

This document received on 26 MAY 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500965 6/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KN/1123
	Date Received 收到日期	26 MAY 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Winner Tech (HK) Limited 勝達 (香港) 有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part), 1253 (Part) in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,303 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,296 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 258 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
06/03/2025 - 20/03/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/04/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 4,007sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1,296sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,296sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1,296sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B4	ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B6	ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		1,296 m ² (ABOUT)	1,296 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 2

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 4

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays 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	<input checked="" type="checkbox"/> 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)) Accessible from Mei Fung Road and a local access.																															
	No 否	<input type="checkbox"/> 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) <input type="checkbox"/>																															
(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	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(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	<input checked="" type="checkbox"/> (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／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,303 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(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 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the supplementary statement.

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part), 1253 (Part) in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,303 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 258 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

25/04/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,296 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	24 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		4
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		4
	Medium Goods Vehicle Spaces 中型貨車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; Zoning plan; Land status plan; Land filling plan; Swept path analysis; and Accepted drainage and FSIs proposals under previous application No. A/YL-KTN/920</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part), 1253 (Part) in D.D. 107 and adjoining Government Land (GL), 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) (Plans 1 to 3).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry.

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 (**Plan 2**). According to the Notes of the OZP, ‘warehouse (excluding D.G.G.)’ is neither a column 1 nor column 2 use within the “AGR” zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards. Although the Site is zoned as “AGR”, there is no active agricultural activity within the Site. 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 the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for ‘warehouse (excluding D.G.G.)’ use were also approved by the Board within the same “AGR” zone, which the latest application (No. A/YL-KTN/1083) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “AGR” zone.

2.4 The Site is the subject of two previous S.16 planning applications, whilst the latest application (No. A/YL-KTN/920) is for 'warehouse (excluding D.G.G.)' use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-KTN/920), all development parameters (including but not limited to site area, gross floor area (GFA), building height, no. of storeys, etc.) remain the same. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/920		Date of Compliance
(d)	The submission of a drainage proposal	03.01.2025
(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	23.01.2024
(h)	The implementation of the FSIs proposal	Not complied with

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant submitted drainage proposal for compliance with condition (d) on 29.10.2024 and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 03.01.2025. However, the applicant does not have sufficient time to implement the accepted drainage proposal within the planning approval period, which led to the revocation of the application on 29.04.2025.

2.6 The applicant submitted a FSIs proposal to comply with condition (g) on 24.08.2023, and the submission was considered acceptable by Director of Fire Services on 23.01.2024. Since prior approval of Short Term Waiver (STW) is required for erection of structure at the Site before implementing the FSIs proposal, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in July 2024. However, the STW application was rejected by DLO/YL, LandsD in January 2025. As no structure is permitted to be erected before granting of STW, no FSIs could be implemented, which led to the revocation of the application on 29.04.2025.

2.7 The applicant wishes to liaise with land owners concerning STW application, whilst at the same time continue the construction works during the planning approval period of the current application. In support of the application, the applicant has submitted accepted FSIs and drainage proposals under the previous application to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

3.1 The site area is 5,303 m² (about), including 258 m² (about) of GL (**Plan 3**). Six 1-storey structures are provided at the Site for warehouse (excluding D.G.G.) and ancillary office uses with total GFA of 1,296 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). Ancillary facilities (i.e. the ancillary office) is for administrative staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	5,303 m ² (about), including 258 m ² (about) of GL
Covered Area	1,296 m ² (about)
Uncovered Area	4,007 m ² (about)
Plot Ratio	0.24 (about)
Site Coverage	24% (about)
Number of Structure	6
Total GFA	1,296 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,296 m ² (about)
Building Height	3.5 m (about)
No. of Storey	1

3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving of concrete, where the

existing levels range from +12.4 mPD to +14.2 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for the site formation of structures and circulation space uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during planning approval period.

- 3.3 The Site is accessible from Mei Fung Road and a local access (**Plan 1**). A total of 6 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at

Table 3:

Table 3 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	4

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles (including medium goods vehicles, heavy goods vehicles, container vehicles, etc.) are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – 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 (09:00 – 10:00)	2	0	4	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	4	6
Average trip per hour (10:00 – 18:00)	0	0	3	3	6

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of accepted FSIs and drainage proposals under the previous application (No. A/YL-KTN/920) to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Property Consultants Limited

April 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 of the Site
Plan 6	Swept Path Analysis

APPENDICES

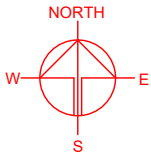
Appendix I	Accepted Fire Service Installations Proposal under previous application No. A/YL-KTN/920
Appendix II	Accepted Drainage Proposal under previous application No. A/YL-KTN/920

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA FUNG KAT HEUNG ROAD, MEI FUNG ROAD AND A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM MEI FUNG ROAD AND A LOCAL ACCESS

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

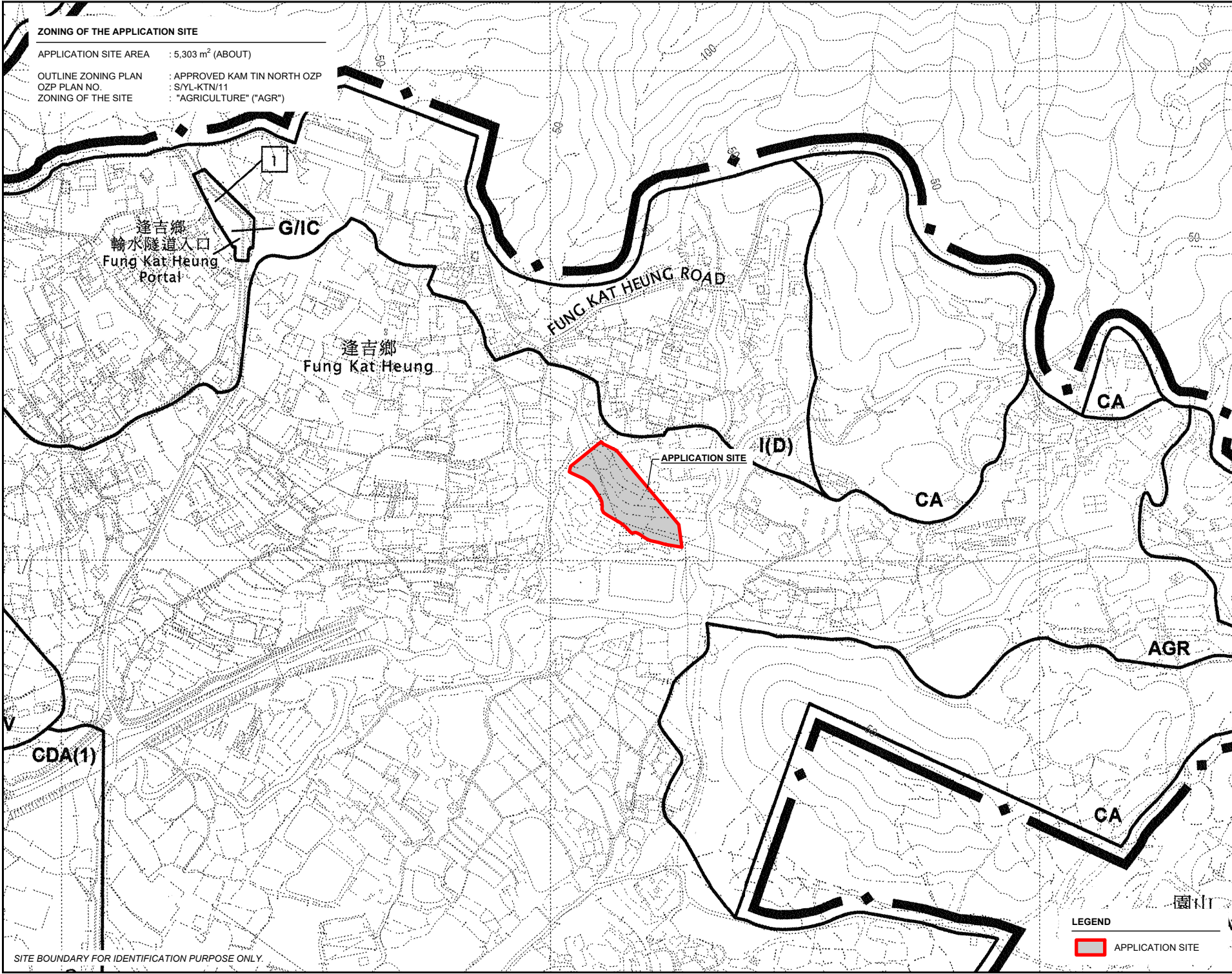
LOCATION PLAN

DWG NO.

PLAN 1

VER.

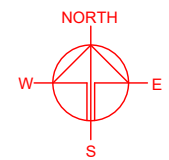
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

TEMPORARY GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

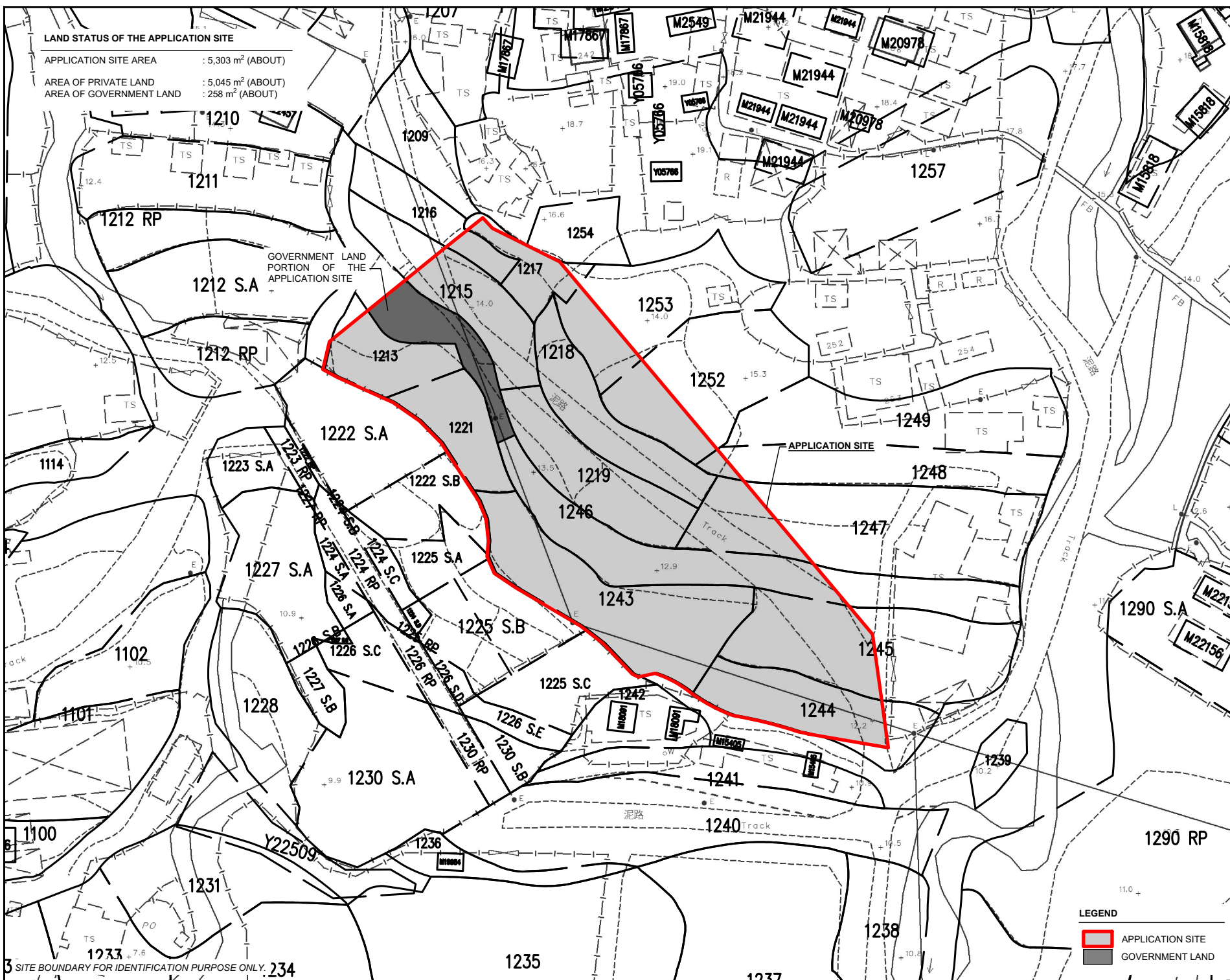
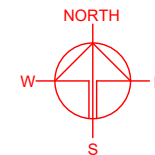
SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 5,303 m ² (ABOUT)
AREA OF PRIVATE LAND	: 5,045 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 258 m ² (ABOUT)



PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND
ADJOINING GOVERNMENT
LAND, FUNG KAT HEUNG, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
MN	8.4.2025

CHECKED BY	DATE
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APPROVED BY	DATE
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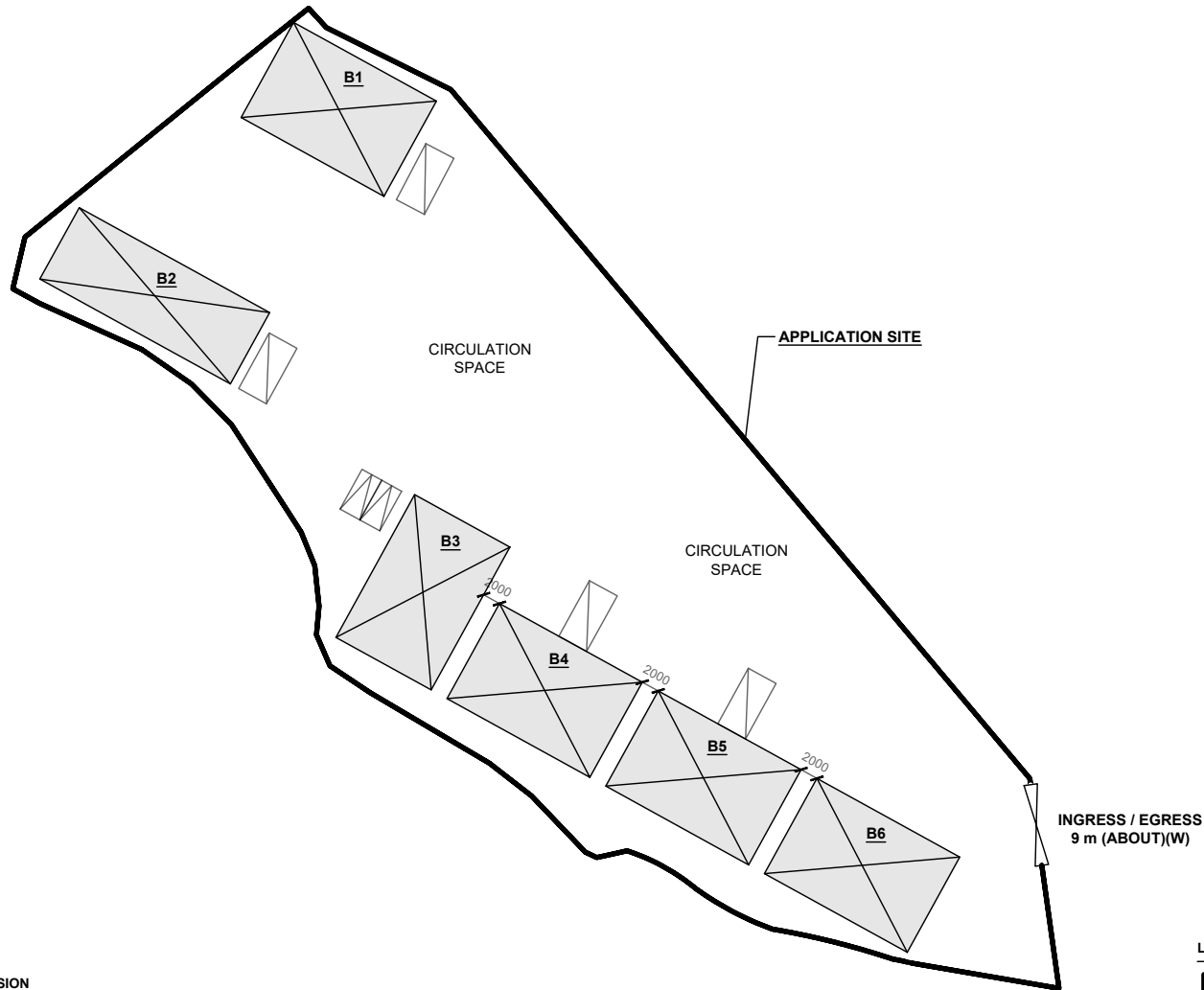
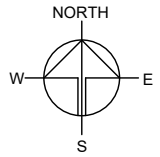
DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ² (ABOUT)
COVERED AREA	: 1,296 m ² (ABOUT)
UNCOVERED AREA	: 4,007 m ² (ABOUT)
PLOT RATIO	: 0.24 (ABOUT)
SITE COVERAGE	: 24 % (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,296 m ² (ABOUT)
TOTAL GFA	: 1,296 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,296 m ² (ABOUT)	1,296 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 8.4.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

CONDITION OF THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND (ABOUT)
 EXISTING SITE LEVELS : +12.2 mPD TO +14.0 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



SITE LEVEL BEFORE
 FILLING OF LAND AT
 THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND



APPLICATION SITE

+ 12.2

SITE LEVEL BEFORE FILLING OF LAND

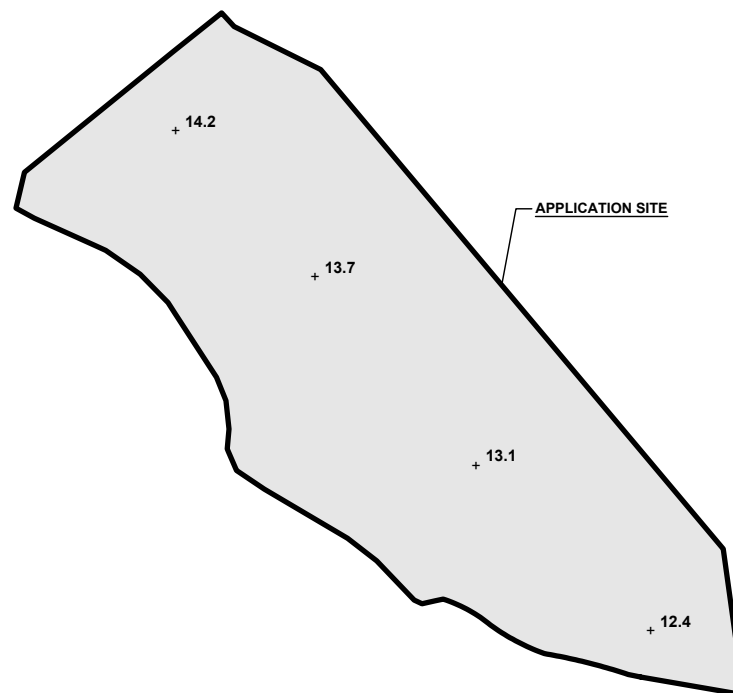
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 COVERED BY STRUCTURE : 1,296 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 5,303 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 MATERIAL OF FILLING : CONCRETE
 PROPOSED SITE LEVELS : +12.4 mPD TO +14.2 mPD (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES
 AND CIRCULATION SPACE

THE SITE ALREADY BEEN FILLED TO THE PROPOSED LEVELS. NO FURTHER
 FILLING WILL BE CARRIED OUT AT THE SITE AFTER APPROVAL HAS BEEN
 GRANTED BY THE TOWN PLANNING BOARD.



