

2024年 3月 1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-PN/77B

11 MAR 2024

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2400 618

6/3

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/YL-PN 177
	Date Received 收到日期	11 MAR 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Topgold Holdings Limited 耀金集團有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
R-riches Property Consultants Limited 盈卓物業顧問有限公司	
<b>3. Application Site 申請地點</b>	
(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 8 (Part) in D.D. 135, Pak Nai, 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 ..... 4,904 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 6,980 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development  
擬議用途/發展

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

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

(b) Effective period of permission applied for  
申請的許可有效期
 year(s) 年 ..... 3 .....  
 month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 1,414 .....sq.m  About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 3,490 .....sq.m  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  About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 6,980 .....sq.m  About 約

Proposed gross floor area 擬議總樓面面積 ..... 6,980 .....sq.m  About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, FS PUMP ROOM FS WATER TANK, METER ROOM	3,490 m <sup>2</sup> (ABOUT)	6,980 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)	.....
<b>TOTAL</b>		<b>3,490 m<sup>2</sup> (ABOUT)</b>	<b>6,980 m<sup>2</sup> (ABOUT)</b>		.....

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 ..... 2 (PC) .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 3 (LGV) .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday..... .....																																																													
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)                      有一條現有車路。(請註明車路名稱(如適用))                      Accessible from Nim Wan Road via a local access.....                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <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"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Nim Wan Road via a local access.....	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>																																																								
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(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？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情                      .....                      .....                      .....                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	No 否	<input checked="" type="checkbox"/>																																																								
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)                      (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)   <input type="checkbox"/> Diversion of stream 河道改道   <input type="checkbox"/> Filling of pond 填塘                      Area of filling 填塘面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約                      Depth of filling 填塘深度 ..... m 米 <input checked="" type="checkbox"/> About 約   <input checked="" type="checkbox"/> Filling of land 填土                      Area of filling 填土面積 ..... 4,904 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約                      Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約   <input type="checkbox"/> Excavation of land 挖土                      Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約                      Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input checked="" type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 4,904 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	No 否	<input type="checkbox"/>																																																								
Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input checked="" type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 4,904 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																																																												
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(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%; padding: 2px;">On environment 對環境</td> <td style="width: 10%; text-align: center;">Yes 會</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> <td></td> <td></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"/>																																																									
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	<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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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： _____ _____  Reason(s) for non-compliance: 仍未履行的原因： _____ _____  (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**8. Declaration 聲明**

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

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

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

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



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

Date 日期

4/3/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 8 (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories
Site area 地盤面積	4,904 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 Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	6,980 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(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	13 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	71	%	<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		2
	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) _____ _____		2 (PC)
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		3	
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) _____ _____		3 (LGV)	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Plan showing the zoning of the Site, Plan showing the land status of the Site, Plan showing the filling of land area of the Site, Swept path analysis		
<b>Reports 報告書</b>		
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。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 8 (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The applicant intended to develop the Site as warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc).

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Sheung Pak Nei and Ha Pak Nai Outline Zoning Plan (OZP) No.: S/YL-PN/9, according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not in line with the planning intention of "AGR" zone, there is no active agricultural use within the Site, approval of the application would better utilize precious land resources, as well as to create new employment opportunities in Yuen Long. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "AGR" zone.

### **3) Development Proposal**

- 3.1 The Site occupied an area of 4,904 m<sup>2</sup> (about)(**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. 1 structure is proposed at the Site for warehouse (excl. D.G.G.), site office, fire service (FS) water pump room, FS water tank and meter room with total GFA of 6,980 m<sup>2</sup> (about) (**Plan 4**).
- 3.2 The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 8 staff. As the Site is for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Detailed development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	4,904 m <sup>2</sup> (about)
<b>Covered Area</b>	3,490 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,414 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	1.4 (about)
<b>Site Coverage</b>	
	71 % (about)
<b>Number of Structure</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	6,980 m <sup>2</sup> (about)
<b>Building Height</b>	
	13 m (about)
<b>No. of Storey</b>	
	2

3.3 The Site will be filled wholly with concrete of not more than 0.2m in depth (**Plan 5**). As the Site is of soiled ground, the proposed filling of land is to facilitate a flat and hard-paved ground surface for manoeuvring of vehicle and site formation of structure. Therefore, the associated filling of land area is required and the scale has been kept to minimal for the operation of the proposed development.

3.4 The Site is accessible from Nim Wan Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	3

3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	2	4
Traffic trip per hour (average)	0	0	1	1	2

3.6 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

3.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

#### **4) Conclusion**

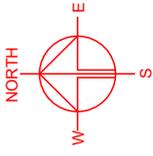
4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Land Filling Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis





**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED SHEUNG PAK NAI & HA PAK NAI OZP  
 OZP PLAN NO. : SYL-PN/9  
 AREA ZONED AS "AGR" : 4,904 m<sup>2</sup> (ABOUT)  
 "AGR" - "AGRICULTURE"

