

**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 Applications within the Same “AGR” Zone
in the Vicinity of the Site on the Shek Kong OZP in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
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 (revoked on 12.1.2025)
2.	A/YL-SK/369	Temporary Open Storage of Construction Machineries and Materials for a Period of 3 Years and Filling of Land	4.10.2024
3.	A/YL-SK/381	Proposed Temporary Open Storage of Vehicles and Vehicle Parts and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land	6.12.2024
4.	A/YL-SK/384	Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.9.2024

Government Departments' General Comments

1. Building Matters

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

- no objection to the application;
- no proposed building structure on the application is noted; and
- advisory comments are set out at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are set out at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are set out at **Appendix V**.

3. Drainage

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

- no objection in principle to the application from the public drainage point of view; 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:

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

5. **Environment**

Comments of the Director of Environmental Protection:

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

6. **District Office's Comments**

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

- his office has no comment. However, the locals expressed strong view on the application.

7. **Other Departments**

The following government departments have no objection to / no comment on the application and their advisory comments (if any) are provided in **Appendix V**:

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - lease enforcement action is being taken against Lot No. 1110 S.C-H in D.D. 106. In this connection, Warning Letter dated 1.9.2016 was registered against the Lot by Memorial No. 17032002400071 in Land Registry on 20.3.2017. Lease enforcement action will be contemplated as long as the unauthorised building works concerned exists according to case priority; and
 - the lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD.
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
 - the applicant should adopt appropriate measures to avoid causing pollution of disturbance to a mitigation woodland which located to southern boundary of the Site.
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. 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.
- (e) 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.
- (f) 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 (F.S. 251) to the Department of Fire Service for approval. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

(g) 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;
- the applicant should follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
- the applicant should provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- the applicant should meet the statutory requirements under relevant environmental legislation.

(h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) 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 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 Site. The concerned parties 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.

- (i) 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.
- (j) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - approval of the application does not imply approval of tree works, if any, such as tree 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 works.
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures 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 captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement

policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

八鄉 蓮花地

敬啟者：

反對元朗錦田丈量 DD106 Lot 1110 C-H RP

(申請編號：A/YL-SK/395)

擬議臨時露天存放建材料及機械(為期 3 年)及相關填土工程

元朗民政處檔案：(63)in HAD YL C&D/17-45/45/11/104

收到民政事務專員來信，有關上題所述及城規署申請，吾等來信反對理由如下：

- (1) 工程必會嚴重影響錦上路交通，現時錦上路交通已經不勝負荷！
- (2) 對鄉村及郊野環境衛生造成重大污染。
- (3) 會影響本村極之憂慮水浸問題。
- (4) 改變土地用途，建材倉日後將會困擾村民平靜生活。
- (5) 填土工程會破壞生態，如何可以鼓勵港人及教育下一代愛護地球呢！
- (6) 在現申請地點相鄰一幅農地，已經成為建材倉，(未知是否有城規核准?)可見倉內建材高疊二三拾呎高，在當局未有監管之下，對路過村民帶來風險！

敢問署長，信中標題出示：『元朗錦田丈量約份第 106 號……』，『元朗錦田』是否有問題？

此致

城市規劃署署長

馮精能

郭惠新

元朗八鄉蓮花地原居民村代表 同呈



2024 年 11 月 / 日

2/-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-SK/395

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

No Comments

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

元朗市中心及鄉郊東分區委員會

鍾就華 主席



世界自然基金會
香港分會

WWF-Hong Kong

5 November 2024

Chairman and members

Town Planning Board

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Temporary Open Storage of Construction Materials and
Machineries for a Period of 3 Years and Associated Filling of Land in
"Agriculture" zone in Kam Tin, Yuen Long (A/YL-SK/395)**

WWF would like to show our concern to the captioned proposal.

Concern on accessibility to the site

The site has limited accessibility. According to the drawing plan, there is vehicular access from the Kam Shui South Road to the project site (Fig 1a.). However, the latest available google street view image shows that the vehicular access is, in fact, a narrow path which is not intended for vehicular access (Fig 1b.). As such, we consider that the site is not suitable for open storage due to its limited accessibility.

We would be grateful if our comments could be considered by the Town Planning Board.

Yours faithfully,

Ms. Bonnie LEUNG

Conservation Officer, Conservation Policy WWF Hong Kong
WWF Hong Kong



together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢, SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：中審眾環（香港）會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Fig 1a and 1b: Drawing plan and image (as of March 2024) with orange arrow indicating the entrance of vehicular access to project site



Image source: 1a. Drawing plan of application

1b. Google street view (Accessed on 5 November 2024)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/YL-SK/395

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本辦事處接獲眾多八鄉村代表和鄉民的投訴，就上述申請作出強烈和堅決的反對。

有關上題所述及城規署申請，反對理由如下：

(1) 工程將會嚴重影響錦上路交通，現時錦中路交通已經不勝負荷。

(2) 工程將會對鄉村及郊野環境衛生造成重大污染。

(3) 會影響該村附近地勢，出現水浸問題。

(4) 改變土地用途，建材倉日後將會困擾村民平靜生活。

(5) 填土工程會破壞生態，影響瀕危物種生存空間。

「提意見人」姓名/名稱 Name of person/company making this comment 李靜儀

簽署 Signature 

日期 Date 6-11-2024



八鄉 蓮花地

敬啟者：

反對元朗錦田丈量 DD106 Lot 1110 C-H RP (申請編號: A/YL-SK/395)

擬議臨時露天存放建材料及機械 (為其3年) 及相關填土工程

元朗民政署檔案: (63)in HAD YL C&D/17-45/45/11/104

看見城市規劃署張貼告示，有關上題所述及城規署申請，吾等來信反對理由如下：

- (1) 工程必會嚴重影響錦上路及金水南路交通，而該地週邊的道路又不能承擔大量泥車及重型車輛出入，會使村民和行人尤其是老人家有嚴重的危險性；
- (2) 對鄉村及郊野環境衛生造成重大污染；
- (3) 填土會使該地週邊出現水浸問題，令村民極之憂慮水浸問題；
- (4) 改變土地用途，建材倉日後將會困擾村民平靜生活；
- (5) 填土工程會破壞生態，如何可以鼓勵港人及教育下一代愛護地球呢！



此致

城市規劃署署長

居民簽署：

姓名：

2024年 11 月 8 日

通訊地址：

聯絡電話：

八鄉 蓮花地

敬啟者：

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城市規劃署署長

居民簽署： 劉錦華

姓名： 劉錦華

2024年 11 月 8 日

通訊地址：

聯絡電話：



八鄉 蓮花地

敬啟者：

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城市規劃署署長

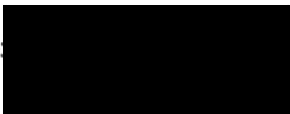
居民簽署： 劉銘華

姓名： 劉銘華

2024年 11 月 8 日

通訊地址：

聯絡電話：



八鄉 蓮花地

敬啟者：

反對元朗錦田丈量 DD106 Lot 1110 C-H RP (申請編號: A/YL-SK/395)

