

寄件者: Christian Chim [REDACTED]
寄件日期: 2025年10月15日星期三 9:41
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong
主旨: RE: [FI] S.16 Planning Application No. A/YL-KTN/1140 - Further Information
附件: FI1 for A_YL-KTN_1140 (20251015)_supersede.pdf
類別: Internet Email

Dear Sir,

The captioned application refers.

We write **to supersede** the previous FI submission enclosed in the preceding message dated 13.10.2025 at 17:14.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

From: Christian Chim
Sent: Monday, October 13, 2025 5:14 PM
To: Town Planning Board <tpbpd@pland.gov.hk>

Subject: RE: [FI] S.16 Planning Application No. A/YL-KTN/1140 - Further Information

Dear Sir,

The captioned application refers.

We write **to supersede** the previous FI submission enclosed in the preceding message dated 13.10.2025 at 15:43.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



From: Christian Chim

Sent: Monday, October 13, 2025 3:43 PM

To: Town Planning Board <tpbpd@pland.gov.hk>



Subject: [FI] S.16 Planning Application No. A/YL-KTN/1140 - Further Information

Dear Sir,

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD109 Lot 1161 & VL
Your Ref. : TPB/A/YL-KTN/1140

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

By E-mail

15 October 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1161 and 1163 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1140)

We write to submit further information in response to departmental comments on the captioned application, as well as to provide supplementary information on the details of the business operator affected by resumption of land under the Government project in Yuen Long South.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

email: awyyan@pland.gov.hk)
email: jsjcheung@pland.gov.hk)



Response-to-Comment (RtC)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 1161 and 1163 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Application No. A/YL-KTN/1140)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The Site is partly covered by vegetation. Some existing trees of common species are observed within the Site. No tree information, proposed tree treatment and mitigation measures(s) has been provided in the application.	The site inspection conducted on 04.09.2025 identified 53 existing trees of common species at the application site (the Site). No dead, old or valuable tree was found therewithin. The tree survey report is enclosed at Annex 1a. All existing trees will be felled as they are in conflict with the development scheme. In order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 8 new trees on a 1:1 ratio in terms of numbers, with a view to compensating for the 8 existing trees to be felled. Given that <i>Leucaena leucocephala</i> is an invasive alien species, the removal of 45 of them is not to be compensated under the current scheme. The landscape plan is enclosed at Annex 1b.
2. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Land filling work is proposed for the application site but there is no substantiation to show how the overland flow from adjacent areas would not be interrupted by the proposed works.	The drainage proposal is enclosed at Annex 2 .

Departmental Comments	Applicant's Responses
3. Comments from the Director of Agriculture, Fisheries and Conservation (DAFC)	
(a) As the subject site would encroach into an existing stream along its southeastern boundary, the proposed development will pose direct impact on the stream while stream and watercourse should be preserved as far as possible from nature conservation perspective.	The applicant has submitted a drainage proposal (Annex 2) to mitigate the potential adverse impact to the surrounding area, including the existing stream off the southeastern boundary of the Site. Upon obtaining planning permission from the Town Planning Board, the applicant will provide periphery drainage u-channels with catchpits and sand trap to collect the surface run-off from the Site. The final design of drainage facilities provided thereon shall subject to the requirement of the Drainage Authority. Besides, periphery fencing will also be erected along the site boundary. A minimum distance of 3 m (about) will be provided between the structure and the existing stream. As such, the potential adverse impacts to the watercourse shall not be envisaged.

- (ii) To echo with the mitigation measures as proposed in the Landscape Plan, the proposed filling of land will be reduced from 3,507 m² (about) to 3,447 m² (about) to allow rooms for the tree-planting works. The revised pages of the Supplementary Statement and Form No. S.16-III, as well as the revised plan showing the filling of land are enclosed at **Annex 3**.
- (iii) The current application serves to facilitate the relocation of a business operator affected by Government's land resumption for the Second and Third Phases Development of the Yuen Long South (YLS) New Development Area (NDA). The applicant is authorised by **Chi Ki Electrical Engineering Works Limited**, the affected business operator, to facilitate the relocation of its affected premises in YLS. The Memorandum of Understanding signed by both parties is enclosed at **Annex 4**. Please refer to the following justifications in support of the application:

To facilitate the relocation of the affected premises affected by government development

- The affected premises falls within an area zoned "Other Specified Uses" annotated "Sewage Treatment" ("OU(STW)") and "Undetermined" ("U") on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.
- As the concerned land parcel has been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation. Details of the affected business operator and the affected premises are enclosed at **Annex 5**.

Applicant's effort in identifying suitable sites for relocation

- Whilst the affected business operator has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility.
- After a lengthy site-searching process, the application sites under planning application nos. A/YL-KTN/1139 and A/YL-KTN/1140 are identified for relocation as they are relatively flat and easily accessible. Details and locations of the alternative sites are enclosed at **Annex 6**.

Same applied use as the affected premises

- The Site involves the operation of a warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the proposed development. The applied use is the same as that at the affected premises.
- The applicant intends to relocate the affected business to two application sites under separate application nos. A/YL-KTN/1139 and A/YL-KTN/1140. The site area of the affected premises also matches with the site area of the proposed relocation sites. Details of the difference between the affected premises and the Site are shown at **Table 1** below.

Table 1: Difference between the affected premises and the relocation sites

		Site Area
Affected premises	(a)	4,044 m ²
Application site of A/YL-KTN/1139	(b)	968 m ²
Application site of A/YL-KTN/1140	(c)	3,507 m ²
Difference (a) - [(b) + (c)]		-431 m ² , -9.6%

To echo with Government's policy on upgrading/restructuring the open storage industry

- According to the Government's Northern Metropolis Development Strategy, the Government intends to relocate and accommodate the affected brownfield operations (including open storage activities) by upgrading and restructuring their business premises through the provision of proper buildings for industrial uses. The proposed development would echo with the Government's intention to consolidate brownfield operations in a more land-efficient manner.
- The proposed development would also support the transformation of brownfield operations in the New Territories. The relocation of the open storage activities from the affected premises to the proposed warehouses at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

List of Annexes

Annex 1a	Tree survey report
Annex 1b	Landscape plan
Annex 2	Drainage proposal
Annex 3	Revised documents
Annex 4	Memorandum of Understanding
Annex 5	Details of the affected business operator
Annex 6	Details of the alternative sites

Annex 1a
Tree Survey Report

Tree Survey Report

Date of Survey: 4th September 2025

Location:

Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 4th September 2025

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2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 4th September 2025. Plants with DBH less than 95mm were not recorded in the survey.

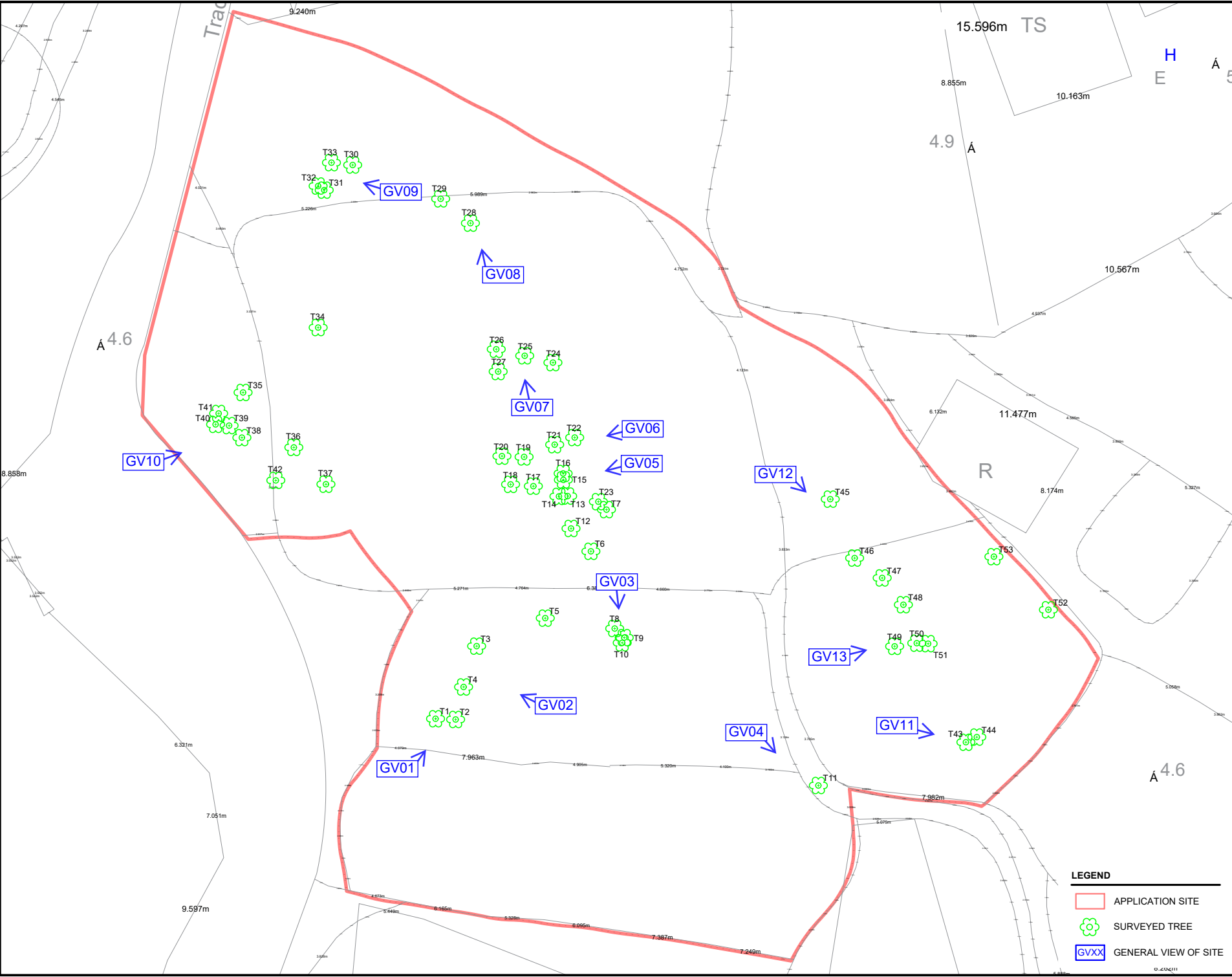
2. Summary of Existing Trees

The surveyed site is located at Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 4th September 2025, **53 nos.** trees were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



NORTH

PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

NOT ON SCALE

DRAWN BY	DATE
KYU	4.9.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

TREE SURVEY PLAN

DWG NO.	VER.
TSP01	0

LEGEND

- APPLICATION SITE
- SURVEYED TREE
- GVXX GENERAL VIEW OF SITE

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 4 September 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	6.0	Low	Poor	Poor	Poor	Low	leaning, co-dominant trunks
T2	<i>Leucaena leucocephala</i>	銀合歡	8.0	160	7.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T3	<i>Leucaena leucocephala</i>	銀合歡	7.0	430	5.0	Low	Poor	Poor	Poor	Low	multi-trunks
T4	<i>Leucaena leucocephala</i>	銀合歡	6.0	310	5.0	Low	Poor	Poor	Poor	Low	leaning, multi-trunks
T5	<i>Leucaena leucocephala</i>	銀合歡	5.0	95	4.0	Low	Poor	Poor	Poor	Low	leaning
T6	<i>Leucaena leucocephala</i>	銀合歡	8.0	230	4.0	Low	Poor	Poor	Poor	Low	leaning
T7	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	5.0	Low	Poor	Poor	Poor	Low	leaning, co-dominant trunks
T8	<i>Melia azedarach</i>	楝(苦楝)	6.0	95	3.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T9	<i>Melia azedarach</i>	楝(苦楝)	6.0	95	2.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T10	<i>Melia azedarach</i>	楝(苦楝)	6.0	95	2.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T11	<i>Leucaena leucocephala</i>	銀合歡	7.0	100	3.0	Low	Poor	Poor	Poor	Low	crooked trunk
T12	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	cross branches
T13	<i>Leucaena leucocephala</i>	銀合歡	6.0	130	5.0	Low	Poor	Poor	Poor	Low	leaning
T14	<i>Leucaena leucocephala</i>	銀合歡	5.0	110	2.0	Low	Poor	Poor	Poor	Low	broken trunk
T15	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	2.0	Low	Poor	Poor	Poor	Low	leaning, uprooted, wound on trunk
T16	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	2.0	Low	Poor	Poor	Poor	Low	leaning
T17	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	2.0	Low	Poor	Poor	Poor	Low	leaning
T18	<i>Leucaena leucocephala</i>	銀合歡	8.0	210	3.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T19	<i>Leucaena leucocephala</i>	銀合歡	8.0	150	3.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T20	<i>Leucaena leucocephala</i>	銀合歡	7.0	200	3.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T21	<i>Leucaena leucocephala</i>	銀合歡	6.0	260	7.0	Low	Poor	Poor	Poor	Low	collapsed, uprooted
T22	<i>Leucaena leucocephala</i>	銀合歡	9.0	170	4.0	Low	Poor	Poor	Poor	Low	leaning
T23	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	3.0	Low	Poor	Poor	Poor	Low	leaning
T24	<i>Leucaena leucocephala</i>	銀合歡	8.0	290	6.0	Low	Poor	Poor	Poor	Low	multi-trunks
T25	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	2.0	Low	Poor	Poor	Poor	Low	leaning
T26	<i>Leucaena leucocephala</i>	銀合歡	8.0	140	2.0	Low	Poor	Poor	Poor	Low	leaning
T27	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	3.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T28	<i>Leucaena leucocephala</i>	銀合歡	7.0	140	4.0	Low	Poor	Poor	Poor	Low	leaning, uprooted, wound on trunk
T29	<i>Leucaena leucocephala</i>	銀合歡	8.0	150	5.0	Low	Poor	Poor	Poor	Low	leaning, uprooted

