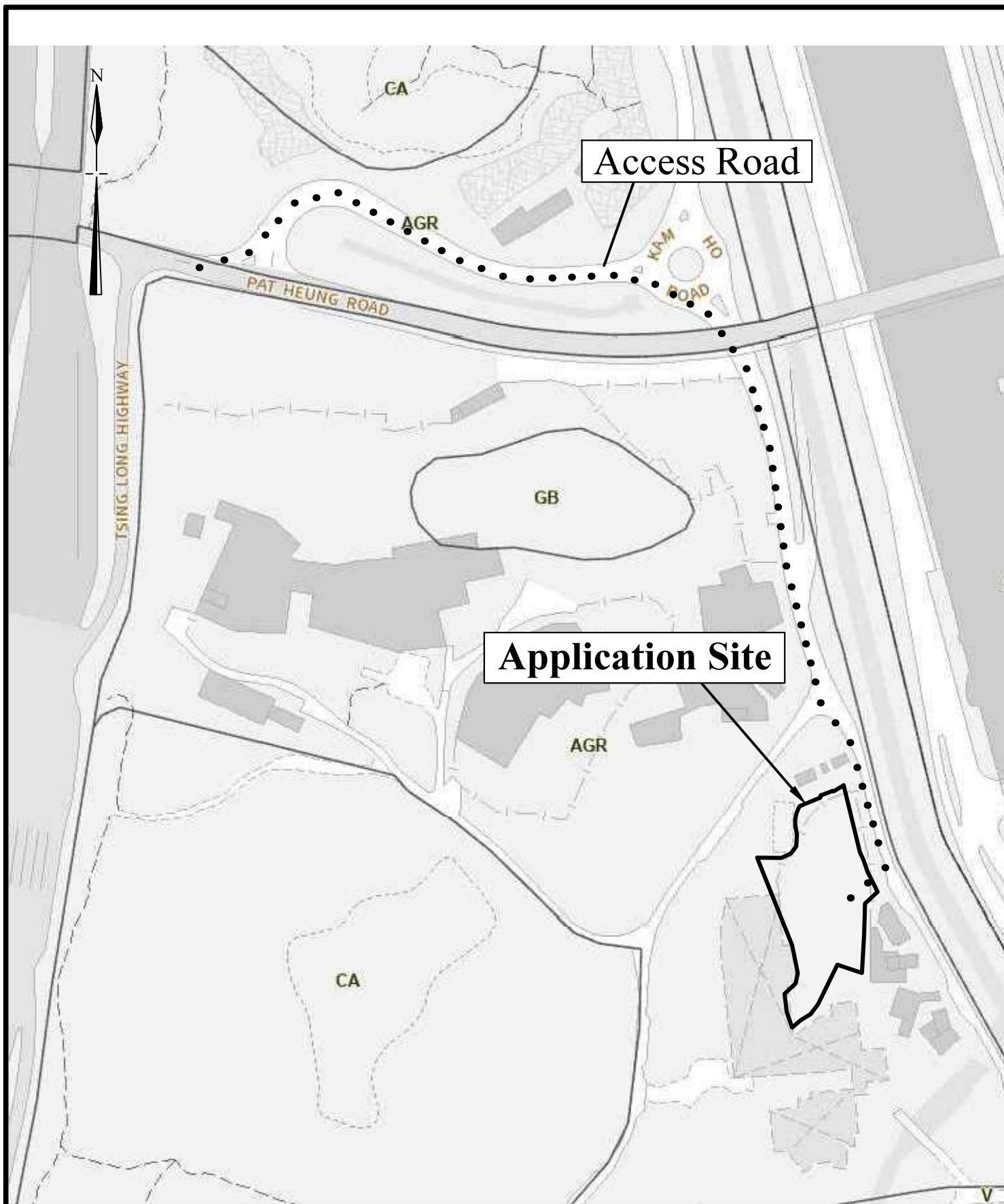
Fire Safety

24. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Planning Gain

25. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.

