

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE FOR
STORAGE OF CONSTRUCTION
MATERIAL FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 777 (PART) IN D.D. 119, PAK
SHA TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY MN	DATE 23.6.2025
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE AS-BUILT DRAINAGE PLAN

DWG NO. APPENDIX I	VER. 001
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規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓



By Post & Fax (2323 3662)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference DD119Lot 777
本署檔號 Our Reference () in TPB/A/YL-TYST/1183
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

10 January 2023

R-riches Property Consultants Limited
Block D, The Richfield,
236 Kai Hing Wai,
Kam Tin, New Territories, Hong Kong
(Attn.: Mr. Orpheus LEE)

Dear Sir,

Compliance with Approval Condition (b) **Planning Application No. A/YL-TYST/1183**

I refer to your submission dated 19.12.2022 for compliance with approval condition (b) on the submission of a condition record of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services or of the Town Planning Board. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at APPENDIX.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Terence TANG (Tel: 2300 1257) of the DSD.

Yours faithfully,

(Mr. Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Terence TANG)

Internal

CTP/TPB (2)

APPENDIX

Comments of the Chief Engineer/Mainland North, Drainage Services Department
(CE/MN, DSD)

You are reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. You are required to rectify the drainage system at your own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Our Ref.: DD119 Lot 777
Your Ref.: TPB/A/YL-TYST/1183

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

By Email

19 December 2022

Dear Sir,

Compliance with Approval Condition (b)

Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years in "Undetermined" Zones, Lot 777 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories

(S16 Planning Application No. A/YL-TYST/1183)

We are writing to submit a photographic record of implemented drainage facilities (**Appendix I**) for compliance with approval condition (b) of the subject application, i.e. the submission of a condition record of the existing drainage facilities. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus Lee
Planning and Development Consultant

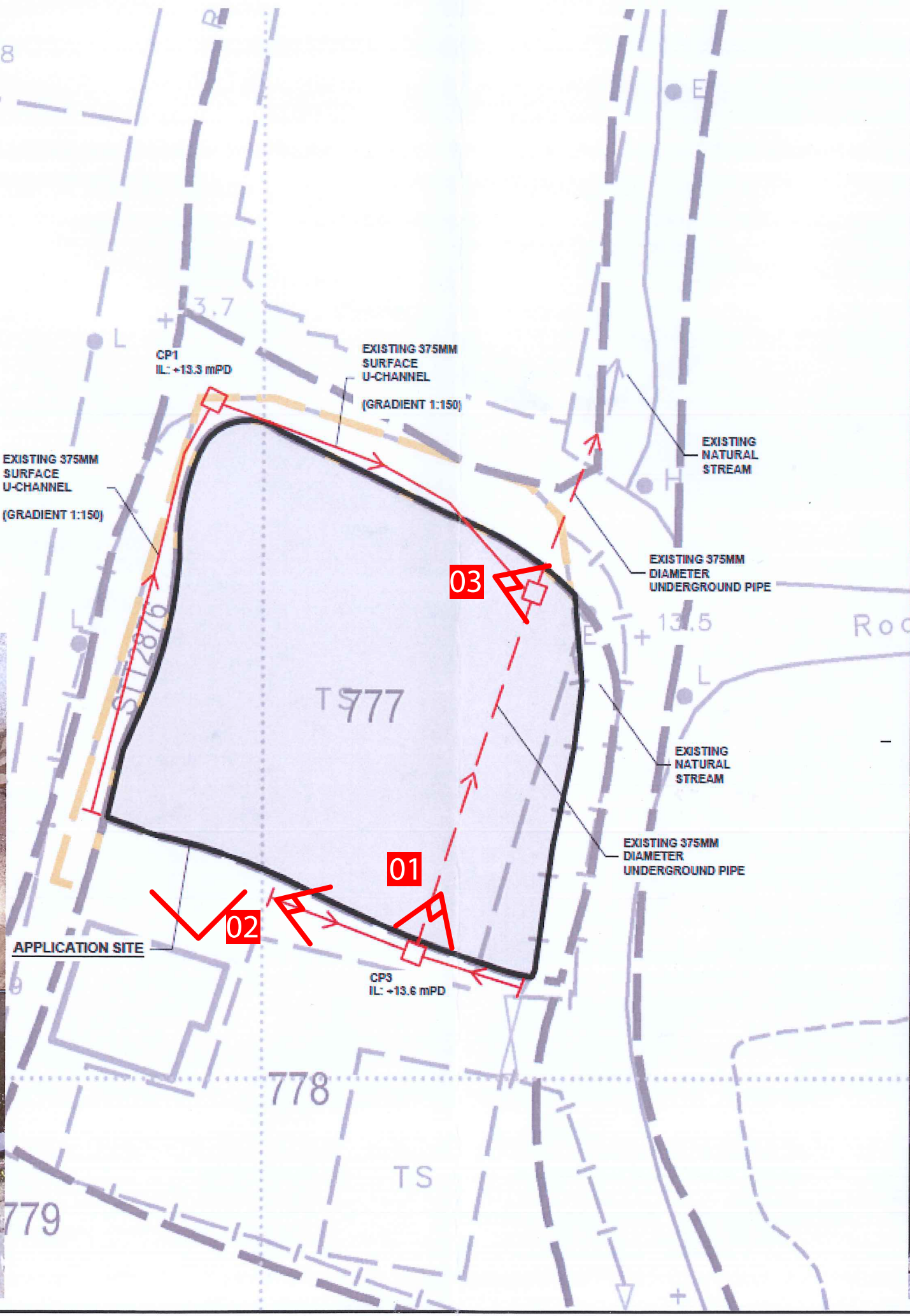
cc DPO/STN, PlanD

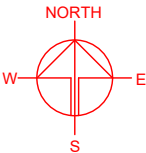
(Attn.: Ms. Joyce TAM)

