

Form No. S16-3
表格第 S16-3 號

2018年 6月 21日

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

21 JUN 2018

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

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

Applicable to Proposal Only Involving Temporary
Use/Development of Land and/or Building Not Exceeding 5 Years

根據《城市規劃條例》(第 131 章)
第 16 條遞交的許可申請

適用於只涉及在土地上及/或建築物內
進行為期不超過五年的臨時用途/發展的建議

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TY57/907
	Date Received 收到日期	21 JUN 2018

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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 樓城市規劃委員會秘書收。
- Please read the "Guideline Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (the Board's) website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel.:2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000)(17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories)
請先細閱《申請須知》的資料單張, 然後填寫此表格。這份文件可從城市規劃委員會(下稱「委員會」)的網頁下載(網址:<http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話:2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. 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, 填寫的資料宜中英文兼備。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./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Cosmos Gem Ltd. 金信寶有限公司	
2. Name of Authorized Agent (if applicable) 獲授權代理人姓名/名稱(如適用)	
(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) PlanArch Consultants Ltd.	
3. Application Site 申請地點	
(a) Full address/Location 詳細地址/地點	Lot Nos. 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
(b) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼(如適用)	Lot Nos. 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
(c) Area of the application site 申請地點的面積	About 6,400 sq. m.平方米
(d) Area of Government land included (if any) 所包括的政府土地面積(倘有)	0 sq. m.平方米

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「√」 at the appropriate box

請在適當的方格內加上「√」號

3. Application Site (Continued) 申請地點 (續)	
(e) Name and no. of the related statutory plan 有關法定圖則的名稱及編號	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/11
(f) Land use zone(s) involved 涉及的土地用途地帶	“Undetermined”
(g) 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 total 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：
<input type="checkbox"/> is the sole “current land owner [#] ” (please proceed to Part 7 and attach documentary proof of ownership) 是唯一的「現行土地擁有人 [#] 」(請繼續填寫第 7 部分，並夾附業權證明文件)。
<input type="checkbox"/> 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)。
<input checked="" type="checkbox"/> is not a “current land owner [#] ”. 並不是「現行土地擁有人 [#] 」。

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 _____, 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 has 申請人- <input type="checkbox"/> obtained consent(s) of _____ “current land owner(s) [#] ”. 已取得_____名「現行土地擁有人 [#] 」的同意。 <input type="checkbox"/> notified _____ “current land owners [#] ”. 已通知_____名「現行土地擁有人 [#] 」。

[#] “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。

「√」 at the appropriate box 請在適當的方格內加上「√」號

(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

5. Statement on Owner's Consent/Notification (Continued) 就土地擁有人的同意/通知土地擁有人的陳述(續)				
(c) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明)				
Lot no. / address of premises shown in the record of the Land Registry 根據土地註冊處記錄的地段號碼 / 處所地址	(e.g. Lot No. 47 in D.D. 123, Yuen Long) (例子：元朗第 123 約地段第 47 號)	(e.g. Lot No. 48 in D.D. 123, Yuen Long) (例子：元朗第 123 約地段第 48 號)		
Total number of "current land owner(s)" 「現行土地擁有人」的總數				
Consent obtained 已取得的同意	no. 數目	date of consent obtained 取得同意的日期	no. 數目	date of consent obtained 取得同意的日期
Notification given 已發出的通知	no. 數目	date and means of notification given 發出通知的日期和方式	no. 數目	date and means of notification given 發出通知的日期和方式

6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s) 為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情 (Please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明)
Please specify the date(s) of action(s) taken 請註明行動日期
Notice posted on site on 13 June 2018. Please see attached photos.
Notices of application were published in 3 newspapers on 14 June 2018, including
China Daily (Hong Kong) (in English), Wen Wei Po (in Chinese) and Ming Pao (in Chinese).
Please see attached published newspapers.

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

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

7. Development Proposal 擬議發展計劃	
Effective period of permission applied for 申請的許可有效期	3 Year(s)/month(s)* 年/個月*
Proposed use(s) /development(s) 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal (Please also illustrate the details of the proposal on a layout plan) (請另以平面圖說明擬議詳情)
Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	About 3,460 sq. m. 平方米
Proposed covered land area 擬議有上蓋土地面積	About 2,940 sq. m. 平方米
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	0 sq. m. 平方米
Proposed non-domestic floor area 擬議非住用樓面面積	About 2,940 sq. m. 平方米
Proposed total floor area 擬議總樓面面積	About 2,940 sq. m. 平方米
Proposed use(s) of different floors of buildings/structures (if applicable) 建築物/構築物不同樓層的擬議用途 (如適用)	
3 warehouses (Building Height: 9 m; No. of Storey: 1 storey); Structure for office, toilet and FSIs (3m; 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
2 Private Cars Parking Spaces (About 5m X 2.5m)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
6 Loading/Unloading Bays for Container Trailer	
5 Loading/Unloading Bays/Waiting Spaces for Medium/Heavy Goods Vehicle	
Any vehicular access to the subject land/building? 是否有車路通往有關的土地/建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. 有一條現有車路。 <input type="checkbox"/> There is a proposed access. 有一條擬議車路。 (please illustrate on plan and specify the width) (請在圖則顯示，並註明車路的闊度) No 否 <input type="checkbox"/>

* Delete as appropriate
Please fill "NA" for inapplicable item
「√」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「√」號

8. Impacts of Development Proposal 擬議發展計劃的影響																									
If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話，請另頁提供理由及/或盡量減少可能出現不良影響的措施。																									
Does the development proposal involve alteration or extension of existing building? 擬議發展計劃是否包括現有建築物的改動或擴建？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																								
Does the development proposal involve land filling/ pond filling / excavation/ diversion of streams/ site formation*? 擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整*工程？	Yes 是 <input type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling / excavation level(s) and the existing ground levels, and the particulars of diversion of stream 請註明詳情，以及在地盤平面圖上示明地盤平整工程(包括填土/填塘)的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節 No 否 <input checked="" type="checkbox"/>																								
Would the development proposal involve felling of trees and /or cause damage to branches and roots of trees? 擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞？	Yes 是 <input type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals 請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃 No 否 <input checked="" type="checkbox"/>																								
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>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> </table> <p>Please state measure(s) to minimize the impact(s) 請註明盡量減少影響的措施</p>	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"/>	Visual impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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* Delete as appropriate

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「√」 at the appropriate box 請在適當的方格內加上「√」號

* 請刪去不適用者

請在不適用的項目填寫「不適用」
請在適當的方格內加上「√」號

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過 500 個英文字及/或中文字，如有需要，請另頁說明。)

.....
Please refer to the attached planning statement.
.....

10. Plan, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

.....
Please refer to the attached planning statement.
.....

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

11. 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。

Signature
簽署



Applicant / Authorized Agent*
申請人 / 獲授權代理人

Betty S.F. Ho

Director

Name in Block Letters 姓名 (以正楷填寫)

Position (if applicable) 職位 (如適用)

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

HKIP HKIA HKIS HKIE HKILA

Others 其他 RPP

on behalf of
代表

PlanArch Consultants Limited

Company/Organization Name and Chop (if applicable)

公司 / 機構名稱及蓋章 (如適用)



Date

日期 15.6.2018

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:
 - (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
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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) 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) 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。

* Delete as appropriate

* 請刪去不適用者

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

「√」 at the appropriate box

請在適當的方格內加上「√」號

7491/907

S16 Application for Temporary Warehouse for Storage of Construction Materials,
Construction Machinery and Scrap Metal for 3 years
at Lot Nos. 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part)
in D.D. 119, Tong Yan San Tsuen, Yuen Long

PlanArch Consultants Limited

June 2018

Executive Summary

This planning statement is prepared in support of a S16 application for a proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal at Lot Nos. 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long for a period of 3 years. The application site has an area of 6,400 m².

The application site falls within an area zoned “Undetermined” (“U”) on the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/11. The site is currently vacant. Since the application is for temporary use of 3 years, it will not jeopardise the long-term planning intention of the area.

The proposed use is compatible with the surrounding land uses which are predominantly warehouses and open storage yards. The proposed development will not cause any adverse impact on traffic, environment, drainage and visual to the surroundings.

In view of the above, we would be grateful that the members of the Town Planning Board will give favourable consideration to approve this application.

行政摘要

本計劃書旨在支持於元朗唐人新村第 119 約地段第 1523(部份), 1527(部份), 1530(部份), 1531 S.A, 1531 S.B 及 1532(部份)號作臨時貨倉存放建築材料、建築機械及五金廢料的申請，擬議年期為三年。該地盤面積為 6,400 平方米。

申請地點位於唐人新村分區計劃大綱草圖編號 S/YL-TYST/11 上的「未決定用途」地帶。申請地點現時空置。由於申請只屬臨時性質，擬議發展不會違反該處的長遠規劃意向。

擬議發展與附近周邊的貨倉及露天存放場用途相融。此外，擬議發展並不會對交通、環境、渠務及景觀造成不良影響。

鑑於上述情況，敬希城市規劃委員會通過此申請。

1. INTRODUCTION

- 1.1. On behalf of Cosmos Gem Ltd., PlanArch Consultants Ltd. submits a s.16 application to the Town Planning Board (TPB) for a proposed temporary warehouse for storage of construction materials, construction machinery and scrap metal at Lot Nos. 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long for a period of 3 years.
- 1.2. The application site falls within an area zoned “Undetermined” (“U”) on the draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11. According to the Notes of the OZP, all uses or developments except those specified in the Notes require permission from the Town Planning Board (TPB) in the “U” zone. This application is therefore submitted for the consideration of the TPB.
- 1.3. A small area at the southeast of the site is subject to a previous planning application No. A/YL-TYSY/827 for temporary open storage of construction machinery and materials (**Plan 1**).

2. SITE CONTEXT

2.1. LOCATION

The application site is located to the west of Kung Um Road (**Plan 1**). It comprises Lot Nos. 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories. The site include 2 portions, the northern (Site A refers) and southern part (Site B refers) on the two sides of a local vehicle track respectively (**Plan 2**).

2.2. LAND USE ZONING AND LAND STATUS

The site has a total site area of about 6,400 m², in which Site A is about 1,500 m² and Site B is about 4,900 m². It falls within the “U” zone on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11 (**Plan 1**).

The site consists of old schedule agricultural lots held under Block Government Lease.

It is noted that the site falls within area zoned “Government”, “Residential – Zone 2 (with Commercial)”, “Other Specific Uses (Mixed Use)” and area shown ‘Road’ on

the Recommended Outline Development Plan in the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation.

2.3. EXISTING LAND USE

The application site is mostly vacant. A few abandoned structures are found in Site A. Site B is fenced off. Existing trees of the adjoining approved open storage (A/YL-TYST/827) are fenced along the boundary abutting the local road (**Photos 1 & 2**).

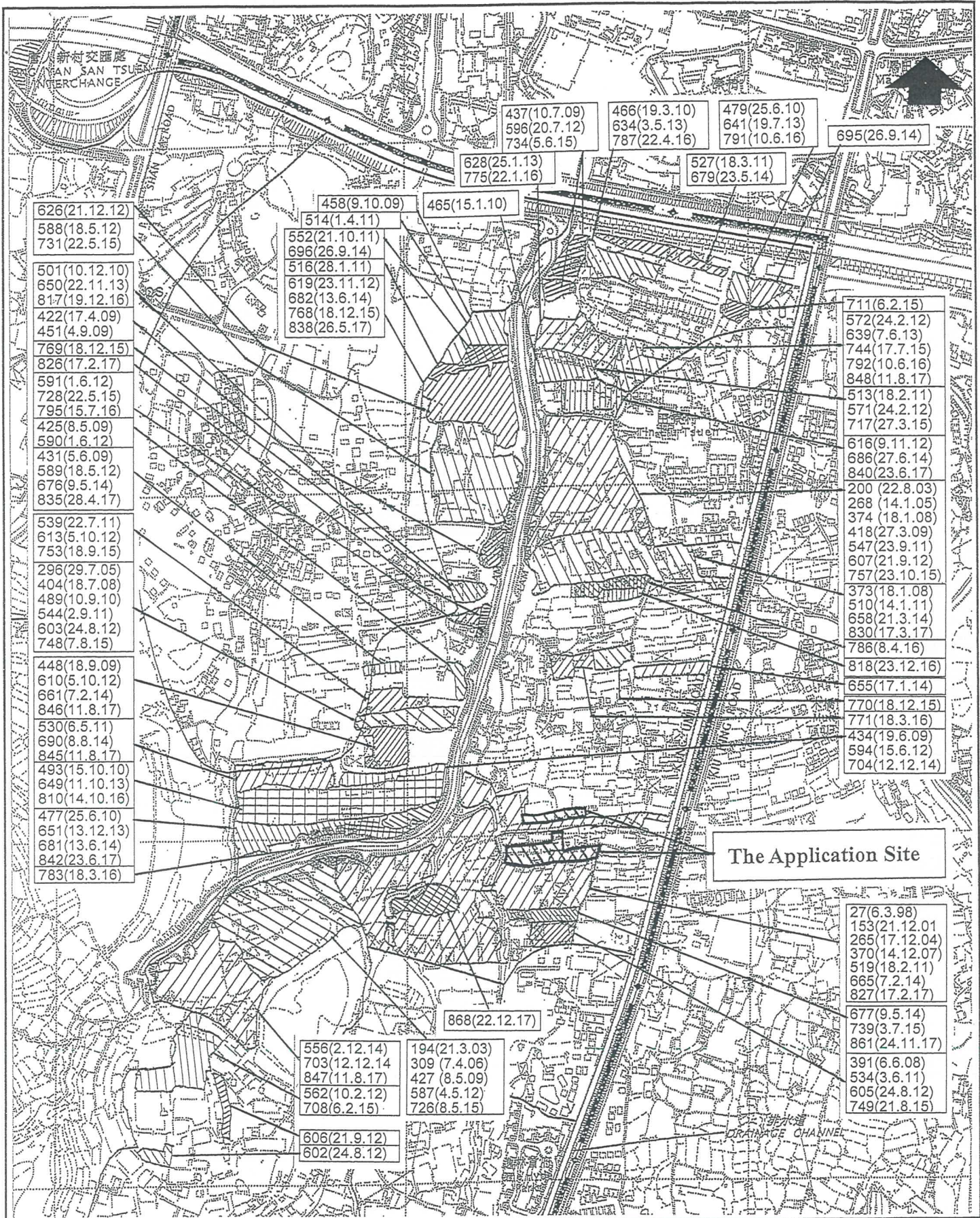
2.4. ADJACENT LAND USES

The application site is surrounded by a number of open storage yard and warehouse uses (**Plans 1 & 2 and Photos 3 & 4**), including an open storage yard of construction machinery and materials, recycling materials and used electrical appliances with ancillary workshop under planning permission No. A/YL-TYST/827, a warehouse for storage of construction materials under planning permission No. A/YL-TYST/868, and a warehouse for storage of documents and office supplies under planning permission No. A/YL-TYST/861 and a warehouse for storage of furniture under planning permission No. A/YL-TYST/749 (**Plan 1**).

