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Section 16 Planning Application

Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 539 RP (Part), 540 RP, 543, 544 S.A, 544 S.B, 544 S.C, 544 RP, 545, 551 RP and 553 in D.D. 77 and Adjoining Government Land, Ping Che, N.T.

Planning Statement

Applicants

Uncle Chu Carpentry Accessories Engineering Limited (朱伯木作配料工程有限公司)

Yee Hing Fat Timber Trading Company (義興發木業公司)

Prepared by

Lawson David & Sung Surveyors Limited

July 2025

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years (“the Proposed Development”) at Lots 539 RP (Part), 540 RP, 543, 544 S.A, 544 S.B, 544 S.C, 544 RP, 545, 551 RP and 553 in D.D. 77 and Adjoining Government Land, Ping Che, N.T. (“the Application Site”).

The Application Site, covering an area of about 5,993 sq.m. (including Government Land of about 55 sq.m.), falls largely within an area zoned “Agriculture” (“AGR”) (about 5,983 sq.m., 99.8%) with a minor portion zoned “Industrial (Group D)” (“I(D)”) (about 10 sq.m., 0.2%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ and ‘Open Storage’ are neither Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The application is to facilitate the relocation of the Applicants’ former warehouses on various lots in D.D.96, Ma Tso Lung, Kwu Tung North, N.T., which was affected by the land resumption for First Phase Development of Kwu Tung North New Development Area. They had been operating their timber business in Ma Tso Lung for over 30 years and are still active in the timber business to supply timber to hardware stores and construction companies in the local market. As their storage yards/warehouses in Ma Tso Lung (2 affected sites) had been resumed by the Government, the Applicants are required to identify other storage yards to continue their business. After the site clearance in 2022, the Applicants had conducted a thorough site searching exercise but could only find storage yards with short rental tenancies before identifying the Application Site as a possible site for relocation.

The Application Site is currently vacant. Two 2-storey (height: about 13m) warehouses for storage of construction materials with a floor area of about 2,572 sq.m. and 2,774 sq.m. will be proposed at the northern portion of the Application Site for respective Applicant’s usage. The open area of about 475 sq.m. at the western portion of the Application Site will be used for open storage of construction materials (timber). A toilet, a meter room and F.S. Pump Room, all 1-storey (height: about 3m) with a floor area of 7 sq.m. each, will be placed within the proposed warehouse. Ancillary facilities, including a guard room, a site office and a toilet will be provided near the site entrance.

The Applicants will maintain the existing ingress/egress point and the pedestrian access at the southern boundary connecting Ng Chow South Road with about 8m and 1m in width respectively. The proposed development will provide 4 loading/unloading spaces (3.5m x 11m) for medium goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The operation hours of the Application Site are between 8:30am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development helps support the construction industry in Hong Kong;
2. The proposed development will not hinder future development of New Territories North New Town;
3. The Application Site is unsuitable for agricultural rehabilitation;
4. Similar approvals for warehouse use have been given in the same “AGR” and “I(D)” zones;
5. The proposed development will encourage optimization of valuable land resource;
6. The proposed development is considered not incompatible with surrounding land uses;
7. The proposed development will not generate adverse traffic, environmental and drainage impacts on the surrounding areas;
8. The proposed development is in compliance with TPB PG-No.13G; and
9. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交,旨在支持在新界坪輦丈量約份第 77 約地段第 539 號餘段(部分)、第 540 號餘段、第 543 號、第 544 號 A 分段、第 544 號 B 分段、第 544 號 C 分段、第 544 號餘段、第 545 號、第 551 號餘段及第 553 號及毗連政府土地(“申請地點”),作為期三年的擬議臨時貨倉及露天存放建築材料及相關填土工程(“擬議發展”)的規劃申請。

申請地點的面積約 5,993 平方米(包括政府土地約 55 平方米),大部分面積座落於在 2010 年 3 月 12 日刊憲的坪輦及打鼓嶺分區計劃大綱核准圖(圖則編號:S/NE-TKL/14)上的「農業」地帶(約 5,983 平方米,99.8%),小部分座落「工業(丁類)」地帶(約 10 平方米,0.2%)。根據該大綱圖的註釋,「貨倉」和「露天貯物」皆不屬「農業」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,須先向城規會提出申請。

此申請是為協助申請人重置早前受古洞北新發展區第一期發展計劃收地影響,位於古洞北馬草壟丈量約份第 96 約多個地段的貨倉。申請人於馬草壟經營木廠接近 30 年,至今仍活躍於經營木材生意,主要業務為建築公司及供應商供應建築材料(木材)。鑑於政府已收回申請人位於馬草壟兩個倉庫的土地以發展古洞北新發展區,申請人必須重置木廠以繼續經營業務。於 2022 年清場後,申請人只找到可供短期租賃的貨倉暫時營運。經尋找可重置地點後,申請人認為申請地點適合作為重置木廠地點,以繼續經營其木材業務。

申請地點現時為空置土地。擬議發展將於申請地點北面興建兩座樓面面積約 2,572 平方米及 2,774 平方米以及其高度不超過 13 米的兩層高貨倉,用作存放建築材料。申請地點西面約 475 平方米的露天位置將會用作露天存放建築材料(木材)。貨倉內設有洗手間、電錶房以及消防泵房(面積各約 7 平方米,高度約 3 米)。同時,申請地點出入口附近將提供附屬設施,包括保安室、地盤辦公室及洗手間。

申請人會沿用現時申請地點南面連接五洲南路的出入口(約 8 米闊)以及行人通道(約 1 米闊)。申請地點亦設有 4 個中型貨車上落貨位 (3.5 米 x 11 米)和 3 個供職員/訪客使用的私家車停車位 (2.5 米 x 5 米)。擬議發展的營運時間為星期一至星期六上午 8 時 30 分至下午 6 時,星期日及公眾假期不會運作。為減少擬議發展對附近地方的潛在噪音及環境影響,申請地點內不會進行任何工場活動。

本規劃申請的理據為:

1. 擬議發展有助支持本港的建築業;
2. 擬議發展不會妨礙未來的新界北新市鎮發展;
3. 申請地點不適合用作農業復耕;
4. 申請地點座落的「農業」及「工業(丁類)」地帶有類近貨倉用途申請獲得規劃許可;
5. 擬議發展可有效利用寶貴的土地資源;
6. 擬議發展與周邊土地用途兼容;
7. 擬議發展不會對附近地方構成不良的交通、環境及排水影響;
8. 擬議發展符合城規會指引編號 13G; 及
9. 擬議發展不會造成不良的先例。

基於本規劃報告書所述的理據,敬希 各城規會委員及有關政府部門能批准此項申請,作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board ("the Board") in support of a planning application for Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a period of 3 years (the "proposed development") at Lots 539 RP (Part), 540 RP, 543, 544 S.A, 544 S.B, 544 S.C, 544 RP, 545, 551 RP and 553 in D.D. 77 and adjoining Government Land, Ping Che, N.T. (hereafter referred to as "the Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The application is submitted to facilitate the relocation of the Applicants' affected operations in Ma Tso Lung, Kwu Tung North by land resumption for First Phase development of Kwu Tung North New Development Area (NDA). The Application Site, covering an area of about 5,993 sq.m. (including Government Land of about 55 sq.m.), falls largely within an area zoned "Agriculture" ("AGR") (about 5,983 sq.m., 99.8%) with a minor portion zoned "Industrial (Group D)" ("I(D)") (about 10 sq.m., 0.2%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, 'Warehouse' and 'Open Storage' are neither Column 1 nor Column 2 use of the "AGR" zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.2 Background of the Application

Background of the Applicants

The Applicants, **Uncle Chu Carpentry Accessories Engineering Limited** and **Yee Hing Fat Timber Trading Company** (hereafter "the Applicants"), have been operating their timber business in Ma Tso Lung, Kwu Tung North, N.T. for 30 years, in which they supply assorted timber products to different hardware stores and construction companies in the local market.

The Applicants were previously operating at two respective affected sites in Ma Tso Lung, Kwu Tung North, N.T. (see **Appendix 1**) as summarized below:-

Site	Applicant	Affected Site	Site Area (sq.m.) (about)	Floor Area (sq.m.) (about)	Use
1	Uncle Chu Carpentry Accessories Engineering Limited	Lot No. 2240 S.B (Part) in D.D.96	5,200*	1,500	Warehouse and Open Storage of Construction Materials (Timber)
2	Yee Hing Fat Timber Trading Company	Lot No. 2240 S.E ss.3 in D.D. 96	584	584.2	Warehouse for Storage of Construction Materials (Timber)
Total:			5,784.2	2,084.2	/

*About 2,800 sq.m. of operation area shared with adjoining operator

The Applicants had received letters from the Lands Department on the resumption of their operations in Ma Tso Lung (see **Appendix 2**), in which both sites were resumed by the Government for the First Phase Development of Kwu Tung North NDA in 2019. Both operations in Ma Tso Lung had ceased after the site clearance in 2022.

The Applicants intend to continue their businesses and are required to identify a suitable site to relocate their operation to sustain their business. Due to lack of available storage yards / warehouses of similar size in the market, the Applicants could only relocate to a storage yard in Chau Tau in 2022 with a smaller site area that was available to move in instantly.

Nevertheless, the temporarily relocated storage yards were only available for a relatively short tenancy period. After the tenancy of the storage yard in Chau Tau ended, the Applicants had to shift their operations to other storage sites in Lau Fau Shan and Sheung Shui that are also only available for relatively short tenancy periods. These temporary relocation sites all had smaller operation areas and not available for long term operations, in which the Applicants had to downsize their operations until they could identify a larger site to fit in their entire operations.

Relocation Need of the Applicants

With the continuous land resumption in the locality of Kwu Tung North NDA, the Applicants will probably become one of the few remaining active timber suppliers in Hong Kong with numbers of timber suppliers terminating their business after land resumption. Therefore, to sustain and continue their business, it is necessary for the Applicants to be able to relocate their business and continue to contribute to the construction industry in Hong Kong. While relocation itself will not only impact the operation of the business and the employees, more importantly it will affect the supply of construction materials in the industry and subsequently might cause delay in construction projects in Hong Kong.

Various discussions were made between the Development Bureau and the Applicants regarding the relocation of the Applicants' warehouse/storage yard. Most importantly, the Applicants are required to identify a suitable site that can fulfill their operational needs at full capacity. The Applicants noted that the existing storage/warehouse land within the Categories 1 and 2 areas under TPB PG-No. 13G was either over their price consideration or occupied by other open storage/storage uses already. Taken into consideration that the storage materials are bulky in nature which involves considerable land requirements i.e. site with considerable size, appropriate access road for long vehicles, etc., the Applicants struggled to identify possible sites for relocation.

The Applicants have conducted a thorough site search exercise before identifying the Application Site as the best available option for relocation. Most are yet considered not suitable because of various reasons as below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD79 Lots 1341 S.A, 1341 RP and 1342 (Wo Keng Shan, Ta Kwu Ling)	"AGR" / "GB"	Site required extensive clearance of vegetation; access to the site is too narrow for goods vehicles and required to bypass private lots
(b)	DD81 Lot 91 RP (Man Uk Pin, Sha Tau Kok)	"AGR"	Site too small and located very close to existing village settlements and temple; site access too narrow for goods vehicles
(c)	DD129 Lot 1862 (Lau Fau Shan)	"REC"	Access to site too narrow for goods vehicles; Site is subject to future land resumption
(d)	DD104 Lots 1836, 1837, 1838, 1839, 1840, 1846, 1847, 1848, 1849, 1850, 1852, 1854 and 1855 (Ngau Tam Mei)	"V" / "CDA" / "OU (Railway Reserve)"	Site required clearance of vegetation with access road bypassing various private lots; site located very close to nearby village developments; site might be subject to future land resumption
(e)	DD100 Lot 1596 S.G RP (Kwu Tung South)	"AGR"	Site required clearance of vegetation; site located very close to nearby village and residential developments; site too small for operations

As a result, the Applicants have identified the Application Site as the best available option for a number of reasons. Firstly, the Application Site is directly accessible from Ng Chow South Road, which provides good accessibility for the staff to commute to work, and allow the sizable goods vehicles to access to the site with ease. Secondly, the vehicular access to the Application Site does not encroach onto any private lot, potential right of way disputes can therefore be avoided. Next, the Application Site is generally flat and currently vacant. A swift transformation into a warehouse / open storage for the Applicants' imminent usage is thus feasible. Last but not least, the size of the Application Site could meet the immediate need of the Applicants to accommodate their business operation with ample space to separate the operation of respective Applicant. The Applicants have decided choosing the Application Site for relocation taking into account that the availability of similar site in the market is limited.

As the basic settings of Application Site meet the operational needs of the Applicants, the Applicants seek the Board's permission to use the Application Site as a temporary warehouse and open storage of construction materials for relocation of their business and providing various construction materials for the construction projects in Hong Kong. The proposed development will also allow better utilization of scarce land resources so that the land can be under better use.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 5,993 sq.m. (including government land of about 55 sq.m.), abuts Ng Chow South Road in Ping Che, N.T. (see **Figure 1**). The Application Site is generally flat and currently vacant. The Application Site has been partially fenced off by corrugated metal sheets of about 2.5m high (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and consists of open storage/storage yards, temporary structures, workshops, vacant land and village settlements. To the west is a warehouse for storage of metal (Application No. A/NE-TKL/767) within the same "AGR" and "I(D)" zones approved by the Board on 16.8.2024, as well as several warehouses and workshops situated within the adjacent "I(D)" zone. To the further east are Ping Che Mini-soccer pitch and the village settlements of Ping Che village. Ta Kwu Ling Rural Centre Government Offices and Ping Che New Village Sitting Out Area locate at the south across Ng Chow South Road. To the north are vacant land and Ping Yuen River.