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此致

城市規劃署署長

居民簽署：

郭志勝

姓名：

郭志勝

2024年 (11) 月 (11) 日

通訊地址：

聯絡電話：



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此致

城市規劃署署長

居民簽署：

姓名：

郭志成

2024年 11 月 11 日

通訊地址：

聯絡電話：



八鄉 蓮花地

敬啟者：

反對元朗錦田丈量 DD106 Lot 1110 C-H RP (申請編號: A/YL-SK/395)

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姓名： 郭巧君

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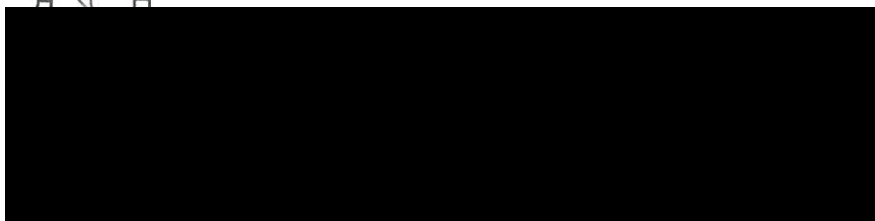
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姓名：

2024年 11 月 8 日

通訊地址：

聯絡電話：



From: [REDACTED]
Sent: 2024-11-15 星期五 04:34:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/395 DD 106, Kam Shui Road, Kam Tin

A/YL-SK/395

Lot 1110 S.C-H (Part) in D.D.106, Kam Shui Road, Kam Tin

Site area: About 1,626sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machineries / 1 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections. "The Site is proposed to be hard-paved with concrete" is a false statement as the site has already been filled in despite the fact that no approval was granted and the site is close to SAI. This is Destroy to Brownfield.

Almost across the road is a large residential development. It is unacceptable that residents be exposed to dust pollution when there are strong winds.

The expansion of brownfield so close to homes should not be approved.

Mary Mulvihill

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

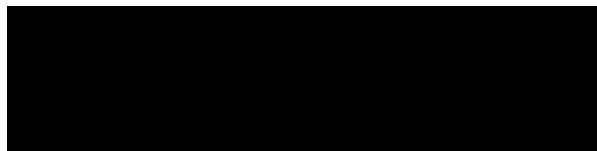
15th November, 2024.

Dear Sir/ Madam,



**Proposed Temporary Open Storage of Construction Materials and Machineries for a
Period of 3 Years and Associated Filling of Land**
(A/YL-SK/395)

1. We refer to the captioned.
2. We urge the Board to look at a recent aerial photo showing the site (approximately indicated by arrows) and its surroundings.



3. As shown above, active farmland can still be observed in the area (which is within Agriculture (AGR) zone), and within the same AGR zone there are also brownfield sites. Again, we urge the Board to investigate how many sites under AGR zone have been turned into brownfield sites. Our Country is promoting Construction of Ecological Civilisation and we seriously urge the Board to consider whether allowing more land under AGR zone to be turned into brownfield sites can be considered to be in line with this National Policy.
4. We would also like the Board to seriously investigate the current site status with relevant authorities, to investigate whether there is ongoing enforcement case/ unauthorised use (or activity) covering the application site first before making a decision.
5. We urge the Board to also consider whether the proposed use would permanently affect the arability of the site and whether the site needs to be reinstated after this proposed use ceases operation; if the site does not need to be reinstated, we urge the Board to consider whether it is appropriate.
6. We object to this application as it is unlikely to be in line with the planning intention of the AGR zone. We urge the Board to reject this application.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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.

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。

The application is received on 17 OCT 2024
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

240 2370 27/9

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/YC-SK-1395
	Date Received 收到日期	17 OCT 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)

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

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)

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 1110 S.C-H (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 1,626 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A 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 OZP 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	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
05/09/2024 - 19/09/2024 (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 20/09/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立法法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

Proposed Temporary Open Storage of Construction Materials and Machinery 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 1,626sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 N/Asq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 N/Asq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 N/Asq.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)

.....

.....

.....

.....

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 N/A

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 N/A

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 holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Sheung Road via Kam Shui South Road and 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) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,626 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.1. 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 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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) ☐ 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

25/09/2024

(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。

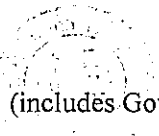
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 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 1110 S.C-H (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>  <p>(includes Government land of 包括政府土地</p> </div> <div> <p>1,626 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>N/A sq. m 平方米 <input type="checkbox"/> About 約)</p> </div> </div>
Plan 圖則	Approved Shek Kong OZP No.: S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<p><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</p> <p style="margin-left: 40px;"><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</p> <p><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</p> <p style="margin-left: 40px;"><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery 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	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
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(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	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)	
(iv) Site coverage 上蓋面積	N/A % <input 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		N/A
	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) _____ _____		N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<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 at the Site; and Swept Path Analysis.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1110 S.C-H (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years and associated Filling of Land'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for storage construction materials (e.g. bricks, tiles, glass etc.) and machinery (e.g. generator, elevated platform 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 been left vacant without 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 Similar application (No. A/YL-SK/384) for 'open storage' has recently been approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone. Furthermore, the Site is surrounded by various open storage yards and warehouses. Furthermore, the Site is also located approximately 80 m east of the adjoining "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 1,626 m² (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. No structure is proposed at the Site. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 1,044 m² (about), 64% of the site area¹) (**Plan 5**). No staff will be stationed at the Site during operation hours. As the Site is for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,626 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,626 m ² (about)

3.2 The Site is proposed to be hard-paved with concrete of not more than 0.1 m in depth from +14.6 mPD to +14.7 mPD for open storage use and circulation area (**Plan 6**). The proposed site formation 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.

3.3 It is noted that the Site is in close proximity to the Shui Lau Tin Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, the applicant will only carry out land filling works within the Site. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels are to be proposed to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.

3.4 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access

¹ The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.

(Plan 1). 5.5 tonnes lorry will be deployed for transportation of construction materials to and out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 7). Details of the loading/unloading (L/UL) provision are shown at Table 2 below:

Table 2 – L/UL Provision

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.5 Medium/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 proposed development is minimal (as shown at Table 2 below).

Table 2 – Estimated Trip Generation/Attraction

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

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 during the planning approval period.

