

This document is received on **- 9 JUL 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

2801503

7/7 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-KIN/1145
	Date Received 收到日期	- 9 JUL 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)

Harvest Hill (Hong Kong) Limited 溢峰（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 Planning Limited 盈卓規劃有限公司

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 824 S.A (Part), 824 S.B ss.1 (Part), 824 S.B RP (Part), 825, 826 S.A (Part), 826 S.B (Part), 830 S.A (Part), 830 S.B RP (Part), 831 (Part), 1641 S.A (Part), 1641 RP (Part), 1642 (Part), 1645 S.A (Part) and 1645 RP (Part) in D.D. 107, 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 5,770 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有） N/A sq.m 平方米 <input 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 Outline Zoning Plan 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	Vacant (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
02/06/2025 - 16/06/2025 (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 04/07/2025 (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 Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond 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 5,770sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 N/Asq.m ☐About 約

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

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 N/Asq.m ☒About 約Proposed gross floor area 擬議總樓面面積 N/Asq.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)

N/A

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 N/A

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 N/A

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) Container Vehicle Space 2

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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 San Tam Road via a local access <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)																															
	No 否	<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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 736 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 0.5 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,770 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2.5m 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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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"/>																															

	<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.

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 Planning Limited 盈卓規劃有限公司



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

Date 日期

04/07/2025

(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。

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 824 S.A (Part), 824 S.B ss.1 (Part), 824 S.B RP (Part), 825, 826 S.A (Part), 826 S.B (Part), 830 S.A (Part), 830 S.B RP (Part), 831 (Part), 1641 S.A (Part), 1641 RP (Part), 1642 (Part), 1645 S.A (Part) and 1645 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>5,770 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</div> </div>
Plan 圖則	Approved Kam Tin North Outline Zoning Plan 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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> </div> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years

(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	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
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	N/A % <input 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		N/A
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Space _____		N/A N/A N/A N/A N/A 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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; Plan showing Land Status of the Site; Plan showing Filling of Land at the Site; Swept Path Analyses; TPB PG-No. 13G</u>		
<u>Reports 報告書</u>		
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"/>
<hr/> <hr/>		
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 824 S.A (Part), 824 S.B ss.1 (Part), 824 S.B RP (Part), 825, 826 S.A (Part), 826 S.B (Part), 830 S.A (Part), 830 S.B RP (Part), 831 (Part), 1641 S.A (Part), 1641 RP (Part), 1642 (Part), 1645 S.A (Part) and 1645 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant would like to use the Site for storage of construction materials (i.e. scaffolds, bricks, tiles, columns, screws etc.) and machinery (i.e. elevated platforms, digging machines, generators etc.), in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board. Although the Site falls within "AGR" zone, the Site is currently vacant and its vicinity have already been occupied by various brownfield uses without active agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.
- 2.2 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various open storage yards and warehouses are also located to the west and east of the Site, the proposed development is therefore considered not incompatible with the surrounding areas.
- 2.3 Several similar S.16 planning applications for '*open storage*' use were approved by the Board within the same "AGR" zone, which the application site of the S.16 application (No. A/YL-KTN/790) is located at the immediate west of the Site, was approved by the Board on a

temporary basis in November 2021. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 5,770 m² (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. The loading/unloading (L/UL) and circulation spaces are proposed to support the daily operation (**Plan 5**). It is estimated that 4 staff will work at the Site. As the Site is proposed for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	5,770 m ² (about)
Covered Area	Not applicable
Uncovered Area	5,770 m ² (about)

- 3.2 In view of the existing topographic profile of the Site, filling of land and pond are required to be carried out on the entire Site to facilitate a flat surface to meet operational needs (**Plan 6**). Upon planning approval has been obtained from the Board, the whole Site, including the existing 3 artificial dried ponds (i.e. 736m²) within the Site, will be filled with concrete to a depth of not more than 2.5 m for open storage areas, L/UL and circulation spaces. As heavy loading of vehicles and construction materials and machinery would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 2 L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Loading/Unloading Provisions

Type of Space	No. of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.4 CV will be deployed for transportation of construction materials and machinery to/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazards, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	CV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2
Traffic trip per hour (average)	1	1	2

- 3.5 Construction materials and machinery would be stored at the designated storage area (i.e. about 3,620 m²) with stacking height of not more than 3 m. As the proposed development only involves open storage of construction materials and machinery, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.
- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage

and fire service installations proposals to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years**'.