2.3 Accessibility

The Application Site is directly accessible from Ng Chow South Road, which connects to Ping Che Road. The entrance to the Application Site is about 8m wide which located to the south. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The subject lots are old schedule agricultural lots. The Applicants will apply for a Short Term Waiver (STW) for the proposed structures and a Short Term Tenancy (STT) for the use of the government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls largely within an area zoned "Agriculture" ("AGR") (about 5,983 sq.m., 99.8%) with a minor portion zoned "Industrial (Group D)" ("I(D)") (about 10 sq.m., 0.2%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010 (see **Figure 1**).

The planning intention of "AGR" zone is "primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes."

The planning intention of "I(D)" zone is "primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings."

While the proposed development ('Warehouse (other than Dangerous Goods Godown)' and 'Open Storage') is Column 1 uses under the Schedule of Uses for the subject "I(D)" zone, it is neither one of the Column 1 or Column 2 uses of the subject "AGR" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within the same "AGR" and "I(D)" Zones

2 applications for similar warehouse uses were approved by the Board in the last three years within the same "AGR" and "I(D)" zones of the Ping Che and Ta Kwu Ling OZP. These approved applications are summarized as below:

Application No.	Applied Use	Site Area (m ²)	Decision (Date of Approval)
A/NE-TKL/702*	Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Associated Filling of Land	980	Approved with Conditions (26.8.2022)
A/NE-TKL/767*	Temporary Warehouse for Storage of Metal for a Period of 3 Years and Associated Filling of Land	980	Approved with Conditions (16.8.2024)

*Both applications involve the same site.

3.4 Town Planning Board Guidelines No. 13G (TPB PG-No.13G)

According to TPB PG-No.13G, the Application Site falls within a “Category 3” area. The guidelines stipulate that sympathetic consideration may be given for applications for open storage and port back-up uses in “Category 3” area if relevant technical assessments/proposals have been included in the fresh application to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicants seek planning permission to use the Application Site for temporary warehouse and open storage of construction materials and associated filling of land for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicants’ business affected by First Phase Development of the Kwu Tung North NDA.

The Application Site has a site area of about 5,993 sq.m. Two 2-storey (height: about 13m) warehouses for storage of construction materials (timber and other building materials) with floor area of about 2,572 sq.m. and 2,774 sq.m. will be proposed at the northern portion of the Application Site for respective Applicant’s usage. The open area of about 475 sq.m. at the western portion of the Application Site will be used for open storage of construction materials (timber). A toilet, a meter room and F.S. Pump Room, all 1-storey (height: about 3m) with a floor area of 7 sq.m., will be placed within the proposed warehouse at the eastern portion. Ancillary facilities including a guard room, a site office and a toilet will be provided near the site entrance. To avoid any disturbance to the existing stream to the north of the Application Site, a 3m set back from the existing stream has been provided (see Layout Plan at **Figure 4**).

While the proposed development has a larger floor area in comparison with the Applicants’ former operation sites in Ma Tso Lung, it should be noted that the site area of Application Site (about 5,993 sq.m.) is in fact similar to the total site area of the former operation sites (about 5,784.2 sq.m.). To meet the operation requirement of the Applicants, a larger floor space is required for the Applicants to store their stocks and operate at full capacity to continue their timber supply to the local construction industry.

The proposed development involves associated filling of land of about 5,993 sq.m. for site formation and a depth of not exceeding 0.2m to a level of not more +14.6mPD. A plan showing the proposed land filling area of the Application Site is shown in **Figure 5**.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years
Site Area	About 5,993 sq.m. (including 55 sq.m. of Government land)
Total Floor Area (Non-domestic)	About 5,387 sq.m.
No. of Structures	8 <ul style="list-style-type: none"> - 2 proposed warehouses - 1 proposed site office - 2 proposed toilets (1 within the proposed warehouse) - 1 proposed meter room (within the proposed warehouse) - 1 proposed F.S. pump room (within the proposed warehouse)

	- 1 guard room
Height of Structures	3 – 13m (1-2 storeys)
No. of Parking Spaces	3 nos. (private cars for staff/visitors) (2.5m x 5m)
Loading/unloading Spaces	4 nos. for medium goods vehicle (3.5m x 11m)

4.2 Vehicular Access and Parking Arrangement

The Applicants will maintain the existing vehicular ingress/egress point (about 8m) and pedestrian access (about 1m) located at the southern side of the Application Site connecting to Ng Chow South Road. The run-in/out will be constructed by the Applicants in accordance with the latest version of Highways Department's standard drawings Nos. H1113C and H1114B or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. The Applicants will provide 4 loading/unloading spaces (3.5m x 11m) for medium goods vehicles and 3 private car parking spaces (2.5m x 5m) for staff/visitors.

A swept path analysis (see **Appendix 3**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the middle portion such that no waiting or queuing of goods vehicles along Ng Chow South Road will arise under any circumstances.

The Applicants will also implement the following traffic management measures to ensure no queuing of vehicles outside the Application Site and pedestrian safety:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) No storage materials will be placed at the manoeuvring space to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;
- (iv) On-site staff will be deployed to manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress;
- (v) The Applicants will maintain the existing pedestrian route to ensure pedestrian safety; and
- (vi) Revolving warning lights will be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicants, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 4 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 8 working staff on-site. Considering the business nature and operational needs, only 3 daily round trips for private vehicles to the Application Site are expected.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	3	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	2	0	0	0
11:00-12:00	0	1	0	0
12:00-13:00	1	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	2	0	0
16:00-17:00	0	0	0	0
17:00-18:00 (peak hour)	0	0	0	3

4.3 Site Operations

The operation hours of the Application Site are between 8:30am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (timber and other building materials). To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

4.4 Drainage Proposal

Drainage facilities including 450mm peripheral U-channels and catchpits with sand trap are proposed to collect the surface runoff and divert them to the existing stream to the north of the Application Site. No surface runoff will be running from the Application Site to the nearby public road and drains. A drainage proposal is submitted (see **Appendix 4**) to show the proposed drainage design. The Applicants will provide the drainage facilities to the satisfaction of Drainage Services Department.

4.5 Landscape

The Application Site is partly covered with weeds along the northern, western and eastern boundaries. There are no existing trees within the Application Site. Meanwhile, existing trees of various species are found immediate outside the northern boundary of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development.

Meanwhile, the Application Site is located in an area of rural fringe landscape character predominated by storage / open storage yards, warehouses, workshops and vacant land, which are not in conflict with the proposed temporary structures. The proposed development is therefore considered not incompatible to the landscape character of the surrounding area.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, a Fire Service Installations (FSIs) proposal (see **Appendix 5**) is submitted together with this application. The Applicants will provide the FSIs to the satisfaction of Fire Services Department.

4.7 Environmental Considerations

The nature of the proposed development will merely involve the storage of construction materials (timber and other building materials). To minimize the possible environmental nuisance, the Applicants will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The entire site boundary will be fenced off by 2.5m high corrugated metal fencing;
- (c) The loading / unloading activities will be located away from the residential dwellings;
- (d) The operating hours will be restricted from 8:30 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) No more than 4 round trips by goods vehicles daily to minimize the traffic and noise impact; and
- (f) 2 toilets will be provided onsite for staff. The waste generated will be removed on a regular basis by contractor to avoid any hygienic nuisance to the surroundings.

Additionally, it is noted that the Ping Che Egretty is located to the southwest of the Application Site across the adjacent "I(D)" zones. The Applicants will also adopt the following measures to avoid disturbance to the nearby Ping Che Egretty:-

- (a) Minimize noisy construction works during the ardeid breeding period (i.e. March to August);
- (b) All noise generating activities will be confined within the enclosed structures to minimize any potential noise impact;
- (c) The existing trees immediate outside the Application Site will not be disturbed;
- (d) No disturbance to the breeding birds and their nests and eggs; and
- (e) No directing lighting to the concerned trees of the egretty.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse and open storage sites in Northern New Territories and North East New Territories have been / will be resumed by the Government for development of New Development Areas/public works in the near future. Due to stiff competition for warehouse/open storage land in Hong Kong, a significant number of local timber suppliers could not find a suitable relocation site and had to terminate their business. The Applicants, being the few remaining operating timber suppliers in Hong Kong, play a significant role in the construction industry in supplying timber to hardware stores and construction companies in the local market, and thus in turn influence the progress of construction projects in the city of both public and private sectors.

In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse and open storage uses and increasing difficulty in acquiring planning permission, the shortage of warehouse and open storage sites has already become a key economic and logistics issue concerning the whole Territory. Despite currently operating at a temporary warehouse site, they are not available for long-term operations and the Applicants had to downsize their operations with a smaller site area.

With the increasing construction projects for the Northern Metropolis in the coming decade, granting approval to this application will enable the Applicants to return to their full operational capacity to support and maintain the timber supply in the construction industry in Hong Kong. It will also maintain the supply of land for such use and provide a temporary solution to meet the pressing market demand of warehouse and open storage facilities in the Northern New Territories.

5.2 Will not Hinder Future Development of New Territories North New Town

The Application Site falls within the project boundary of the recently announced New Territories North New Town. The Applicants understand that the proposed development will only be temporary and agree to move out when the Application Site is resumed by the government for development of the New Town in the future. Due to the temporary nature of the Application, the proposed development will not hinder the future New Town development at the Application Site.

5.3 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned "AGR", the Application Site is unsuitable for agricultural rehabilitation. The Application Site was occupied by temporary domestic structures in the past which has altered the natural landscape of the area. Having considered the surrounding areas of the Application Site are being used for open storage / storage yard, workshops and warehouse use, the planning intention of "AGR" zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong and continuation of the Applicants' timber business. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicants.

5.4 Similar Approvals for Warehouse Use in the Same “AGR” and “I(D)” Zones

As mentioned in Para. 3.3, 2 similar applications for warehouse use have been approved by the Board in the same “AGR” and “I(D)” zones of the Ping Che and Ta Kwu Ling OZP in the last three years. With the proximity of these planning approvals for similar warehouse uses, approval of this application is considered acceptable within the subject “AGR” zone and in line with previous decisions of the Board.

5.5 Optimization of Valuable Land Resources

The Application Site is currently vacant. Instead of leaving the Application Site idle and deteriorating at its current status, the proposed development provides an interim solution to maximum land utilization on the site with upkeeping and maintenance from the Applicants. Additionally, the proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. direct access to Ng Chow South Road for transportation of construction materials with flat land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.6 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of open storage/storage yards, temporary structures, workshops, vacant land and village settlements, with approved applications of similar uses in vicinity. Taking into consideration that the Applicants have proposed proper mitigation measures, including no workshop activities within the Application Site and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.7 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

The Application Site is accessible Ng Chow South Road and no more than 4 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Ng Chow South Road will be very minimal and not be overloaded should the application be approved. In addition, as demonstrated in the swept path analysis (see **Appendix 3**), sufficient spaces will be reserved at the middle portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. As such, no adverse traffic impact is anticipated.

Environment

The Application Site will only be used as warehouse and open storage of construction materials (timber and other building materials). No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. All generated waste will be removed regularly by

contractor. In addition, the operating hours will be restricted from 8:30am to 6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Drainage

Drainage facilities will be provided within the Application Site for this application, in which surface runoff will be effectively collected from and discharged out of the Application Site. The Applicants have accordingly submitted a drainage proposal (see **Appendix 4**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

5.8 Compliance with TPB PG-No.13G

The Application Site currently falls within a “Category 3” area under TPB PG-No.13G. The Applicants have submitted respective technical assessments to support the application with no anticipated adverse traffic, environmental and drainage impacts on the surrounding areas. The concerns of relevant Government departments can also be addressed through implementation of approval conditions. In addition, similar applications for warehouse uses have been approved in the same “AGR” zone and “Category 3” area in the last three years. Given the unique condition and relocation need of the Applicants, the proposed development could be considered in line with the TPB PG-No. 13G under sympathetic consideration of the Board.

5.9 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of warehouse and storage yards due to land resumption to support the construction industry in Hong Kong. The proposed development at the Application Site would be able to support the construction industry, especially with the increasing development projects in Hong Kong in the coming years. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site falls within “AGR” and “I(D)” zones on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. The Applicants are operators affected by land resumption for the First Phase Development of Kwu Tung North NDA and this application is to facilitate the relocation of the Applicants’ business. In facing difficulties in identifying a suitable site for relocation of their business, the Applicants could only relocate to temporary storage yards with smaller floor area and short tenancies before identifying the Application Site. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered the best location choice for continuation of the Applicants’ operations as proposed temporary warehouse and open storage of construction materials.

Despite the fact that the Application Site falls within the “AGR” zone, the planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage / warehouse uses, in which no interface problems will be arisen out of the proposed development. It will actually encourage optimization of the valuable land resources due to its locational and geographical advantages, and also allow the Applicants continue contributing to the construction industry at full capacity.

