

Our Ref.: DD108 Lot 55
Your Ref.: TPB/A/YL-PH/974

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

By Email

27 December 2023

Dear Sir,

1st Further Information

**Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone,
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/974)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Hilary WONG

email: hhlwong@pland.gov.hk)

(Attn.: Mr. MO Ying Yeung

email: yymo@pland.gov.hk)



Responses-to-Comments

**Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone,
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/974)

- (i) The applicant would like to provide clarifications for the planning application, details are as follows:

Previous application of the application site (the Site)

- The previous application No. A/YL-PH/953 was approved by the Town Planning Board (the Board) on a temporary basis of 3 years on 23/6/2023. However, the applicant only received the approval letter from the Board on 14/7/2023. The applicant's contractor did not have sufficient time (i.e. 2 weeks only) for the provision of the proposed fire extinguishers at the Site and a valid Certificate of Fire Service Installation and Equipment (FS 251) by the designated time period, which led to revocation of the application on 4/8/2023.
- The applicant will strictly follow the proposed scheme and make effort to comply with all relevant approval conditions after planning approval has been granted by the Board, in order to minimize potential adverse impact arisen from the proposed development.

Approval of the current application is in line with Town Planning Board’s previous decision

- The Site is subject to two previous S.16 planning applications Nos. A/YL-PH/869 and A/YL-PH/953 for the same ‘open storage’ use submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years in 2021 and 2023 respectively. In addition, several S.16 planning applications for ‘open storage’ use were also approved by the Board on a temporary basis within the same “Residential (Group D)” (“R(D)”) zone.
- Therefore, approval of the current application on a temporary basis of 3 years is in line with the Board’s previous decisions and would not set undesirable precedent within the “R(D)” zone.

To minimise potential environmental nuisance generated by the proposed development

- The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes for sewage treatment at the Site.
- According to the applicant, container vehicle (CV) will be deployed for transportation of construction materials and machineries, hence, one loading/unloading space for CV is provided at the Site. ‘Stop and give away’ and ‘Beware of pedestrians’ signs would be

erected to ensure pedestrian safety to/from the Site. No extra vehicular trips will be generated outside of operation hours during the planning approval period. As traffic generated and attracted by the proposed development is minimal, adverse traffic impacts to the surrounding road network should not be anticipated.

- 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

To minimise noise impact to the surrounding area

- In response to the public concern on the operation hours, the operation hours will be restricted to Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. No workshop activities will be carried out at the Site at any time during the planning approval period.

To minimise flood risk to the surrounding area

- The applicant has submitted a drainage proposal to mitigate any adverse impact arising from the proposed development. The applicant will implement the drainage facilities, i.e. peripheral u-channels and catchpits in accordance to the accepted drainage proposal after planning approval has been granted by the Board, in order to minimise flood risk to the surrounding area.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to/from Fan Kam Road and along the local access;	A swept path analysis is provided to demonstrate the smooth manoeuvring of vehicles to/from Fan Kam Road and along the local access (Plan 1).
(b)	The applicant should note the local access between Fan Kam Road and the site is not manage by his Department.	Noted.
2. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel: 2443 1072)		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on the private lots which is already subject to lease enforcement actions according to case priority. The lot	Noted. The applicant will submit Short Term Waiver application to rectify the applied use after planning permission has been obtained from the Board.

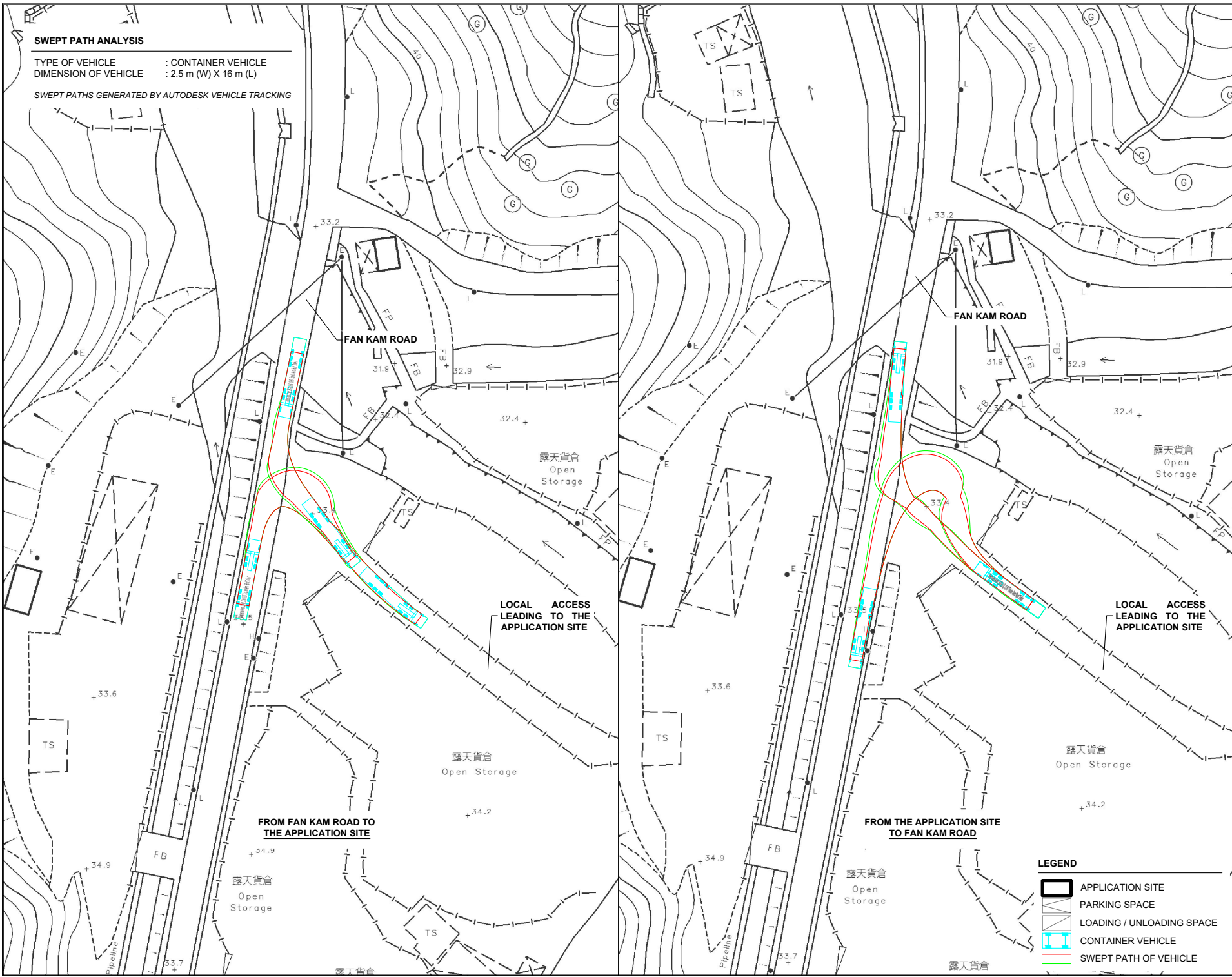
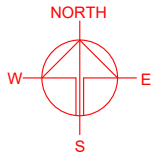
	owner(s) should remedy the lease breaches as demanded by LandsD.	
3. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)		
(a)	A minor portion (in the south) of the application site encroaches upon a natural stream. The applicant should clarify if the proposed use would have any direct/adverse impact on the stream.	Please be confirmed that no filling of land will be carried at the concerned portion that encroached upon a natural stream (Plan 2). Fencing will be erected to separate the Site and the natural stream during the planning approval period. Therefore, direct/adverse impact to the stream should not be anticipated.
4. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)		
(a)	Sufficient portable fire extinguishers shall be provided to the open storage area;	A revised fire service installations proposal, showing the provision of fire extinguishers, is provided for your consideration (Annex I).
(b)	Elaborate the type of construction materials will be stored in the site.	The proposed development involves open storage of construction materials (i.e. tiles, pipes, bricks etc.) and machineries (i.e. excavator) to support the construction industry. No dangerous goods will be stored at the application site at any time during the planning approval period.
5. Comments of Chief Engineer/Mainland, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
(a)	The size of discharge pipe is not consistent on drainage plan, calculations and section drawings. Please revise accordingly.	A revised drainage proposal is provided for your consideration (Annex II). Please be noted that the discharge pipe is revised accordingly and 450mm of dia. Pipe is proposed.
(b)	Please indicate the 3m offset from watercourse and also all your proposed structures on plan for reference.	It is indicated accordingly and the statement "All proposed work shall be offset at least 3m from existing watercourse" is indicated in Note of drainage layout plan.