SITE LEVEL AFTER
 FILLING OF LAND AT
 THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND



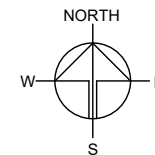
APPLICATION SITE



FILLING OF LAND AREA

+ 12.4

PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND
 ADJOINING GOVERNMENT
 LAND, FUNG KAT HEUNG, KAM
 TIN, YUEN LONG, NEW
 TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

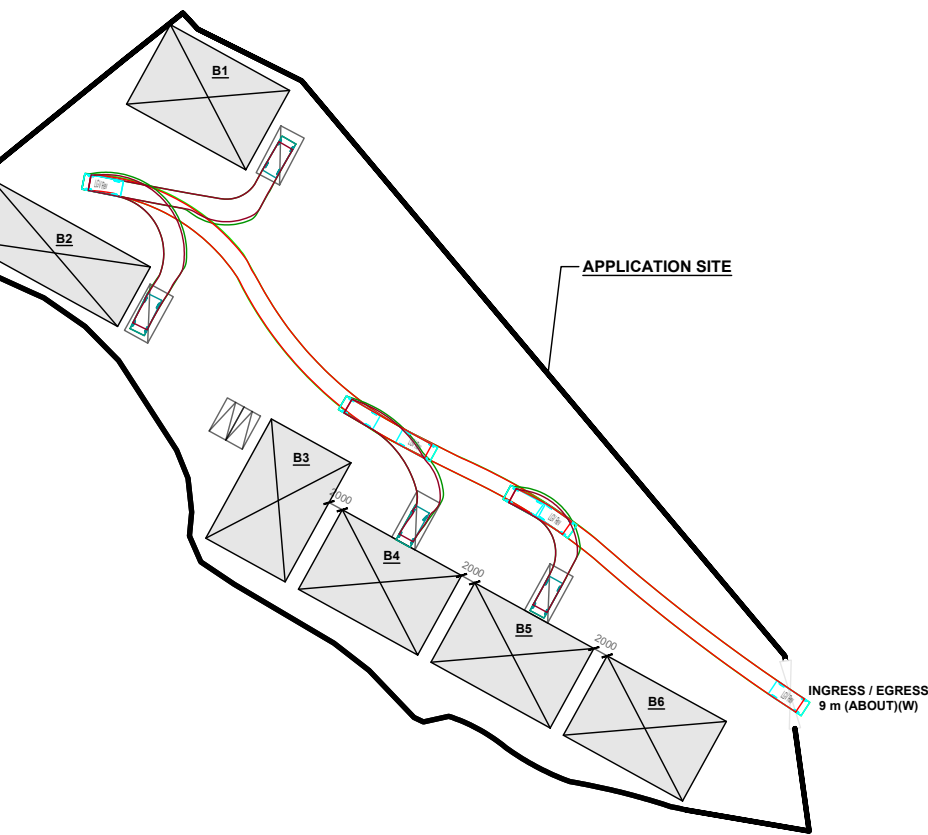
VER.

001

SWEPT PATH ANALYSIS

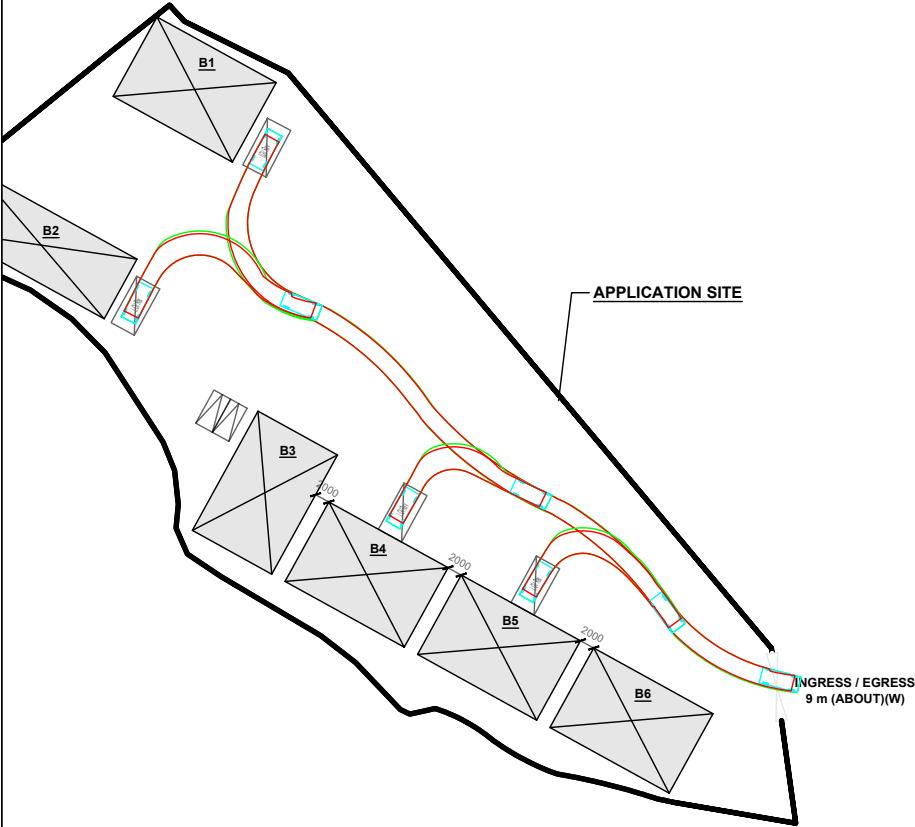
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

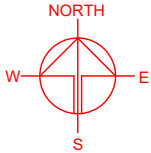
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED 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. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001

規 劃 署



Planning Department

來函編號 Your Reference :

本署編號 Our Reference :

電話號碼 Tel. No. :

傳真號碼 Fax No. :

R-riches Property Consultants Limited

23 January 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)
– the Submission of Fire Service Installations Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/920)

I refer to your submission dated 24.8.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *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, please contact
of the Fire Services Department directly.

Yours faithfully,

(K W N G)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB

KWN/AY/on

AppendixComments from the Director of Fire Services:

Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Our Ref.: DD107 Lot 1213 & VL
Your Ref.: TPB/A/YL-KTN/920

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

By Email

24 August 2023

Dear Sir,

Compliance with Approval Condition (g)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D.107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/920)

We are writing to submit an FSIs proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ²	(ABOUT)
COVERED AREA	: 1,296 m ²	(ABOUT)
UNCOVERED AREA	: 4,007 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m ²	(ABOUT)
TOTAL GFA	: 1,296 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

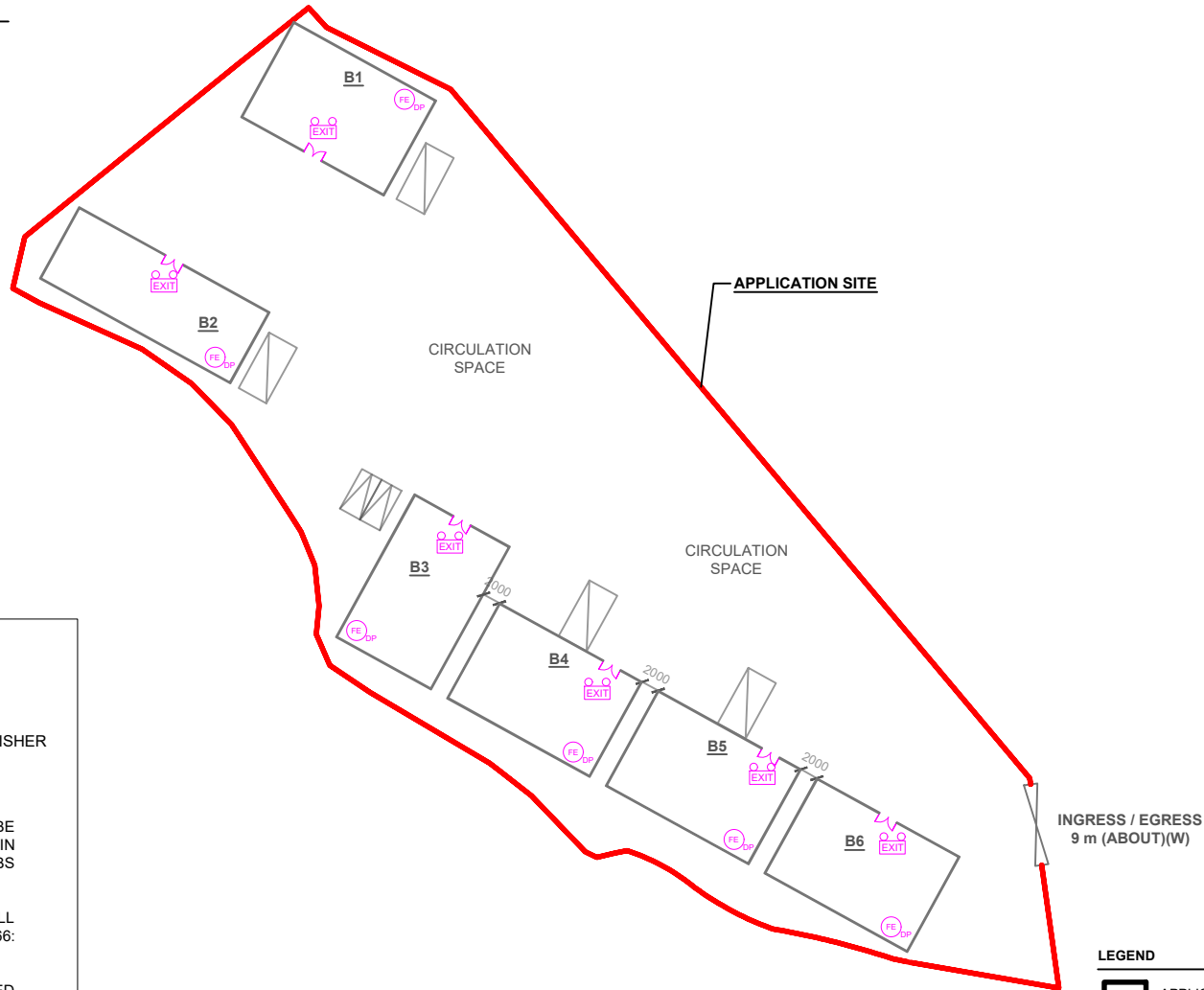
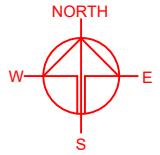
PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	: 2
PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLE	: 4
PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B4	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B5	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B6	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)



FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 5 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.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY OL DATE 24.8.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I VER. 001

規 劃 署



Planning Department

來函檔號 Your Reference :

本署檔號 Our Reference :

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Ltd.

3 January 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)
- the Submission of a Drainage Proposal**

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part), in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/920)

I refer to your submission dated 29.10.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *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. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact of Drainage Services Department directly.

Yours faithfully,

(Ms. Josephine LO)

District Planning Officer

Fanling Sheung Shui & Yuen Long East/
Planning Department

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comments from the Chief Engineer/Mainland North Drainage Services Department:

The applicant should note the following:

1. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
2. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
3. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
4. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Our Ref.: DD107 Lot 1213 & VL
Your ref.: TPB/A/YL-KTN/920

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

By Email

29 October 2024

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/920)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Assistant Town Planner



Appendix I – Response to Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

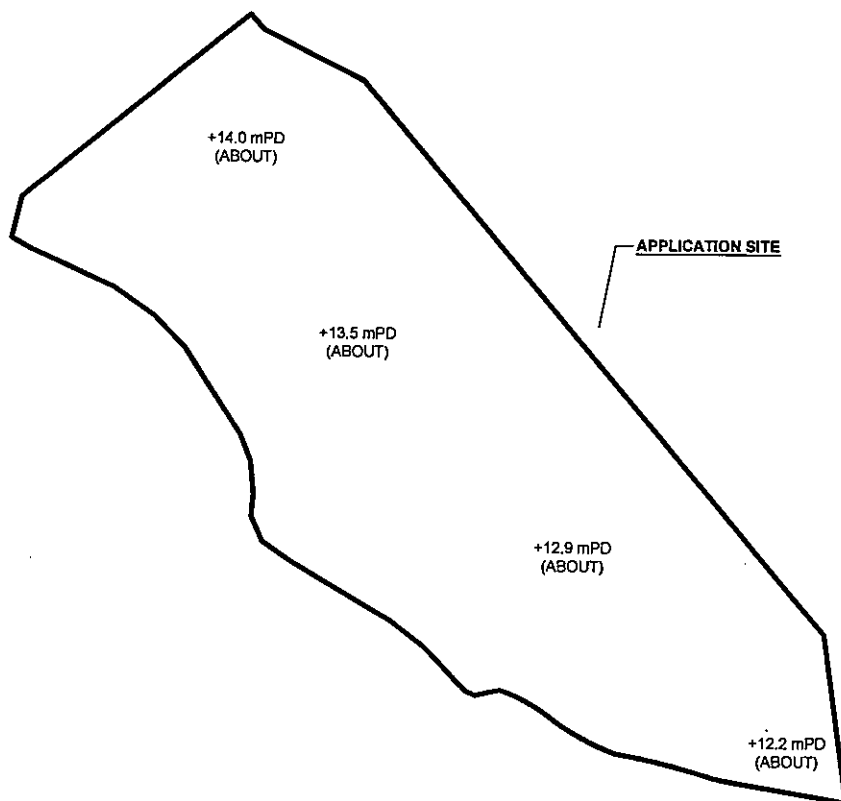
Comments of the CE/MN, DSD (Contact Person Mr. Terence TANG; Tel:)		
1)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	It is considered accordingly in the hydraulic calculation (Appendix II).
2)	R-to-C Item 1: Please provide reference and justification for the adopted runoff coefficient of 0.5.	By referring to Figure.2 Catchment Area and Catchment Zone, Site Area = 8546 m ² Around 1/2 area is hard-paved Around 1/2 area is soil-paved Coefficient of runoff = 1/2 x 0.95 + 1/2 x 0.25 = 0.6
3)	Design velocity of pipe capacity: Please provide detailed steps for the 0.6471.	The design velocity of pipe capacity is 0.9326 m ³ /s. The detail step is shown as follows: Outside Catchment Area = 8546 m ² (C = 0.6) Site Catchment Area = 5303 m ² (C = 0.95) Total Surface runoff from proposed development Qp = 0.278 C i A = 0.278 x 0.95 x 330 x (5303 x 10 ⁻⁶) + 0.278 x 0.6 x 330 x (8546 x 10 ⁻⁶) = 0.9326 m ³ /s



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND (ABOUT)
 EXISTING SITE LEVELS : +12.2 mPD TO +14.0 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.

