

2023年 4月 11日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期・

Appendix I of
RNTPC Paper No. A/YL-KTS/959

This document is received on 11 APR 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2300880 29/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/71-KTS / 959
	Date Received 收到日期	11 APR 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Useful Building Materials Trading Limited 裕豐建材貿易有限公司

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

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

Top Bright Consultants Ltd. (才鴻顧問有限公司)

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 Nos. 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and 1033(Part) in DD 113, 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 4,433 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 1,306 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)Nil sq.m 平方米 ☐ 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. SYL-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)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
21/03/2023 (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 24/03/2023 (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**
位於鄉郊地區土地上及/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, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)(a) Proposed
use(s)/development
擬議用途/發展

Temporary Warehouse of Construction Materials (the "Proposed Development") for a Period of Three Years and Filling of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 3,127sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 1,306sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 Nilsq.m ☒ About 約Proposed non-domestic floor area 擬議非住用樓面面積 1,306sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 1,306sq.m ☒ About 約

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

Please refer to Figure 5 of the Supplementary Planning Statement

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

3

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

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

Taxi Spaces 的士車位

N/A

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

2

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

Proposed operating hours 擬議營運時間 8:00am and 6:00pm (Mondays to Saturdays) No operation on Sundays and Public Holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Ho Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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2,582..... 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 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

Adam Chow

Assistant Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他

on behalf of

代表

Top Bright Consultants Limited

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

Date 日期

28/03/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and 1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	4,433 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin 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 for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 <u>3</u> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	Temporary Warehouse of Construction Materials (the "Proposed Development") for a Period of Three Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,306 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	11	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	29 % <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		3
	Private, Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		3 N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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)		N/A N/A 2 N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing the General Area, Extract from Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, Landfilling Plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上 '✓' 號		

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

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



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/959

Our Ref.: 23/815/L03

May 19, 2023

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

By Email

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials (the “Proposed Development”)
for a Period of Three Years and Filling of Land in “Agriculture” (“AGR”) Zone
at Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/959)

We would like to provide the following information to support the captioned planning application. Please note that this letter will supersede the previous letter (Our Ref.: 23/815/L02) sent on 18.5.2023.

Thorough Site Searching Process

The Applicant had undergone a thorough site searching process in identifying a suitable site for relocation. The process has been difficult as sites within Categories 1 or 2 areas of the TPB PG-No.13G were either unaffordable or have been occupied by other operators.

Three prospective sites in Yuen Long district have been reviewed and were found to be unsuitable due to various shortcomings, such as being too large/ small for the relocation, contravening the planning intention, land ownership, etc. The details of alternative sites for relocation of the applicant's business and why they are not feasible are shown in **Appendix 1**.

The Application Site is deemed suitable for the relocation as it is highly accessible and abuts Kam Ho Road. The site area (4,433sq.m.) is the most closely to the original work sites in Yuen Long South (4,210sq.m.). Since the Application Site has been formed by the contractor for the KCRC's construction of West Rail (Phase 1), the physical condition of the Application Site and its surrounding areas are now less than favourable for agricultural purposes. Approval of the application would therefore not contravene the planning intention of the “AGR” zone. The lot index plan and aerial photo are shown in **Appendix 2**.

Importance to Local Construction Industry

In 2021, the Chief Executive unveiled the Northern Metropolis Development Strategy in the Policy Address, inter alia, the Northern Metropolis encompasses maturely developed new towns including Tin Shui Wai, Yuen Long, Fanling/Sheung Shui and their neighbouring rural areas, as well as six NDAs and Development Nodes in different planning and development stages. At present, there are lots of residential, commercial, industrial, institutional and

Government development projects undergoing in Hong Kong, especially in the New Territories. The demand for open storage/storage and warehouse sites for construction materials is incredibly high. Successful relocation would help sustain the operation and support the upcoming development projects in Hong Kong.

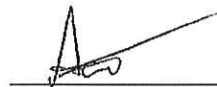
Proposed Use

The Applicant seeks the Board's permission to use the Application Site for temporary warehouse of construction materials for a period of three years and filling of land. The proposed warehouses are enclosed and the construction materials for interior decoration include wooden floors, tiles, gypsum boards, fireproof boards, etc. will be stored in the warehouses. No open storage will be found in the Application Site.

The letter from the Lands Department is attached for your reference (see **Appendix 3**).

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Useful Building Materials Trading Limited (the Applicant)

Appendix 1 - Alternative Sites for Relocation

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
1.	<p>Lots 2340 and 2341 RP in DD120</p> <ul style="list-style-type: none"> - The Site is accessible from Lam Hi Road - It is approximately 2km southwest of Yuen Long Town Centre. 	<p>The Site is fenced, paved and occupied by some temporary structures</p> <p>The Site falls on an area zoned as "Open Space" on the Draft Yuen Long Outline Zoning Plan No. S/YL/26.</p> <p>"Warehouse" use is not a Column 1 nor 2 use within the "Open Space" zone.</p>	<p>The surrounding areas are predominated by residential, institutional and industrial uses.</p> <ul style="list-style-type: none"> - To its north are residential developments (Park Signature and La Grove) - To its west are educational institutions (South Yuen Long Government Primary School, ELCHK Lutheran Academy, etc.) - To its south across the Yuen Long Highway are industrial uses (open storage, workshop), which have been resumed by the Government for the Yuen Long South Development (stage 1) - To its east are industrial uses, which are not permitted by the Board 	<ul style="list-style-type: none"> - The Site occupied an area of 4,455m² (about), it is approximately 5% larger than the original premises. - Contravene the planning intention of the "O" zone - No similar approved planning application within the same "O" zone - Not compatible with surrounding land use which is dominated by residential and institutional uses <p>It is considered not suitable for relocation for the Proposed Development</p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
2.	<p>Lots 1022RP, 1023SA, 1023RP, 1024SA, 1024RP and 1028SA in DD113</p> <ul style="list-style-type: none"> - The Site is accessible from Kam Ho Road - It is about 900m to the southeast of the Tai Lam Tunnel toll plaza, 600m to the south of the Kowloon Canton Railway West Rail Pat Heung Maintenance Centre and 2.5km to the south of the Kam Sheung Road MTR Station 	<p>The Site is currently vacant, hard-paved, partially fenced off</p> <p>The Site falls on an area zoned as "Agriculture" and "Village" on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.</p> <p>"Warehouse" use is not a Column 1 nor 2 use within the "AGR" and "V" zone.</p>	<p>The Site is sandwiched by the village settlements and industrial facilities, such as MTR Pat Heung Depot and ventilation building. Temporary structures for storage purpose and vacant land can also be found in the vicinity.</p> <ul style="list-style-type: none"> - To the immediate south of the Application Site is under construction for a proposed temporary place of recreation (Application No. A/YL-KTS/928 approved by the Board on 23.9.2022). - The nearest villages, Ho Pui and Ma On Kong, are located about 200 and 400 metres to the west of the Application Site, respectively. - To its north are temporary structures for storage purpose. Its further north is MTR Pat Heung Depot. 	<ul style="list-style-type: none"> - The Site occupied an area of 3,200m² (about), it is approximately 31% smaller than the original premises - The Site falls within Category 3 and 4 areas under TPB PG No.13G - No Similar approved planning application within the same "V" zone - 4 Similar approved planning applications within the same "AGR" zone - The Application Site is the subject of a previous planning application (No. A/YL-KTS/940) for Temporary Animal Boarding for a period of 3 years approved by the Board on 3.3.2023. - The applicant of (No. A/YL-KTS/940) is gradually