(c)	The submitted photo does not show the existing watercourse bank condition clearly. Please retake.	Photo of existing watercourse bank condition (Photo 3) is provided for your reference but it was found that the bank mostly covered by greensward and plants.
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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
 1: 1000 @ A4

DRAWN BY MN	DATE 8.11.2023
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CHECKED BY	DATE
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APPROVED BY	DATE
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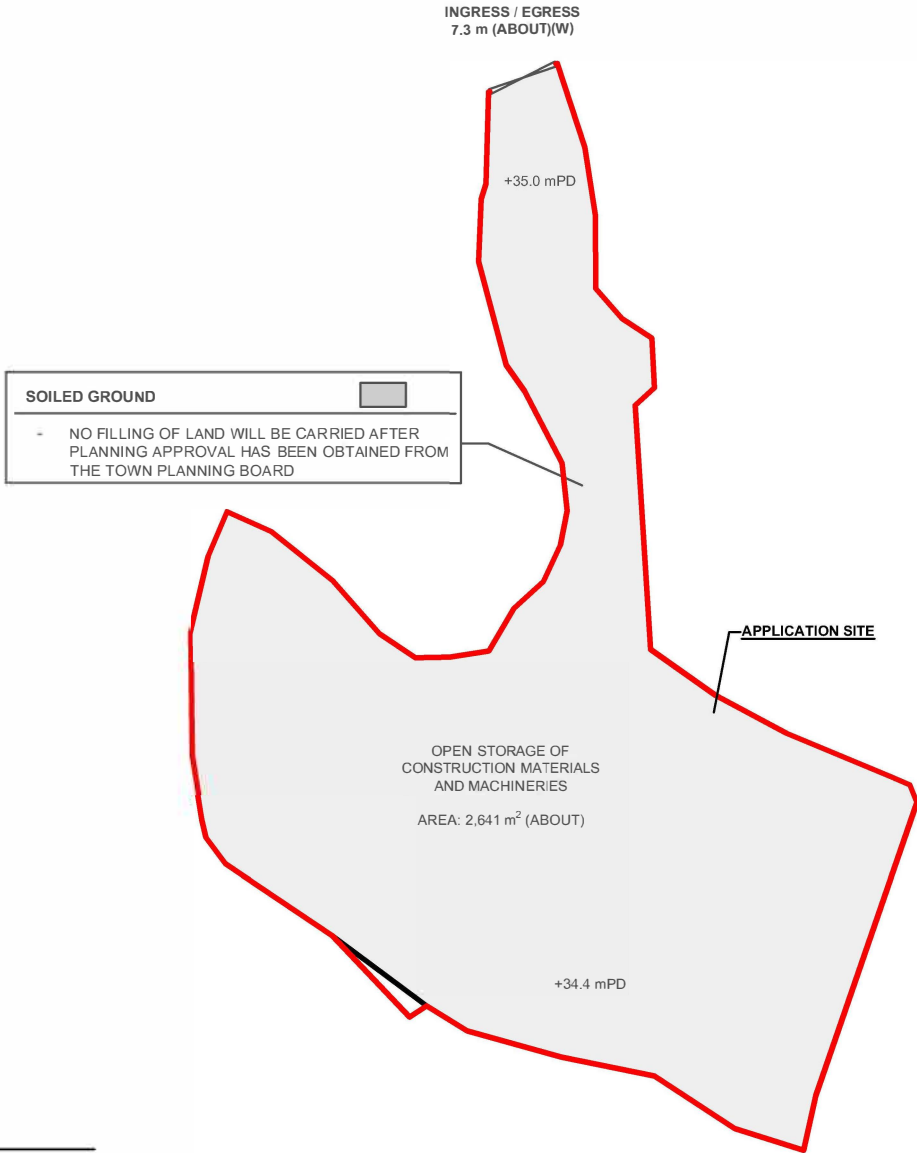
DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 1	VER. 001
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- LEGEND**
- APPLICATION SITE
 - PARKING SPACE
 - LOADING / UNLOADING SPACE
 - CONTAINER VEHICLE
 - SWEEP PATH OF VEHICLE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,650 m ²	(ABOUT)
COVERED AREA	: 108 m ²	(ABOUT)
UNCOVERED AREA	: 2,542 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 216 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

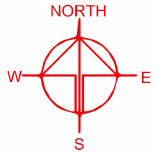


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	15.9.2023
REVISED BY	DATE
OL	9.11.2023
APPROVED BY	DATE

DWG. TITLE
PAVED RATIO

DWG. NO.	VER.
PLAN 2	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,650 m² (ABOUT)
 COVERED AREA : 108 m² (ABOUT)
 UNCOVERED AREA : 2,542 m² (ABOUT)

PLOT RATIO : 0.08 (ABOUT)
 SITE COVERAGE : 4% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : N/A
 NON-DOMESTIC GFA : 216 m² (ABOUT)
 BUILDING HEIGHT : 7 m (ABOUT)
 NO. OF STOREY : 2

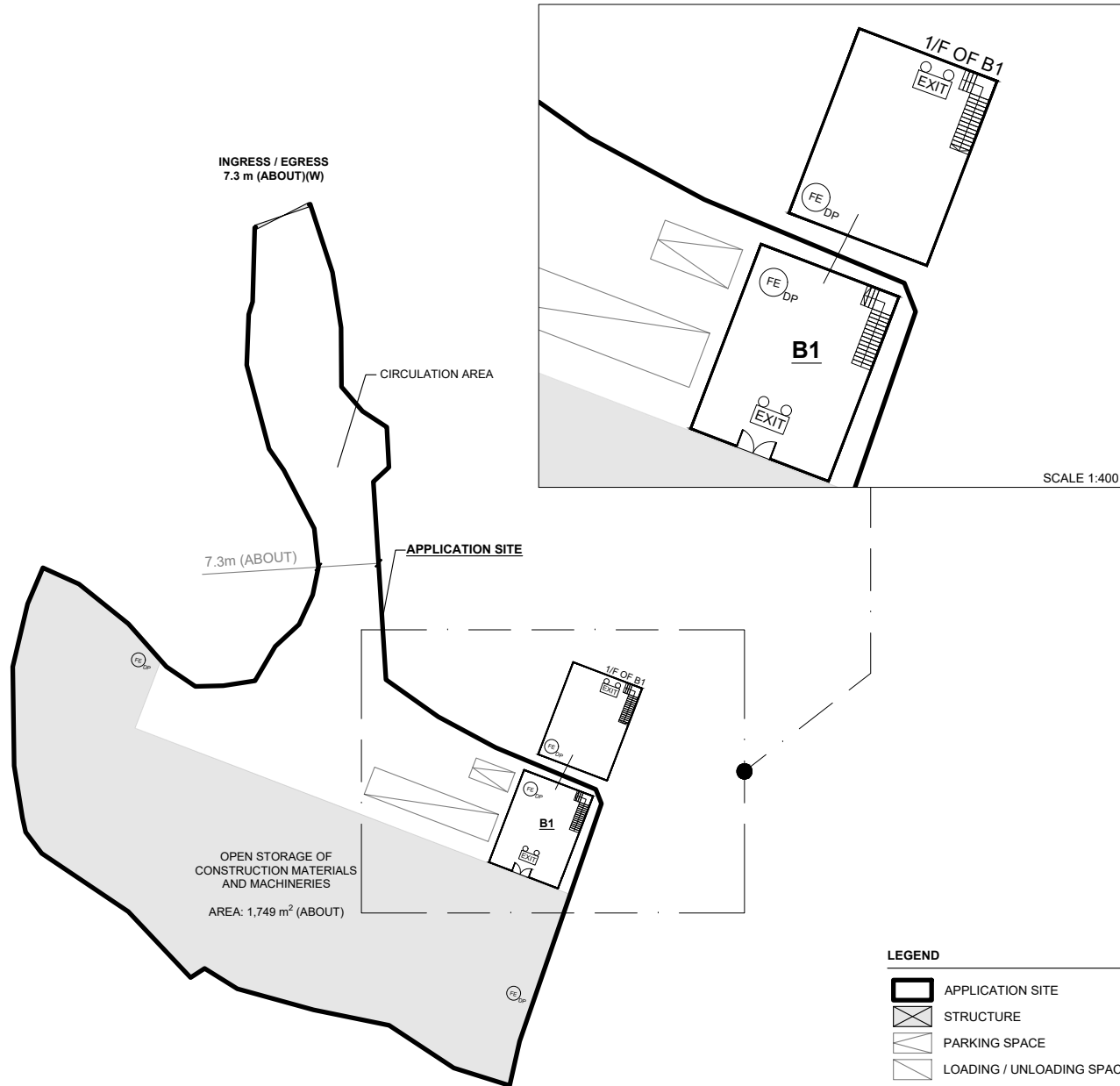
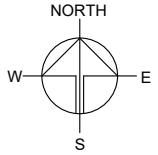
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR : 1
 PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE : 1
 DIMENSION OF L/U SPACE : 11 m (L) x 3.5 m (W)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	SITE OFFICE(G/F) WASHROOM, METER ROOM(1/F)	108m ² (ABOUT) 108m ² (ABOUT)	3.5m (ABOUT) 3.5m (ABOUT)	378m ³ (ABOUT) 378m ³ (ABOUT)