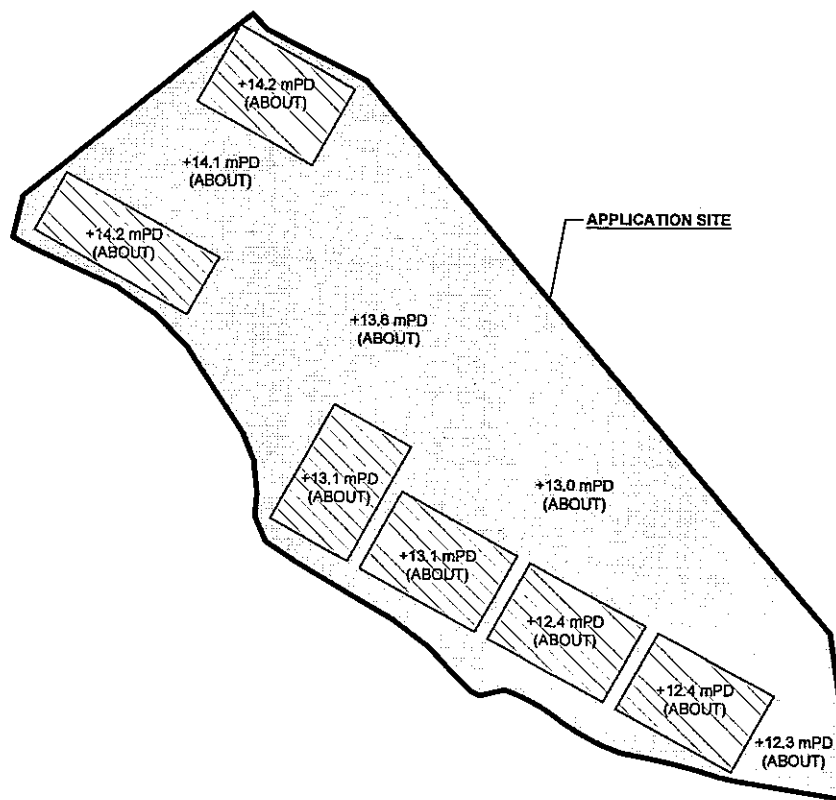


EXISTING SITE LEVEL OF
 THE APPLICATION SITE
 (INDICATIVE ONLY)

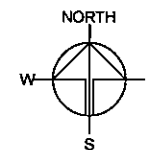
PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 5,303 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : + 12.3 mPD TO +14.2 mPD (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE
 AND CIRCULATION SPACE



PROPOSED SITE LEVEL OF
 THE APPLICATION SITE
 (INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

10.5.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

001

LEGEND




APPLICATION SITE

申請編號 Application No. : A/YL-KTN/920

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

 Catchment Area: Hard-paved

Outside Area = 8546 m²
1/2 Area is hard-paved
1/2 Area is soil-paved
Coefficient of runoff
= $\frac{1}{2} \times 0.95 + \frac{1}{2} \times 0.25$
= 0.6

申請地點
Application Site

Site Area = 5303 m²
Coefficient of runoff = 0.95

Figure 2 . Catchment Area and Catchment Zone

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Assume Return Periods = 50 years,

According Table 3a,

a = 505.5, b = 3.29, c = 0.355

Time of concentration:

$$t = 0.14465 (L / (H^{0.2} A^{0.1}))$$

where t = time of concentration (min)

A = area of catchment (m²)

H = average fall (m per 100m) from the summit of catchment to the point of design

L = Length which water takes the longest time to reach the design section

$t_d = 1.75$ mins A = 8546 m², H = 1m per 100m,
L = 30m

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

i = 285 mm/hr

Due to climate change, increase of rainfall shall be 16%

i = 285 x (1+16%) = 330 mm/hr

Outside Catchment Area = 8546 m² (C = 0.6)

Site Catchment Area = 5303 m² (C = 0.95)

Total Surface runoff from proposed development

$Q_p = 0.278 C i A$

$$= 0.278 \times 0.95 \times 330 \times (5303 \times 10^{-6}) + 0.278 \times 0.6 \times 330 \times (8546 \times 10^{-6})$$

$$= 0.9326 \text{ m}^3/\text{s}$$

$$= 55955 \text{ lit/min}$$

For startpt -> CP9-> CP10-> CP11-> CP8,

$$Q_p = 0.278(0.6)(330)(8546 \times 10^{-6}) = 0.4704 \text{ m}^3/\text{s} = 28224 \text{ litre/min}$$

For startpt-> CP1->CP2->...->CP7->CP8,

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525UC is proposed for the site within corresponding Q_p is all smaller than 30000 litre/min

Check 600mm dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

$$g = 9.81 \text{ m/s}^2$$

$$D = 0.6 \text{ m}$$

$$K_s = 0.00015 \text{ m (Table 5, from DSD Sewage Manual, concrete pipe)}$$

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

$$\text{Cross-Section Area} = \frac{\pi (0.6)^2}{4} = 0.2827 \text{ m}^2$$

Therefore, design velocity of pipe capacity = 3.45m/s

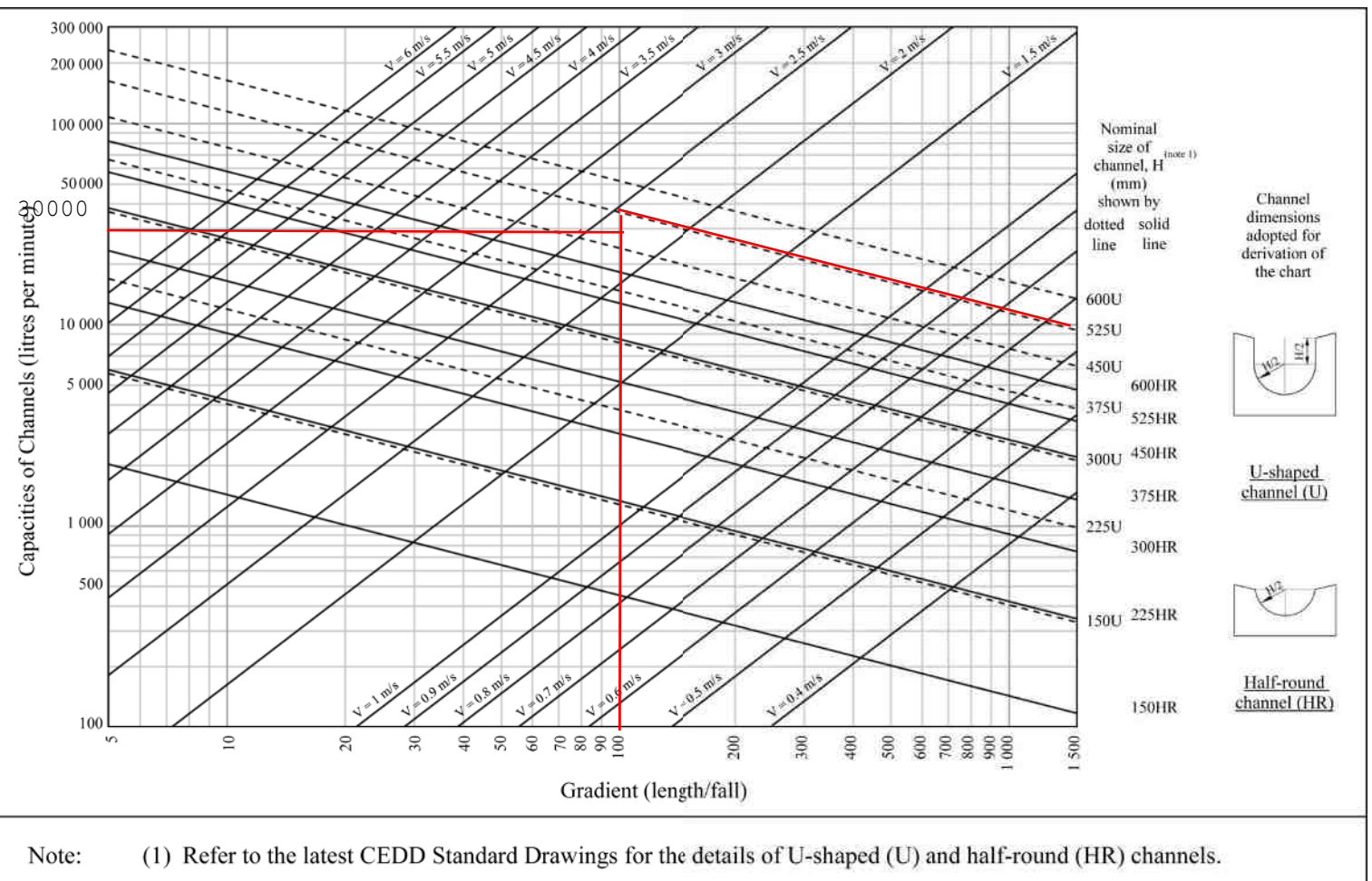
> velocity from catchment area

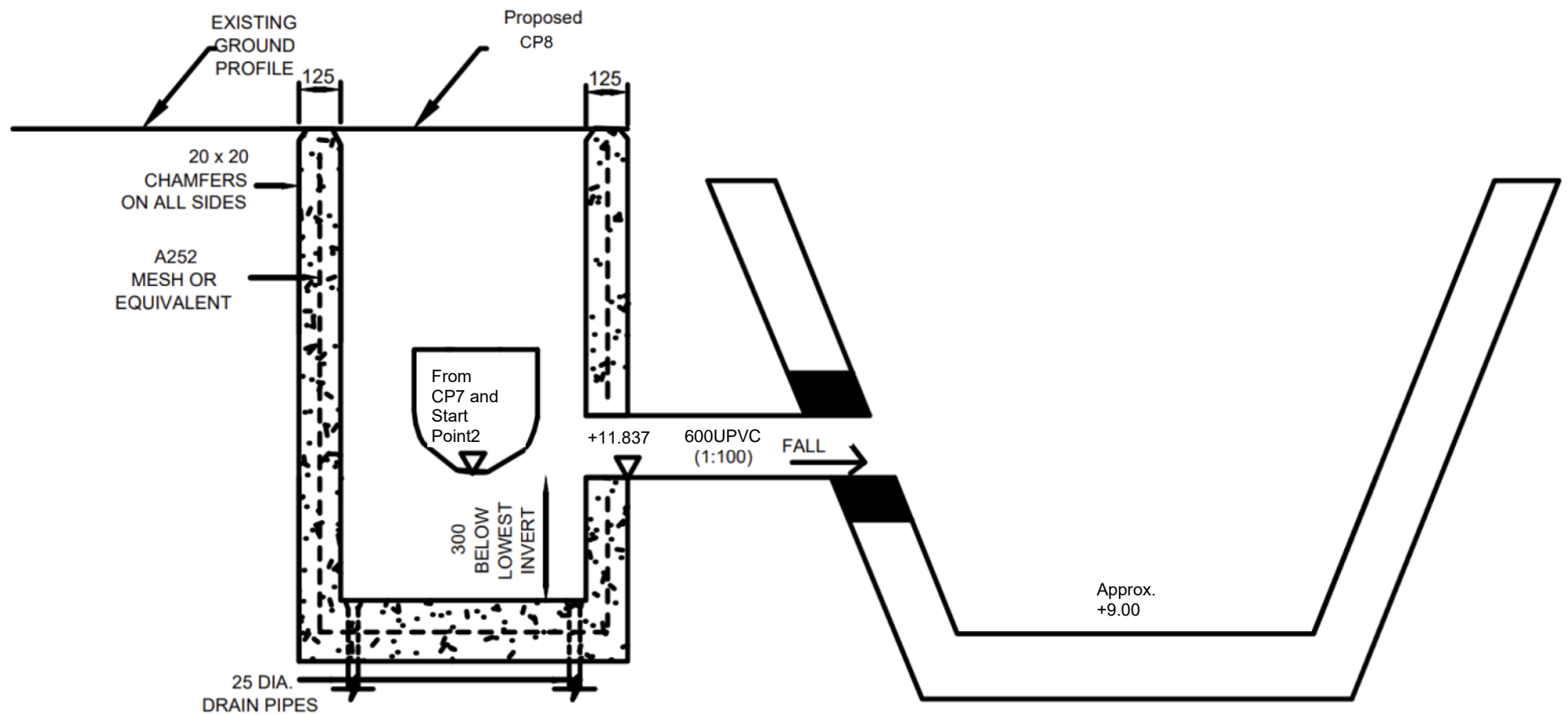
$$= \frac{0.9326}{0.2827} = 3.29 \text{ m/s OK!}$$

As a result, proposed 525UC and proposed 600mm dia underground pipe can cater the surface runoff due to proposed development

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

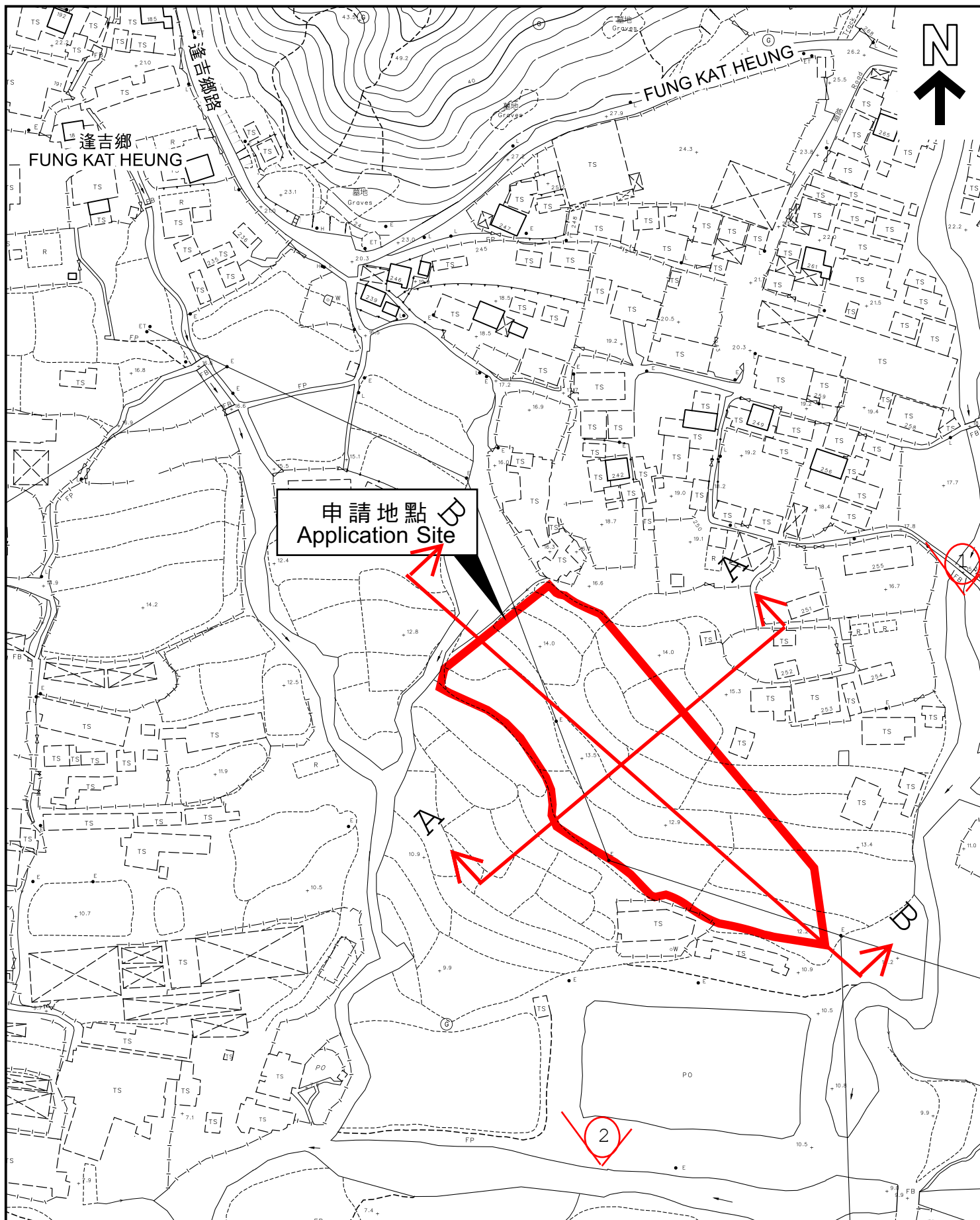
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3





Catchpit With desilting facility

Connection to Existing Stream



本摘要圖於2023年6月2日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 2.6.2023
BASED ON SURVEY SHEET No.
6-NE-2C

平面圖 SITE PLAN

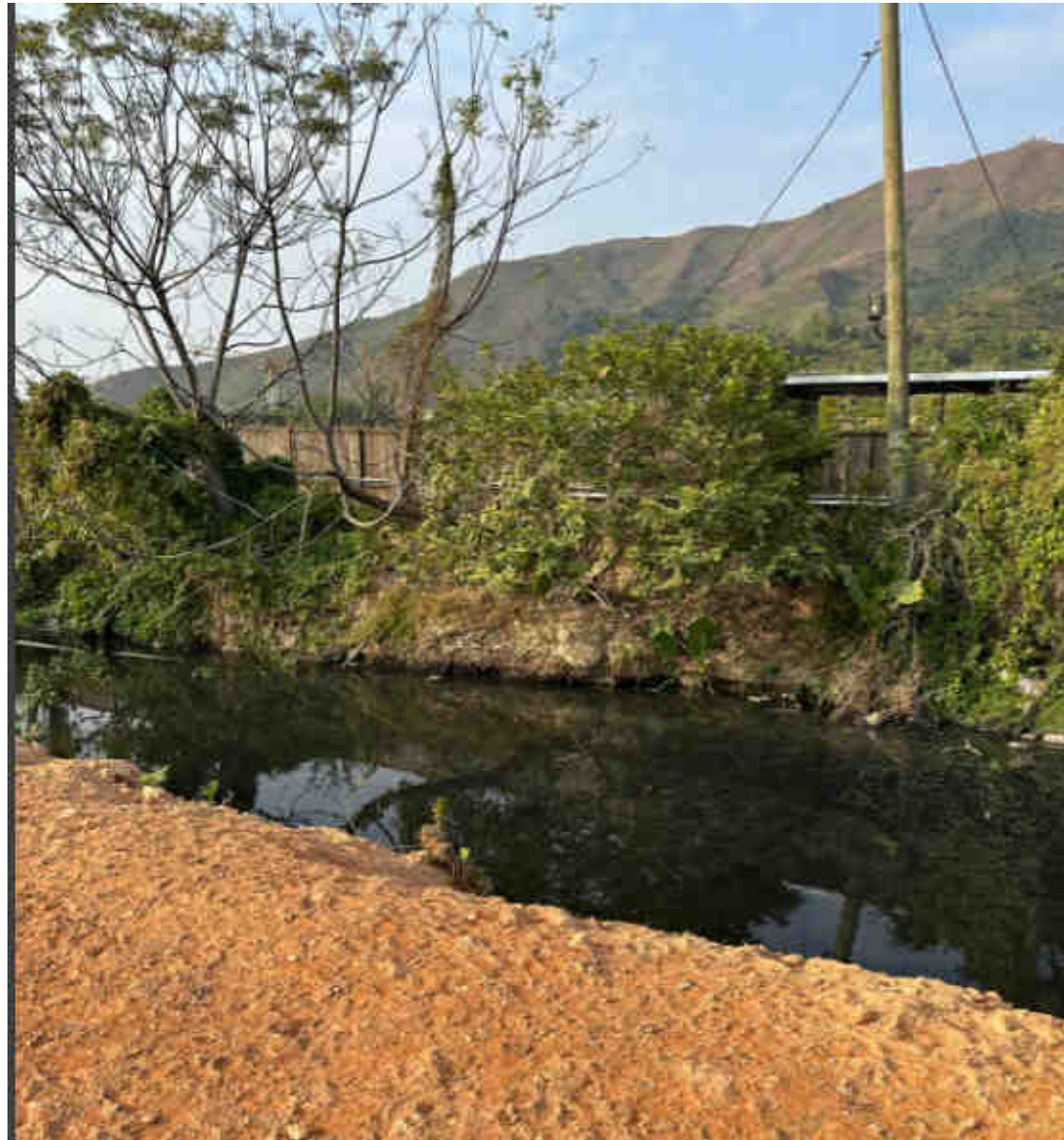
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