			<p>- To the east of the Site is under construction for a proposed temporary animal boarding establishment and filling of land (Application No. A/YL-KTS/940 approved by the Board on 3.3.2023). To its further east are an existing nullah, Ho Pui Ventilation Building, and MTR Pat Heung Depot</p>	<p>implementing the animal boarding development.</p> <ul style="list-style-type: none"> - Land ownership issue <p>It is considered not suitable for relocation for the Proposed Development</p>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
3.	<p>Lots 1689SA, 1689SB, 1689SC, 1695, 1696 and 1697RP in DD111</p> <ul style="list-style-type: none"> - The Site is accessible from Leung Shing Road - It is about 200m south of the junction of Kam Tin Road - It is about 2.4km to the east of Kam Tin Town Centre and approximately 2.8 km away from the Kam Sheung Road MTR Station 	<p>The Site is currently vacant, not fenced, formed and covered by weeds</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.</p> <p>"Warehouse" use is not a Column 1 nor 2 use within the "AGR" zone.</p>	<p>The Site is situated within an area surrounded by the MTR Express Rail Link Shek Kong Stabling Sidings and emergency rescue station and a mixture of village housing, temporary structures, informal rural industries, notably vehicle repair workshops, open storage yards and public vehicle parks.</p> <ul style="list-style-type: none"> - to its north and northwest are residential structures, open storage yards, a workshop and a dog kennel - To the east is Leung Uk Tsuen - To the south are orchard, open storage yard, car park - To the west is the MTR Express Rail Link Shek Kong Stabling Sidings 	<ul style="list-style-type: none"> - The Site occupied an area of 10,100m² (about), it is approximately 58% larger than the original premises - The Site falls within Category 2 areas under TPB PG No.13G - Similar approved planning application (A/YL-PH879) within the same "AGR" zone - However, the Application Site is the subject of a previous planning application (No. A/YL-PH/919) for Temporary Transitional Housing for a period of 3 years approved by the Board on 12.8.2022 - The applicant of (No. A/YL-PH/919) is gradually implementing the transitional housing project.

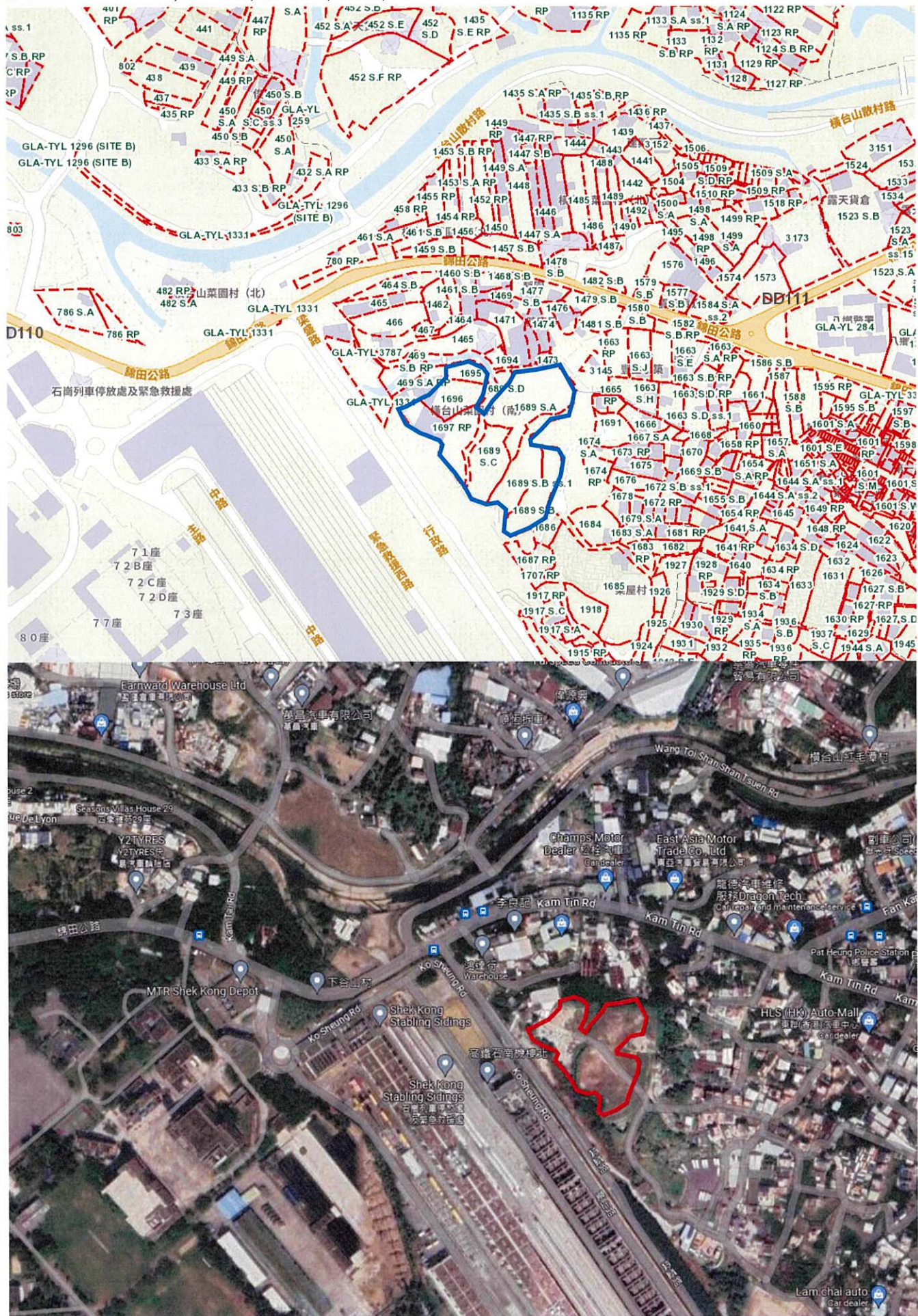
				<p>- Land ownership issue</p> <p>It is considered not suitable for relocation for the Proposed Development</p>
--	--	--	--	----------------------------------------------------------------------------------------------------------------