email: jhltam@pland.gov.hk



APPENDIX I





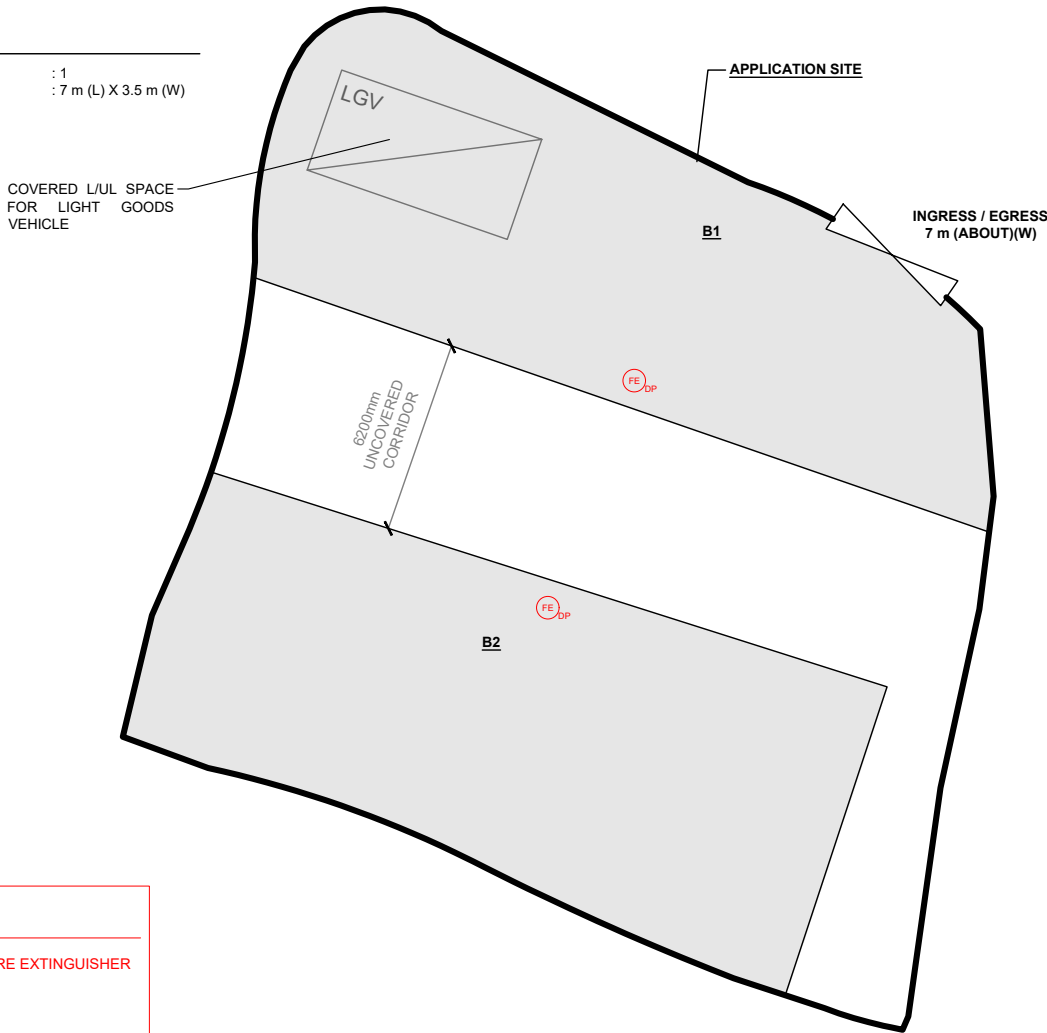
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 658 m ²	(ABOUT)
COVERED AREA	: 448 m ²	(ABOUT)
UNCOVERED AREA	: 210 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 68 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 448 m ²	(ABOUT)
TOTAL GFA	: 448 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 8 m	
NO. OF STOREY	: 1	

LOADING/UNLOADING PROVISION

NO. OF SPV PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIAL	220 m ² (ABOUT)	220 m ² (ABOUT)	NOT EXCEEDING 8 m (1-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIAL	228 m ² (ABOUT)	228 m ² (ABOUT)	NOT EXCEEDING 8 m (1-STOREY)
TOTAL		448 m ² (ABOUT)	448 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

FE_{DP} 2 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

1. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIAL FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 777 (PART) IN D.D. 119, PAK SHA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	23.6.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
THE ACCEPTED FSIs PROPOSAL

DWG NO.	VER.
APPENDIX III	001