Tree Survey Schedule

Location: Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 4 September 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T30	<i>Leucaena leucocephala</i>	銀合歡	7.0	160	5.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T31	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	4.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T32	<i>Leucaena leucocephala</i>	銀合歡	7.0	140	3.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T33	<i>Leucaena leucocephala</i>	銀合歡	8.0	110	2.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T34	<i>Leucaena leucocephala</i>	銀合歡	6.0	230	3.0	Low	Poor	Poor	Poor	Low	broken trunk
T35	<i>Leucaena leucocephala</i>	銀合歡	7.0	110	4.0	Low	Poor	Poor	Poor	Low	leaning
T36	<i>Leucaena leucocephala</i>	銀合歡	7.0	130	3.0	Low	Poor	Poor	Poor	Low	broken trunk
T37	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	4.0	Low	Poor	Poor	Poor	Low	broken trunk
T38	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	2.0	Low	Poor	Poor	Poor	Low	broken trunk
T39	<i>Leucaena leucocephala</i>	銀合歡	6.0	120	3.0	Low	Poor	Poor	Poor	Low	leaning
T40	<i>Leucaena leucocephala</i>	銀合歡	7.0	230	2.0	Low	Poor	Poor	Poor	Low	leaning
T41	<i>Leucaena leucocephala</i>	銀合歡	5.0	140	2.0	Low	Poor	Poor	Poor	Low	leaning
T42	<i>Leucaena leucocephala</i>	銀合歡	5.0	150	3.0	Low	Poor	Poor	Poor	Low	leaning
T43	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	170	5.0	Low	Poor	Poor	Poor	Low	
T44	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	160	5.0	Low	Poor	Poor	Poor	Low	
T45	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	150	5.0	Low	Poor	Poor	Poor	Low	decay at trunk
T46	<i>Leucaena leucocephala</i>	銀合歡	5.0	130	3.0	Low	Poor	Poor	Poor	Low	leaning
T47	<i>Leucaena leucocephala</i>	銀合歡	6.0	140	3.0	Low	Poor	Poor	Poor	Low	leaning
T48	<i>Leucaena leucocephala</i>	銀合歡	6.0	160	5.0	Low	Poor	Poor	Poor	Low	leaning, uprooted
T49	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	leaning
T50	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	
T51	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	
T52	<i>Melia azedarach</i>	楝(苦楝)	6.0	260	6.0	Low	Poor	Poor	Poor	Low	leaning, climber
T53	<i>Melia azedarach</i>	楝(苦楝)	5.0	95	3.0	Low	Poor	Poor	Poor	Low	climber

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

General View



General view 09



General view 10

General View



General view 11



General view 12

General View



General view 13

Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)

Photo Records



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)

Photo Records



T9 (Overview)



T10 (Overview)



T11 (Overview)



T12 (Overview)

Photo Records



T13 (Overview)



T14 (Overview)



T15 (Overview)



T16 (Overview)

Photo Records



T17 (Overview)



T18 (Overview)



T19 (Overview)



T20 (Overview)

Photo Records



T21 (Overview)



T22 (Overview)



T23 (Overview)



T24 (Overview)

Photo Records



T25 (Overview)



T26 (Overview)



T27 (Overview)



T28 (Overview)

Photo Records



T29 (Overview)



T30 (Overview)



T31 (Overview)



T32 (Overview)

Photo Records



T33 (Overview)



T34 (Overview)



T35 (Overview)



T36 (Overview)

Photo Records



T37 (Overview)



T38 (Overview)



T39 (Overview)



T40 (Overview)

Photo Records



T41 (Overview)



T42 (Overview)



T43 (Overview)



T44 (Overview)

Photo Records



T45 (Overview)



T46 (Overview)



T47 (Overview)



T48 (Overview)

Photo Records



T49 (Overview)



T50 (Overview)



T51 (Overview)



T52 (Overview)

Photo Records



T53 (Overview)

Annex 1b
Landscape Plan

LANDSCAPE PLAN

APPLICATION SITE AREA : 3,507 m² (ABOUT)

NOS. OF TREE TO BE PLANTED : 8

SPECIES OF NEW TREES : ELAEOCARPUS CHINENSIS (N1-N8)

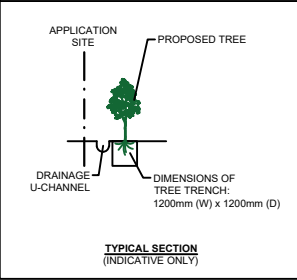
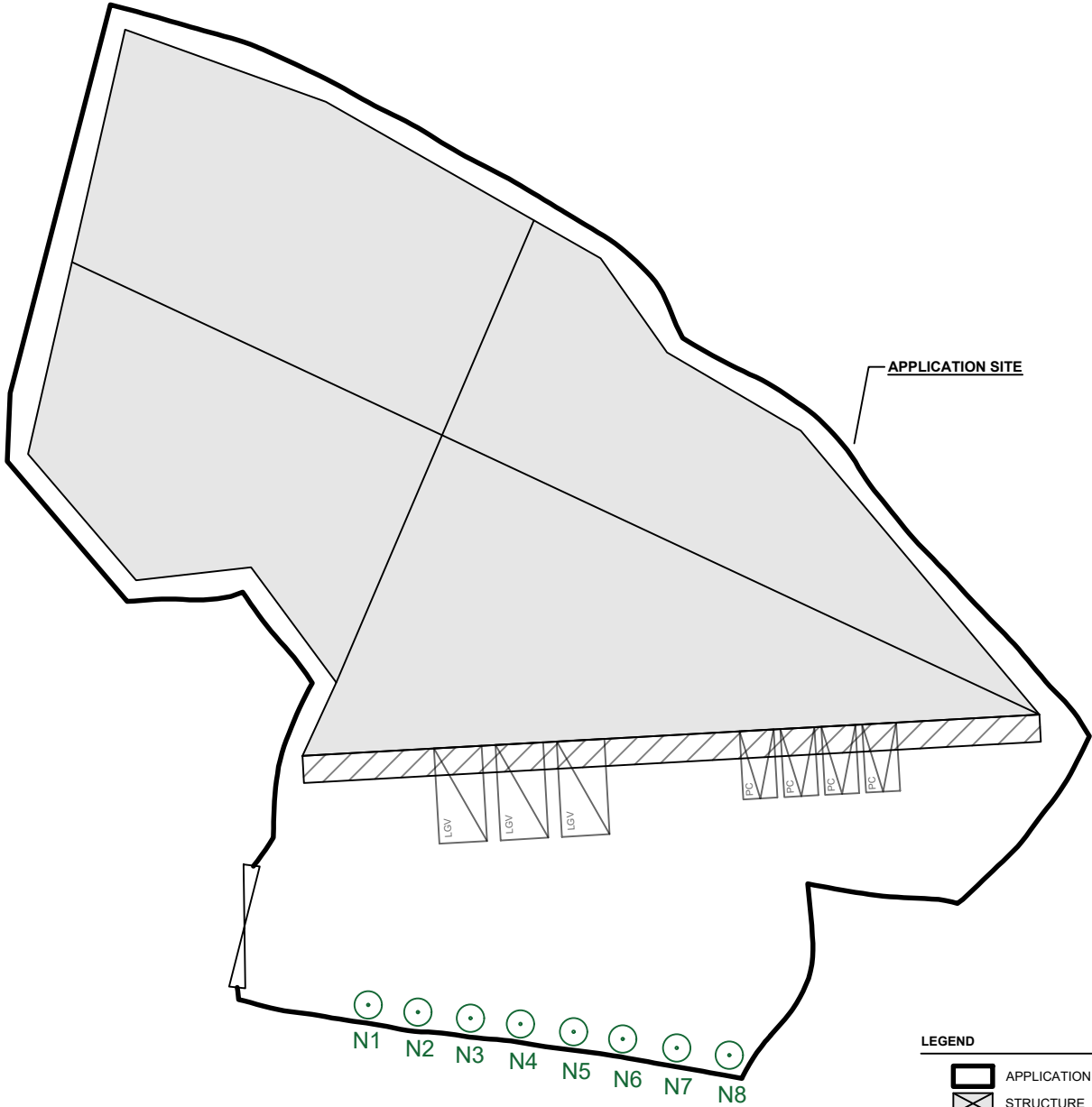
HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m

SPACING OF NEW TREES : NOT LESS THAN 4 m

DIMENSION OF TREE TRENCH : 1.2 m (W) X 1.2 m (D)

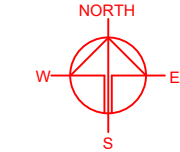
NOTES:

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



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS
	PROPOSED TREES



PLANNING CONSULTANT	
PROJECT	
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
CC	10.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LANDSCAPE PLAN	
DWG NO.	VER.
ANNEX 1B	001

Annex 2
Drainage Proposal

Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1161 and 1163 (Pt.) in D.D. 109, Kam Tin, Yuen Long, New Territories

Drainage Proposal

Oct 2025 r1



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Figure 4 – Catchment Plan
Figure 5 – Sections

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1161 and 1163 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is located at the north of Chi Ho Road. It has an area of approx. 3,507 m². The site location is shown in **Figure 1**.
- 1.2.2 Existing levels are approximately +4.6 mPD. The site would be concreted for not more than 0.2m for formation of structure and maneuvering of vehicle. No major site formation of the Application Site is anticipated.
- 1.2.3 There is an existing approx.. 19m width watercourse at the south of the site which will eventually discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 3,507 m². The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	3,507
Paved Area after Development (m ²)	3,447
Unpaved Area after Development (m ²)	60
Assume the Paved Area after development is 3,507m ² for assessment purpose	

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	485
b	=	3.11
c	=	0.397

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

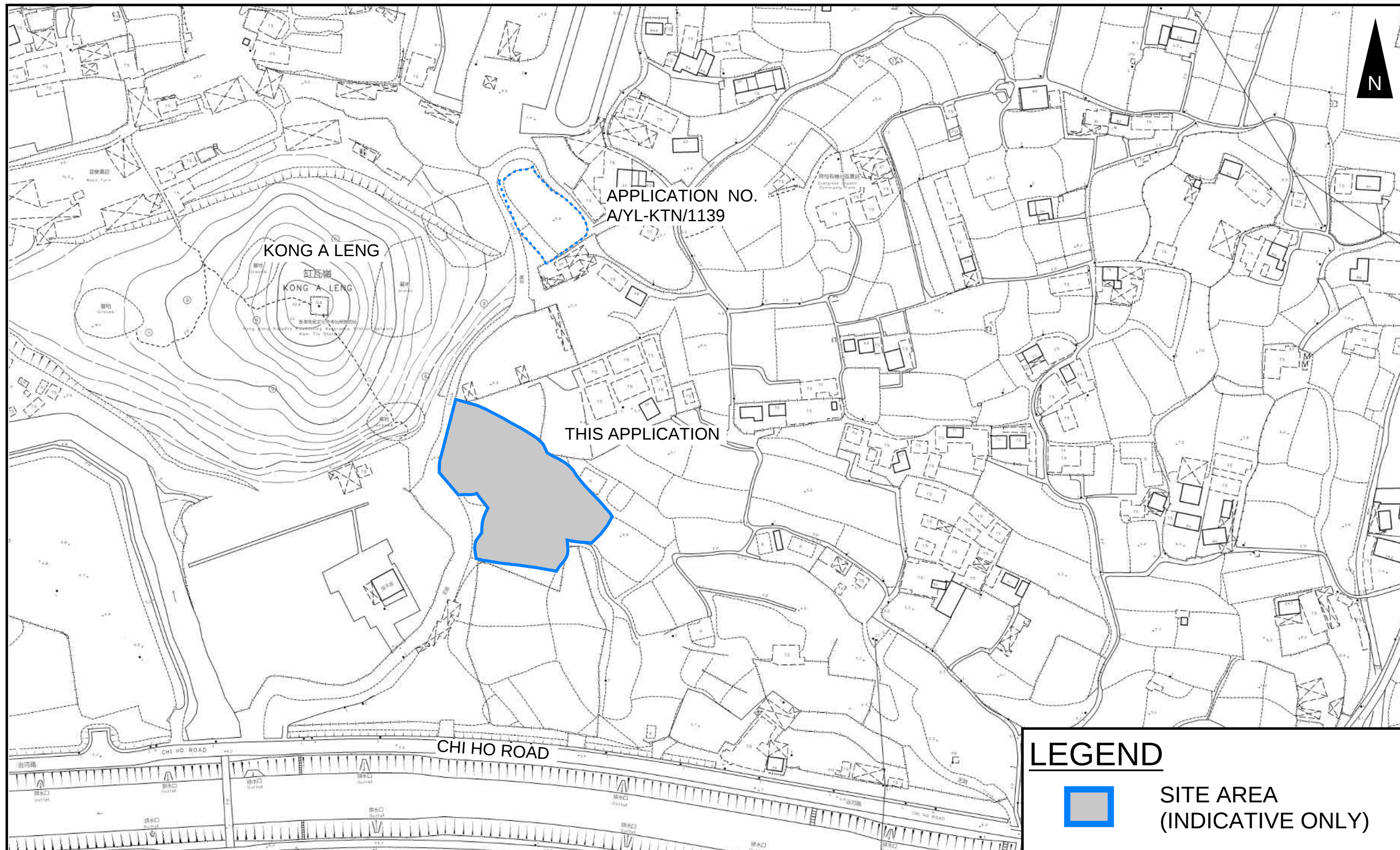
- 4.1.1 Proposed channels are designed for collection of runoff for application site. It is proposed to discharge to existing approx. 19m width watercourse which eventually discharge to existing Kam Tin River. According to the checking of existing drains in **Appendix A**, it have enough capacity to carry the flow from existing catchment and proposed development.
- 4.1.2 Proposed channels from CP1.04 to approx. 19m width watercourse are designed to be commonly serve for both this application and application no. A/YL-KTN/1139. The runoff from application no. A/YL-KTN/1139 are also considered.
- 4.1.3 The design calculations of proposed drains are shown in **Appendix A**. Checking of utilization of existing approx. 19m width watercourse is also indicated in **Appendix A**. It is shown that the utilization is only about 0.27%.
- 4.1.4 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing watercourse.
- 5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND



SITE AREA
(INDICATIVE ONLY)

PROJECT:

Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in "Agriculture" Zone

TITLE

SITE LOCATION PLAN

FIGURE NUMBER

FIGURE 1

LOCATION:

Lots 1161 and 1163 (Pt.) in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE
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LEGEND:

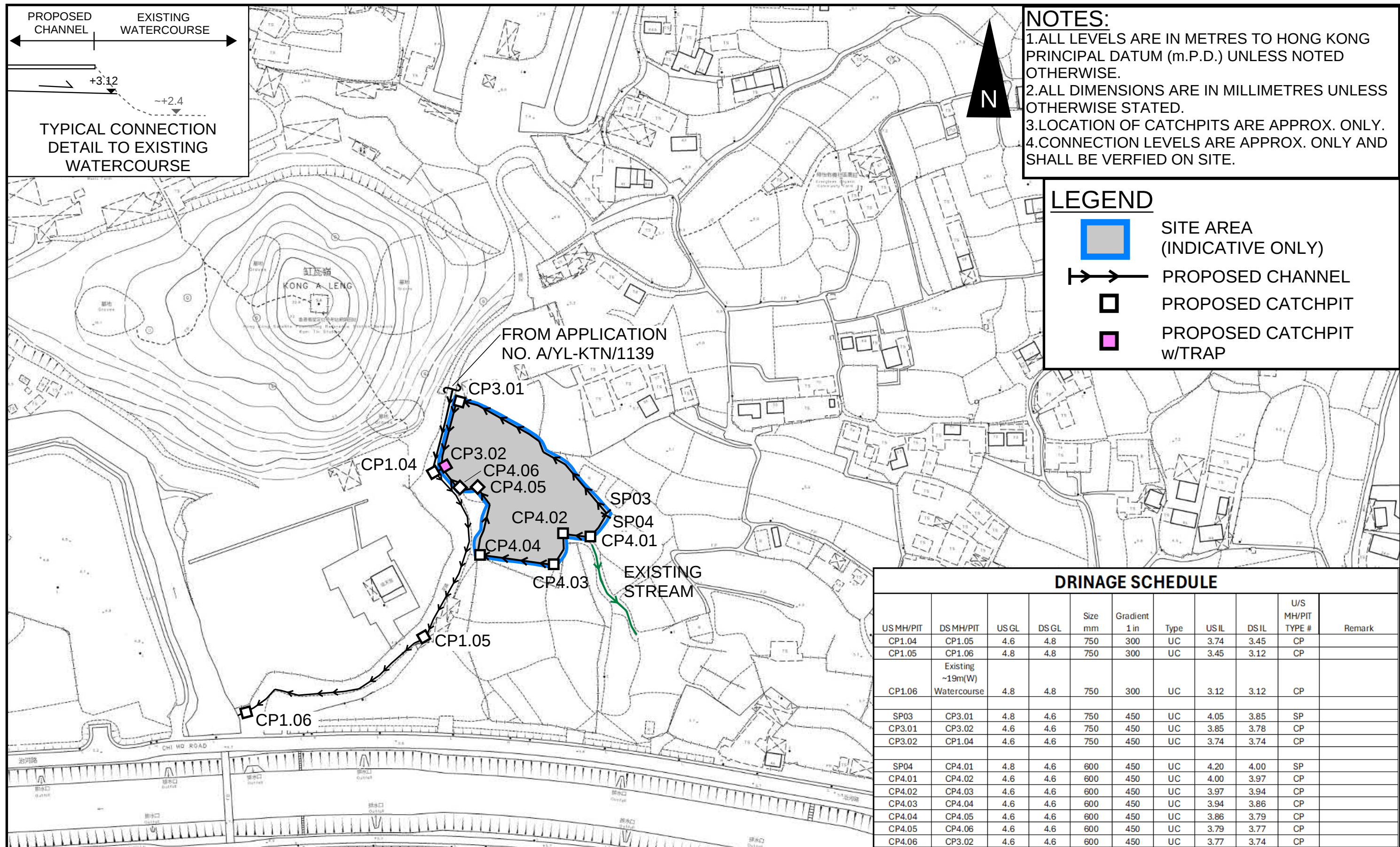
	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)		
	Pipe (Sewer)		Sand Trap		



LEGEND

	SITE AREA (INDICATIVE ONLY)
--	-----------------------------

PROJECT: Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Agriculture” Zone	TITLE EXISTING DRAINAGE PLAN	FIGURE NUMBER FIGURE 2		
LOCATION: Lots 1161 and 1163 (Pt.) in D.D. 109, Kam Tin, Yuen Long, New Territories				
		VER	DESCRIPTION	DATE



PROJECT:

Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in "Agriculture" Zone

LOCATION:

Lots 1161 and 1163 (Pt.) in D.D. 109, Kam Tin, Yuen Long, New Territories

TITLE

PROPOSED DRAINAGE SYSTEM

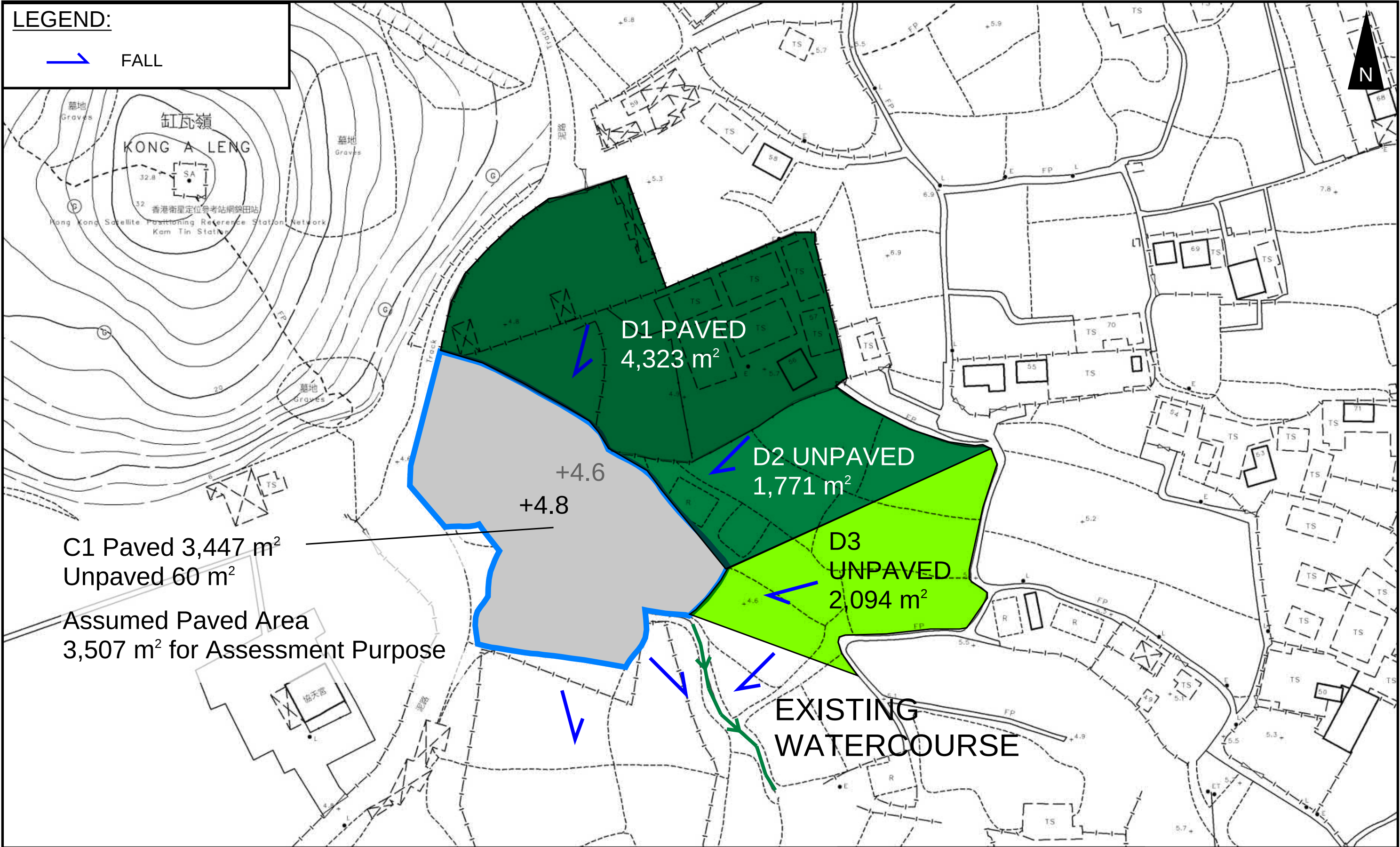
FIGURE NUMBER

FIGURE 3

VER	DESCRIPTION	DATE
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LEGEND:

 FALL



PROJECT:
Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Agriculture” Zone

TITLE
CATCHMENT PLAN

FIGURE NUMBER
FIGURE 4

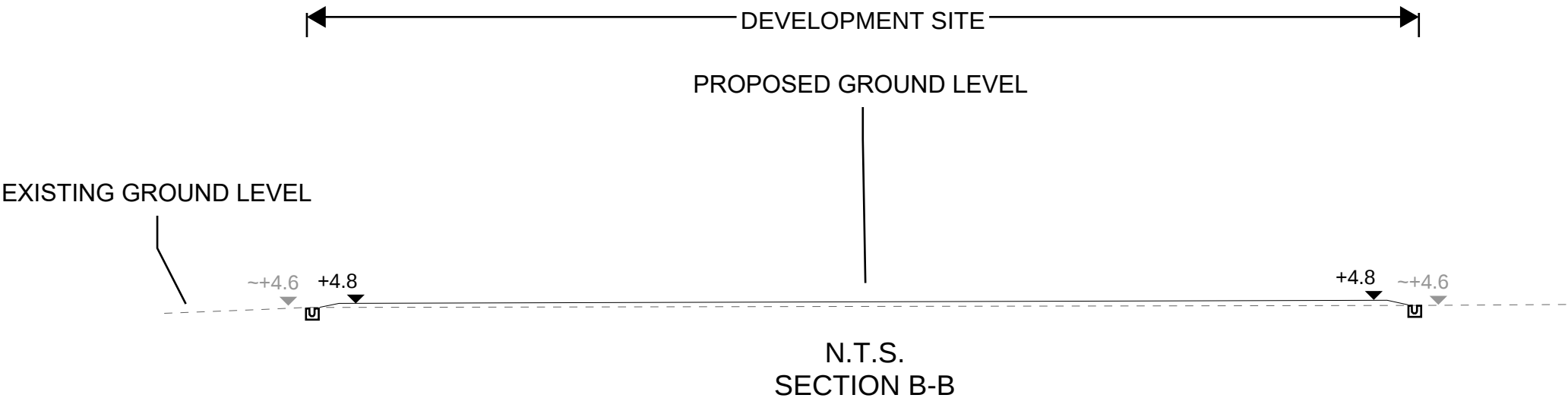
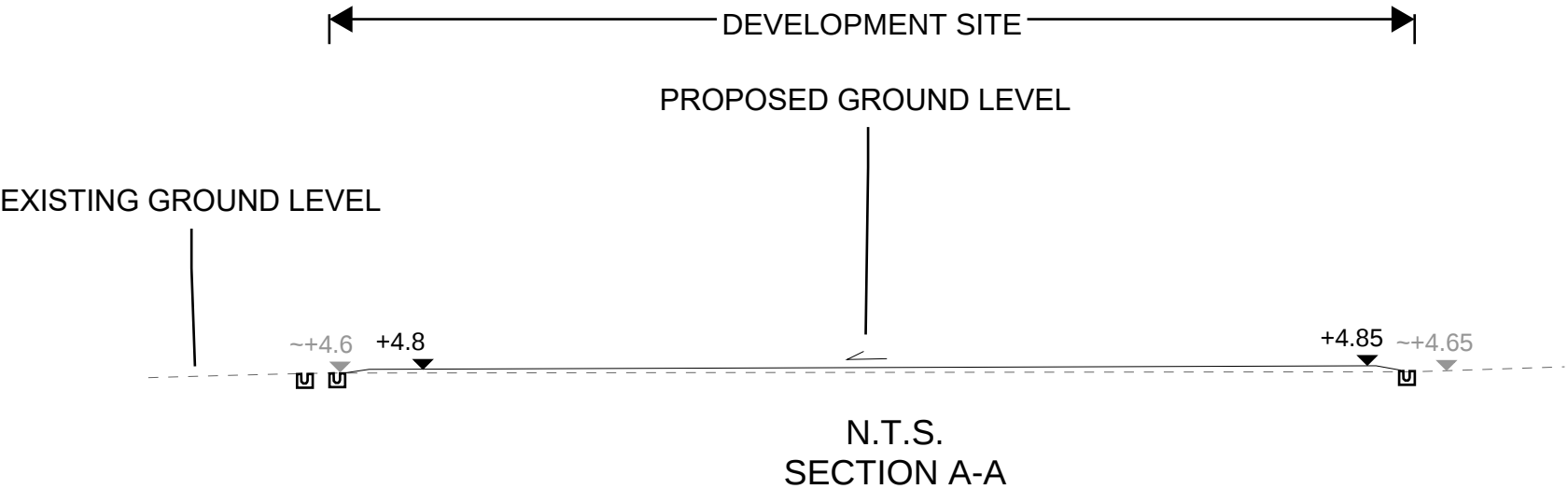
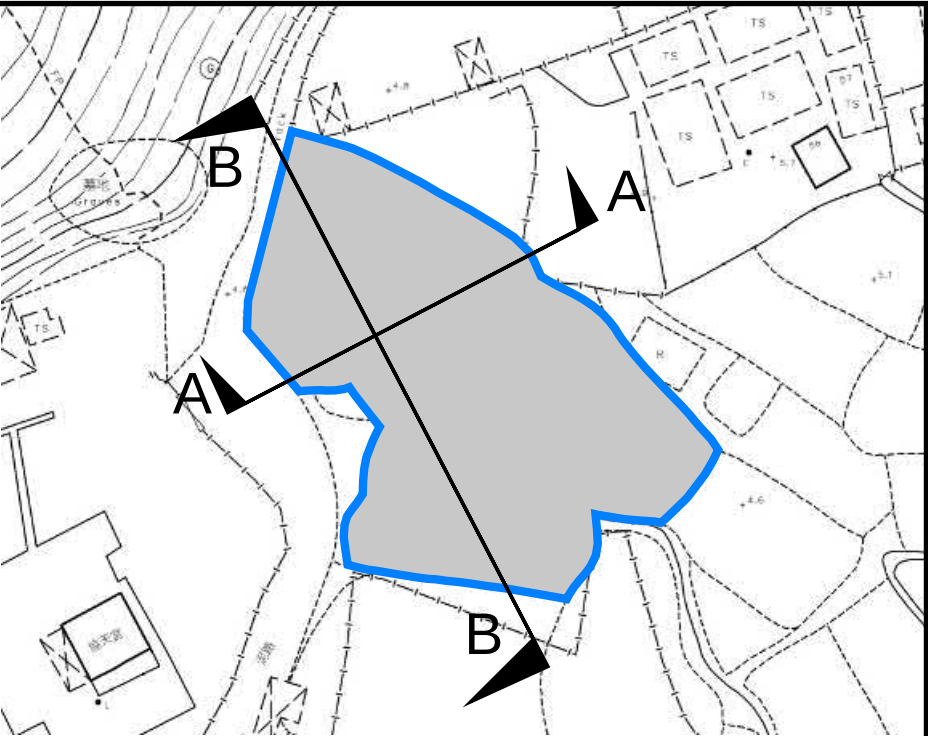
LOCATION:
Lots 1161 and 1163 (Pt.) in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND



SITE AREA
(INDICATIVE ONLY)



PROJECT:

Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Agriculture” Zone

TITLE
SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:

Lots 1161 and 1163 (Pt.) in D.D. 109, Kam Tin, Yuen Long, New Territories

VER	DESCRIPTION	DATE
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APPENDIX

Appendix A: Design Calculation

Zone	HKO	Return Period	1 in	10	years	n	0.014	Storm Constant	HKO a	485
						Ks	0.15		HKO b	3.11
						Viscosity	0.000001		HKO c	0.397

Catchment Area Table (Area in m²)

Catchment	A1	B1	B2	C1	D1	D2	D3												
Total Area	968	541	545	3507	4323	1771	2094												
Hard Paved Area	968	0	272.5	3507	4323	0	0												
Unpaved Area	0	541	272.5	0	0	1771	2094												
Equival. Area	919.6	189.35	354.25	3331.65	4106.85	619.85	732.9												
Remark	For A/YL-KTN/1139			For A/YL-KTN/1140 (This Application)															

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s##	Capacity m³/s	Catchments	Total Equivalent Area m²	ToC min	Intensity mm/hr##	Total Discharge m³/s	Utilitizatio n	Remark
CP1.04	CP1.05	4.60	4.80	750	300	UC	3.74	3.45	CP	86	1.68	0.84	A1,B1,B2,C1,D1,D2,D3	10254.45	8.15	206	0.59	69.6%	Comon Channel With Application
CP1.05	CP1.06	4.80	4.80	750	300	UC	3.45	3.12	CP	99	1.68	0.84	A1,B1,B2,C1,D1,D2,D3	10254.45	9.00	200	0.57	67.6%	
CP1.06	Existing ~19m(W) Watercourse	4.80	4.80	750	300	UC	3.12	3.12	CP	1	1.68	0.84	A1,B1,B2,C1,D1,D2,D3	10254.45	9.98	194	0.55	65.5%	
SP03	CP3.01	4.80	4.60	750	450	UC	4.05	3.85	SP	89	1.37	0.69	C1,D1,D2	8058.35	6.30	221	0.50	71.9%	
CP3.01	CP3.02	4.60	4.60	750	450	UC	3.85	3.78	CP	31.7	1.37	0.69	C1,D1,D2	8058.35	7.38	212	0.47	68.9%	
CP3.02	CP1.04	4.60	4.60	750	450	UC	3.74	3.74	CP	1	1.37	0.69	C1,D1,D2,D3	8791.25	8.14	206	0.50	73.1%	
SP04	CP4.01	4.80	4.60	600	450	UC	4.20	4.00	SP	12.6	1.18	0.38	C1,D3	4064.55	6.30	221	0.25	65.7%	
CP4.01	CP4.02	4.60	4.60	600	450	UC	4.00	3.97	CP	12.3	1.18	0.38	C1,D3	4064.55	6.48	220	0.25	65.3%	
CP4.02	CP4.03	4.60	4.60	600	450	UC	3.97	3.94	CP	15.6	1.18	0.38	C1,D3	4064.55	6.65	218	0.25	64.8%	
CP4.03	CP4.04	4.60	4.60	600	450	UC	3.94	3.86	CP	35.5	1.18	0.38	C1,D3	4064.55	6.87	216	0.24	64.2%	
CP4.04	CP4.05	4.60	4.60	600	450	UC	3.86	3.79	CP	33.2	1.18	0.38	C1,D3	4064.55	7.37	212	0.24	63.0%	
CP4.05	CP4.06	4.60	4.60	600	450	UC	3.79	3.77	CP	8.5	1.18	0.38	C1,D3	4064.55	7.84	208	0.24	61.9%	
CP4.06	CP3.02	4.60	4.60	600	450	UC	3.77	3.74	CP	12.7	1.18	0.38	C1,D3	4064.55	7.96	207	0.23	61.6%	

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

Capacity Checking existing watercourse for flow from Proposed Development Area

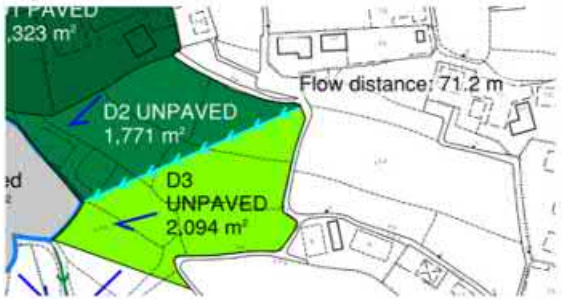
a1	1	
b1	1.0	
a2	1	
b2	1.0	
Total Depth	2.20	m
Base Width	14.00	m
Assumed Water Depth	1.90	m
Freeboard	0.30	m

Assumed Water Depth	Freeboard	Base Width	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m²	m	m		1 in	m/s	m³/s
1.90	0.30	14.00	17.80	30.21	19.37	1.56	0.014	200	6.79	205.18

Total Flow due to the application = 0.55 m³/s
Utilization Rate = 0.27%
Total flow due to the Application Site only occupy 0.27% of the existing Channel/ Watercourse.

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H ^{1.48} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1771	71.2	5	4.8	0.281	6.3	6.3

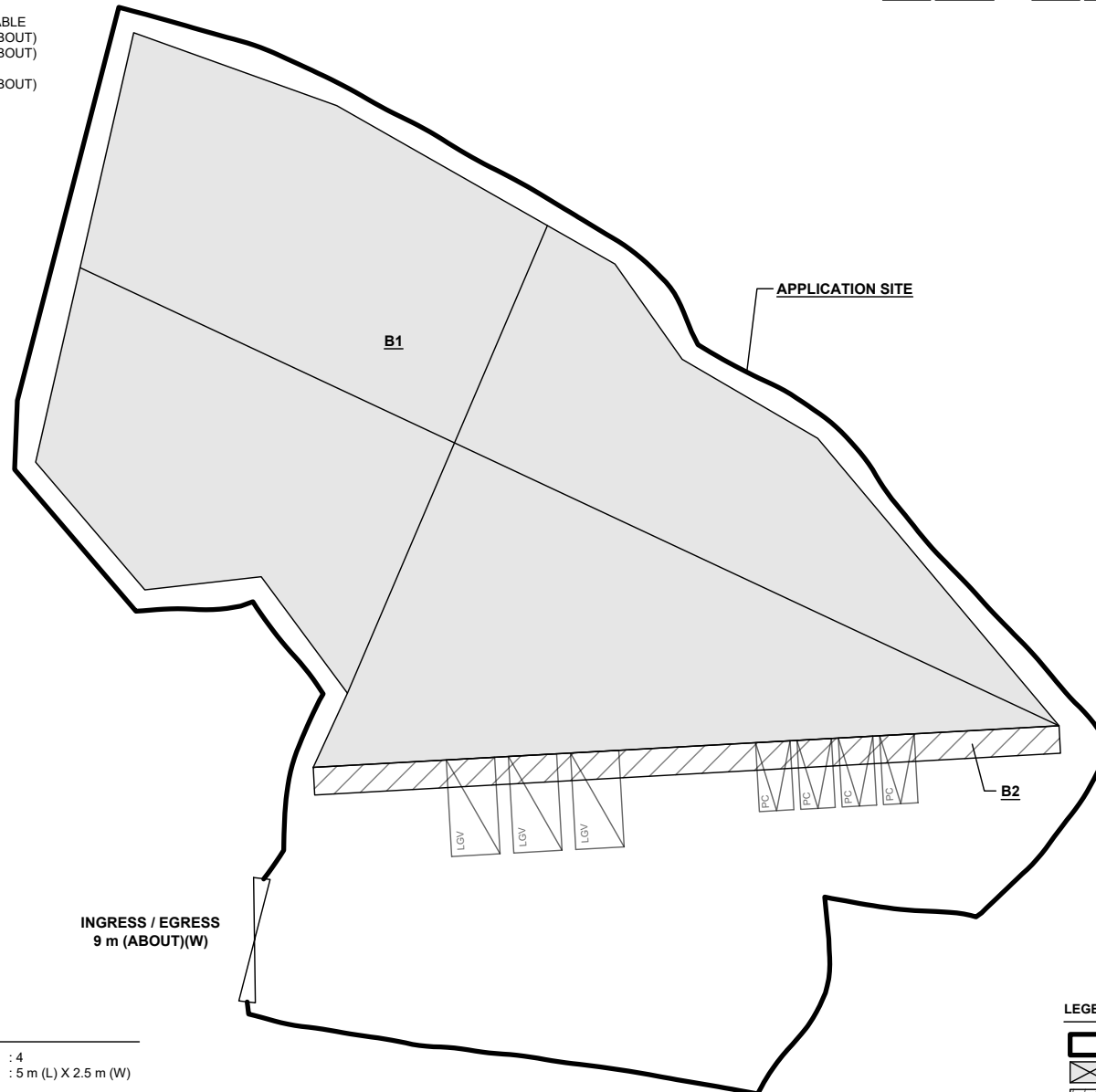
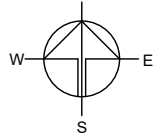


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,507 m ²	(ABOUT)
COVERED AREA	: 2,240 m ²	(ABOUT)
UNCOVERED AREA	: 1,267 m ²	(ABOUT)
PLOT RATIO	: 1.25	(ABOUT)
SITE COVERAGE	: 64%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 4,372 m ²	(ABOUT)
TOTAL GFA	: 4,372 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	2,132 m ² (ABOUT)	4,264 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		2,240 m ² (ABOUT)	4,372 m ² (ABOUT)	



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING (L/UL) PROVISION

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (RAIN SHELTER)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

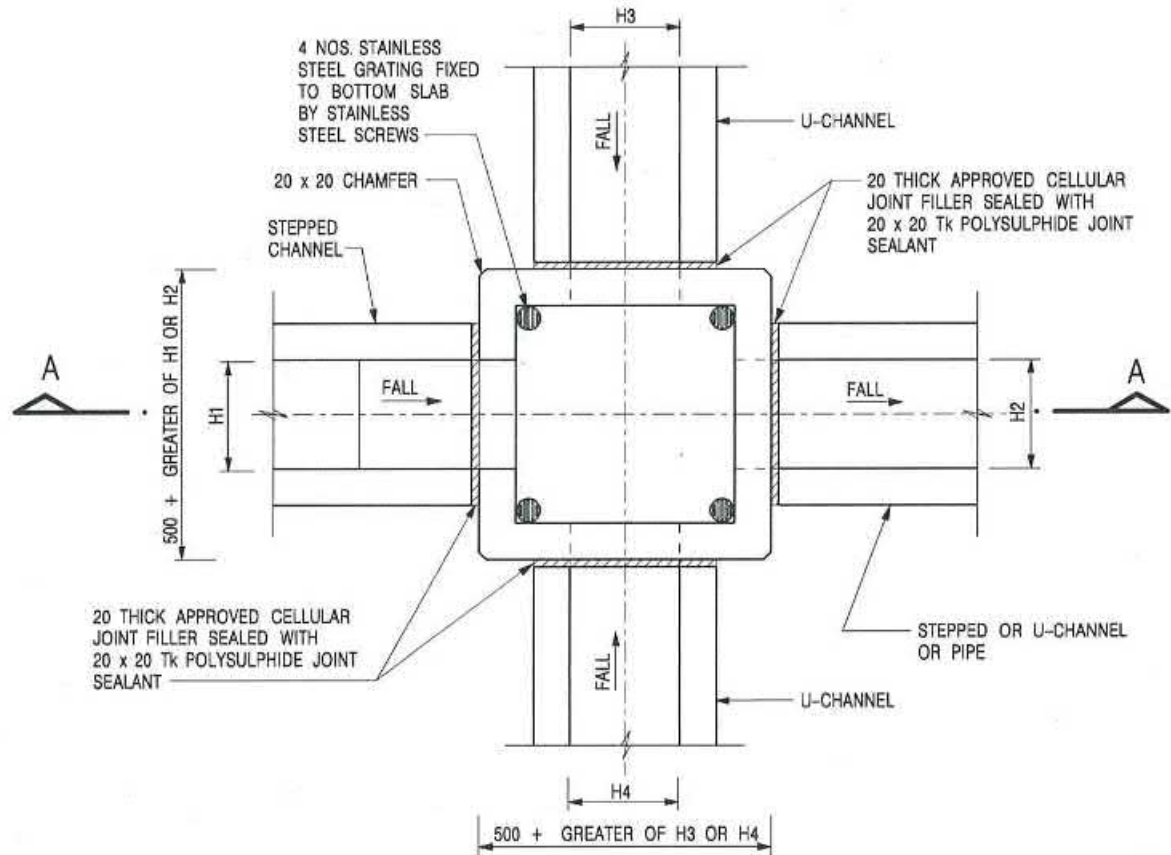
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DRAWN BY MN	DATE 13.6.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