Many similar applications for open storage and warehouse use were approved by the TPB that fall within the “U” zone on the draft Tong Yan San Tsuen OZP, as shown in **Plan 1**.

2.5. ACCESSIBILITY AND LOCAL TRAFFIC

The application site is located to the west of Kung Um Road (**Plan 2**). Tong Yan San Tsuen is a central location among the Tuen Mun New Town, Yuen Long New Town and Tin Shui Wai New Town and is easily accessible by road transport. It is well connected to major urban areas and cross-boundary facilities by the road network such as Route 3, Yuen Long Highway and Kong Sham Western Highway. The site is accessible from Kung Um Road, which connect to a local vehicular road (**Photo 6**).



Location Plan

Application for Planning Permission for
 a Temporary Warehouse for Storage of Construction
 Materials, Construction Machinery and Scrap Metal
 Various Lots in DD19, Tong Yan San Tsuen, Yuen Long

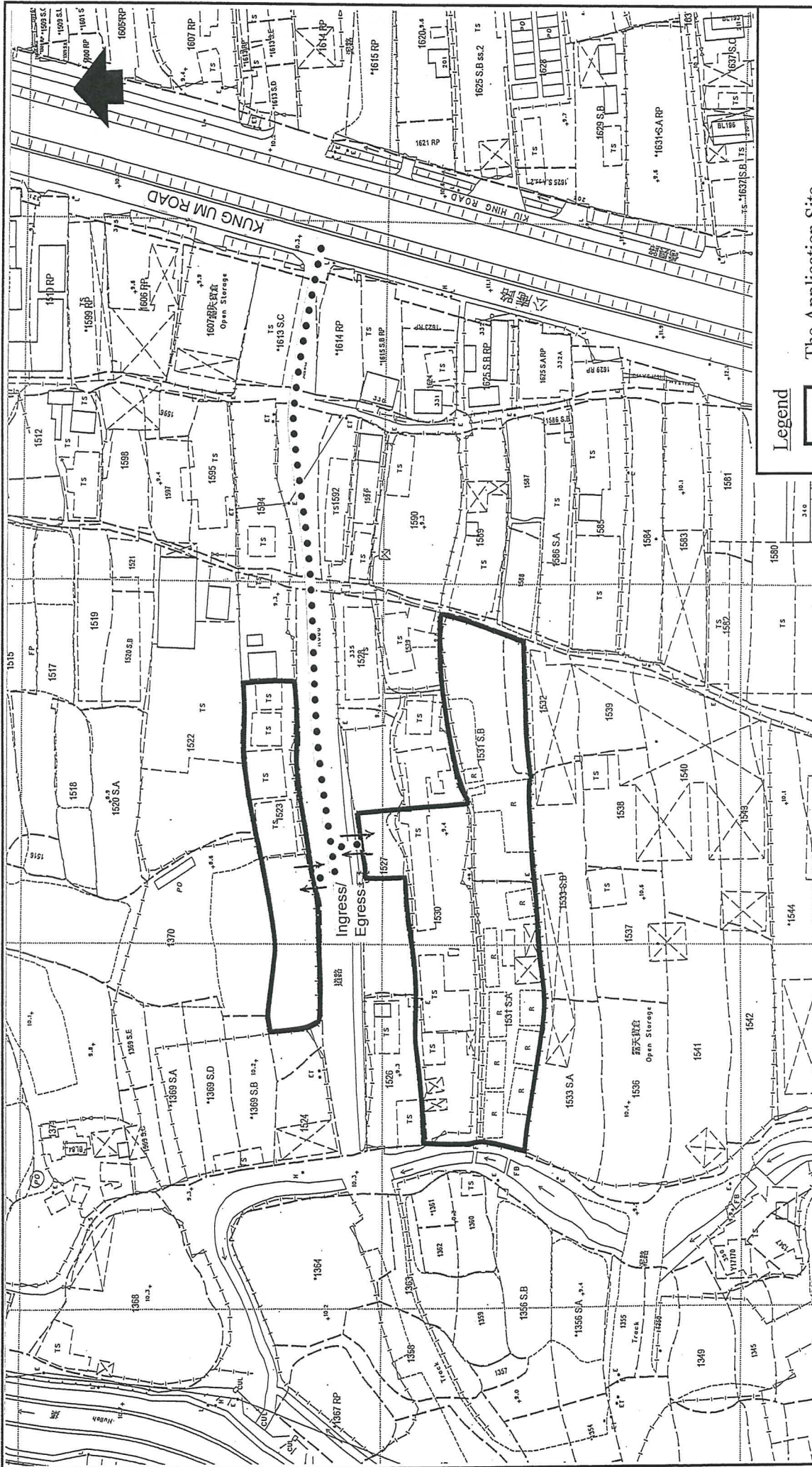


Plan 1

PlanArch Consultants Ltd.

Revision: Date: 8.5.2018

Plan Extracted from
 Tong Yan San Tsuen
 Outline Zoning Plan
 No. S/YL-TYST/11
 Exhibited on 29.9.2017



Legend

- The Application Site
- Access to the Site

Base Plan Extracted from
 Lot Index Plan No. KD0106102016,
 Reference No. 6-NW-19A, B, C, D,
 Prepared by the District Survey Office/Kowloon
 on 24.10.2016

Plan 2

PlanArch Consultants Ltd.

Revision: _____ Date: 8.5.2018

Site Plan

Application for Planning Permission for
 a Temporary Warehouse for Storage of Construction Materials,
 Construction Machinery and Scrap Metal
 Various Lots in DD119, Tong Yan San Tsuen, Yuen Long

100 METRES

Photos 1 & 2: The Application Site

The site is mostly vacant with a few abandoned temporary structures. Part of the site is bounded by existing trees from the approved application No. A/YL-TYSY/827.



Photos 3 & 4: Adjoining Land Uses

The application site is surrounded by warehouses and open storage yards.



Photo 5: Landscaping adjacent to the Site

The existing trees along the southern boundary of Site A abutting the local road.



Photo 6: Accessibility of the Site

The site is accessible from Kung Um Road, which connect to a local vehicular track.



3. DEVELOPMENT PROPOSAL

3.1. THE PROPOSED WAREHOUSE

The application site is intended for a temporary warehouse for storage of construction materials, construction machinery and scrap metal. No workshop activities will be carried out at the site.

To serve the proposed use, some temporary structures are proposed in the application site as shown in the layout plan (**Plan 3**) to serve the proposed warehouse operations. Please refer to the following table for details of the proposed structures.

STRUCTURE No.	BUILDING HEIGHT (ABOUT) (METRE)	No. OF STOREYS	TFA (ABOUT) (SQ.M)	USES
1	9	1	220	Warehouse for Storage of Construction Materials, Machinery and Scrap Metal
2	9	1	1,830	Warehouse (including 4 m-wide cantilever) for Storage of Construction Materials, Machinery and Scrap Metal
3	9	1	830	Warehouse (including 4 m-wide cantilever) for Storage of Construction Materials, Machinery and Scrap Metal
4	3	1	60	Ancillary Site Office, Toilet and FSIs
Total:			2,940	

3.2. OPERATION HOURS

The operation hours of the proposed warehouse for storage is restricted to 8:00 a.m. to 7:00 p.m., from Monday to Saturday. No operation will be held on Sunday and Public Holidays.

3.3. ACCESS AND PARKING

Two ingress/egress are located at southern part of Site A and northern part of Site B respectively (**Plan 3**). Both ingress/egress are connected to a local vehicle road off Kung Um Road (**Photo 6**). While heavy goods vehicles are normally used for transportation, container vehicles will be used occasionally.

In Site A, 2 parking spaces for private car, 2 loading/unloading bays/waiting spaces for medium/heavy goods vehicle (11m x 3.5m) and 1 loading/unloading bays for container vehicle (16m x 3.5m) are proposed.

In Site B, 5 loading/unloading bays for container vehicle (16m x 3.5m) and 3 loading/unloading bays/waiting spaces for medium/heavy goods vehicle (11m x 3.5m) are proposed.

Together with sufficient circulating space provided in-situ, these loading/unloading bays and parking spaces will allow smooth internal movement of vehicles. No through traffic along Kung Um Road will be interrupted.

3.4. PROVISION OF PERIPHERAL FENCING AND LANDSCAPING

A 2.5m high corrugated metal fence wall and peripheral landscaping trees will be erected and planted to provide effective screening to the adjoining areas and to enhance amenity (**Plan 4**). Since the application site is located adjacent to an approved application No. A/YL-TYST/827 (**Plan 1**), the site is partially bounded by the landscaping belt of the approved application at the immediate south of Site A (**Photo 5**) and the immediate southwest of Site B as shown in **Plan 4**. Where existing landscaping are not available, *Cassia surattensis* (黃槐) with 3m interval are proposed at the remaining boundary of the site (**Plan 4**).

Regular maintenance including watering, weeding, pest control, litter removal, fertilizing, etc. will be undertaken by the operator. The plants will be well

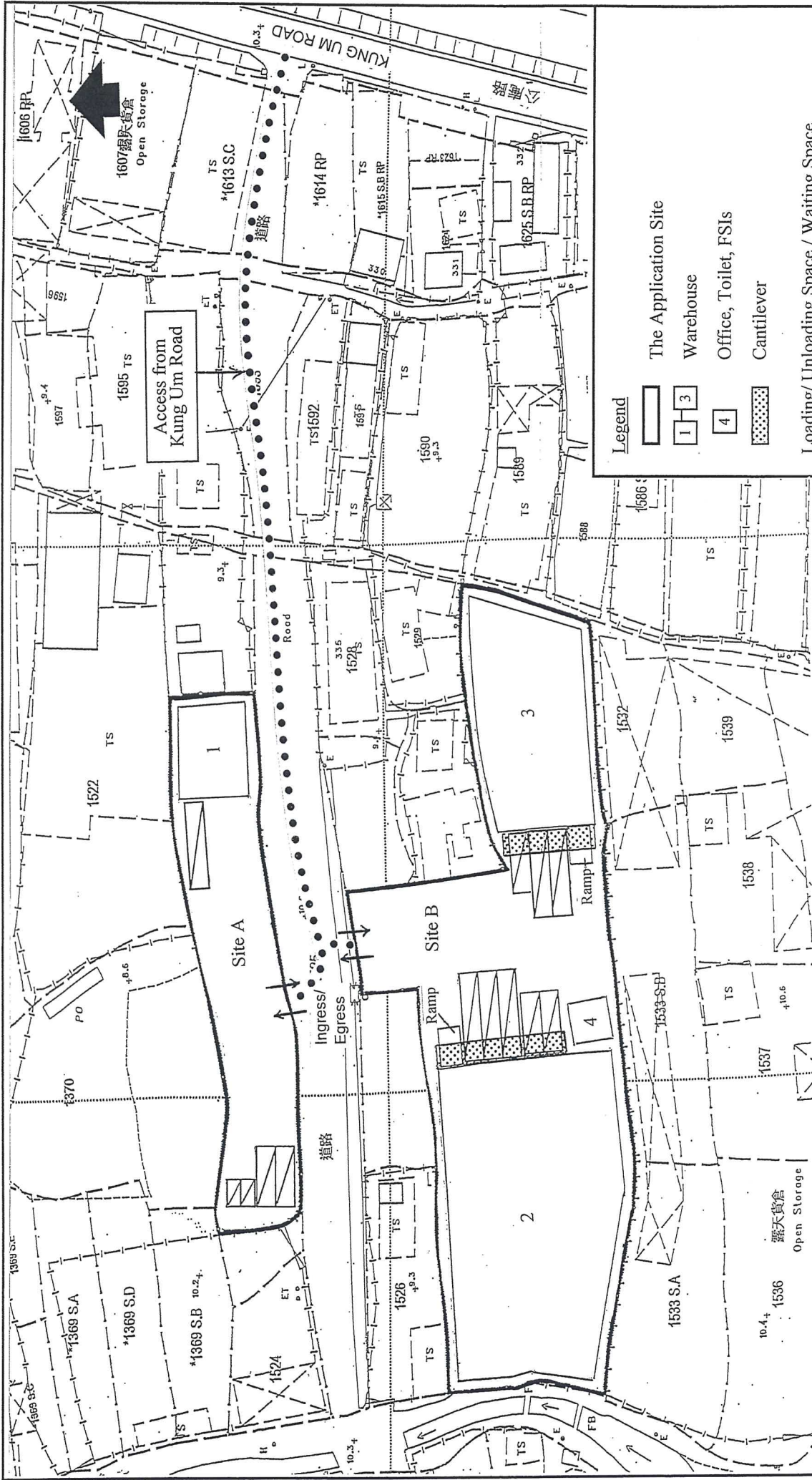
maintained.

3.5. PROVISION OF DRAINAGE FACILITIES

Drainage Impact Assessment has been carried out for the site (**Appendix I**). Adequate drainage facilities are proposed as shown in **Drawing No. D-01 (Rev-A)** in **Appendix I**. Regular clearance of debris and maintenance will be carried out.