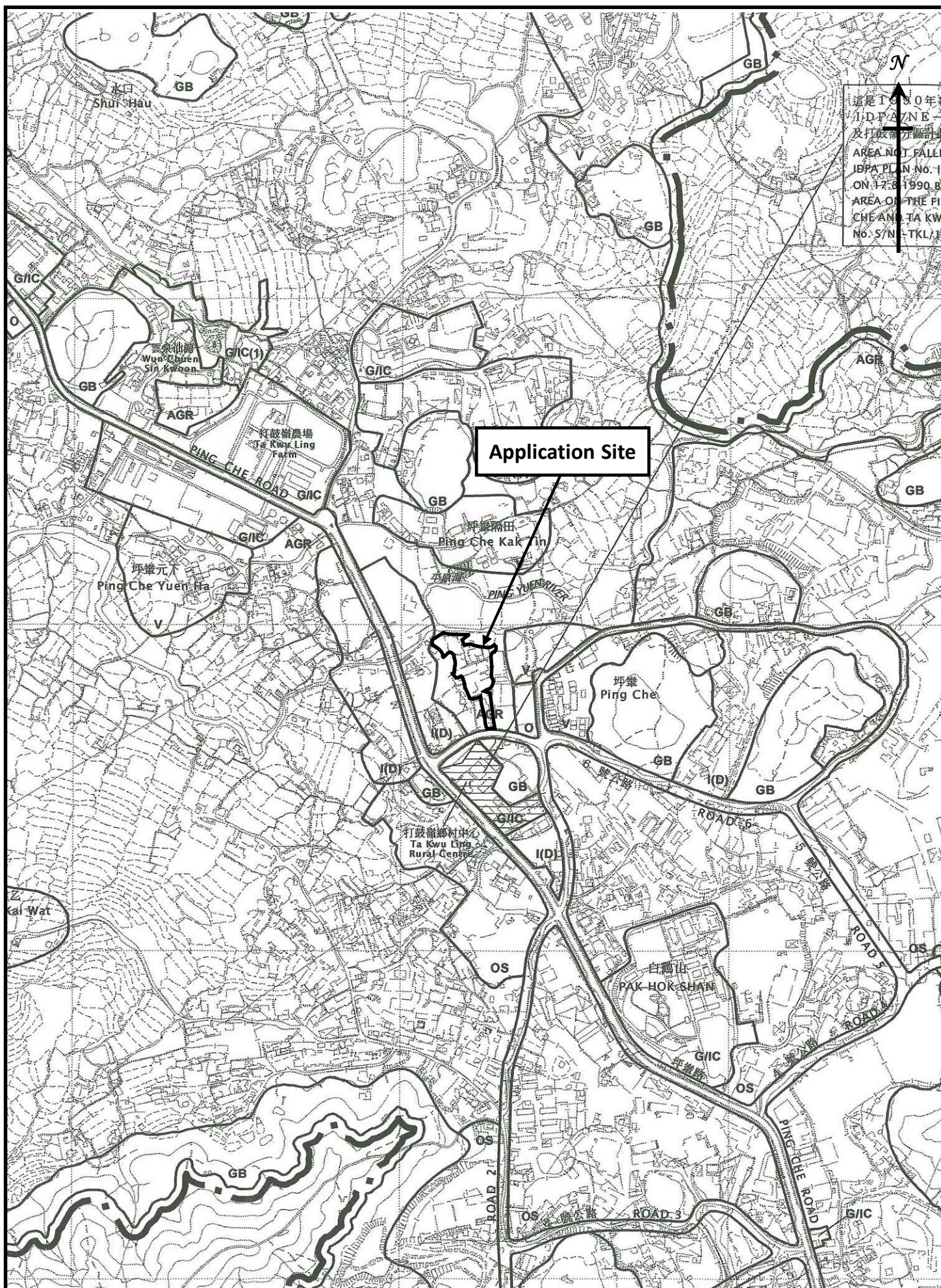
Since no adverse impacts on the surrounding are anticipated and technical concerns of relevant Government departments could be addressed through implementation of approval conditions, the proposed development is considered in line with TPB PG-No.13G and will not create any undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
July 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Land Filling Plan



Location Plan
(Extract from Approved Ping Che and Ta Kwu Ling
Outline Zoning Plan No. S/NE-TKL/14)

Figure 1

1 : 7500



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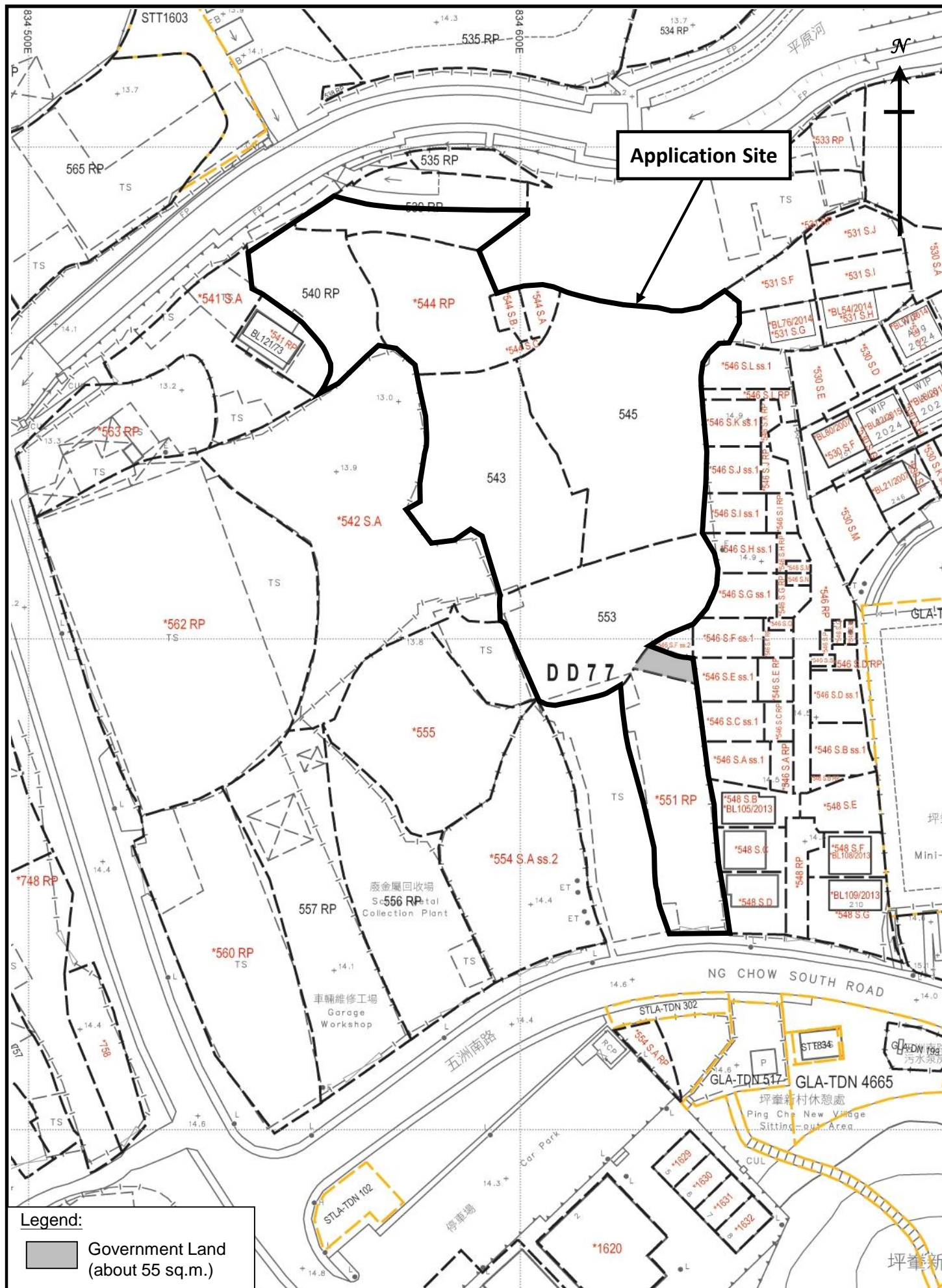


Figure 2

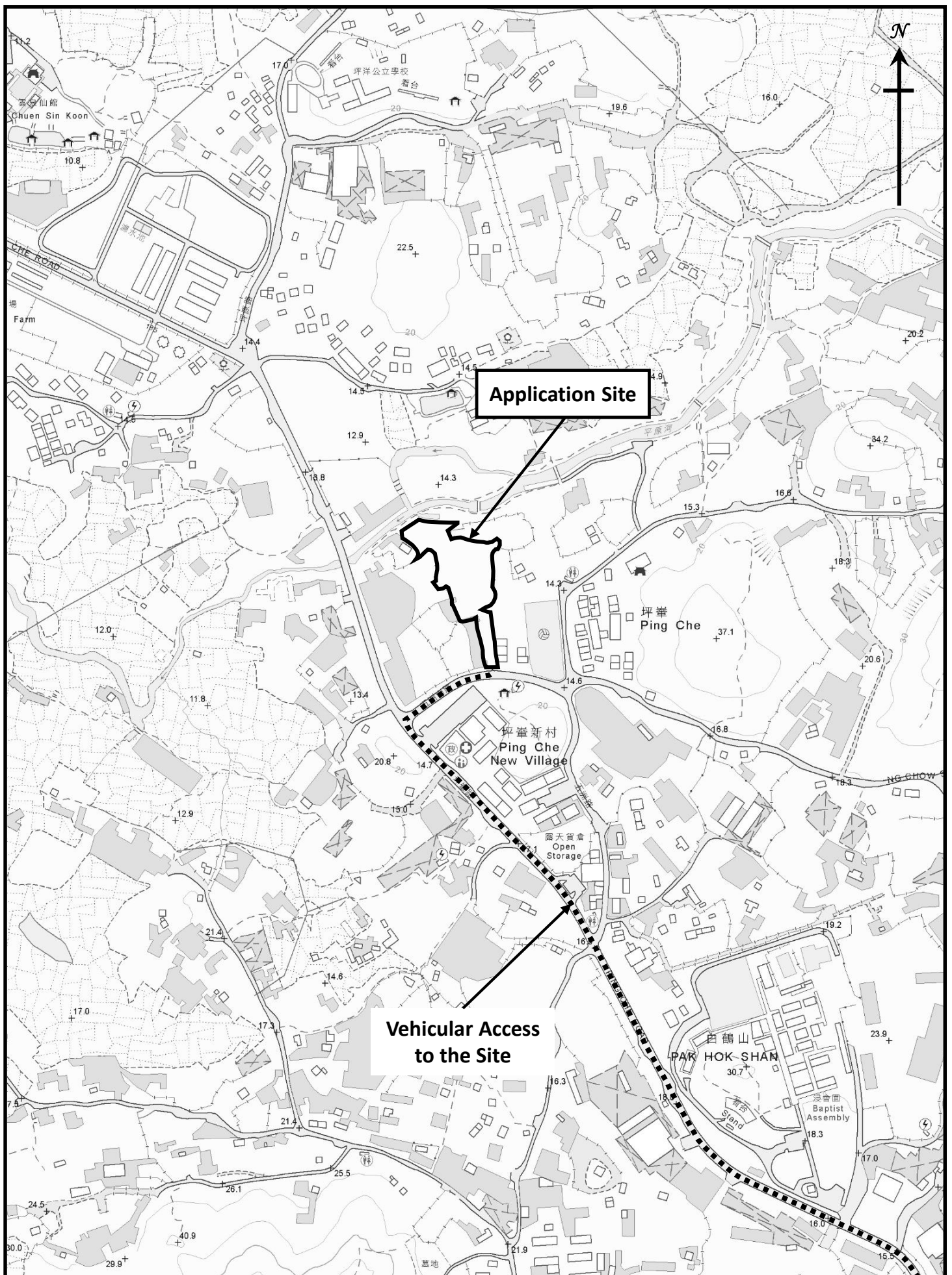
1 : 1000

Lot Index Plan



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Vehicular Access to the Application Site

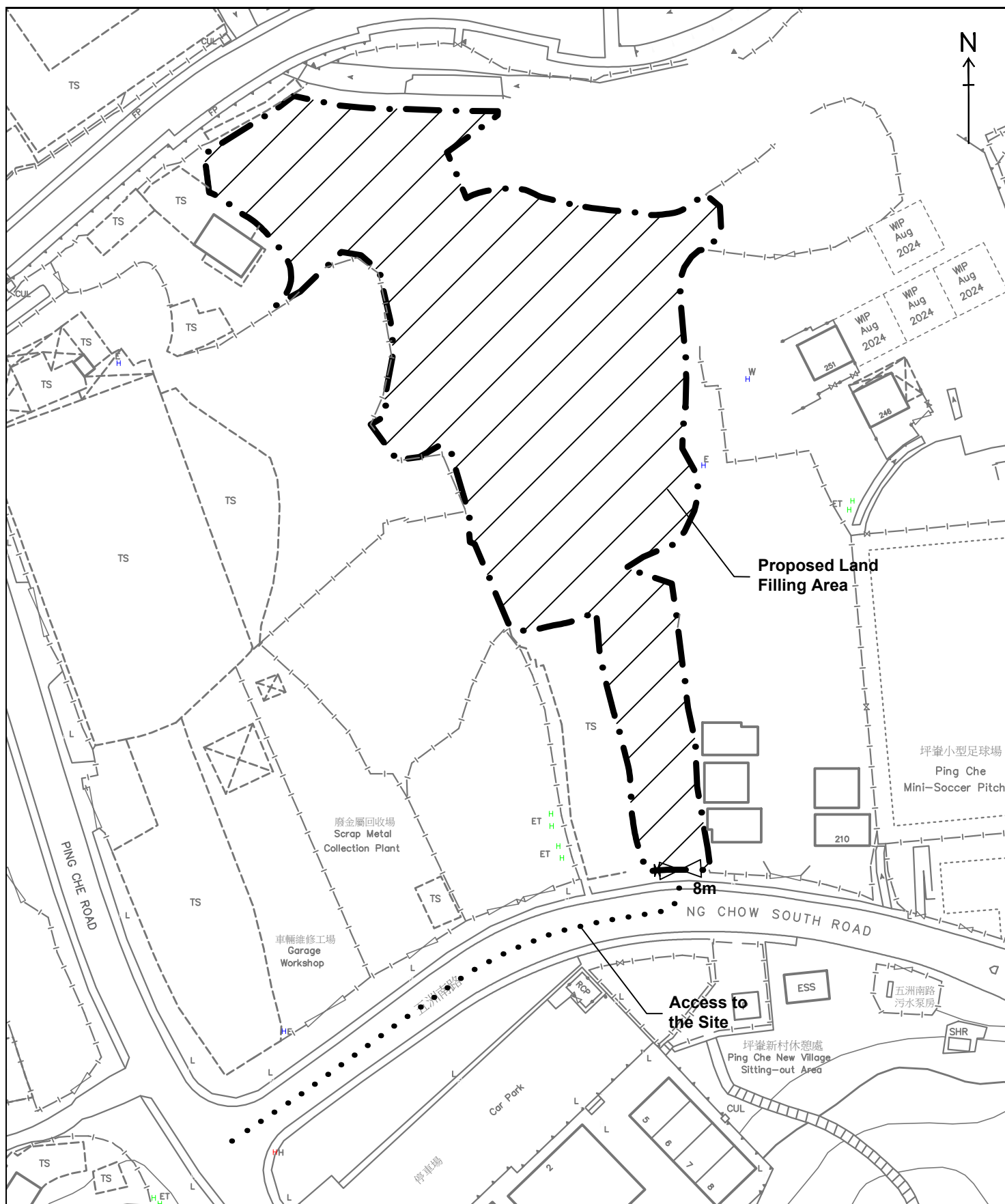
Figure 3

1 : 5000



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Legend:

- Application Site (about 5,993 sq.m.)
- Proposed Land Filling Area (Area: about 5,993 sq.m., Depth: not more than 0.2m (about +14.6mPD))
Filling Materials: Concrete

Land Filling Plan

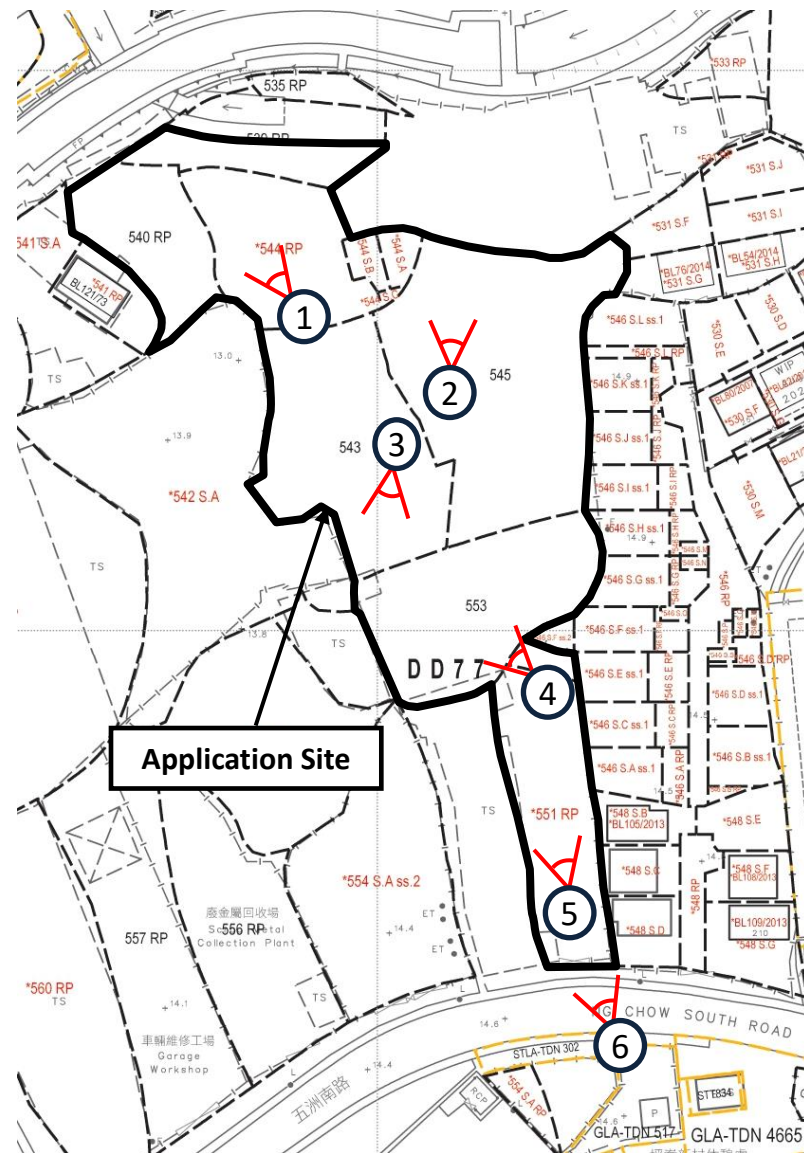
Figure 5

Scale 1:1000



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Site Photos



Legend:



Viewpoint of the Photo



Photo No.



Existing Condition of the Application Site

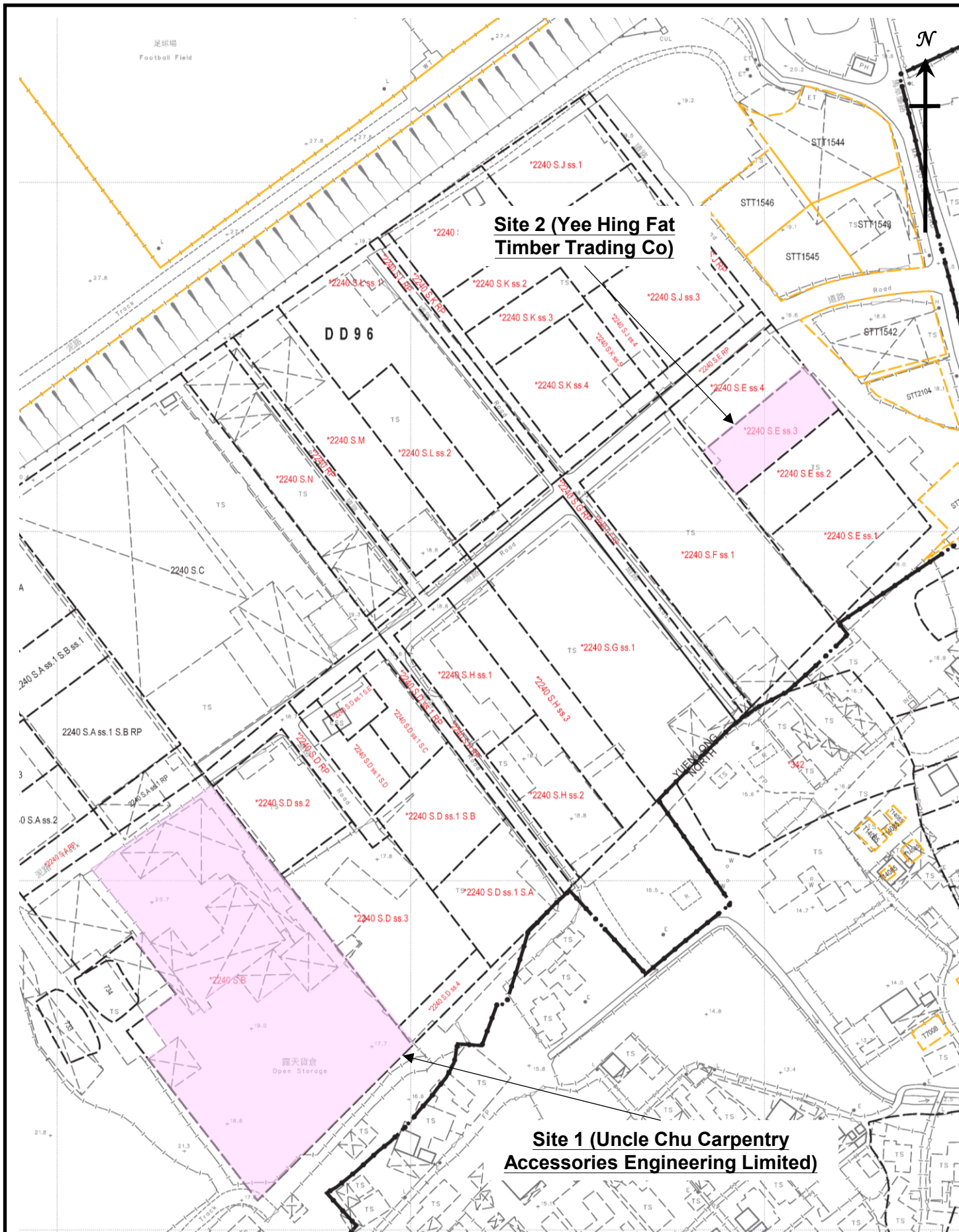
Site Photos



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Appendix 1

Conditions of the Applicants' Previous Operation Sites in
Ma Tso Lung, Kwu Tung North, N.T.



Location Plan

Condition of the Applicants' Previous
Operation Sites in Ma Tso Lung,
Kwu Tung North, N.T.

Appendix 1

Not to Scale





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Accessories Engineering Limited



Legend

-  Operation area sole used by the Applicant
(about 2,400 sq.m.)
-  Operation Area shared with adjoining operator
(about 2,800 sq.m.)

Lot No.: Lot No. 2240 S.B (Part) in D.D. 96, Kwu Tung North, N.T.
Site Area: About 5,200 sq.m. (subject to survey)

Condition of the Applicants' Previous
Operation Site (Site 1) in Ma Tso Lung,
Kwu Tung North, N.T.

Appendix 1

Not to Scale



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Applicants' Previous Operation Site
Site 2 - Yee Hing Fat Timber Trading Co.



Lot No.: Lot No. 2240 S.E ss.2 in D.D. 96, Kwu Tung North, N.T.
 Site Area: About 584 sq.m.

Condition of the Applicants' Previous
 Operation Site (Site 2) in Ma Tso Lung,
 Kwu Tung North, N.T.

Appendix 1

Not to Scale



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 Estate Agency Licence No. C-006328

Appendix 2

Letters from Lands Department on Land Resumption

電話 Tel: 3547 0710

圖文傳真 Fax: 3547 0755 / 3547 0756

電郵地址 Email: lee2p@lands.gov.hk

本署檔號 Our Ref: () in LD NDA/POL/8/1/472

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply

B/U no.: 96b



地政總署
工程項目組
PROJECTS SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
UNITS 1501-10, LEVEL 15, LANDMARK NORTH,
39 LUNG SUM AVENUE, SHEUNG SHUI, NEW
TERRITORIES.

網址 Website: www.landsd.gov.hk

掛號郵遞

Flat G, 29/F., Tower 5, Central Park Towers

Tin Shui Wai, N.T.

朱伯木作配料工程有限公司

朱潤昌先生

朱潤昌先生：

古洞北及粉嶺北新發展區第一階段工程項目

閣下於新界古洞北丈量約份第 96 約地段第 2240 號 B 分段的業務受古洞北及粉嶺北新發展區（下稱「新發展區」）第一階段工程影響。

地政總署（下稱“本署”）曾於 2019 年 2 月 20 日與閣下會面及於 2019 年 7 月 24 日與閣下公司的朱先生電話通話，簡介業務經營者的特惠津貼安排及申請處理流程。現特函通知閣下的業務經營的遷出限期，以及閣下業務經營的特惠津貼申請狀況。

遷出限期

本署在 2019 年 9 月 26 日於新發展區第一階段工程範圍內的私人土地張貼收地通告，列明 2019 年 12 月 27 日為該等私人土地歸還政府的日期（下稱「歸還日期」）。正如政府多次強調，該歸還日期只是土地業權歸還政府的日期，**並不是土地佔用人（包括業務經營者）須遷出的限期。**

為了讓受影響的業務經營者有更多緩衝時間，經參考工程的施工時序，本署將安排工程範圍內的土地佔用人分階段遷離所處地點。就閣下的業務經營而言，**遷出限期約為 2021 年第 4 季。**

Letter from Lands Department dated 21.11.2019 confirming that Uncle Chu Carpentry Accessories Engineering Limited was affected by the First Phase Development of Kwu Tung North NDA

管制登記／牌照紀錄或清拆前登記中所記錄的面積計算，以較小者為準。

本署職員雖然多次與閣下聯絡和發信給閣下，但至今閣下仍未提交相關證明文件。故此，本署現階段無法進一步處理閣下業務經營的特惠津貼申請。如果閣下希望提交相關證明文件以繼續申請業務經營的特惠津貼，請盡快聯絡本署職員，以便跟進。

如受影響的業務經營者不合資格申領或不接受特惠津貼，而其業務運作無違反地契條款，可以就土地被收回而蒙受的損失，根據有關條例向政府提出法定補償申索。

查詢

如有查詢，請於辦公時間聯絡本署工程項目組李振星先生（電話：3547 0710）。

35470722 (伍)

地政總署

總產業測量師／工程項目組
(李振星 代行)



2019 年 11 月 21 日

**Letter from Lands Department dated 21.11.2019 confirming that
Uncle Chu Carpentry Accessories Engineering Limited was affected
by the First Phase Development of Kwu Tung North NDA**

彌償書

受文人：地政總署署長

特惠補償：露天／戶外業務經營者的特惠津貼

工程項目：收回土地條例(第 124 章) 收回土地以便進行古洞北新發展區及粉嶺北新發展區計劃 — 前期及第一期

本人 林文發 [香港身份證號碼 K6101] 及 林潤發 [香港身份證號碼 K9451]，為 YEE HING FAT TIMBER TRADING CO. (義興發木業公司) (下稱「本公司」) 的授權人仕。

地政總署現擬向本公司發放為數港幣 元的特惠津貼，以清理本公司位於丈量約份第 96 約地段第 2240S.E ss.2, 2240S.E ss.3 號(下稱「該土地」)上所作業務經營的土地及構築物(下稱「須清理項目」)。本公司同意以上述特惠津貼為代價，並同意政府在該日後可在不通知本公司的情況下清理須清理項目，並就清理須清理項目所引起或與之有關連的一切法律行動、訴訟、費用、申索及要求等等，向香港特別行政區政府作出彌償。

本公司已停止經營位於該土地上的業務及遷離該土地，並同意及接受地政總署的露天／戶外業務經營者的特惠津貼。

我們獲授權代表本公司已收到地政總署發放給本公司的露天／戶外業務經營者的特惠津貼支票港幣 元，以此作為完全及最終解決本公司就政府收回該土地的業務經營所提出的一切及任何申索。