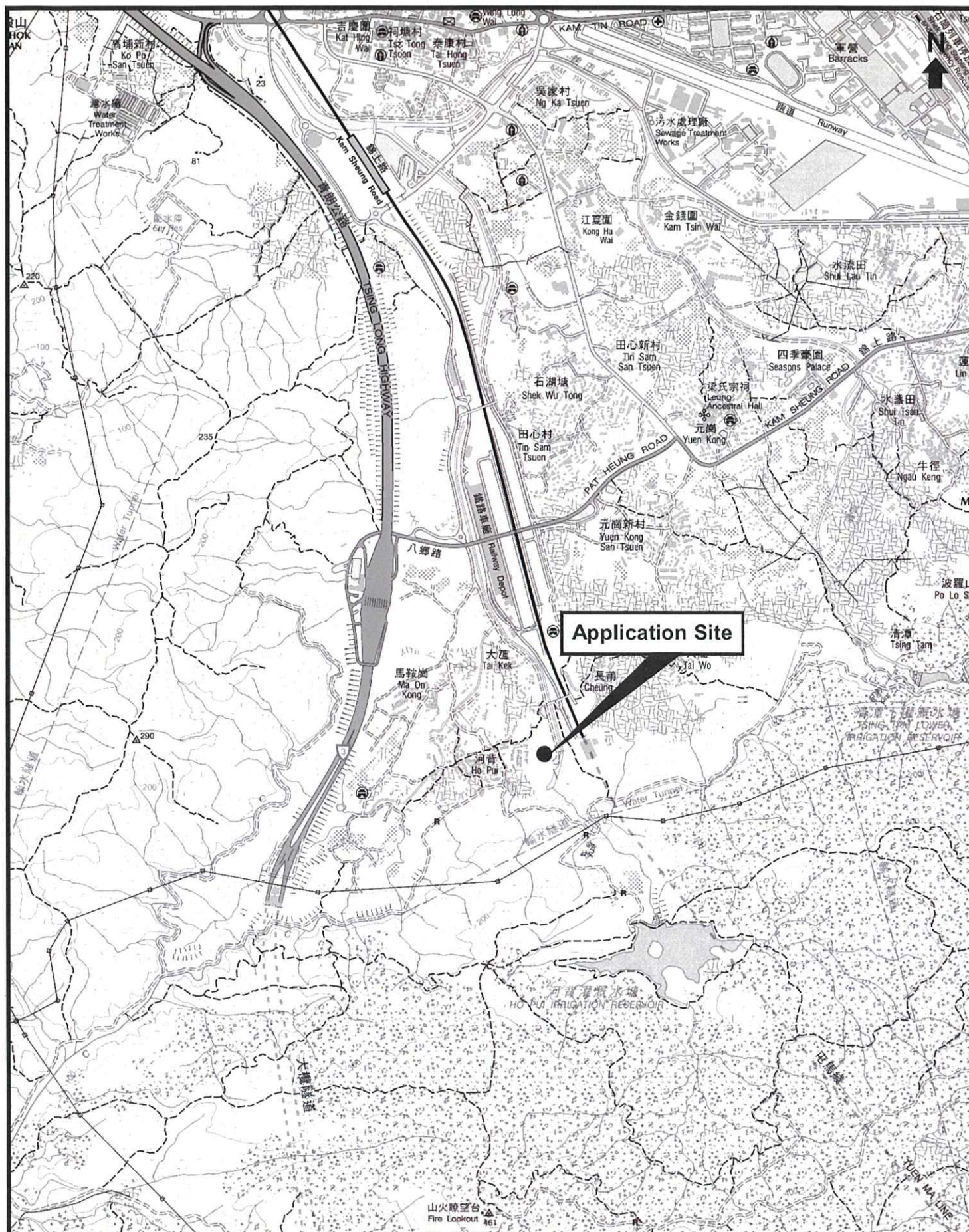
The map displays the Yuen Long New Town area, featuring numerous residential developments and landmarks. Key roads include '元朗公路' (Yuen Long Highway) and '橫街' (Cross Street). Landmarks such as '宏信書院' (Hong Tin College) and '露天貨倉' (Open-air Warehouse) are marked. A blue line highlights a specific route or boundary within the map.





Site 3: Lots 1689SA, 1689SB, 1689SC, 1695, 1696 and 1697RP in DD111





Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 6

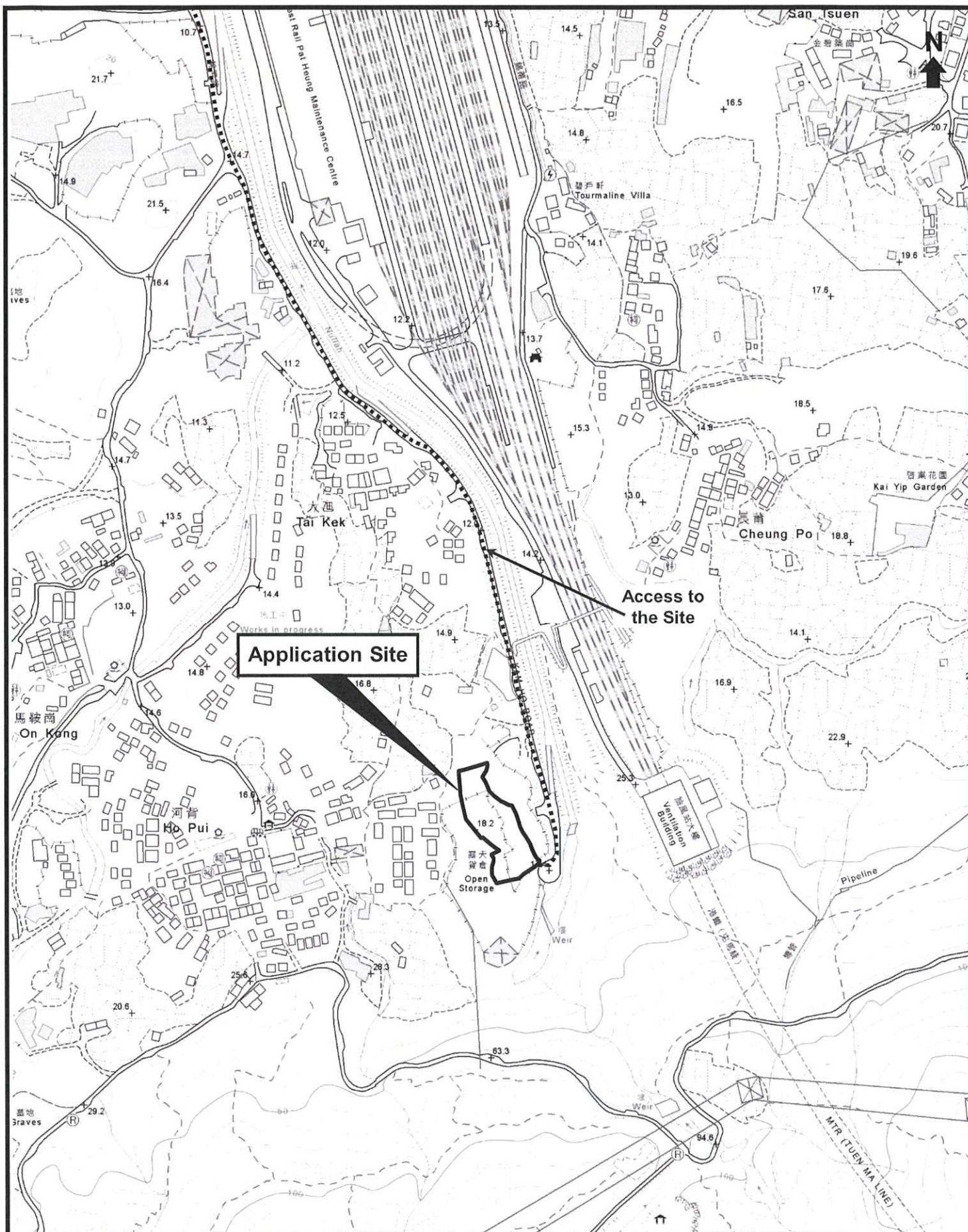
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 20.3.2023