3.6. ENVIRONMENTAL MITIGATION MEASURES

The application has adopted environmental mitigation measures in compliance with *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites* issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding: operation hours is restricted to 8:00 a.m. to 7:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Proposed landscaping belt along site boundary at 3m interval, 2.5m high corrugated metal fence wall along site boundary and paving of the site will be well-maintained. Detailed are discussed in Section 4.5 of this planning statement.



Legend

- The Application Site
- Warehouse
- Office, Toilet, FSIs
- Cantilever
- Loading/ Unloading Space / Waiting Space
- Container Trailer (16m x 3.5m)
- Medium/Heavy Goods Vehicle (11m x 3.5m)
- Parking Space
- Private Car (5m x 2.5m)

Plan 3

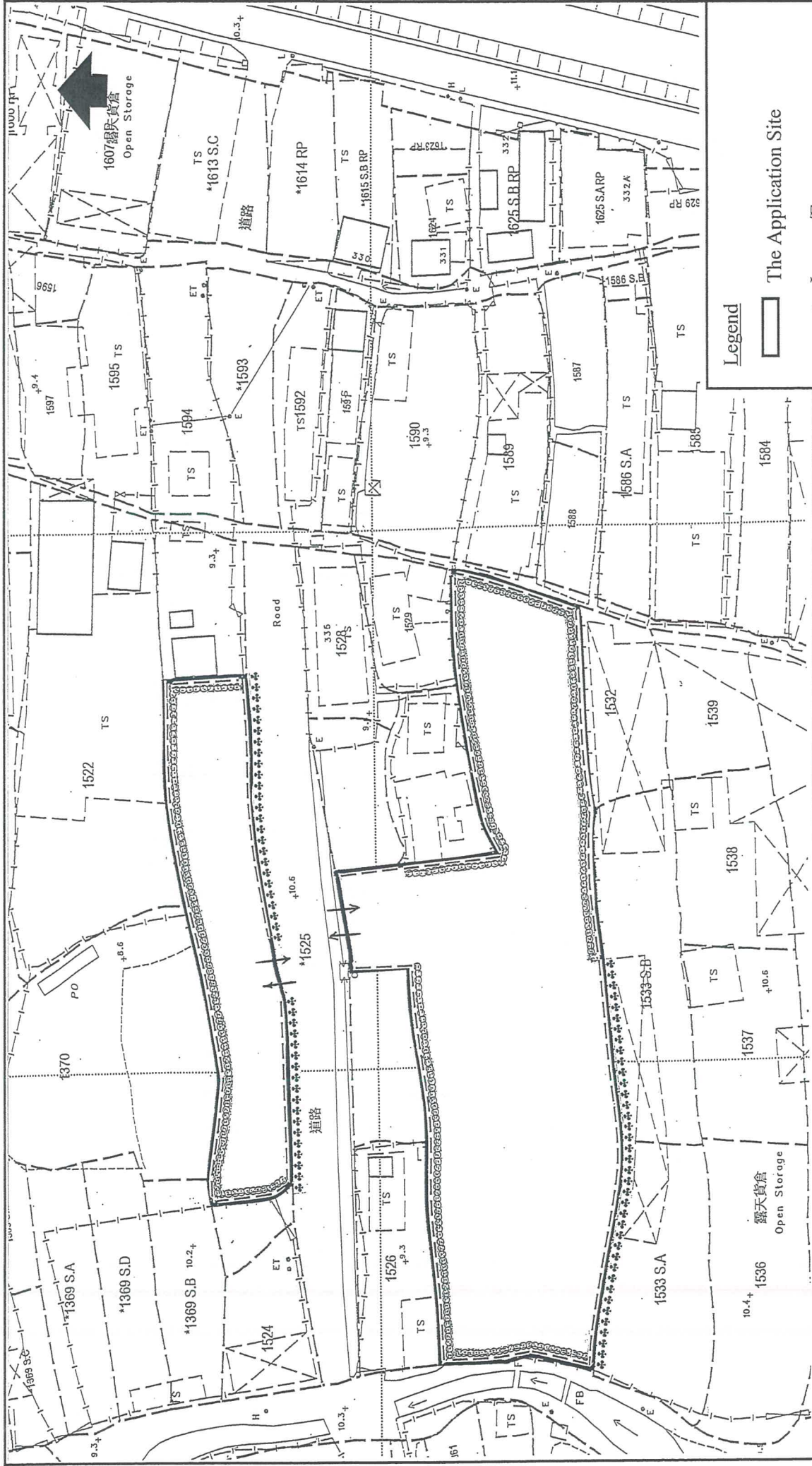
PlanArch Consultants Ltd.

Revision: _____ Date: 7.5.2018

Layout Plan

Application for Planning Permission for
a Temporary Warehouse for Storage of Construction Materials,
Construction Machinery and Scrap Metal
Various Lots in DD119, Tong Yan San Tsuen, Yuen Long

0 10 20 30 40 50 METRES



<p>Legend</p> <ul style="list-style-type: none"> The Application Site Ingress/Egress Existing Landscaping Belt Proposed Landscaping Belt Proposed Fencing 	<p>Plan 4</p>
<p>PlanArch Consultants Ltd.</p>	
<p>Environmental Mitigation Plan</p> <p>Application for Planning Permission for a Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal</p> <p>Various Lots in DD119, Tong Yan San Tsuen, Yuen Long</p>	<p>Revision: Date: 8.5.2018</p>
<p>0 10 20 30 40 50 METRES</p>	<p>1000 FT</p>

4. PLANNING JUSTIFICATIONS

4.1. THE PROPOSED WAREHOUSE WILL NOT JEOPARDISE THE LONG-TERM PLANNING INTENTION OF THE AREA

The site is zoned “U” under the Tong Yan San Tsuen OZP No. S/YL-TYST/11, and the long-term permeant use has yet to be determined. Since the applied use for warehouse is temporary in nature, it will not jeopardise the long-term planning intention of the area. As mentioned above, it is noted that the site falls within area zoned “Government”, “Residential – Zone 2 (with Commercial)”, “Other Specific Uses (Mixed Use)” and area shown ‘Road’ on the Recommended Outline Development Plan in the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation. Since the application is for temporary use of 3 years, approval of this application will not hinder future development of the site for other purposes. The approval of application can also make an optimal use of the site during this interim period.

4.2. THE PROPOSED WAREHOUSE IS COMPATIBLE WITH ADJOINING LANDUSES IN TERMS OF SCALE AND NATURE

The operation of the warehouse will be very clean and tidy. It will be used for storage of construction materials, construction machinery and scrap metal. Adjoining landuses are open storages and warehouses which operate in a similar nature (**Plan 1**). The proposed warehouse is therefore compatible with the uses in the surroundings.

4.3. PROPOSED PERIPHERAL PLANTING AND FENCING WILL BE WELL-PRESERVED AND MAINTAINED TO ENHANCE VISUAL QUALITY

In addition to the existing landscaping belt near the site, a landscaping belt of trees at 3m intervals and boundary fencing as shown in **Plan 4** are proposed and will be well-maintained, to minimise any possible visual impact to the surroundings and enhance amenity in the surrounding areas.

The landscaping belt could effectively minimize the visual impact and provide greeneries in the area. Regular maintenance including watering, weeding, pest control, litter removal, fertilizing, etc. will also be carried out by the applicant to ensure that the trees at the periphery of the site are in good condition.

4.4. **PROPOSED DRAINAGE FACILITIES WILL BE WELL-PRESERVED AND MAINTAINED TO ENSURE NO ADVERSE DRAINAGE IMPACT TO SURROUNDING AREAS**

A Drainage Impact Assessment has been carried out. Adequate drainage facilities will be provided and they will be well-maintained to ensure no adverse drainage impact to the surrounding uses.

4.5. **THE PROPOSED DEVELOPMENT FOR TEMPORARY WAREHOUSE FULLY COMPLIES WITH THE CODE OF PRACTICE ON HANDLING ENVIRONMENTAL ASPECTS OF TEMPORARY USES AND OPEN STORAGE SITES**

The applicant has undertaken the environmental mitigation measures set out in Annex I of the *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites* :-

ENVIRONMENTAL MEASURES IN THE CODE OF PRACTICE ¹		ENVIRONMENTAL MEASURES IMPLEMENTED AT THE APPLICATION SITE
AIR		
A(1)	The subject site particularly the access area at the site frontage and 5m strip of the area beyond the access gate should be properly paved or hard-surfaced to avoid any fugitive dust impacts due to vehicle movements.	The subject site will be properly paved to avoid any fugitive dust impacts due to vehicle movements.
WASTE		
S(3)	Measures such as waste minimization, recycling or reuse of effluent should be implemented as far as practicable on the subject site.	Refuse is collected and disposed of in the refuse collection point nearby.
NOISE		
N(1)	Noise generating activities should be located away as far as possible from any noise sensitive receivers. In addition, the following measures should be adopted as far as practicable in order to minimize the noise nuisance:- i) the erection of 2.5m solid	The proposed warehouse is well-enclosed. The site will be properly fenced with 2.5m high corrugated metal fencing and peripheral landscaping along the site boundary. They will be well-maintained. Furthermore, the operation hours is restricted

¹ Source: "Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites", Environmental Assessment and Noise Division, Environmental Protection Department, January 2005, Annex I.
 Z:\Project\Pjt581\APP-16.docx Page 12 of 13 June 2018

ENVIRONMENTAL MEASURES IN THE CODE OF PRACTICE ¹	ENVIRONMENTAL MEASURES IMPLEMENTED AT THE APPLICATION SITE
boundary wall; and ii) prohibition of any noisy operations during sensitive hours (i.e. 7pm to 8am).	to 8:00 a.m. to 7:00 p.m., from Monday to Saturday (except Sunday and Public Holidays).

Since the proposed temporary warehouse has fully adopted the environmental measures recommended in the *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites* (August 2005) issued by the Environmental Protection Department, the proposed development will not cause any adverse environmental impact.

4.6. THE PROPOSED DEVELOPMENT FOR TEMPORARY WAREHOUSE WILL NOT CAUSE ADVERSE TRAFFIC IMPACT TO THE LOCAL ROAD NETWORK

The proposed warehouse has clearly defined ingress/egress and car parking spaces, and loading and unloading spaces/ waiting spaces will be provided at the site. In view of that the warehouse is for storage use, traffic generated from the proposed warehouse is minimal. No queuing on public road and adverse traffic impact on the local traffic network are envisaged.

4.7. APPROVAL WILL NOT SET AN UNDESIRABLE PRECEDENCE

The applicant has proposed different operational measures to comply with relevant Code of Practice. Decent site management will be provided. The proposed development at the application site is also considered compatible with the surrounding land use. Besides, it is noticed that a large number of planning applications for open storage uses were approved by the TPB in the vicinity under the "U" zone. Thus, the approval of this application will not set an undesirable precedence.

5. CONCLUSION

The proposed temporary warehouse for storage is considered compatible with the surrounding land uses. The assessment as stated above has shown that the proposed development will not cause any adverse impact on the traffic, environment and drainage as well as nuisances to the surroundings. In light of the above, members of the TPB are respectively requested to give favourable consideration to the application.

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

**Temporary Warehouse for
Storage of Construction Materials,
Construction Machinery and Scrap Metal
in Various Lots in DD 119, Tong Yan San Tseun
Yuen Long, NT**

Prepared by APT Architects Limited

31 May 2018

**Temporary Warehouse for Storage of Construction Materials, Construction Machinery
and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT**
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems.
- 4.0 Conclusion

APPENDIX A

- Assessment Assumptions
- Calculation

APPENDIX B

- Plan No. D-01
- Typical Catch-pit Detail D-02

**Temporary Warehouse for Storage of Construction Materials
Construction Machinery and Scrap Metal, Various Lots in DD119
Tong Yan San Tsuen, Yuen Long
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

1.0 INTRODUCTION

- 1.1 This site is located at Lots 1523 (part), 1527 (part), 1530 (part), 1531 sA, 1531 sB and 1532 (part) in DD 119, Tong Yan San Tsuen, Yuen Long.

The site is accessed from Kung Um Road. The **Area of Site A** is about **1,500m²**. The **Area of Site B** is about **4900 m²**.

The enclosed **Plan no. D-01** is a **drainage proposal** for the application site which also shows the condition of its surrounding areas.

- 1.2 The proposed use of the site is **Temporary Warehouse for Storage of Construction Materials Construction Machinery and Scrap Metal for a Period of 3 Years**.

2.0 THE DRAINAGE PROPOSAL

- 2.1 Main access of the Site is from Kung Um Road and inner village road. The Site is formed by two portion (Site B - south portion and Site A - north portion) opposite to the main access village road.

- 2.2 Both Site B and Site A are paved with concrete and formed with ground level slightly higher than the peripheral lands:

- Site B (South portion) land mainly has a fall towards south / west as shown
- Site A (North portion) land mainly falls towards north as shown

- 2.3 **Existing Drainage Network** for the area:

- DA is an existing village stream of varying width, and nominal width is about 3m near Site A/ B;
- DB is an existing village dredged channel of 1.5/1.0m width and about 1m depth.
- DB falls towards west to DA, and DA falls toward a government constructed Nullah, about 100m away from Site A/B

- 2.4 **Catchment Areas** formed at **Site A and Site B**, and flow pattern is summarized as follows:

Site B - Catchment Area C1, C2 and C3

Catchment Area C1 – for future Temporary Warehouse, land paved with concrete, 60% runoff to discharge to south - to **channel D1**, and 40% runoff to discharge to west - to **channel D2**.

Catchment Area C2 - for Vehicles Park and Goods Handling Yard. Paved with concrete, runoff to discharge to south to **channel D1**.

Catchment Area C3 - for future Temporary Warehouse. Paved with concrete, runoff to discharge to south to **channel D1**.

**Temporary Warehouse for Storage of Construction Materials
Construction Machinery and Scrap Metal, Various Lots in DD119
Tong Yan San Tsuen, Yuen Long
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

Site A - Catchment Area C4, C5

Catchment Area C4- Open Yard space. Paved with concrete, runoff to discharge to north to **channel D4**.