PLANNING CONSULTANT



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

SITE LOCATION  
 LOT 8 (PART) IN D.D. 135, PAK  
 NAI, YUEN LONG, NEW  
 TERRITORIES

SCALE  
 1 : 5000 @ A4

DRAWN BY  
 MN  
 DATE  
 27.2.2023

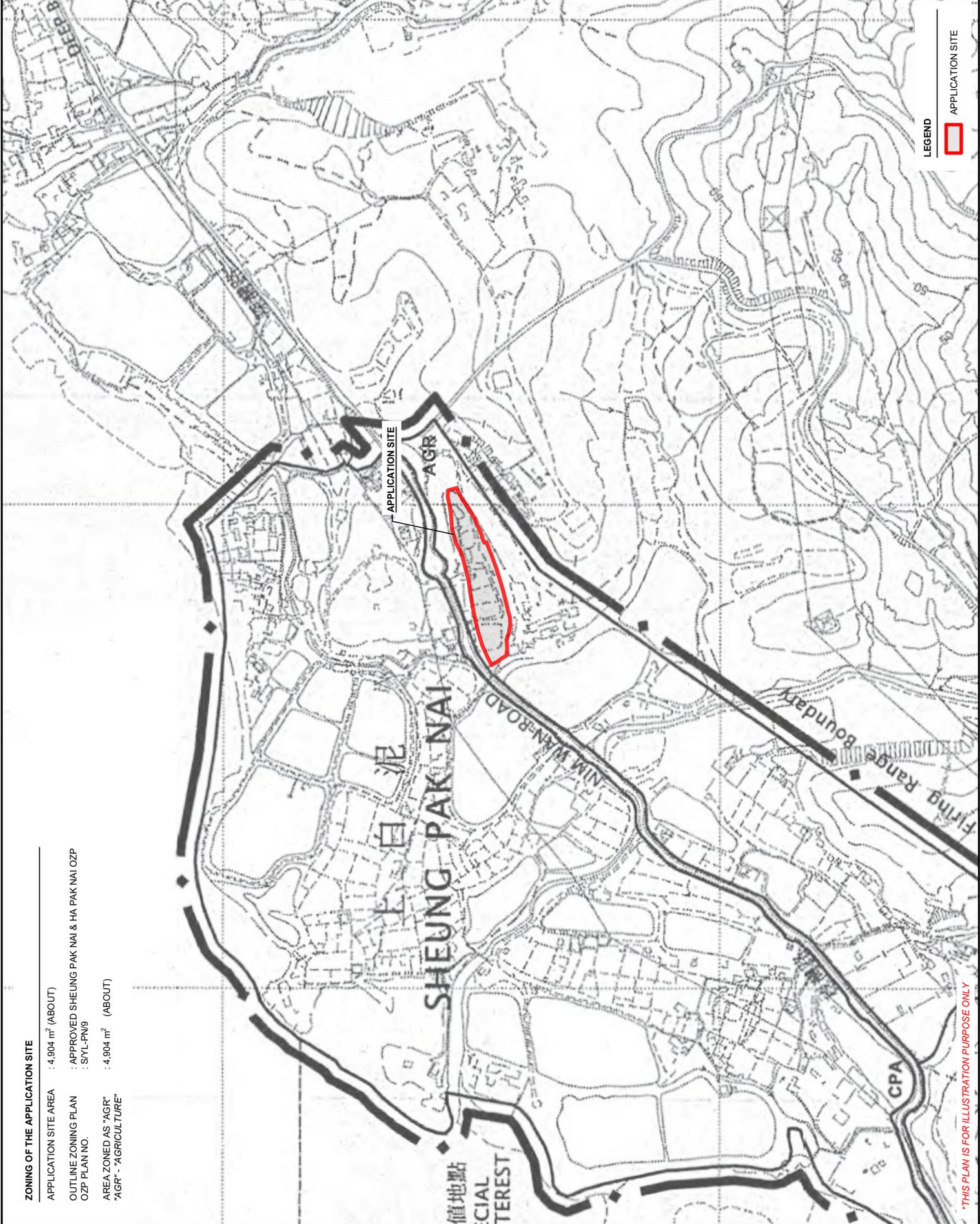
CHECKED BY  
 DATE

APPROVED BY  
 DATE

DWG. TITLE  
 ZONING OF THE SITE

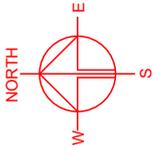
DWG. NO.  
 PLAN 2

REV.  
 001



LEGEND  
 APPLICATION SITE

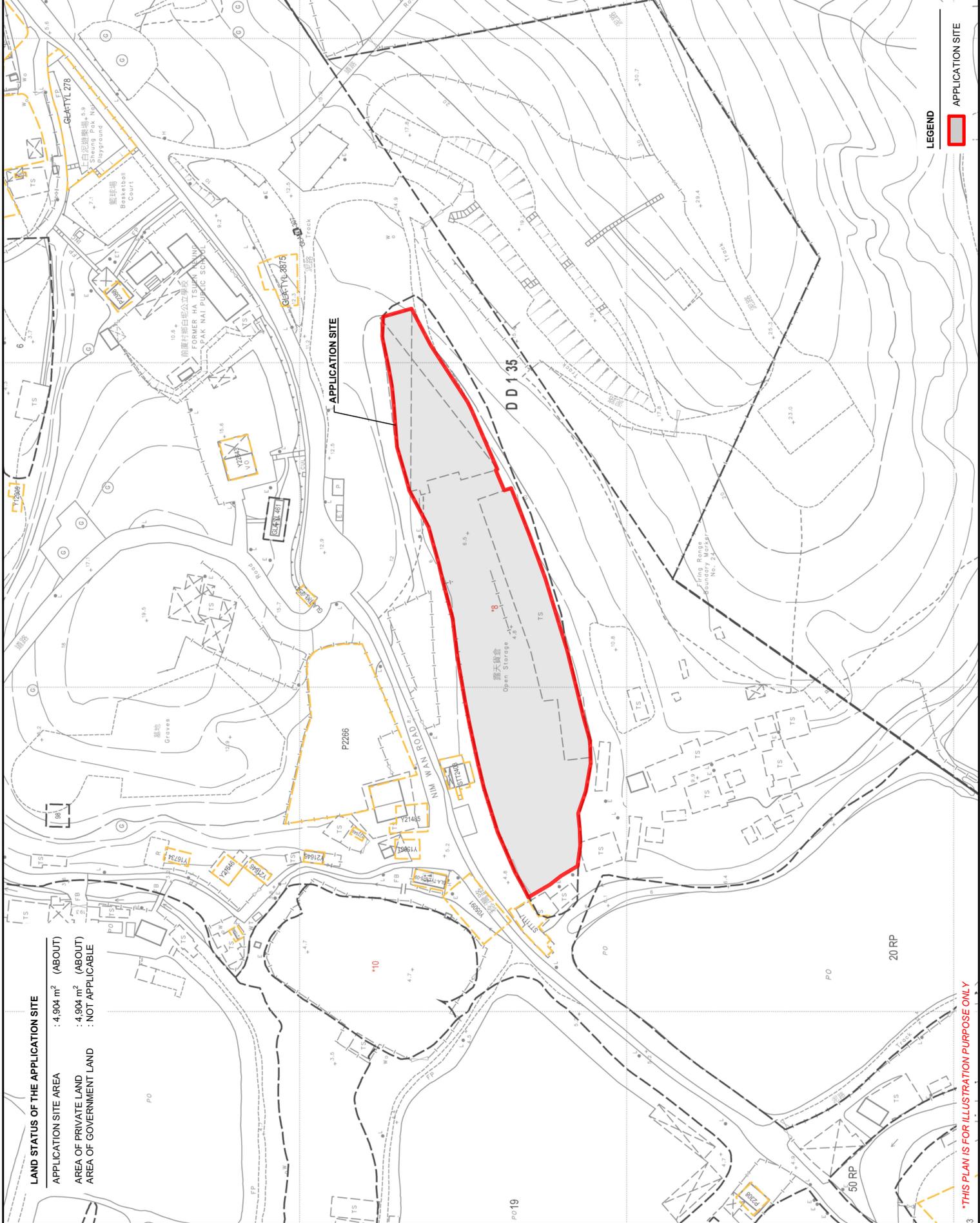
\*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY



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

SITE LOCATION  
 LOT 8 (PART) IN D.D. 135 - PAK NAI YUEN LONG, NEW TERRITORIES

SCALE	1:1000 @ A4
DRAWN BY	MN
DATE	27.2.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG TITLE	LAND STATUS OF THE SITE
DWG NO.	PLAN 3
VER.	001