SCALE 1:400

FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES
 AREA: 1,749 m² (ABOUT)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY OL DATE 5.5.2023

REVISED BY MN DATE 16.11.2023

APPROVED BY DATE

DWG. TITLE
 FSis PROPOSAL

DWG NO. ANNEX I VER. 002

Note:

1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig 8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. All proposed work shall be offset at least 3m from existing watercourse

Legend:

- Proposed UC (Gradient) with cast iron cover
- ⇌ Existing Drain
- Proposed Catchpit

Company:

Project:
 LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES (Drainage Proposal)

Title:
 Drainage layout

Dwg No: File:

Fig.1

Date:
 22 Sep 2023

Annex II

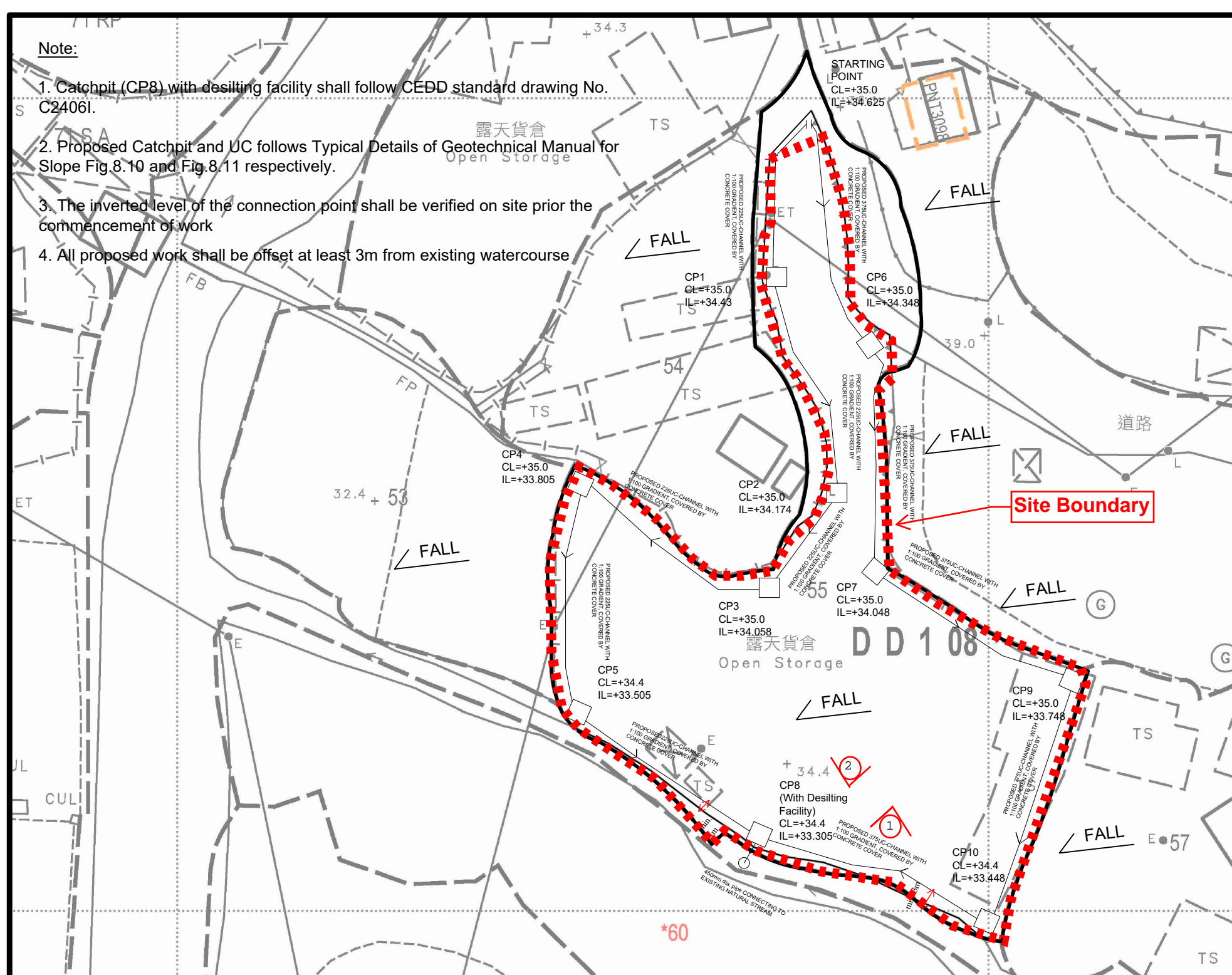




PHOTO1: EXISTING WATERCOURSE CONDITION



PHOTO 2: SITE CONDITION

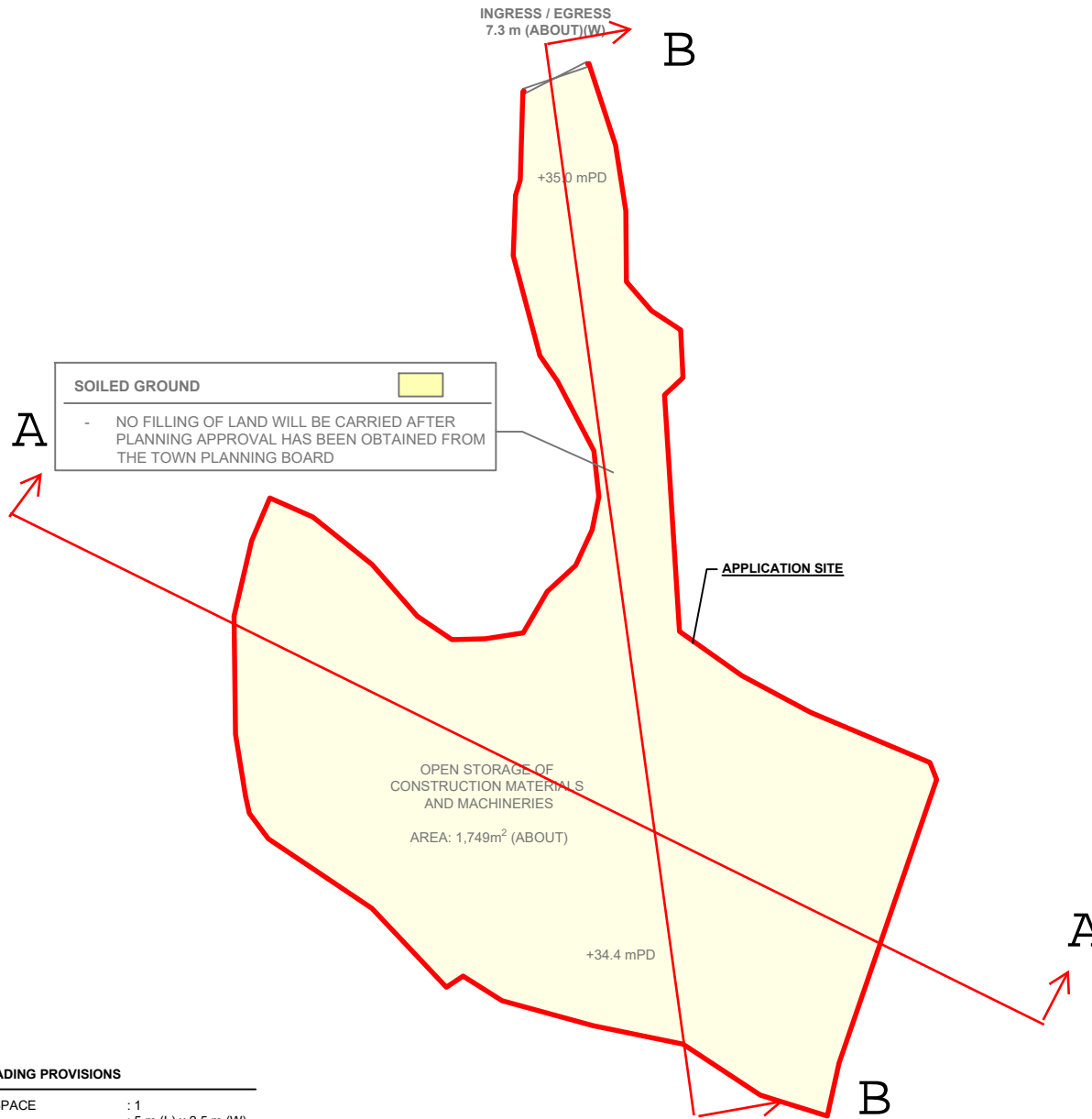
Existing
Stream



PHOTO13: AERIAL PHOTO of EXISTING WATERCOURSE CONDITION

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,650 m² (ABOUT)
 GROUND SURFACE : SOILED GROUND



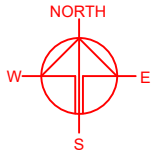
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR CONTAINER : 1
 DIMENSION OF L/UL SPACE : 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

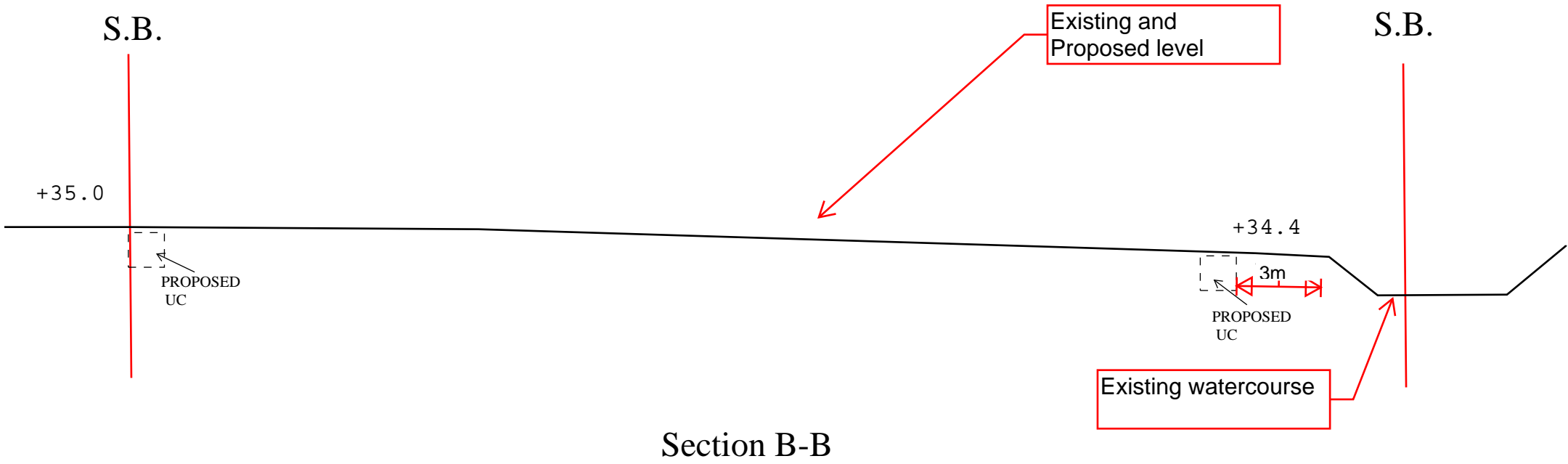
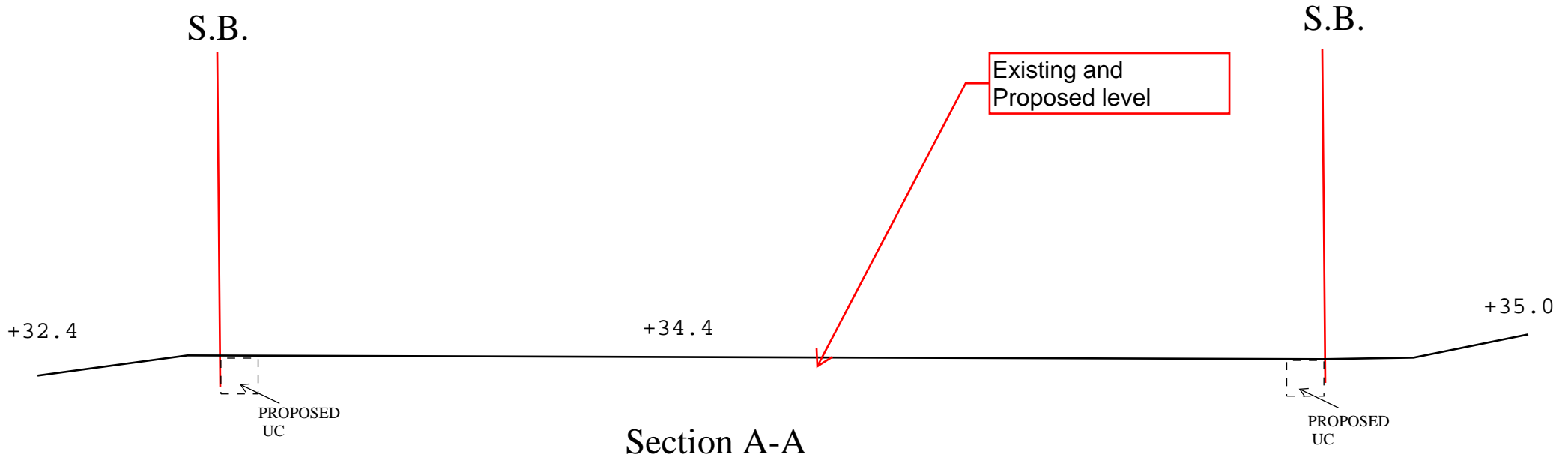
DRAWN BY	DATE
OL	15.6.2023