Catchment Area C5 - Open Yard space, temporary warehouse will be erected. Paved with concrete, runoff to discharge to north to **channel D4**.

2.5 Schedule of storm water channels / channels formed / used on site:

D1 - 450mm width x 450mm depth rectangular open concrete channel.

D2 - 300mm width x 300mm depth rectangular open concrete channel.

D3 - 300mm width x 300mm depth rectangular open concrete channel.

D4 - 300mm width x 300mm depth rectangular open concrete channel.

D1 and D2 collect all discharge of Site B, and in turn to discharge via new Sandtrap CP1 into existing **Village Stream DA**.

D3 and D4 collect all discharge of Site A, and will discharge to an existing village dredged channel DB via an existing underground drainage pipe of 900mm diameter. And the channel DB will discharge the collected storm water to the larger sized stream DA.

2.6 By calculation, drainage **D1, D2, D3** and **D4** will adequately handle outfall from application sites A and B.

Drainage DB and DA will adequately handle outfall from application sites, and DA will discharge all outfall to the government nullah about 100m away.

3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

3.1 The applicant of the Application Site will undertake the construction / maintenance works for the proposed drainage system at his own costs.

3.2 Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

**Temporary Warehouse for Storage of Construction Materials
Construction Machinery and Scrap Metal, Various Lots in DD119
Tong Yan San Tsuen, Yuen Long
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

4.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on site condition and peripheral drainage system of the site. This report aims to record and report the actual site condition and audit the soundness of the provisions. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. All assumptions made were on conservative side of uniform flow in size and gradient.
- 4.2 The drainage assessment has also considered future temporary structure / storage shed to be erected, and we have already advised the drainage handling pattern of the discharge (storage shed to discharge to the open channel according to the fall pattern / split of catchment of the site. From calculation, the site drainage and the existing channels are adequate to handle these run off.
- 4.3 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas -- upstream, downstream and adjacent catchment of the site. Flooding susceptibility will not be increased to the downstream and the peripherals of the site.

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

**Temporary Warehouse for Storage of Construction Materials,
Construction Machinery
and Scrap Metal in Various Lots in DD 119
Tong Yan San Tseun
Yuen Long, NT**

Appendix A

CALCULATION

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Impact of Drainage on Channel D1, D2, D3, D4, D5, D6 and DB

Open channel D1 runs along the southern edge of Site B
 Open channel D2 runs along the eastern edge of Site B
 Open channel D3 runs along the northern edge of Site A
 Open channel D4 runs along the northern edge of Site A
 Underground pipe D5 connects the open channel D1, D2 to existing village stream DA.
 Underground pipe D6 connects the open channel D3, D4 to e existing village channel DB.

Runoff from village channel DB will be discharged to village stream DA and finally be discharged to adjacent government Nullah.

1) **Calculation of Catchment Areas**

- Catchment Area 1, 2, 3, 4, 5 are paved by concrete (i.e. runoff coefficient C = 1)

<p>Catchment Area C1 (Site B) : = 2050 m² (approx.) = 0.00205 km²</p> <p>Time of Concentration $t_o = 0.14465 L / (H^{0.2} A^{0.1})$ = 0.14465 (50) / [(0.4)^{0.2} (0.00205)^{0.1}] = 16.132min.</p> <p>$i = 687 / (t_o + 4.2)^{0.42}$ = 193.873mm/h</p> <p>Peak runoff $Q_p = 0.278 C i A$ = 0.278(1)(193.873)(0.00205) = 0.110m3/ sec = 6,629 L / min</p>	<p>Catchment Area C2 (Site B) : = 1750 m² (approx.) = 0.00175 km²</p> <p>Time of Concentration $t_o = 0.14465 L / (H^{0.2} A^{0.1})$ = 0.14465 (50) / [(1.555)^{0.2} (0.00175)^{0.1}] = 11.242min.</p> <p>$i = 687 / (t_o + 4.2)^{0.42}$ = 217.620 mm/h</p> <p>Peak runoff $Q_p = 0.278 C i A$ = 0.278(1)(217.620)(0.00175) = 0.106m3/ sec = 6,352 L / min</p>
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Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

<p>Catchment Area C3 (Site B) : = 1100m² (approx.) = 0.0011km²</p> <p>Time of Concentration $t_o = 0.14465 L / (H^{0.2} A^{0.1})$ = 0.14465 (32) / $[(0.9375)^{0.2} (0.0011)^{0.1}]$ = 9.267min.</p> <p>$i = 687 / (t_o + 4.2)^{0.42}$ = 230.496 mm/h</p> <p>Peak runoff $Q_p = 0.278 C i A$ = 0.278(1)(230.496)(0.0011) = 0.070m³/ sec = 4,229 L / min</p>	<p>Catchment Area C4 (Site A) : = 540m²(approx.) = 0.00054 km²</p> <p>Time of Concentration $t_o = 0.14465 L / (H^{0.2} A^{0.1})$ = 0.14465 (13) / $[(0.769)^{0.2} (0.00054)^{0.1}]$ = 4.205min.</p> <p>$i = 687 / (t_o + 4.2)^{0.42}$ = 280.958 mm/h</p> <p>Peak runoff $Q_p = 0.278 C i A$ = 0.278(1)(280.958)(0.00054) = 0.042m³/ sec = 2,531 L / min</p>
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<p>Catchment Area C5 (Site A) : = 960m²(approx.) = 0.00096 km²</p> <p>Time of Concentration $t_o = 0.14465 L / (H^{0.2} A^{0.1})$ = 0.14465 (13) / $[(0.769)^{0.2} (0.00096)^{0.1}]$ = 3.970min.</p> <p>$i = 687 / (t_o + 4.2)^{0.42}$ = 284.326 mm/h</p> <p>Peak runoff $Q_p = 0.278 C i A$ = 0.278(1)(284.326)(0.00096) = 0.076m³/ sec = 4,553 L / min</p>	
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Total peak runoff from **Application Site – Site B** (Catchment Area C1, C2, C3)
 = 0.110+0.106+0.070
 = **0.287 m³/ sec**
 = **17,211 L/min**

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Total peak runoff from **Application Site – Site A** (Catchment Area C4 + C5)

$$= 0.042 + 0.076$$

$$= 0.118 \text{ m}^3/\text{sec}$$

$$= 7,084 \text{ L/min}$$

Check Capacity of Drainage D1

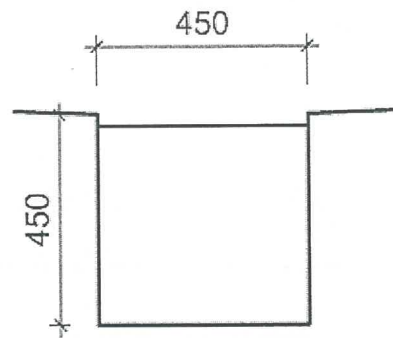
Drainage D1 is made of concrete and thus has a manning coefficient of 0.013

Total Distance of drainage D1 = 135 m
 Invert Level Difference = 9.5- 8.8
 = 0.7m
 Sf = gradient
 = 0.7 / 135
 = 0.00519
 = 1: 193

A = Cross sectional area of channel (minimum)
 = 0.45 x 0.45
 = 0.203 m²

R = Hydraulic Radius
 = A/P
 = 0.203 / [0.45+ 0.45+0.45]
 = 0.150m²

V = $R^{1/6} / n (RSf)^{1/2}$
 = $[(0.150)^{1/6} / (0.013)] [(0.150)(0.00519)]^{1/2}$
 = 1.564m/sec



Total Flow capacity of Drainage D1
 = A x V
 = 0.203x 1.564
 = 0.317 m³/sec

Total Peak Run off from 60% of Catchment Area C1, Catchment Area C2 and C3

$$= (0.110 \times 60\%) + 0.106 + 0.070$$

$$= 0.243 \text{ m}^3/\text{sec} < 0.317\text{m}^3/\text{sec} \text{ OK}$$

Note: Capacity of this Drainage Channel D1 is **adequate** to handle flow from **60% of Catchment Area C1, Catchment Area C2 and C3**

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Drainage D2

Drainage D2 is made of concrete and thus has a manning coefficient of 0.013

$$\begin{aligned} \text{Total Distance of drainage D1} &= 25 \text{ m} \\ \text{Invert Level Difference} &= 9.2 - 8.95 \\ &= 0.25 \text{ m} \\ \text{Sf} &= \text{gradient} \\ &= 0.25 / 25 \\ &= 0.01 \\ &= 1 : 100 \end{aligned}$$

$$\begin{aligned} A &= \text{Cross sectional area of channel (minimum)} \\ &= 0.30 \times 0.30 \\ &= 0.09 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} R &= \text{Hydraulic Radius} \\ &= A/P \\ &= 0.09 / [0.3 + 0.3 + 0.3] \\ &= 0.1 \text{ m}^2 \end{aligned}$$

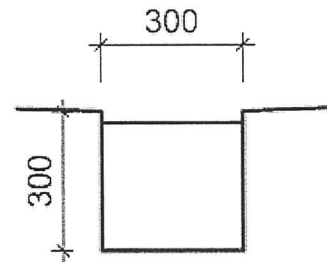
$$\begin{aligned} V &= R^{1/6} / n (RSf)^{1/2} \\ &= [(0.1)^{1/6} / (0.013)] [(0.1)(0.01)]^{1/2} \\ &= 1.657 \text{ m/sec} \end{aligned}$$

Total Flow capacity of Drainage D1

$$\begin{aligned} &= A \times V \\ &= 0.09 \times 1.657 \\ &= 0.149 \text{ m}^3/\text{sec} \end{aligned}$$

Total Peak Run off from 40% of Catchment Area C1

$$\begin{aligned} &= 0.110 \times 40\% \\ &= 0.0442 \text{ m}^3/\text{sec} < 0.149 \text{ m}^3/\text{sec} \text{ OK} \end{aligned}$$



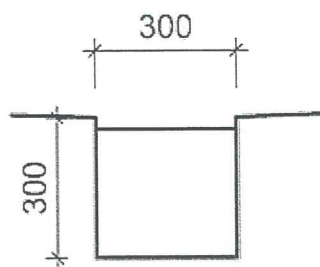
Note: Capacity of this Drainage Channel D2 is **adequate** to handle flow from **40% of Catchment Area C1**.

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Drainage D3

Drainage D3 is made of concrete and thus has a manning coefficient of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage D3} &= 65 \text{ m} \\
 \text{Invert Level Difference} &= 10.0 - 9.7 \\
 &= 0.3 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.3 / 65 \\
 &= 0.0046 \\
 &= 1 : 217
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.30 \times 0.30 \\
 &= 0.09 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.09 / [0.3 + 0.3 + 0.3] \\
 &= 0.1 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.1)^{1/6} / (0.013)] [(0.1)(0.0046)]^{1/2} \\
 &= 1.126 \text{ m/sec}
 \end{aligned}$$

Total Flow capacity of Drainage D3

$$\begin{aligned}
 &= A \times V \\
 &= 0.09 \times 1.126 \\
 &= 0.149 \text{ m}^3/\text{sec}
 \end{aligned}$$

Total Peak Run off from Catchment Area C5

$$= 0.070 \text{ m}^3/\text{sec} < 0.149 \text{ m}^3/\text{sec} \text{ OK}$$

Note: Capacity of this Drainage Channel D3 is **adequate** to handle flow from **Catchment Area C5**.

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Drainage D4

Drainage D4 is made of concrete and thus has a manning coefficient of 0.013

$$\begin{aligned} \text{Total Distance of drainage D3} &= 35 \text{ m} \\ \text{Invert Level Difference} &= 10.0 - 9.8 \\ &= 0.2\text{m} \\ \text{Sf} &= \text{gradient} \\ &= 0.2 / 35 \\ &= 0.0057 \\ &= 1 : 175 \end{aligned}$$

$$\begin{aligned} A &= \text{Cross sectional area of channel (minimum)} \\ &= 0.30 \times 0.30 \\ &= 0.09 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} R &= \text{Hydraulic Radius} \\ &= A/P \\ &= 0.09 / [0.3 + 0.3 + 0.3] \\ &= 0.1\text{m}^2 \end{aligned}$$

$$\begin{aligned} V &= R^{1/6} / n (RSf)^{1/2} \\ &= [(0.1)^{1/6} / (0.013)] [(0.1)(0.0057)]^{1/2} \\ &= 1.253\text{m/sec} \end{aligned}$$

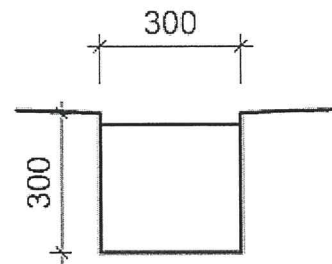
Total Flow capacity of Drainage D4

$$\begin{aligned} &= A \times V \\ &= 0.09 \times 1.253 \\ &= 0.113 \text{ m}^3/\text{sec} \end{aligned}$$

Total Peak Run off from Catchment Area 4

$$= 0.042 \text{ m}^3/\text{sec} < 0.113\text{m}^3/\text{sec} \text{ OK}$$

Note: Capacity of this Drainage Channel D4 is **adequate** to handle flow from **Catchment Area 4**.