- End -



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

Not to Scale

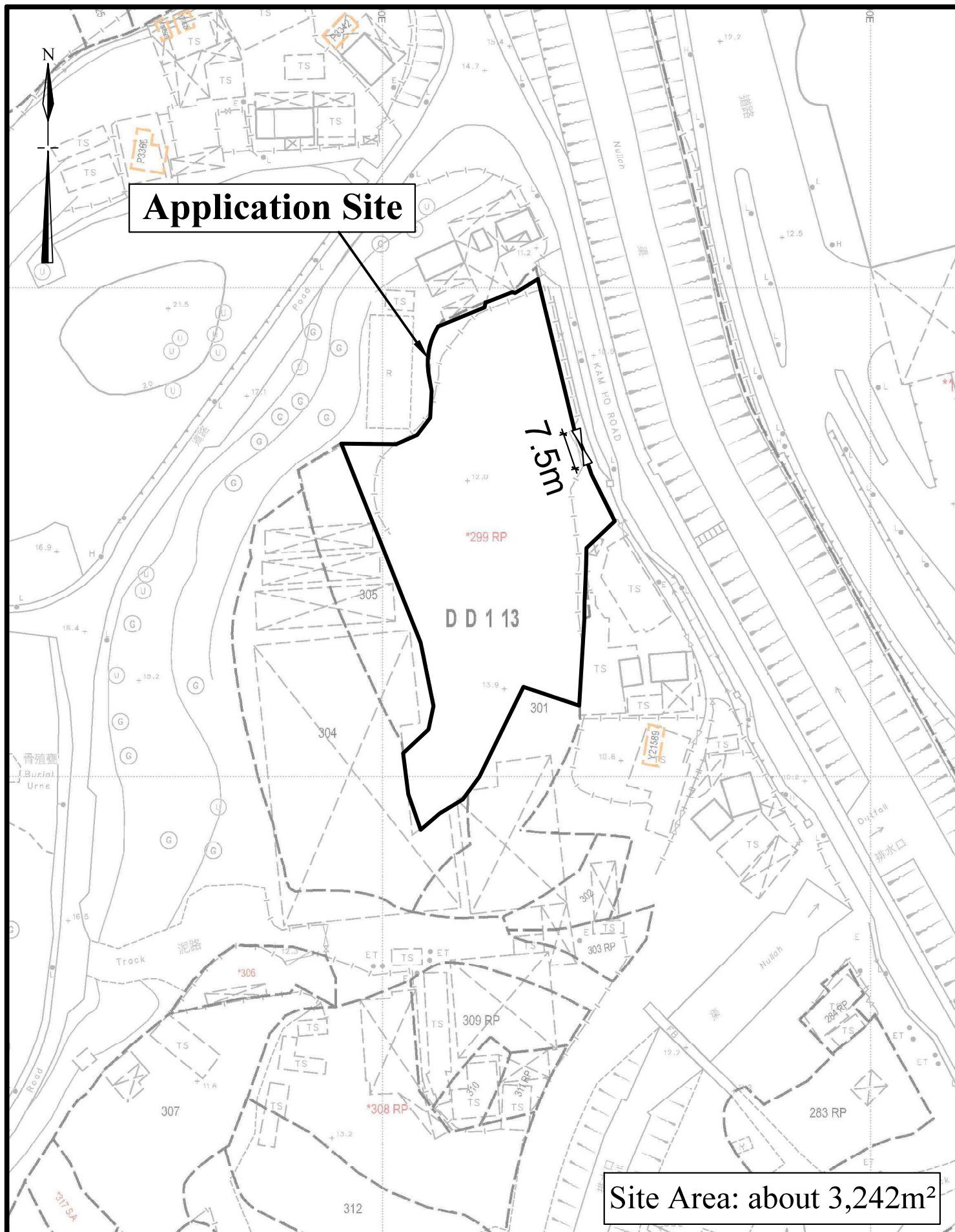
Location Plan

Goldrich Planners &
Surveyors Ltd.

November 2024

Lot No. 299 RP (part) in D. D. 113
Yuen Long, New Territories

Plan 1
(P 21096)



1 : 1000 (A4)

Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

November 2024

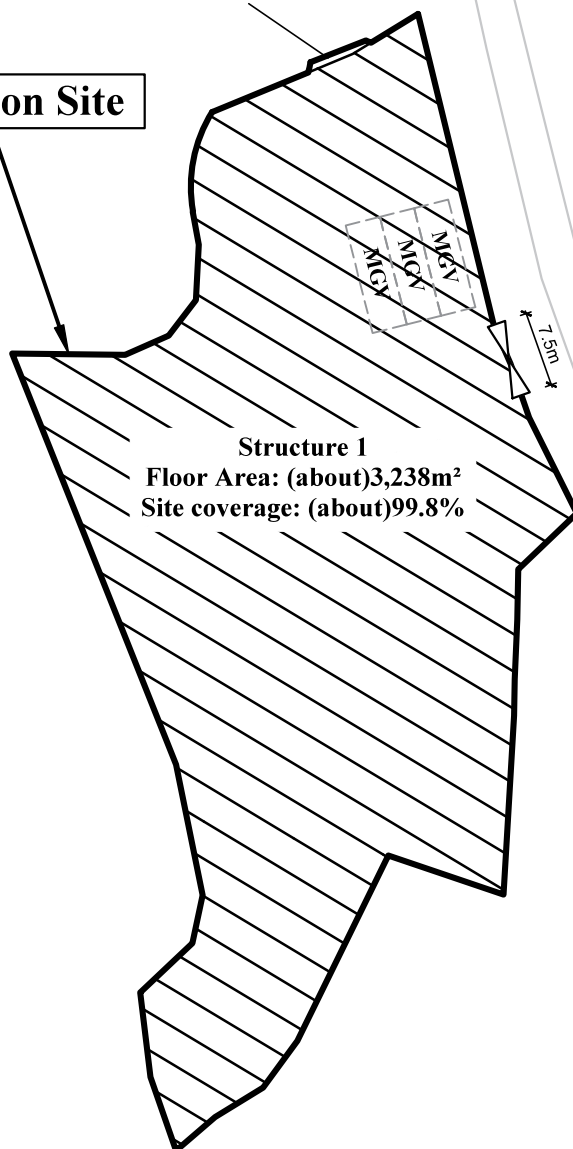
Lot No. 299 RP (part) in D. D. 113
Yuen Long, New Territories

**Plan 2
(P 21096)**



Application Site

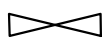
Uncovered area
(about) 4m²



Structure 1
Floor Area: (about)3,238m²
Site coverage: (about)99.8%

Kam Ho Road

Legend



Vehicular Ingress / Egress



Parking space for medium goods vehicles
(11m (L) x 3.5(W))

Site Area (about) : 3,242m²

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	Warehouse with ancillary office	3,238m ²	3,238m ²	9m	1

1 : 750 (A4)

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

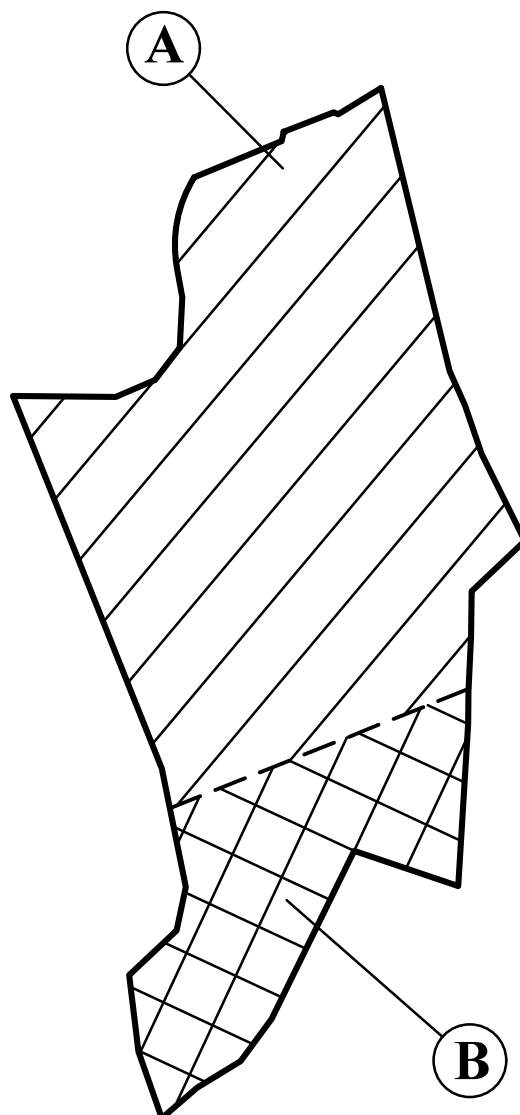
November 2024

Lot No. 299 RP (part) in D. D. 113
Yuen Long, New Territories

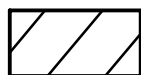
**Plan 3
(P 21096)**



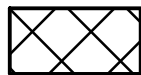
Existing hard paving of 0.2m in depth
(from 12.0 mPD to 12.2 mPD)



Existing hard paving of 0.2m in depth
(from 13.6 mPD to 13.8 mPD)



Portion A (about) : 2500m²
(existing ground level: 12.2 mPD)



Portion B (about) : 742m²
(existing ground level: 13.8 mPD)