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
6-NE-C

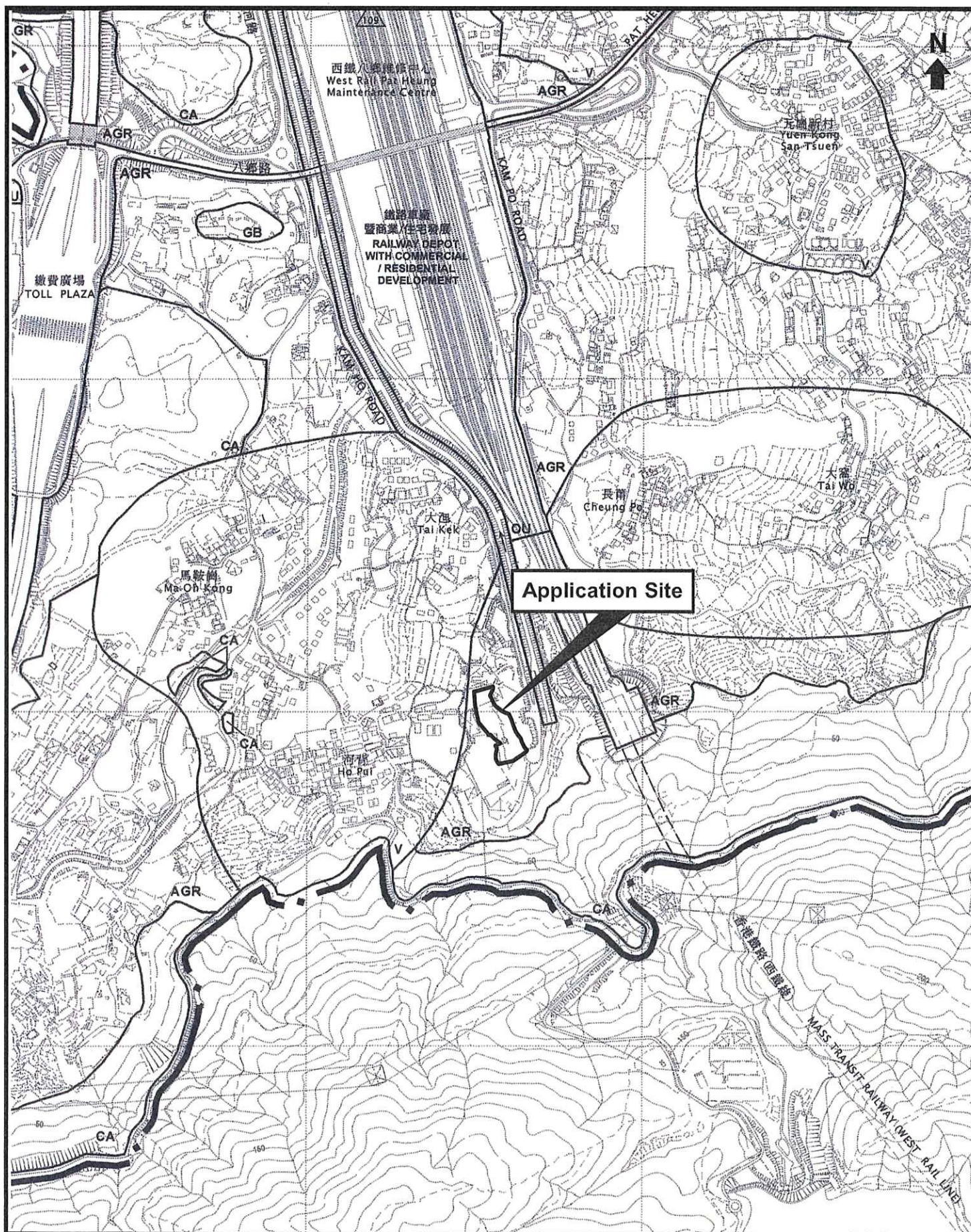
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 20.3.2023



Extract from Kam Tin South Outline Zoning Plan
No. S/YL-KTS/15 gazetted on 21.12.2018

FIGURE 4

For Identification Purpose

Date: 20.3.2023

Application Site: Lot Nos. 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, 3672RP(Part) and 1033(Part) in DD 113



Letter from the Lands Department:

電話 Tel: 3582 3820
圖文傳真 Fax: 3565 4270
電郵地址 Email: slep6@landsd.gov.hk
本署檔號 Our Ref: (25) in LD NDA/YLS/BUT/FPD/81A
來函檔號 Your Ref:
來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
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.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories

網址 Website : www.landso.gov.hk

掛號郵遞及現場派遞

(經辦人：王凱傑先生)

王先生：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，清拆行動暫定於 2022 年第 4 季 執行，確實日期容後公布。貴公司需搬離有關土地及向政府交出所有土地及構築物（但不得遲於工程清拆日）。

本署在 2021 年 9 月 29 日發信要求貴公司提供相關文件，以便評核貴公司是否符合資格申領特惠津貼。經審核後，現特函通知貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

貴公司經營的露天／戶外業務未有在緊接 2020 年 7 月 10 日前（即上述工程計劃的凍結登記日前），在有關地點上營運最少達兩年。

雖然貴公司不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關係例向政府提出法定補償申索。政府會按有關係例考慮該申索。

Appendix 3

日後，如貴公司能在上述清拆行動之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

如貴公司對此事有任何查詢，請於辦公時間內致電 3615 1433 與地政主任莊潔兒女士聯絡。

地政總署
總產業測量師／新發展區

(梁庭芳  代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2022 年 9 月 29 日

Appendix 3



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/959

Our Ref.: 23/815/L04

May 22, 2023

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

By Email

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials (the "Proposed Development")
for a Period of Three Years and Filling of Land in "Agriculture" ("AGR") Zone
at Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/959)

In response to comments of the Departments received dated 19.5.2023, we would like to submit our response to comments attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Useful Building Materials Trading Limited (the Applicant)

In response to comments of the Departments received dated 19.5.2023, we would like to submit herewith our response to comments for your consideration.

Comments from Transport Department

1. The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Ho Road and the local access;

The Proposed Development will provide three private car parking spaces for staff/visitors and two loading/unloading bays for light goods vehicle (3.5m x 7m). The number of trips generated and attracted by the Proposed Development is relatively low, about 10 – 12 trips per day. In order to control the number of vehicles to the Application Site, an appointment system is adopted by the Applicant.

Please see below for the hourly trip generation:

Time (Operation Hours)	Estimated Trip Generation By Staff and Visitors (private vehicles) (in)	Estimated Trip Generation By Staff and Visitors (private vehicles) (Out)	Estimated Trip Generation By Delivery (light goods vehicles) (in)	Estimated Trip Generation By Delivery (light goods vehicles (out))	Total
8:00 – 11:00	2	0	1	1	4
11:00 – 14:00	1	2	1	1	4
14:00 – 18:00	1	2	1	1	4
18:00 – 8:00	0	0	0	0	0

2. The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Kam Ho Road, along the local access and within the site;

The width of Kam Ho Road is between 6m to 9m. No medium or heavy vehicles would be allowed to enter the Application Site. The sizes of private and light goods vehicles are capable to turn to Kam Ho Road from the Application Site via the vehicular access. Please refer to the **Figure 1** attached below.