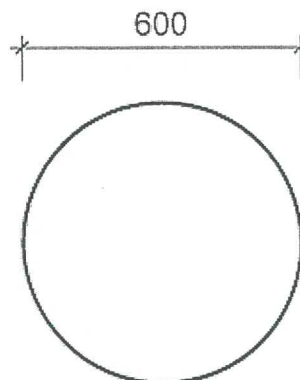


Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Drainage D5

- Drainage D5 is a circular concrete pipe (underground) (i.e. manning coefficient = 0.013)

Total Distance of drainage DB = 6 m
 Invert Level Difference = 8.8 – 8.7
 = 0.5m
 Sf = gradient
 = 0.1 / 6
 = 0.01
 = 1:100



Diameter D = 0.60 m

Hydraulic Mean Depth HMD = 0.291 x D
 = 0.291 x 0.60
 = 0.1746

Area of Flow, A (m²) = 3.1416 x (D/2)²
 = 3.1416 x (0.60/2)²
 = 0.2827

Velocity V (m/s) = 1/n x HMD^{2/3} x Sf^{1/2}
 = 1/0.013 x (0.1746)^{2/3} x (0.01)^{1/2}
 = 3.102

Total flow Capacity of D5 = A x V
 = 0.2827 x 3.102
 = 0.877 m³/sec

Total peak run off from Catchment Area C1, C2, C3
 = 0.110 + 0.106 + 0.070
 = 0.287m³/ sec < 0.877m³/sec OK

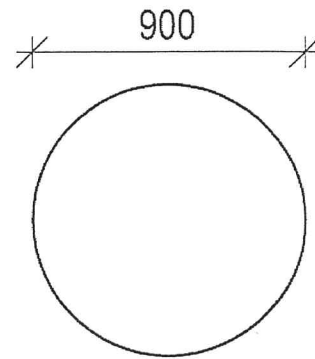
Note: Capacity of this Drainage Channel D5 is adequate to handle flow from Catchment Area C1, C2 and C3.

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Drainage D6

- Drainage D6 is a circular concrete pipe (underground) (i.e. Manning coefficient = 0.013)

Total Distance of drainage D6	=	23 m
Invert Level Difference	=	9.6 - 9.4
	=	0.2m
Sf	=	gradient
	=	0.2 / 23
	=	0.0087
	=	1:115



Diameter D	=	0.90 m
------------	---	--------

Hydraulic Mean Depth HMD	=	0.291 x D
	=	0.291 x 0.90
	=	0.2619

Area of Flow, A (m ²)	=	3.1416 x (D/2) ²
	=	3.1416 x (0.60/2) ²
	=	0.636

Velocity V (m/s)	=	1/n x HMD ^{2/3} x Sf ^{1/2}
	=	1/0.013 x (0.2619) ^{2/3} x (0.00869) ^{1/2}
	=	2.936

Total flow Capacity of D6	=	A x V
	=	0.636 x 2.936
	=	1.868 m³/sec

Total peak run off from Catchment Area C4 + C5	=	0.042 + 0.076
	=	0.118m³/ sec < 1.868m³/sec OK

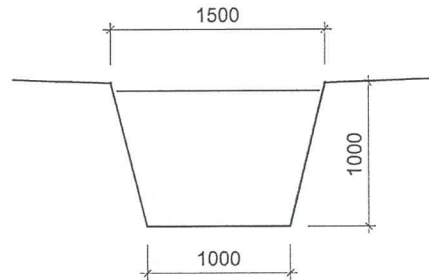
Note: Capacity of this Drainage Channel D6 is adequate to handle flow from Catchment Area C4 and C5

Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal in Various Lots in DD 119, Tong Yan San Tseun, Yuen Long, NT
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Check Capacity of Village Channel DB

- Village Nallah DB is dredged and thus has a manning coefficient of 0.03

$$\begin{aligned}
 \text{Total Distance of drainage DD} &= 150\text{m} \\
 \text{Invert Level Difference} &= 8.7 - 7.9 \\
 &= 0.8 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.8 / 150 \\
 &= 0.0053 \\
 &= 1 : 188
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel} \\
 &= (1.5 + 1) \times (1) / 2 \\
 &= 1.250 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 1.250 / [((1.5-1)/2)^2 + (1)^2]^{1/2} \times 2 + 1] \\
 &= 0.4083\text{m}^2
 \end{aligned}$$

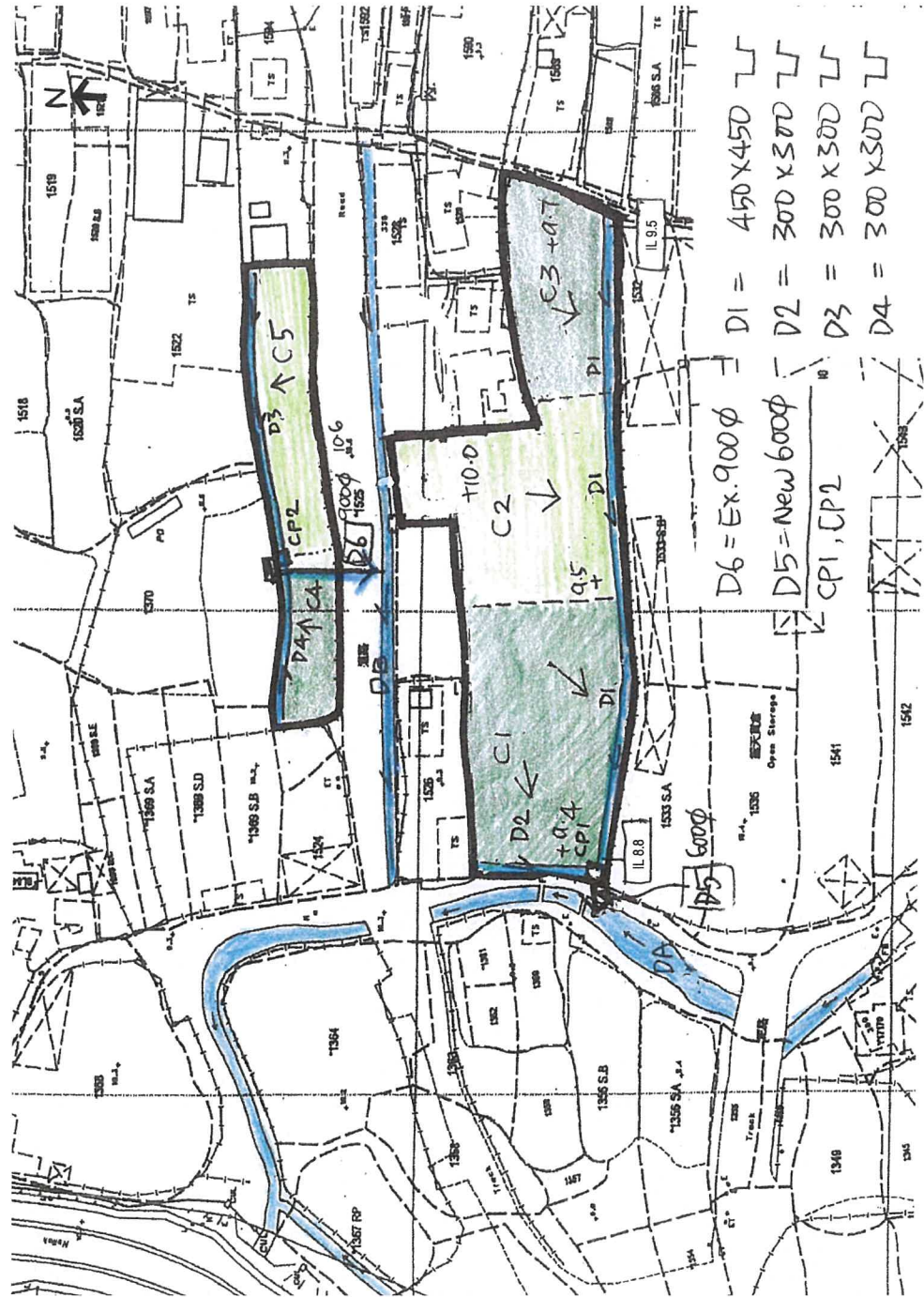
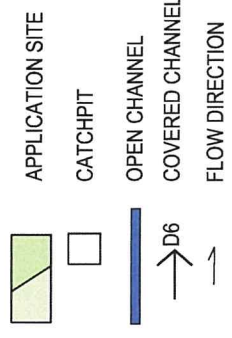
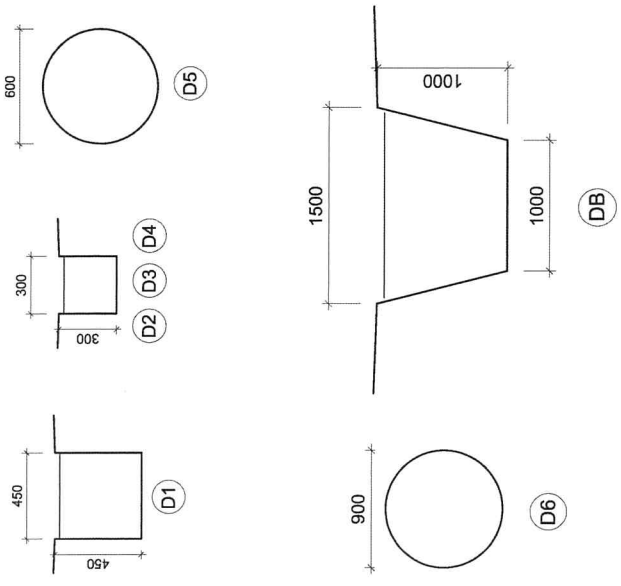
$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.4083)^{1/6} / (0.03)] [(0.4083)(0.0053)]^{1/2} \\
 &= 1.3398 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Village Nallah DB} \\
 &= A \times V \\
 &= 1.250 \times 1.3398 \\
 &= 1.6747 \text{ m}^3/\text{sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak run off from Catchment Area C4 and C5} \\
 &= 0.042 + 0.076 \\
 &= \mathbf{0.118\text{m}^3/\text{sec}}
 \end{aligned}$$

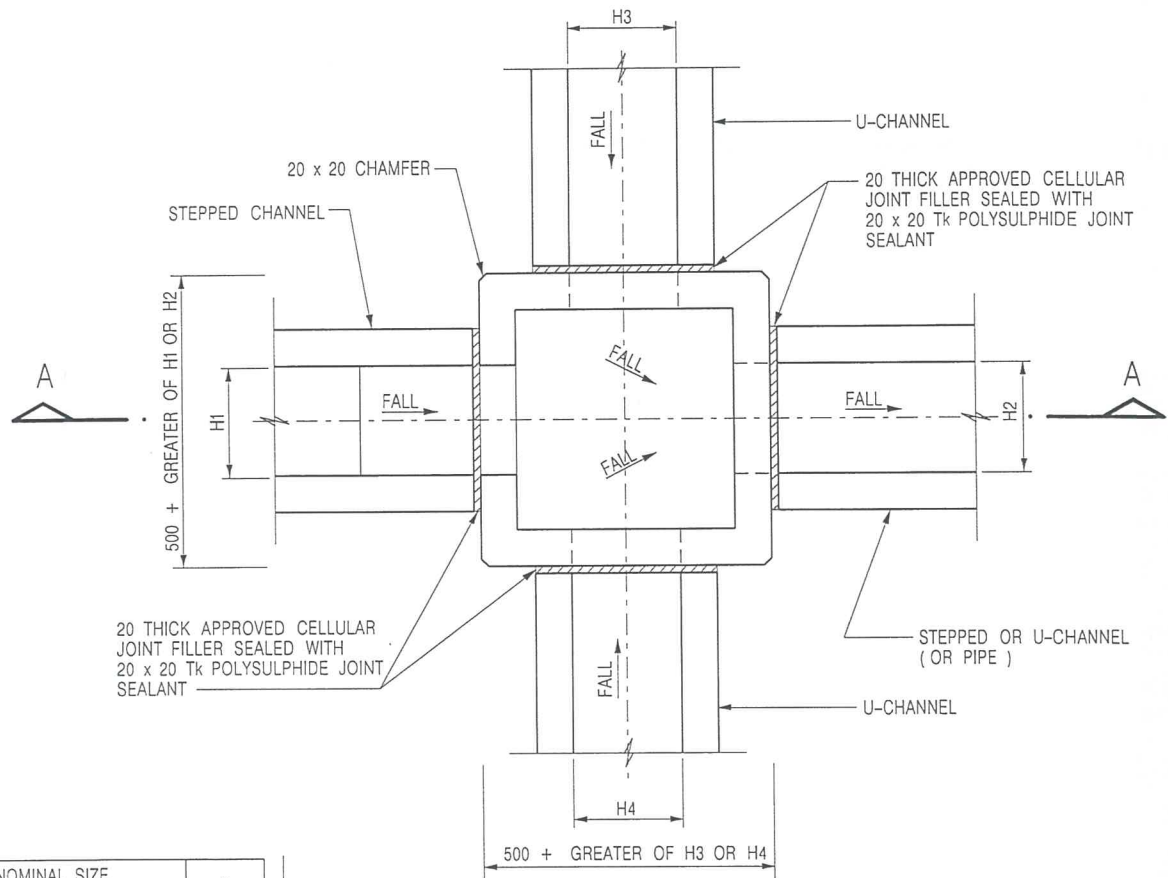
$$\begin{aligned}
 \text{Total Peak Run Off from Catchment Area C4 and C5 / Total Flow capacity of Village Nallah DB} \\
 &= 0.118 / 1.6747 \\
 &= 7.05\%
 \end{aligned}$$

Note: Capacity of Catchment Area 4 and 5 only occupy 7.05% of Village Channel DB's capacity.



DRAWING NO. D-01 (REV-A) SCALE 1:1000 DATE:6/6/2018

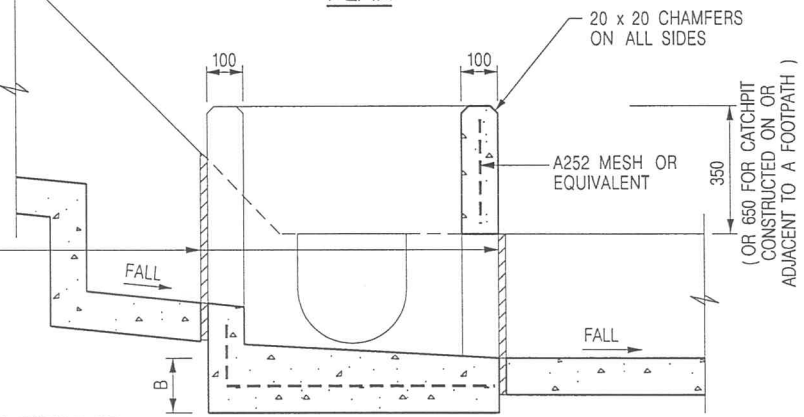
TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERY AND SCRAP METAL IN VARIOUS LOTS IN DD 119, TONG YAN SAN TSEUN, YUEN LONG, NT



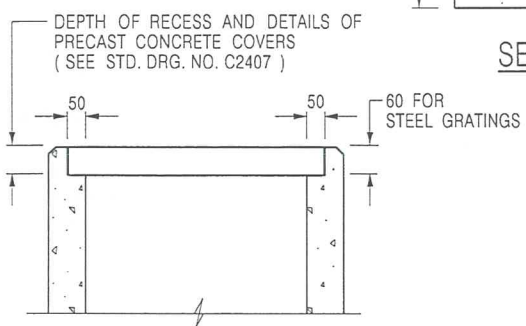
PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 5 FOR OTHER NOTES.