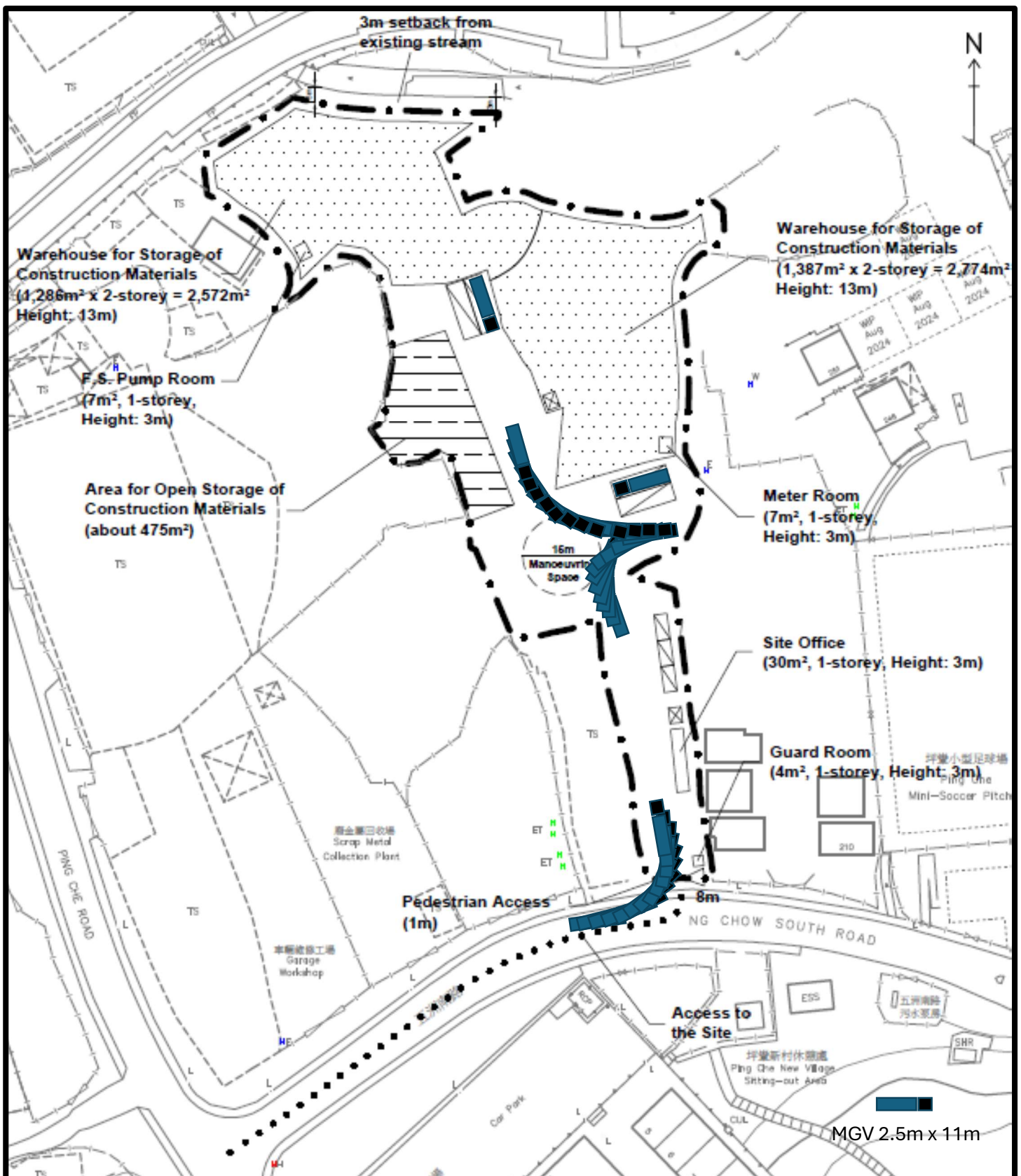
本公司亦謹此保證，倘於上述特惠津貼發放後，有關本公司的特惠津貼申請經證實致令地政總署署長信納有欺詐和不誠實成分或本公司為支持申請而提供的資料失實，本公司會在當局要求下立即向香港特別行政區政府償還上述特惠津貼，另加整筆款項的利息，由本公司收取上述特惠津貼當日計至本公司償還該筆款項當日；利率則由地政總署署長經參考香港三家發鈔銀行不時就 24 小時通知存款所給予的最低利率而決定；否則，香港特別行政區政府可將本公司須償還的款項作為民事債項追討。

For and on behalf of

Indemnity Letter by Lands Department for Acceptance of Ex-gratia Allowance of Yee Hing Fat Timber Trading Co.

Appendix 3

Swept Path Analysis



Swept Path Analysis

Appendix 3

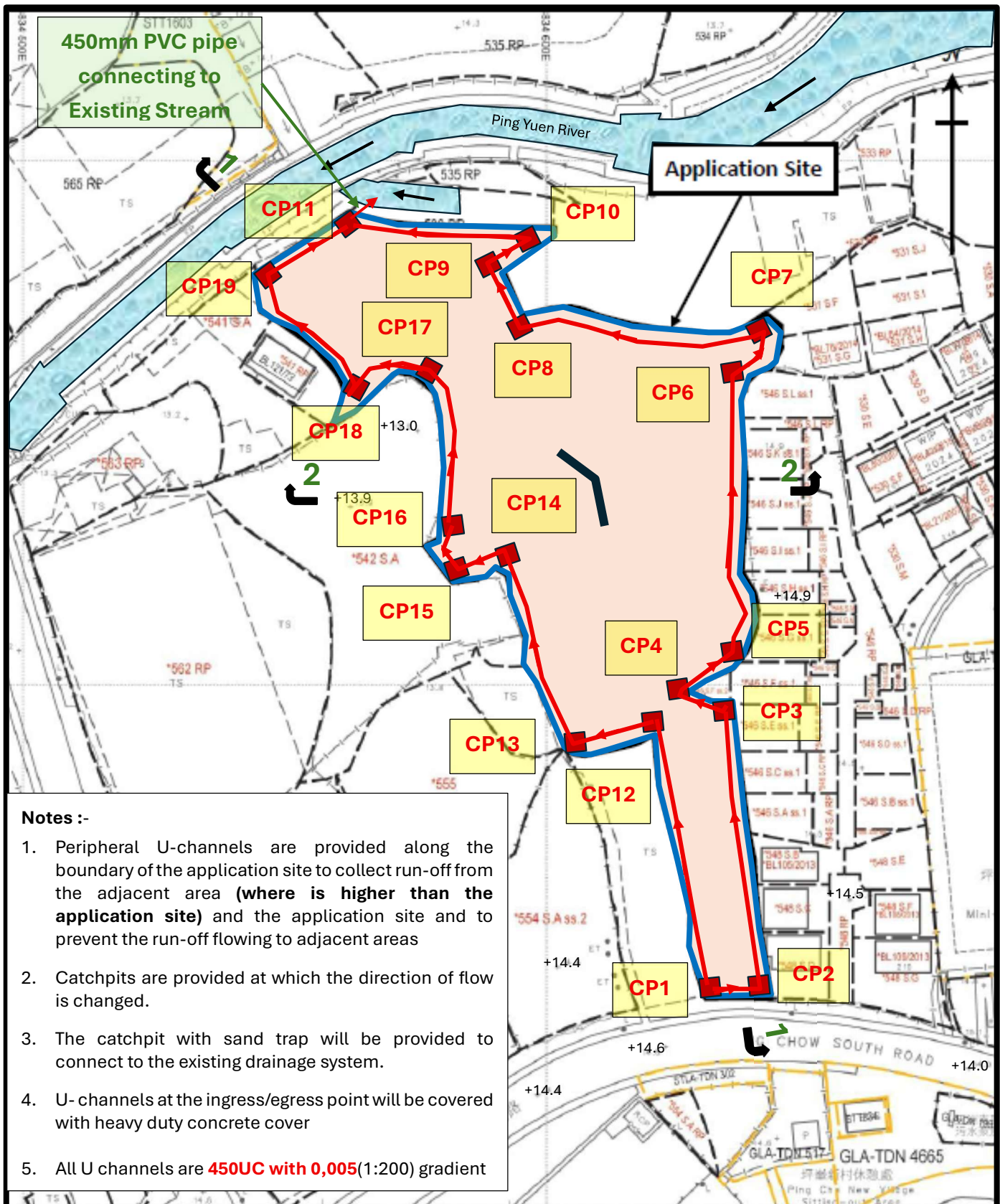
Not to Scale



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Appendix 4

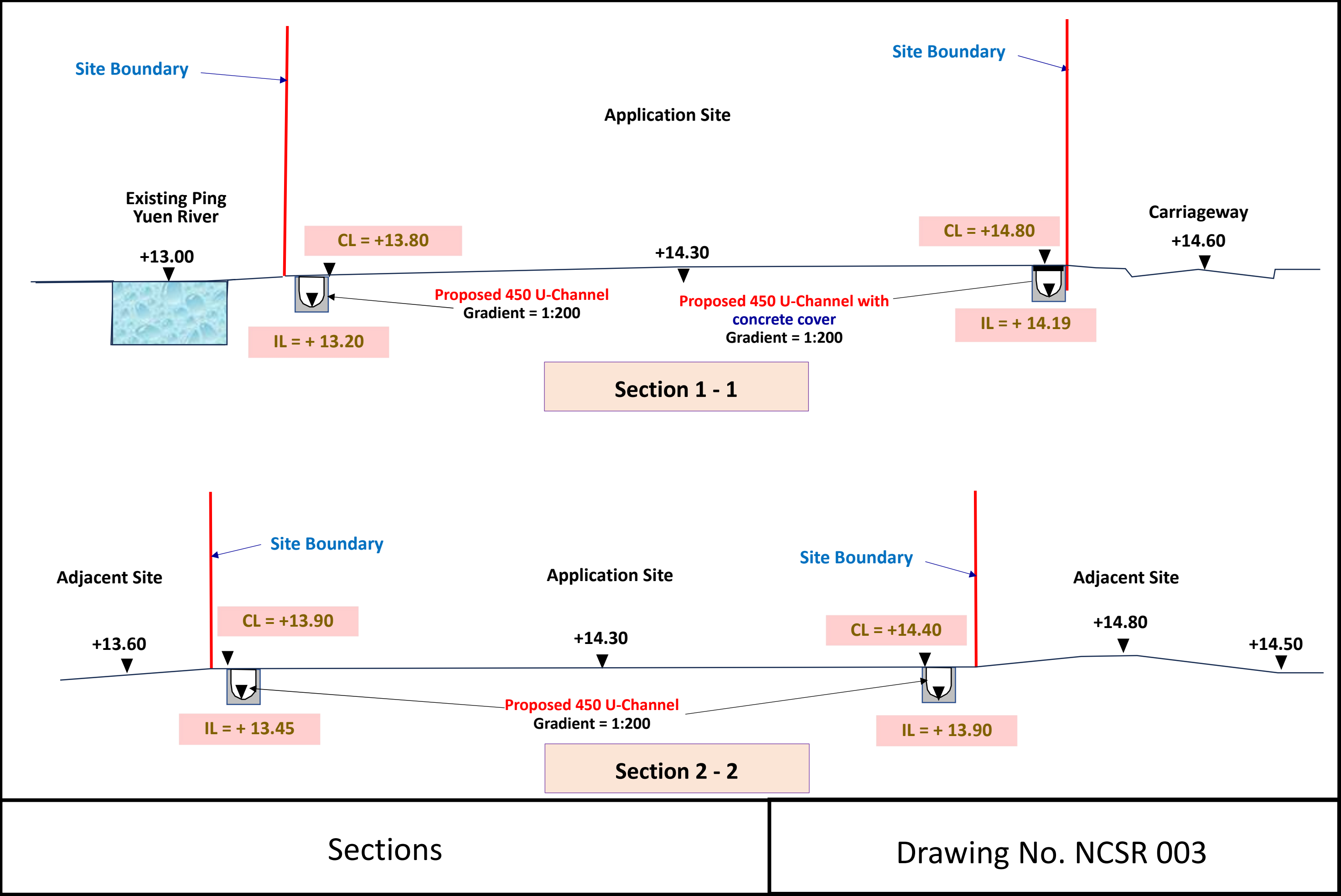
Drainage Proposal



	CP1	CP2	CP3	CP4	CP5	CP6	CP7	CP8	CP9	CP10	CP11 (with Sand Trap)	CP12	CP13	CP14	CP15	CP16	CP17	CP18	CP19
CL	14.80	14.70	14.70	14.70	14.70	14.30	14.30	14.20	14.10	14.00	13.70	14.70	14.70	14.30	14.30	14.30	13.80	13.80	13.70
IL1	14.20	14.18	14.02	14.00	13.99	13.82	13.81	13.71	13.67	13.55	13.25	14.03	13.99	13.89	13.88	13.87	13.35	13.34	13.25
IL2											13.18								
IL out											13.18								

Drainage Plan

Drawing No. NCSR 002



Drainage Design for the site near Ng Chow South Road

(10/6/2025)

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278 C_i A$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km²

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site is to be covered by Asphalt, the C value should be 0.85 (mid Point)
The surface of the adjacent site is covered by Grassland (sandy soil), the C value should be 0.15.

