

2024年 7月 17日

Appendix I of RNTPC  
Paper No. A/YL-SK/384

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。

This document is received on 17 JUL 2024.  
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

2401475

14.6.2024 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/7c-sk/384
	Date Received 收到日期	17 JUL 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

Vector Scaffolding Limited 永好鋼架有限公司

### 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)

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1080 (Part) in D.D. 106, 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 4,226 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 320 ..... sq.m 平方米 <input 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 Shek Kong Outline Zoning Plan No.: S/YL-SK/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	Open Storage  (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  
23/05/2024 - 06/06/2024 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 13/06/2024 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

Temporary Open Storage of Construction Materials 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 ..... 3,906 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 320 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 320 .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... 320 .....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	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B2	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		320 m <sup>2</sup> (ABOUT)	320 m <sup>2</sup> (ABOUT)	

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

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) .....

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 ..... 1

Medium Goods Vehicle Spaces 中型貨車車位 ..... 1

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

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

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. 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?	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 Kam Sheung Road and Kam Shui South Road via a local access..... <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)	
	No 否	<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/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 ..... 4,226 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 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?	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>.....</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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.



**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)  
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

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

14/06/2024 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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


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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 4,226 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) </div> </div>
Plan 圖則	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/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	Temporary Open Storage of Construction Materials 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	320 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.08 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	8 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		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 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 1 1 N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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, Zoning plan, Plan showing land status of the site, TPB PG-No. 13G,		
Plan showing filling of land area & 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 planning permission from the Town Planning Board (the Board) to use *Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the development) (**Plans 1 to 3**).
- 1.2 The applicant is a construction company specialized in providing scaffolding services for local builders. They would like to use the Site for storage of the company's construction materials (i.e. scaffold, bricks, tiles, column etc.) in order to support the construction industry.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9. According to the Notes of the OZP, 'Open Storage' 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 Site falls within "AGR" zone, the Site has already been occupied by the applied use with no active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 The Site is surrounded by various open storage yards and warehouses. Furthermore, the Site is also located approximately 10 m east of the "Industrial (Group D)" zone on the same OZP. Therefore, the applied use is considered not incompatible with the surrounding land uses.

#### **3) Development Proposal**

- 3.1 The site area is 4,226 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. 2 single-storey structures are proposed at the Site for storage of construction materials and site office with total GFA of 320 m<sup>2</sup> (about) (**Plan 5**). The site office is intended 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 5 staff. As the Site is for open storage use with no shopfront, no visitor is anticipated at the Site. Ancillary facilities (i.e. loading/unloading (L/UL) spaces, fire service installations, drainage facilities) are proposed to support the operation of the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	4,226 m <sup>2</sup> (about)
<b>Covered Area</b>	320 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,906 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.08 (about)
<b>Site Coverage</b>	8% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	320 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	320 m <sup>2</sup> (about)
<b>Building Height</b>	5 m (about)
<b>No. of Storey</b>	1

3.3 The Site has already been hard-paved with concrete of not more than 0.2 m in depth for open storage use and circulation area (**Plan 6**). The filled area is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.

3.4 The Site is accessible from Kam Sheung Road and Kam Shui South Road via a local access (**Plan 1**). Details of parking and L/UL space provision are shown at **Table 2** below:

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

<b>Type of Space</b>	<b>No. of Space</b>
Parking Space for Private Car - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1



- 3.4 2 parking spaces for private cars are provided for staff use. LGV and MGW will be deployed for transportation of construction materials to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site.
- 3.5 Heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. As the Site will be used for open storage use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the development is minimal (as shown at **Table 3** below).

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

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Traffic trip per hour (average)	1	1	0	0	1	1	4

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The construction materials would only be stored at the designated storage area (i.e. about 1,935 m<sup>2</sup>) during the planning approval period.
- 3.7 2.5m high solid metal wall will be erected along the site boundary 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.
- 3.8 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. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice

on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'**.

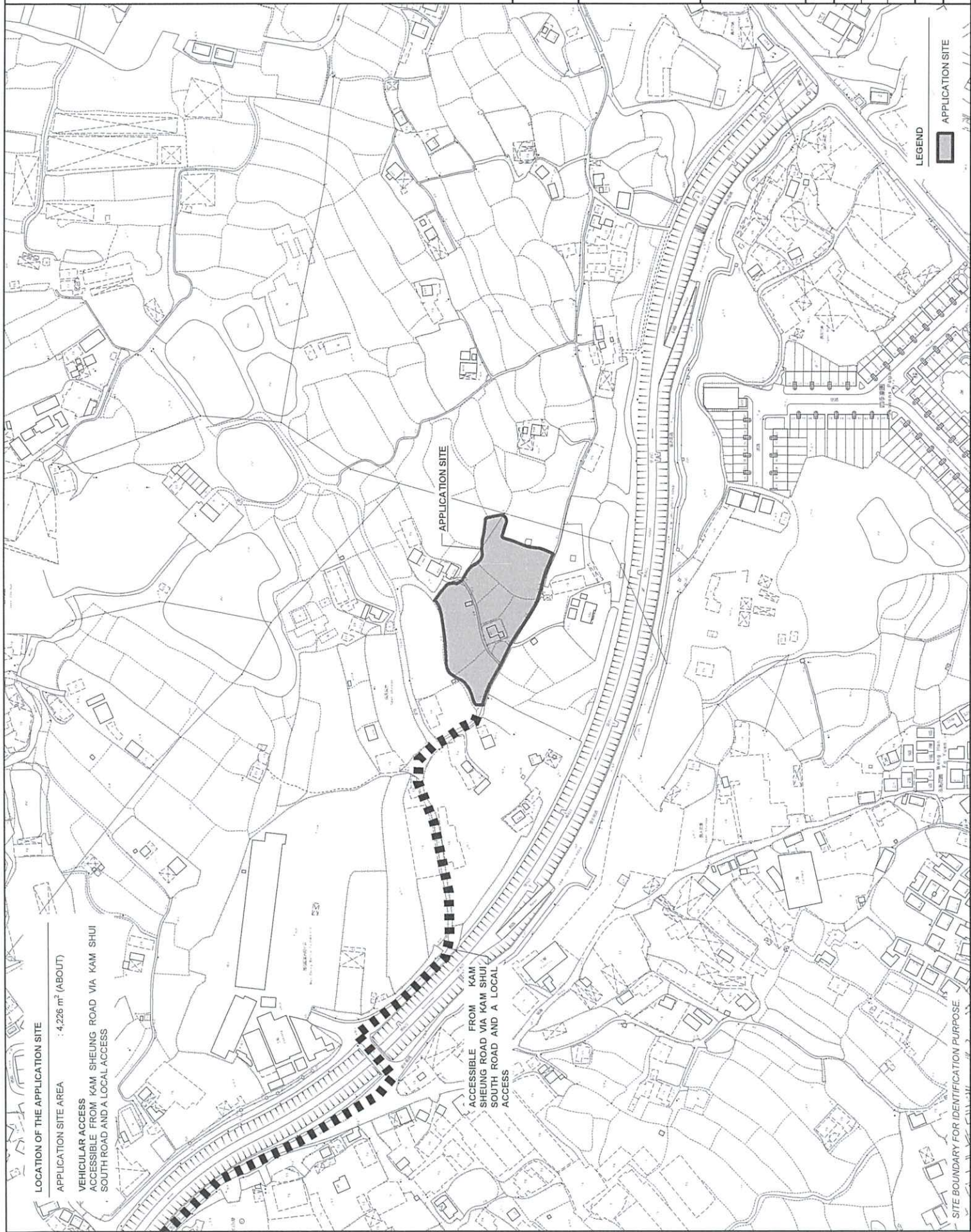
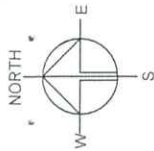
**R-riches Property Consultants Limited**