3.7 2.5 m 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. 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 the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed 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 proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

September 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	TPB PG-No. 13G
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land of the Site
Plan 7	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)

VEHICULAR ACCESS

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

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

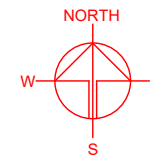
APPLICATION SITE

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

16.9.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

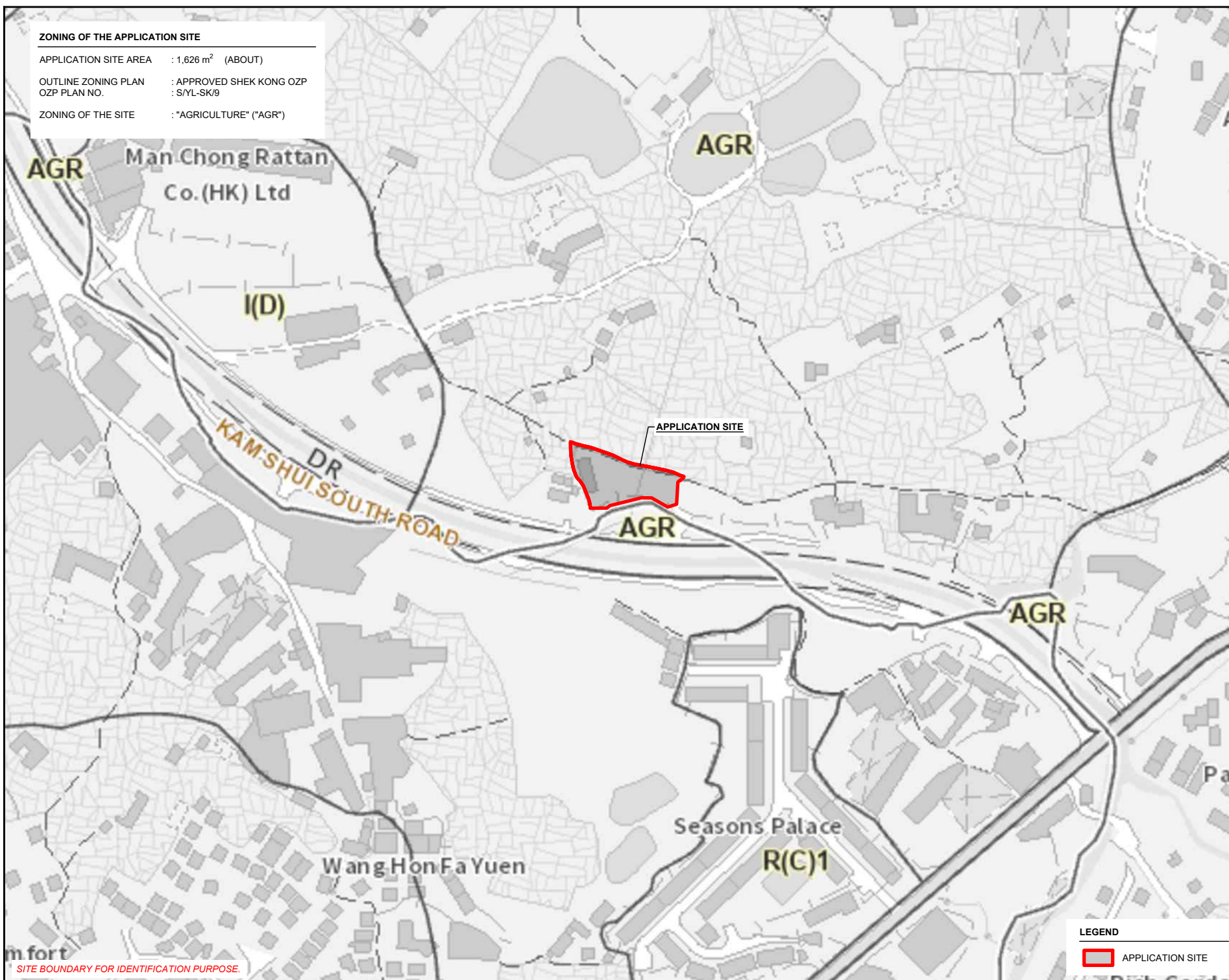
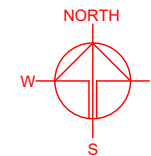
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : S/YL-SK/9
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D.
106, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN
DATE
16.9.2024

REVISED BY
DATE

APPROVED BY
DATE

LEGEND

 APPLICATION SITE

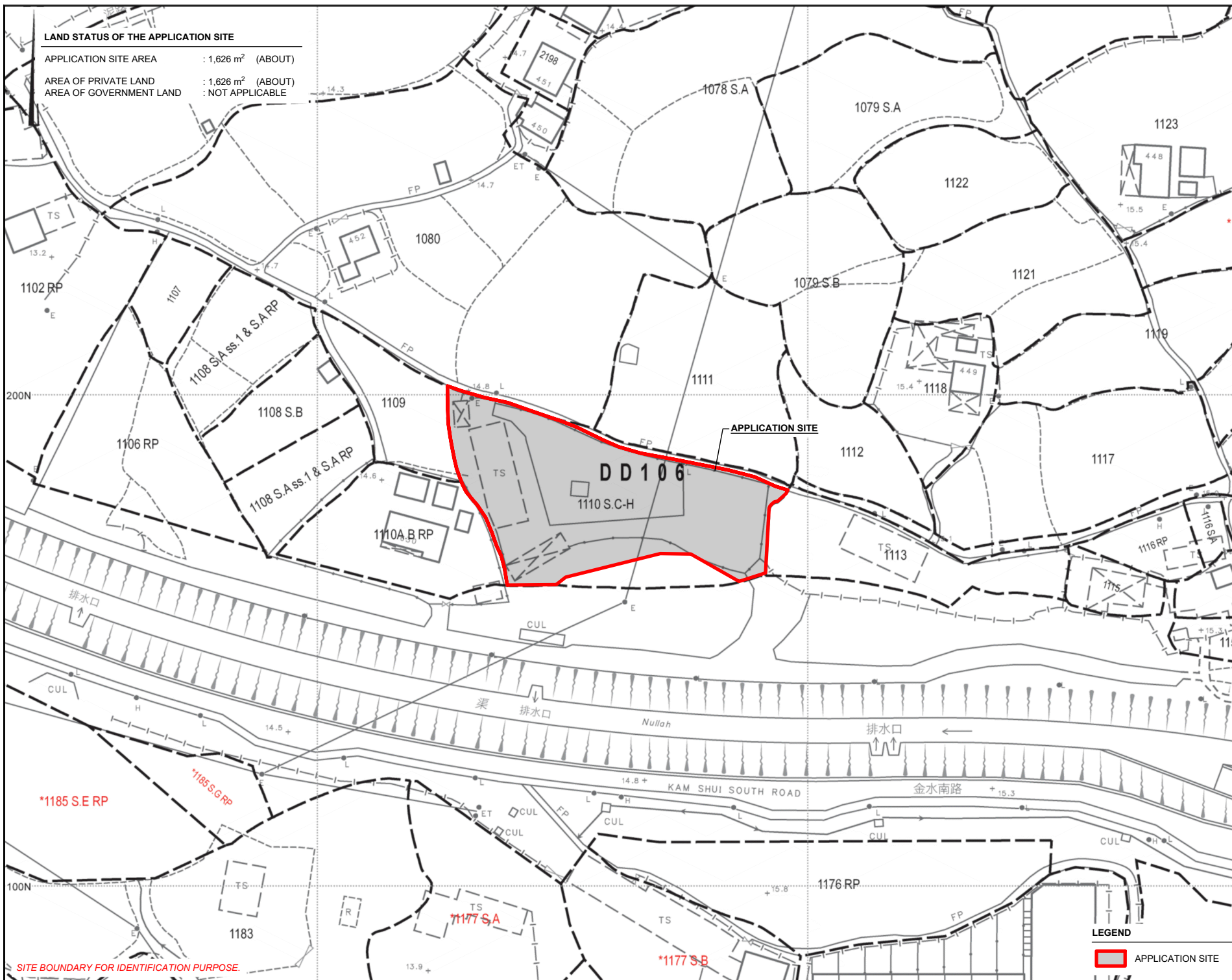
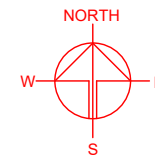
DWG. TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2
VER.
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,626 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D.
 106, KAM TIN, YUEN LONG, NEW
 TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