R-riches Planning Limited

July 2025

LIST OF PLANS

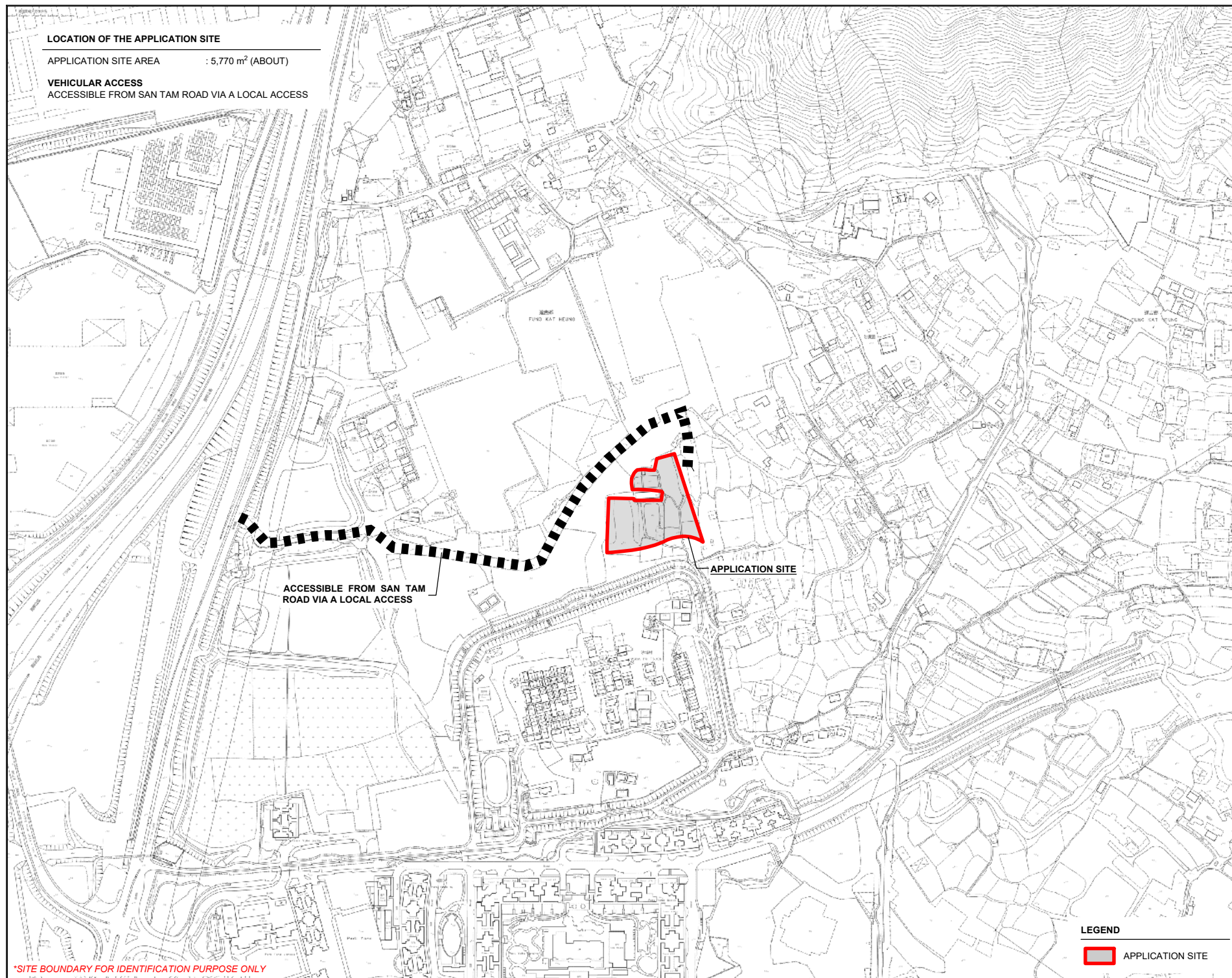
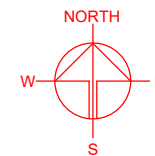
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,770 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY
MN 3.6.2025

REVISED BY
DATE

APPROVED BY
DATE

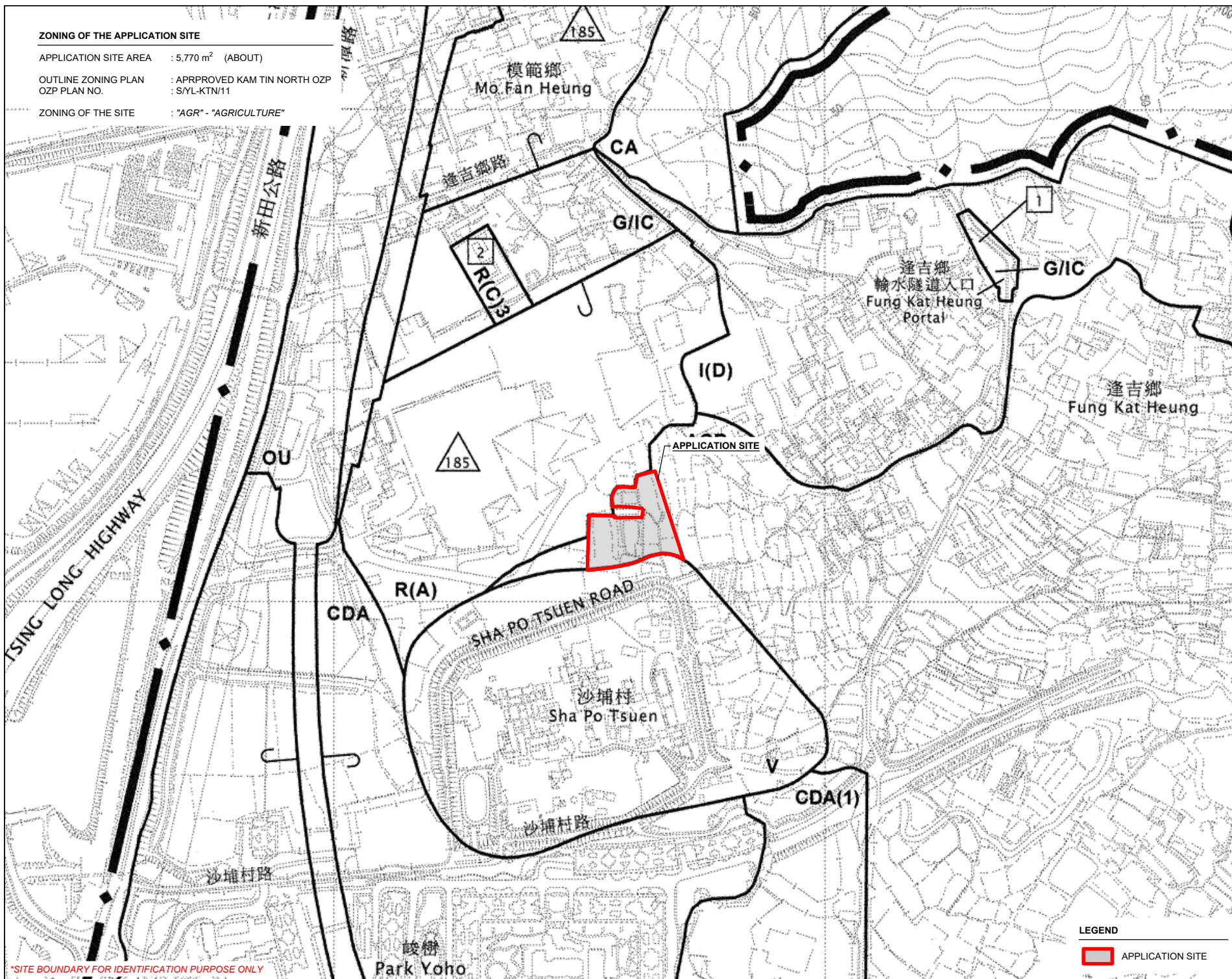
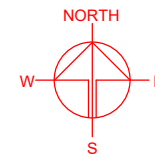
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,770 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGR" - "AGRICULTURE"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY : MN
DATE : 3.6.2025