**June 2024**



## 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>	Town Planning Board Guideline No. 13G – Application Site
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Filling of Land of the Application Site
<b>Plan 7</b>	Swept Path Analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,226 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA KAM SHUI  
SOUTH ROAD AND A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM KAM  
SHEUNG ROAD VIA KAM SHUI  
SOUTH ROAD AND A LOCAL  
ACCESS

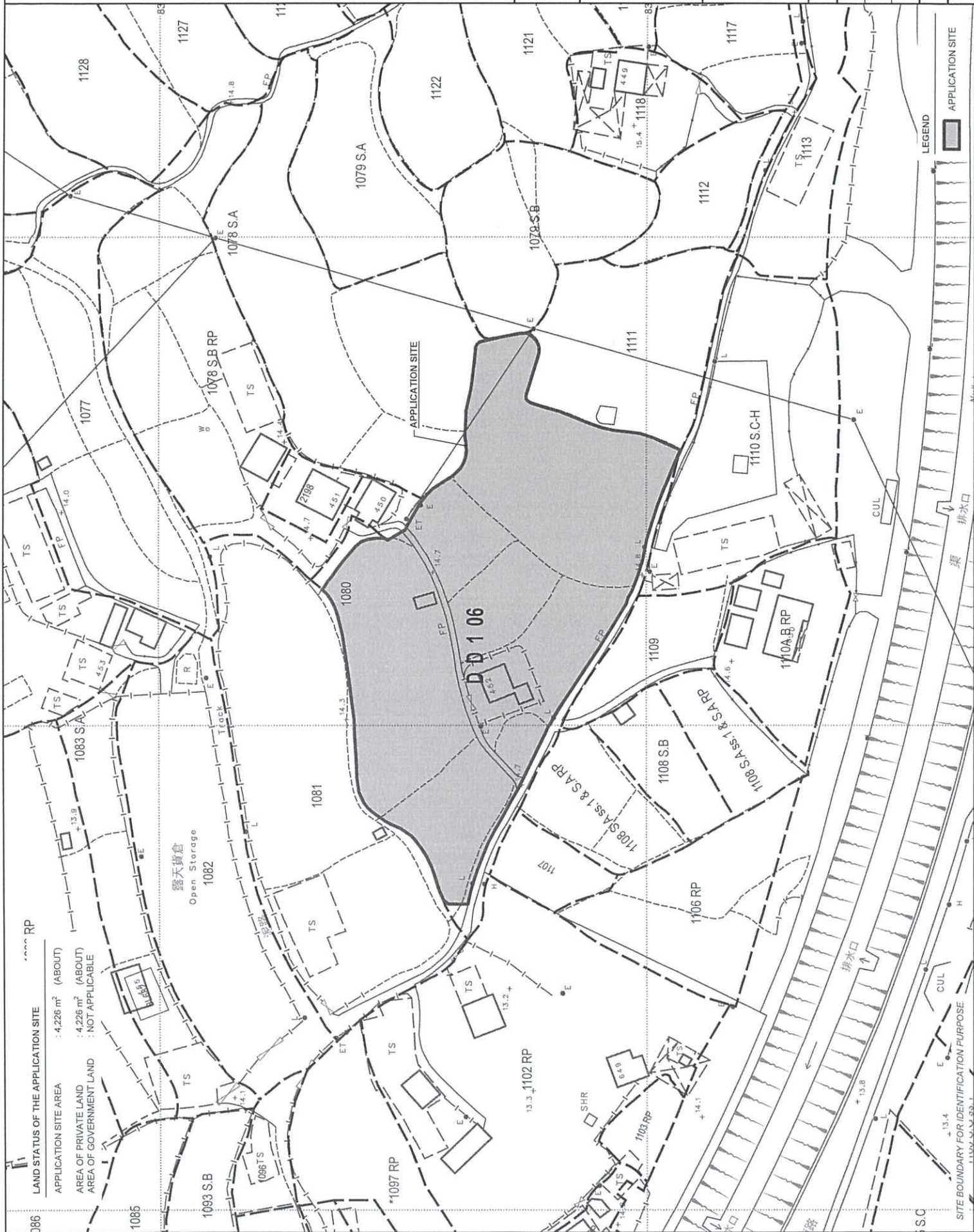
LEGEND  
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.









**R-Riches**  
Property Consultants Ltd.

SITE LOCATION

LOT 1080 (PART) IN D.D. 106,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY	DATE
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DATE	8-0-0004
NAME	

MIN	12.6.2024
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DATE	
REVISED BY	