16.9.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

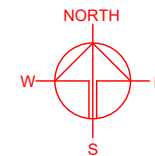
VER.

001

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 : 1,626 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



Open
Storage

APPLICATION SITE

AGR

KAM SHUI SOUTH ROAD

Open
Storage

Open
Storage

Season's

TPB Guidelines No. 13G

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

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D.
106, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

16.9.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE. BLOCK 1

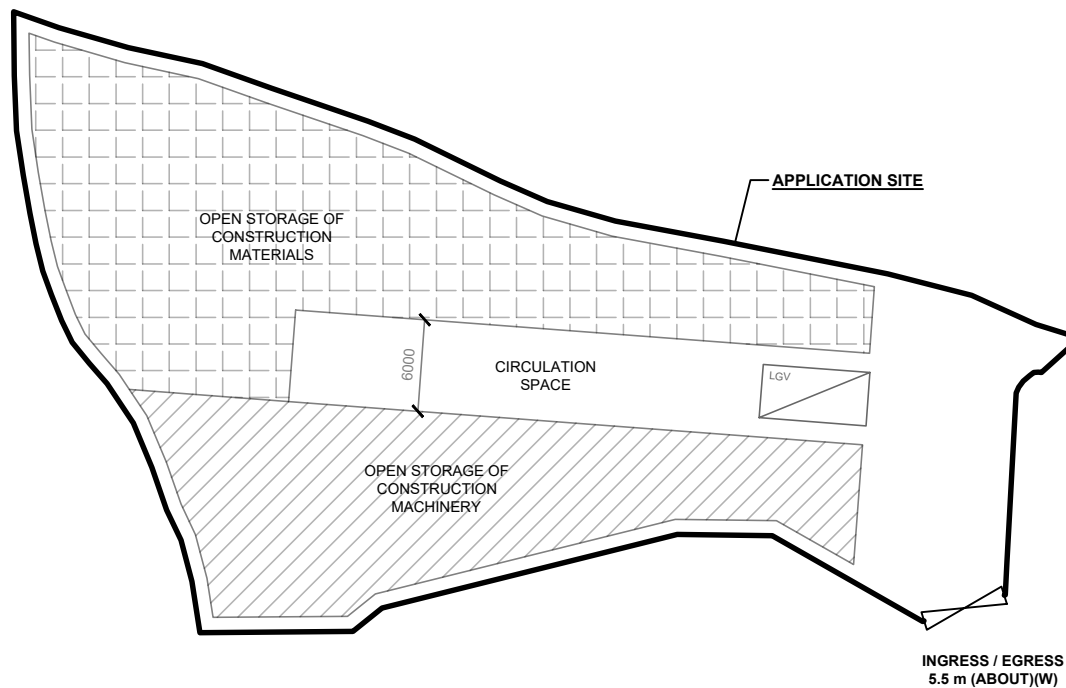
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,626 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 1,626 m² (ABOUT)

AREA DESIGNATED FOR OS
OF CONSTRUCTION MATERIALS : 616 m² (ABOUT)

AREA DESIGNATED FOR OS
OF CONSTRUCTION MACHINERY : 428 m² (ABOUT)

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

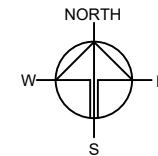


LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- OS OF CONSTRUCTION MATERIALS
- OS OF CONSTRUCTION MACHINERY
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D.
106, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

16.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

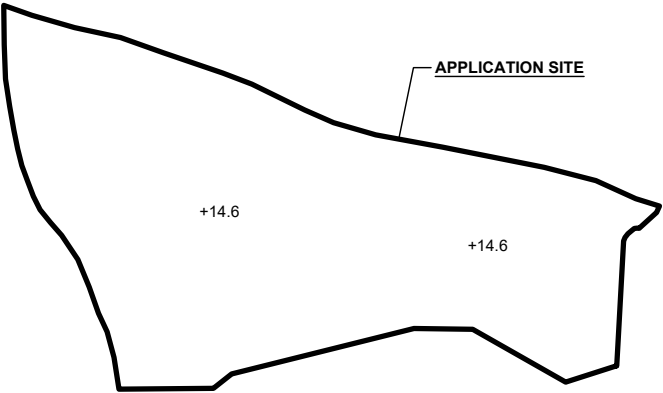
PLAN 5

VER.


001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND
EXISTING SITE LEVEL : +14.6 mPD



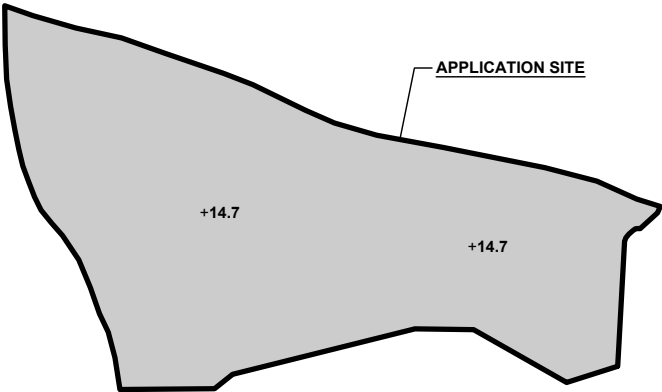
LEGEND

 APPLICATION SITE
+14.6 EXISTING SITE LEVELS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

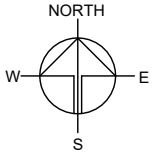
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
PROPOSED SITE SURFACE : CONCRETE
PROPOSED SITE LEVEL : +14.7 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m



LEGEND

 APPLICATION SITE
+14.7 PROPOSED SITE LEVELS
 PROPOSED LAND FILLED AREA



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D.
106, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	16.9.2024
REVISED BY	DATE
APPROVED BY	DATE