Figure 1

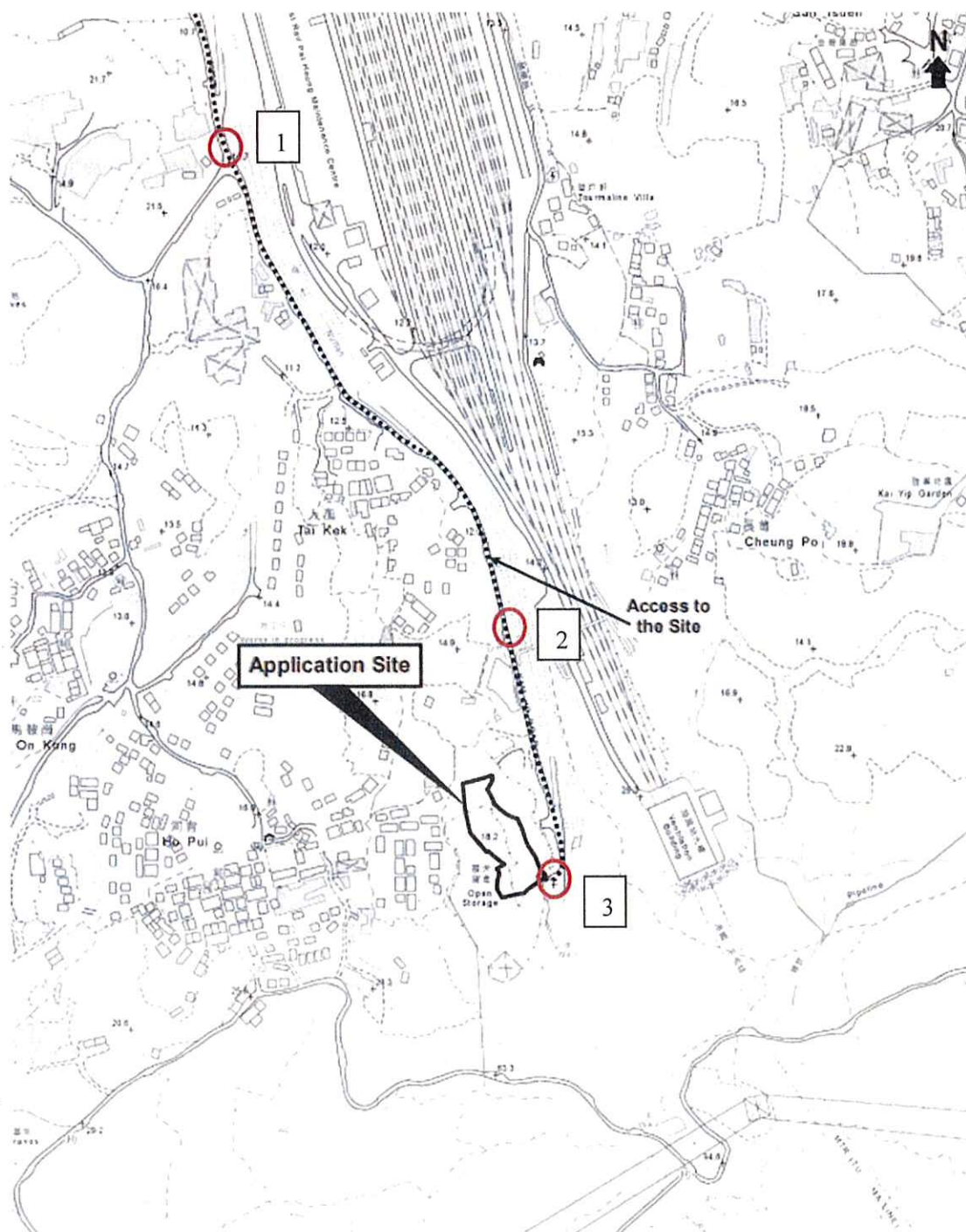


Photo 1 shows the section of Kam Ho Road connecting to the Pat Heung Road roundabout. It is two lanes for two-way. The width of Kam Ho Road is about 9m.

Photo 2 shows the surrounding land use of the Application Site. There are warehouse, open storage, residential uses in the surrounding. Light goods vehicles are always used to deliver goods/furnitures in this area.

Planning Application No. A/YL-KTS/959 - Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land

Photo 3 shows the entrance to the Application Site, which is a roundabout. The width of the roundabout is about 22m wide. The sizes of private and light goods vehicles are capable to turn to the Application Site from Kam Ho Road.

Photo 1



Photo 2

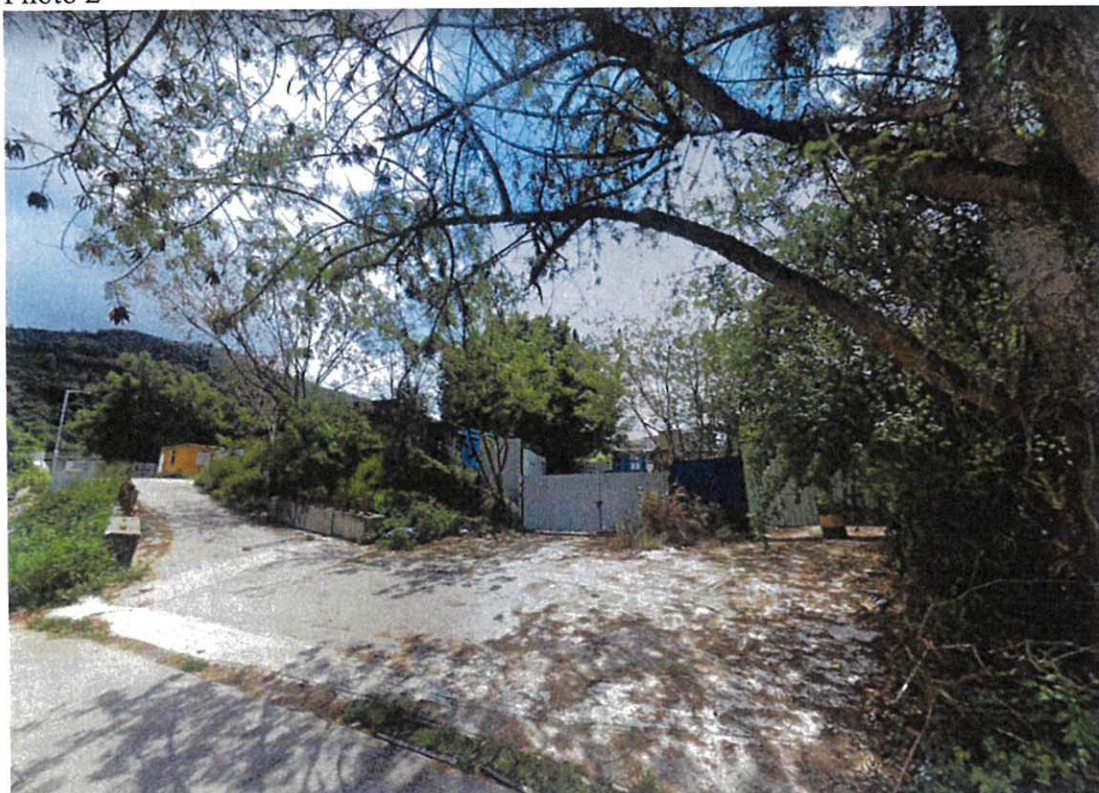
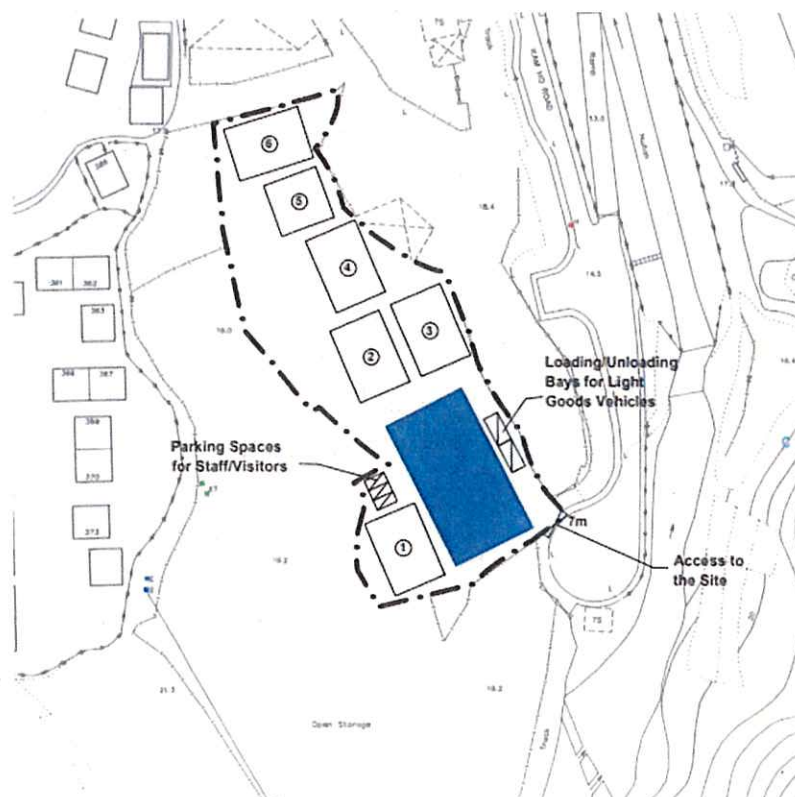