Total Site Area (about) : 3,242m²

N.T.S

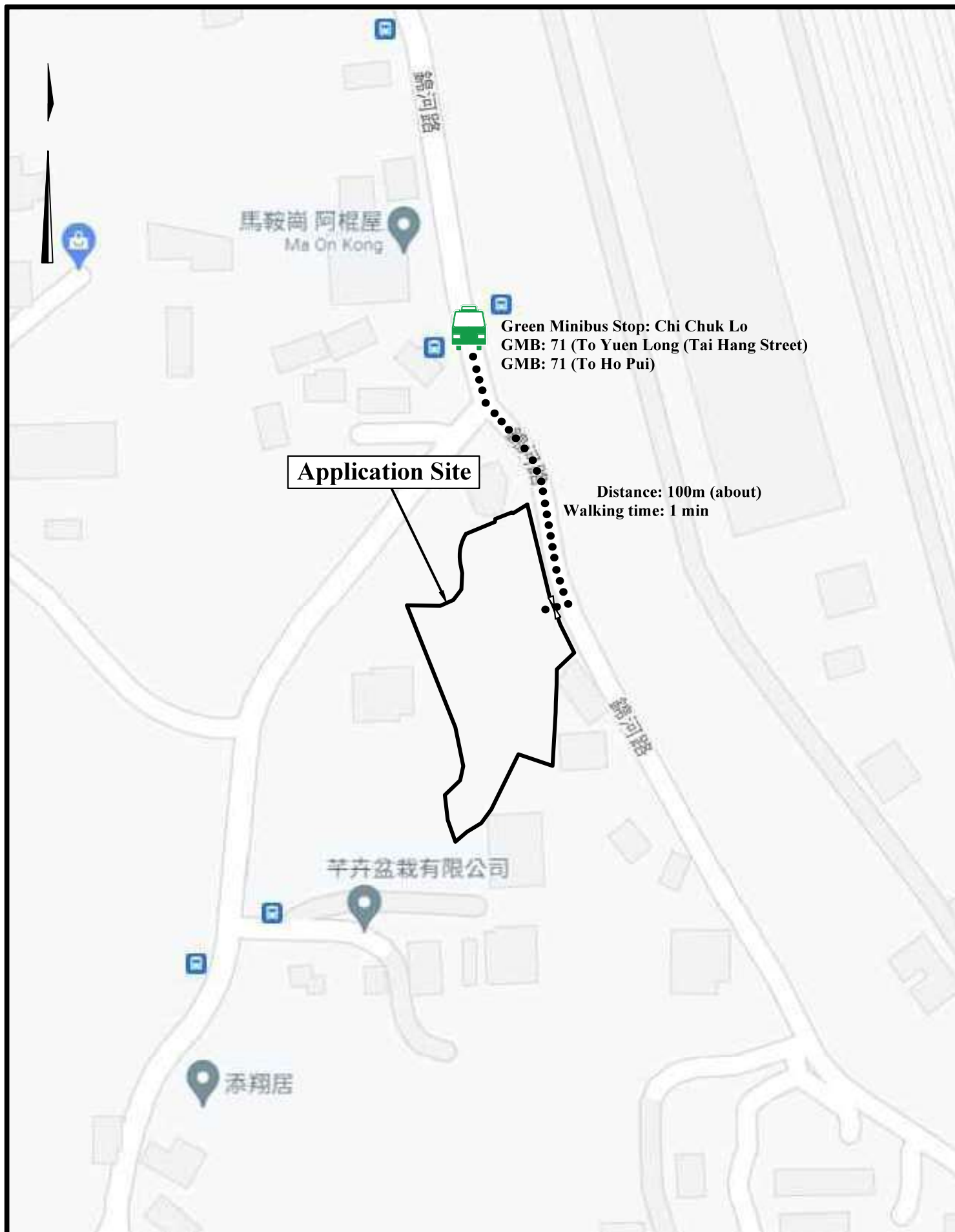
**Plan Showing the Existing
Filling of Land**