**NAME TITLE**

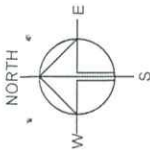
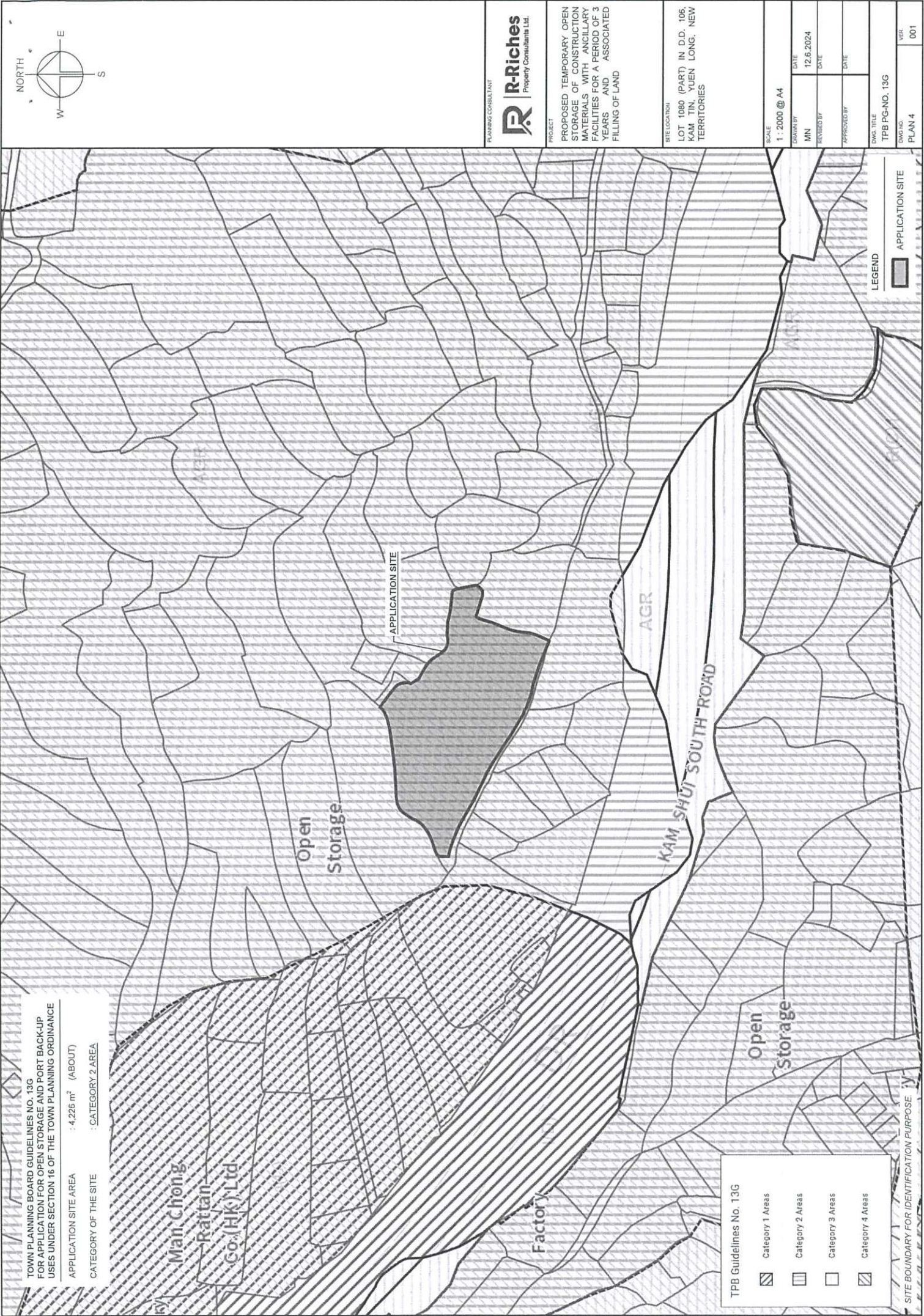
### 1 AND STATUS OF THE SITE

## DISCUSSION OF THE STUDY

DWG NO.	VER.
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PLAN 3	001
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TOWN PLANNING BOARD GUIDELINES NO. 13G  
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP  
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,226 m<sup>2</sup> (ABOUT)  
CATEGORY OF THE SITE : CATEGORY 2 AREA

TPB Guidelines No. 13G

	Category 1 Areas
	Category 2 Areas
	Category 3 Areas
	Category 4 Areas

SITE BOUNDARY FOR IDENTIFICATION PURPOSE

PLANNING CONSULTANT	<b>R-Riches</b> Property Consultants Ltd.
PROJECT	PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
SITE LOCATION	LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1 : 2000 @ A4
DRAWN BY	DATE
MIN	12.6.2024
REVIEWED BY	DATE
APPROVED BY	DATE
DWG. TITLE	TPB PG-NO. 13G
DWG. NO.	PLAN 4
VER.	001



## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,226 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 320 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,906 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 8 %	(ABOUT)
NO. OF STRUCTURE	: 2	NOT APPLICABLE
DOMESTIC GFA	: 320 m <sup>2</sup>	(ABOUT)
NON-DOMESTIC GFA	: 320 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 320 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