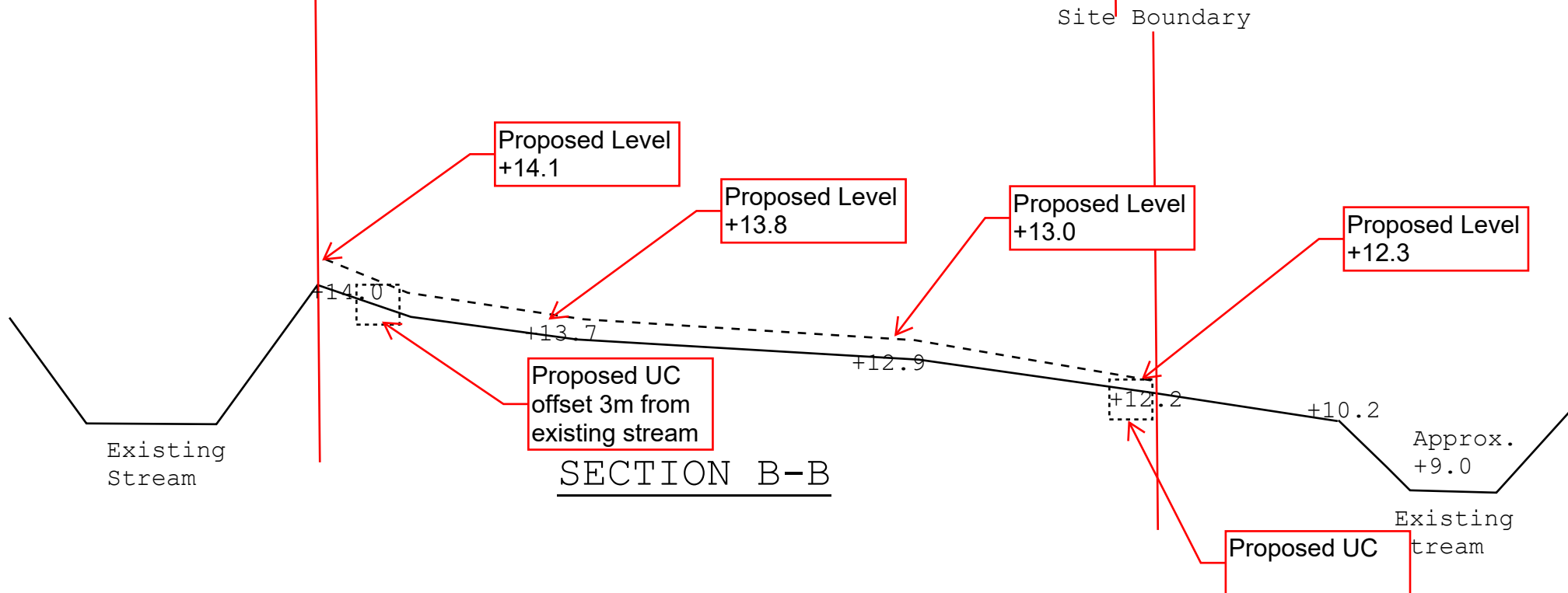
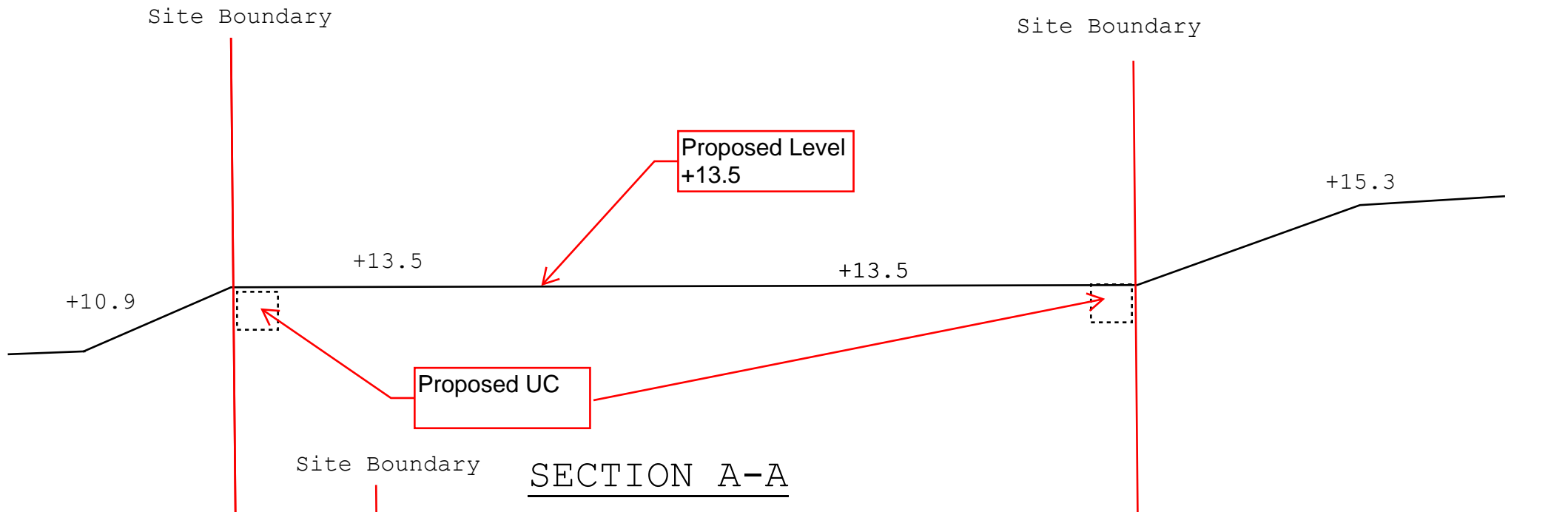
A/YL-KTN/920

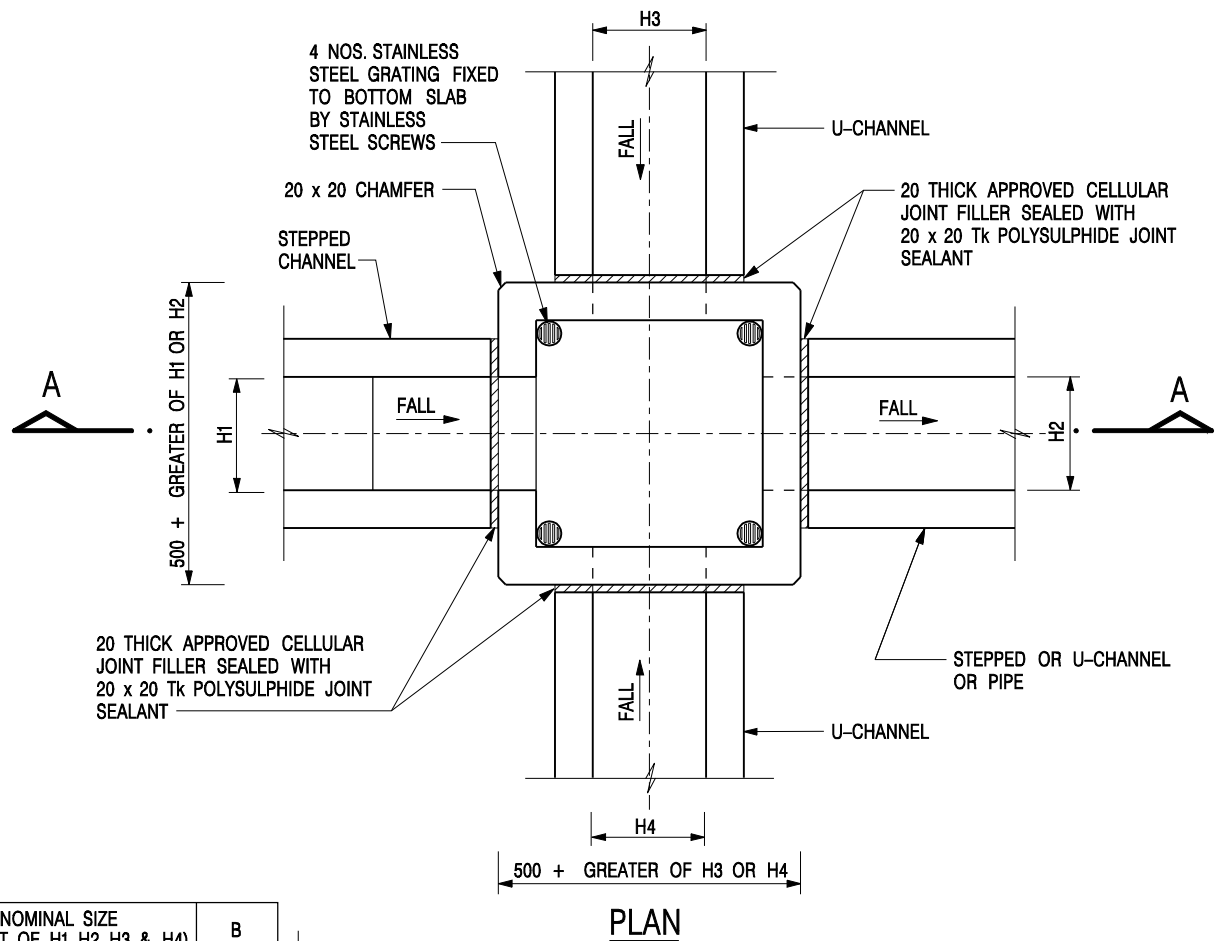


VIEW 1: FINAL DISCHARGE POINT: EXISTING STREAM

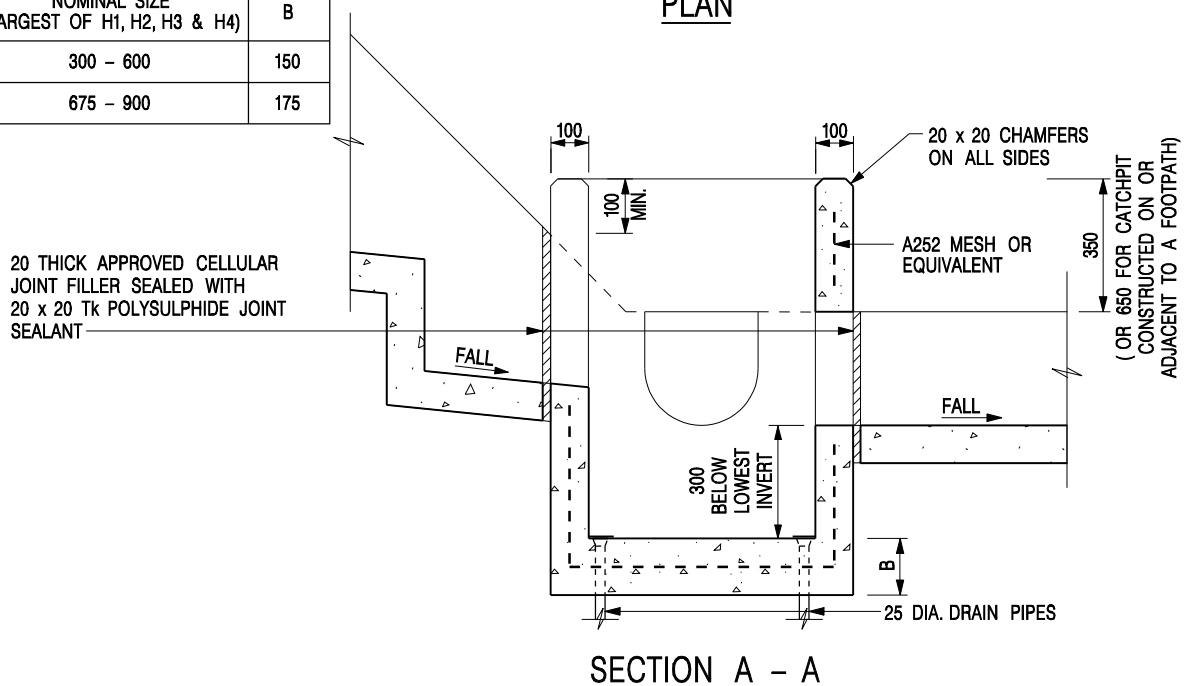


VIEW 2 Existing Stream with existing condition






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

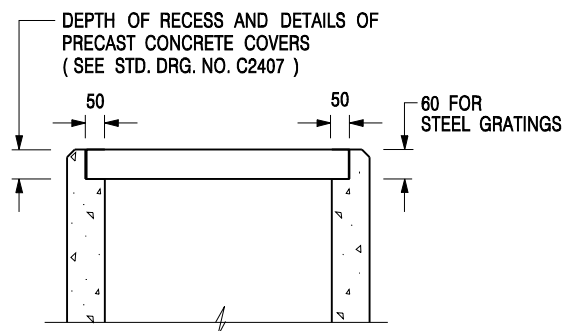


NOTES:

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

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) 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

DATE JAN 1991

DRAWING NO.

C2406 /2

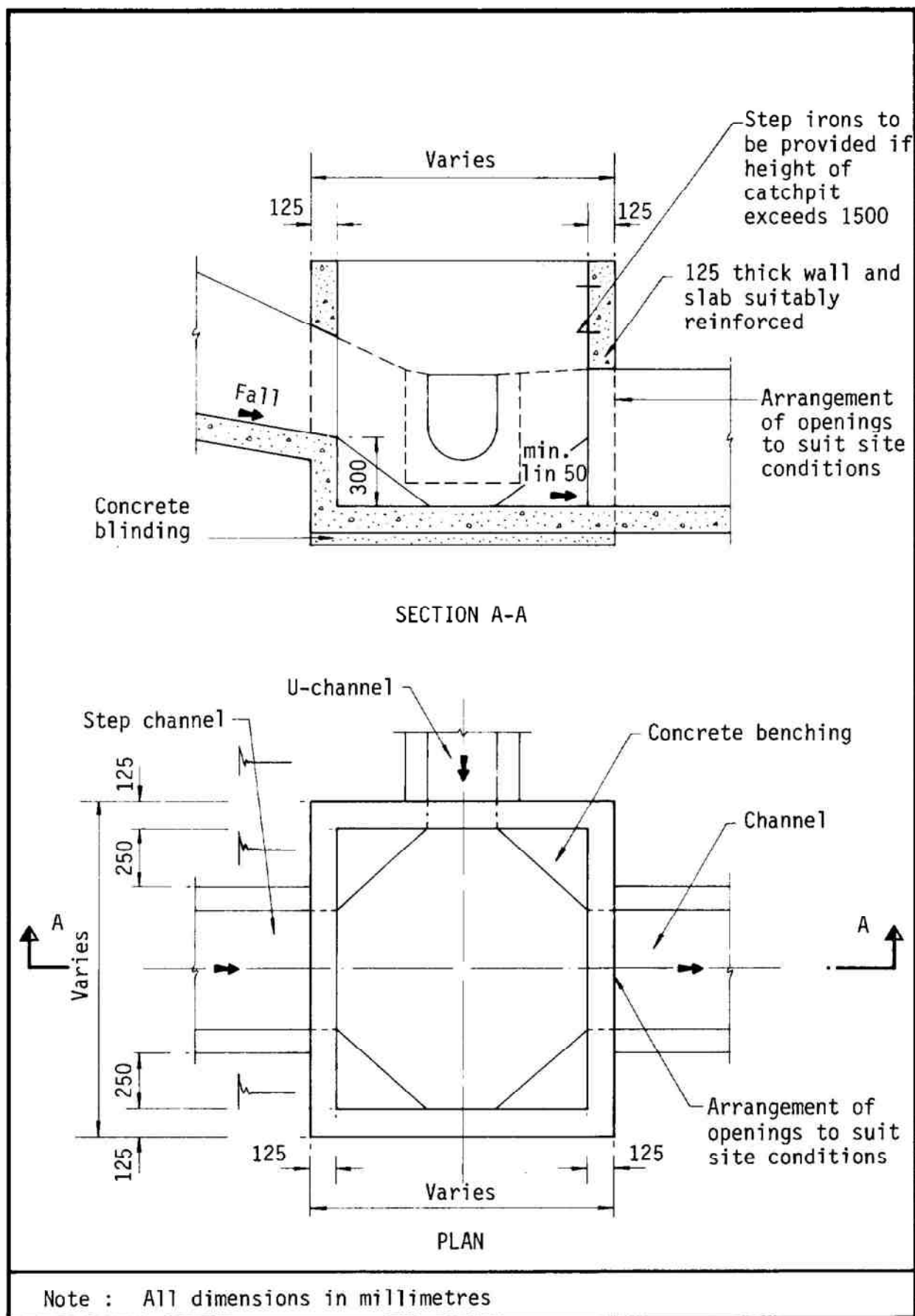
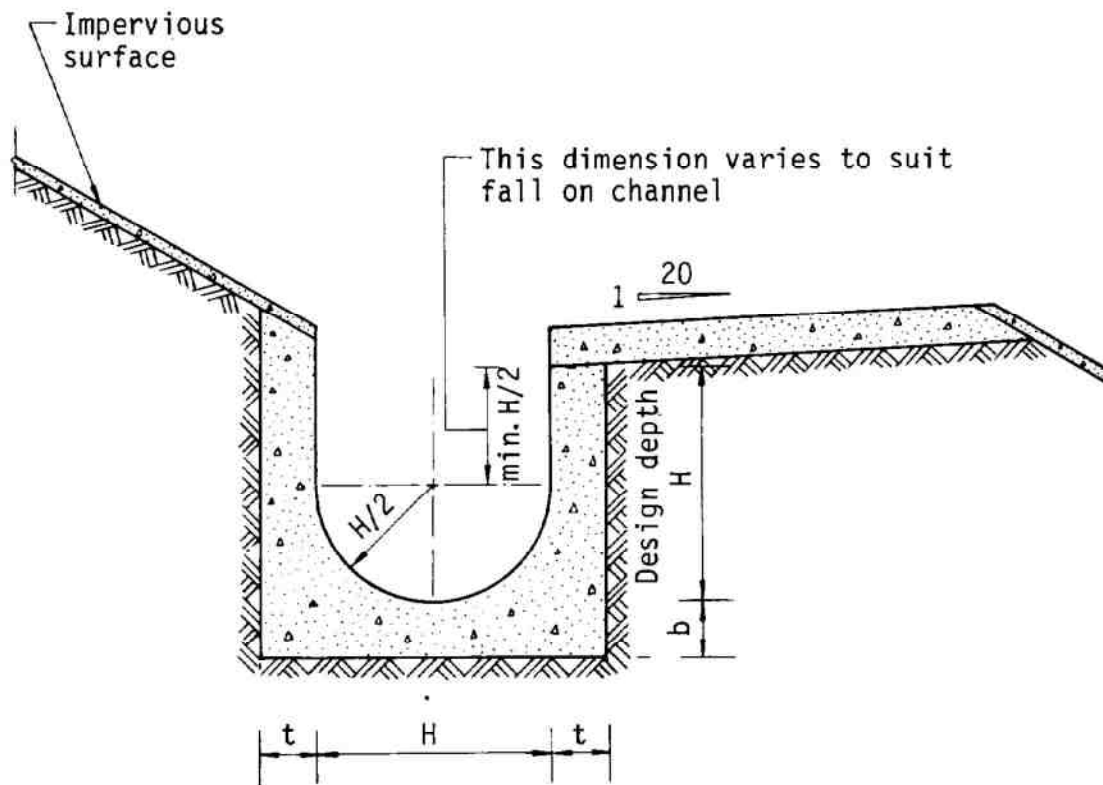