I	DETAILS OF STEEL GRATINGS AMENDED. SHEET 5 ADDED.	Original Signed	03.2009
H	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED.	Original Signed	10.2008
G	"FALL" ON BOTTOM OF CATCHPIT ADDED.	Original Signed	05.2008
F	DIMENSION B ADDED.	Original Signed	08.2007
E	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
D	GENERAL REVISION.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

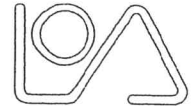
STANDARD CATCHPIT DETAILS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 DRAWING NO. C24051 SHEET 1 OF 5
 DATE JAN 1991

Suite 711, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
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E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.tyst/1804581



By Fax (2877 0245) and Post

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road
North Point, Hong Kong
(Attn.: Mr. KAN Chi To, Raymond)

27 June 2018

Dear Sir,

S16 Application for Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for 3 years at 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

We refer to the captioned application submitted to the Town Planning Board (TPB) on 15.6.2018.

We would like to clarify that the loading/unloading spaces with the dimension of 16m x 3.5m are loading/unloading spaces for container vehicle. Attached please find the replacement pages of the Application Form and Plan 3 of the Planning Statement for your consideration.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

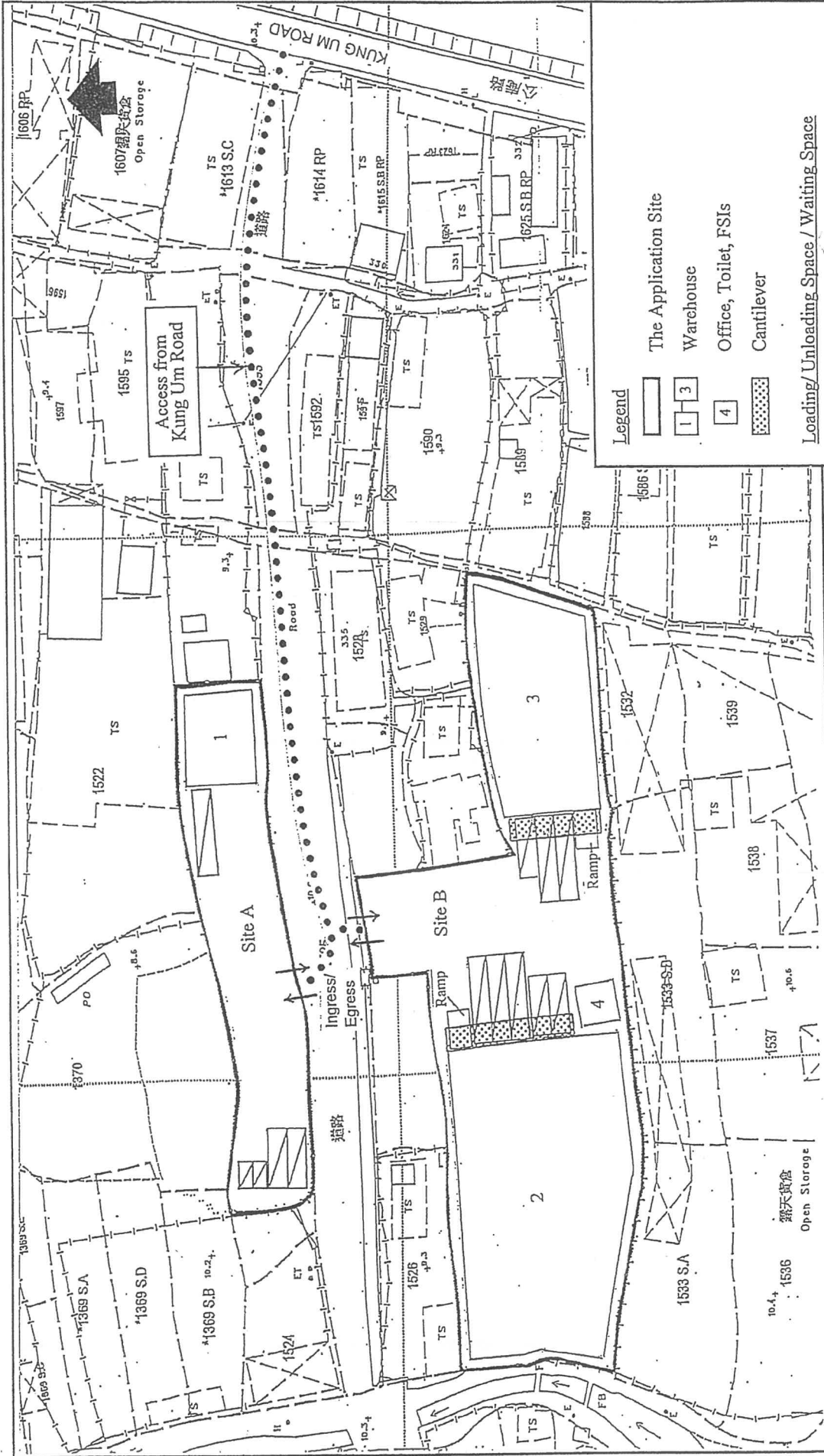
Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

7. Development Proposal 擬議發展計劃	
Effective period of permission applied for 申請的許可有效期	3 Year(s)/month(s)* 年/個月*
Proposed use(s) /development(s) 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal (Please also illustrate the details of the proposal on a layout plan) (請另以平面圖說明擬議詳情)
Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 About 3,460 sq. m. 平方米
Proposed covered land area 擬議有上蓋土地面積 About 2,940 sq. m. 平方米
Proposed number of buildings/structures 擬議建築物/構築物數目 4
Proposed domestic floor area 擬議住用樓面面積 0 sq. m. 平方米
Proposed non-domestic floor area 擬議非住用樓面面積 About 2,940 sq. m. 平方米
Proposed total floor area 擬議總樓面面積 About 2,940 sq. m. 平方米
Proposed use(s) of different floors of buildings/structures (if applicable) 建築物/構築物不同樓層的擬議用途 (如適用)	
3 warehouses (Building Height: 9 m; No. of Storey: 1 storey); Structure for office, toilet and FSIs (3m: 1 storey).....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
2 Private Cars Parking Spaces (About 5m X 2.5m).....	
.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
6 Loading/Unloading Bays for Container Vehicle.....	
5 Loading/Unloading Bays/Waiting Spaces for Medium/Heavy Goods Vehicle.....	
.....	
Any vehicular access to the subject land/building? 是否有車路通往有關的土地/建 築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. 有一條現有車路。 <input type="checkbox"/> There is a proposed access. 有一條擬議車路。 (please illustrate on plan and specify the width) (請在圖則顯示，並註明車路的闊度) No 否 <input type="checkbox"/>

* Delete as appropriate
Please fill "NA" for inapplicable item
「√」 at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「√」號



Legend

- The Application Site
- Warehouse
- Office, Toilet, FSIs
- Cantilever
- Loading/ Unloading Space / Waiting Space
- Container Vehicle (16m x 3.5m)
- Medium/Heavy Goods Vehicle (11m x 3.5m)
- Parking Space
- Private Car (5m x 2.5m)

Plan 3

PlanArch Consultants Ltd.

Revision: _____ Date: 7.5.2018

Layout Plan

Application for Planning Permission for
a Temporary Warehouse for Storage of Construction Materials,
Construction Machinery and Scrap Metal
Various Lots in DD119, Tong Yan San Tsuen, Yuen Long

0 10 20 30 40 50 METRES

Suite 711, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
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PlanArch Consultants Ltd.
建港規劃顧問有限公司 

By Fax (2877 0245) and Post

TPB Ref.: A/YL-TYST/907
Our Ref.: pa/yl.tyst/1804581

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road, North Point
Hong Kong
(Attn.: Mr Raymond KAN)

1 August 2018

Dear Sir,

**S16 Application for Temporary Warehouse for Storage of Construction Materials,
Construction Machinery and Scrap Metal for 3 years at 1523 (Part), 1527 (Part), 1530
(Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long**

We refer to the S16 application submission dated 15.6.2018 to the Town Planning Board and the comments from the Assistant Commissioner for Transport/New Territories, Transport Department (TD) and the Chief Engineer/Construction, Water Supplies Department received on 17.7.2018.

Responses to TD's comments:

Traffic Generation and Attraction

In order to address the comments from TD, the applicant is willing to restrict the proposed operation hour from **8:00 a.m. – 7:00 p.m.** to a more restrictive **9:00 a.m. – 6:00 p.m.** to minimize the traffic impact on Kung Um Road, while meeting the operation need of the proposed use at the application site.

With regard to the traffic generation and attraction, a traffic survey was carried out on a normal weekday for an approved temporary open storage for building/recycling materials, construction machinery, used electrical/electronic appliances and parts with ancillary workshop activities (Application No. A/YL-TYST/896) which has a similar operation mode and located near the application site. Then a pro-rata estimation based on the site area is carried out. Please see below the estimation of trip generation and attraction based on the traffic survey:

Time	Private Cars		MGV / HGV		Container Vehicles	
	Generation (per hour)	Attraction (per hour)	Generation (per hour)	Attraction (per hour)	Generation (per hour)	Attraction (per hour)
Daily: 9:00 a.m. to 6:00p.m.	1.7	1.6	1.6	1.6	0.2	0.2
Morning peak hours: 7:00 a.m. to 8:00 a.m.	0	0	0	0	0	0
8:00 a.m. to 9:00 a.m.	0	0	0	0	0	0
Afternoon peak hours: 5:00 p.m. to 6:00 p.m.	1	1	1	1	0	0
6:00 p.m. to 7:00 p.m.	0	0	0	0	0	0

As shown in the table, the average trip generation and attraction throughout the operation hour between 9:00 a.m. to 6:00 p.m. and during the morning and afternoon peak hours are insignificant. As such, it is anticipated that the traffic impact from the application site to Kung Um Road is very minimal. In addition, adequate waiting space, loading/unloading spaces, parking spaces and manoeuvring space will be provided within the site, no queuing or waiting on public road is envisaged.

Width of the ingress/egress

The width of the ingress/egress of Site A and Site B is 8m and 9m respectively as shown in the attached revised layout plan (**Plan 3**).

Responses to WSD’s comments:

It is noted that the proposed warehouse will affect the existing water mains within the application site. We are liaising with officer from WSD to explore the feasibility of water main diversion. Shall the application be approved, the applicant is willing undertake the diversion works at their own cost.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application **with** the further information.

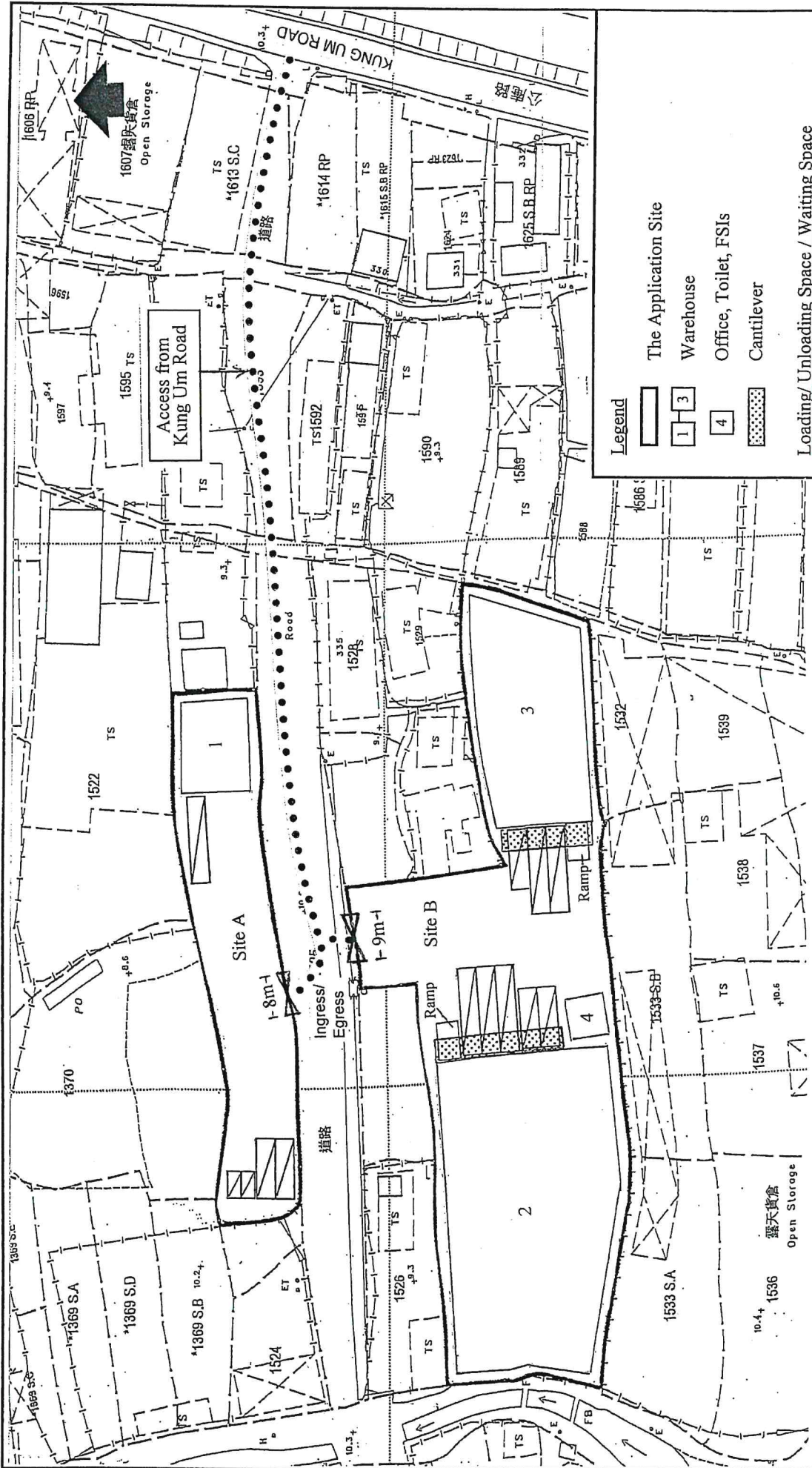
Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

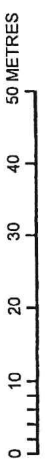


Betty S. F. Ho
w/e.