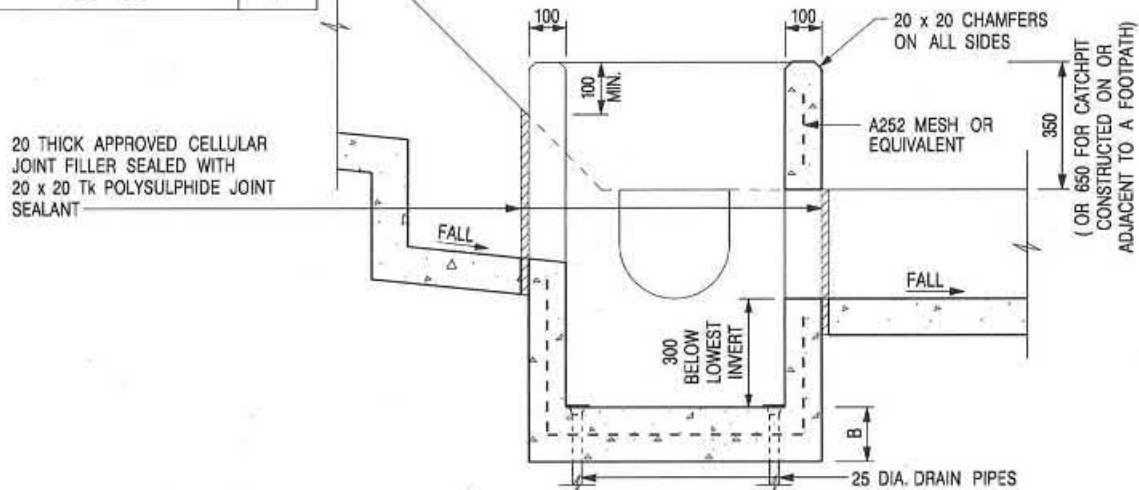
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Appendix C - Reference Drawings



PLAN

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



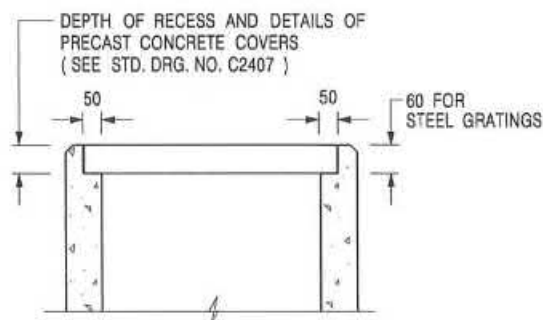
SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 / 2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 / 5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 / 4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



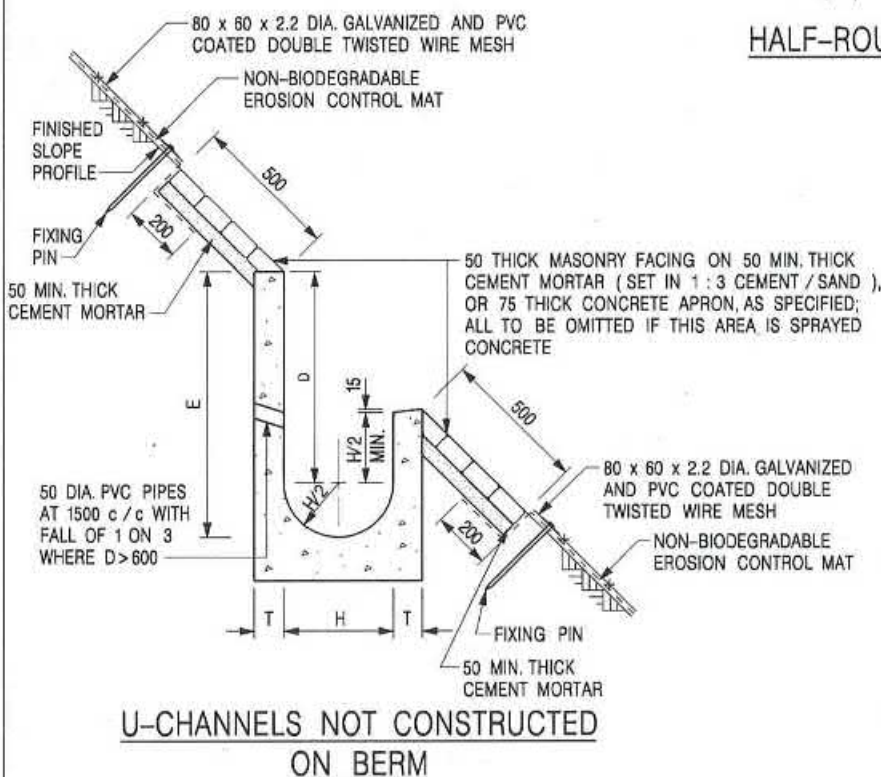
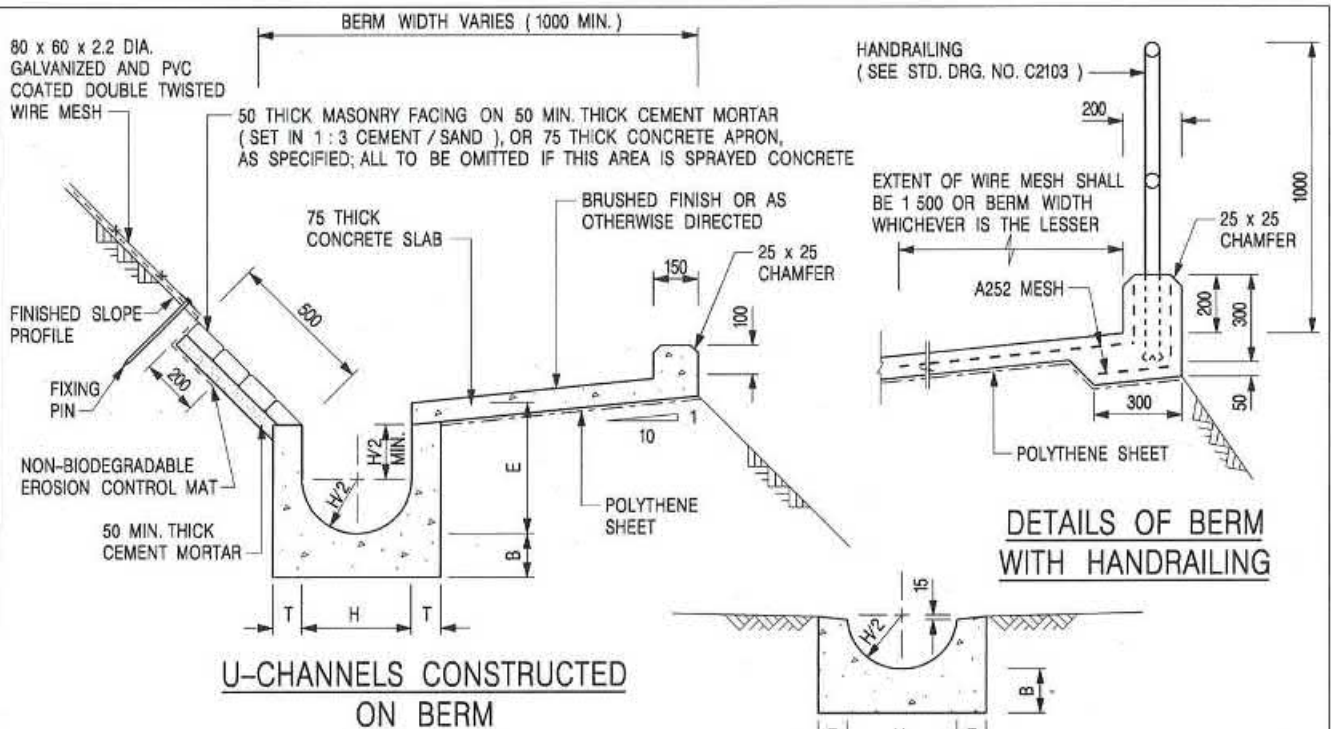
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD. DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



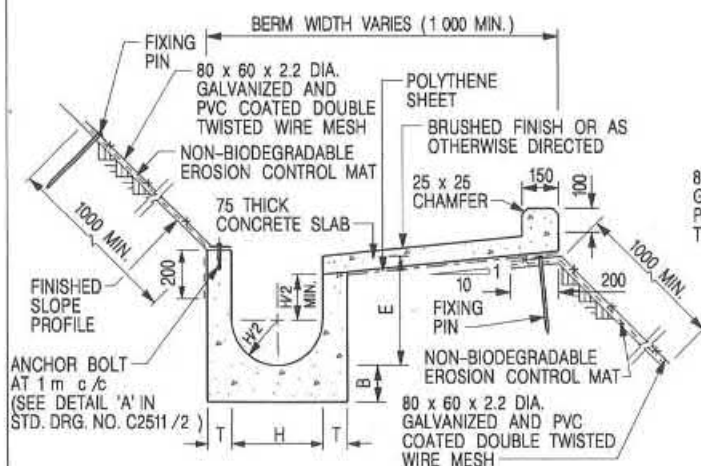
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

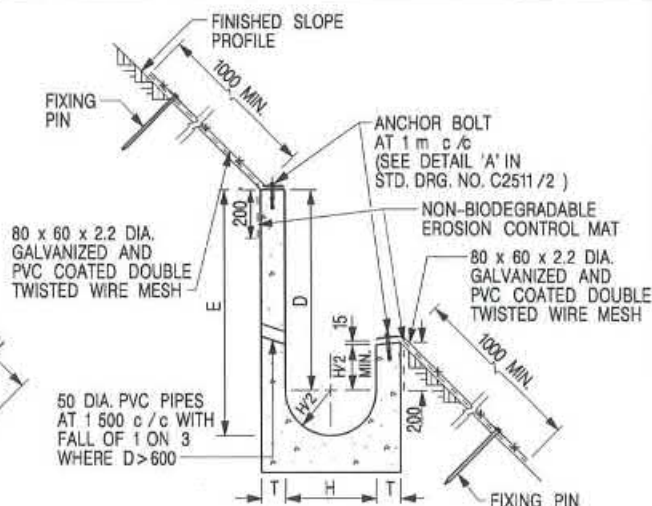
DRAWING NO.

DATE JAN 1991

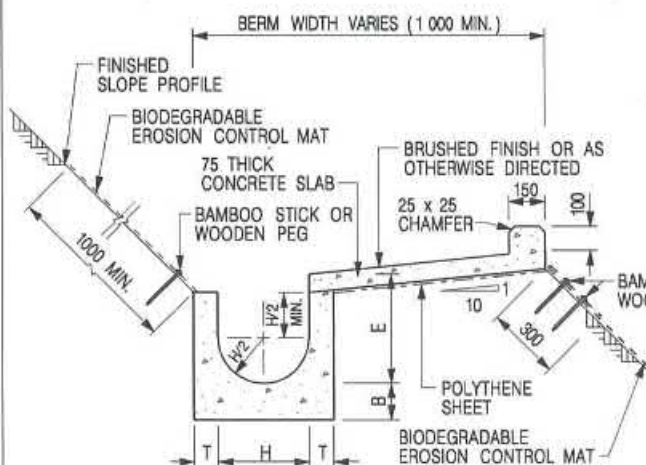
C2409I



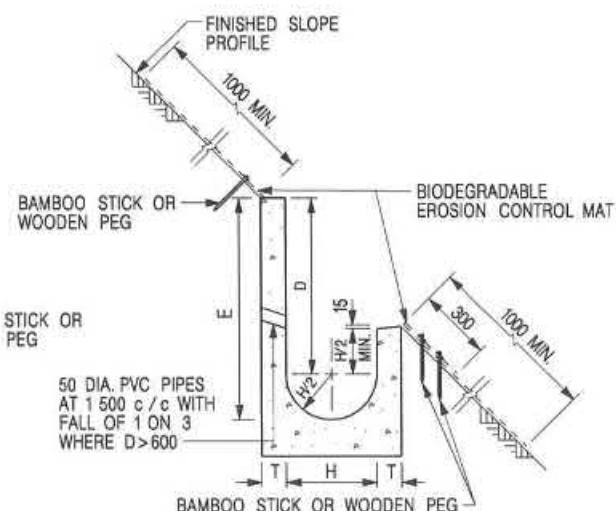
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 / 20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



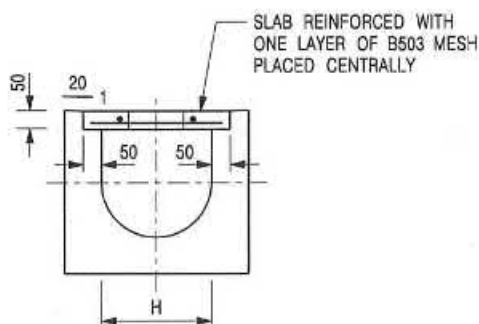
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

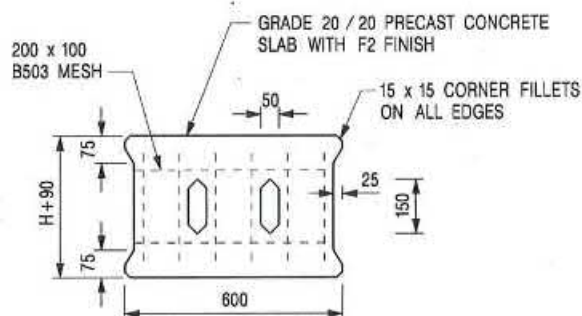
DRAWING NO.