## STRUCTURE

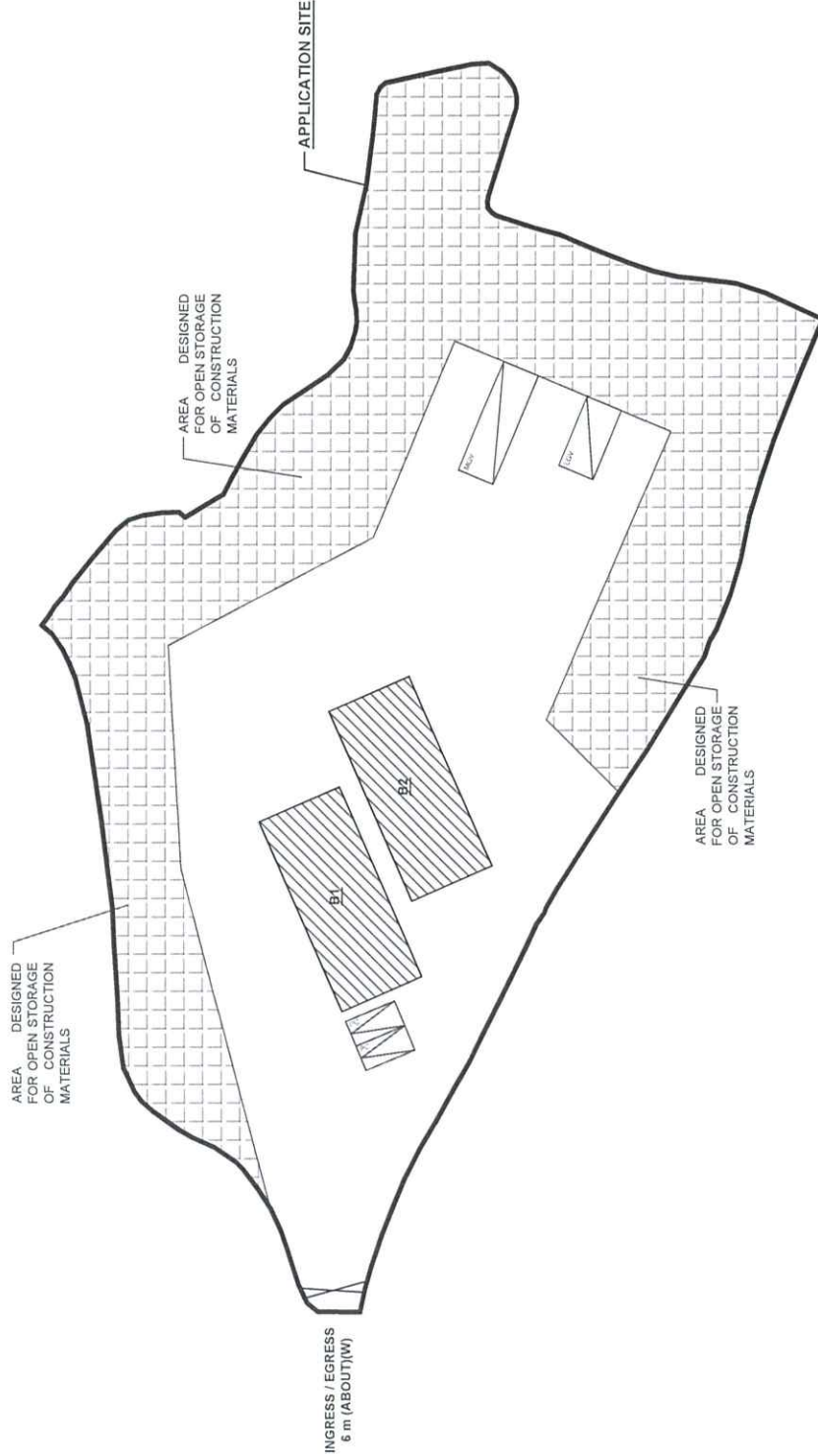
## USE

## COVERED AREA

## GFA

## BUILDING HEIGHT

B1	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B2	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		320 m <sup>2</sup> (ABOUT)	320 m <sup>2</sup> (ABOUT)	

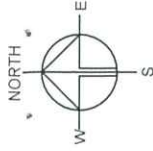


## PARKING AND LOADING / UNLOADING (LUL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (SHED)
	PARKING SPACE (PRIVATE CAR)
	LUL SPACE (LIGHT GOODS VEHICLE)
	LUL SPACE (MEDIUM GOODS VEHICLE)
	INGRESS / EGRESS



PLANNING CONSULTANT



## PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

## SITE LOCATION

LOT 1080 (PART) IN D.D. 105, KAM TIN YUEN LONG, NEW TERRITORIES

## SCALE

1 : 700 @ A4

## DRAWN BY

MIN

## DATE

12.6.2024

## CHECKED BY

DATE

## APPROVED BY

DATE

## DRAWN TITLE

LAYOUT PLAN

## DRAW NO.

PLAN 5

## VER.

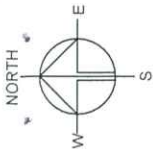
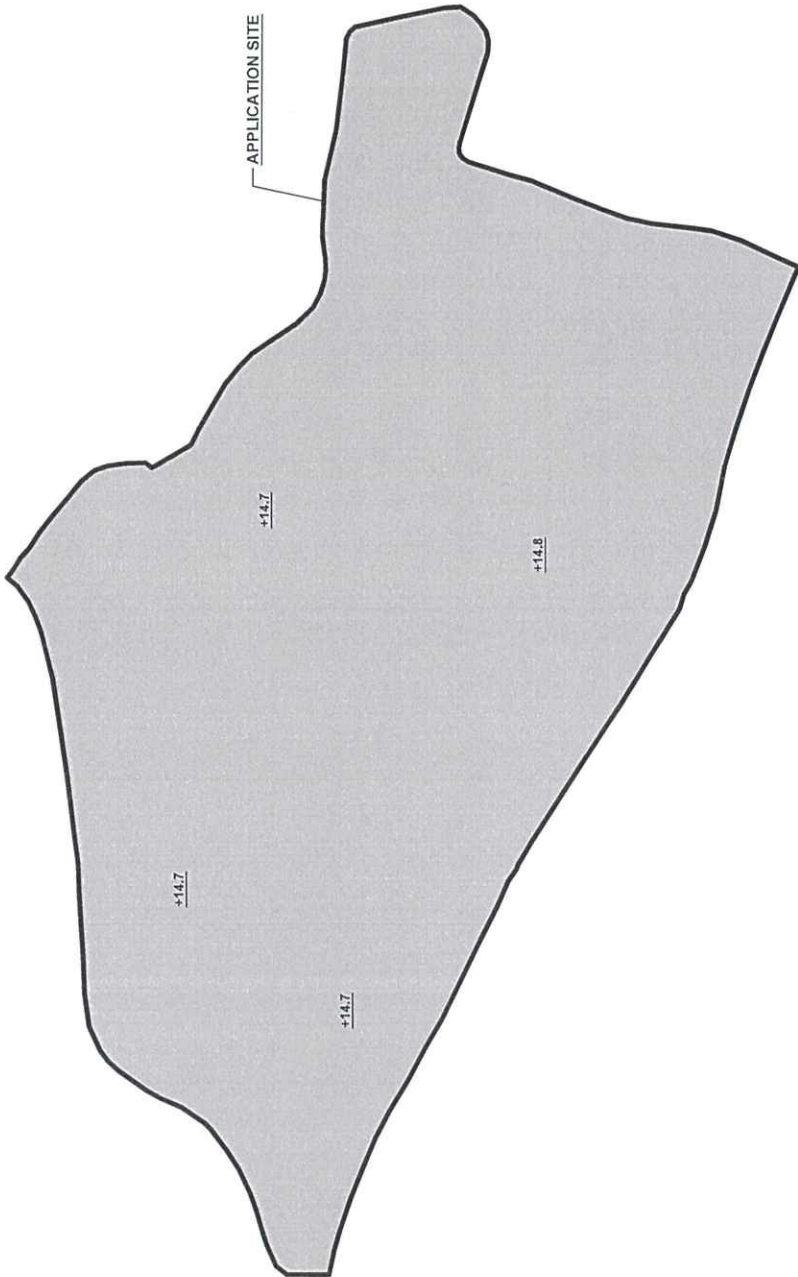
001



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,226 m <sup>2</sup>	(ABOUT)
EXISTING SITE SURFACE	: HARD-PAVED	(ABOUT)
EXISTING SITE LEVEL	: +14.7 mPD TO +14.8 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	

THE APPLICATION SITE HAS BEEN HARD-PAVED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION  
LOT 1080 (PART) IN D.D. 106,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 700 @ A4