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **50 Years is used.**

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity (mm/h) for various Return Periods T (year)						
	2	5	10	20	50	100	200
240	29.0	38.2	44.5	50.7	59.1	65.6	72.3
120	42.4	54.9	63.2	71.2	81.8	89.8	97.8
60	62.0	77.1	86.1	94.3	104	111	118
30	85.7	103	113	122	133	141	148
15	108	129	141	151	164	173	182
10	120	141	155	168	187	203	219
5	139	162	177	192	214	231	251

Notes:

1. based on continuous rainfall recorded at GEO rain gauges N05 (40 years), N34 (24 years), N46 (24 years), N33 (24 years), N35 (24 years), N36 (24 years), N45 (24 years) and HKO rain gauges EPC (31 years), SSH (20 years), TKL (38 years), R24 (40 years), R29 (39 years), R30_KAT (34 years), SEK (27 years) up to 2023.
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges.
3. the trends of the extreme rainfalls observed at HKO Headquarters are used to infer the trends at other locations.

i (rainfall intensity) = 133mm/hr (Duration of 30min is used)

Calculations of U-channel

$$Q_p = 0.278 C_i A$$

C1 = 0.85 (Asphalt) (Application Site)

C2 = 0.15 (Grassland (sandy soil) (Adjacent Site)

$$i = 133 \text{ mm/hr}$$

A1 = 5,993m² (0.005993km²) (Application Site)

A2 = 800m² (0.000800km²) (Adjacent Site,)

$$Q_p = 0.278 \times 133 \times ((0.85 \times 0.005993) + (0.15 \times 0.0008)) \times 1.1$$

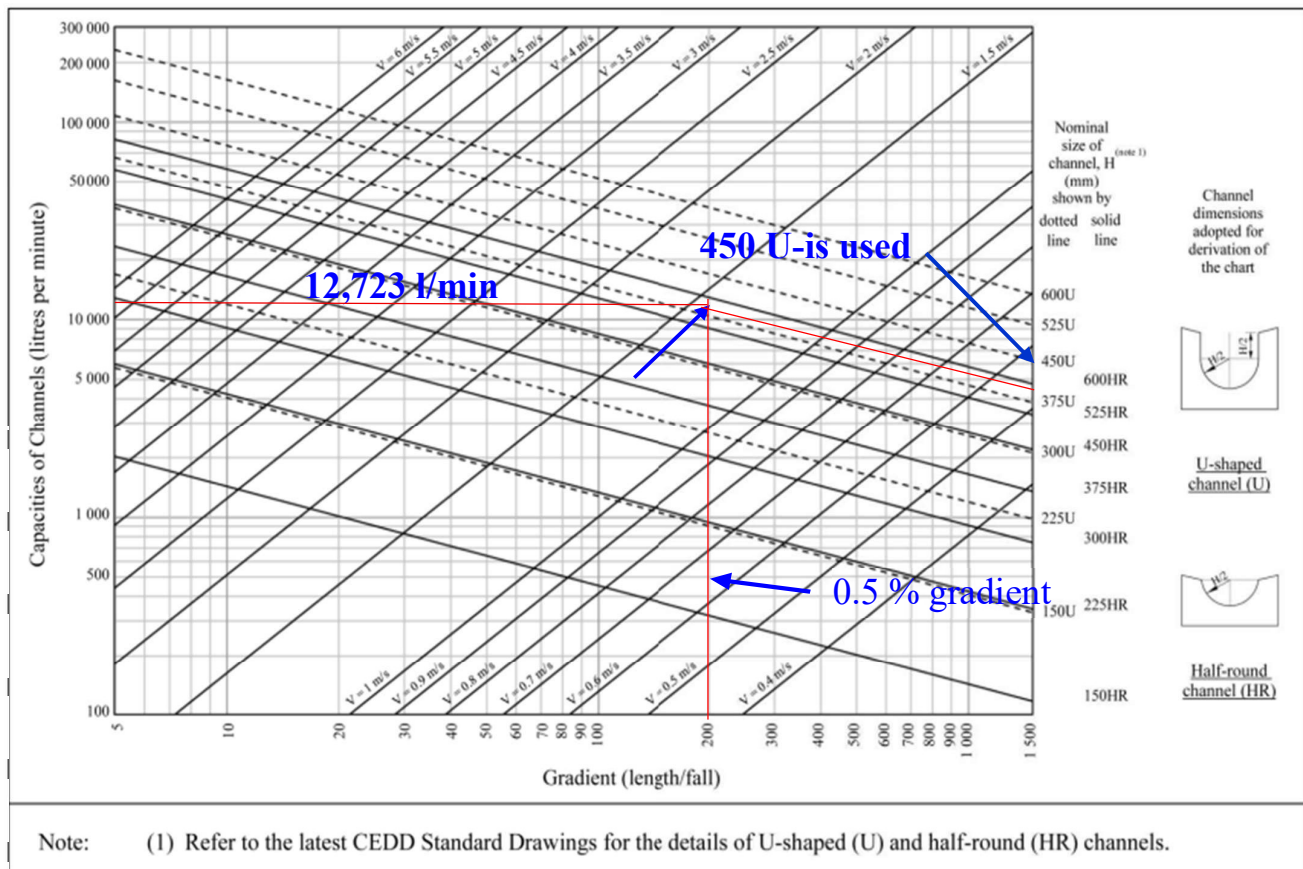
(Allow 10% extra Flow for the deficiency of channel size)

$$Q_p = 0.212 \text{ m}^3/\text{s} \text{ or } 12,723 \text{ l/min}$$

For conservative calculations, all catchment areas are combined for calculation of all U-Channels.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 12,723 l/min, 450 U-channel with 0.5% gradient is used.

Appendix 5

Fire Service Installations Proposal

FIRE SERVICES NOTES

1. HOSE REEL SYSTEM
- 1.1 MODIFIED HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MIN. FIRE SERVICE INSTALLATIONS & EQUIPMENT 2022.
- 1.2 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.3 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.4 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE PREMISES AS INDICATED ON PLAN.
- 1.5 TWO HOSE REEL PUMPS (ONE DUTY & ONE STANDBY) SHALL TO BE PROVIDED IN FS PUMP ROOM AS INDICATED ON PLAN.
- 1.6 SUFFICIENT HOSE REELS SHALL BE PROVIDED TO THE PREMISES AS INDICATED ON PLANS. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART AND EVERY LEVEL OF THOSE STRUCTURES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.

2. SPRINKLER SYSTEM
- 2.1 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.2 AUTOMATIC SPRINKLER SYSTEM SHALL SUPPLIED BY AN UNDERGROUND 135,000L SPRINKLER WATER TANK AS INDICATED ON PLAN.
- 2.3 SPRINKLER SHALL BE COVERED TO EVERY PART AND EVERY LEVEL OF THOSE STRUCTURES IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020.
- 2.4 SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE LOCATED AS INDICATED ON PLANS.
- 2.5 ALL INSTALLED SPRINKLER SHOULD BE CONVENTIONAL TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32MM UNLESS SPECIFY.
- 2.7 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 2.8 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.
- 2.9 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:

i) STORAGE CATEGORY : CATEGORY (III)

ii) STORAGE HEIGHT : NOT EXCEEDING 2.1M

iii) STORAGE : ST1

3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE COVERED AREA OF WAREHOUSE IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE THE GUARD ROOM NEAR THE MAIN ENTRANCE.
4. EMERGENCY LIGHTING
- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE COVERED AREA OF STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE WAREHOUSE AND ALL EXIT ROUTES LEADING TO EXIT OF BUILDING.

5. EXIT SIGN
- 5.1 SUFFICIENT DIRECTIONAL & EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 & THE FSD CIRCULAR LETTER NO. 5/2018.
- 5.2 SELF-CONTAINED TYPE DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FROM ANYWHERE WITHIN THE PREMISES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF EXIT ROUTE SERVING THE BUILDING.


6. EMERGENCY GENERATOR
- 6.1 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. A.C. SUPPLY SOURCE WITH SECONDARY SUPPLY SHALL FEED BEFORE MAIN SWITCH.
- 6.2 DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.


- 7 PORTABLE HAND-OPERATED APPROVED APPLIANCE
- 7.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.


- 8 STATIC OR DYNAMIC SMOKE EXTRACTION SYSTEM
- 8.1 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT SHALL PROVIDE MORE THAN 6.25% OF THE FLOOR AREA OF THOSE STRUCTURES COMPARTMENTS.


- 9 VENTILATION/AIR CONDITIONING CONTROL SYSTEM
- 9.1 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.


LEGEND (FOR LAYOUT PLAN)


- 

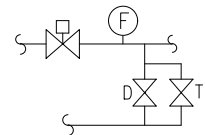
UPRIGHT SPRINKLER HEAD
- 


PENTENT SPRINKLER HEAD
- 


150mm FIRE ALARM BELL
- 


BREAK GLASS UNIT
- 

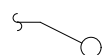
FLOW SWITCH
- 


SUBSIDIARY CONTROL VALVE
- 


SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY
INCLUDES ZONE SUBSIDIARY CONTROL VALVE,
FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
- 


GATE VALVE
- 


NON RETURN VALVE
- 


VORTEX INHIBITOR
- 


BALL FLOAT VALVE
- 


PRESSURE SWITCH
- 


SPRINKLER CONTROL VALVE SET
- 


CHECK METER POSITION
- 


SPRINKLER / F.S. INLET
- 


5Kg CO2 TYPE FIRE EXTINGUISHER
- 


4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- 


PUMP
- 


150mm WATER ALARM GONG
- 

EMERGENCY LIGHTING
- 

EXIT SIGN
- 


FIRE ALARM PANEL
- 


PUMP CONTROL PANEL
- 

SELF-CONTAINED EMERGENCY
FLUORESCENT LIGHTING UNIT
- 

FLASH LIGHT


- 

HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE
BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
(SCHEMATIC DIAGRAM)
- 

HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE
BOX, STRIKER, C/W FIRE ALARM BELL &
BREAK GLASS UNIT
- 

MONITORED GATE VALVE
- 


SPRINKLER HEAD (SCHEMATIC DIAGRAM)
- 

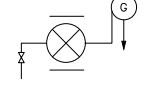
GLOBE VALVE
- 

FLOW METER
- 


VORTEX INHIBITOR
- 

PRESSURE GAUGE WITH COCK
- 


AUTOMATIC AIR VENT WITH COCK
- 

SPRINKLER / HOSE REEL PIPE
- 


SPRINKLER CONTROL VALVE SET (SCHEMATIC DIAGRAM)
- 


LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
- 

FLEXIBLE CONNECTOR
- 

CHECK METER POSITION
- 

PLUG
- 

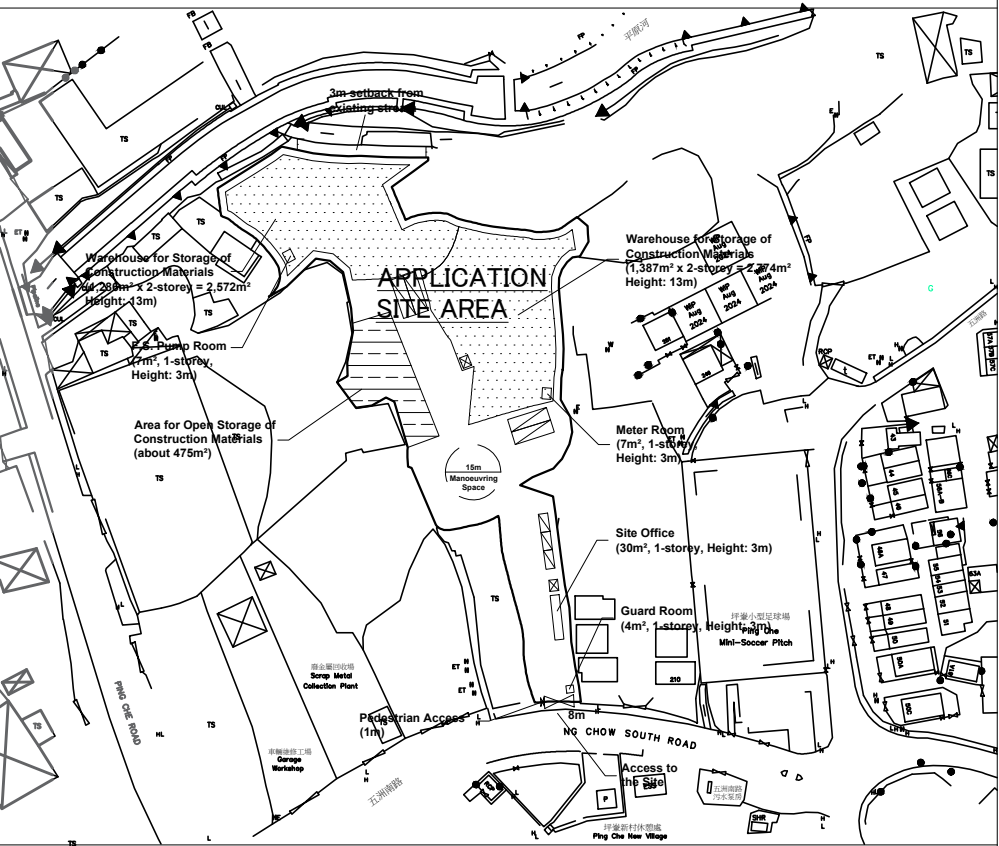
Y-STRAINER
- 

SPRINKLER / F.S. INLET
- 

SPRINKLER PROVING PIPE
-

SPRINKLER PIPE
-

F.S. / HOSE REEL PIPE



BLOCK PLAN

0	TPB SUBMISSION	13-07-2025	LH
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

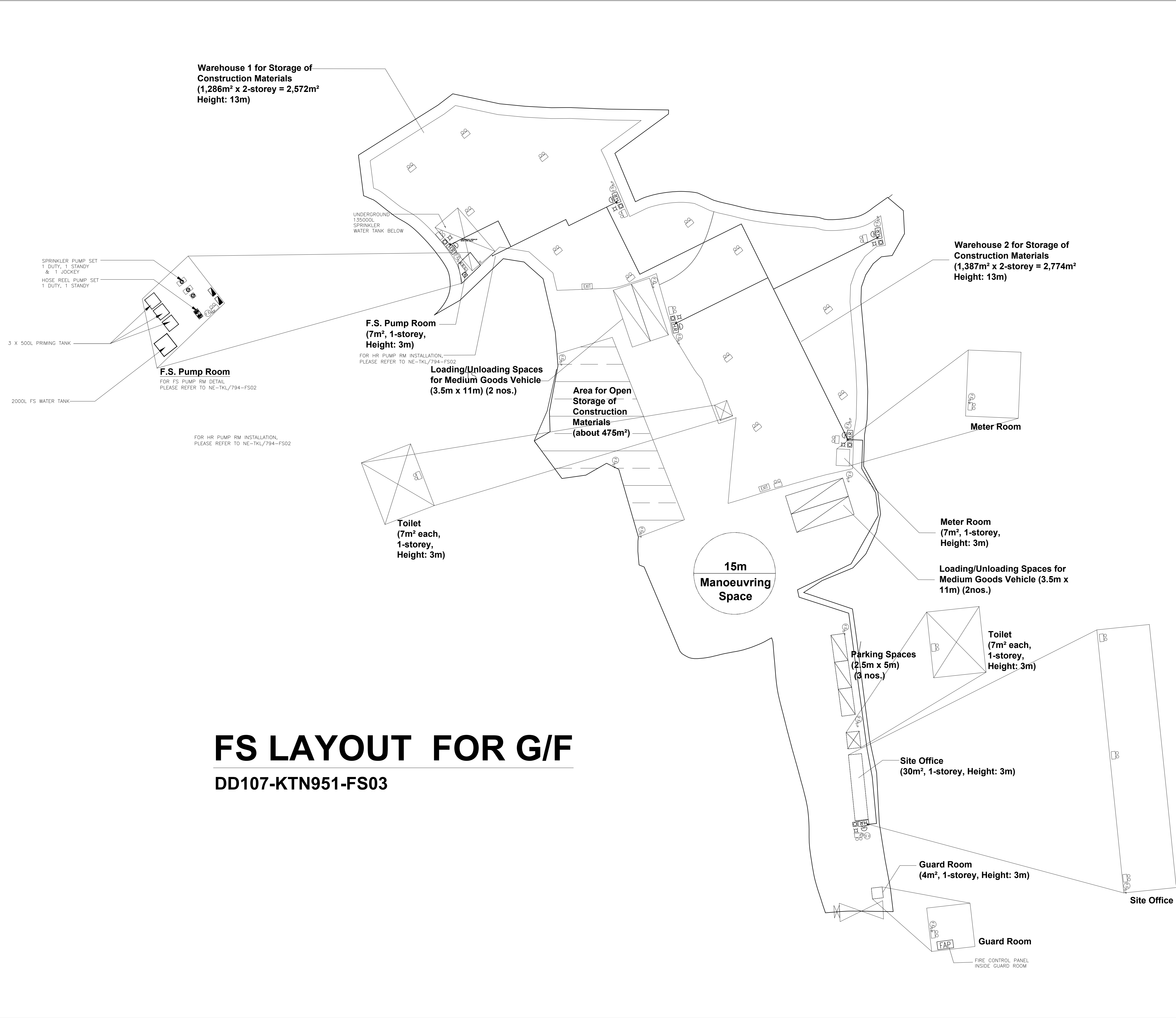
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATEED FILING OF LAND FOR A PERIOD OF 3 YEARS

LOTS 543, 545, 551 RP, 553 AND 555 IN D.D. 77 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

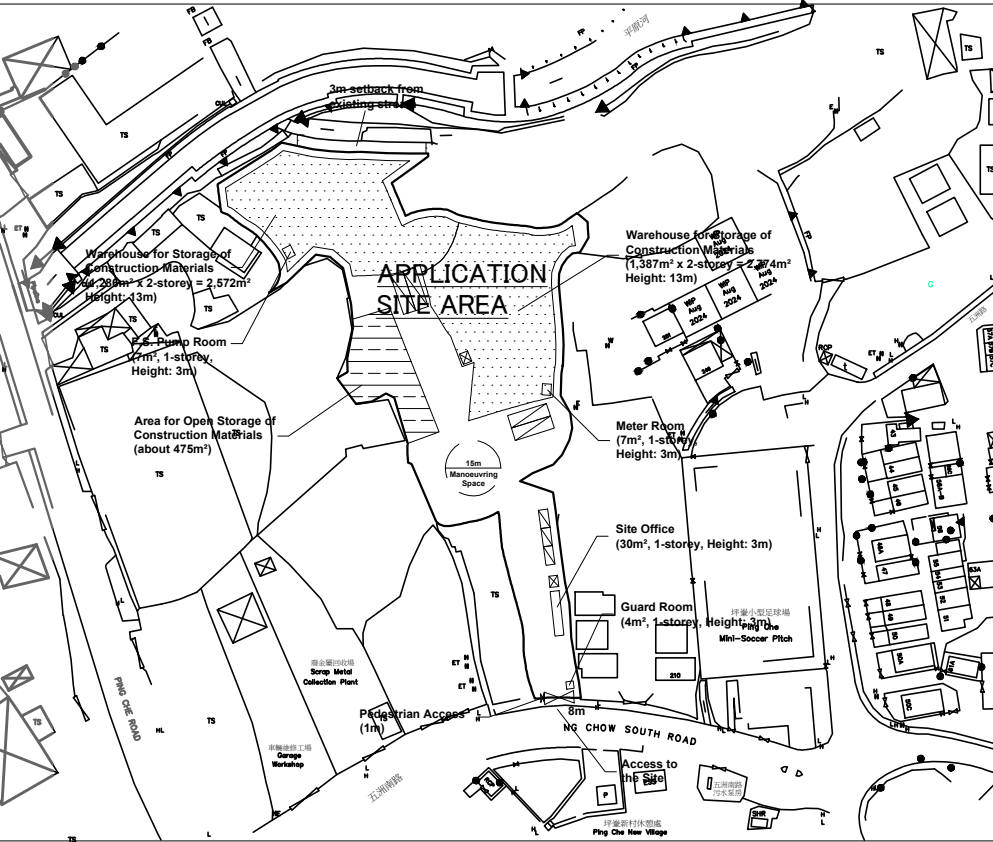
FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

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DESIGNED BY	HY	Eng.T	13-07-2025
CHECKED BY	CM	PM	13-07-2025
APPROVED BY	—	—	—
PROJECT NO.	A/NE-TKL/794		
PAPER SIZE	A1		
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SCALE	NTS	REVISION	0



FS LAYOUT FOR G/F

DD107-KTN951-FS03

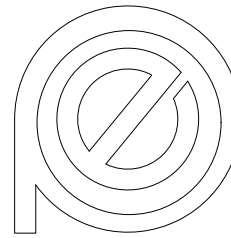


BLOCK PLAN

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East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
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Fax : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATEED FILING OF LAND FOR A PERIOD OF 3 YEARS

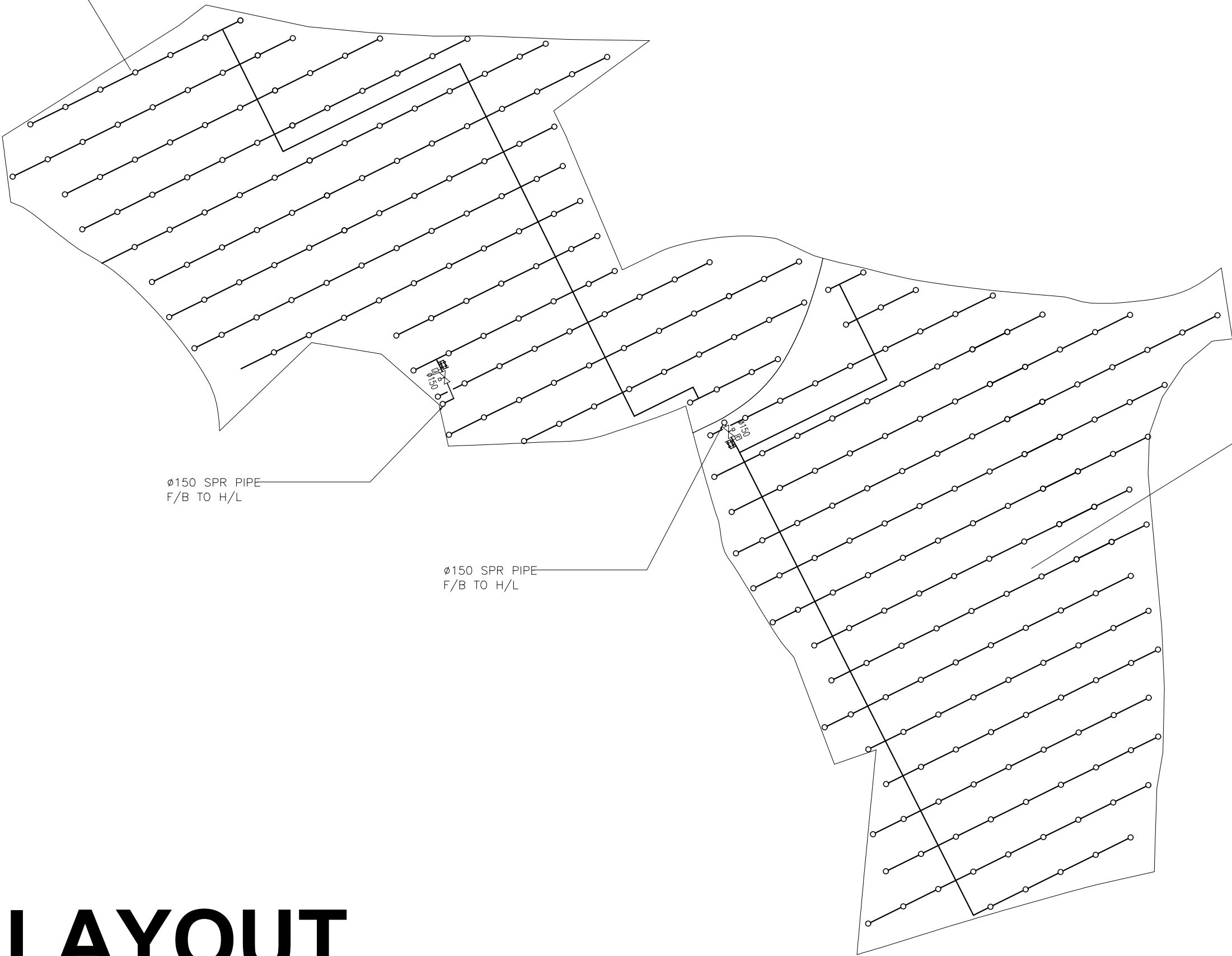
LOTS 543, 545, 551 RP, 553 AND 555 IN D.D. 77 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

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FS SYSTEM FOR G/F

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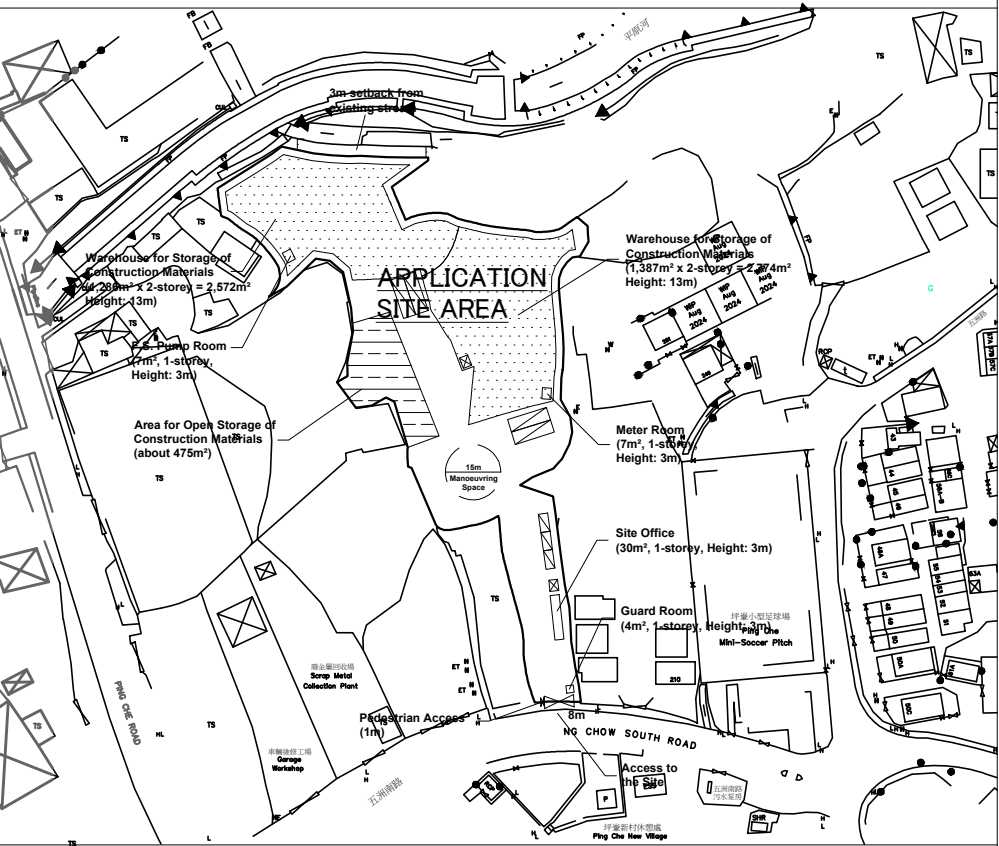
Warehouse 1 for Storage of Construction Materials
(1,286m² x 2-storey = 2,572m²
Height: 13m)



Warehouse 2 for Storage of Construction Materials
(1,387m² x 2-storey = 2,774m²
Height: 13m)

SPRINKLER LAYOUT FOR 1/F

DD107-KTN951-FS04

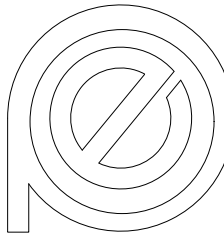


BLOCK PLAN

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REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
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PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATEED FILING OF LAND FOR A PERIOD OF 3 YEARS

LOTS 543, 545, 551 RP, 553 AND 555 IN D.D. 77 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