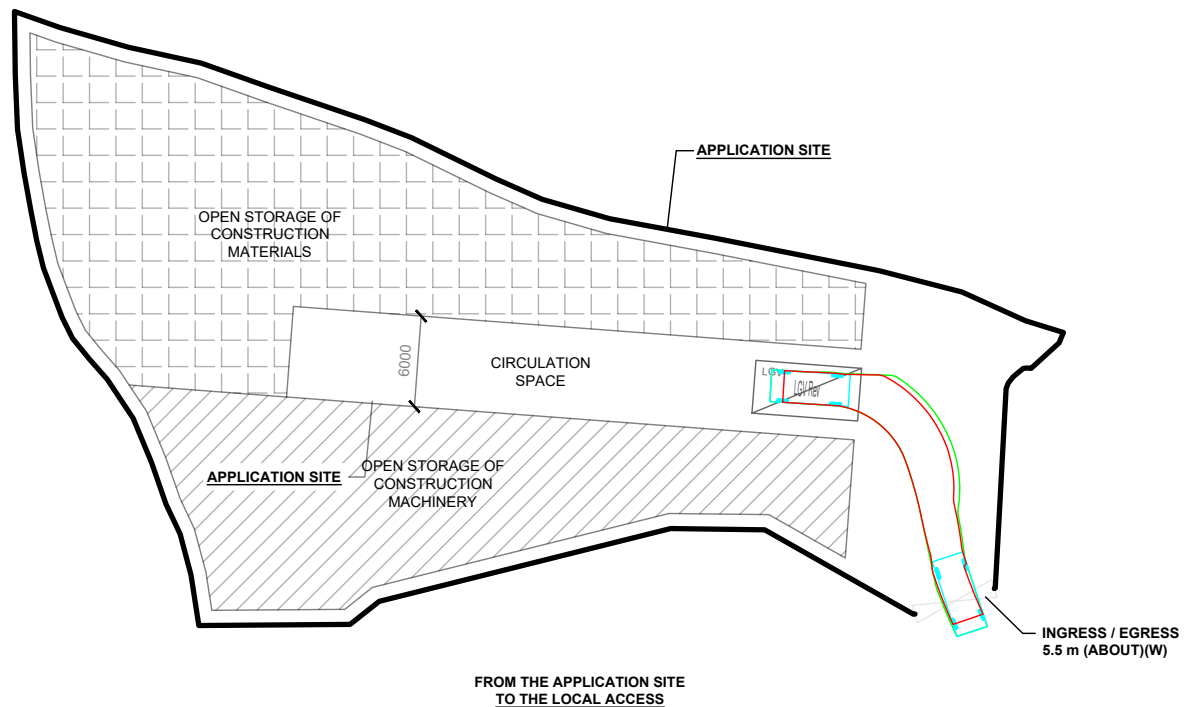
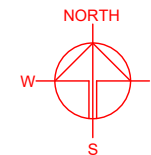
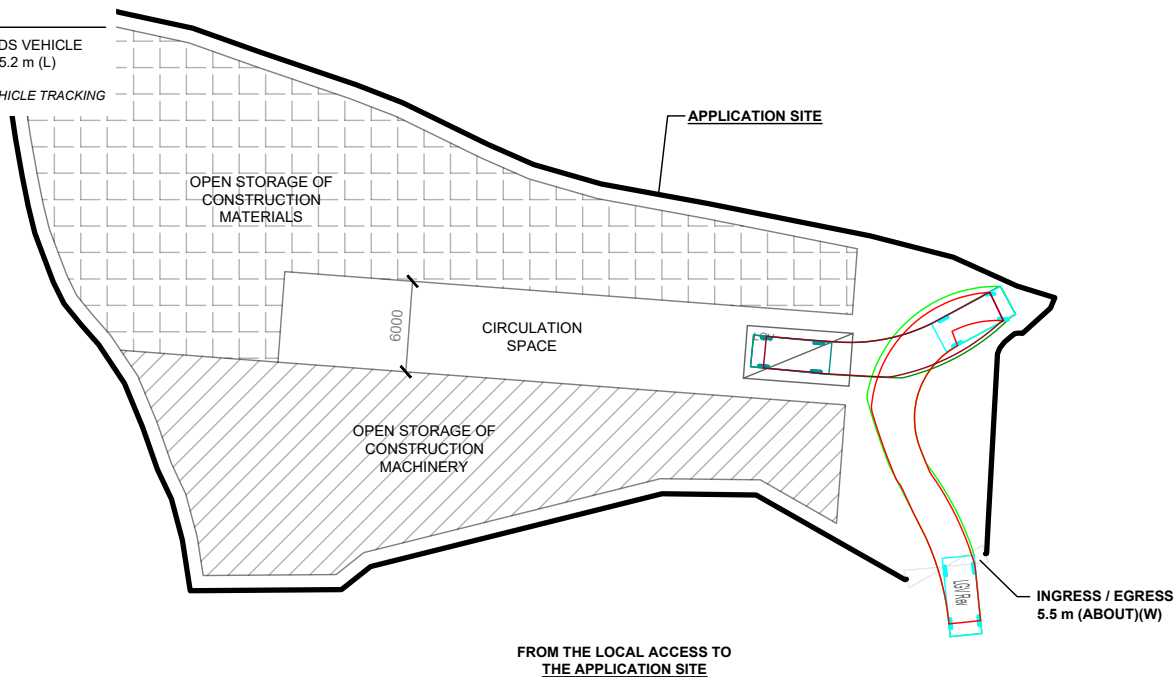
DWG. TITLE
FILLING OF LAND AREA

DWG. NO. PLAN 6	VER. 001
--------------------	-------------

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 16.9.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO. VER.

PLAN 7 001



盈卓物業
顧問有限公司

Our Ref.: DD 106 Lot 1110 C-H (Part)
Your Ref.: TPB/A/YL-SK/395

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

By Email

10 December 2024

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machineries
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-SK/395)

We write to submit further information in response to departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

([REDACTED])
([REDACTED])



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machineries
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long**