LAND STATUS OF THE APPLICATION SITE

- APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)
- AREA OF PRIVATE LAND : 4,904 m<sup>2</sup> (ABOUT)
- AREA OF GOVERNMENT LAND : NOT APPLICABLE

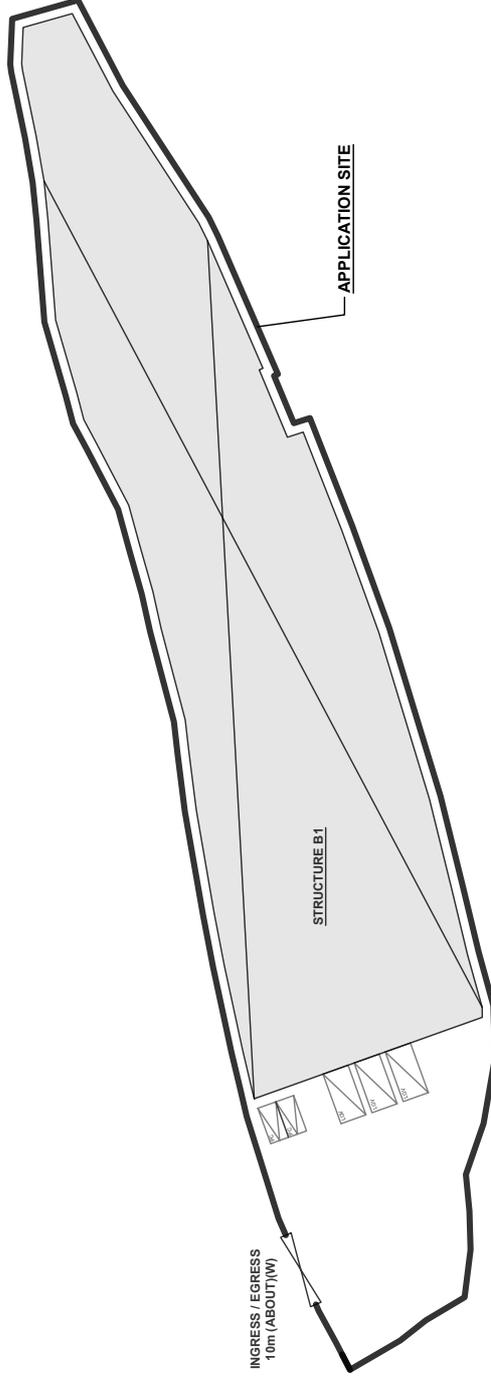
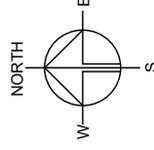
LEGEND  
 APPLICATION SITE

\*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 4,904 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 3,490 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,414 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 1	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 6,980 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 6,980 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, FS PUMP ROOM FS WATER TANK, METER ROOM	3,490 m <sup>2</sup> (ABOUT)	6,980 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>3,490 m<sup>2</sup> (ABOUT)</b>	<b>6,980 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

**LEGEND**

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

PLANNING CONSULTANT



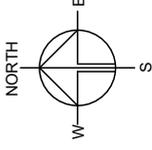
PROJECT  
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 8 (PART) IN D.D. 135, PAK NAI YUEN LONG, NEW TERRITORIES

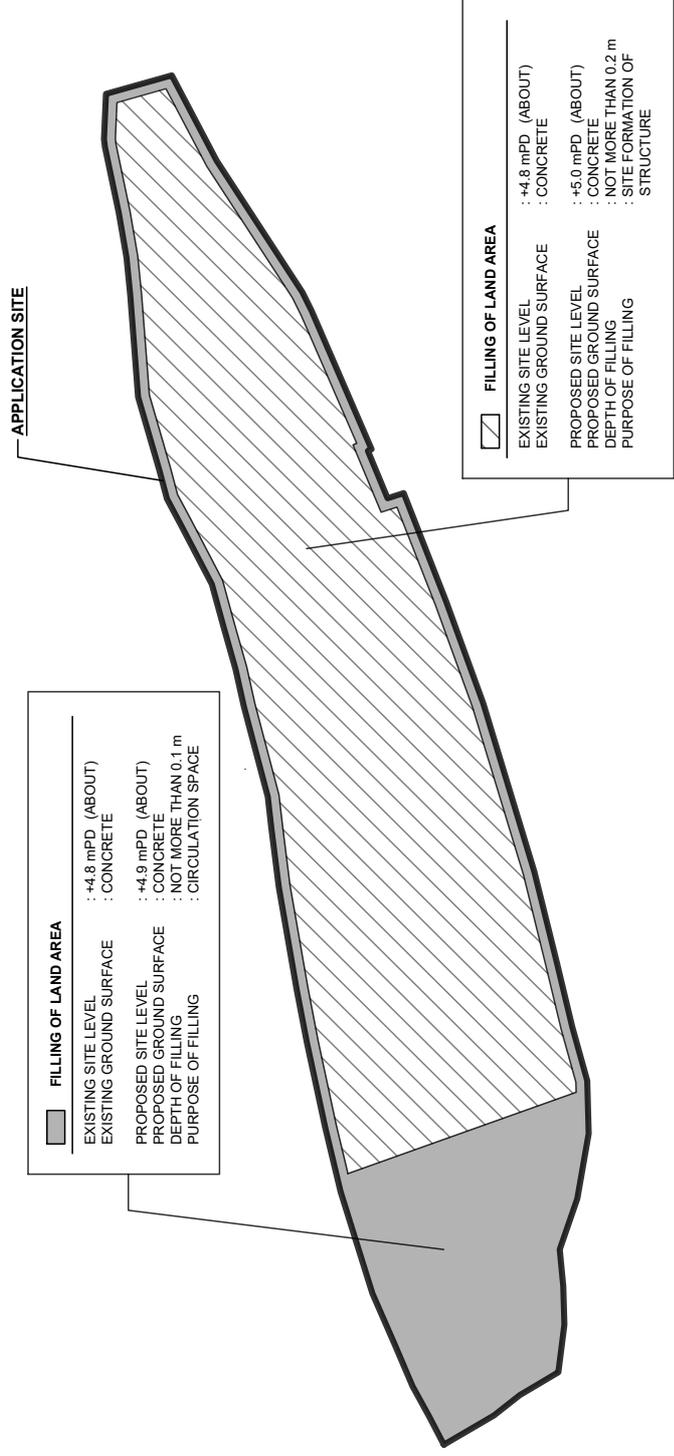
SCALE	1 : 1000 @ A4
DRAWN BY	MN
REGISTERED BY	DATE
APPROVED BY	DATE
DWG TITLE	LAYOUT PLAN
DWG NO.	PLAN 1
VER.	002