REVISED BY :
DATE :

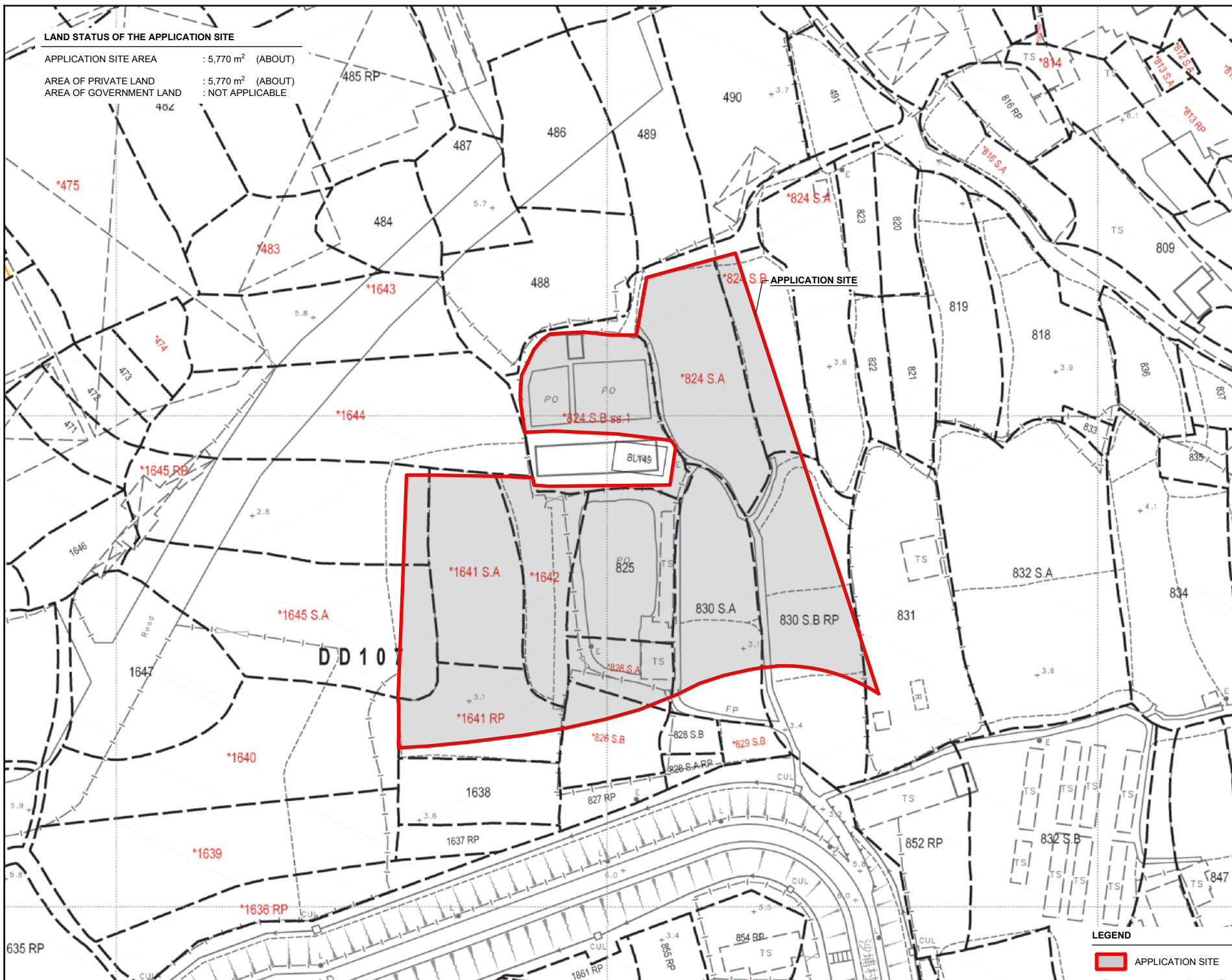
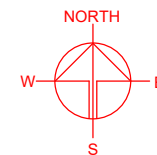
APPROVED BY :
DATE :

DWG. TITLE : ZONING OF THE SITE

DWG. NO. : PLAN 2
VER. : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,770 m² (ABOUT)
 AREA OF PRIVATE LAND : 5,770 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