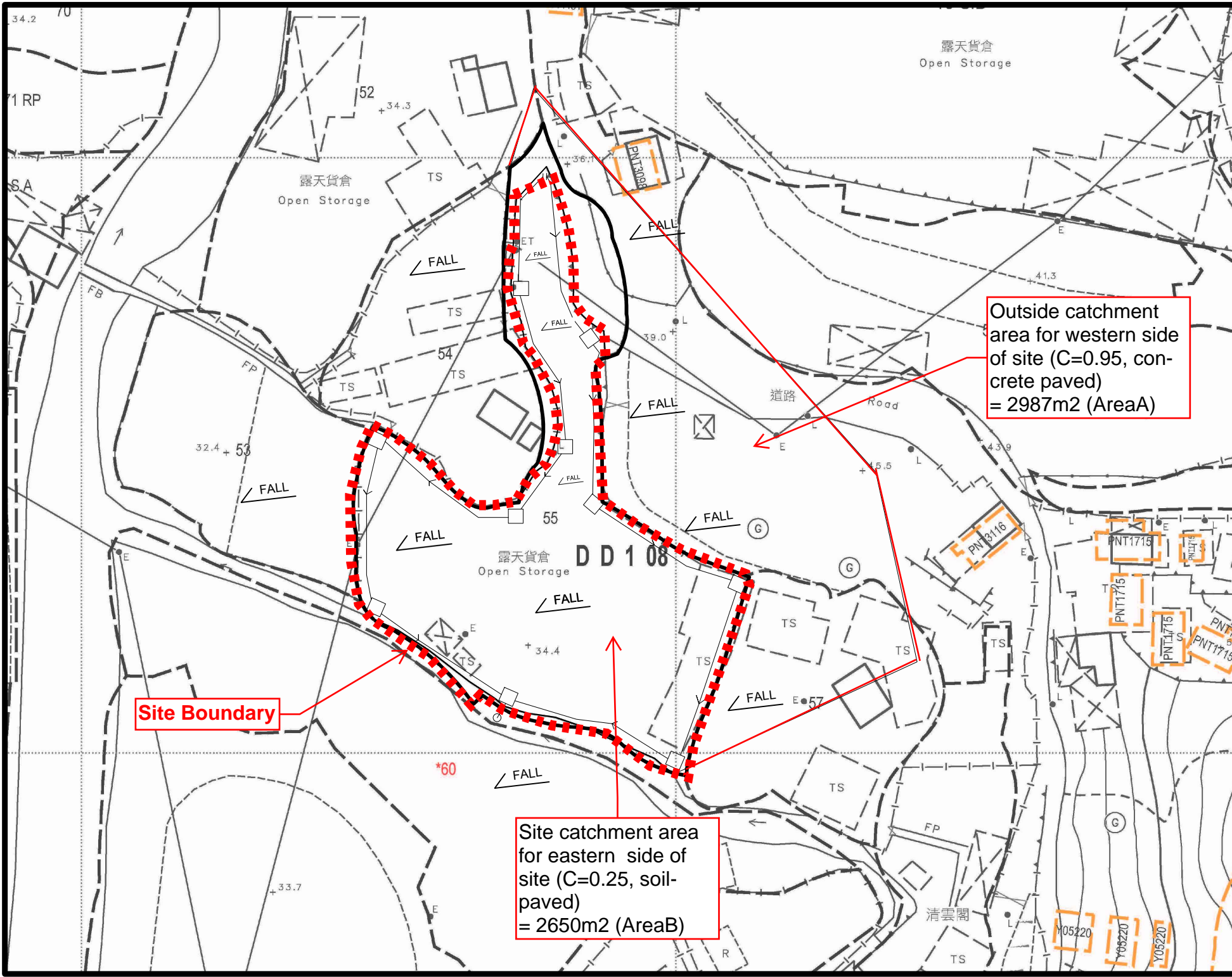
REVISED BY	DATE
LT	11.10.2023




APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE (2/2)

DWG No.	VER.
PLAN 1	001





- Legend:
-  Proposed UC (Gradient) with cast iron cover
 -  Existing Drain
 -  Proposed Catchpit

Company:

Project:
 LOT 55 (PART) IN D.D. 108, PAT HEUNG, YUEN LONG, NEW TERRITORIES (Drainage Proposal)

Title:
 Catchment Zone

Dwg No: Fig.2

Date:
 22 Sep 2023

Outside catchment area for western side of site (C=0.95, concrete paved) = 2987m2 (AreaA)