**PAVED RATIO OF THE APPLICATION SITE**

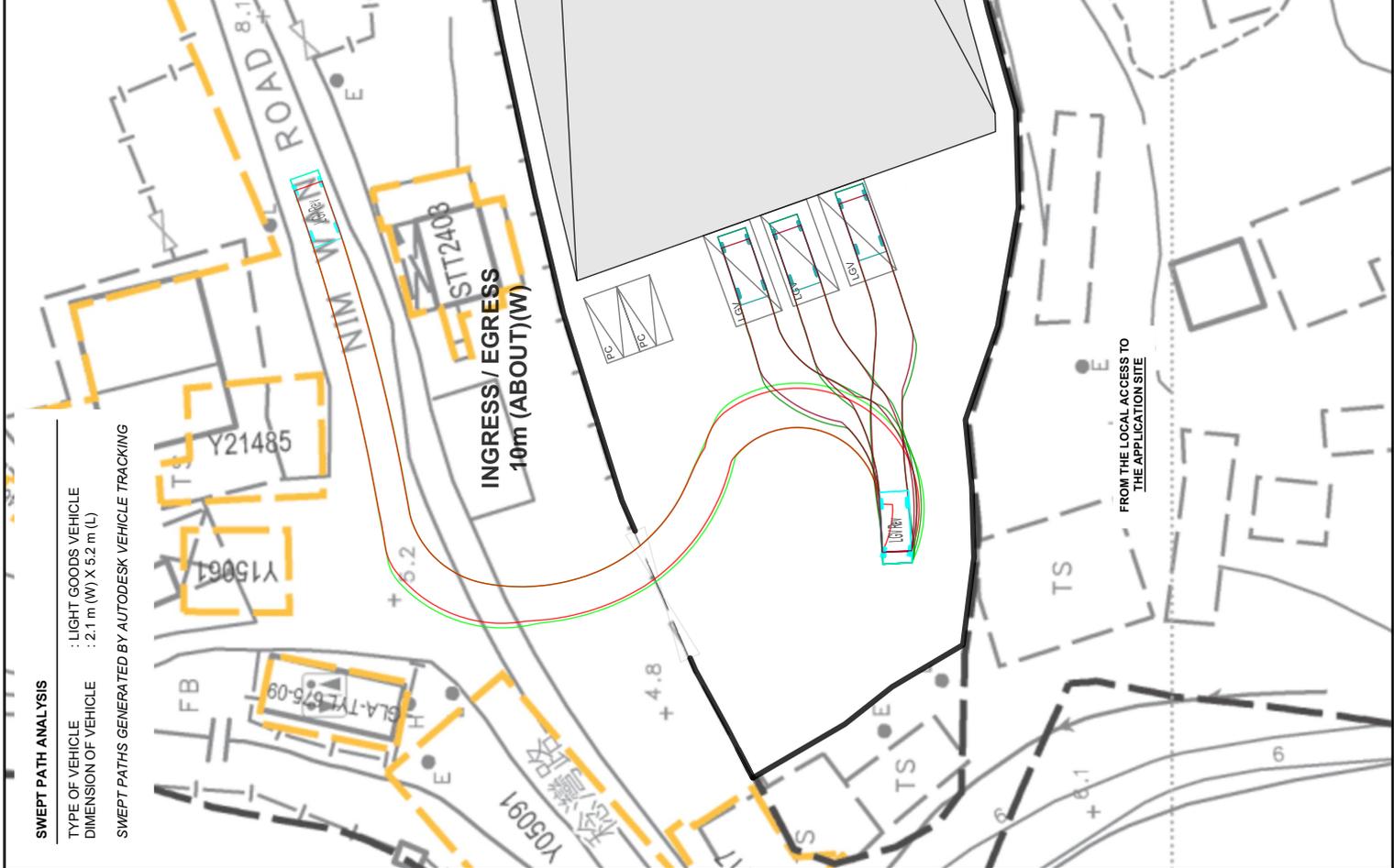
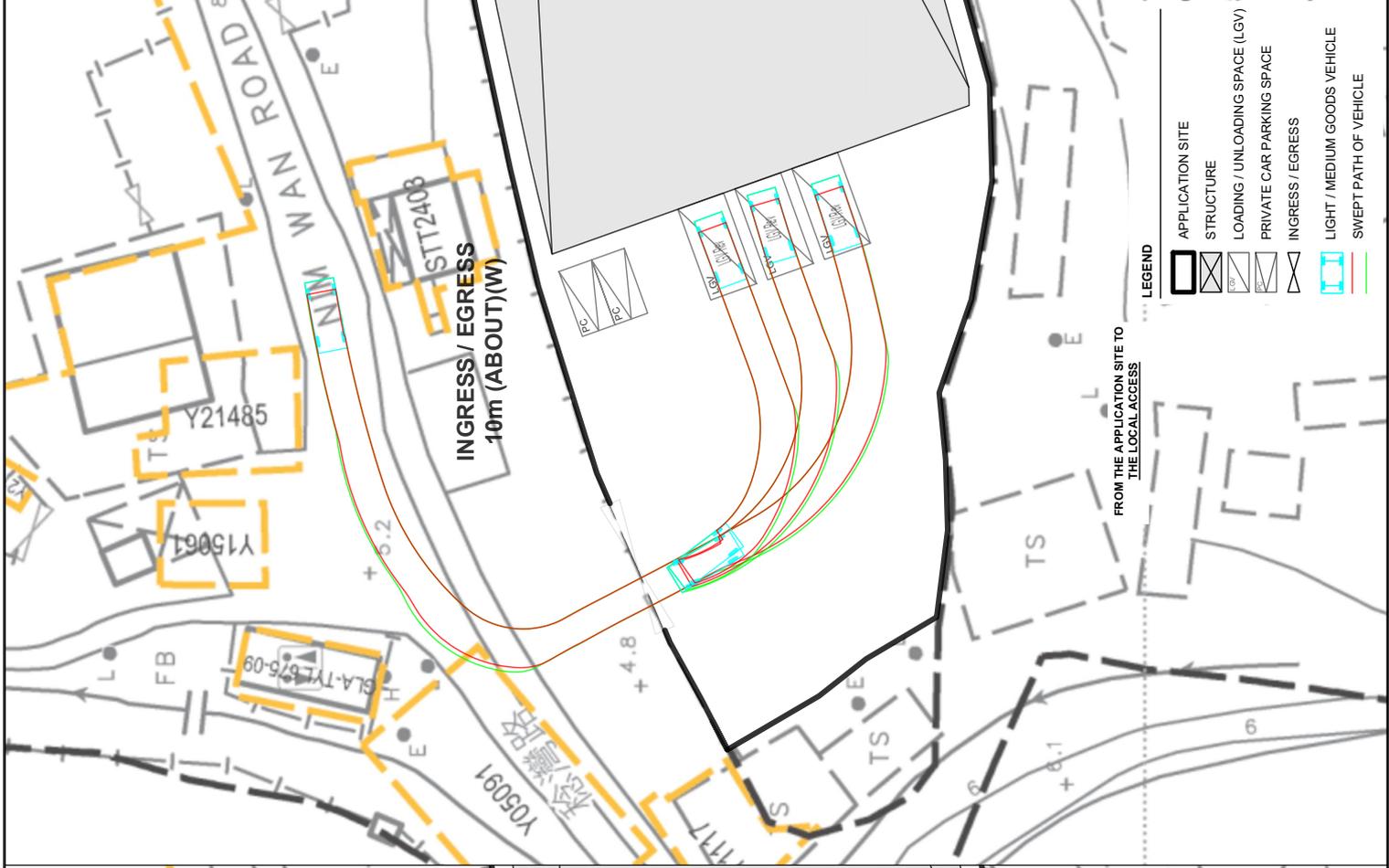
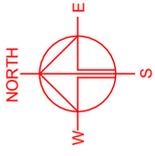
APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 HARD-PAVED AREA : 4,904 m<sup>2</sup> 100%\*\*\* (ABOUT)  
 USE : SITE FORMATION OF STRUCTURE, PARKING, LOADING / UNLOADING SPACE AND CIRCULATION SPACE