Layout Plan

Application for Planning Permission for
 a Temporary Warehouse for Storage of Construction Materials,
 Construction Machinery and Scrap Metal
 Various Lots in DD119, Tong Yan San Tsuen, Yuen Long



Plan 3

PlanArch Consultants Ltd.

Revision: A Date: 23.7.2018

- Legend**
- The Application Site
 - Warehouse
 - Office, Toilet, FSIs
 - Cantilever

Loading/ Unloading Space / Waiting Space

Container Vehicle (16m x 3.5m)

Medium/Heavy Goods Vehicle (11m x 3.5m)

Parking Space

Private Car (5m x 2.5m)

Suite 711, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
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E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd. 
建港規劃顧問有限公司

By Fax (2877 0245) and Post

TPB Ref.: A/YL-TYST/907
Our Ref.: pa/yl.tyst/1804581

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road, North Point
Hong Kong
(Attn.: Mr Raymond KAN)

8 August 2018

Dear Sir,

S16 Application for Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for 3 years at 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

We refer to the S16 application submission dated 15.6.2018 to the Town Planning Board and the Further Information (FI) submitted on 1.8.2018.

Further to the FI submission dated 1.8.2018, in order to address the comments from Transport Department, the applicant is willing to restrict the proposed operation hour from **9:00 a.m. – 6:00 p.m.** to a more restrictive **10:00 a.m. – 4:00 p.m.**. There will be no trip generation and attraction during the morning peak hours (7:00 a.m. to 9:00 a.m.) and the afternoon peak hours (5:00 p.m. to 7:00 p.m.). As such, it is anticipated that the traffic impact from the application site to Kung Um Road is very minimal.


Besides, as enquired by DPO/TM&YLW, we would like to clarify that there will be no workshop activities on the application site.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application **with** the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

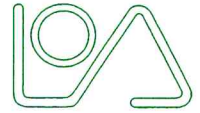
Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

Suite 711, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



By Fax (2877 0245) and Post

TPB Ref.: A/YL-TYST/907
Our Ref.: pa/yl.tyst/1804581

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road, North Point
Hong Kong
(Attn.: Mr Raymond KAN)

8 August 2018

Dear Sir,

S16 Application for Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for 3 years at 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

We refer to the S16 application submission dated 15.6.2018 to the Town Planning Board and the Further Information (FI) submitted on 1.8.2018 and 8.8.2018. This letter serves to supersede our letter dated 8.8.2018 (ref no.: Project\Pjt581\tpb-080818-02.doc).

Further to the FI submission dated 1.8.2018 and 8.8.2018, in order to address the comments from Transport Department, it is proposed that no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, will be parked/stored on or enter/exit of the site. Please find attached the revised layout plan (**Plan 3**) for your consideration.

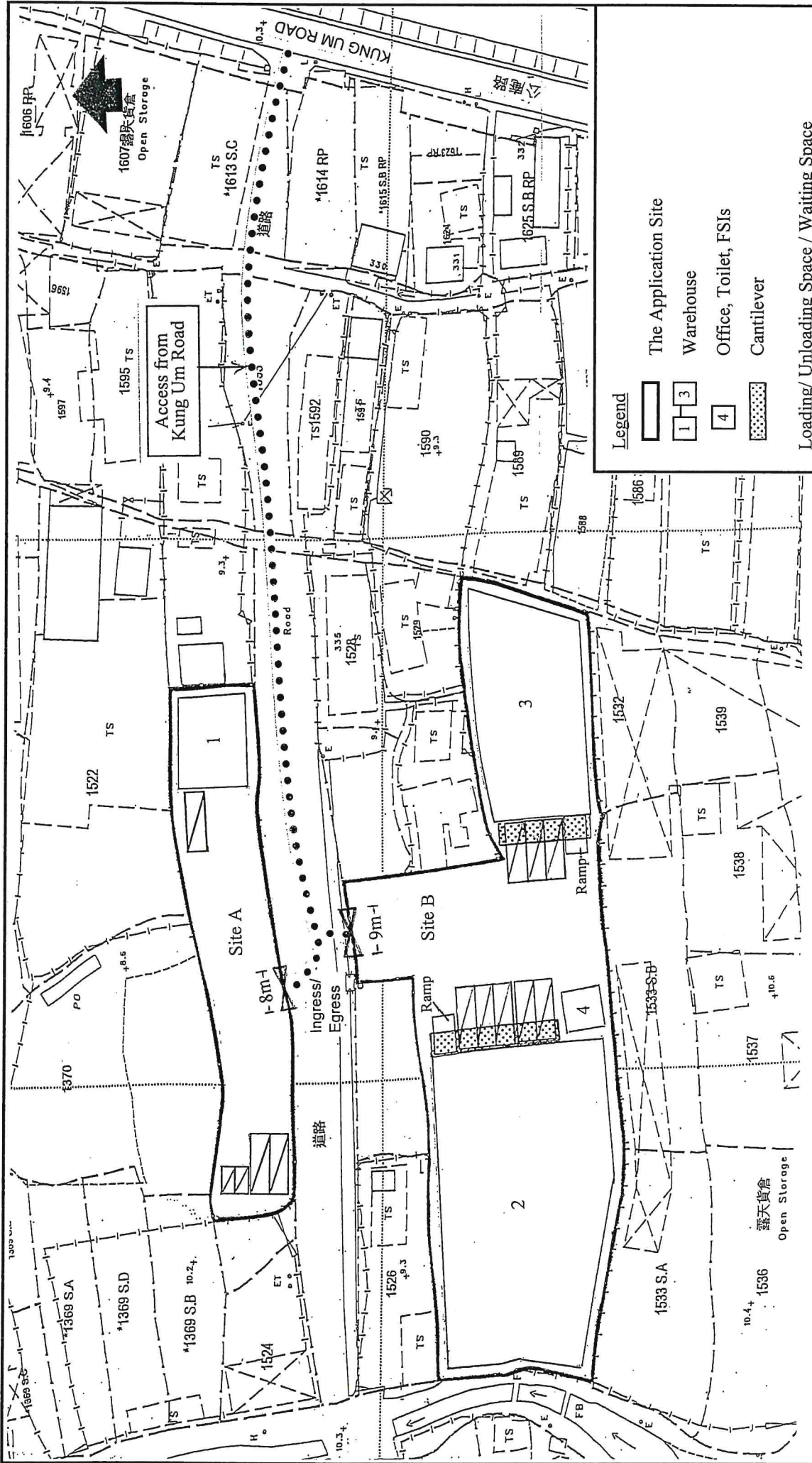
In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application **with** the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho



Legend

- The Application Site
- Warehouse
- Office, Toilet, FSIs
- Cantilever

Loading/ Unloading Space / Waiting Space

Medium Goods Vehicle (11m x 3.5m)

Parking Space

Private Car (5m x 2.5m)

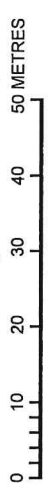
Plan 3

PlanArch Consultants Ltd.

Revision: B Date: 8.8.2018

Layout Plan

Application for Planning Permission for
 a Temporary Warehouse for Storage of Construction Materials,
 Construction Machinery and Scrap Metal
 Various Lots in DD119, Tong Yan San Tsuen, Yuen Long



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TPB Ref.: A/YL-TYST/907
Our Ref.: pa/yl.tyst/1804581

By Fax (2877 0245) and Post

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road, North Point
Hong Kong
(Attn.: Mr Raymond KAN)

8 August 2018

Dear Sir,

S16 Application for Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for 3 years at 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

We refer to the S16 application submission dated 15.6.2018 to the Town Planning Board, the Further Information (FI) submitted on 1.8.2018 and 8.8.2018 and the comments received from Transport Department (TD) dated 8.8.2018.

To address TD's comments, please see below the estimated traffic generation and attraction for consideration:

Time	Private Cars		MGV	
	Generation (per hour)	Attraction (per hour)	Generation (per hour)	Attraction (per hour)
Daily: 10:00 a.m. to 4:00p.m.	1.7	1.6	1.6	1.6

As shown in the table, the average trip generation and attraction throughout the operation hour between 10:00 a.m. to 4:00 p.m. is insignificant. As such, it is anticipated that the traffic impact from the application site to Kung Um Road is very minimal. In addition, adequate waiting space, loading/unloading spaces, parking spaces and manoeuvring space will be provided within the site, no queuing or waiting on public road is envisaged.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application **with** the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

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TPB Ref.: A/YL-TYST/907
Our Ref.: pa/yl.tyst/1804581

By Fax (2877 0245) and Post

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road, North Point
Hong Kong
(Attn.: Mr Raymond KAN)

9 August 2018

Dear Sir,

S16 Application for Temporary Warehouse for Storage of Construction Materials, Construction Machinery and Scrap Metal for 3 years at 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long

We refer to the S16 application submission dated 15.6.2018 to the Town Planning Board, the Further Information (FI) submitted on 1.8.2018 and 8.8.2018.

Based on the estimated traffic generation and attraction from our FI submission dated 8.8.2018 (Ref. no: Project\Pjt581\tpb-080818-04.doc), the trip generation and attraction rate for Medium Good Vehicles (MGV) are 1.6 per hour. As compared with the original scheme, less loading/unloading spaces for MGV will be required. Attached please find a revised layout plan (**Plan 3**) for your consideration.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application **with** the further information.

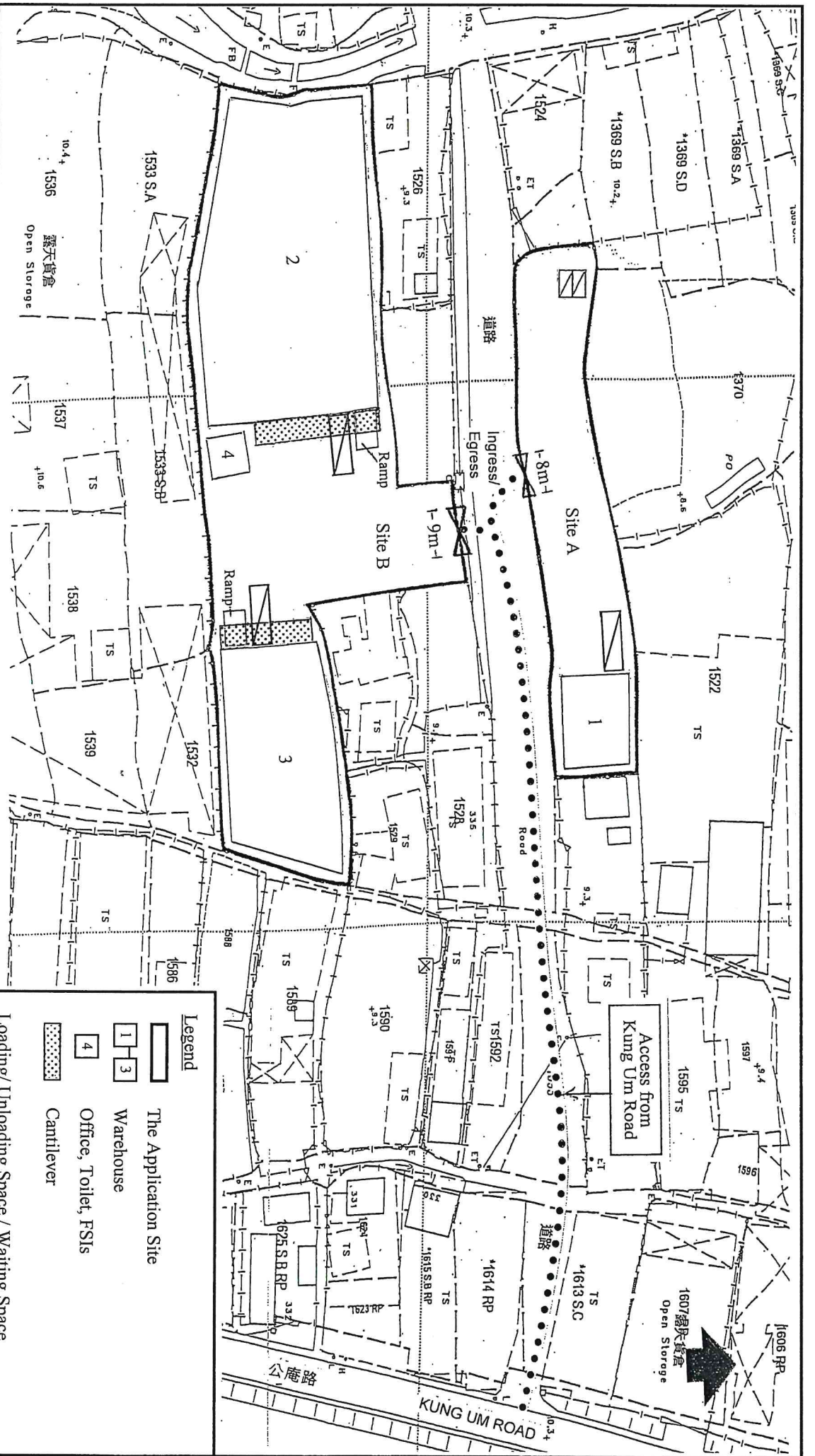
Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

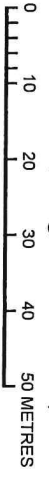


Betty S. F. Ho



Layout Plan

Application for Planning Permission for
 a Temporary Warehouse for Storage of Construction Materials,
 Construction Machinery and Scrap Metal
 Various Lots in DDI19, Tong Yan San Tsuen, Yuen Long



PlanArch Consultants Ltd.