DATE JAN 1991

C24101



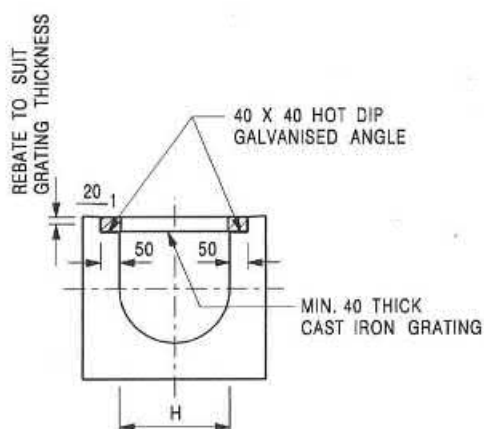
TYPICAL SECTION



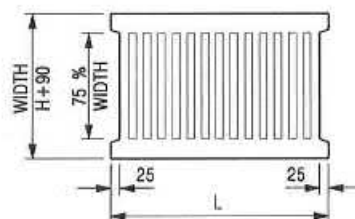
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT, NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E

Annex 3

Revised pages of the Supplementary Statement and Form No. S.16-III

Revised plan showing the filling of land

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1161 and 1163 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). No dangerous goods and workshop activities will be stored/conducted.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, 'Warehouse' is neither a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, it has been left idle for decades and there is no active agricultural use within the Site. The proposed development with low-rise structures is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising unused/vacant land scattered with open storage, vehicle park, hobby farm and some temporary structures. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 In addition, over 30 applications for 'Warehouse' use have been approved by the Board within the same "AGR" zone on the OZP in the past 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 3,507 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 2 nos. of temporary structure are proposed for warehouse (excluding D.G.G.), ancillary office and rain shelters with total gross floor area (GFA) of 4,372 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 6 nos. of staff. As the Site is for 'warehouse' without any shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	3,507 m ² (about)
Covered Area	2,240 m ² (about)
Uncovered Area	1,267 m ² (about)
Plot Ratio	1.25 (about)
Site Coverage	64% (about)
No. of Structure	2
Total GFA	4,372 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,372 m ² (about)
Building Height	7 m to 13 m (about)
No. of Storey	1 to 2

- 3.2 **Portion of** the Site **(i.e. about 3,447 m²; 98% of the Site)** is proposed to be paved with concrete of not more than 0.2 m in depth for site formation of structures and provision of parking, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The existing site level of the Site is at +4.6 mPD. Upon completion of the filling of land, the site level will be raised to +4.8 mPD. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out at the Site after planning approval has been obtained from the Board. Upon expiry of the planning approval, the applicant will reinstate the Site to an amenity area.

- 3.3 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A 9 m-wide (about) ingress/egress is proposed at the southern part of the Site. A total of 7 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	4

- 3.4 LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	4
Average trip per hour (09:00 – 18:00)	0	0	2	2	4

- 3.5 No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 3.6 2.5 m high solid metal wall will be erected along the site boundary to minimise the potential nuisance to the surroundings. The wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.

3.7 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to alleviate adverse environmental impacts and nuisance to the surrounding area. The applicant will follow relevant *Professional Persons Environmental Consultative Committee Practice Notes* for the provision of facilities for drainage and sewage treatment at the Site.

4) Conclusion

4.1 Significant nuisance to the surrounding area arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.

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

R-riches Planning Limited

October 2025

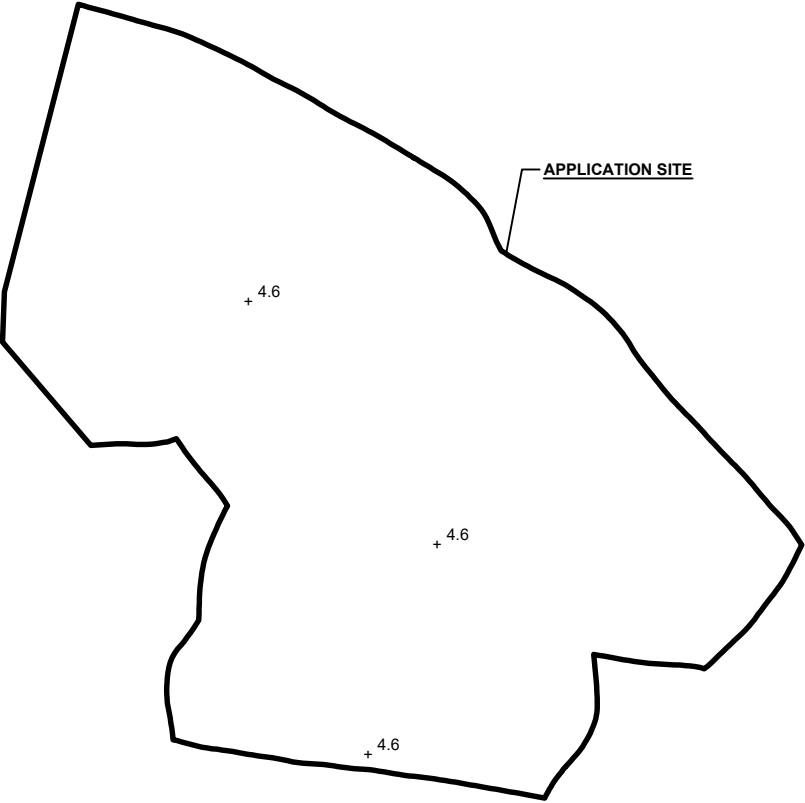
LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site
Plan 6	Swept path analysis

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Chi Ho Road via a local access.</u>																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,447 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																															
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,507 m ²	(ABOUT)
EXISTING SOILED GROUND AREA	: 3,507 m ²	(ABOUT)
EXISTING SITE LEVELS	: + 4.6 mPD	(ABOUT)



LEGEND

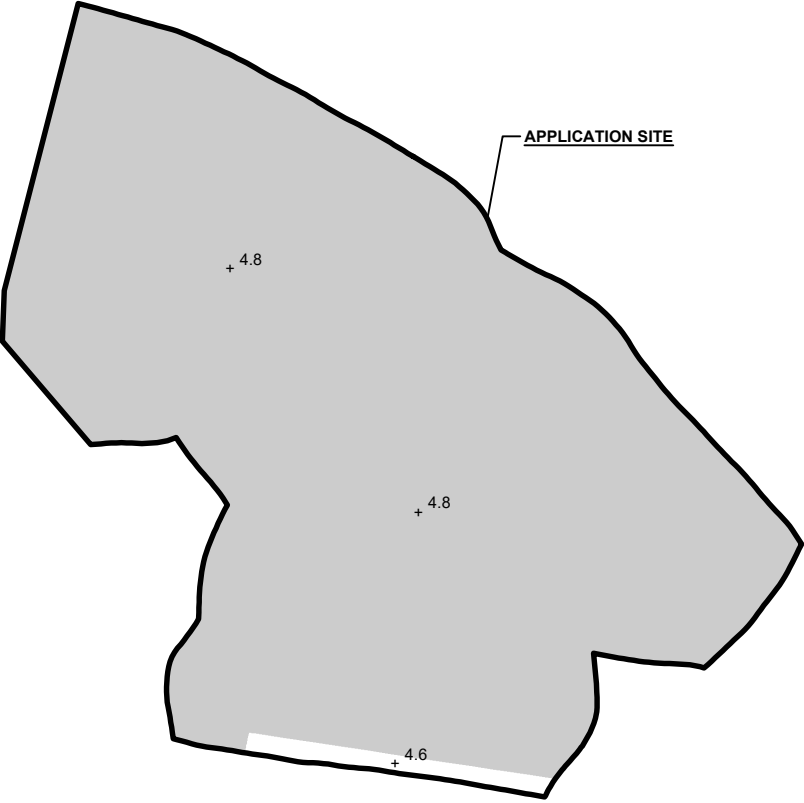
APPLICATION SITE

EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,507 m ²	(ABOUT)
COVERED BY STRUCTURE	: 2,240 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 3,447 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVEL	: +4.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	

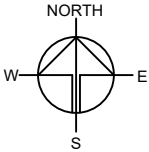


LEGEND

APPLICATION SITE

FILLING OF LAND AREA

PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
CC	10.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. ANNEX 3 PLAN 01	VER. 001
----------------------------	-------------

Annex 4

Memorandum of Understanding

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方) : 志其機電工程有限公司
Chi Ki Electrical Engineering Works Limited

公司註冊證明書 / 商業登記證號碼 : 510224

規劃申請的申請人 (乙方) : 兆財發展有限公司
Wealth Trillion Development Limited

公司註冊證明書 / 商業登記證號碼 : 76272449

甲方 為位於新界元朗丈量約份第 117 約多個地段和毗連政府土地的業務經營者，由於受到政府的「元朗南新發展區」之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 109 約地段第 1161 號及第 1163 號 (部份) 作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」。

乙方 作為規劃申請的申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。


(甲方)
業務經營者簽署

For and on behalf of
WEALTH TRILLION DEVELOPMENT LIMITED
兆財發展有限公司

Authorized Signature(s)
(乙方)
規劃許可申請人簽署

2025 年 10 月 9 日

Annex 5

Details of the affected business operator

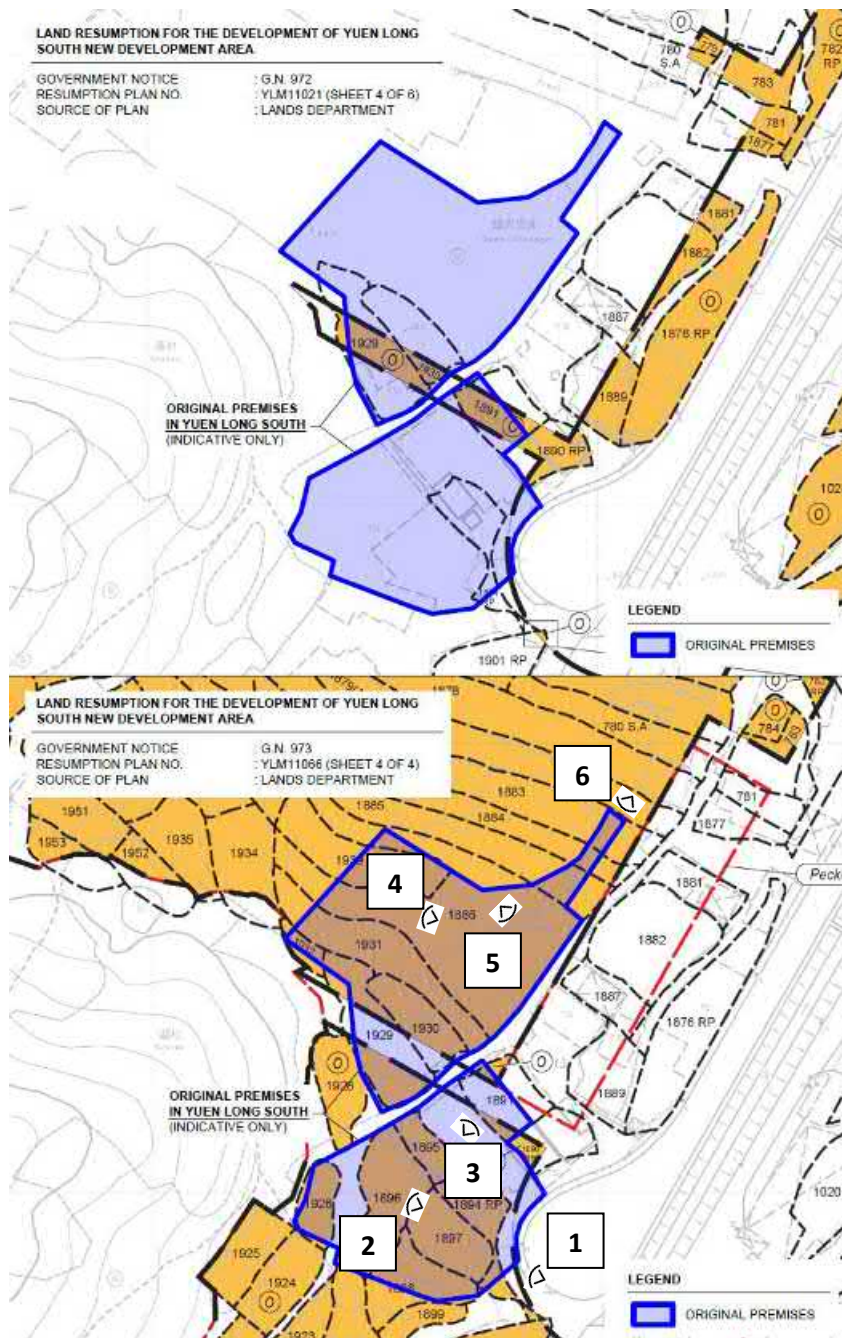
Affected Business Premises

Company Name: **Chi Ki Electrical Engineering Works Limited** 志其機電工程有限公司

1. Details of the affected business premises

Location: Various Lots in D.D. 117, Yuen Long, New Territories (formerly)
(the private lots were reverted to the Government on 21.05.2025)