**Goldrich Planners &
Surveyors Ltd.**

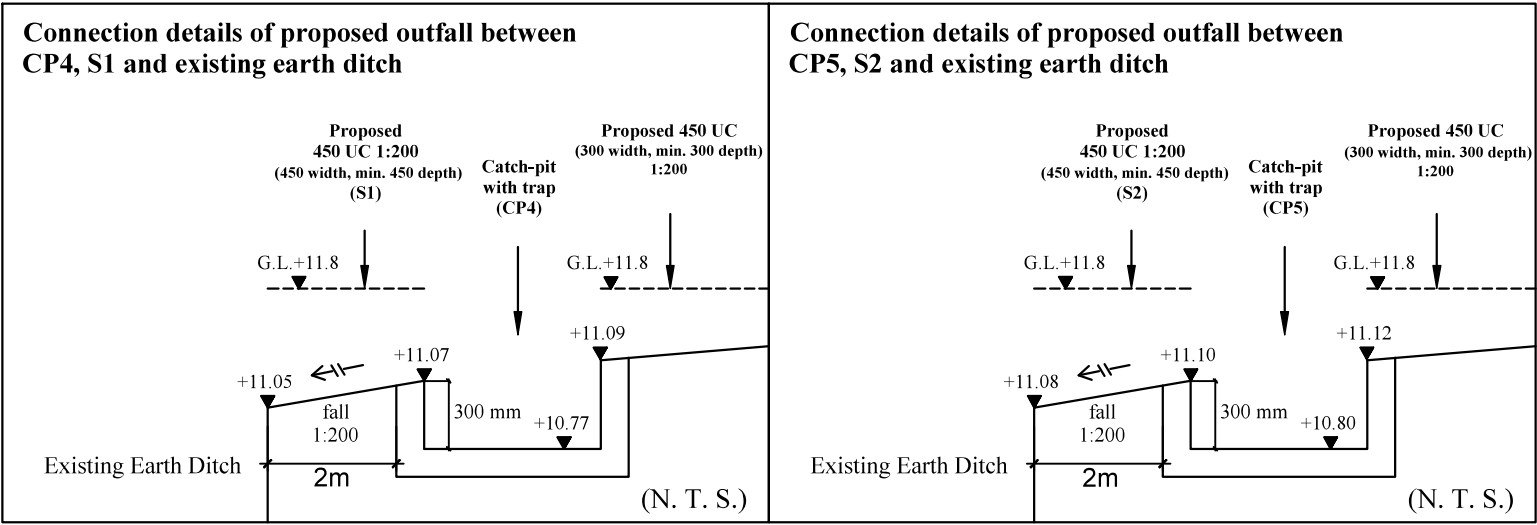
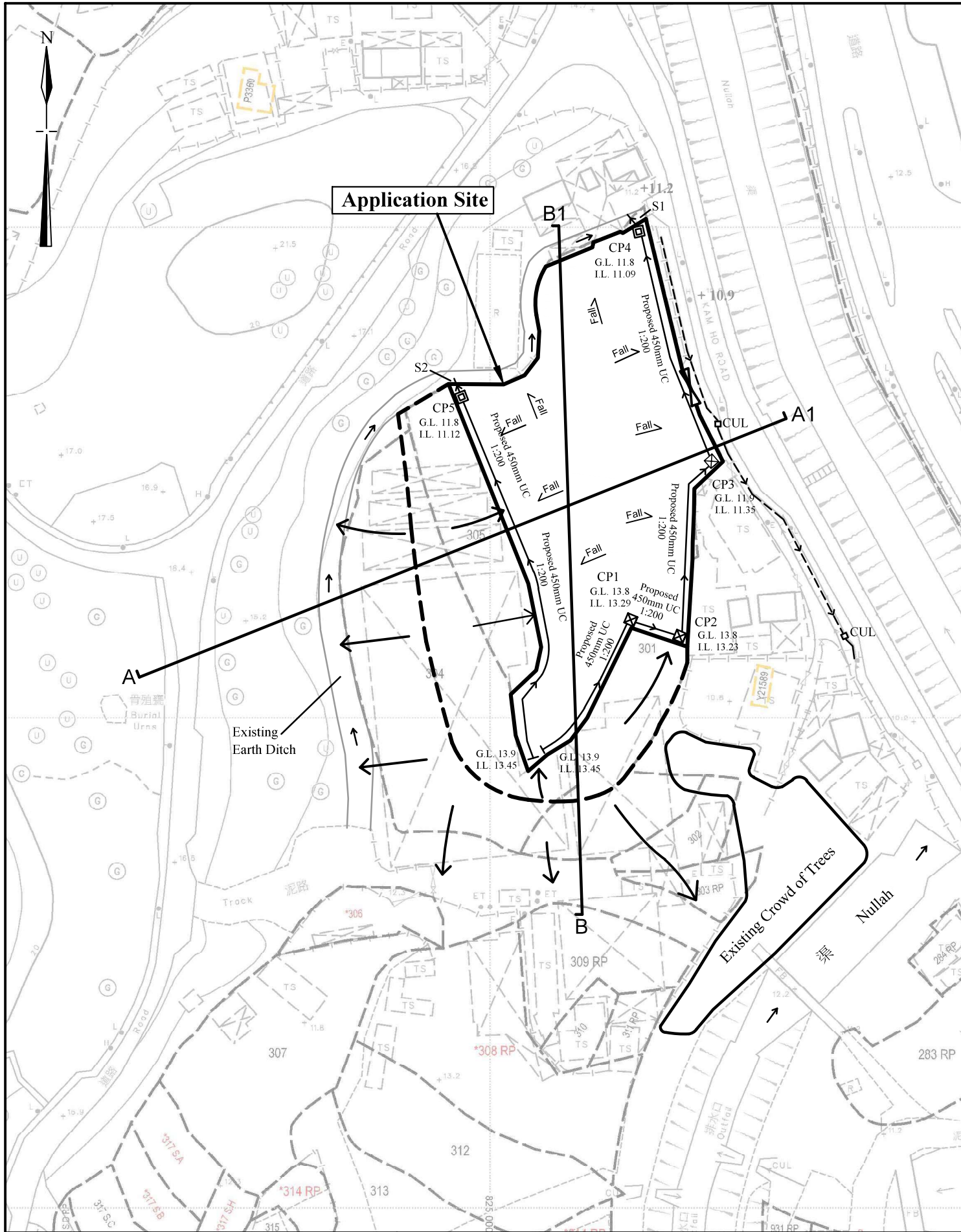
November 2024