PLANNING CONSULTANT <b>R-Riches</b> Property Consultants Ltd.	PROJECT PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND
	TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND
SITE LOCATION LOT 8 (PART) IN D.D. 135- PAK NAL YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4
DRAWN BY MN	DATE 27.2.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FILLING OF LAND AREA	DWG. NO. PLAN 5
VER. 001	



**LEGEND**  
 APPLICATION SITE



**SWEEP PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Our Ref. : DD135 Lot 8  
Your Ref. : TPB/A/YL-PN/77

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

**By Email**

22 March 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone,  
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PN/77)**

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (a) The application site (the Site) will be filled wholly with concrete of not more than 0.2m in depth (**Plan 1**). Majority of the Site (3,490m<sup>2</sup>) will be filled for site formation of structures while the remaining area of the Site (1,414m<sup>2</sup>) will be filled for parking, loading/unloading and circulation space.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] / [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith WONG

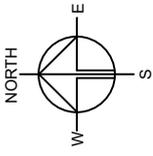
email: kpswong@pland.gov.hk )

(Attn.: Mr. Wilson TSE

email: wcytse@pland.gov.hk )

**PAVED RATIO OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 HARD-PAVED AREA : 4,904 m<sup>2</sup> 100%\*\*\* (ABOUT)  
 USE : SITE FORMATION OF STRUCTURE, PARKING, LOADING / UNLOADING SPACE AND CIRCULATION SPACE



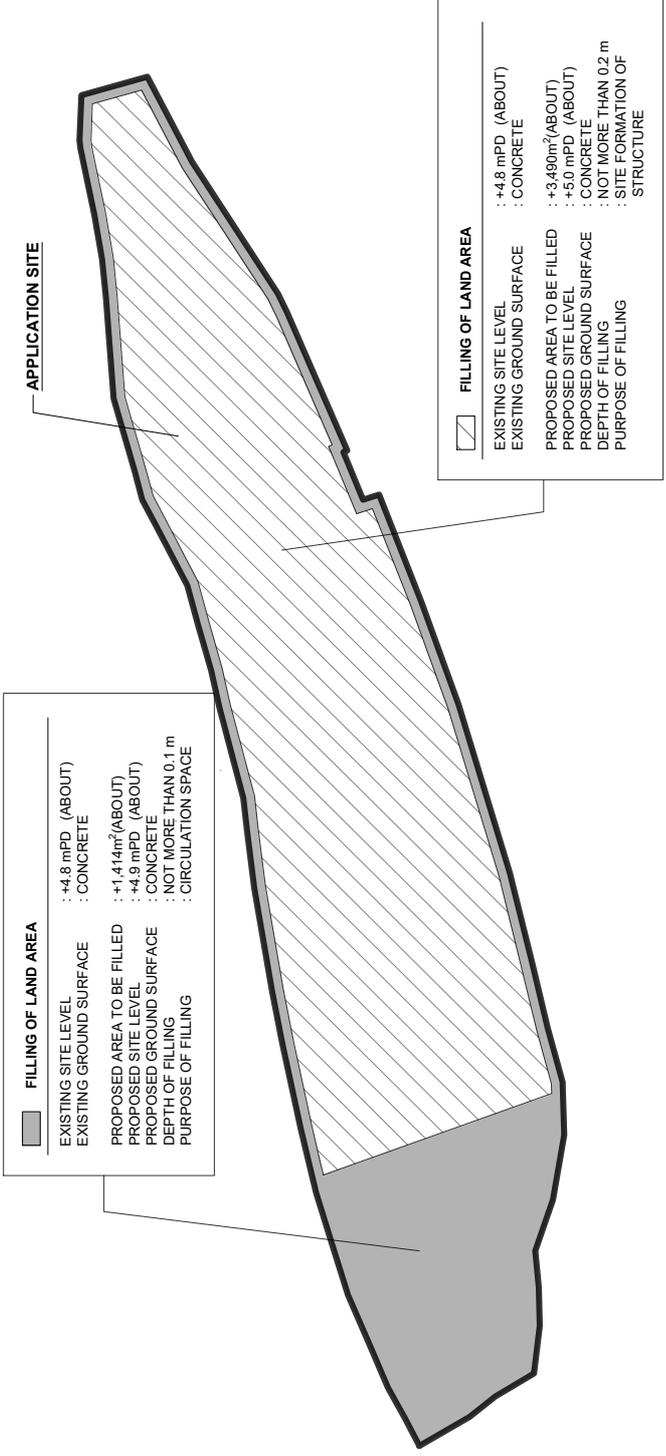
PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

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

SITE LOCATION : LOT 8 (PART) IN D.D. 135- PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4		
DRAWN BY	MN	DATE	27.2.2023
CHECKED BY		DATE	
APPROVED BY		DATE	

DWG TITLE	FILLING OF LAND AREA
DWG NO.	PLAN 1
VER.	001



**LEGEND**  
 APPLICATION SITE

Our Ref. : DD135 Lot 8  
Your Ref. : TPB/A/YL-PN/77

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

**By Email**

10 July 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone,  
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PN/77)**

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

Should you require more information regarding the application, please contact our Mr. Christian CHIM at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith WONG

email: kpswong@pland.gov.hk )