Photo 3



Sufficient space (in blue colour) is provided for the smooth manoeuvring of vehicles within the Application Site (See the **Figure 2** below).

Figure 2

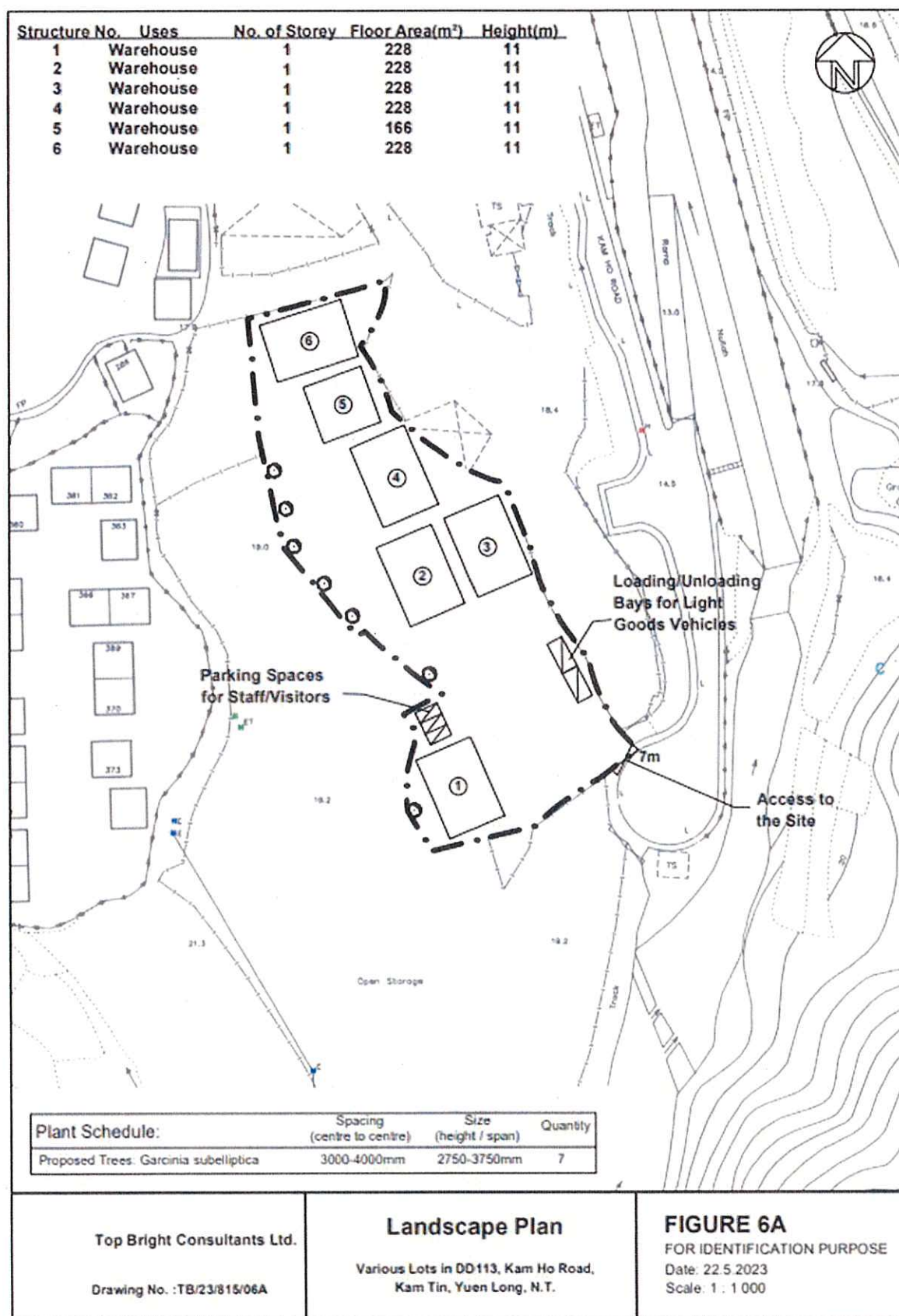


Comments from Planning Department

1. Some proposed new trees are located very close to the temporary structures (e.g. Warehouse 1 & 6) and/or in conflict with the land filled area. The proposed tree location should be reviewed & ensure sufficient growing space is provided for the trees.

Garcinia subelliptica will be planted in the Application Site. The height of it will be about 6m, and the crown will be about 5m in diameter. The proposed tree height is about 3 meters when first planted in the ground. 3-4m spacing is proposed for sustainable tree growth.

Please find the revised landscape plan below. There will be 7 trees in the Application Site. The proposed tree locations are rearranged to ensure sufficient growing space are provided for the trees.





才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/959

Our Ref.: 23/815/L05

May 24, 2023

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

By Email

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials (the "Proposed Development")
for a Period of Three Years and Filling of Land in "Agriculture" ("AGR") Zone
at Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/959)

In response to the comment of the Antiquities and Monuments Office, Development Bureau dated 24.5.2023, we would like to clarify that no permanent structures will be erected on the Application Site. Six 1-storey (11m) temporary structures will be built, which do not involve ground excavation works and foundation works. In addition, land filling with 0.2m height (from 18.2 mPD to 18.4mPD), and landscaping will not involve ground excavation.