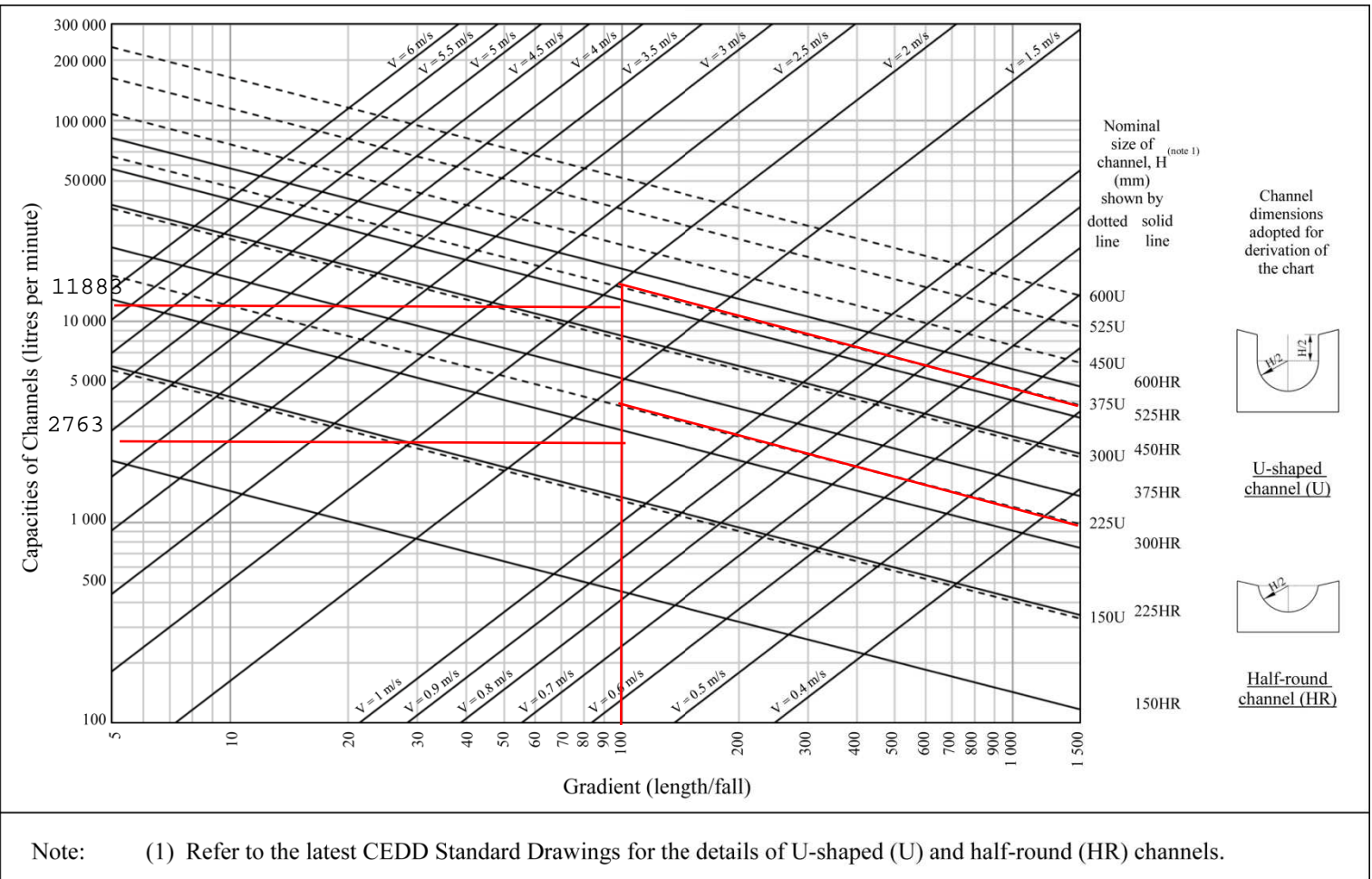
Site Boundary

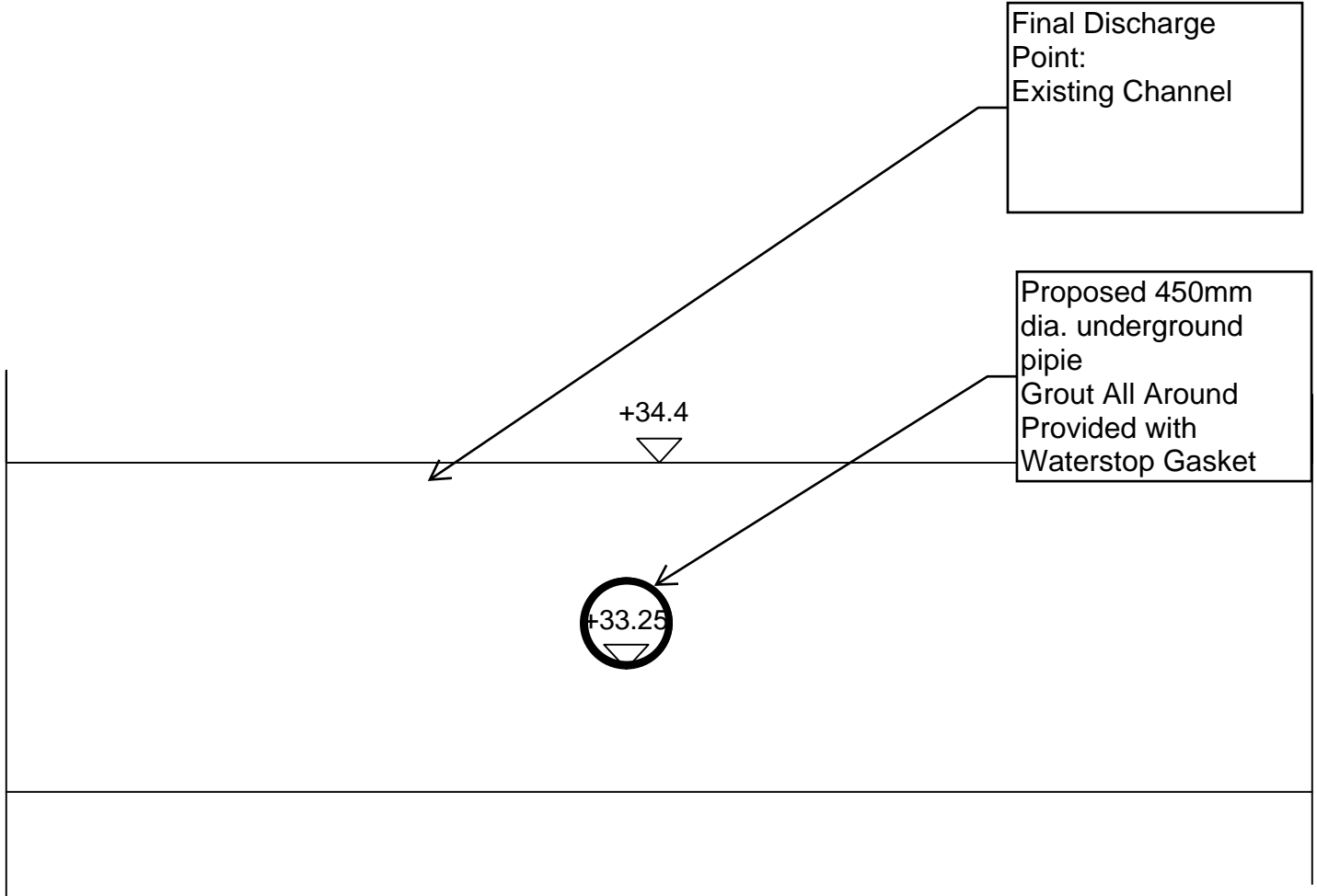
Site catchment area for eastern side of site (C=0.25, soil-paved) = 2650m2 (AreaB)

**GEO Technical Guidance Note No. 43 (TGN 43)
 Guidelines on Hydraulic Design of U-shaped and Half-round Channels on
 Slopes**

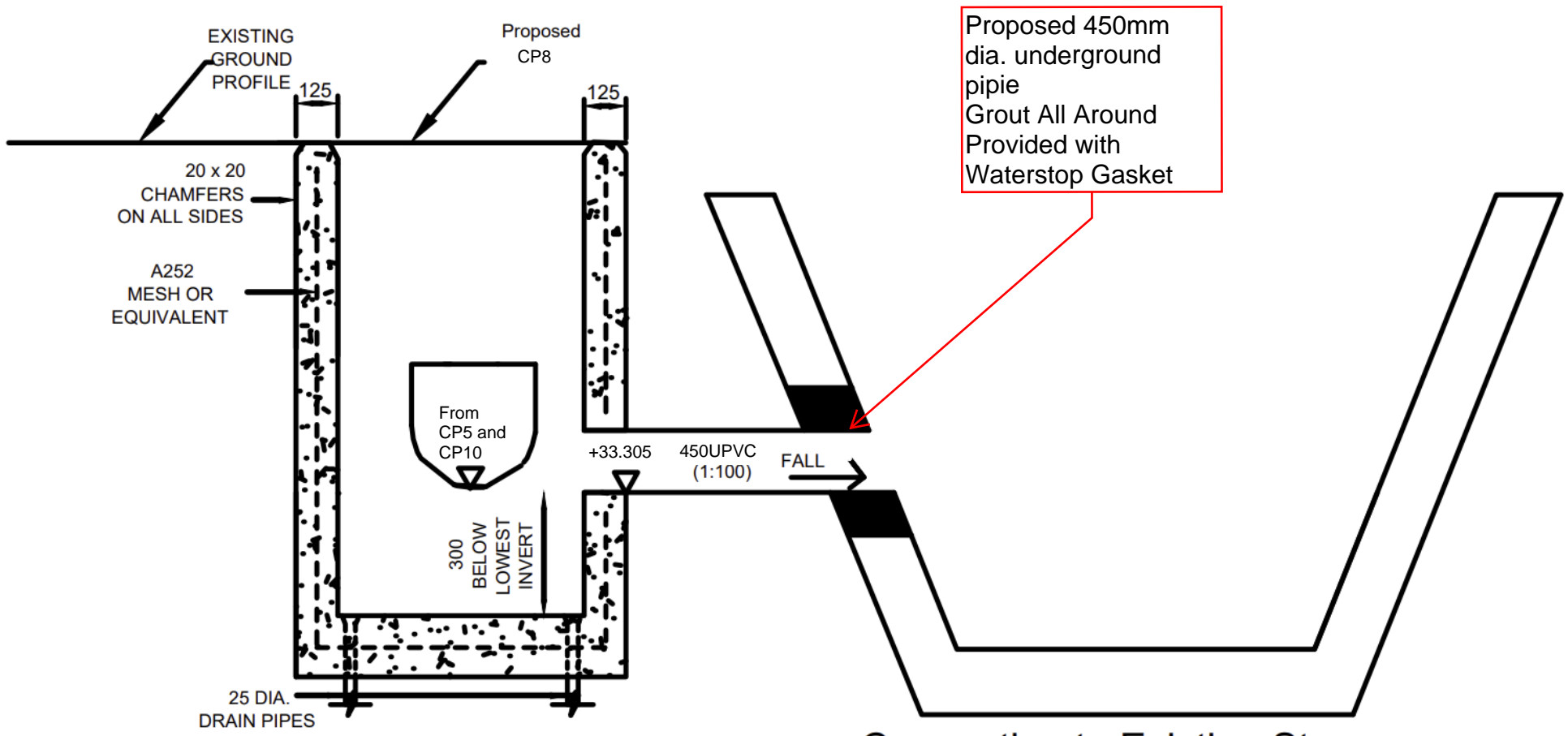
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