Lot No. 299 RP (part) in D. D. 113
Yuen Long, New Territories

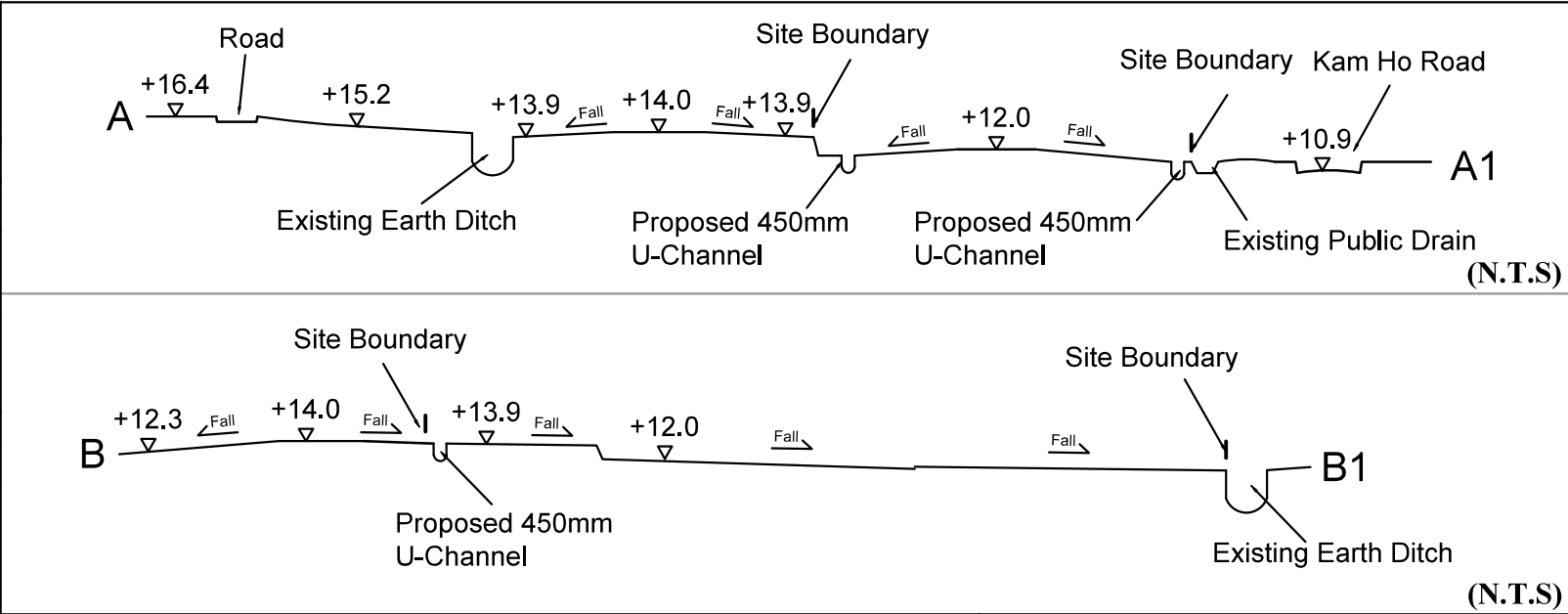
**Plan 4
(P 21096)**



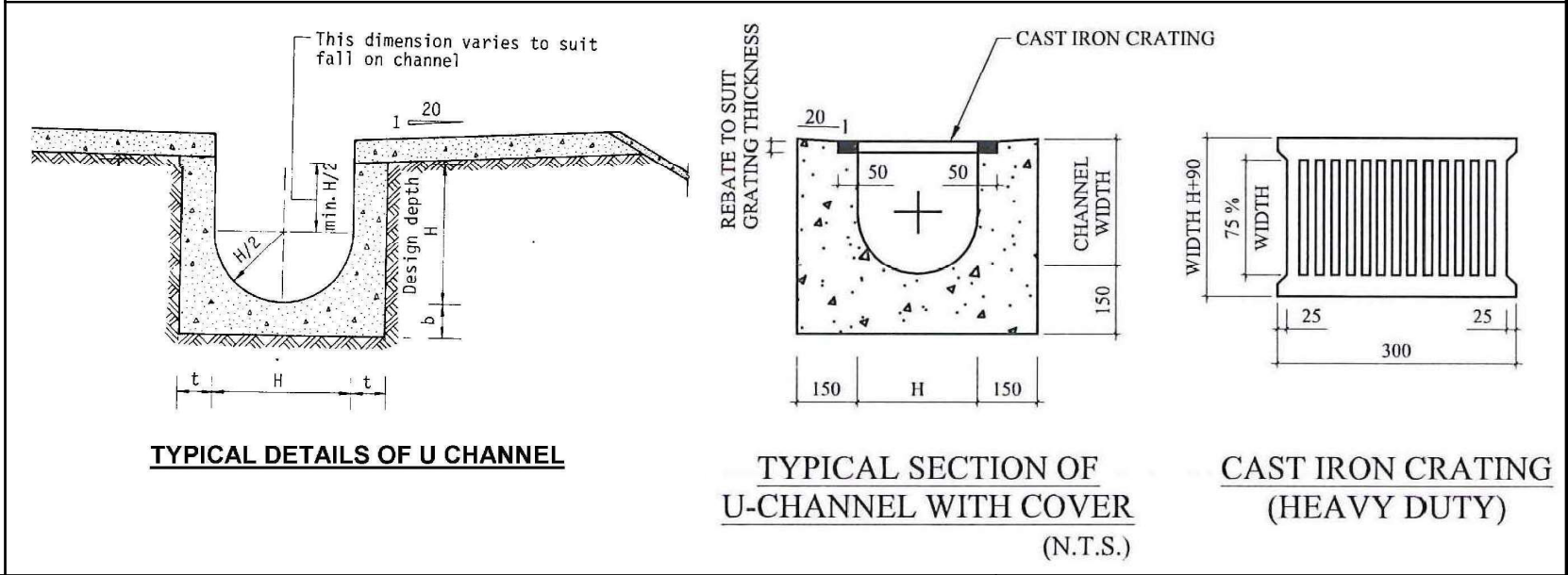
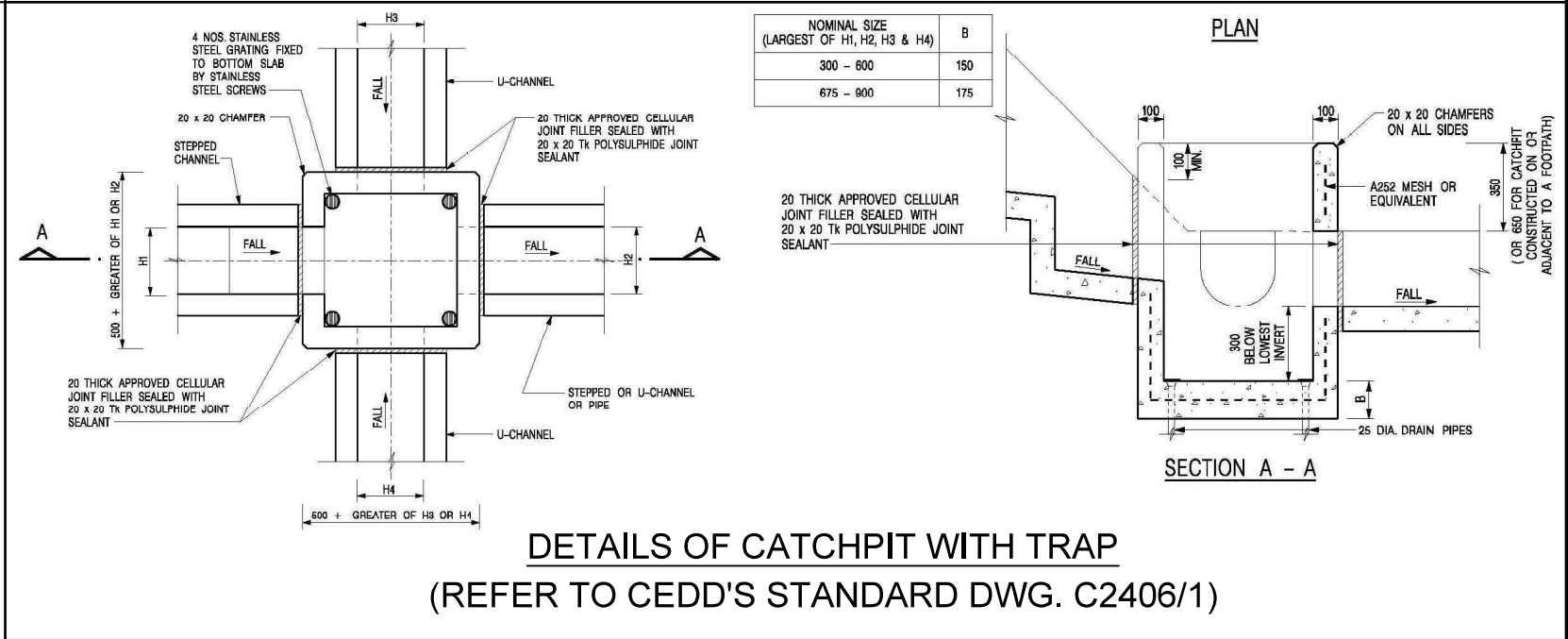
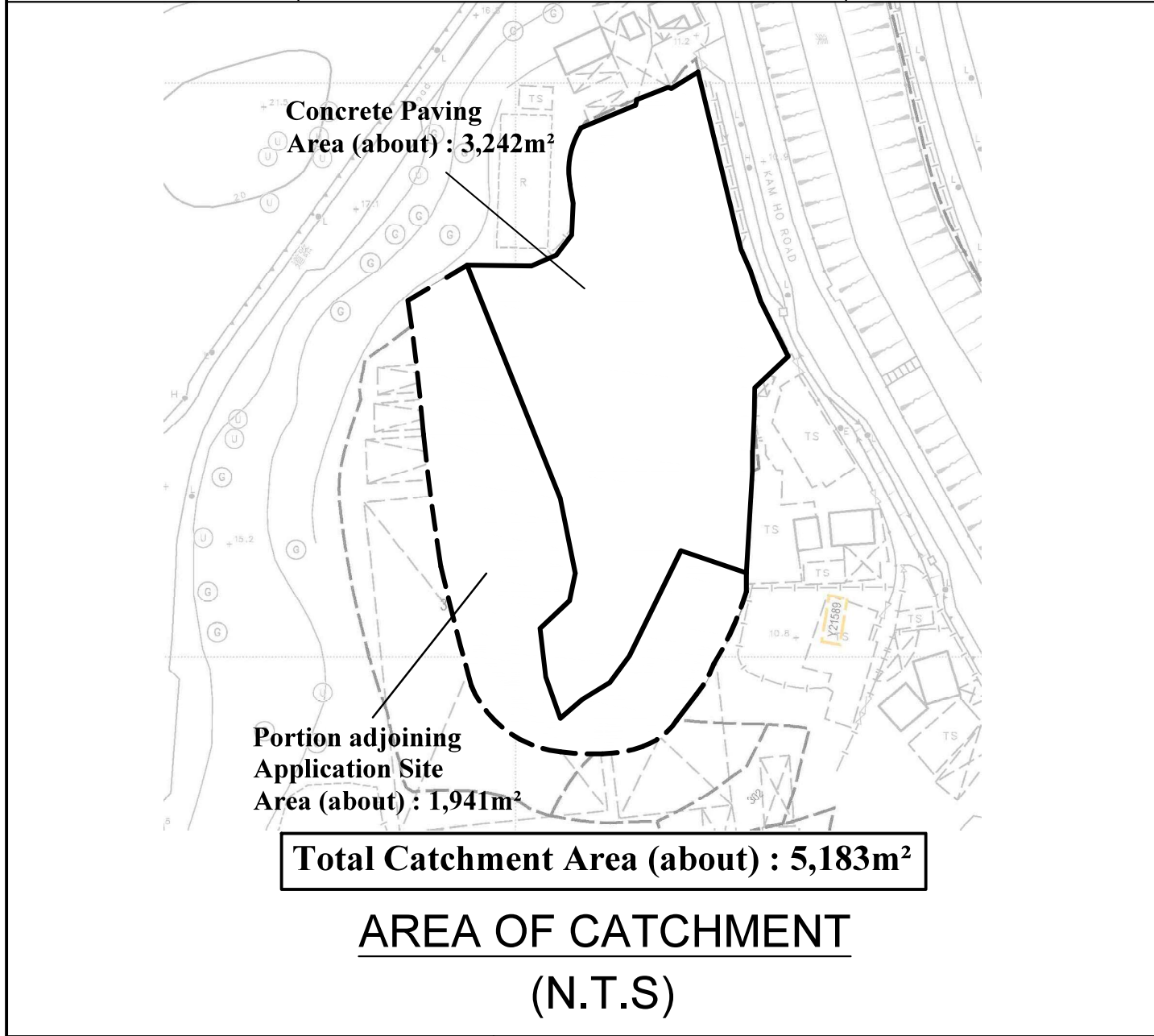