3.6.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

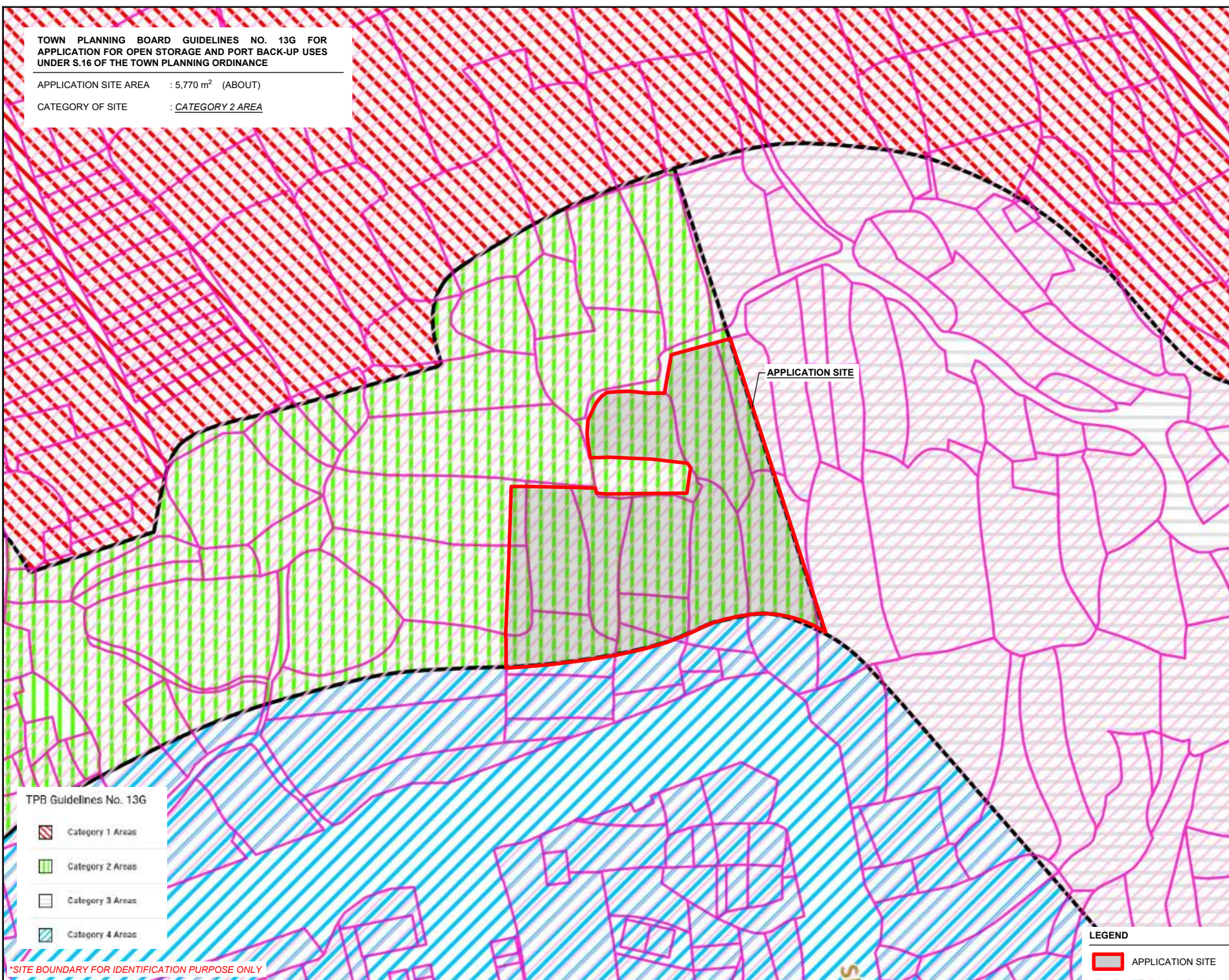
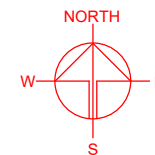
VER.

001

**TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION SITE AREA : 5,770 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



APPLICATION SITE

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND AND POND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE

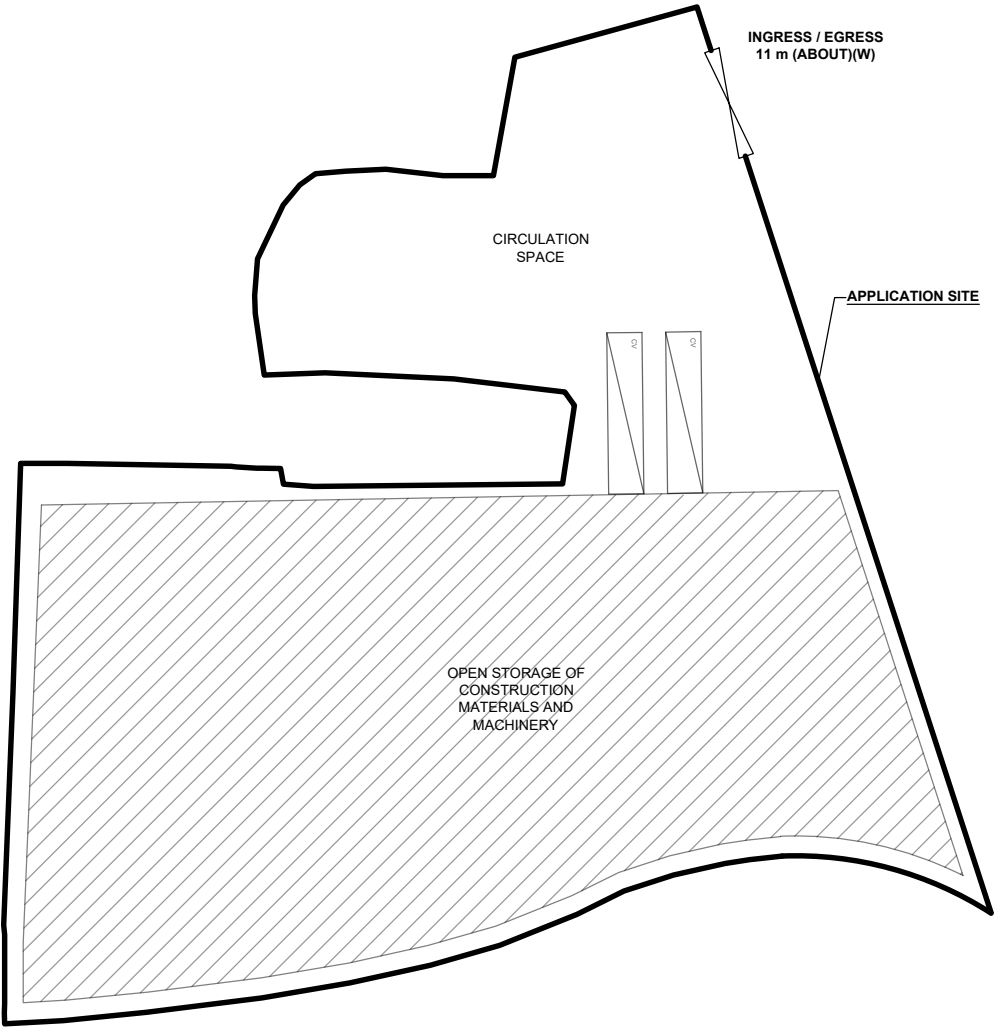
DWG. TITLE
TPB PG-NO. 13G

DWG NO.	VER.
PLAN 4	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,770 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 5,770 m ²	(ABOUT)
OPEN STORAGE AREA	: 3,620 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