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

寄件日期: 2025年05月30日星期五 12:19
收件者: tpbpd/PLAND
副本:
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1123 - Supplementary Information
附件: SI1 for A_YL-KTN_1123 (20250530).pdf
類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support the subject application.

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD107 Lot 1213 & VL
Your Ref. : TPB/A/YL-KTN/1123

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

By Email

30 May 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1123)

We are writing to submit supplementary information to support the subject application.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner



Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1123)

- (i) The applicant would like to submit drainage and fire service installations (FSIs) proposals for the consideration of government departments (**Appendices I and II**). By comparing with the previous application (No. A/YL-KTN/920), all development parameters (including but not limited to site area, gross floor ratio (GFA), building height, layout etc.) remain the **same**;
- (ii) No open storage activities would be carried out at the application site (the Site) at any time during the planning approval period; and
- (iii) The applicant reserves a portion of the Site for vehicle circulation spaces. This is to provide ample spaces for vehicles to manoeuvre within the Site so that safety of employees would be secured when vehicles arrive/leaving the Site, as well as when loading/unloading activities are being carried out. The applicant will also ensure no queuing and/or waiting for motor vehicles from the Site onto Mei Fung Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Mei Fung Road via the local access.



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ²	(ABOUT)
COVERED AREA	: 1,296 m ²	(ABOUT)
UNCOVERED AREA	: 4,007 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m ²	(ABOUT)
TOTAL GFA	: 1,296 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

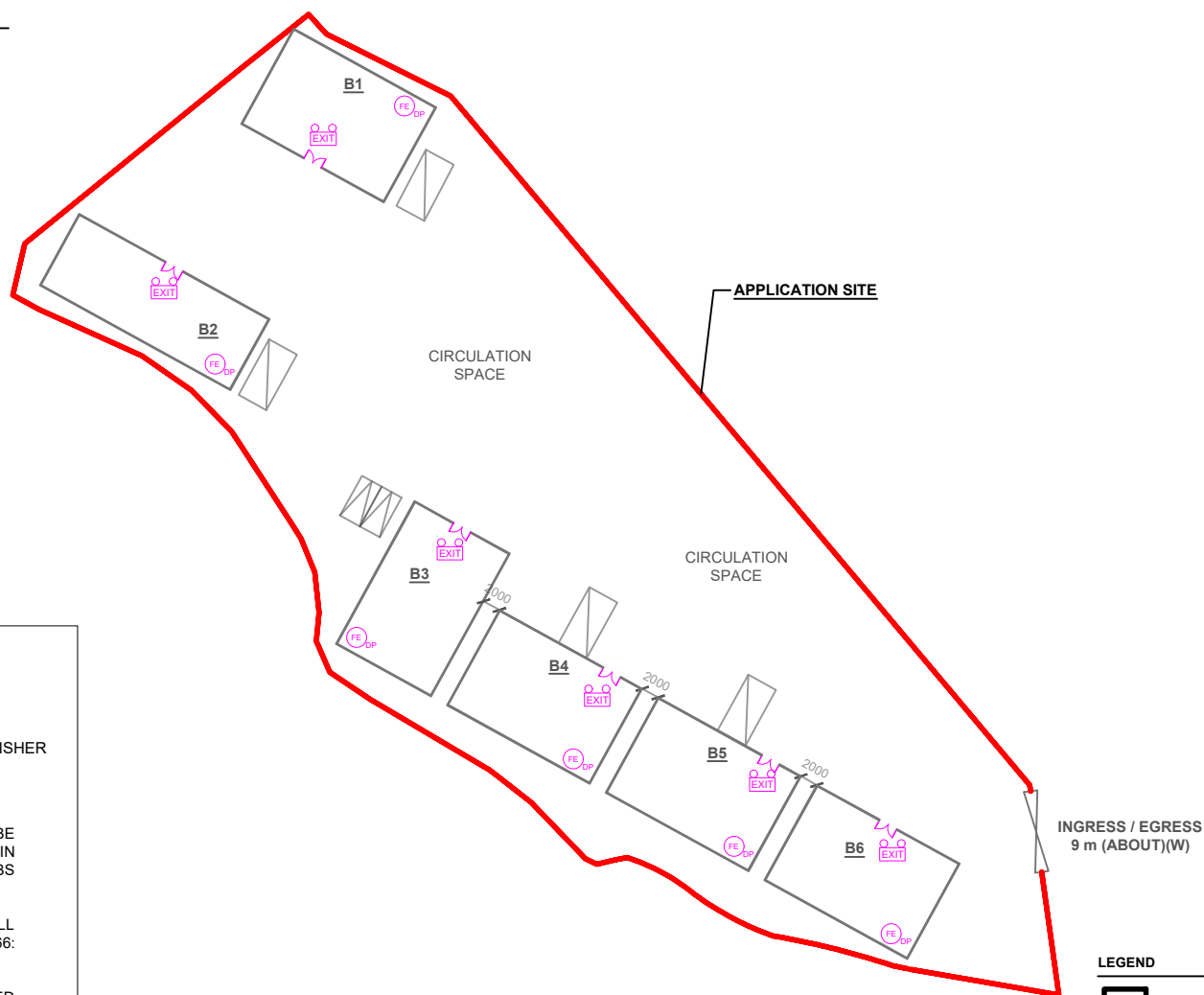
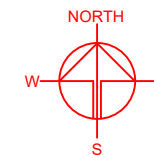
PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	: 2
PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLE	: 4
PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B2	ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B4	ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B5	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B6	ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)



FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 5 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.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, FUNG KAT HEUNG, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
OL	28.05.2025

CHECKED BY	DATE

APPROVED BY	DATE

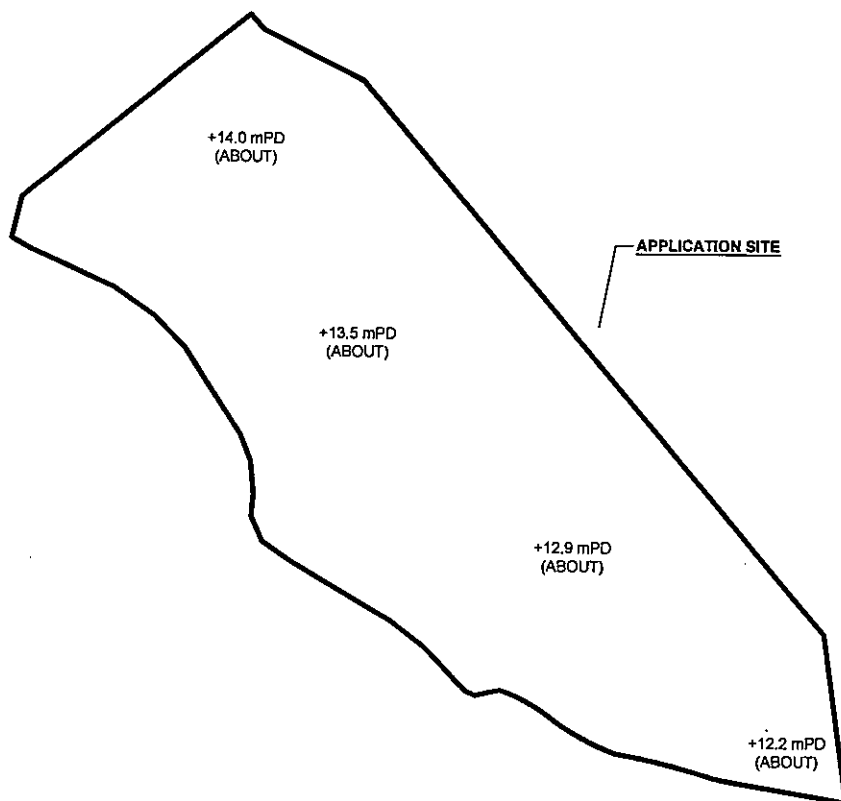
DWG. TITLE
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX I	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND (ABOUT)
 EXISTING SITE LEVELS : +12.2 mPD TO +14.0 mPD (ABOUT)

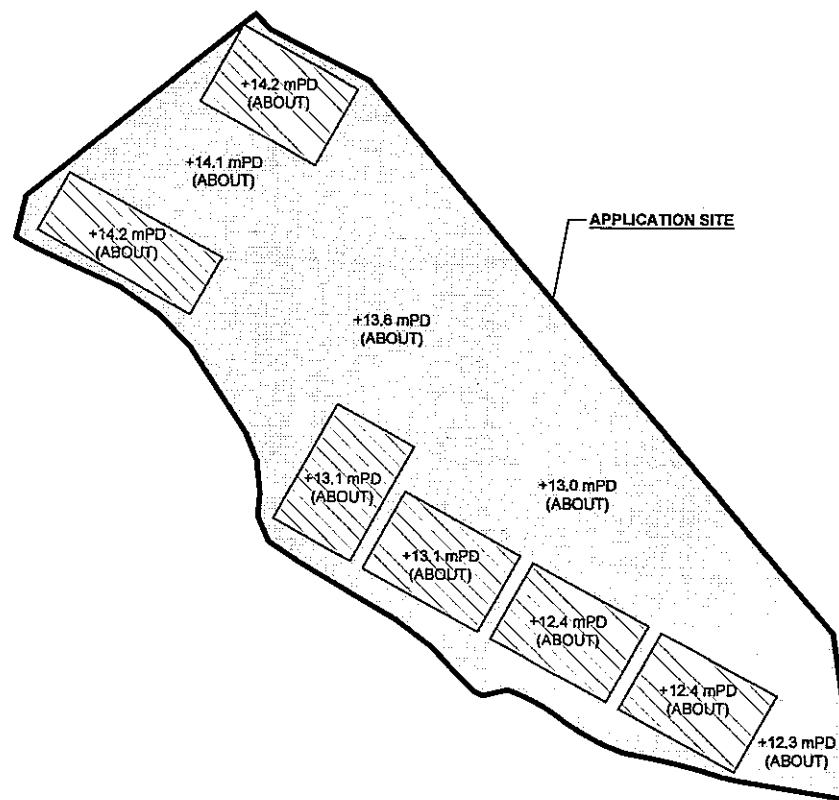
SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



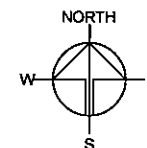
EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 5,303 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : + 12.3 mPD TO +14.2 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

10.5.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

001

LEGEND




APPLICATION SITE

申請編號 Application No. : A/YL-KTN/920

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

 Catchment Area: Hard-paved

Outside Area = 8546 m²
1/2 Area is hard-paved
1/2 Area is soil-paved
Coefficient of runoff
= $\frac{1}{2} \times 0.95 + \frac{1}{2} \times 0.25$
= 0.6

申請地點
Application Site

Site Area = 5303 m²
Coefficient of runoff = 0.95

Figure 2 . Catchment Area and Catchment Zone

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Assume Return Periods = 50 years,

According Table 3a,

a = 505.5, b = 3.29, c = 0.355

Time of concentration:

$$t = 0.14465 (L / (H^{0.2} A^{0.1}))$$

where t = time of concentration (min)

A = area of catchment (m²)

H = average fall (m per 100m) from the summit of catchment to the point of design

L = Length which water takes the longest time to reach the design section

$t_d = 1.75$ mins A = 8546 m², H = 1m per 100m,
L = 30m

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

i = 285 mm/hr

Due to climate change, increase of rainfall shall be 16%

i = 285 x (1+16%) = 330 mm/hr

Outside Catchment Area = 8546 m² (C = 0.6)

Site Catchment Area = 5303 m² (C = 0.95)

Total Surface runoff from proposed development

$Q_p = 0.278 C i A$

$$= 0.278 \times 0.95 \times 330 \times (5303 \times 10^{-6}) + 0.278 \times 0.6 \times 330 \times (8546 \times 10^{-6})$$

$$= 0.9326 \text{ m}^3/\text{s}$$

$$= 55955 \text{ lit/min}$$

For startpt -> CP9-> CP10-> CP11-> CP8,

$$Q_p = 0.278(0.6)(330)(8546 \times 10^{-6}) = 0.4704 \text{ m}^3/\text{s} = 28224 \text{ litre/min}$$

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$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

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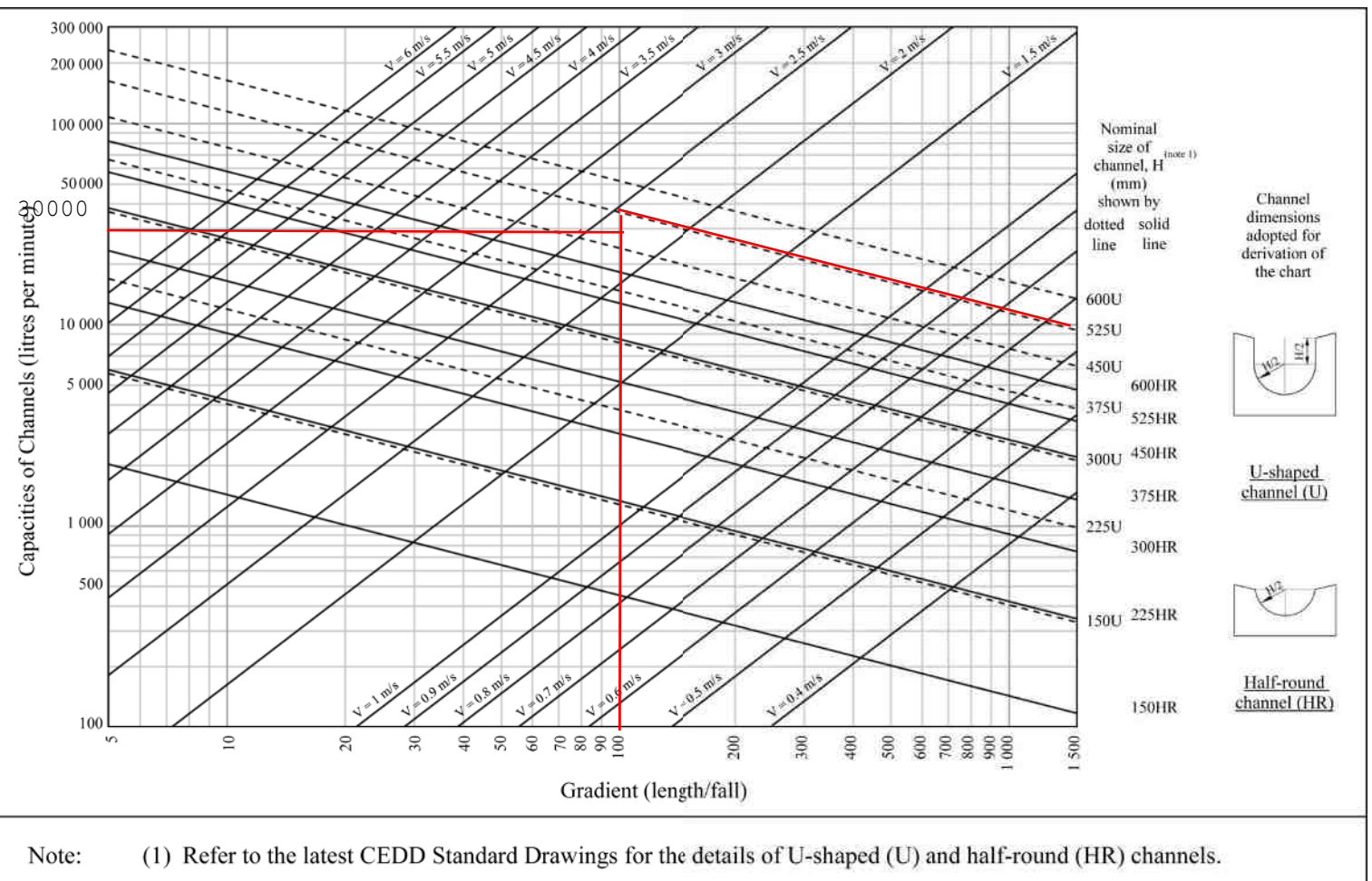
> velocity from catchment area