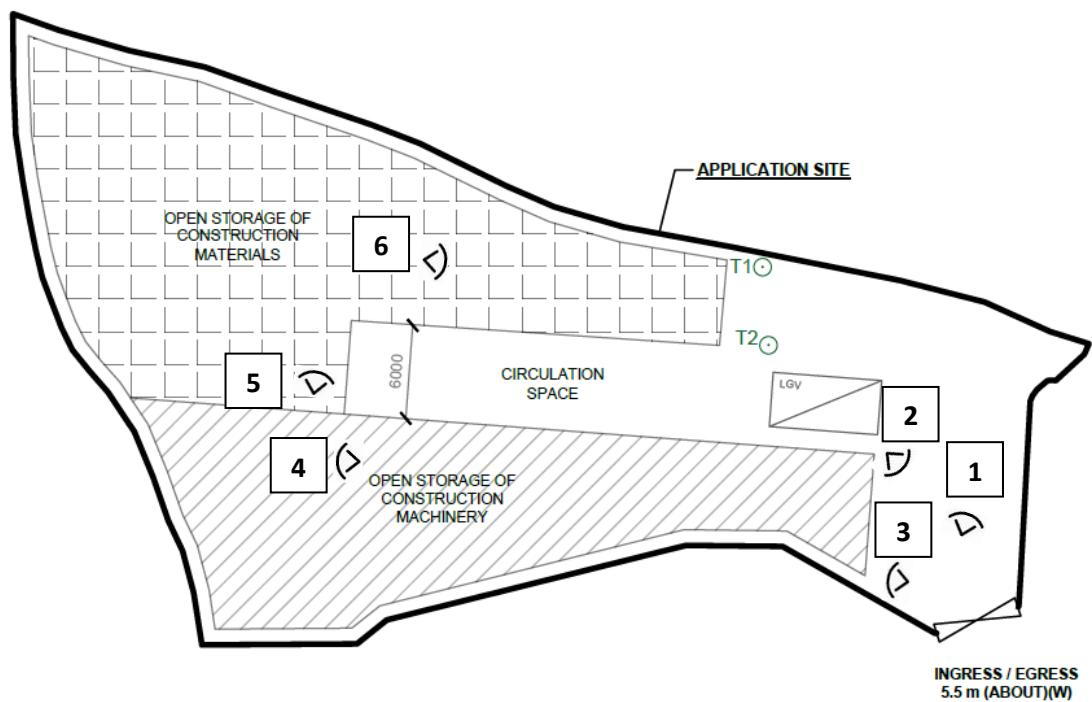
(Application No. A/YL-SK/395)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	No tree/landscape information is provided in the application. It is not mentioned whether there are any existing trees/significant landscape resources within the application site. According to the proposal shown in Plan 6, the entire site (about 1,626 m ²) will be filled to a depth of not more than 0.1 m. Some impact to existing vegetation is anticipated.	Recent inspection conducted on 28.11.2024 has revealed 2 nos. of existing tree within the application site (the Site). Site photos with viewpoints are shown at Annex 1 . The scale of filling of land (from 1,626 m ² to 1,594 m ²) and the area for open storage operations (from 1,044 m ² to 1,010 m ²) have been reduced with a view to preserving the existing trees in-situ. Kerbs will be installed around trees for protection. Please refer to the revised documents at Annex 2 .
(b)	Based on the aerial photo of 2022, the Site is located in an area of Rural Inland Plains landscape character comparing of vegetated vacant lands, farmlands, village houses, scattered tree groups and open storages within the “industrial” zone to the west of the Site. There is concern that approval of the application may alter the landscape character and degrade the landscape quality of the area within the “AGR” zone.	The open storage operations will be restricted with a stacking height of not more than 2.5 m. Besides, a 2.5 m high solid metal wall will be erected along the site boundary to minimise the potential adverse landscape/visual impact to the surrounding area. Given its proximity to the adjacent “Industrial (Group D)” zone (about 80 m to the west of the Site), and similar application (No. A/YL-SK/384) was approved by the Town Planning Board (the Board) in the vicinity, it is expected that the proposed development would not adversely alter the landscape character of the “Agriculture” zone.

(c)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as tree 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 works.	Noted.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	The application 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.	Noted.
(b)	It is noted that no structure is proposed on the application site.	
(c)	LandsD has reservation on the planning application since there are unauthorized building works and/or uses on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD.	The proposed development is solely for open storage use, and no structure is proposed to be erected at the Site (Section 3.1 of the Planning Statement and the Layout Plan refer). Upon obtaining relevant planning permission from the Board, the applicant will demolish all existing structures at the Site.

Annex 1 – Site photos with viewpoints









Annex 2
Revised Documents

DEVELOPMENT PARAMETERS

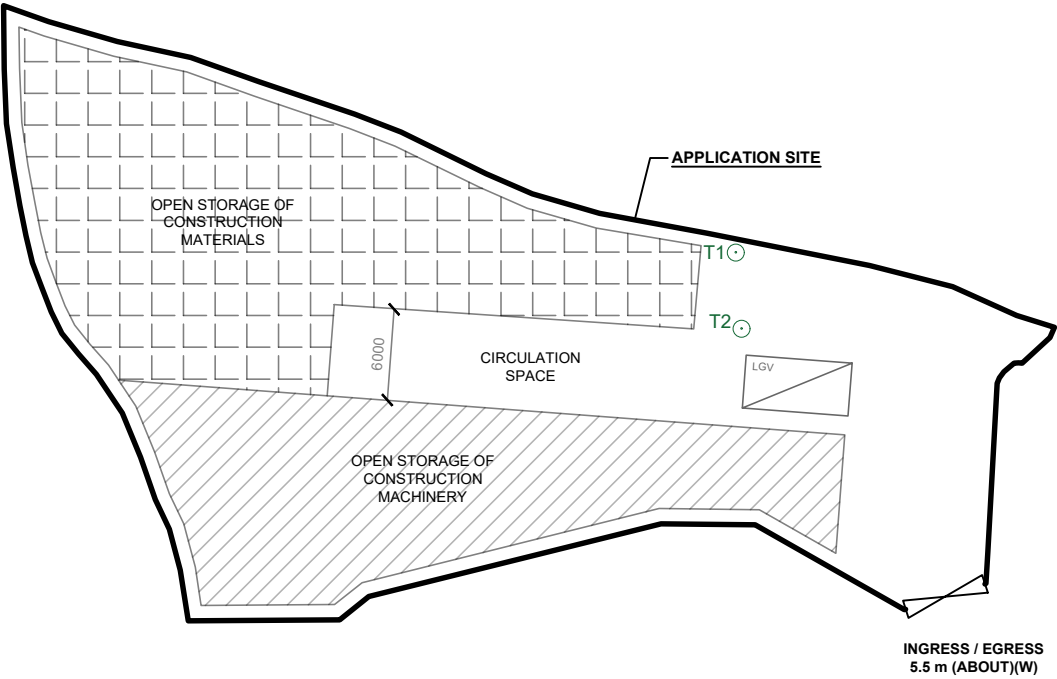
APPLICATION SITE AREA : 1,626 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 1,626 m² (ABOUT)

AREA DESIGNATED FOR OS
OF CONSTRUCTION MATERIALS : 582 m² (ABOUT)

AREA DESIGNATED FOR OS
OF CONSTRUCTION MACHINERY : 428 m² (ABOUT)

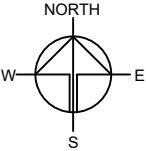
* NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

NOS. OF EXISTING TREES: 2
TREE SPECIES: T1 (*Dimocarpus longan*)
T2 (*Celtis sinensis*)



NOTES:

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY CC DATE 29.11.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 1 VER. 001