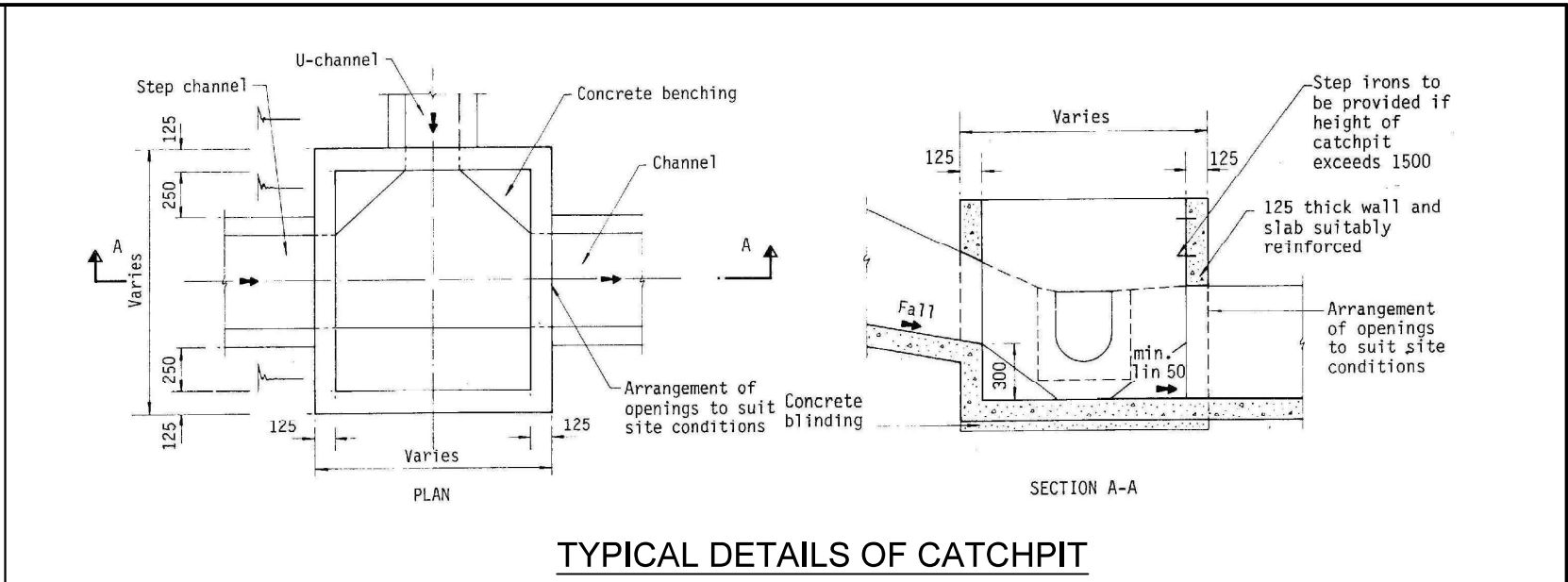
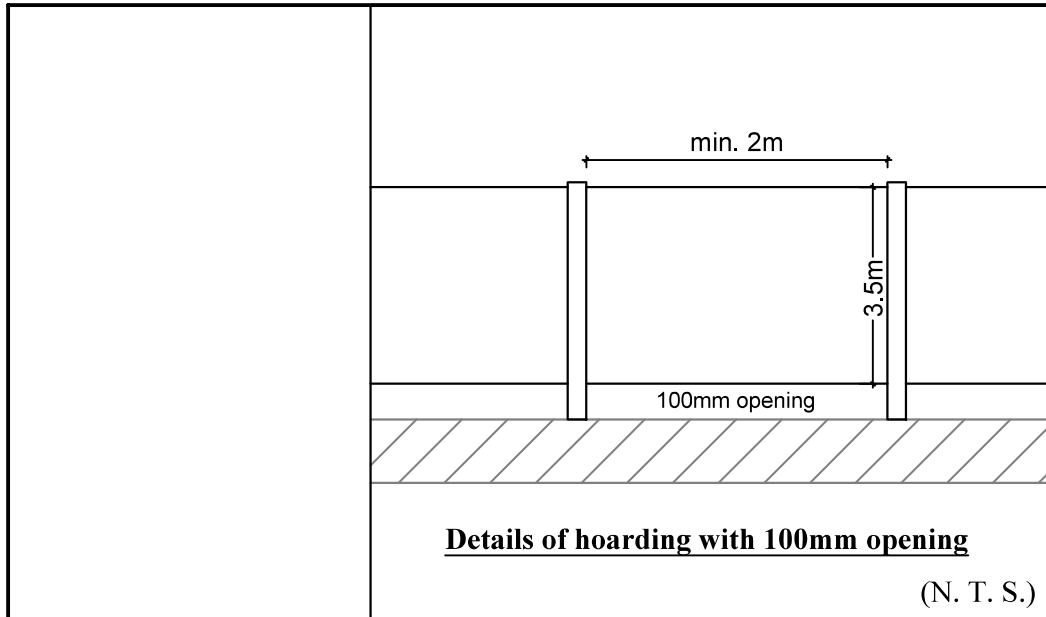
N.T.S	Nearest Public Transport Services	Goldrich Planners & Surveyors Ltd.
November 2024	Lot No. 299 RP (part) in D. D. 113 Yuen Long, New Territories	Plan 5 (P 21096)