SPRINKLER WATER SYSTEM FOR 1/F

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DESIGNED BY	HY	Eng.T	13-07-2025
CHECKED BY	CM	PM	13-07-2025
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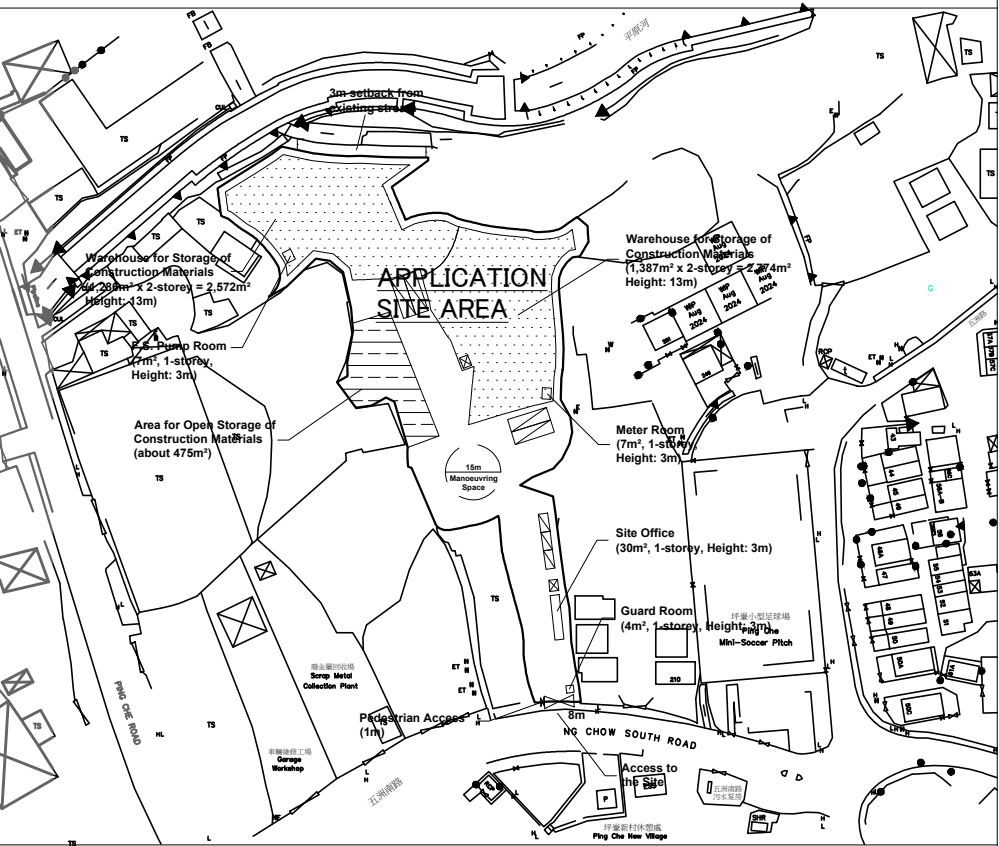
Warehouse 1 for Storage of Construction Materials
(1,286m² x 2-storey = 2,572m²
Height: 13m)



Warehouse 2 for Storage of Construction Materials
(1,387m² x 2-storey = 2,774m²
Height: 13m)

FS LAYOUT FOR 1/F

DD107-KTN951-FS05

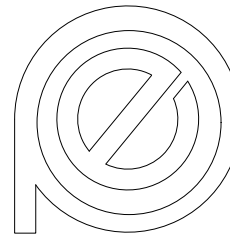


BLOCK PLAN

0	TPB SUBMISSION	13-07-2025	LH
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



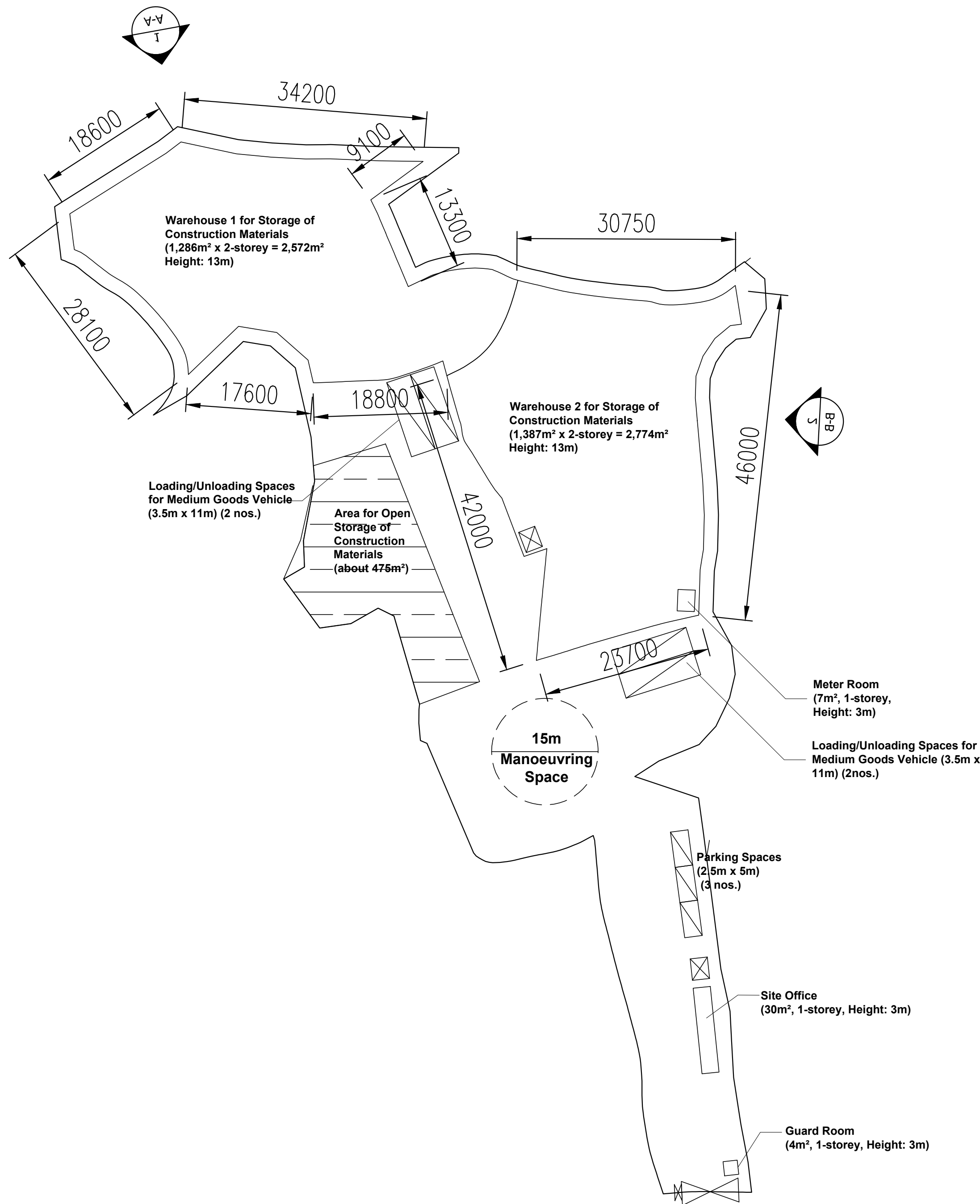
Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

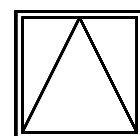
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PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATEED FILING OF LAND FOR A PERIOD OF 3 YEARS
LOTS 543, 545, 551 RP, 553 AND 555 IN D.D. 77 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

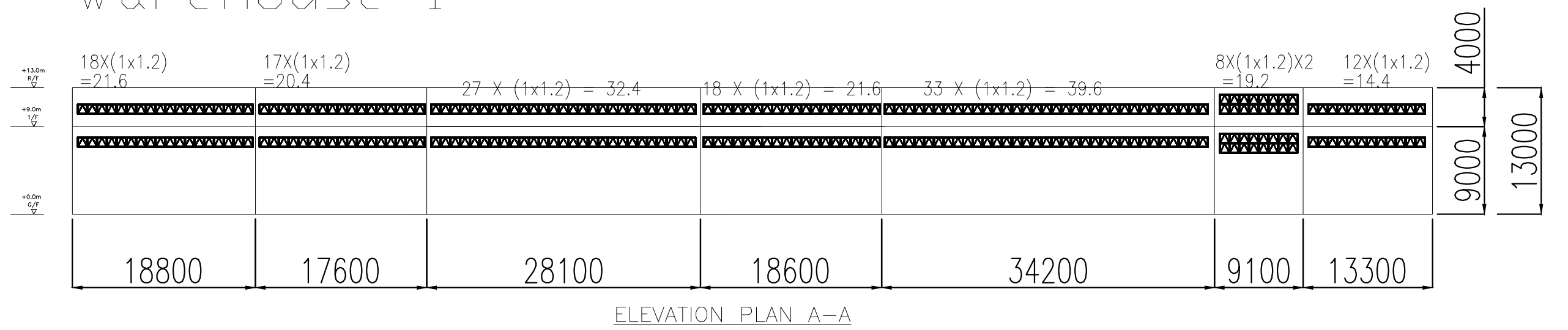
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CHECKED BY	CM	PM	13-07-2025
APPROVED BY	-	-	-
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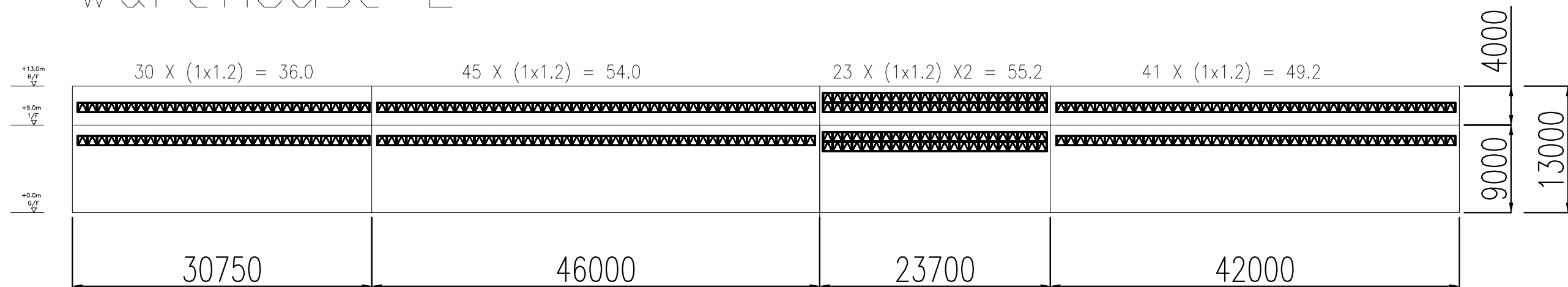


 SIZE=1.0m x1.2m
DETAIL FOR
OPENABLE WINDOW

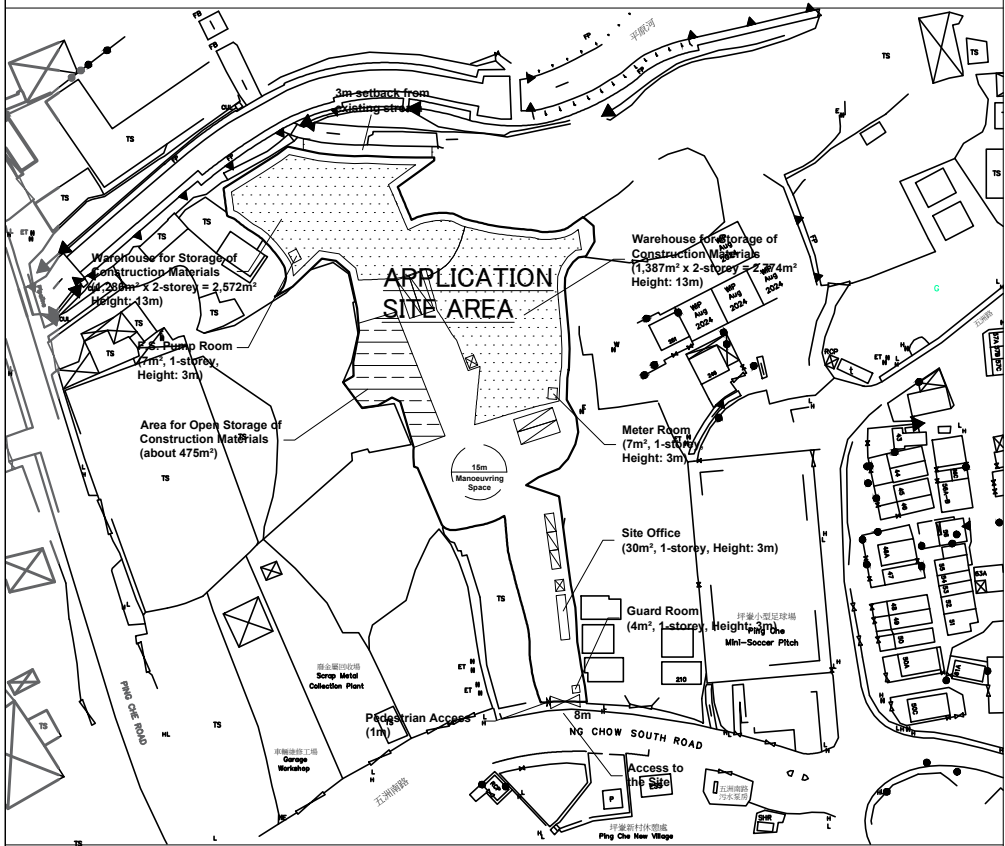
Warehouse 1



Warehouse 2



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000 m²				
LOCATION	USABLE FL. AREA FOR EACH FLOOR (m²)	OPENABLE WINDOW AREA REQUIRED FOR EACH FLOOR (m²)	OPENABLE WINDOW AREA PROVIDED FOR EACH FLOOR (m²)	
WAREHOUSE 1	<u>2572</u>	<u>2572</u> X 6.25% = <u>160.75</u>	REFER TO ELEVATION=141 X 1,2 = 169.2	TOTAL = <u>169.2</u> > <u>160.75</u>
WAREHOUSE 2	<u>2774</u>	<u>2774</u> X 6.25% = <u>173.38</u>	REFER TO ELEVATION=162 X 1,2 = 194.4	TOTAL = <u>194.4</u> > <u>173.38</u>

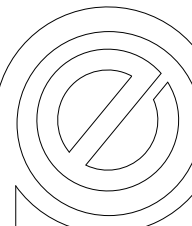


BLOCK PLAN

0	TPB SUBMISSION	13-07-2025	LH
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

 Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tokwawan, Kowloon
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATEED FILING OF LAND FOR A PERIOD OF 3 YEARS
LOTS 543, 545, 551 RP, 553 AND 555 IN D.D. 77 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE

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DESIGNED BY	HY	Eng.T	13-07-2025
CHECKED BY	CM	PM	13-07-2025
APPROVED BY	-	-	-
PROJECT NO.	A/NE-TKL/794		
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