LOADING / UNLOADING (L/UL) PROVISIONS

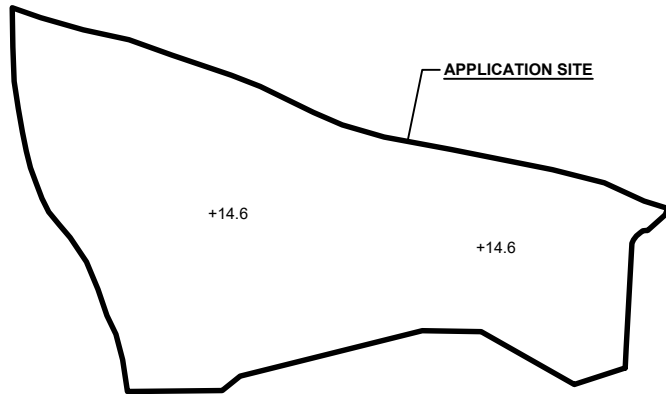
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)

LEGEND


- APPLICATION SITE
- OS OF CONSTRUCTION MATERIALS
- OS OF CONSTRUCTION MACHINERY
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- EXISTING TREES

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND
EXISTING SITE LEVEL : +14.6 mPD



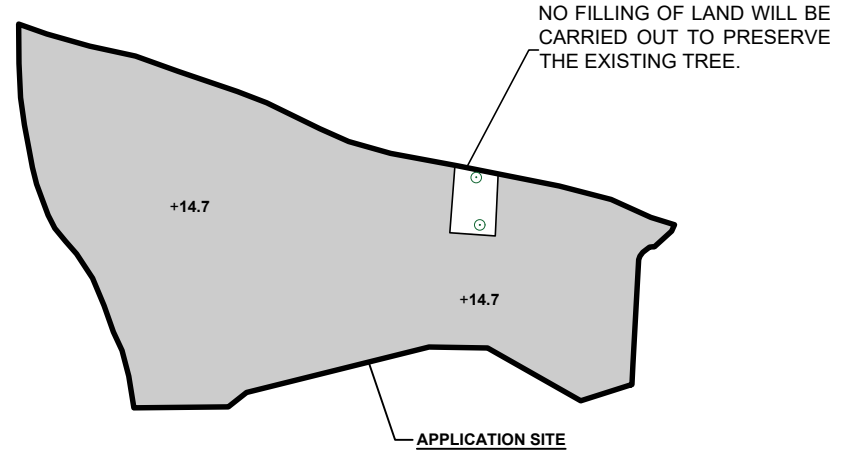
LEGEND

 APPLICATION SITE
+14.6 EXISTING SITE LEVELS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

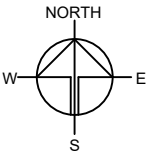
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
PROPOSED SITE SURFACE : CONCRETE
AREA OF FILLING OF LAND : 1,594 m² (ABOUT)
PROPOSED SITE LEVEL : +14.7 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m



LEGEND

 APPLICATION SITE
+14.7 PROPOSED SITE LEVELS
 PROPOSED LAND FILLED AREA



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D.
106, KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY CC DATE 29.11.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

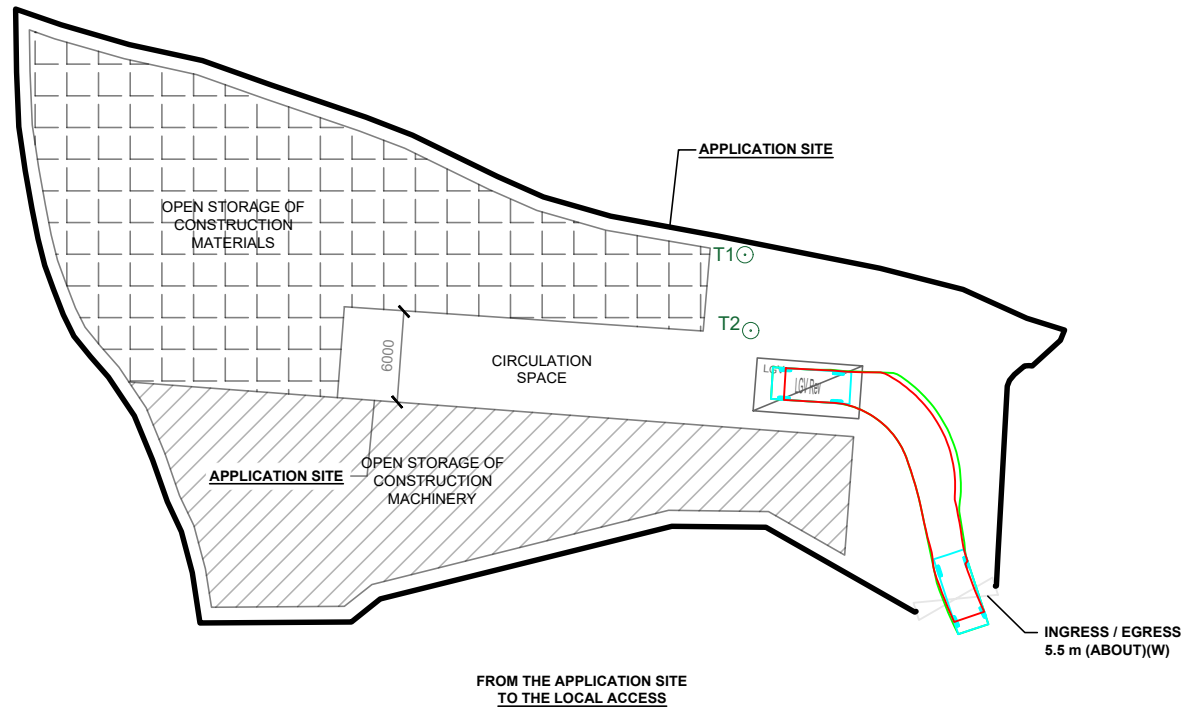
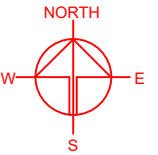
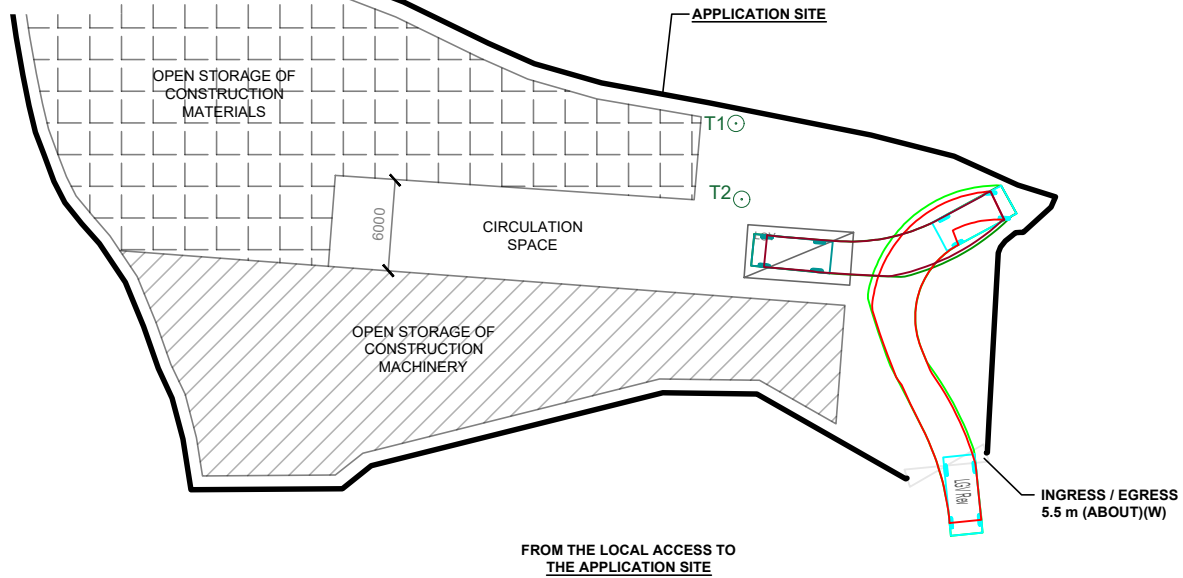
FILLING OF LAND AREA