Use of Premises: Warehouse (excluding Dangerous Goods Gown) and Open Storage



2. Site photos of the affected business premises



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

3. Letter from LandsD on land resumption of portion of the affected business premises

電話 Tel: 3615 1433 (聯絡人員: 莊潔兒女士)
圖文傳真 Fax: 3547 0756
電郵地址 Email: laonda@landsd.gov.hk
本署檔號 Our Ref: (6) in LD NDA/YLS/S358/L/027
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA 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

收地編號：27

掛號郵遞

本建議書不得用以損害任何一方權益

致： LAU CHI KI (劉志其)

JT



CHEONG HANG KAM (張杏金)

JT



下列地段(下稱「相關土地」)的承批人：

丈量約份	地段編號	地段註冊面積	將收回的土地面積
117	第1896號	0.08 英畝	323.8 平方米 (3485 平方呎)
117	第1897號	0.06 英畝	242.8 平方米 (2614 平方呎)
117	第1926號	0.03 英畝	121.4 平方米 (1307 平方呎)

先生／女士／執事先生：

水污染管制(排污設備)規例(第358章，附屬法例AL) (下稱「該規例」)
第26條引用
道路(工程、使用及補償)條例(第370章) (下稱「該條例」)

工務計劃項目第7827CL號(部分)及第4429DS號
元朗南第二期發展及元朗南淨水設施的排污設備工程

收回土地

根據土地註冊處的記錄，你／你們是相關土地的註冊業權人。現隨建議書夾附述明收回相關土地事宜的第973號政府公告的副本，以供參考。該公告根據該規例第26條，引用該條例第14(1)(b)(i)條，於2025年2月21日在《政府憲報》刊登；而公告副本亦已根據該規例第26條，引用該條例第14(1)(b)(iv)條，於2025年2月20日張貼相關土地之上／附近。根據該規例第26條，引用該條例第13(3)條，相關土地將於2025年5月20日午夜歸還香港特別行政區政府(下稱「政府」)所有，即歸還日期為2025年5月21日(下稱「歸還日期」)。

2. 政府現擬就收回相關土地事宜，於歸還日期前，建議發放本建議書第3段所述的特惠補償金(連利息)，惟下列條件必須符合：

- (a) 附表所述的業權文件須交予地政總署位於九龍觀塘道388號創紀之城1期第1座7樓709至710室的法律諮詢及田土轉易處土地供應及工程項目組(下稱「法律諮詢及田土轉易處」)；
- (b) 法律諮詢及田土轉易處信納所提交的業權文件，可以證實你／你們擁有相關土地的業權，並有權領取本建議書第3段所述的補償金；
- (c) 在相關土地歸還政府時，沒有其他人對本建議書第3段所述的補償金享有任何申索權、權益或權利；
- (d) 你／你們與承按人(如有)須就領取補償金，簽立一份已包含政府所訂條款及條件的「補償及彌償協議」(下稱「該協議」)，並簽立政府可能規定的任何其他文件；以及
- (e) 在歸還日期當日，並無欠繳相關土地的地租／地稅。你／你們須出示註明款額付訖的繳款通知書，以證明已繳付上述地租／地稅。

3. 除本建議書第2段另有規定外，政府現提出補償建議，你／你們可以表明接納，以完全並最終解決你／你們根據該規例或其他依據，因政府收回相關土地所引起

或與之相關的事宜，而提出的一切申索、費用及要求的補償(專業費用(如有)除外)。補償建議的詳情如下：

- (a) 一筆按每平方呎港幣[REDACTED]計算，合共港幣[REDACTED]的款項(下稱「補償總額」)；以及
 - (b) 補償總額的利息(由歸還日期計算至政府發放補償總額當日)；利率則根據香港銀行公會不時公布的1個月港元利息結算率而釐定。政府會在發放補償總額後的28天內，支付按照上述方式計算的利息。為免生疑問，現謹申明，政府不會就任何款項或款額，支付由發放該筆款項當日計算至支付上述利息當日的利息。
4. 假如願意接納這項特惠補償建議，請在一名見證人面前，簽署夾附的接納書／在夾附的接納書蓋上公司印章並由貴公司的經理或董事簽署。該名見證人必須年滿18歲，而且與你／你們並無親屬關係／與貴公司並無任何關聯。
5. 請於**2025年4月17日**或該日之前，把簽妥的接納書連同本建議書，交回地政總署新發展區組(下稱「新發展區組」)(地址：新界上水龍琛路39號上水廣場15樓1501至1510室)，否則這項特惠補償建議即告自動失效並當作撤回。除本建議書另有規定外，你／你們必須先行簽署該協議，方可領取本建議書第3段所述的特惠補償金。
6. 為確保可以早日領取本建議書第3段所述的特惠補償金，請於本建議書日期起計一個月內，致電2155 2421或2155 2425與法律諮詢及田土轉易處聯絡，以便安排把附表所列的業權文件送交法律諮詢及田土轉易處。
7. 如果並無管有附表所述的任何業權文件正本，便須自行徵詢法律顧問的意見，以便辦理法定聲明，解釋未能出示或遺失業權文件的情況，或說明並無管有業權文件正本的原因，並須簽立彌償書。法定聲明及彌償書須提交法律諮詢及田土轉易處，以供考慮是否接納。
8. 倘若相關土地受按揭等產權負擔所限制，便須向承按人及其他有利害關係的各方出示本建議書，並請他們聯絡法律諮詢及田土轉易處，尋求指示。
9. 一俟政府信納你／你們有權領取本建議書第3段所述的特惠補償金，法律諮詢及田土轉易處便會擬備該協議，以供簽立。該協議的條款包括但不限於以下內容：
- (a) 接納本建議書第3段所述的特惠補償金，即完全並最終解決你／你們根據該規例或其他依據，因政府收回相關土地所引起或與之相關的事宜，而提出的一切申索、費用及要求的補償(專業費用(如有)除外)；

- (b) 保證你／你們擁有相關土地的妥善業權，而且並無其他人享有相關土地的申索權或權益；以及
- (c) 你／你們須就政府及地政總署署長(下稱「署長」)因收回相關土地而在法律上須承擔的任何申索、費用或要求的補償，向政府及署長作出彌償。

10. 即使本建議書另有規定，但在該協議妥為簽立並達到署長滿意的程度之前，政府不會發放本建議書第3段所述的特惠補償金。

11. 即使不在本建議書第5段指定的限期內，接納本建議書第3段提述的特惠補償建議，你／你們可以按照該規例第14(1)條及附表1第I部的規定，在歸還日期起計一年屆滿之前，向環境及生態局局長送達書面申索，列明下述適用於所提申索的詳情：

- (a) 你／你們的姓名／名稱及供送達通知書的地址；
- (b) 與申索相關的土地的詳盡描述，包括任何影響相關土地的契諾、地役權、權利或限制；
- (c) 你／你們享有相關土地權益的性質；假如你／你們屬分租承租人或分租客，則須包括業權人的姓名／名稱和地址，以及分租租契或分租租賃的細節；
- (d) 任何按揭的細節，包括尚欠的本金和承按人的姓名／名稱和地址；
- (e) 如已把相關土地或其任何部分出租，則須提供每名租客的姓名／名稱和地址，以及租契或租賃的細節；
- (f) 申索詳情，顯示：
 - (i) 申索款額；
 - (ii) 申索根據該規例附表1第I部哪一項目提出；以及
 - (iii) 根據每一項目申索的款額如何計算出來。

以及，假如在環境及生態局局長收到該宗申索滿七個月後，申索仍未藉協議得以解決，你／你們可以按照該規例第18(1)條的規定，申請由土地審裁處裁定政府收回相關土地須支付的補償額。根據《土地審裁處規例》(第17A章)第3條，申請須以書面提出，列明所申請濟助的性質及申請理由。申請副本須按照《土地審裁處規例》的規定，向環境及生態局局長送達。土地審裁處會根據該規例裁定補償額。

12. 倘若向土地審裁處提出申請，要求裁定政府收回相關土地須支付的補償額，則本建議書第3段所載的特惠補償建議即當作已撤回，而裁定的金額對你／你們及政府均具約束力。一經土地審裁處裁定，則不論該金額高於或低於原先建議者，即屬須支付的最高補償額，對你／你們及政府均具約束力。

13. 如有查詢，可在辦公時間內致電3615 1433與新發展區組地政主任莊潔兒女士聯絡，或徵詢獨立專業人士的意見。本建議書是中文譯本，僅供參考。倘在詮釋本建議書方面引起任何疑問或異議，概以英文本所表達的政府原意為準。

14. 本建議書及內文所提特惠補償建議只適用於你／你們，不容磋商或轉讓。

15. 凡與本特惠補償建議書有關，或根據該規例提出相關申索，而必須向署長提交的任何資料(包括個人資料)，會用於處理特惠補償建議、申索及其他相關用途。謹請注意，你／你們必須依照本建議書和該規例第VI部的規定，向地政總署提交全部所需資料(包括個人資料)。倘若所提供的資料(包括個人資料)不足或不正確，本建議書所載的特惠補償建議或相關申索便可能無法辦理。如此提交的任何所需資料(包括個人資料)，或會向政府相關部門和其他組織、機構或人士披露，以便他們協助地政總署達到本段首句所述的目的。如此提交個人資料的人士，有權就本署所持有該人的個人資料，要求查閱和改正。此等要求須以書面方式向地政總署的部門個人資料管制主任提出，地址為香港北角渣華道333號北角政府合署21樓。

(附件) 16. 隨本建議書夾附資料單張《如何領取政府因收回農地而發放的補償》，供土地業權人參考。

地政總署署長

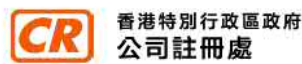
(總產業測量師／新發展區 謝秀麗 代行)

連附件

副本送：地政總署法律諮詢及田土轉易處土地供應及工程項目組

2025年3月20日

4. Companies Registry record of the affected business operator



董事索引

查閱董事索引〈以公司資料查閱〉

系統時間: 2025年9月29日 11:14:31 GMT +0800

你的查詢: 商業登記號碼: [REDACTED]

商業登記號碼 [REDACTED]

公司名稱 CHI KI ELECTRICAL ENGINEERING WORKS LIMITED
志其機電工程有限公司

董事

顯示: 紀錄1至2共2紀錄。

編號	英文姓名 / 名稱	中文姓名 / 名稱	香港身分證號碼 / 商業登記號碼	護照號碼	護照簽發國家 / 地區	董事類別	董事資料		所有董事職務
							聯線閱覽	核證副本	
1	CHEONG, HANG KAM	張杏金	[REDACTED]	-	-	自然人			
2	LAU, CHI KI	劉志其	[REDACTED]	-	-	自然人			

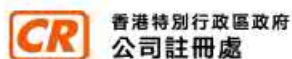


請選擇訂購類別:

訂購報告的核證副本

港元141.00 加上按不同交付方式附加的手續費(*)

(*) 按不同交付方式附加的手續費，會在結算和清付購物籃時列明。



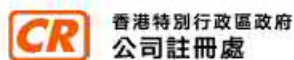
董事索引

董事資料 - 自然人董事

系統時間: 2025年9月29日 11:16:38 GMT +0800

你的查詢: 商業登記號碼 = [REDACTED] / 編號 = 1, 董事類別 = 自然人

商業登記號碼:	[REDACTED]
公司名稱:	CHI KI ELECTRICAL ENGINEERING WORKS LIMITED 志其機電工程有限公司
姓氏(英文):	CHEONG
名字(英文):	HANG KAM
中文姓名:	張古金
前用姓名:	-
別名:	-
通訊地址:	[REDACTED] (公司的註冊辦事處地址)
香港身分證號碼:	[REDACTED]
護照號碼:	-
護照簽發國家 / 地區:	-
委任日期:	-
備註:	-



董事索引

董事資料 - 自然人董事

系統時間: 2025年9月29日 11:18:36 GMT +0800

你的查詢: 商業登記號碼 = [REDACTED] 編號 = 2, 董事類別 = 自然人

商業登記號碼:	[REDACTED]
公司名稱:	CHI KI ELECTRICAL ENGINEERING WORKS LIMITED 志其機電工程有限公司
姓氏(英文):	LAU
名字(英文):	CHI KI
中文姓名:	劉志其
前用姓名:	-
別名:	-
通訊地址:	[REDACTED] (公司的註冊辦事處地址)
香港身分證號碼:	[REDACTED]
護照號碼:	-
護照簽發國家 / 地區:	-
委任日期:	-
備註:	-

5. Electricity bill of the affected business premises

新世代·新動力
Energy for Brighter Tomorrows

CLP 中電

CHI KI ELECTRICAL ENGINEERING WORKS LIMITED

註冊客戶及供電地址
Registered Customer & Supply Address
CHI KI ELECTRICAL ENGINEERING WORKS LIMITED

編號號碼 Account Number

非住宅用電
發單日期(日-月-年)
12-10-23

由 13-09-23 至 12-10-23
共 30 日用電量

按金 \$14,000.00

第 1/2 頁

電力費用
Energy Charge
\$906.25

燃料調整費
Fuel Cost Adjustment
\$470.98

其他
Others
\$0.77

應繳總數
\$1,378.00

繳款限期
27-10-23

上次繳費 \$1,277.00
已於 13-09-23 收到
謝謝

若未於繳費限期前付款，須另繳 5% 逾期附加費

電錶號碼 讀錶位數 前次讀數 今次讀數
31083 31962

電力費用:

每度(¢)	度數	費用(\$)	其他:	費用(\$)
103.1	879	906.25	上期零數撥來	\$0.99
			零數撥入下次	-0.22
小計	879	\$906.25	小計	\$0.77

燃料調整費:

小計 (879 度) \$470.98

其他:

小計 \$0.77

平均每日用電量(度)

日期	用電量(度)
2023 7	33
2023 8	39
2023 9	25
2023 10	29

2023 發單月份

「轉數快」繳費

編號號碼: 應繳總數: \$1,378.00

存根

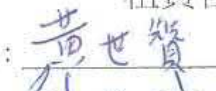
環保訊息:

2022年平均每度電 二氧化碳當量排放:
0.39 千克

請到電費單背面或中電網站了解更多中電資訊。 For more information, please read overleaf or the last page of your electricity bill or visit our website.