(Attn.: Mr. Wilson TSE

email: wcytse@pland.gov.hk )

**Responses-to-Comments**

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years  
and Associated Filling of Land in “Agriculture” Zone,  
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

**(Application No. A/YL-PN/77)**

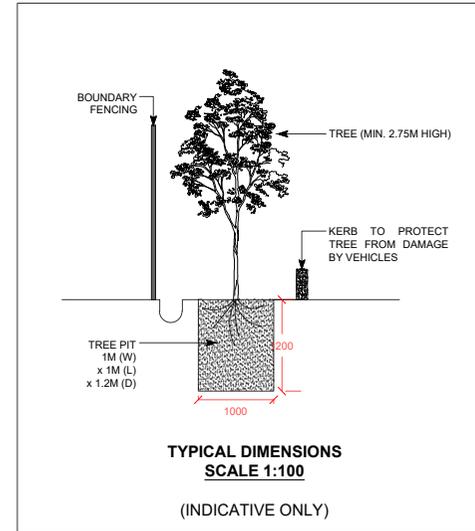
(i) A RtoC Table:

<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. W. K. YIP; Tel.: 2443 3474)</b>		
(a)	He has reservation on the planning application since there are unauthorized structures on the private Lot 8 in D.D.135 which are already subject to lease enforcement action. The lot owner(s) should apply for regularization on the lease breaches as demanded by LandsD.	The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Town Planning Board (the Board). The unauthorised structures erected on the concerned lots will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.
<b>2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)</b>		
(a)	He does not support the application from an agricultural perspective.  The Site falls within the “AGR” zone and is generally vacant and occupied by some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site possesses potential for agricultural rehabilitation, and can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.	Although the application site (the Site) falls within an area zoned as “Agriculture” (“AGR”), the Site is currently vacant with no active agricultural. As the proposed development is intended to support the warehousing and storage industry, approval of the application on a temporary basis of 3 years would not frustrate the long term planning intention of the “AGR” zone and better utilize deserted agricultural land. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
<b>3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b>		

(Contact Person: Mr. Brian LAM; Tel: 3565 3949)	
(a)	<p>The Site is situated in an area of rural landscape predominated by village houses, farmland, ponds and scattered tree groups. Existing ponds and/or active farmlands within the “AGR” and adjoining “Coastal Protection Area” (“CPA”) zone are located in close proximity to the Site. The Site is partly hard paved and erected with temporary structures. No existing vegetation is observed within the Site.</p> <p>The proposed development is considered incompatible with the surrounding landscape resources (ponds and active farmlands) and landscape character (rural landscape).</p>
	<p>A landscape proposal is provided by the applicant (<b>Annex I</b>). A total of <u>16</u> new trees (i.e. <i>Bauhinia Blakeana</i>) (N1 to N16) are proposed to be planted at the western portion of the Site to enhance landscape quality. The proposed 16 new trees will be planted in continuous soil beds with at least 1.2m soil depth for better tree health. All these new trees within the Site will be maintained by the applicant.</p>

**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 NO. OF PROPOSED TREES : 16  
 SPECIES OF TREES : *BAUHINIA BLAKEANA*  
 SPACING OF TREES : NOT MORE THAN 4m  
 HEIGHT OF TREES : NOT LESS THAN 2.75m  
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS
- PROPOSED TREES
- PROPOSED KERB
- PROPOSED CONTINUOUS SOIL BED

**NOTES:**

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WOULD REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WOULD PROVIDE ADEQUATE IRRIGATION FOR TREES.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 800 @ A4

DRAWN BY  
**LT** DATE  
**23.6.2024**

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE  
**LANDSCAPE PROPOSAL**

DWG NO.  
**ANNEX I** VER.  
**002**

Our Ref. : DD135 Lot 8  
Your Ref. : TPB/A/YL-PN/77

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

**By Email**

6 November 2024

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone,  
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PN/77)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Danny NG**  
Town Planner

## Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years  
and Associated Filling of Land in “Agriculture” Zone,  
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

**(Application No. A/YL-PN/77)**

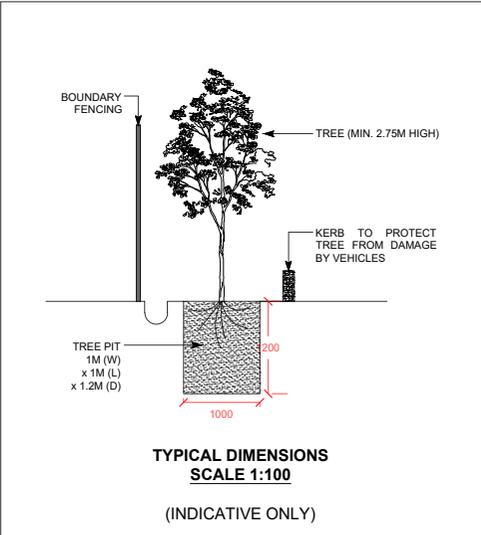
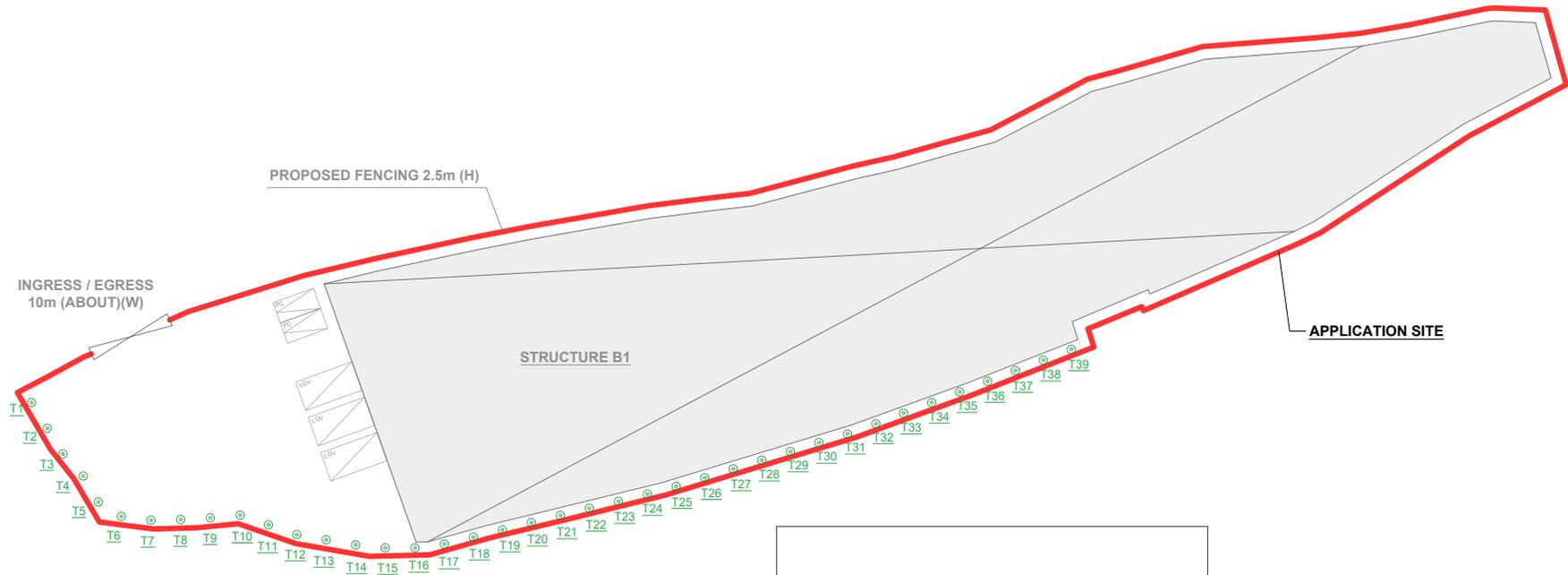
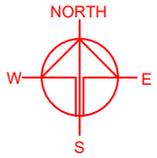
(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
<b>1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)</b>	
(a) No comment on the further information provided by the applicant and our earlier comments are still valid.	The applicant will implement a number of measures to mitigate any impact(s) arising from the development, which includes: <ul style="list-style-type: none"> <li>- 2.5m high boundary fencing will be erected along the periphery of the application site (the Site) to avoid any disturbance caused by the proposed development;</li> <li>- The applicant will submit and implement drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development; and</li> <li>- The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.</li> </ul>
<b>2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD) (Contact Person: Mr. Brian LAM; Tel: 3565 3949)</b>	
(a) The applicant stated “16 new trees (i.e. <i>Bauhinia blakeana</i> ) (N1 to N16) are proposed to be planted at the western portion of the site...”, however, the	A revised landscape proposal is provided by the applicant ( <b>Annex I</b> ). A total of 39 new trees (i.e. <i>Bauhinia Blakeana</i> ) (N1 to N39) are proposed to be planted at the western and southwestern