DWG NO. PLAN 2 VER. 001

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE
- EXISTING TREES

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY CC	DATE 29.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 3	VER. 001
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Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays.			
(d) 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 via Kam Shui South Road and 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) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,594 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.1. 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"/>	
	No 否		
(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"/>

3) Development Proposal

3.1 The site area is 1,626 m² (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. No structure is proposed at the Site. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 1,010 m² (about), 62% of the site area¹) (**Plan 5**). No staff will be stationed at the Site during operation hours. As the Site is for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,626 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,626 m ² (about)

3.2 The majority of the Site (1,594 m² (about)) is proposed to be hard-paved with concrete of not more than 0.1 m in depth from +14.6 mPD to +14.7 mPD for open storage use and circulation area (**Plan 6**). The proposed site formation 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.

3.3 It is noted that the Site is in close proximity to the Shui Lau Tin Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, the applicant will only carry out land filling works within the Site. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels are to be proposed to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.

3.4 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access

¹ The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.



盈卓物業
顧問有限公司

Our Ref.: DD 106 Lot 1110 S.C-H
Your Ref.: TPB/A/YL-SK/395

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

By Email

13 January 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machineries
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-SK/395)

We write to submit further information to provide clarifications on the subject application
(**Appendix I**).

Should you require more information regarding the application, please contact our Mr.
Danny NG at [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])
(Attn.: [REDACTED])



Further Information

**Proposed Temporary Open Storage of Construction Materials and Machineries
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long**

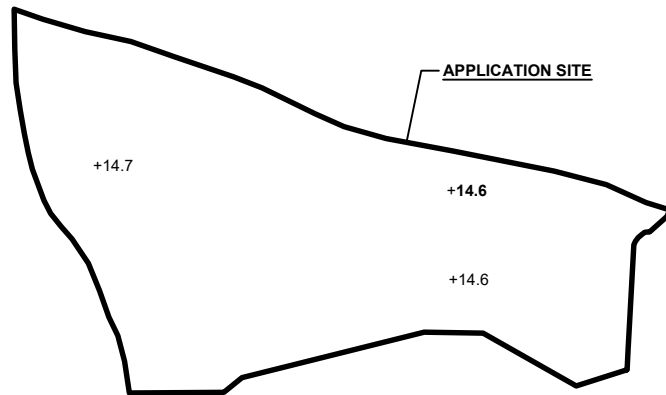
(Application No. A/YL-SK/395)

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


- portion the application site (the Site) (i.e. about **690 m²**, about **42%** of the Site) has already been covered with existing hard-paving of not more than 0.1 m in depth. The current application serves to regularise the existing hard paving, where the existing site level is at 14.7 mPD;
- apart from the existing hard-paving pending regularisation by the Town Planning Board (the Board), the applicant proposes to fill portion of the Site (i.e. about **904 m²**, about **56%** of the Site) with concrete of not more than 0.1 m in depth, which is considered necessary to provide a relatively flat and solid surface for the proposed development. The site level will increase from +14.6 mPD to +14.7 mPD;
- the remaining portion of the Site (i.e. about **32 m²**, about **2%** of the Site) will remain unpaved to preserve the 2 nos. of existing tree in-situ. The site level of the unpaved area remains at +14.6 mPD; and
- the total area of filling of land applied for under the current application remains at 1,594 m² (about), including that to be regularised and to be filled, as stated in the previous further information submitted to the Board on 10.12.2024. For details, please refer to the enclosed plan showing the filling of land (with illustrations of the filling of land to be regularised, proposed filling of land, and the unpaved area) at the Site at **Annex 1**.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND
EXISTING SITE LEVEL : +14.6mPD to +14.7 mPD



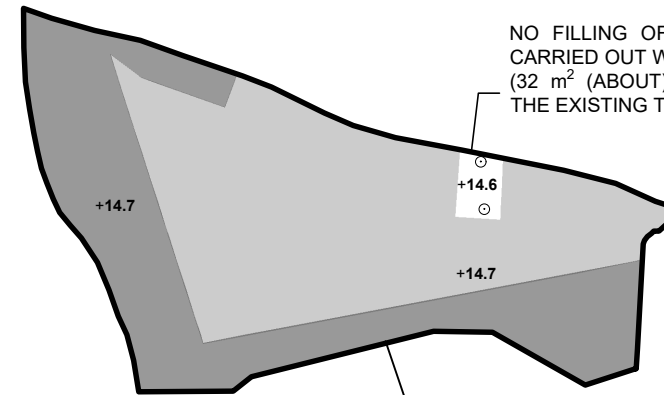
LEGEND

 APPLICATION SITE
+14.6 EXISTING SITE LEVELS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.





PAVED RATIO OF THE APPLICATION SITE

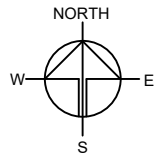
APPLICATION SITE AREA : 1,626 m² (ABOUT)
FILLING OF LAND TO BE REGULARISED : 690 m² (ABOUT)
PROPOSED FILLING OF LAND : 904 m² (ABOUT)
UNPAVED AREA : 32 m² (ABOUT)
SITE LEVEL OF THE UNPAVED AREA : +14.6 mPD (ABOUT)
SITE LEVEL OF THE PROPOSED PAVED AREA : +14.7 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
PROPOSED/EXISTING SITE SURFACE : CONCRETE



NO FILLING OF LAND WILL BE CARRIED OUT WITHIN THIS AREA (32 m² (ABOUT)) TO PRESERVE THE EXISTING TREES

LEGEND

 APPLICATION SITE
+14.7 PROPOSED SITE LEVELS
 PROPOSED FILLING OF LAND
 FILLING OF LAND TO BE REGULARISED
 EXISTING TREES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
CC	13.01.2025
REVISD BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
ANNEX 1	001