6. Tenancy agreement of portion of the affected business premises

租賃合同

出租人（簡稱「甲方」）： 身份證號碼：

承租人（簡稱「乙方」）： 身份證號碼：

茲經甲乙雙方同意訂立此租約，並約定條款如下，以供遵守：

- （一）甲方將位於 DD117 的 LOT 1891 & 1894 RP 的部份土地（以下簡稱「該土地」）出租給乙方作為放置機器及儲貨倉用途。租賃期為一年，兩年死約，一年生約。

訂明租賃期由 2022 年 12 月 25 日起至 2024 年 11 月 24 日（包括頭尾兩天），以租金每月港幣  元整為死約合同，為期個 24 個月（收租另發收條）；

訂明租賃期由 2024 年 11 月 25 日起至 2025 年 11 月 24 日（包括頭尾兩天），以租金每月港幣  元整為生約合同，為期個 12 個月（收租另發收條）。

- （二）乙方在租賃期完結當天必須將「該土地」歸還甲方，不得藉詞拖延。

- （三）乙方在租賃期內不得退租；如乙方提早退租上述「該土地」，所餘下時間之租金將不獲發還，而所付按金將用來代繳「該土地」之租金直至「該土地」被下一任承租人租賃。

- （四）乙方可將「該土地」分租或轉租與別人，除所租用之「該土地」，乙方不得佔用其他地方。

- （五）乙方遷出時，必須在租賃期內將「該土地」內所有雜物搬走（甲方所屬物品除外）及簽署退租書以清手續。如乙方藉故取巧不交回門匙或留下任何物品不予搬走故意延長時間，在乙方遷出後三天以內仍不來取作為放棄權利論。甲方有權不經警務處及租務法庭等手續而聯同兩名見證人將該物品出售，所賣之款將不獲發還，乙方不得異議。

- (六) 甲方將以『現有狀況』交吉「該土地」予乙方。乙方無須交付建築費及頂手費予甲方，但乙方須交付按金港幣_____圓正給予甲方（甲方不發收條）。當乙方遷出當天，甲方無利息將該款交還乙方並取回該份租約，倘若乙方在租金或其他一切雜費未付清或該土地有任何損壞時，甲方有權在該項按金內扣除。乙方應清楚明白該筆按金不能用作現金來支付租金或任何費用（租約條款第三條除外）。
- (七) 「該土地」之租賃費用包括地租及差餉；但不包括其他水電、電話等雜費，租約期內的所有雜費（包括由乙方引起出現的政府部門罰款）均由乙方支付。租約期之前所出現的所有雜費（包括政府部門的罰款）均由甲方支付。
- (八) 「該土地」祇准用作『臨時貯存貨倉』之用，乙方不得在「該土地」存貯違禁品或作一切任何觸犯本港政府法例之事。
- (九) 乙方遷出「該土地」時不得拆除任何間格（包括：圍牆、大閘、水錶、電錶及所有上蓋建築物），以維持「該土地」原有之齊整，如得甲方書面同意下乙方才可拆除。
- (十) 合約期內，乙方不得拒絕甲方派遣人員在適當時間進入「該土地」，以檢查該近況或進行任何政府指定的維修工程。
- (十一) 政府已公告，元朗南發展計劃將於 2028 年前進行土地平整及收地，準確時間不詳。如政府決意收回該土地，此租賃合約亦會即時終止。所有有關政府發展計劃及收地帶來的一切經濟損失及法律訴訟，甲方一概不負責。如乙方已付上政府收地該月份的租金，該月份所餘下時間之租金將不獲發還。餘下按金將以交吉狀況而決定交還乙方。
- (十二) 於合約期內如遇政府收地，所有得到的賠償由甲方擁有；如乙方需向政府提出索償，由乙方自行向有關部門申請。

(十三) 屆時死約期滿，租客有優先續租權，加租幅度視乎當時出租情況再商討另立新租約。

(十四) 甲方聲明為出租「該土地」之合法人或公司，並遵守合約內所有條款。

(十五) 乙方聲明並遵守合約內所有條款。

(十六) 如有任何爭議以香港有關法律為依據。

(十七) 本合同一式兩份，甲乙雙方各願遵守，各執一份存證。

(十八) 甲方確認收到乙方繳付的按金，由_____銀行開出支票號碼_____，金額港幣_____圓正。

甲方蓋章及簽字：

乙方蓋章及簽字：



簽字人：黃世贊

身份證號碼：[REDACTED]

聯絡電話：[REDACTED]

[REDACTED]



簽字人：

身份證號碼：[REDACTED]

商業登記證號碼：[REDACTED]

[REDACTED]

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN YUEN LONG SOUTH

AREA OF PREMISES : 4,044 m² (ABOUT)

USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES

LOCATION : VARIOUS LOTS IN D.D. 117, YUEN LONG, NEW TERRITORIES (FORMERLY) THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

ORIGINAL PREMISES
IN YUEN LONG SOUTH
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN YUEN LONG SOUTH

OUTLINE ZONING PLAN AREA : APPROVED TONG YAN SAN TSUEN OZP

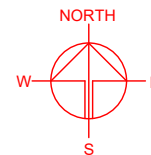
OUTLINE ZONING PLAN NO. : S/YL-TYST/14

ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "SEWAGE TREATMENT" ("OU(STW)") AND UNDETERMINED ("U")

ORIGINAL PREMISES
IN YUEN LONG SOUTH
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 109,
KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 2000 / 3000 @ A4

DRAWN BY

MN

DATE

9.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

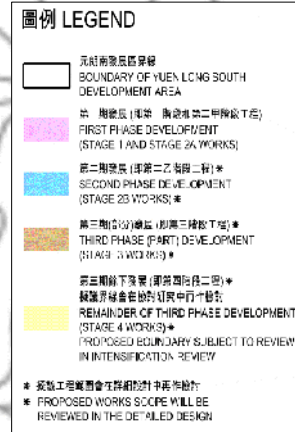
DWG NO.

ANNEX 5 PLAN 01

VER.

001

THIRD PHASE (PART) DEVELOPMENT



LEGEND

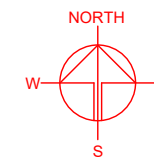
 ORIGINAL PREMISES

LEGEND

 ORIGINAL PREMISES

LEGEND

 ORIGINAL PREMISES



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

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 / 1500 @ A4

DRAWN BY	DATE
MNI	9.10.2025

WIN	ST. JOSEPH
CHECKED BY	DATE

APPROVED BY	DATE
-------------	------

DWG. TITLE
OP - PHASING & RESUMPTION

DWG NO.	VER
ANNEX 5 PLAN 02	00

Annex 6

Details of the alternative sites

Alternative Sites for the Relocation of the Affected Business Premises

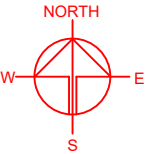
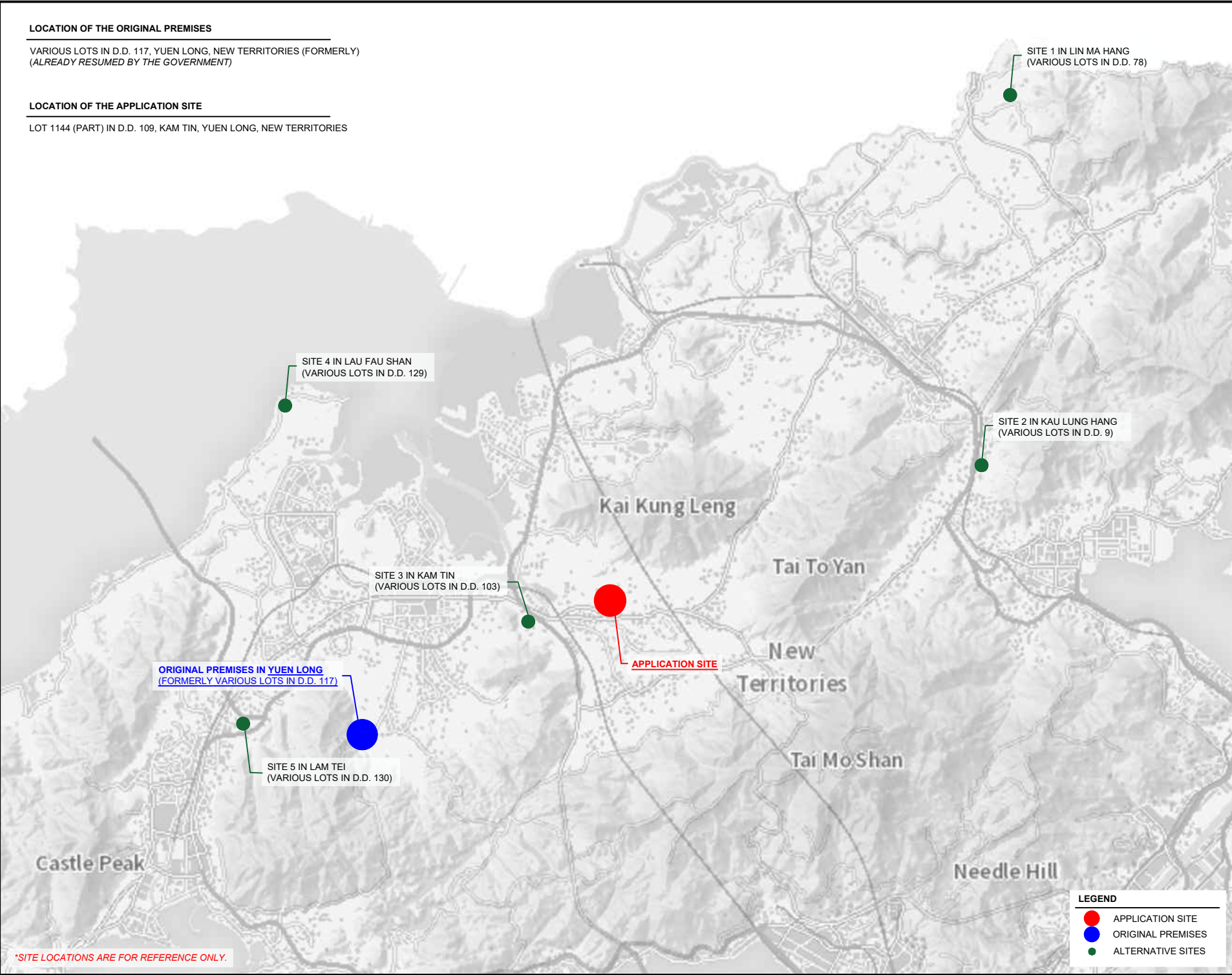
Alternative Sites / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Sites of A/YL-KTN/1139 and 1140
Location	Various Lots in D.D. 78, Lin Ma Hang, New Territories	Various Lots in D.D. 9, Kau Lung Hang, Tai Po, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories
Site Area	24,446 m ² (about)	11,045 m ² (about)	540 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	4,475 m ² (about), comprising: - A/YL-KTN/1139: 968 m ² (about) - A/YL-KTN/1140: 3,507 m ² (about)
Accessibility	Accessible from Lin Ma Hang Road via a local access	Accessible from Tai Wo Service Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Chi Ho Road via a local access
Distance from Original Premises	35.5 km (about)	27.4 km (about)	8.2 km (about)	14.2 km (about)	13.6 km (about)	A/YL-KTN/1139: 9.9 km (about) A/YL-KTN/1140: 9.1 km (about)
Outline Zoning Plan (OZP)	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2	Approved Kau Lung Hang OZP No.: S/NE-KLH/11	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/12	Approved Kam Tin North OZP No. S/YL-KTN/11
Zoning	"Recreation"	"Green Belt" ("GB")	"Agriculture" ("AGR")	"GB"	"Comprehensive Development Area"	"AGR"
Existing Condition	Mostly vacant and partially hard-paved	Covered with vegetation and woodland	Vacant and covered with vegetation	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Generally flat, partially covered with vegetation
Surrounding Area	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by agricultural activities and vacant land covered with vegetation and woodland	Surrounded by open storage, some GIC uses, woodland and residential structures	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by vacant land covered with vegetation and temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation - much larger than the original premises - remote location - not compatible with the surrounding area	<u>Not suitable</u> for relocation - much larger than the original premises - within the "GB" zone - active agricultural activities nearby - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much smaller than the original premises - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much larger than the original premises - within the "GB" zone - not compatible with the surrounding area - remote location	<u>Not suitable</u> for relocation: - much larger than the original premises - in close vicinity of area for residential use - land ownership issue	<u>Suitable</u> for relocation: - not incompatible with the surrounding area - in close proximity to the original premises - easily accessible - flat and mostly vacant

LOCATION OF THE ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 117, YUEN LONG, NEW TERRITORIES (FORMERLY)
(ALREADY RESUMED BY THE GOVERNMENT)

LOCATION OF THE APPLICATION SITE

LOT 1144 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES



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PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

N/A

DRAWN BY

CC

DATE

9.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE



ORIGINAL PREMISES



ALTERNATIVE SITES

*SITE LOCATIONS ARE FOR REFERENCE ONLY.

DWG. TITLE
ALTERNATIVE SITES

DWG NO.

ANNEX 6 PLAN 01

VER.

001