Plan 3

Revision: C Date: 9.8.2018

- Legend**
- The Application Site
 - Warehouse
 - Office, Toilet, FSIs
 - Cantilever
 - Loading/ Unloading Space / Waiting Space
 - Medium Goods Vehicle (11m x 3.5m)
 - Parking Space
 - Private Car (5m x 2.5m)

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/370	Renewal of Planning Approval for Temporary “Open Storage of Construction Machinery and Materials and Recycling Materials” Use for a Period of 3 Years	14.12.2007	(2), (3), (6), (7), (9), (10), (11), (12), (13)
2	A/YL-TYST/519	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	18.2.2011 [approved modification of approval conditions on review on 24.6.2011]	(2), (3), (5), (6), (7), (9), (12), (13)
3	A/YL-TYST/665	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	7.2.2014	(1) (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16), (17)
4	A/YL-TYST/827	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	17.2.2017	(2), (3), (4), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17)

Approval Condition(s):

- (1) Submission and/or implementation of a landscaping/tree preservation proposals
- (2) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (3) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (4) Design and/or provision of run-in/out.
- (5) Paving of the application site.
- (6) No night-time operation during specific time limit and/or no operation on Sundays and public holidays.
- (7) Submission and/or implementation of fire service installations proposal.
- (8) No vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (9) No storage and washing of plastic bottles are allowed on the site.
- (10) No storage and handling of electrical appliances outside the three concrete-paved covered structures on the site.
- (11) No storage and handling of electronic and computer wastes are allowed on the site.
- (12) Maintenance of implemented/existing landscape plantings on the site.
- (13) Maintenance of implemented/existing drainage facilities on the site.
- (14) No cutting, grinding, polishing or related activities are allowed in the open area of the site.
- (15) Maintenance of the existing fencing on the site.
- (16) Submission of a record of existing drainage.
- (17) Provision of fire extinguisher with valid fire certificate.

**Similar Applications in this Part of the “U” zone on the Tong Yan San Tsuen OZP
since the Promulgation of TPB PG-No. 13E**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/415	Temporary warehouse for storage of packed office equipment for a period of 3 years	27.2.2009 approved for 2 years [revoked on 27.8.2010]	(1), (2), (3), (4), (5), (7), (8), (12), (13), (15)
2	A/YL-TYST/452	Proposed temporary warehouse for storage of plastic and metal ware for a period of 3 years	18.9.2009 [revoked on 9.4.2010]	(3), (4), (5), (6), (7), (8), (9), (10), (13), (15)
3	A/YL-TYST/463	Temporary warehouse for storage of construction materials and miscellaneous goods for a period of 3 years	20.11.2009 approved for 1 year [revoked on 20.8.2010]	(3), (4), (5), (7), (8), (9), (10), (15)
4	A/YL-TYST/494	Proposed temporary storage of plastic and metal ware for a period of 1 year	15.10.2010	(1), (3), (4), (5), (7), (8), (10), (13), (15)
5	A/YL-TYST/499	Temporary warehouse for storage of exhibition materials for a period of 3 years	26.11.2010 [revoked on 26.5.2012]	(1), (2), (3), (4), (5), (7), (8), (13)
6	A/YL-TYST/533	Temporary warehouse for storage of metals parts for a period of 3 years	8.7.2011	(3), (4), (5), (7), (8), (10), (11), (12), (13), (14), (15)
7	A/YL-TYST/534	Temporary warehouse for storage of furniture for a period of 3 years	3.6.2011 [revoked on 3.6.2012]	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15)
8	A/YL-TYST/537	Temporary warehouse for storage of construction materials, used cars and miscellaneous goods for a period of 3 years	7.10.2011	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (15)
9	A/YL-TYST/541	Temporary warehouse for storage of exhibition materials for a period of 3 years	5.8.2011 [revoked on 5.11.2012]	(1), (2), (3), (4), (5), (7), (8), (13)
10	A/YL-TYST/559	Temporary storage of metal ware and construction materials for a period of 3 years	16.12.2011	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15)
11	A/YL-TYST/605	Temporary warehouse for storage of furniture for a period of 3 years	24.8.2012	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15)
12	A/YL-TYST/644	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials with Ancillary Site Office for a Period of 3 Years	6.9.2013	(1), (2), (3), (4), (5), (7), (8), (10), (13), (15), (16)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
13	A/YL-TYST/655	Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 3 Years	17.1.2014 [revoked on 17.2.2016]	(1), (2), (3), (4), (5), (7), (8), (13), (16)
14	A/YL-TYST/693	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.11.2014	(1), (2), (3), (4), (5), (7), (8), (13), (15), (16), (17)
15	A/YL-TYST/702	Temporary Warehouse for Storage of Machinery and Spare Parts for a Period of 3 Years	12.12.2014	(1), (2), (3), (4), (5), (7), (8), (13), (16), (18)
16	A/YL-TYST/715	Temporary Warehouse for Storage of Adblue for a Period of 3 Years	27.2.2015 [revoked on 27.8.2016]	(2), (3), (4), (5), (7), (8), (10), (13), (16)
17	A/YL-TYST/722	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	17.4.2015 [revoked on 17.10.2016]	(1), (2), (3), (4), (5), (7), (8), (10), (13), (16)
18	A/YL-TYST/730	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	22.5.2015 [revoked on 22.5.2016]	(1), (3), (4), (5), (6), (7), (8), (10), (13), (14), (15), (16), (19)
19	A/YL-TYST/746	Temporary Warehouse for Storage of Advertising Materials, Construction Materials and Household Products for a Period of 3 Years	7.8.2015	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (15), (16), (19)
20	A/YL-TYST/747	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	7.8.2015	(1), (2), (3), (4), (5), (7), (8), (10), (13), (16), (18)
21	A/YL-TYST/749	Renewal of Planning Approval for Temporary "Warehouse for Storage of Furniture" for a Period of 3 Years	21.8.2015	(1), (3), (4), (5), (7), (8), (10), (13), (14), (15), (16)
22	A/YL-TYST/770	Temporary Warehouse and Open Storage of Escalator Parts for a Period of 3 Years	18.12.2015	(1), (3), (4), (5), (6), (7), (8), (10), (12), (13), (14), (16)
23	A/YL-TYST/771	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	18.3.2016	(1), (2), (3), (4), (5), (6), (7), (8), (10), (12), (13), (16)
24	A/YL-TYST/794	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	15.7.2016	(1), (2), (3), (4), (5), (6), (7), (8), (10), (12), (13), (15), (16), (19)
25	A/YL-TYST/800	Temporary Warehouse for Storage of Household Products for a Period of 3 Years	12.8.2016 [revoked on 12.2.2018]	(1), (2), (3), (4), (5), (6), (7), (8), (13), (16)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
26	A/YL-TYST/807	Temporary Warehouse for Storage of Construction Machinery and Construction Material with Ancillary Site Office for a Period of 3 Years	14.9.2016	(2), (3), (4), (5), (6), (7), (8), (9), (10), (13), (15), (16)
27	A/YL-TYST/808	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Material for a Period of 3 Years	30.9.2016	(1), (2), (3), (4), (5), (6), (7), (8), (10), (12), (13), (15), (16)
28	A/YL-TYST/813	Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years	14.10.2016	(1), (2), (3), (4), (5), (6), (7), (8), (12), (15), (16), (18), (19)
29	A/YL-TYST/841	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Material for a Period of 3 Years	23.6.2017	(1), (2), (3), (4), (5), (6), (7), (8), (10), (13), (14), (16)
30	A/YL-TYST/856	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(3), (4), (5), (7), (8), (9), (10), (13), (14), (15), (16)
31	A/YL-TYST/857	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2017	(3), (4), (5), (6), (7), (8), (9), (10), (14), (15), (16)
32	A/YL-TYST/861	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	24.11.2017	(3), (4), (5), (7), (8), (9), (10), (13), (14), (16)
33	A/YL-TYST/862	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts for a Period of 3 Years	8.12.2017 [revoked on 8.6.2018]	(3), (4), (5), (7), (8), (9), (10), (14), (15), (16)
34	A/YL-TYST/868	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.12.2017	(2), (3), (4), (5), (7), (8), (16)
35	A/YL-TYST/875	Proposed Temporary Warehouse for Storage of Construction Materials and Electrical Appliances for a Period of 3 Years	9.2.2018	(3), (4), (5), (7), (8), (9), (10), (14), (16)
36	A/YL-TYST/884	Proposed Temporary Warehouse for Storage of Machinery and Spare Parts for a Period of 3 Years	6.4.2018	(3), (4), (5), (7), (8), (9), (10), (14), (15), (16)
37	A/YL-TYST/892	Proposed Temporary Warehouse for Storage of Construction Materials and Pet Goods for a Period of 3 Years	4.5.2018	(3), (4), (5), (7), (8), (9), (10), (14), (15), (16), (20)
38	A/YL-TYST/897	Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years	15.6.2018	(3), (4), (5), (7), (8), (9), (10), (12), (13), (14), (16)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
39	A/YL-TYST/902	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	20.7.2018	(3), (4), (5), (7) (8), (9), (10), (13), (14), (16)

Approval Condition(s):

- (1) Submission and/or implementation of (revised) landscape/tree preservation proposals.
- (2) Submission of (revised) drainage proposal and/or provision/implementation of drainage facilities/proposal.
- (3) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (4) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (5) Submission of proposals and/or provision of fire service installations/fire extinguisher/street fire hydrant or water tank.
- (6) Paving and/or provision of boundary fencing on the site.
- (7) No (night-time) operation specific time limit and/or no operation on Sundays and public holidays.
- (8) No workshop/cleaning/dismantling/repairing activities are allowed to be carried out on the site.
- (9) Maintenance of existing trees/landscape planting on the site.
- (10) Maintenance of (implemented /existing) drainage facilities on the site.
- (11) Replacement planting of landscaping trees on the site.
- (12) No used electrical appliances/televisions/computer monitors/computer parts/ electronic parts (including cathode-ray tubes) or any other types of electronic waste are allowed to be stored/handled on the site.
- (13) No medium or heavy vehicles or container vehicles (trailers/tractors)/only light goods vehicles are allowed for the operation of the site.
- (14) Submission of a record of the existing drainage facilities implemented on the site.
- (15) No open storage is allowed on the site.
- (16) No vehicle queuing and no reverse movement of vehicles on public road(s) is allowed.
- (17) No material is allowed to be stored/dumped within 1m of any tree on the site.
- (18) Submission of run-in/out proposal and the provision of run-in/out.
- (19) No handling/storage/loading/unloading of electronic goods/electronic waste/used electrical/electronic appliances/ is allowed outside the concrete-paved covered structure(s) on the site.
- (20) Provision/maintenance of boundary fence on the site.

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) at the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all times;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot No. 1532 in D.D. 119 is covered by STW No. 4197 to permit structures erected thereon for the purpose of “Temporary Open Storage of Construction Machinery and Materials, Recycling materials and Used Electrical Appliances with Ancillary Workshop Activities”. The Site is accessible from Kung Um Road via Government land (GL) and private land. Lands Department does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site. The STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to this office for permit the structures to be erected or regularise any irregularities on site. Such application(s) will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the Lands Department;
- (d) to note the comments of Commissioner for Transport that the applicant is reminded that sufficient space should be provided within the application site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road is allowed. The applicant is advised to check with the lands authority on the land status of the access road/path/track leading to the site from Kung Um Road. The applicant is advised to clarify the management and maintenance responsibilities of the access road/path/track. Relevant management and maintenance authorities should be consulted accordingly.
- (e) to note the comments of Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road;
- (f) to note the comments of Director of Agriculture, Fisheries and Conservation to adopt good site practices and implement necessary measure to avoid affecting the watercourses in vicinity of the Site;
- (g) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storages Sites” issued by the Environment Protection Department to minimize any potential environmental nuisances;
- (h) to note the Director of Fire Services’ comments to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. In addition, the applicant is advised that the layout plan 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. If the proposed structure(s) is

required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the 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 BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized 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 Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
- (j) to note comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that to indicate the quantity and location existing trees in the landscape proposal. If these existing trees are being affected, the proposed quantity and size of the replacement trees, i.e. *Cassia surattensis* (黄槐决明), should be specified in the landscape and tree preservation proposal. For sustainable tree planting, a minimum 1.2m soil depth should be reserved and 1m diameter of tree pit should be provided. Fence and/or kerb or bollard should be constructed with a minimum distance of 1m around the planting areas to guard against damage to the trees and shrubs. The applicant should make reference to "Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance." Approval of the landscapes and tree preservation proposal under TPB approval condition does not imply approval of the tree preservation requirements under the lease;
- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the invert levels of the proposed catchpits should be shown on the drainage plan. The existing drainage facilities to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, District Officer/Yuen Long should be consulted. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan, including how the overland flow at the southern area of the southern portion of the Site could be properly intercepted and discharged. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult District Lands Officer/Yuen Long and seek consent from the relevant owners for any drainage works to be carried out

outside his lot boundary before commencement of the drainage works; and

- (I) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains will be affected as shown on the submitted drainage plan. The applicant shall pay to WSD on demand the total cost incurred or to be incurred by WSD in diverting the existing water mains which are on/under/over the lot and land adjacent thereto. The actual cost of diverting the water mains shall be determined by WSD. Otherwise, a Waterworks Reserve within 1.5m from the centreline of the water mains 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 contractors to carry out construction, inspection, operation, maintenance and repair works. No tree or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan. 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.