<p>proposed additional new trees planting at the western corner of site could not mitigate the impact generated by filling of land on adjacent ponds and active farmlands within same "AGR" zone and existing ponds within the adjacent "CPA" zone. We maintain our previous comment "The proposed development (i.e. temporary warehouse and filling of land) is considered <u>incompatible</u> with the surrounding landscape resources (ponds and active farmlands) and landscape character (rural landscape) from the landscape planning perspective."</p>	<p>portion of the Site as a landscape buffer. All of the proposed 39 new trees will be planted at least 1.2m soil depth for better tree health.</p> <p>The new proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. All these new trees within the Site will be maintained by the applicant in good condition during the planning approval period.</p>
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**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 NO. OF PROPOSED TREES : 39  
 SPECIES OF TREES : *BAUHINIA BLAKEANA*  
 SPACING OF TREES : NOT LESS THAN 4m  
 HEIGHT OF TREES : NOT LESS THAN 2.75m  
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS
	PROPOSED TREES

- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
  - 2) THE APPLICANT WOULD REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
  - 3) THE APPLICANT WOULD PROVIDE ADEQUATE IRRIGATION FOR TREES.

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND	
SITE LOCATION	
LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 800 @ A4	
DRAWN BY	DATE
MN	23.8.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LANDSCAPE PROPOSAL	
DWG. NO.	VER.
ANNEX I	002

**Previous s.16 Applications covering the Application Site**

**Approved Application**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
1	A/YL-PN/35	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	“AGR”	18.5.2012 (Revoked on 18.2.2014)

**Rejected Applications**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	(1) to (3)
2	A/YL-PN/64	Proposed Temporary Service Area (including Vehicular Access, Manoeuvring Space, Car Parking and Loading and Unloading Bay) for a Period of 3 Years	“AGR”	7.5.2021 (on review)	(1), (2) & (4)

**Rejection Reasons:**

1. Not in line with the planning intention(s) and no strong justification for a departure.
2. Insufficient information to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the surrounding areas.
3. Setting undesirable precedent.
4. The applicant’s claim that the adjoining site was a tolerated use could not be substantiated.

**Similar s.16 Application within the same “Agriculture” Zone  
on the Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan**

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-PN/30	Temporary Storage of Construction Materials and Equipment, and Open Storage of Construction Materials, Equipment and Containers with Watchmen Quarters for a Period of 3 Years	AGR	23.9.2011	(1) to (4)
2	A/YL-PN/41	Temporary Warehouse for Cleaning Supplies and Fertilizers for a Period of 3 Years	AGR	2.1.2015	(1), (2) & (4)

**Rejection Reasons**

1. Not in line with the planning intention.
2. Incompatible with the rural environment and landscape character.
3. Not in line with the then TPB PG-No. 13E.
4. Setting of undesirable precedent.

**Government Departments' General Comments**

**1. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the proposed drainage facilities to the satisfaction of his department.

**2. Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**3. Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**4. Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) It is noted that there are two existing geotechnical features (i.e. features No. 5NE-B/C43 and 5NE-B/C44) within or in the vicinity of the Site. These features may affect or be affected by the proposed use.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**5. District Officer's Comments**

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

His office has not received any feedback from locals.

**6. Other Departments' Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, (CE/LW), CEDD;
- (c) Project Manager (West) (PM(W)), CEDD;
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Principal Project Coordinator/Environmental Projects, HyD (PPC/EP, HyD);
- (f) Commissioner for Transport (C for T); and
- (g) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage uses) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
  - (i) the Site comprises Old Schedule Agricultural Lot 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;
  - (ii) part of Lot 8 in D.D.135 is covered by Short Term Waiver No. 756 for Shop (Commercial) Purpose;
  - (iii) there are unauthorized structure(s) on Lot 8 in D.D.135 which is already subject to lease enforcement actions. The lot owner(s) should apply for regularisation of the lease breaches as demanded by LandsD; and
  - (iv) the Short Term Waiver (STW) holders will need to apply to LandsD for modification of the STW conditions where appropriate, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) 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 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - (ii) the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road connecting the Site with Nim Wan Road is not and will not be maintained by HyD;
- (g) to note that comments of the Principal Project Coordinator/Environmental Projects, Highways Department (PPC/EP, HyD) that the Site encroaches onto the project boundary of the

“Upgrading of Nim Wan Road (North)”. The project involves upgrading the existing single lane carriageway with two-way traffic to a single two-lane carriageway to meet the current design standards. Land resumption and clearance followed by construction will be commenced as appropriate to meet the implementation programme;

- (h) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (i) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is required to make necessary site formation submission(s), including but not limited to stability assessment of the existing geotechnical features within or in the vicinity of the site, to the Buildings Department (BD) for approval as required under the provisions of the Buildings Ordinance (BO);
- (j) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
  - (i) 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) 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;
  - (iv) if the existing structure are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses

that are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

- (vii) detailed checking under the BO will be carried out at building plan submission stage.