DRAWN BY	DATE
MIN	12.6.2024
REVISED BY	DATE
APPROVED BY	DATE

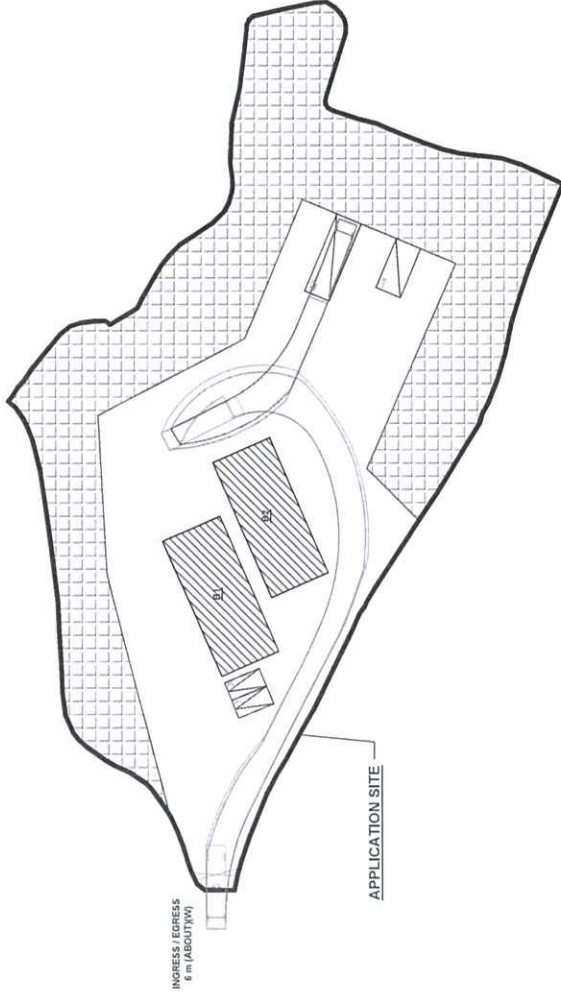
LEGEND

	APPLICATION SITE
	EXISTING SITE LEVELS +14.7
	EXISTING HARD-PAVED AREA

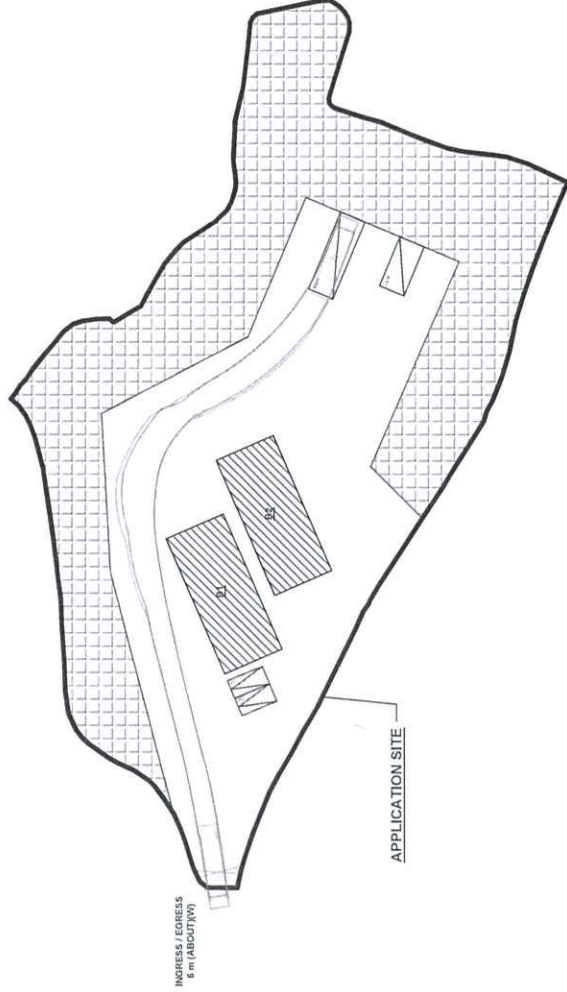
DWG. TITLE	FILLING OF LAND AREA
DWG. NO.	PLAN 6
VER.	001

SWEPT PATH ANALYSIS

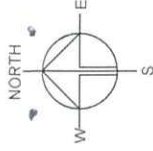
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY	DATE
MIN	12.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	SWEEP PATH ANALYSIS
DWG. NO.	PLAN 7
REV.	001

LEGEND

- APPLICATION SITE
- LOADING / UNLOADING SPACE
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



Our Ref.: DD106 Lot 1080  
Your Ref.: TPB/A/YL-SK/384

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

**By Email**

23 August 2024

Dear Sir,

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

**Temporary Open Storage of Construction Materials with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,  
Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/384)**

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. or the undersigned at your convenience.

Thank you for your kind attention.

Yours faithfully,

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



Town Planner

**Responses-to-Comments**

**Temporary Open Storage of Construction Materials with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-SK/384)**

(i) The applicant provides the following clarifications for the application:

- the application site (the Site) has been entirely hard-paved with concrete of not more than 0.2 m in depth. The previous site level before filling of land ranged from +14.5 mPD to +14.6 mPD. The existing site level ranges from +14.7 mPD to +14.8 mPD (refer to Plan 6 of the original submission). Concrete site formation is considered required to provide a relatively flat and solid surface for the open storage operation and the erection of structures; and
- the majority of the Site will be used for area designated for open storage of construction materials (i.e. 2,120 m<sup>2</sup> (about), 50.2% of the site area). Two structures with total gross floor area (GFA) of 320 m<sup>2</sup> (about) are proposed at the Site, of which 80 m<sup>2</sup> (about) of the GFA will be for site office use (40 m<sup>2</sup> in each structure). The remaining site area will be used for vehicle parking and loading/unloading spaces and circulation area (refer to the revised layout plan and swept path analysis at **Annex 1**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO)</b>		
(a)	As the application site is situated within the Shui Lau Tin Site of Archaeological Interest, the applicant is required to confirm/clarify with the AMO whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.	<p>Peripheral drainage u-channels (305 m(L) x 375 mm(W) x 1 m(D)) are to be proposed to collect surface run-off, in order to minimize the adverse drainage impact to the surrounding area. The proposed ground excavation will be no more than 1 m in depth for the provision of drainage facilities.</p> <p>Given that the excavation work is intended to facilitate the required drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned Site of Archaeological Interest is not anticipated.</p>



2. Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	Recent site inspection has identified 6 nos. of existing trees within the Site. Details of the existing trees, including their locations, species and sizes, and general condition with photos, are shown at <b>Annex 2</b> .  All existing trees within the Site will be preserved in situ. Regular horticultural maintenance on existing trees will be provided.
(b)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.	Noted.