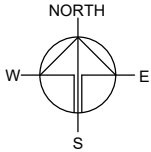


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	LOADING / UNLOADING SPACE (CV)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

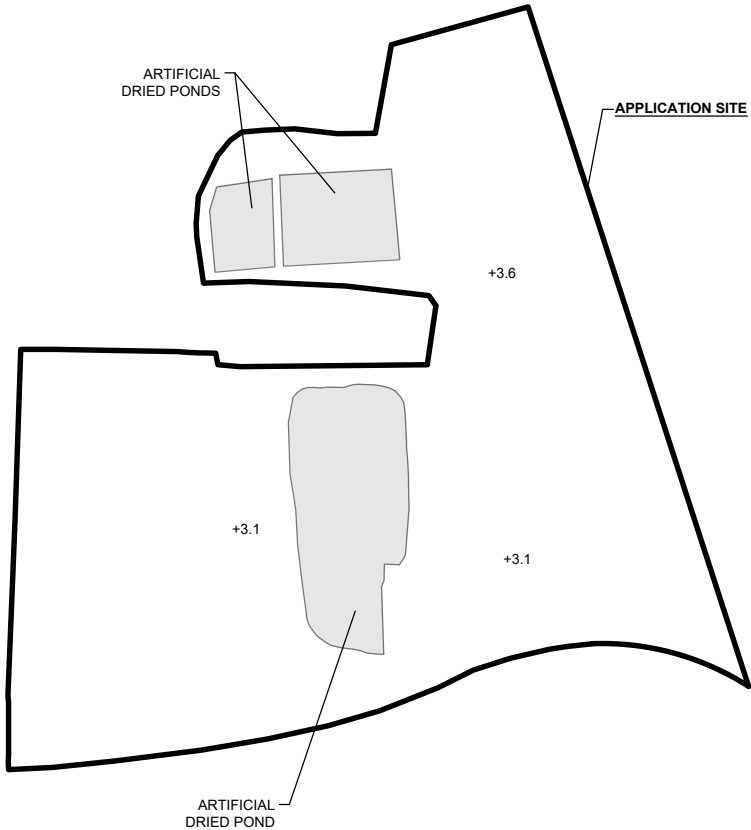
DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 5	VER. 001
-------------------	-------------

EXISTING CONDITION OF THE APPLICATION SITE

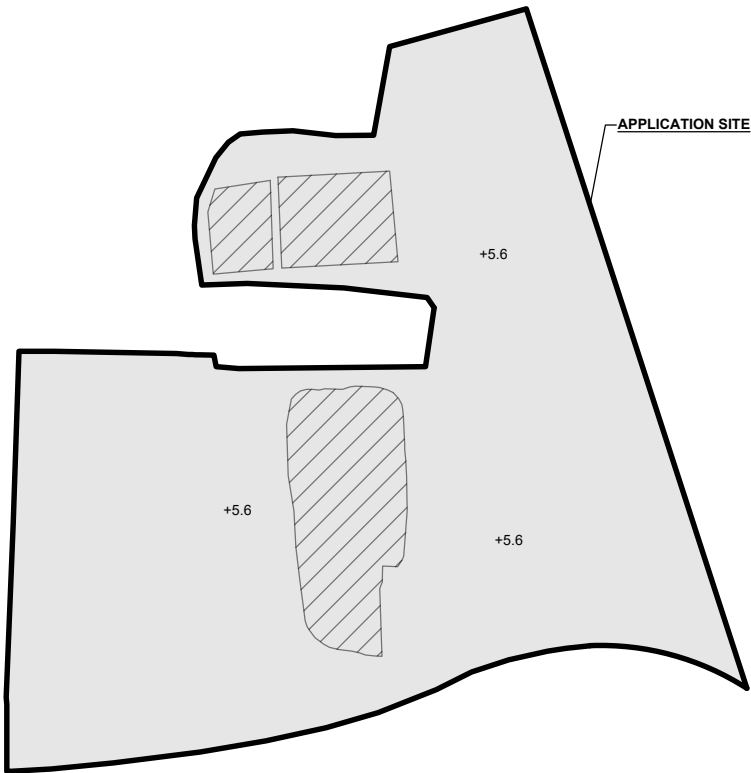
APPLICATION SITE AREA	: 5,770 m ²	(ABOUT)
EXISTING DRIED ARTIFICIAL POND AREA	: 736 m ²	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)
EXISTING SOILED AREA	: 5,034 m ²	(ABOUT)
EXISTING SITE LEVELS	: +3.1 mPD TO +3.6 mPD	(ABOUT)



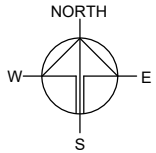
LEGEND	
	APPLICATION SITE
	EXISTING ARTIFICIAL POND
+3.1	SITE LEVEL

PROPOSED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 5,770 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 5,770 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.5 m	
PROPOSED SITE LEVELS	: +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA AND CIRCULATION AREA	
PROPOSED POND FILLING AREA	: 736 m ²	(ABOUT)
DEPTH OF POND FILLING	: 0.5 m	(ABOUT)



LEGEND	
	APPLICATION SITE
	PROPOSED LAND FILLING AREA
	PROPOSED POND FILLING AREA
+5.6	SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE

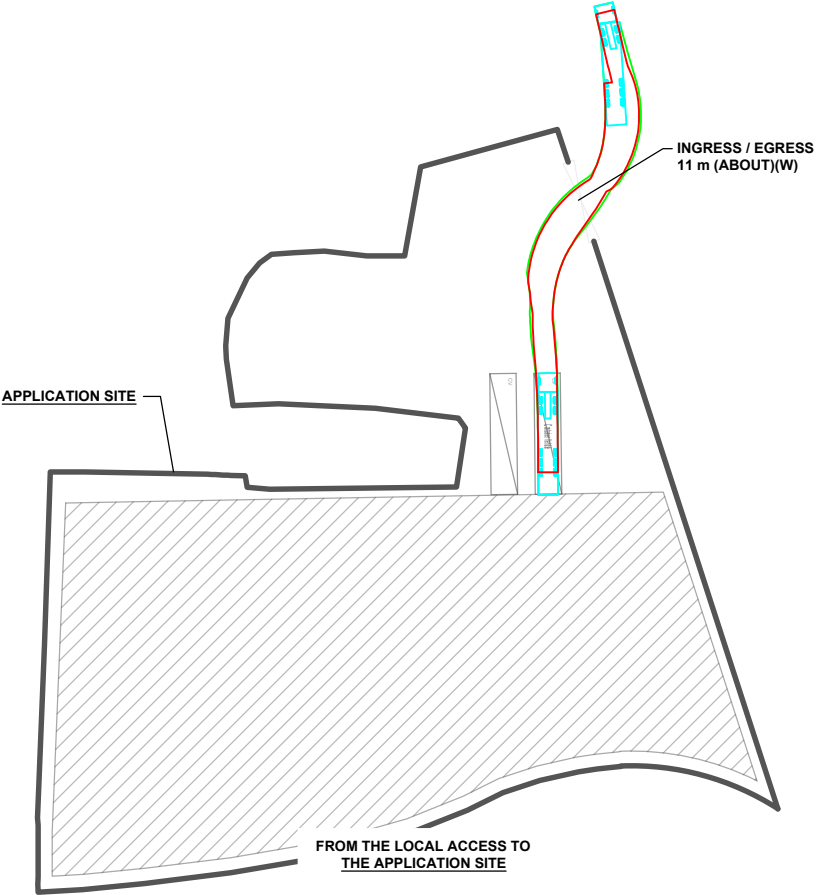
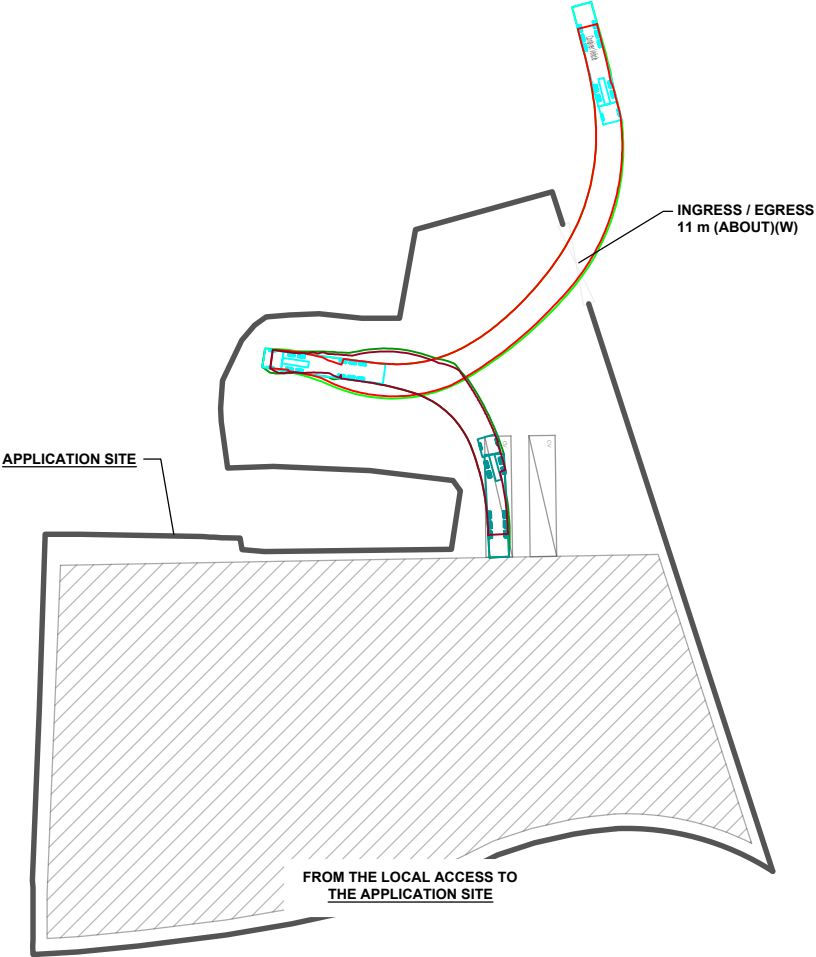
DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 6	VER. 001
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SWEPT PATH ANALYSIS

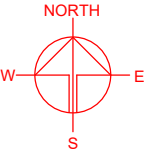
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND	
	APPLICATION SITE
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS
	CONTAINER VEHICLE
	SWEPT PATH ANALYSIS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	3.6.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 7	001

Our Ref. : DD107 Lot 824 S.A & VL
Your Ref. : TPB/A/YL-KTN/1145

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

By Email

17 July 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated
Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1145)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The application site (the Site) is accessible from San Tam Road via the application site of application (No. A/YL-KTN/1136), sufficient space is provided for vehicles to enter and leave the Site.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年10月17日星期五 16:53
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1145 - FI to provide clarificaitons
附件: FI1 for A_YL-KTN_1145 (20251017).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to **supersede** our previous submission dated **14/10/2025** (*below email*) to address departmental comments on the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

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

寄件者: Louis Tse
寄件日期: 2025 年 10 月 14 日 下午 03:36
收件者: Town Planning Board <tpbpd@pland.gov.hk>

主旨: [FI] S.16 Application No. A/YL-KTN/1145 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

Louis TSE | Town Planner

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

R-riches Group (HK) Limited

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



盈卓規劃有限公司

Our Ref. : DD107 Lot 824 S.A & VL
Your Ref. : TPB/A/YL-KTN/1145

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

By Email

17 October 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated
Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1145)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUNG

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



Response to Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated
Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1145)