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



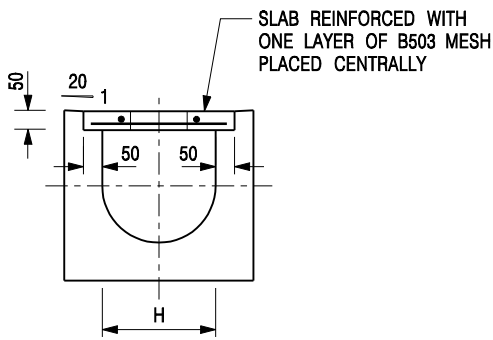


Connection Detail of Existing channel

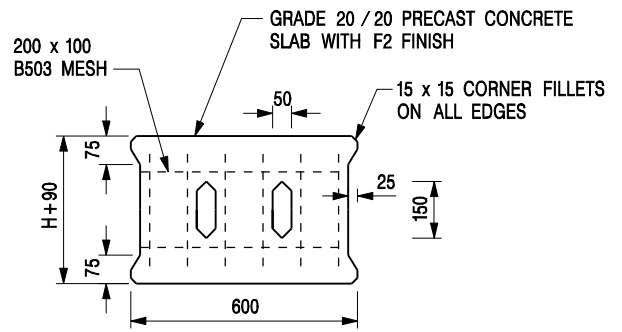


Catchpit With desilting facility

Connection to Existing Stream



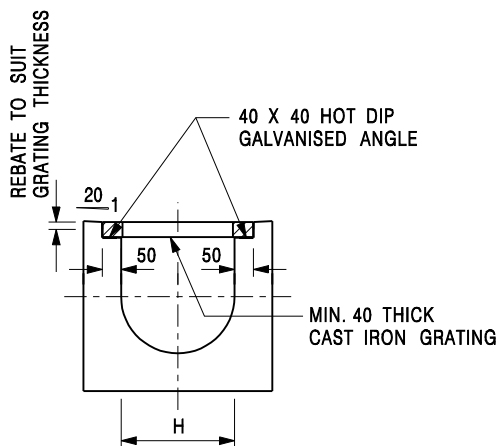
TYPICAL SECTION



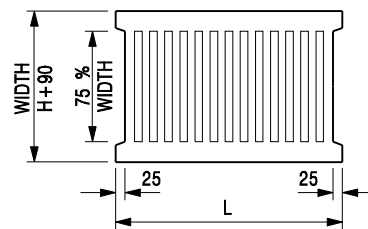
PLAN OF SLAB

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

DATE JAN 1991

DRAWING NO.
C2412E

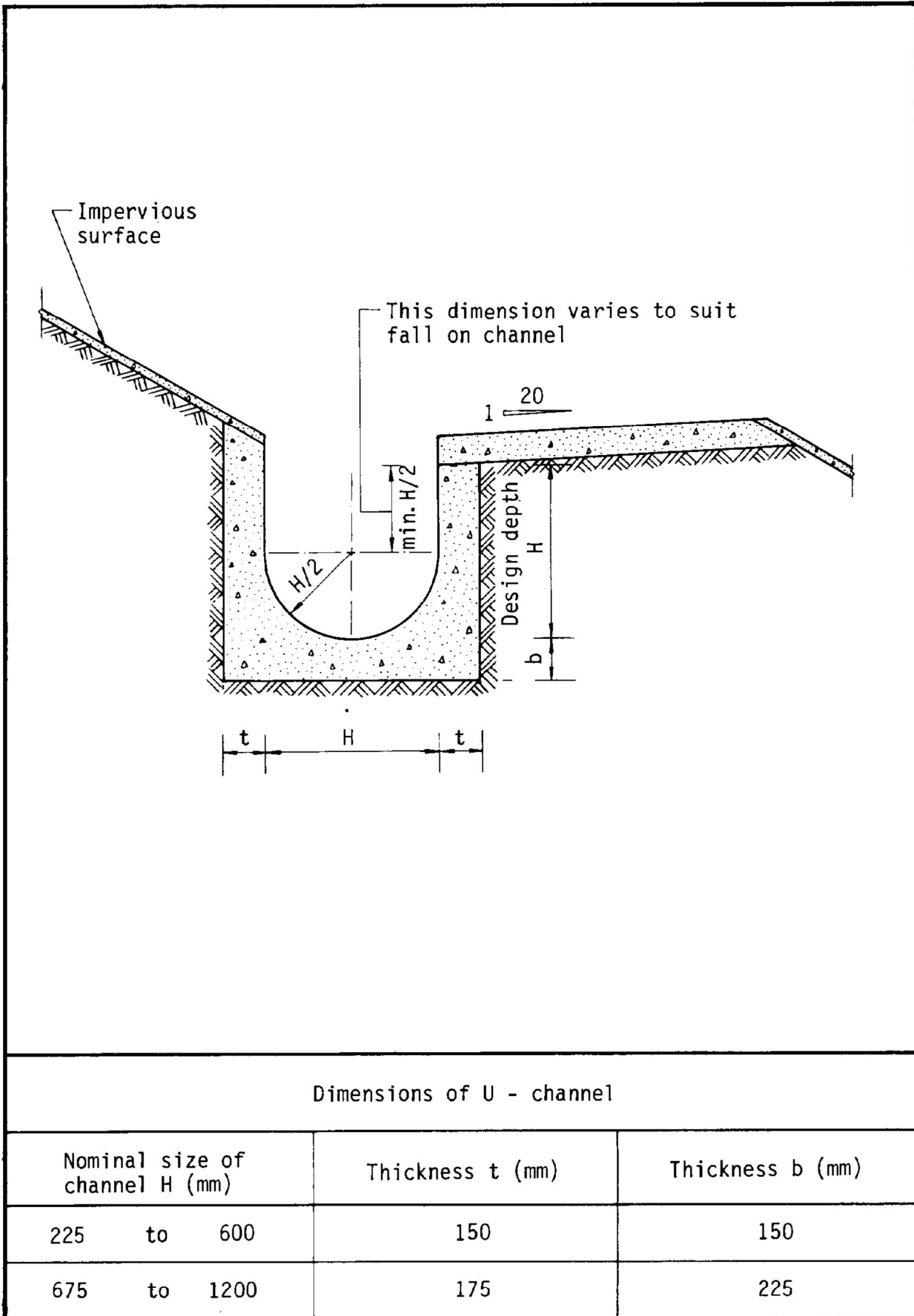


Figure 8.11 - Typical U-channel Details

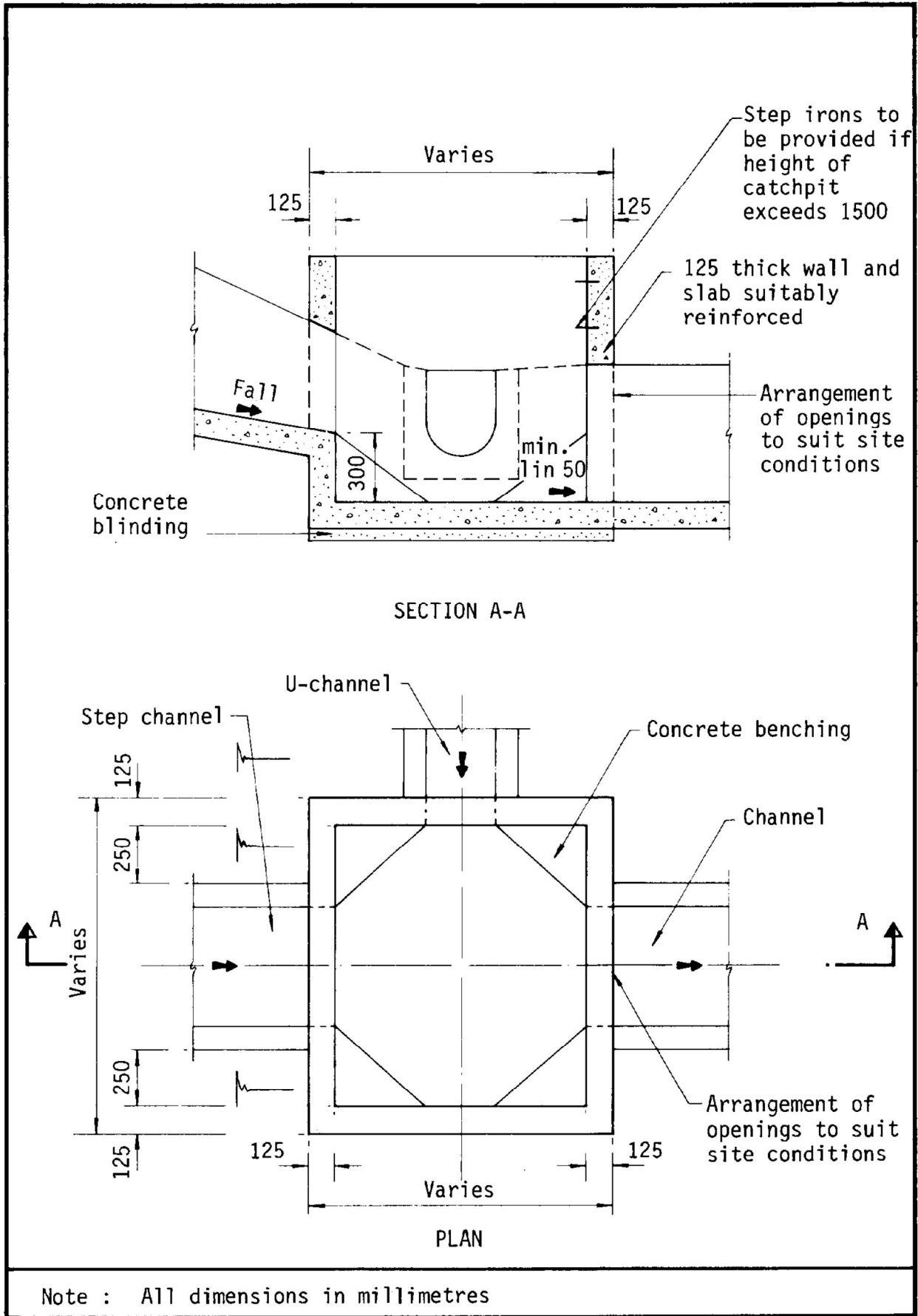