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

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

12th April, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of  
3 Years and Filling of Land  
(A/YL-PN/77)**

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities the current site status and also whether the site is involved in any ongoing enforcement case; if yes, we urge the Board to consider whether it is appropriate to approve this application.
3. The proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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



**A/YL-PN/77 DD 135 Nim Wan Road**  
11/04/2024 02:50

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

A/YL-PN/77

Lot 8 (Part) in D.D. 135, Pak Nai, Yuen Long

Site area : About 4,904sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Application 69 withdrawn, back again with an additional parking space.

Previous objections applicable and upheld.

As some time has passed members have a duty to inquire whether the land has already been filled in.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 21 May 2023 3:16 AM HKT  
**Subject:** A/YL-PN/69 DD 135 Nim Wan Road

A/YL-PN/69

Lot 8 (Part) in D.D. 135, Pak Nai, Yuen Long

Site area : About 4,904sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

1245th TPB MEETING ON 07.05.2021 Application 64, part of current application

After deliberation, the Board decided to reject the review application for the following reasons:

*“ (a) the applicant’s claim that the adjoining site was a tolerated use could not be substantiated. Even if the operation at the adjoining site was a tolerated use as claimed by the applicant, it did not necessarily mean that the applied use should be approved to support the tolerated use;*

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

(c) the applicant fails to demonstrate that the proposed development would not generate adverse landscape, environmental and traffic impacts on the surrounding areas. ”

*“For the subject application, it was noted that the adjoining site, which was currently occupied by warehouses, was used for storage use without any structures before the gazette date of the IDPA Plan as shown on the aerial photo taken in 1990. The Secretary supplemented that as shown on Plan R-2 of the Paper, the current use of warehouses of the adjoining site was also different from that revealed by the land use survey conducted by PlanD in March 1992. As such, **the current use of warehouses should not be regarded as an existing use tolerated under the Town Planning Ordinance.**”*

***“the Site and an area to the northeast of the Site were subject to enforcement action against unauthorised development (UD) involving storage use (including deposit of containers)”***

Clearly the application has no merit and should be subject to the same decision as that of Application 64.

Mary Mulihvill

**From:**

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

**Date:** Thursday, 25 March 2021 3:02 AM CST

**Subject:** Re: A/YL-PN/64 DD 135 Nim Wan Road

Dear TPB Members,

Some random comments from the Paper

The extensive hard paving within the Site was incompatible with the landscape character of the surrounding area

The Commissioner for Transport (C for T) also raised traffic concerns on the applied use involving the use of heavy goods vehicles on Nim Wan Road and Deep Bay Road which were single track roads. The applicant failed to demonstrate that the applied use would not have adverse environmental and traffic impacts on the surrounding areas. Rejection of the application was in line with the previous decisions of the Committee on three rejected similar applications for various temporary open storage or warehouse uses within the same "AGR" zone

**The applicant claims that the two storage operators adjoining the Site to the south are tolerated use under the OZP NOT SO**

The three similar applications (No. A/YL-PN/30, 38 and 41) at three sites for various temporary open storage and/or warehouse uses for a period of 3 years each **were rejected** by the Committee between 2011 and 2015 on the grounds of not in line with planning intention, incompatible with surrounding rural environment, not complying with the then TPB PG-No. 13E and/or TPB PG-No. 10 and setting of an undesirable precedent

No permission is given for occupation of the GL included in the Site (about 124.5m<sup>2</sup> subject to verification). The act of occupation of GL without Government's prior approval is not allowed. In addition, according to the established practice, **application of Short Term A/YL-PN/64 Tenancy for the purpose of vehicular access will not be entertained, even if the planning application is approved by the Board.**

According to the aerial photos from 2008 (Plan A-3b) to 2020, the Site was originally covered with dense vegetation. **However, vegetation clearance, hard paving and open storage had been observed at the Site over the years.** Significant landscape impact has taken place.

The site is currently hard paved, fenced off and **occupied for the applied use without valid planning permission**

**A major portion of the Site (Plan A-2) is currently subject to an on-going planning enforcement action** (No. E/YL-PN/56) against an unauthorised development (UD) involving storage use (including deposit of containers). Enforcement Notices were issued on 20.1.2020 and 18.9.2020 respectively to the concerned parties requiring discontinuation of the UD.

Clearly what is justified here is zero tolerance enforcement not approval. Review has no justification.

Mary Mulvihill

**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, December 21, 2020 3:47:25 AM  
**Subject:** A/YL-PN/64 DD 135 Nim Wan Road

A/YL-PN/64  
Lot 8 (Part) in D.D.135 and adjoining Government Land, Sheung Pak Nai, Yuen Long  
Site Area : About 2,419sq.m Includes Government Land of about 124.5sq.m  
Zoning : "Agriculture" and area shown as 'Road'  
Applied use : Vehicular Access / Manoeuvring Space / 3 Heavy Goods Parking

Dear TPB Members,

Application Y/YL-PN/8 was withdrawn.

***The applicant claims that the applied use is to support the two existing storage operators adjacent to the Site***

So have these storage operations been approved? I cannot find approvals listed on the OZP website.

This is a area of large fish ponds, CPA, GB, Agriculture. Why are these brown field operations tolerated?

Instead of considering for approval members should question PlanD as to what enforcement action is being taken to have the land restored to its designated state.

Google Maps shows Destroy to Build at the site. This cannot be rewarded.

Mary Mulvihill

**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Saturday, March 10, 2018 2:41:04 AM  
**Subject:** Y/YL-PN/8 DD 135 Nim Wan Road  
Y/YL-PN/8  
Lot 8 in D.D. 135 and Adjoining Government Land, Nim Wan Road, Sheung Pak Nai, Yuen Long  
Site area : About 5,505m<sup>2</sup> Includes Government Land of about 55m<sup>2</sup>

Zoning : "Agriculture"

Proposed Amendment( : Rezone to "Res C" 11 houses / 13 Parking

Dear TPB Members,

Strong objections to this application. The site is part of an extensive AG zoning adjacent to both CPA and GB.

Eleven houses on 5,500sqmts is not only a most inefficient land use, it would break up the AG and encourage further development of land designated for farming.

It is time Hong Kong gets serious about retaining fertile land as there are many reports about food shortages in the future. While we can never be self sufficient, we should ensure that there is some potential for local provision of fresh vegetables and fruit.

TPB must reject this application as approval would set an undesirable precedent.

Mary Mulvihill