- (i) Replacement page of application form is provided (**Annex I**).
- (ii) Majority of the application site (the Site) (i.e. about 5,748 m²) is proposed to be filled within concrete to a depth of not more than 2.5 m for open storage area, loading/unloading and circulation spaces. The remaining area (i.e. about 22m²) will be reserved as landscaping area for healthy tree growth (**Annex I** and **Plan 1**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)		
(a)	<p>After reviewing the applicant's submission, it is noted there is no drainage proposal to demonstrate how potential drainage impact to the adjacent area could be managed under the proposed development.</p> <p>In addition, since the existing pond within application site function as retention areas for collecting surface runoff from the vicinity during rainfall, the applicant is required to submit Drainage Impact Assessment (DIA) to show whether there would be any significant drainage impact to existing natural streams, drainage system, village drains, ditches, the adjacent area and etc due to the proposed development and how the impact could be properly mitigated.</p> <p>Therefore, I have reservation on the proposed application from drainage point of view.</p>	<p>A drainage impact assessment (DIA) is provided by the applicant (Annex II). During the operation of the proposed development, surface run-off arising from the Site will be collected by the peripheral U-channels then diverted to Kam Tin River. The DIA reviews that <u>no</u> unacceptable drainage impact is anticipated from the proposed development.</p>

2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)		
(a)	<p>We have no objection to filling the pond with soil or similar materials for alternative use, provided that the land can be easily restored. However, filling the pond with concrete is not recommended from fisheries perspective.</p>	<p>Although the proposed development involves filling of pond, the existing artificial dried ponds have been abandoned for decades, which are not fishponds, there is no active fishing culture operation and other amenity value has been found within the Site. As heavy loading of vehicles and construction materials and machinery would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.</p>
3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	<p>According to our site photos, the Site is mainly vacant with some temporary structures and vegetation observed within the site boundary. No tree information, proposed tree treatment and mitigation measures(s) has been provided in the application. The applicant is requested to supplement such information.</p>	<p>The tree survey and landscape proposal are provided by the applicant in support of the current application (Annexes III to IV). A total of 4 nos. of trees were recorded within the Site, within which no Old and Valuable Trees (OVT) or protected species have been identified. Due to the proposed hard paving works for open storage activities and circulation purposes, all the existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site. Due to the proposed tree felling, a total of 4 new trees, with compensation ratio of 1:1, are proposed to be planted along the peripheral boundary of the Site to mitigate the landscape impact of the proposed development (Annex IV). All the new trees will be well maintained by the applicant during the planning approval period.</p>

Annex I

Revised Application Form

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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 San Tam Road via a local access <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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積736..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度0.5..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積5,748..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2.5m 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？	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"/> _____ _____				

Annex II

Drainage Impact Assessment

PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS AND MACHINERY AND
ASSOCIATED FILLING OF LAND AND POND FOR A
PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 107, KAM
TIN, YUEN LONG, NEW TERRITORIES

Drainage Impact Assessment

Oct 2025



Prepared by: YEUNG TOI TUNG RP0666920
Marvellous Construction & Design Company Limited



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1.2	Application Site	1
2	Development Proposal	2
2.1	The Proposed Development	2
3	Assessment Criteria	2
4	Proposed Drainage System	5
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Figure 2 - Existing Drainage Plan
Figure 3-1 – Proposed Drainage System
Figure 3-2 – Drainage Schedule
Figure 4 – Catchment Plan
Figure 5 - Sections

List of Appendix

Appendix A – Design Calculation
Appendix B – Reference Drawings
Appendix C – As built Survey Record of Existing 1500 mm Dia. Pipe

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 824 and various lots in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated at Fung Kat Heung at the west of San Tam Road. It has an area of approx. 5,770 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mostly unpaved. The existing site levels are approx. + 3.5 to 4 mPD. In order to match with the nearby existing access level, the site is proposed to form to +5.6 mPD.
- 1.2.3 There are existing 1500mm pipes constructed by the applicant. One end of the pipes is in close proximity to the application site, the other end would eventually discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 5,770 m². The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	5,770
Paved Area after Development (m ²)	5,748

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for drainage design.

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

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

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

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

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

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

$$\text{Colebrook-White Equation: } \frac{1}{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

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

4 Proposed Drainage System

4.1. Proposed Channels

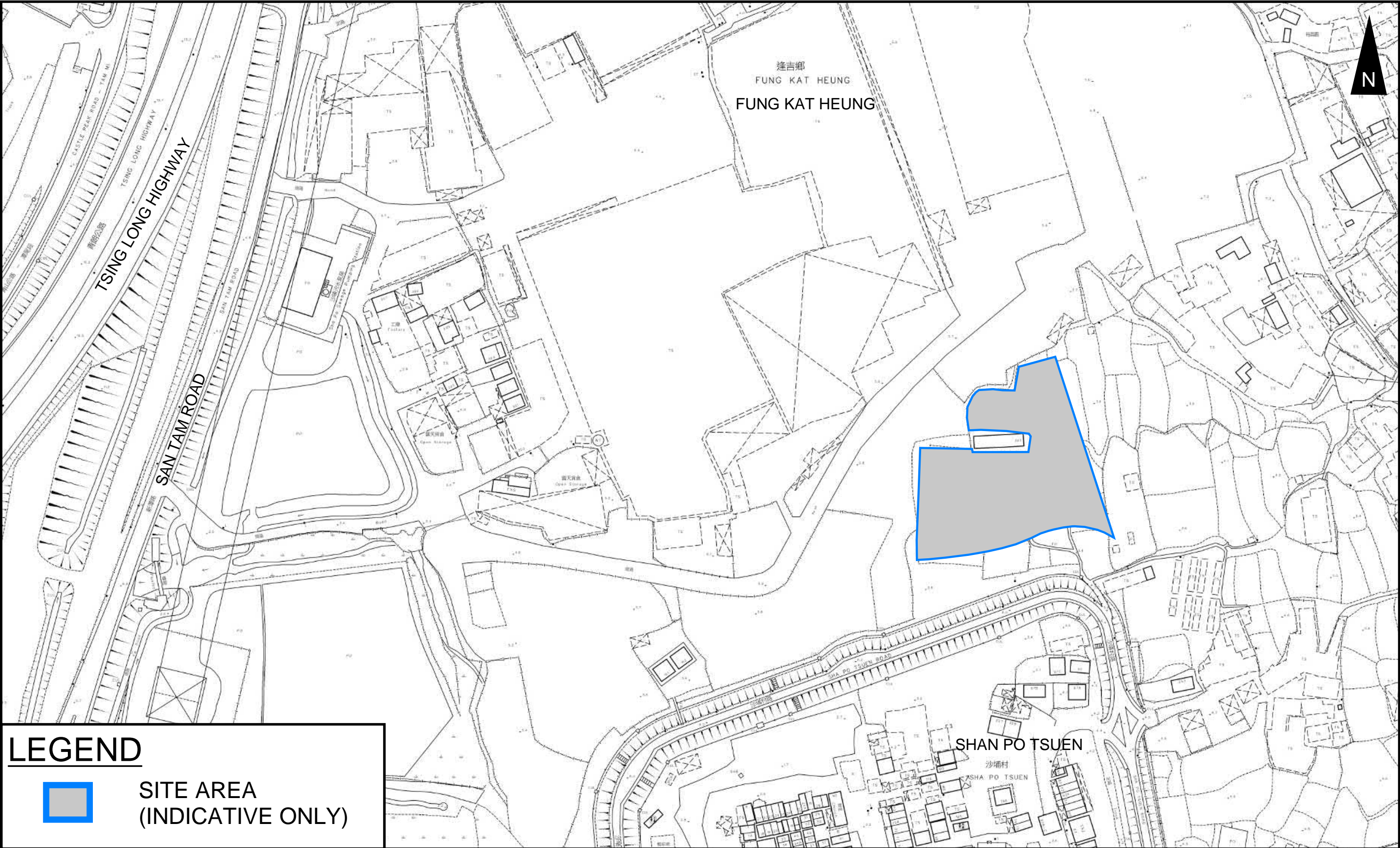
- 4.1.1 Proposed Channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing 1500mm drains which eventually discharge to Kam Tin River. The utilization of the existing 1500mm drains is not more than 24.5% according to checking in Appendix A.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.4 There are 3 artificial dried ponds proposed to be filled by the proposed development. As the existing drains (including the dried ponds) would be replaced by proposed drainage system and the internal and external runoff would all be collected to a large size 1500mm pipe, no adverse effect is anticipated.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