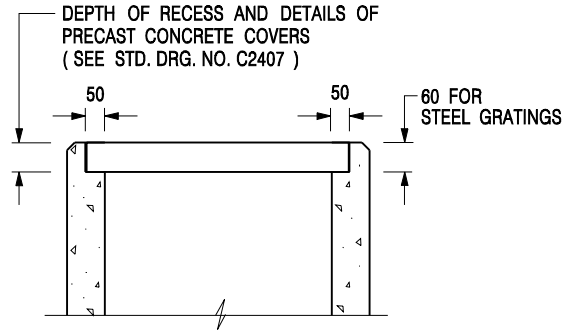


Figure 8.10 - Typical Details of Catchpits




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

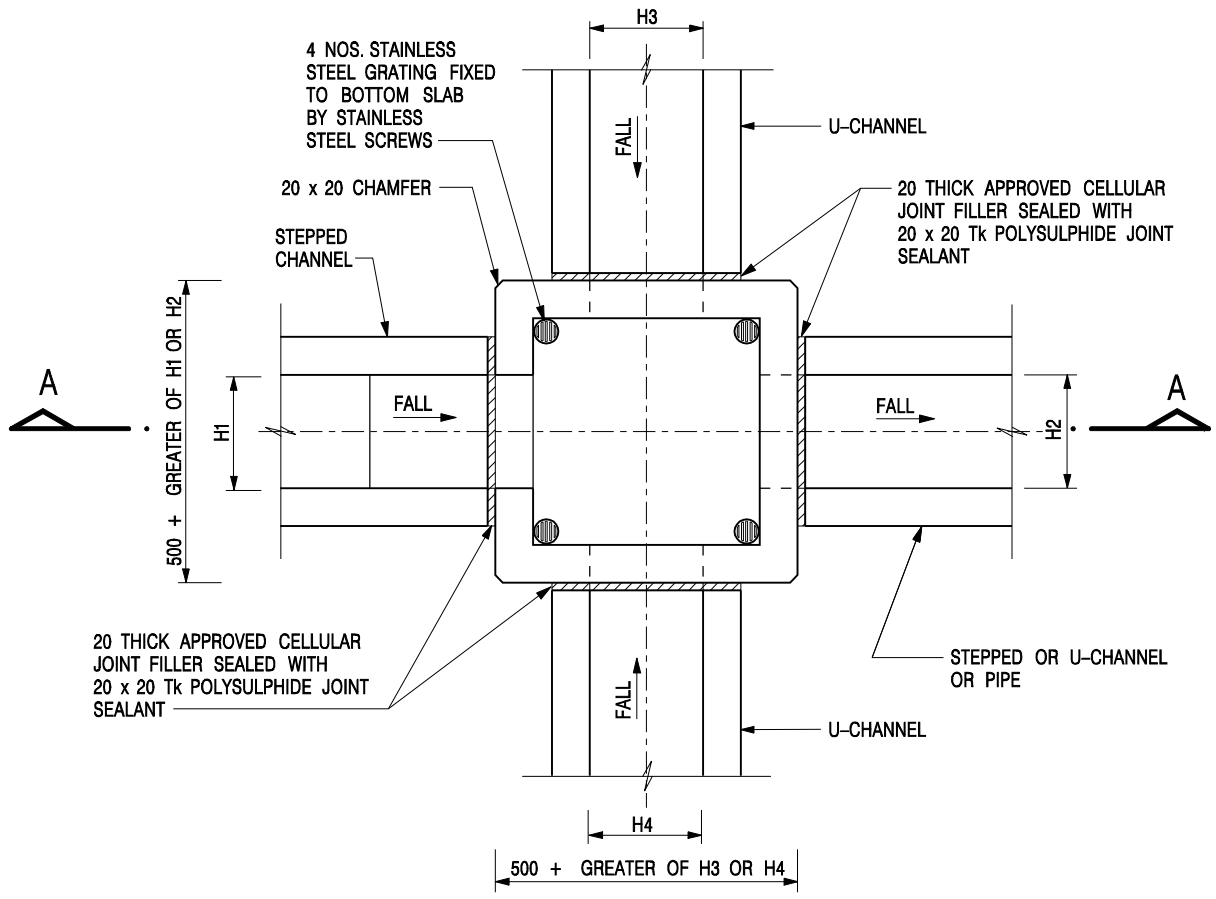
NOTES:

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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

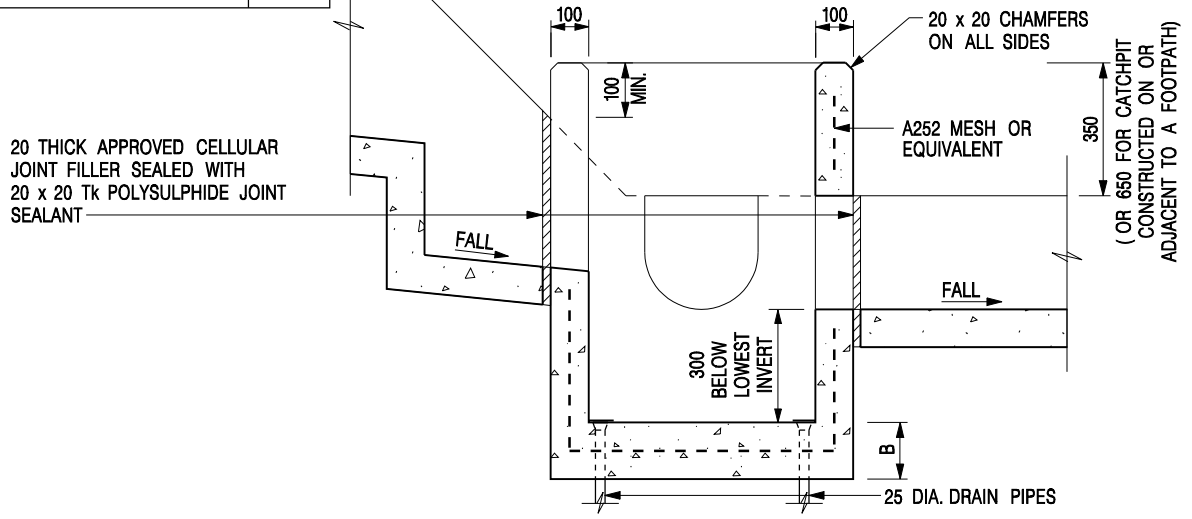
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2



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



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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.** C2406 /1
DATE JAN 1991