- LEGEND:**
- Proposed catch pit
 - Proposed last catch pit
 - CUL Existing culvert
 - Direction of flow
 - Existing underground drainage
 - Proposed 450mm U-channel(1:200)



1 : 1000	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
November 2024		Plan 7.1 (P 21096)
Lot No. 299 RP (part) in D. D. 113 Yuen Long, New Territories		



N.T.S

November 2024

Drainage Proposal

Lot No. 299 RP (part) in D. D. 113
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 7.2
(P 21096)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

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

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-KTS/1051

Our Ref.: P21096/TL25066

28 February 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and associated Filling of Land in "Agriculture" Zone,
Lot 299 RP (Part) in D.D. 113, Yuen Long, New Territories
(Application No. A/YL-KTS/1051)**

We write to submit FI in response to departmental comment(s) for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

C.C.

DPO/FSYLE, PlanD

(Attn.: Mr. Michael SO)

By E-mail only

Further Information for Planning Application No. A/YL-KTS/1051**Response-to-Comment****Comments from Urban Design and Landscape Section, Planning Department**

Contact person: Mr. Samuel HUI (Tel.: 3565 3957)

I.	Comments	Responses
1.	Based on the site photos, some existing trees of common species are observed within the Site. According to the Layout Plan (Plan 3), the proposed layout is in conflict with the existing trees. However, no tree information, proposed tree treatment and mitigation measure(s) are provided in the application.	The Site has been covered by overgrown vegetation and weeds. No trees were observed within the Site. Please refer to the site photos taken in 2022 and 2025 for comparison (Annex I). The applicant has removed some of the overgrown vegetation recently.

Comments from FS/YLE DPO, Planning Department

Contact person: Mr. Gary LAM (Tel.: 3168 4043) / Mr. Michael SO (Tel.: 3907 0963)

II.	Comments	Responses
1.	Please confirm that no open storage, repairing, assembling, or dismantling or workshop activities will be carried out at the application site.	No open storage, repairing, assembling, or dismantling or workshop activities will be carried out within the Site.

- END -

Viewpoint 1 (taken in 2022)



Viewpoint 1 (taken in 2025)



Viewpoint 2 (taken in 2022)



Viewpoint 2 (taken in 2025)





Application Site

Uncovered area
(about) 4m²

②

MGV
MGV
MGV
MGV

7.5m

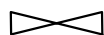
Kam Ho Road

Structure 1

Floor Area: (about) 3,238m²
Site coverage: (about) 99.8%

①

Legend



Vehicular Ingress / Egress



Parking space for medium goods vehicles
(11m (L) x 3.5(W))



Viewpoint of photo

Site Area (about) : 3,242m²

1 : 750 (A4)

Plan Showing Viewpoint of Site Photographs

Goldrich Planners &
Surveyors Ltd.

February 2025

Lot No. 299 RP (part) in D. D. 113
Yuen Long, New Territories

Plan 8
(P 21096)

Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTS/342	Temporary Open Storage of Scrap Metal and Plastic Materials for a Period of 3 Years	15.4.2005	(1) to (5)
2.	A/YL-KTS/357	Temporary Open Storage of Containers for a Period of 3 Years	11.11.2005	(1), (2), (3), (5) & (6)
3.	A/YL-KTS/367	Temporary Public Car Park for Private Cars for a Period of 3 Years	7.4.2006 [Rejected in S.17 review on 13.10.2006]	(1), (3), (4) & (5)
4.	A/YL-KTS/559	Temporary Open Storage of Machinery for a Period of 3 Years	20.4.2012 [Rejected in S.17 review on 17.8.2012]	(1), (2), (4), (5), (6) & (7)

Rejection Reasons

- (1) the proposal was not in line with the planning intention for the area;
- (2) the proposed development did not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses";
- (3) the development was not compatible with the surroundings as there were residential dwellings located to its close proximity which would be susceptible to adverse environmental nuisance generated by the development;
- (4) no information had been included in the application to demonstrate that the proposed use would not generate adverse drainage, environmental, landscape and/or traffic impacts on the surrounding areas;
- (5) the approval of the application would set an undesirable precedent for similar use in the same "AGR" zone and the cumulative effect of which would result in a general degradation of the environment of the surrounding area;
- (6) there was adverse departmental comments and/or local objections against the application; and
- (7) there was no previous approval granted at the site.

Similar s.16 Applications within “Agriculture” 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 Construction Materials (Timber and Metal) for a Period of 3 Years and Filling of Land	19.5.2023 <i>[Revoked on 21.11.2024]</i>
2.	A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
3.	A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024
4.	A/YL-KTS/1020	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	24.1.2025
5..	A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of Three Years and Associated Filling of Land	22.11.2024
6.	A/YL-KTS/1048	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Associated Filling of Land	24.1.2025
7.	A/YL-KTS/1049	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of Three Years and Associated Filling of Land	24.1.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 299 RP (Part) in D.D. 113 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

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

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

- no in principle objection to the application;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection in principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a revised 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
- detailed comments on the drainage proposal are at **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 at **Appendix IV**.

5. **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; and
- advisory comments are at **Appendix IV**.

6. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising vacant land, temporary structures, open storage and scattered tree groups and dense woodland with “GB” zone to the west. The proposed use is generally not incompatible with the surrounding landscape character;
- according to the applicant’s submission, it is noted that no trees were observed within the Site. Significant adverse landscape impact on existing landscape resources is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **District Officer’s Comments**

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

8. **Other Departments**

The following government departments have no objection to or no adverse 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, Railway Development Office, HyD;
- 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 authorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (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;
- (d) 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 the proposed access connecting the Site and Kam Ho Road, including the local track;
 - if the proposed access at Kam Ho Road is agreed by TD, the applicant should provide a run in/out to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. The applicant should provide a detailed layout plan of the run-in/out to clearly indicate the existing gullies, street lighting, street furniture, etc. for TD and HyD to review. The proposed run-in/out should not be located next to the existing gullies. No modification works of street furniture/gullies should be implemented unless approval on the relevant proposal is obtained from TD and HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services

Department that:

- the applicant shall take into account the following points in preparing the revised drainage proposal;
 - i. u-channel at the northern side of the Sites should be provided;
 - ii. it should be demonstrated with hydraulic calculation that the proposed/existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
 - iii. the intercepted storm water is proposed to be discharged to an existing earth ditch as shown in Plan 7.1. However, the above earth ditch cannot be located in the drawing records of DSD. More details including colour photos should be provided to indicate the current conditions of the earth ditch, and the full alignment of the earth pitch discharge path all the way down to the ultimate discharge point should be clearly indicated (including photos);
 - iv. the proposed G.L. at CP3 and CP4 are at 11.9 mPD and 11.8 mPD respectively. The land filling depth seems higher than the proposed figure of 0.2m specified in Section 6(A)(e)(i) of the Application Form;
 - v. where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site; and
 - vi. the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land outside the Site;

(f) to note the comments of the Director of Fire Services that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

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

- the applicant shall follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by the Environmental Protection Department (EPD);

- the applicant shall 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 EPD”;
 - the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
 - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 BA should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

Dear Sir/Madam,

I am an indigenous resident of Ma On Kong. I oppose the application for DD113 LOT299RP(Application Number: A/YL-KTS/1051).The reason is that it is close to the CA and GB zones, which are both conservation zones. If the warehouse development is approved, it will have a serious impact on the nearby ecology, and it will also start to destroy environmental precedents and the neighboring environment. Such application is extremely inconsistent with nearby environment. I am very worried that if a fire breaks out in the warehouse, it will spread to the nearby gardening company, our ancestral graves, AND, the fire will burn up the mountain and the conservation area,.

In addition, the main concern of our original residents is the fung-shui issue. Originally, this area belonged to the fung-shui forest in front of our ancestral tombs of the Wu family, Fan family and Kan family in Ma on kong. The birds are singing and the flowers are fragrant. This application blocks the view of our ancestral graves. If it is changed into a warehouse now, it must affect The fate of future generations.



Mr. Wu
3/1/2025

Dear Sir/Madam,

Oppose Application Number: A/YL-KTS/1051, (DD113 LOT299RP);

Lot DD113 LOT299RP has been abandoned for many years, and there are many old trees and wild animals and plants living there. We hope that the relevant authorities will first conduct an environmental assessment of its ecological value. This lot is not suitable for warehouse development.

In addition, we are also worried that application will affect the environment of nearby agricultural work, it is inharmonious with the surrounding environment, and set a precedent for damaging the environment, because the lot is close to neighboring trees and operates a garden potted plant planting business. In addition, the lot is too close to residential houses, which will cause noise pollution and affect the lives of residents. We are also worried that if the warehouse catches fire, the fire will easily spread to nearby residential houses and gardening company plants.

Thanks you!

nearby resident



From: [REDACTED]
Sent: 2025-01-13 星期一 03:09:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1051 DD 113 Kam Ho Road

A/YL-KTS/1051

Lot 299 RP in D.D. 113, Kam Ho Road, Kam Tin South, Yuen Long

Site area : About 3,262sq.m

Zoning: "Agriculture"

Applied Use: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So 1026 withdrawn, the Ombudsman's investigation into abuse of this formula must have put pressure on government depts to stand by their own regulations and procedures.

So now it's the real deal, the true intention, brownfield.

Site coverage is now 100%, totally unacceptable for the zoning.

THIS IS NOT CAT 2 so no justification to approve.

Moreover, approval would underline the ease with which manipulation of the both the ordinance and guidelines are being abused.

Application should be rejected in order to deter similar manoeuvring.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 1 October 2024 2:47 AM HKT
Subject: A/YL-KTS/1026 DD 113 Kam Ho Road ABE

Dear TPB Members,

So now its Animal Boarding and 5 Vehicle Parking. *"The Proposed Development serves to meet the huge demand for pet boarding service in the area"*

Ha Ha Ha - so how come dozens of applications for ABE in the district have in fact been used for parking and open storage? Most of the applications listed have been revoked or are about to be.

Applicant is the Bay Area Yacht Club!!! Any track record in managing ABE? More likely a dumping site for old equipment, etc. Have the appropriate licences been applied for?

The site has already been completely filled in.

A four year old could see through this one. Previous objections valid and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 18 June 2023 3:33 AM HKT
Subject: A/YL-KTS/963 DD 113 Kam Ho Road

Dear TPB Members,

934 withdrawn and back with a slight tweaking of footprint to 3,242sq.m.

The paved area will be 44% of the site, totally unacceptable in view of the zoning.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 4 August 2022 1:33 AM CST
Subject: A/YL-KTS/934 DD 113 Kam Ho Road

A/YL-KTS/934

Lot 299 RP in D.D. 113, Kam Ho Road, Kam Tin South, Yuen Long

Site area : About 3,262sq.m

Zoning: "Agriculture"

Applied Use: Hobby Farm / **Filling of Land / 5 Years** /3 Vehicle Parking

Dear TPB Members,

Strong objections, the application appears to be more about Destroy to Build than farming.

45% of the lot would be cemented. This is an unacceptable high percentage.

According to Google Maps the area has dense vegetation but no mention of how many trees to be felled, etc.

Mary Mulvihill

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

13th January, 2025.



Dear Sir/ Madam,

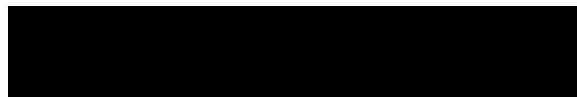
**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Office for a Period of 3 Years and Associated Filling of Land
(A/YL-KTS/1051)**

1. We refer to the captioned.
2. There are some withdrawn or rejected applications covering the current application site. The reasons to reject one of the applications (A/YL-KTS/559; Temporary Open Storage of Machinery for a Period of 3 Years; review application) are reproduced below.

(a) the development was not in line with the planning intention of the "AGR" zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis;

(b) the application did not comply with the TPB PG-No. 13E in that the development was not compatible with the surrounding land uses which were predominated by residential structures/dwellings, a plant nursery and vacant/unused land; there was no previous approval granted at the site and there were adverse departmental comments and local objections against the application;

(c) the applicant failed to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas; and



(d) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

3. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