## **Annex I**

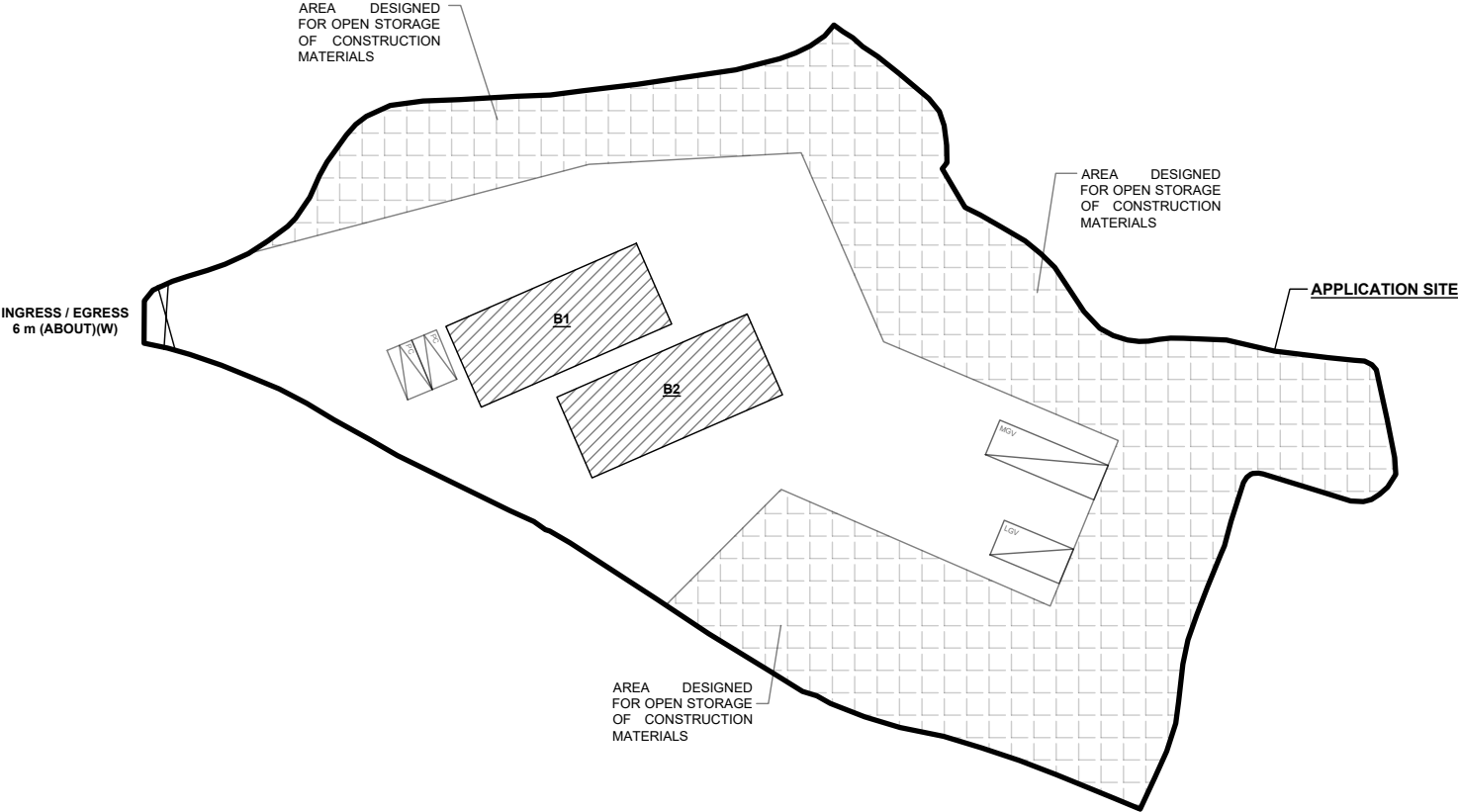
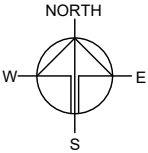
### Revised Layout Plan and Swept Path Analysis



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,226 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 320 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,906 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 320 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 320 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	
DESIGNATED OS AREA	: 2,120 m <sup>2</sup>	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE*	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B2	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE*	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		320 m <sup>2</sup> (ABOUT)	320 m <sup>2</sup> (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (SHED)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (MEDIUM GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	12.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

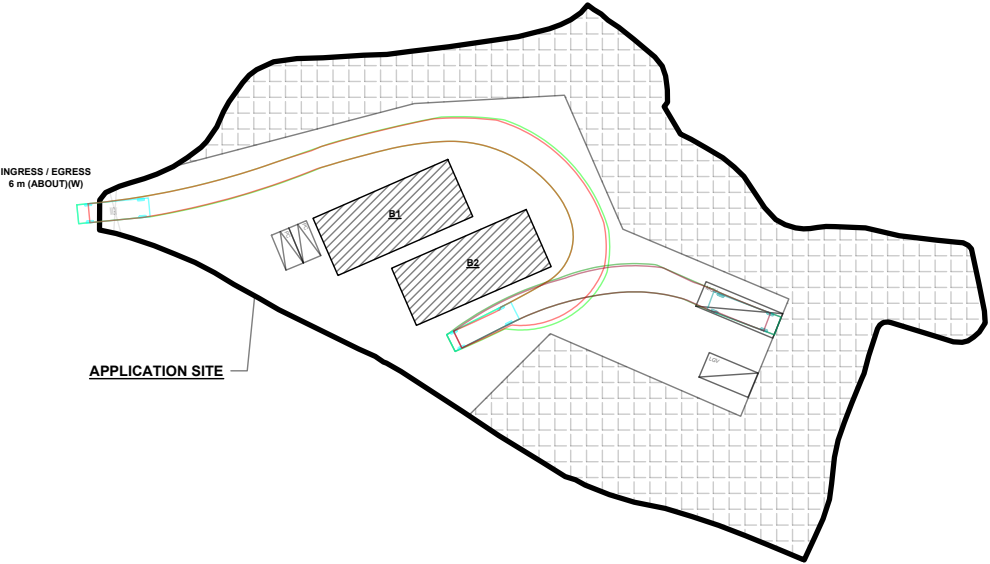
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	002