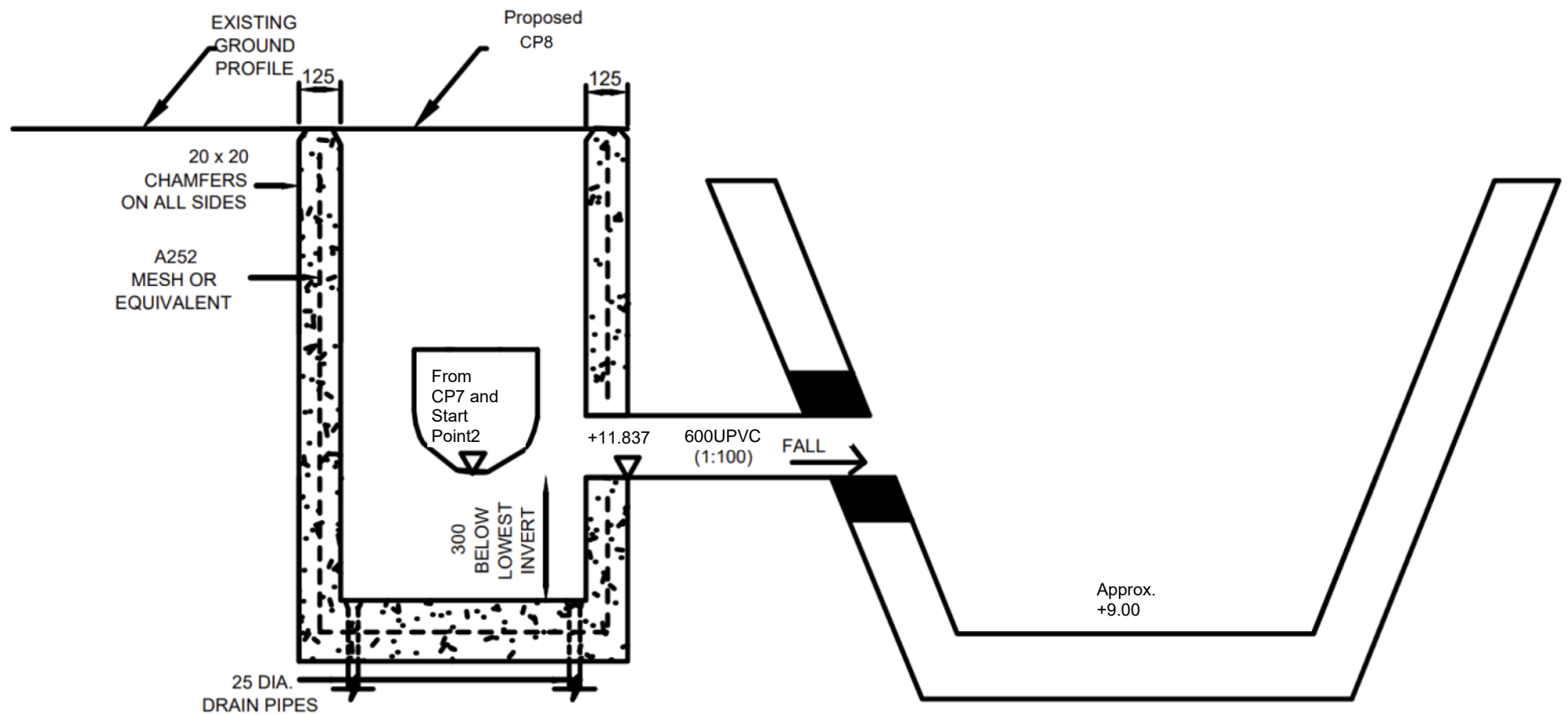
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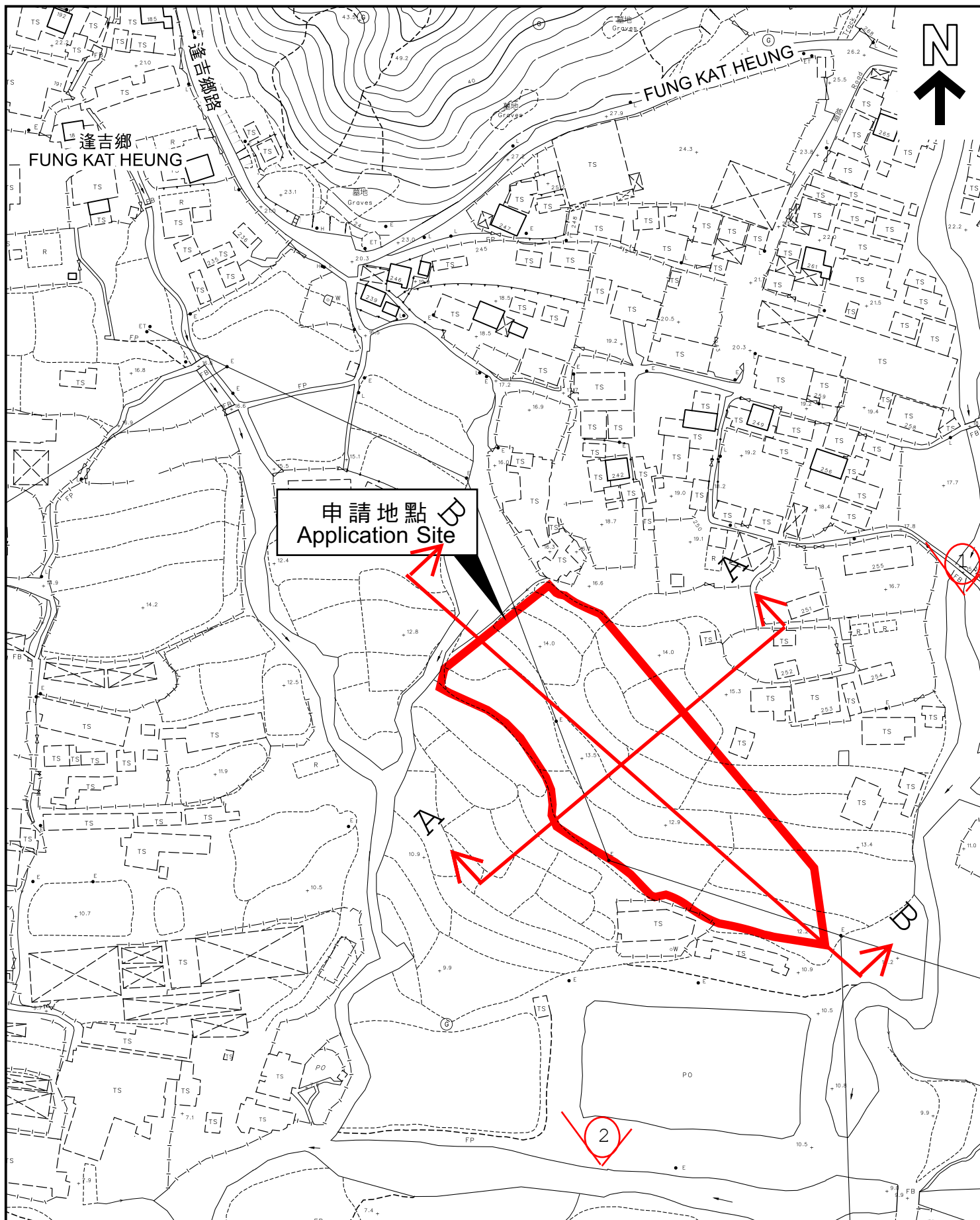
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3





Catchpit With desilting facility

Connection to Existing Stream



本摘要圖於2023年6月2日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 2.6.2023
BASED ON SURVEY SHEET No.
6-NE-2C

平面圖 SITE PLAN

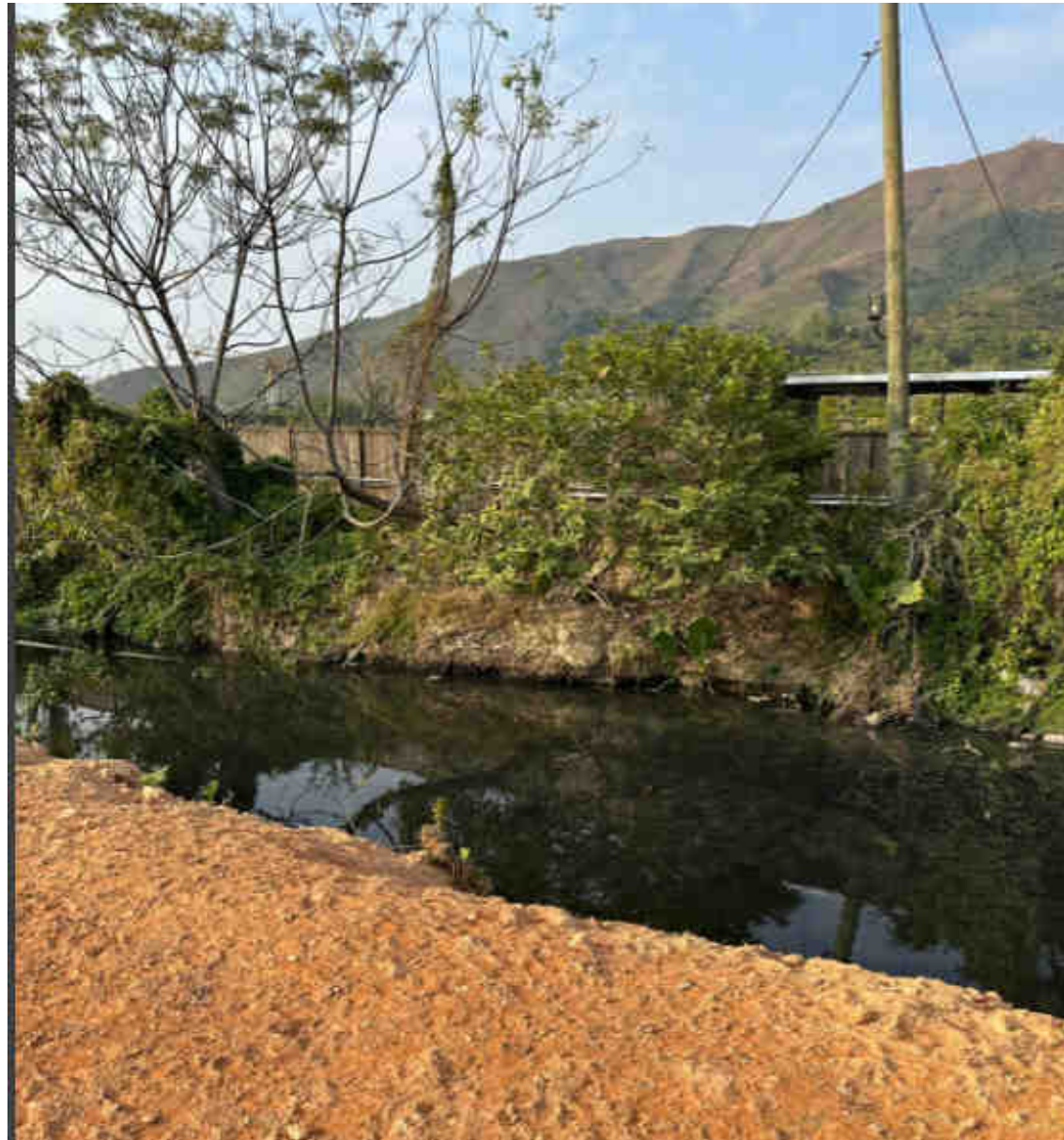
申請地點界線只作識別用
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參考編號
REFERENCE No.

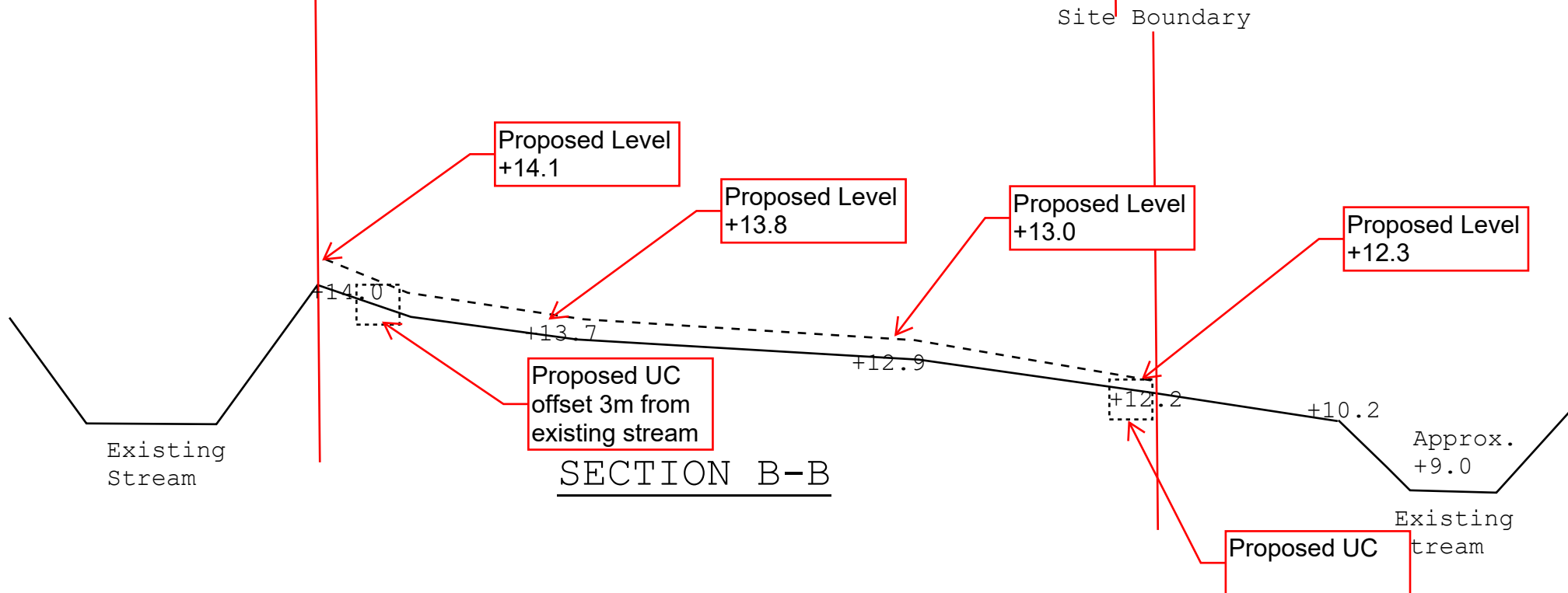
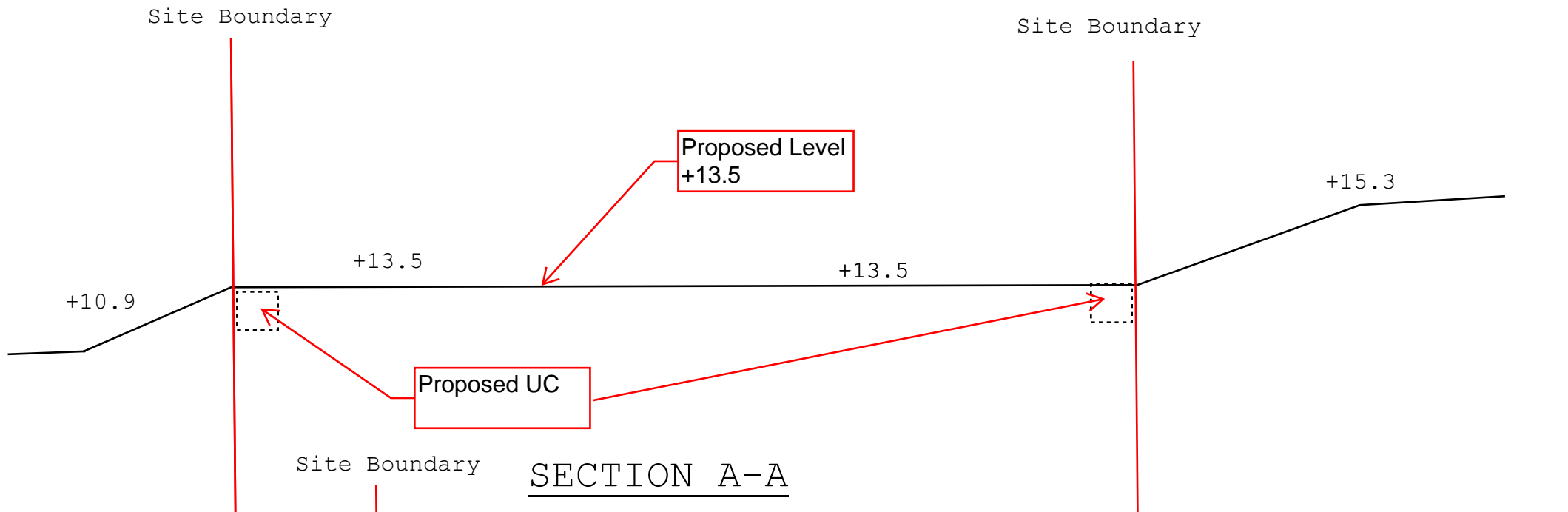
A/YL-KTN/920