Should this application be approved, the Applicant commits to submit and implement a drainage proposal to the satisfaction of the Director of Drainage Services if and when required in compliance with approval condition(s). The Applicant will take note of the concern from the Antiquities and Monuments Office during the implementation of the drainage proposal.

We would like to clarify that light goods vehicles of not exceeding 5.5 tonnes will be used for delivery instead of medium/ heavy goods vehicles.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Useful Building Materials Trading Limited (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/959

Our Ref.: 23/815/L06

May 30, 2023

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

By Email

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials (the "Proposed Development")
for a Period of Three Years and Filling of Land in "Agriculture" ("AGR") Zone
at Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/959)

We would like to further clarify that the light goods vehicles of not exceeding 5.5 tonnes only will be used for delivery. No medium/ heavy goods vehicles will be used for delivery.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Adam Chow

Encl.

c.c. Useful Building Materials Trading Limited (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/959

Our Ref.: 23/815/L09

June 5, 2023

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

By Email

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials (the "Proposed Development")
for a Period of Three Years and Filling of Land in "Agriculture" ("AGR") Zone
at Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**


(Application No. A/YL-KTS/959)

With the captioned application, the Application Site (about 4,433 square metres) is filled with asphalt concrete by not more than 0.2m in depth (18.2mPD to about 18.4mPD) to provide a flat surface for circulation and site formation of the structures. The replacement pages and revised Figure 7A Landfilling Plan are attached for your further action.

Please note that this letter will supersede the previous letter (Our Ref.: 23/815/L08) sent on 5.6.2023.

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Useful Building Materials Trading Limited (the Applicant)

Proposed operating hours 擬議營運時間 8:00am and 6:00pm (Mondays to Saturdays) No operation on Sundays and Public Holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Ho Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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4,433..... 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 style="width: 100%; border-collapse: collapse;"> <tr><td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

TABLE OF CONTENTS

TABLE OF CONTENTS	Page
LIST OF FIGURES	i
SUMMARY OF APPLICATION	1
1. INTRODUCTION	2
2. SITE CONTEXT	3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
3. LAND STATUS	4
4. PLANNING CONTEXT	4
Statutory Plan	
Previous Application	
Similar Applications	
5. DEVELOPMENT PROPOSAL	5
Proposed Use	
Site Layout and Design	
Traffic Arrangement	
Drainage Proposal	
Environmental Considerations	
6. JUSTIFICATIONS	7
Genuine Demand for Open Storage/Storage and Warehouse Sites in the New Territories	
Would Not Contravene the Planning Intention	
No Adverse Environmental Impact	
No Adverse Traffic Impact	
Not Incompatible with Surrounding Land Uses	
Land Unsuitable for Agricultural Use	
Approval of Similar Applications	
Difficulties to Relocate Existing Open Storage/Storage and Warehouse Sites under Government's Land Resumption Programmes	
7. CONCLUSION	9
 LIST OF FIGURES	
Figure 1 Location Plan	
Figure 2 Site Plan	
Figure 3 Plan Showing the General Area	
Figure 4 Extract from the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15	
Figure 5 Layout Plan	
Figure 6 Landscape Plan	
Figure 7A Landfilling Plan	

- 5.04 The proposed temporary structures of the Application Site are located along the eastern boundary so as to provide a buffer between the Proposed Development and the adjoining village settlements. The Applicant Site will be fenced off by 2-metre high corrugated metal sheets with the landscape features/tree planting will be provided where appropriate to soften the appearance of the Proposed Development on the surrounding areas (see **Figure 6**).
- 5.05 The Application Site (about 4,433 square metres¹) is filled with asphalt concrete by not more than 0.2m in depth (18.2mPD to about 18.4mPD) to provide a flat surface for circulation and site formation of the structures. A landfilling plan is shown in **Figure 7A**.

Traffic Arrangement

- 5.06 Only one vehicular entrance of about 7m wide will be provided at the southeastern corner of the Application Site. Sufficient manoeuvring and queuing space will also be provided within the curtilage of the Application Site. No vehicle will need to tail back or reverse onto any public road/local track.
- 5.07 The frequency of delivery trips to and from the Application Site will be about 3-4 round trips per day and the goods will be transported to and from the Application Site by light goods vehicles. In order to control the number of vehicles to the Application Site, an appointment system is adopted by the Applicant.

Drainage Proposal

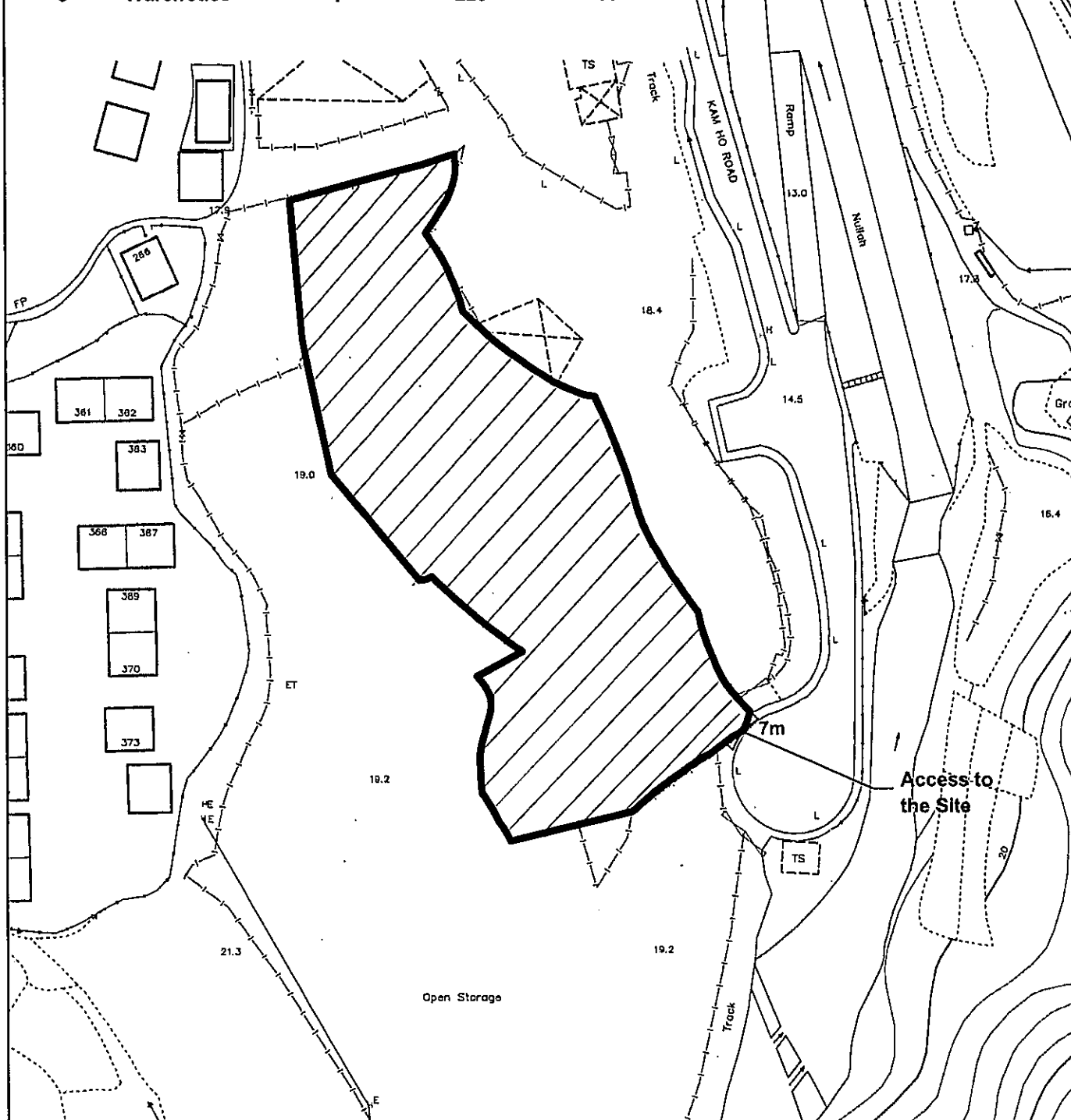
- 5.08 Peripheral drainage channels will be provided along the site boundary to intercept all surface runoff within the Application Site. Catch pits with sand traps will also be provided at the outlet before discharging the flow into the existing nullah, and a grease trap will be installed to remove potential sources of pollution, such as oil lubricants and grease.
- 5.09 A detailed drainage proposal will be submitted to the Drainage Services Department upon receiving planning approval for the Proposed Development.