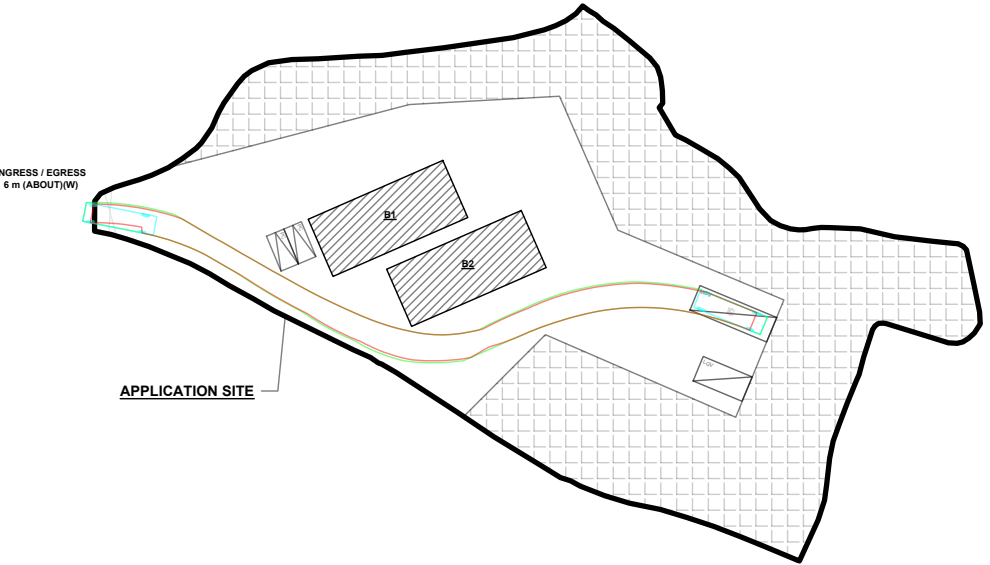
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 9.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

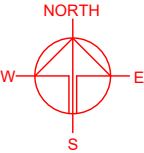


FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE



FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

LEGEND	
	APPLICATION SITE
	LOADING / UNLOADING SPACE
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	12.8.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 2	002



**Annex II**  
Tree Survey



## Annex II – Tree Survey

**Location** : Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, N.T.

**Date of Survey** : 21 August 2024

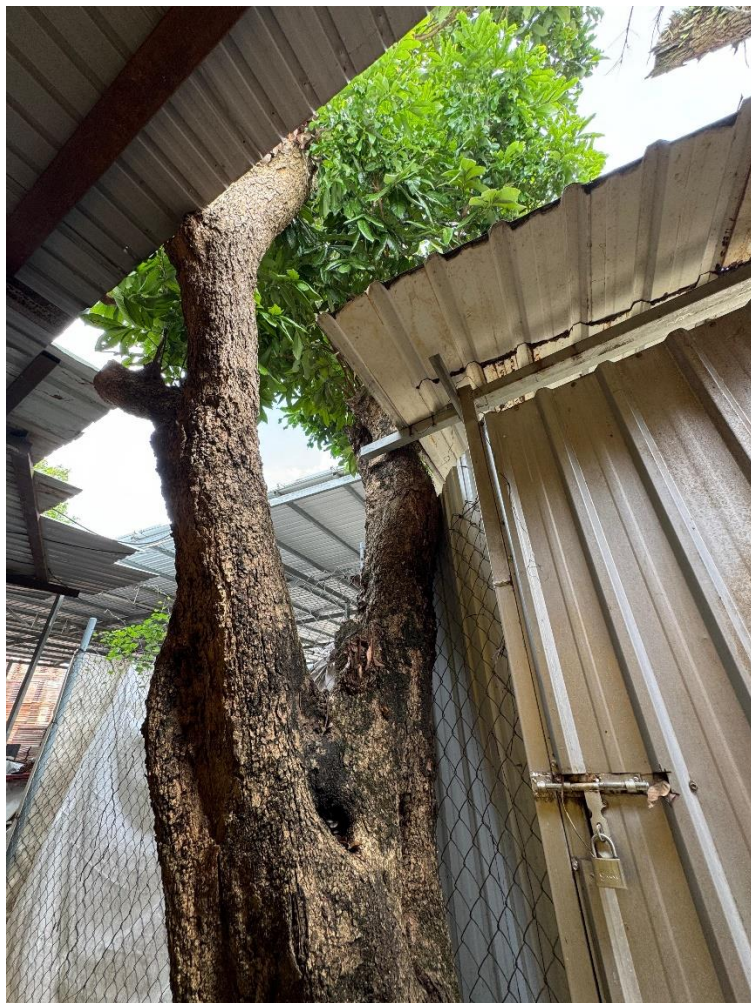
No.	Species	Size		Condition
		DBH (cm) (about)	Height (m) (about)	
T1	<i>Melia azedarach</i> 苦楝	40	6.0	Fair
T2	<i>Dimocarpus longan</i> 龍眼	30	3.0	Fair
T3	<i>Dimocarpus longan</i> 龍眼	40	3.5	Fair
T4	<i>Dimocarpus longan</i> 龍眼	40	4.0	Fair
T5	<i>Ficus microcarpa</i> 細葉榕	100	6.0	Fair
T6	<i>Dimocarpus longan</i> 龍眼	60	3.5	Fair