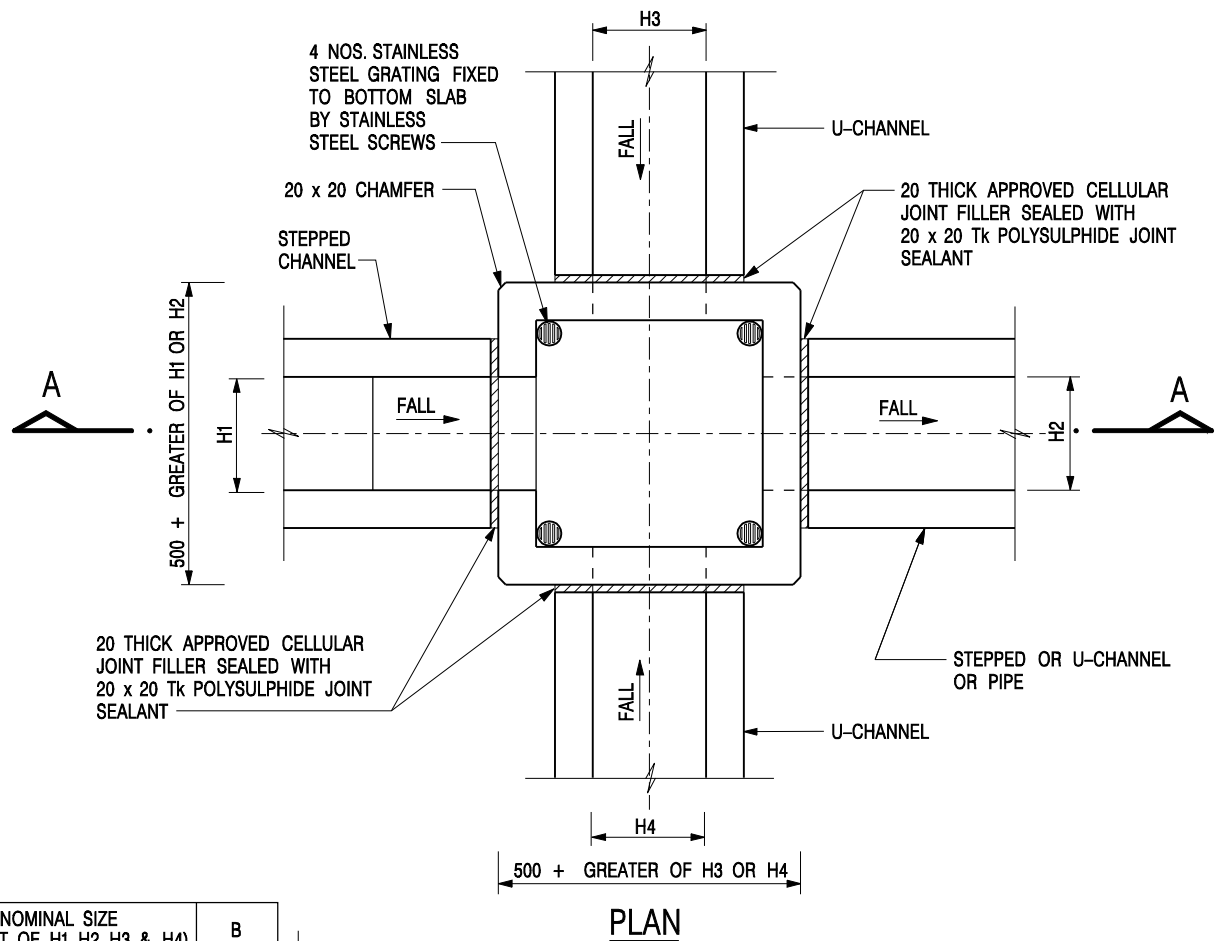


VIEW 1: FINAL DISCHARGE POINT: EXISTING STREAM

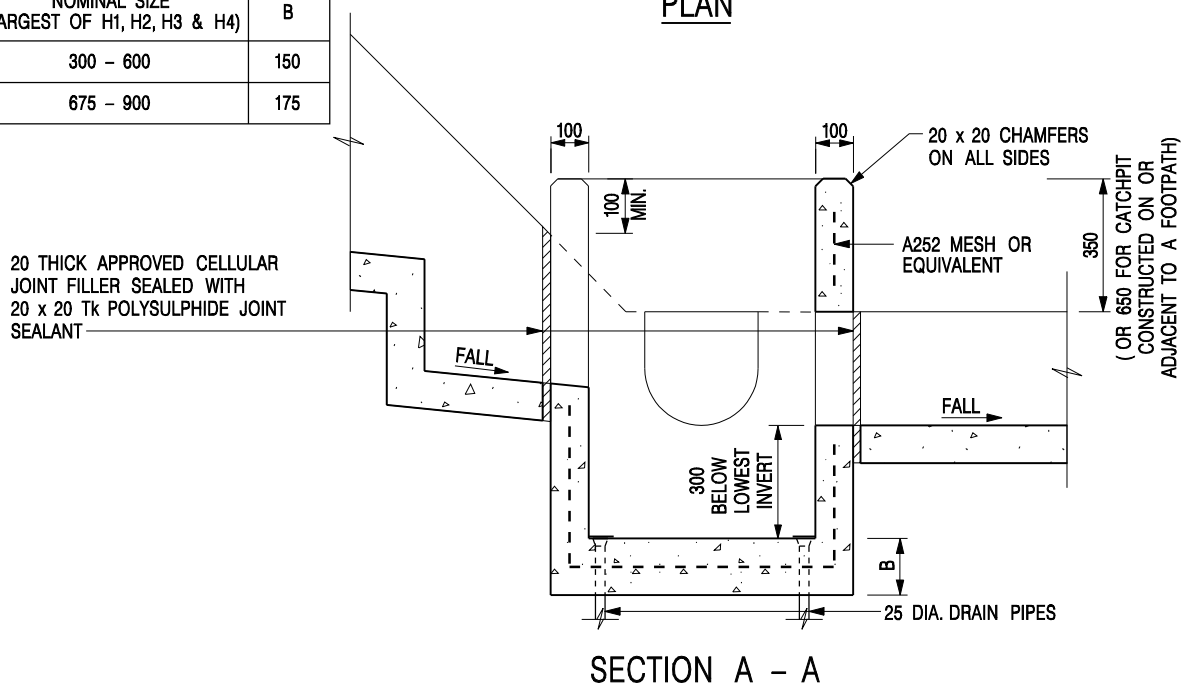


VIEW 2 Existing Stream with existing condition






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
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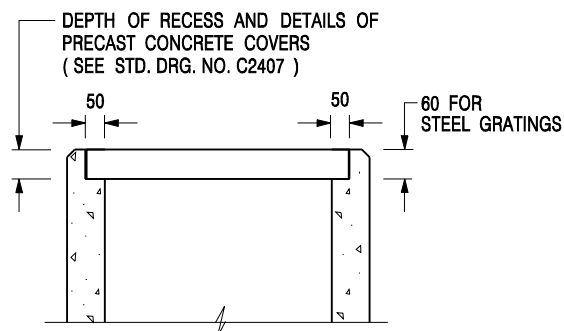


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CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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		DATE JAN 1991	
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ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

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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

DATE JAN 1991

DRAWING NO.

C2406 /2

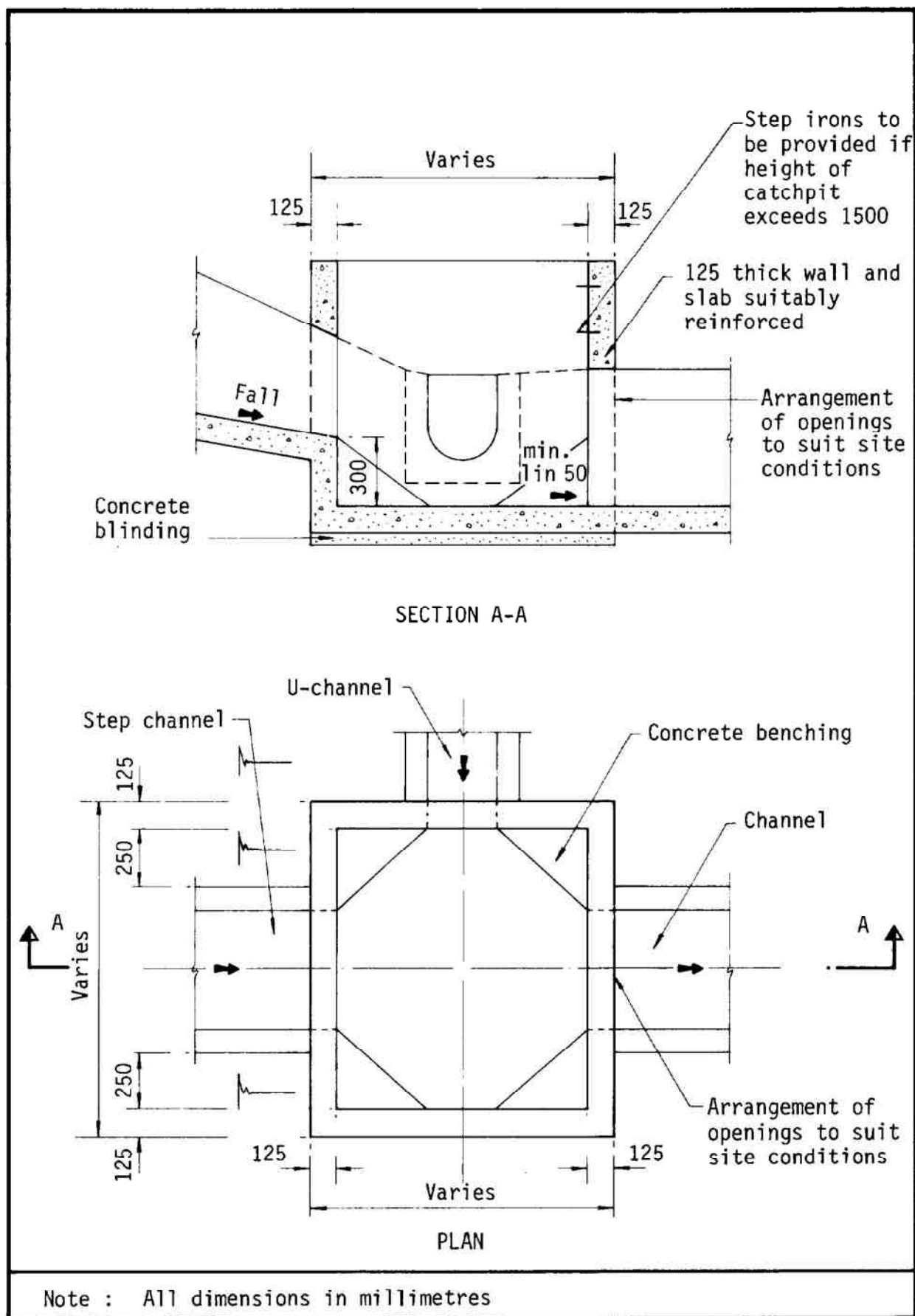
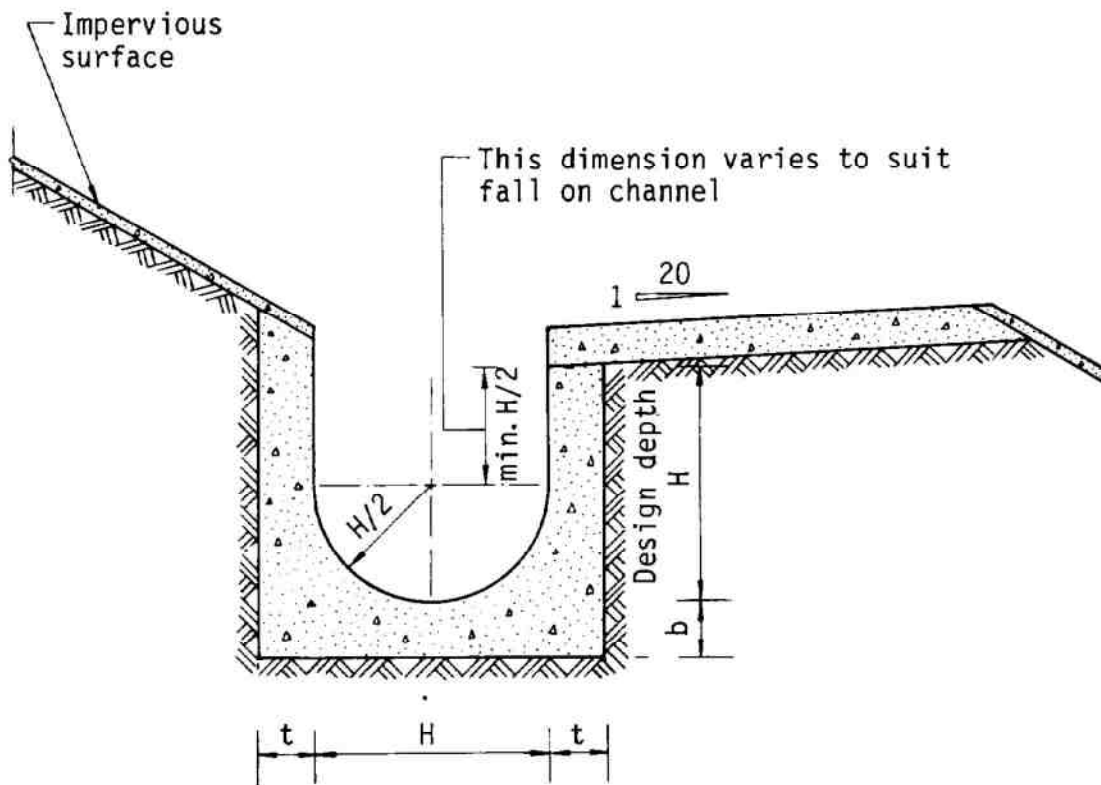


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

寄件者: Danny Ng [REDACTED]
寄件日期: 2025年07月23日星期三 15:06
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1123 - Further Information
附件: FI1 for A_YL-KTN_1123 (20250723).pdf
類別: Internet Email

Dear Sir,

We write to submit further information to provide clarifications upon the subject application (*enclosed*). This submission intends to **supersede** our previous submission as at 21.07.2025 1226 hrs.

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD107 Lot 1213 & VL
Your Ref. : TPB/A/YL-KTN/1123

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

By Email

23 July 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1123)

We are writing to submit further information to provide clarifications upon the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner



1st Further Information**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories****(S.16 Planning Application No. A/YL-KTN/1123)**

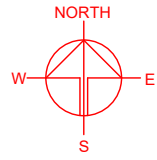
The applicant would like to make the following clarifications for the subject application:

- (i) The ingress/egress of the application site has been revised by the applicant. A set of revised location plan, layout plan and swept path analysis is enclosed for the consideration of government departments (**Annex I to III**). The applicant will also provide 24-hour access of the application site (the Site) for the usage of nearby lot owners, users, visitors and emergency services when needed and/or requested, after the planning application is approved by the Town Planning Board (the Board);
- (ii) The applicant has demonstrated effort in implementing the approval conditions during the previous application period (No. A/YL-KTN/920). The applicant submitted drainage proposal for compliance with condition (d), i.e. the submission of a drainage proposal on 29.10.2024 and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 03.01.2025. The applicant thus then invited a number of drainage contractors for constructing the drainage system within the Site according to the approved drainage proposal. However, the applicant was not managed to make selection amongst drainage contractors due to overpriced quotations, or their previous underperformances. Thus, the applicant does not have sufficient time to implement the accepted drainage proposal within the planning approval period, which led to the revocation of the previous application (No. A/YL-KTN/920) on 29.04.2025;
- (iii) During the planning approval period of the previous application (No. A/YL-KTN/920), the applicant submitted a fire service installations (FSIs) proposal for compliance with approval condition (g), i.e. the submission of a drainage proposal, on 24.08.2023 and was accepted by D of FS on 23.01.2024. However, prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed. As such, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in Aug 2024. However, the STW application was rejected by DLO/YL, LandsD in January 2025 due to failing to secure agreements from all lot owners for approval of erection of structures within the Site, which led to the revocation of the previous application (No. A/YL-KTN/920) on 29.04.2025. The applicant is communicating with respective land owners and will submit another STW application to DLO/YL, LandsD once all agreements are secured. Once the STW application is approved and all structures are well built, the applicant will implement the FSIs according to the approved FSIs proposal;
- (iv) The applicant will develop the Site according to the development proposal (e.g. Layout Plan) after the planning application has been approved by the Town Planning Board (the Board);

and

- (v) The applicant would like to submit a response-to-comments table for consideration of government departments:

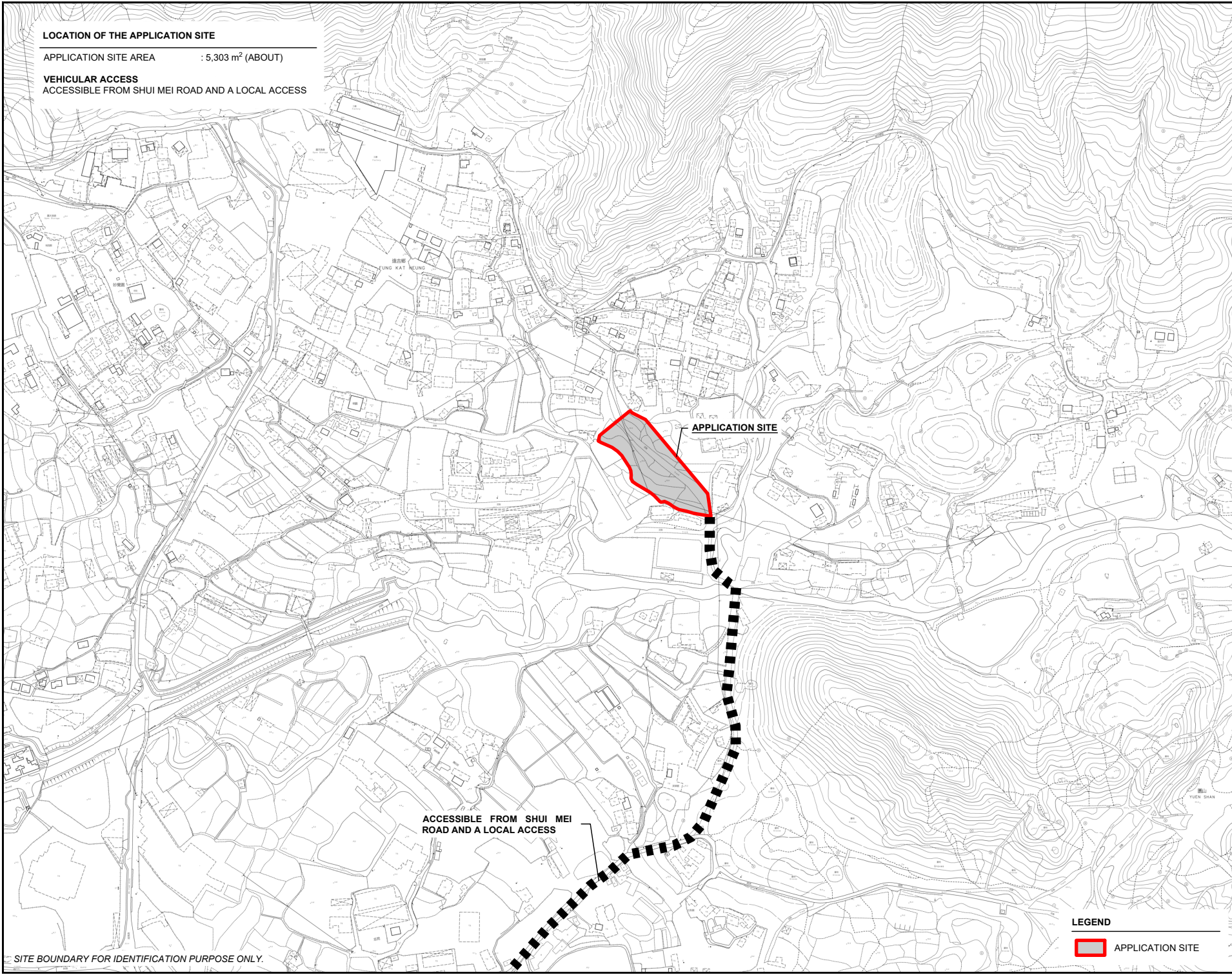
Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) (Contact Person: Mr. Stanley CHOI; Tel: 2762 4905)		
(1)	Please clarify if the proposed vehicular access to the site is Mei Fung Road via local tracks or otherwise. As indicated on Plan 1 of the supplement statement, the routing appears to be Shui Mei Road via local tracks, which is inconsistent.	Noted. The revised location plan is enclosed at Annex I .
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel: 2733 7737)		
(1)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'	Noted. The revised FSIs proposal is enclosed at Annex IV .



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SHUI MEI ROAD AND A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHUI MEI ROAD AND A LOCAL ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

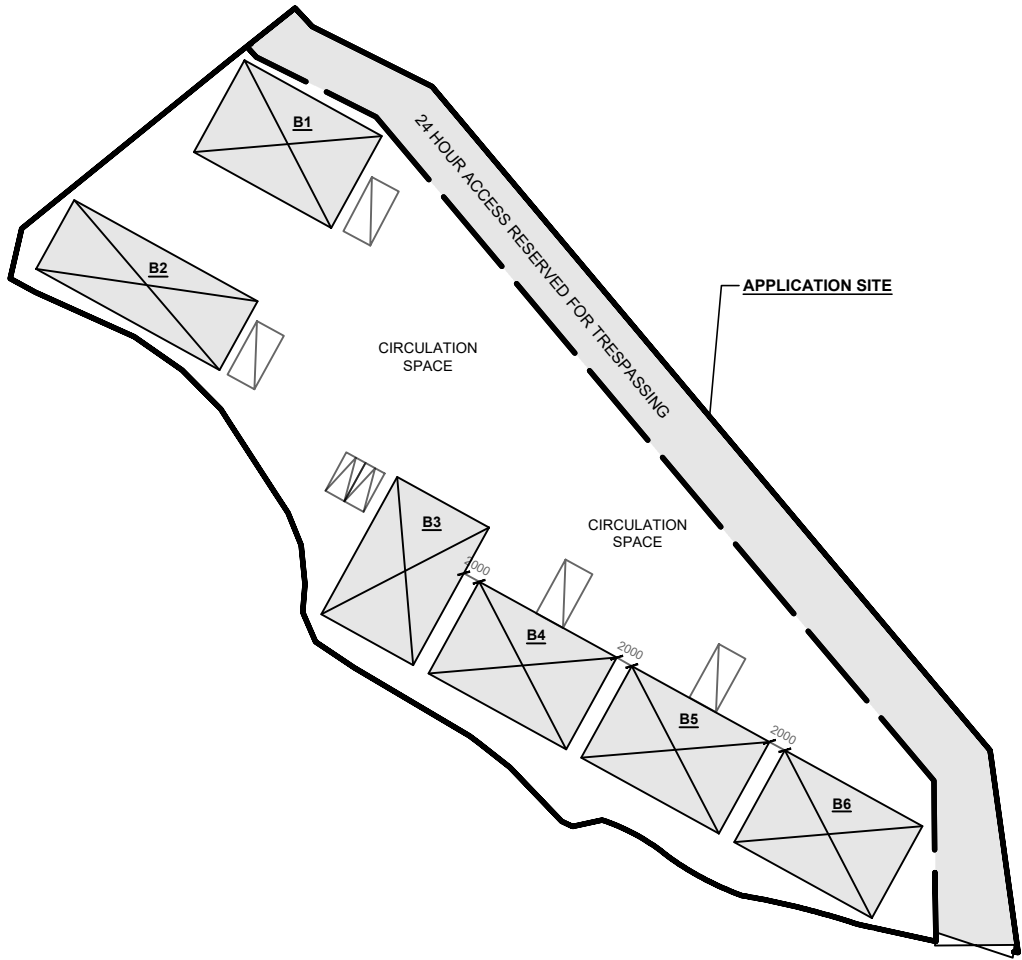
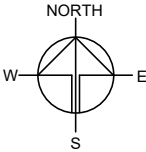
DWG NO. PLAN 1	VER. 001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ²	(ABOUT)
COVERED AREA	: 1,296 m ²	(ABOUT)
UNCOVERED AREA	: 4,007 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m ²	(ABOUT)
TOTAL GFA	: 1,296 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,296 m ² (ABOUT)	1,296 m ² (ABOUT)	

*24 HOUR ACCESS IS PROVIDED TO NEARBY LOT OWNERS, USERS, VISITORS AND EMERGENCY SERVICES WHEN NEEDED AND/OR REQUESTED



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	24 HOUR ACCESS ROAD
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
DN	21.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

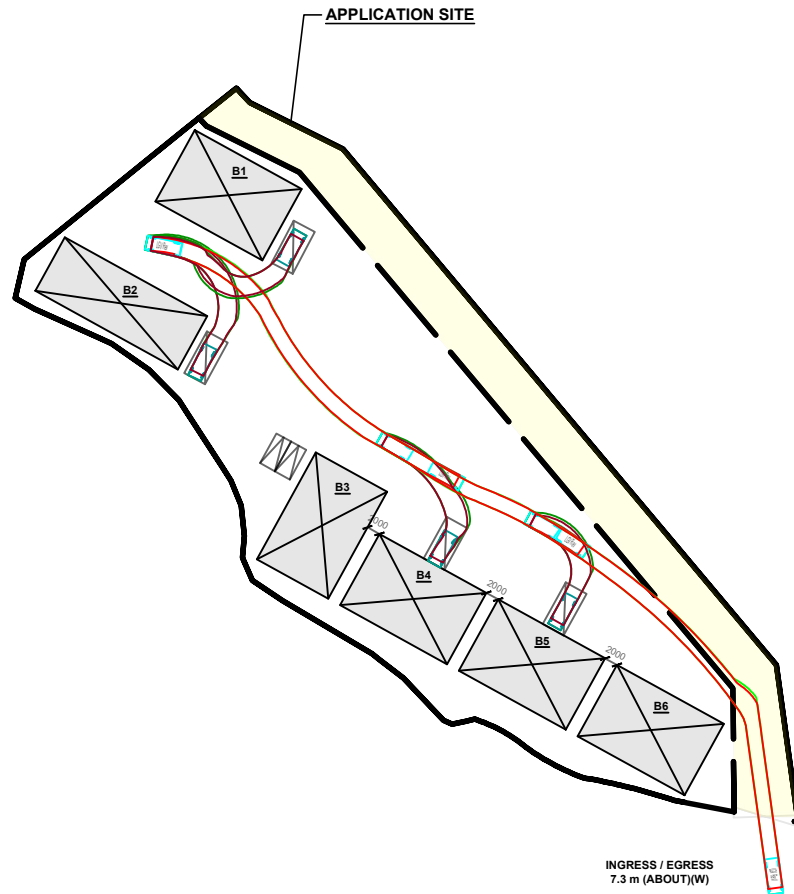
DWG TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

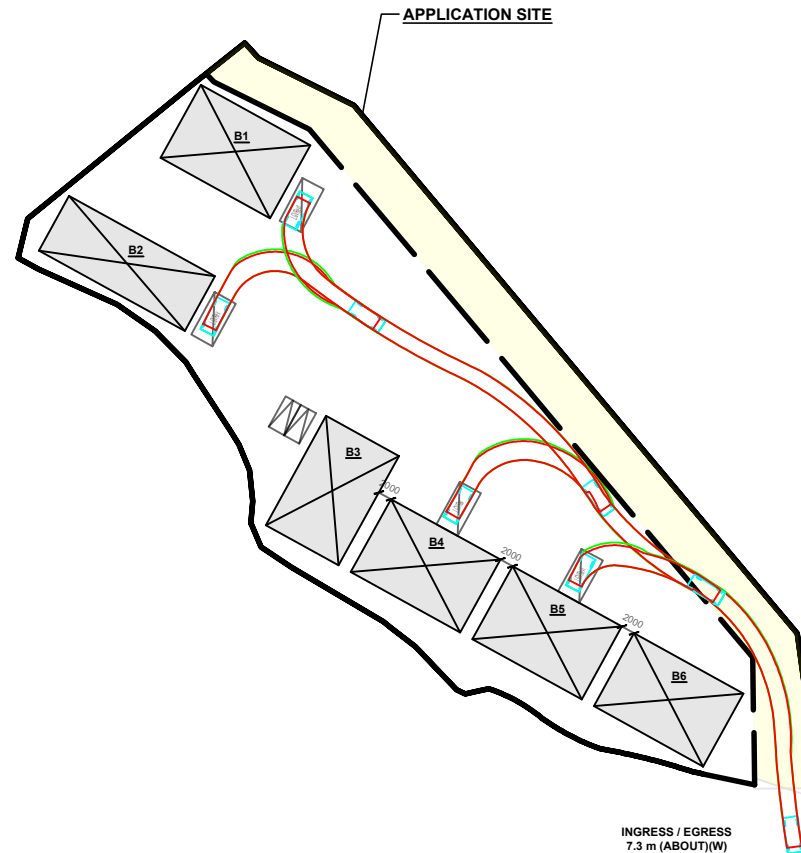
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

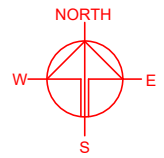
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- 24 HOUR ACCESS ROAD
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED 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. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
DN	21.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 002
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ²	(ABOUT)
COVERED AREA	: 1,296 m ²	(ABOUT)
UNCOVERED AREA	: 4,007 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m ²	(ABOUT)
TOTAL GFA	: 1,296 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	
PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE	
PARKING SPACE	: 4
DIMENSION OF	
LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS

	EXIT SIGN AND EMERGENCY LIGHT
	5 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 NO. 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER NO. 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.

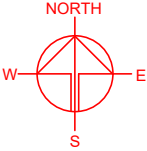
FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)



LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY DN	DATE 22.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	10.6.2022 [revoked on 10.12.2022]
2.	A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.4.2025]

Similar s.16 Applications within the Same “Agriculture” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
6.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
7.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)	13.10.2023 [revoked on 13.7.2025]

	Application No.	Use/Development	Date of Consideration
		with Ancillary Facilities for a Period of Three Years and Filling of Land	
8.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.5.2025]
9.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
10.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]
11.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
12.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.6.2025]
13.	A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
14.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023 [revoked on 27.4.2025]
15.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 8.9.2025]
16.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	26.1.2024 [revoked on 26.7.2025]
17.	A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond	5.7.2024
18.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024

	Application No.	Use/Development	Date of Consideration
19.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
20.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
21.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024
22.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024
23.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024 [revoked on 4.7.2025]
24.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024
25.	A/YL-KTN/1027	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.12.2024
26.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
27.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
28.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024
29.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025

	Application No.	Use/Development	Date of Consideration
30.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
31.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
32.	A/YL-KTN/1078	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.5.2025
33.	A/YL-KTN/1081	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
34.	A/YL-KTN/1083	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
35.	A/YL-KTN/1090	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	11.4.2025
36.	A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	4.7.2025
37.	A/YL-KTN/1118	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.9.2025
38.	A/YL-KTN/1126	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	1.8.2025
39.	A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	5.9.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots No. 1213, 1215, 1216, 1217, 1218, 1219, 1221, 1243, 1244, 1245, 1246, 1247, 1248, 1252 and 1253 all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 258m² as mentioned in the applicant's submission) included in the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap.28); and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction; and
- advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. According to desktop review, there are residential buildings within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a settled valleys landscape character comprising temporary structures, open storage and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- according to the site photos of 2025, the Site is hard-paved and occupied by some temporary structures. No significant landscape resources are observed within the Site. Significant adverse impact on the landscape resources arising from the proposed use is not anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

8. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application.

9. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lot(s) and the occupation of the Government land (GL) of the Site. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves and is adjoining GL, which is not under HyD's maintenance purview;
 - (ii) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Shui Mei Road and the

local tracks; and

- (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the existing drainage facilities, to which the stormwater from the proposed use at the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
 - (iii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (iv) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of

formal submission of general building plans;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that six structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年06月24日星期二 2:46
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1123 DD 107 Fung Kat Hung
類別: csmng, Internet Email

Dear TPB Members.

920 approved 28 July 2023. Conditions not fulfilled so back with a fresh application.

Approval Conditions of Application No. A/YL-KTN/920 Date of Compliance

- (d) The submission of a drainage proposal 03.01.2025
- (e) The implementation of the drainage proposal **Not complied with**
- (g) The submission of a fire service installations (FSIs) proposal 23.01.2024
- (h) The implementation of the FSIs proposal **Not complied with**

Unfortunately government depts and TPB members do not share the concerns of the community with regard to the number of fires at operations like this.

16th June 2025 – (Hong Kong) In just three weeks, three major warehouse fires have erupted in Ta Kwu Ling and its border areas, **raising concerns over safety and regulatory oversight.**

Indeed, while we are bombarded every day with warnings that foreigners are out to harm the territory, the lax attitude towards like like this are far more likely to impact the good health and safety of the community.

It is high time that fulfillment of conditions be addressed. The auto roll over streamline process is depriving the community of its right to enjoy a high level of national security.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 25 June 2023 3:19 AM HKT
Subject: A/YL-KTN/920 DD 107 Fung Kat Hung

A/YL-KTN/920

Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin

Site area: About 5,303sq.m Includes Government Land of about 258sq.m

Zoning: "Agriculture"

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy
Applied development: Warehouse / 6 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objection. The application is part of a process to gradually convert the district into brownfield. No previous history of applications from the northern part of the site.

The southern section is part of 833 approved for a holiday camp 10 June 2022.

16 Tents. About 21% of the Site (558.7m²) will be filled with gravel and concrete by about 0.3m in depth (from +14.6 mPD to +14.9 mPD) for site formation of structures, car parking and vehicle circulation.

To minimise any potential impacts on the adjacent watercourse that may be caused by the proposed use, the applicant will be advised to avoid polluting or disturbing the adjacent watercourse during both construction and operation stages as per the suggestion of DAFC

This indicates that the filling of land is with an area of about 5,303m², the entire footprint of the site would certainly impact drainage in the district.

Members have a duty to raise questions as to progress with the 'holiday camp'

They certainly cannot justify approval of this application that would completely destroy a large section of farmland.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 18 May 2022 3:26 AM CST
Subject: A/YL-KTN/833 DD 107 Fung Kat Hung

A/YL-KTN/833

Lots 1243 (Part), 1244, 1245, 1246 (Part) and 1247 (Part) in D.D. 107, Fung Kat Hung, Kam Tin North

Site area : About 2,661.4sq.m

Zoning : "Agriculture"

Applied use : Holiday Camp / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Every land owner in Fung Kat Hung is jumping on the new bandwagon. Out with Animal Boarding and Hobby Farm and in with Holiday Camp. While a number of similar applications have been approved, members have a duty to consider the cumulative impact of the removal of such much farmland from its designated purpose.

No information about how many tents / visitors. Mentions 2 toilets – presumably porta-loo. No mention of showering facilities, cooking, drainage, water supply, disposal of garbage.

Tents or cabins on platforms???

There is still extensive farming activity in the district. Approval has already been given for hobby farms on adjacent lots. No previous approval for development on these lots.

Members must reject this exploitive and inappropriate application.

Mary Mulvihill

Seq 1 2

From: [REDACTED]
Sent: 2025-08-21 星期四 02:43:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1123 DD 107 Fung Kat Hung

Dear TPB Members,

In view of the almost incessant heavy rainfall and frequent typhoons in the region, there is no justification to continue accept drainage proposals that are never implemented.

National Security means keeping the population safe. Under the current formula of turning a blind eye to recurring failure to fulfill conditions put in place to protect the community is tantamount to a breach of NS.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 24 June 2025 2:46 AM HKT
Subject: A/YL-KTN/1123 DD 107 Fung Kat Hung

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A/YL-KTN/920

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