Environmental Considerations


- 5.10 The proposed warehouse use, which is passive in nature and would only involve construction materials for interior decoration, will not generate any adverse environmental impacts. The following measures will be adopted to minimize any potential impact on surrounding areas:
- (a) Provision of 2-metre-high fencing around the Application Site to minimize the dust, noise and visual impacts of the Proposed Development;
 - (b) To maintain hard paving to limit dust emissions;
 - (c) Provision of a buffer area at the western part of the Application Site to minimize any nuisance of the Proposed Development;

¹ About 2,848 square metres of the total 4,433 square metres landfilling area is filled by the Applicant. About 1,585 square metres landfilling area has been already filled by the others before this Application.

Structure No.	Uses	No. of Storey	Floor Area(m ²)	Height(m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11



LEGEND:

- • — Application Site (Area = about 4,433 sq. m.)
-  Landfilling Area (Area = about 4,433 sq. m.) (Not more than 0.2m in depth)

Top Bright Consultants Ltd.

Drawing No. :TB/23/815/07A

Landfilling Plan

Various Lots in DD113, Kam Ho Road,
Kam Tin, Yuen Long, N.T.

FIGURE 7A

FOR IDENTIFICATION PURPOSE

Date: 5.6.2023

Scale: 1 : 1 000

Previous s.16 Applications covering the Application Site

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTS/385	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	12.1.2007 [on review]	(1) to (5)
A/YL-KTS/523	Temporary Open Storage of Construction Materials (H-Shaped Iron) with Ancillary Workshop for a Period of 3 Years	27.5.2011 [on review]	(1) to (5)

Rejection Reasons:

- (1) Not in line with planning intention of the “Agriculture” (“AGR”) (and “Village Type Development” (“V”)) zone(s). No strong justification had been given in the submission for a departure from the planning intention(s), even on a temporary basis.
- (2) The development was not compatible with the surrounding land uses.
- (3) Not comply with the then TPB-PG No. 13D / 13E in there was no previous approval granted and there were adverse comments from government departments.
- (4) There was insufficient information to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas.
- (5) Approval of the application, even on temporary basis, would have cumulative effect and result in a general degradation of the rural environment of the area.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no comment on the application from highways maintenance perspective.

3. Drainage

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

- no objection in-principle to the application from the public drainage perspective; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the applied use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there were a total of 6 complaint cases against the Site regarding noise aspect received in the past 3 years.

5. Fire Safety

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

- no objection in-principle to the application subject to the fire service installations being provided to the satisfaction of D of FS.

6. **Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is fenced off, hard paved and vacant with some temporary structures. Comparing the site photos and aerial photo of April 2022, vegetation clearance within the site is observed and thus, impact on existing landscape resources has taken place. According to the Landscape Plan (**Drawing A-2**), it is noted that 7 nos. of new trees will be provided along the western boundary;
- based on the aerial photo of April 2022, the Site is located in a miscellaneous rural fringe landscape character comprising of open storage, village houses, Pat Heung maintenance centre and dense woodland within the “Conservation Area” (“CA”) zone to the south. Significant impact on the existing landscape character arising from the proposed use is not anticipated.

7. **Building Matters**

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

- no objection to the application.

8. **District Officer's Comments**

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

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

9. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) the permission is given to the proposed use and structures under application. It does not condone any other use and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Kam Ho Road is not and shall not be maintained by his office; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. In addition, the applicant should be advised on the following:
 - (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 FSIs to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- for any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;

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

- the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-KTS/959 DD 113 Kam Tin
04/05/2023 03:03

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTS/959

Lots 1016 (Part), 1017 (Part), 1028 S.A (Part), 1029 (Part), 1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin

Site area : About 4,433sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 5 Vehicle Parking /
Filling of Land

Dear TPB Members,

A/YL-KTS/385 Appeal abandoned 2008 (Part of larger site)

A/YL-KTS/523 Appeal abandoned 2012 (Part of site)

A/YL-KTS/720 Withdrawn (Part of larger site)

The site has been included in a long history of denial of approval for what is essentially an open storage operation. However the Applicant in the paper indicates that the lots have been used for open storage for the last 20 years. This despite no approval

Members should request aerial images of site as the 2,582sq.m filling of land appears to have already been carried out.

The excuse of the resumption of land is not a legitimate justification to approve applications like this. The operators have been aware of development plans for many years but have made no moves to unite with similar operators to set up modern and adequately equipped multi-storey enclaves to accommodate their services.

Unfortunately the authorities have supported an operation model that has encouraged a culture of low costs, high profits and a total indifference to impact on public health and the environment. If HK is to move forward and provide the cosmopolitan and high quality environment that we keep hearing about., approval of

ramshackle operations should be abandoned.

Mary Mulvihill

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



KFBG's comments on three planning applications

04/05/2023 10:14

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230504 s16 LFS 466.pdf 230504 s16 KTS 959.pdf 230504 s16 TKL 724.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

4th May, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of
3 Years and Filling of Land
(A/YL-KTS/959)**

1. We refer to the captioned.
2. We could see from the Town Planning Board – Statutory Planning Portal 2 website that there are two rejected applications (i.e., A/YL-KTS/385 and A/YL-KTS/523) covering the current application site. The reasons to reject the review application of A/YL-KTS/523 (Temporary Open Storage of Construction Materials (H-Shaped Iron) with Ancillary Workshop for a Period of 3 Years) are shown, as below:

(a) the development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. It was also not in line with the planning intention of the "Village Type Development" ("V") zone which was to reflect the existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. No strong planning justification had been given in the submission for a departure from the planning intentions, even on a temporary basis;

(b) the application did not comply with the Town Planning Board Guidelines No. 13E (TPB PG-No. 13E) in that the development was not compatible with the

surrounding land uses which were predominantly rural in character, there was no previous approval granted at the site and there were adverse departmental comments and public 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" and "V" zones. 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 consider whether some of the above reasons are applicable to the current application.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