Tree 1	Tree 2
	



**Tree 3**



**Tree 4**





**Tree 5**



**Tree 6**



# TREE PRESERVATION AND LANDSCAPE PROPOSAL

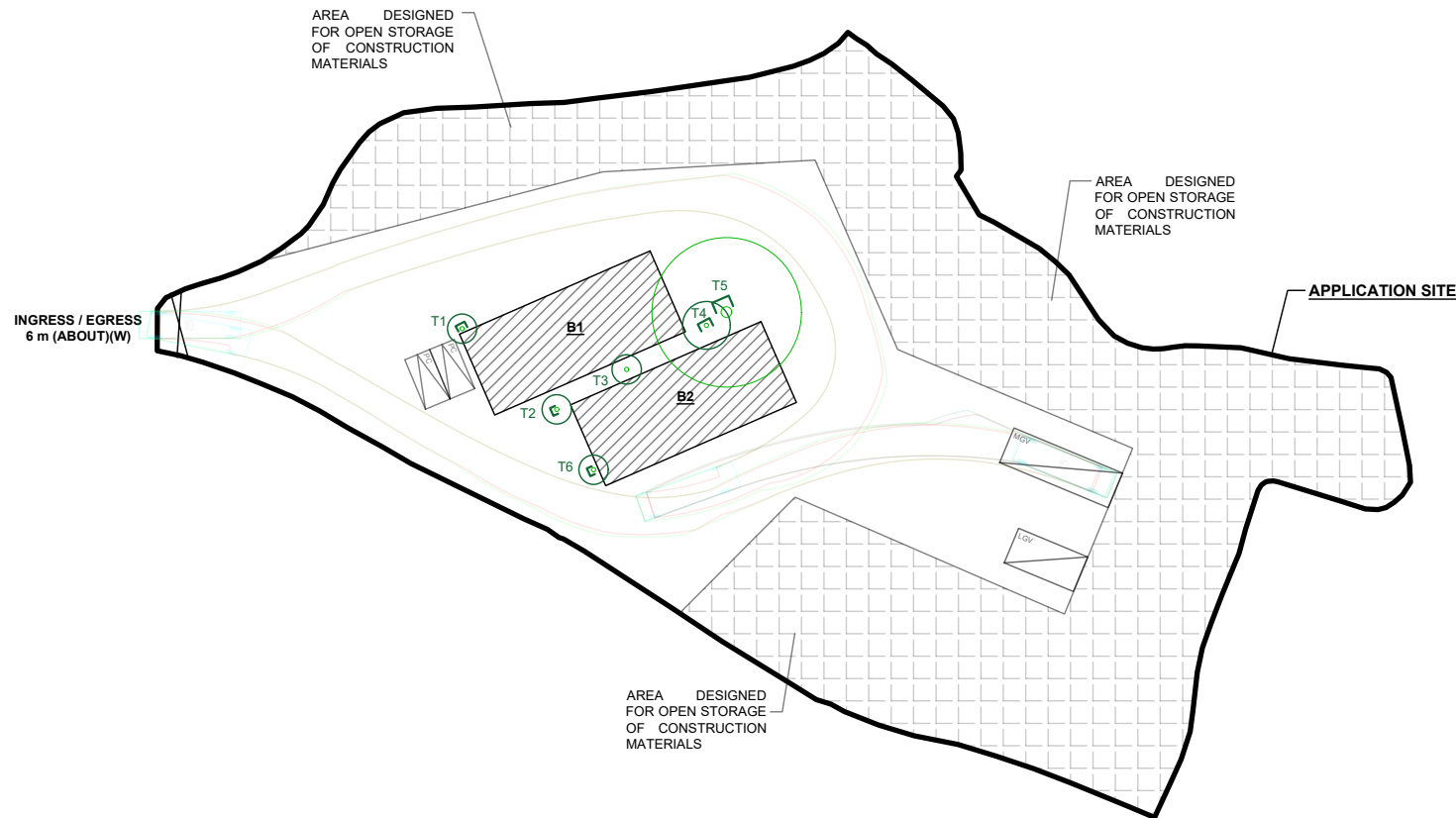
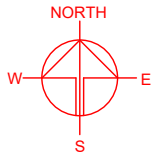
APPLICATION SITE AREA : 4,226 m<sup>2</sup> (ABOUT)

NO. OF EXISTING TREE : 6 (T1 TO T6)  
 SPECIES OF TREES : T1 - MELIA AZEDARACH  
 T2 - DIMOCARPUS LONGAN  
 T3 - DIMOCARPUS LONGAN  
 T4 - DIMOCARPUS LONGAN  
 T5 - FICUS MICROCARPA  
 T6 - DIMOCARPUS LONGAN

NO. OF TREES WILL BE PRESERVED : 6 (T1 TO T6)

KERBS ARE PROPOSED AT TREES (T1, T2, T4, T5 AND T6) TO PREVENT TREE FROM DAMAGING BY MOVEMENT OF VEHICLES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE*	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B2	SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE*	160 m <sup>2</sup> (ABOUT)	160 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		320 m <sup>2</sup> (ABOUT)	320 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2  
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)  
 NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)  
 NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1  
 DIMENSION OF L/UL SPACE : 11 m (L) X 3.5 m (W)

## LEGEND

- APPLICATION SITE
- STRUCTURE (SHED)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS
- EXISTING TREES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

22.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PLAN

DWG NO.

PLAN 1

VER.

002



**Relevant extract of the Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar s.16 Application in the Vicinity of the Site**  
**within the Same “AGR” Zone on the Shek Kong OZP in the Past Five Years**

Approved Application

	<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-SK/350	Proposed Temporary Open Storage of Electric Vehicles with Charging Facilities and Ancillary Site Office for a Period of 3 Years	12.1.2024



**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; and
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 1080 in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

**2. Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site; and
- it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

**3. Drainage**

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

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

**4. Fire Safety**

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

- no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction; and
- advisory comments as detailed in **Appendix V**.

## **5. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no environmental complaint case concerning the Site received in the past three years; and
- advisory comments as detailed in **Appendix V**.

## **6. Landscape**

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

- no objection to the application; and
- based on the aerial photo 2023, the Site is located in an area of rural inland plains landscape character comprising of vegetated vacant lands, farmlands, village houses, scattered tree groups and open storages within the “Industrial” zone to the west of the Site. It is noted that six numbers of existing trees are identified within the Site and all the existing trees are proposed to be preserved. Significant adverse impact on existing landscape resources arising from the proposed use is not anticipated.

## **7. District Office’s Comments**

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

## **8. Other Departments**

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

- Executive Secretary of Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD (CE/RD 1-1, RDO, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) prior planning permission should have been obtained before commencing the development at the Site (the Site);
- (c) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:
  - the Applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.
- (d) 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 structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the 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 Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;

- (e) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Governemnt in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of wavier fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) 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 Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Shui South Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) 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. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval. However, the applicant is reminded that if the proposed structures are required to comply

with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Director of Electrical and Mechanical Services that:
  - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (j) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant should 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;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development;
  - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan; and
  - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and



- (l) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.

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

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**From:** [REDACTED]  
**Sent:** 2024-08-15 星期四 03:04:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-SK/384 DD 106 Kam Tin

A/YL-SK/384  
Lot 1080 (Part) in D.D.106, Kam Tin, Yuen Long  
Site area: About 4226sq.m  
Zoning: "Agriculture"  
Applied use: Open Storage of Construction Materials / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

360 withdrawn, some minor tweaking of site area and additional parking.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 16 February 2024 2:44 AM HKT  
**Subject:** A/YL-SK/360 DD 106 Kam Tin

A/YL-SK/360

Lot 1080 (Part) in D.D.106, Kam Tin, Yuen Long

Site area: About 4,056sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No history of previous approval for brownfield use.

There is considerable market garden activity in the district.

No justification to encourage further encroachment onto farmland.

Application should be rejected.

Mary Mulvihill

**Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department**

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.