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

- End of Text -

FIGURES



LEGEND



SITE AREA
(INDICATIVE ONLY)

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
SITE LOCATION PLAN

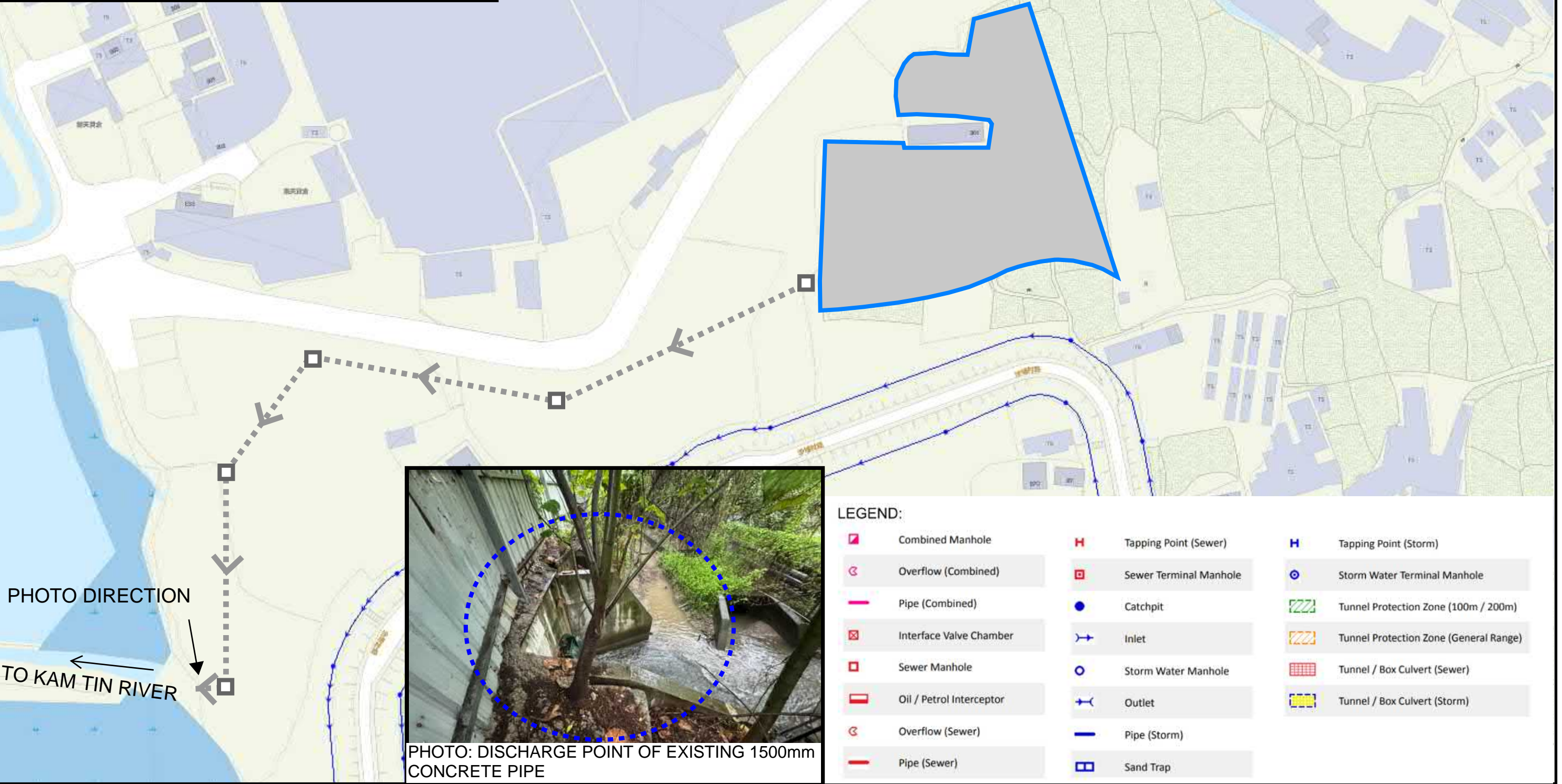
FIGURE NUMBER
FIGURE 1

LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

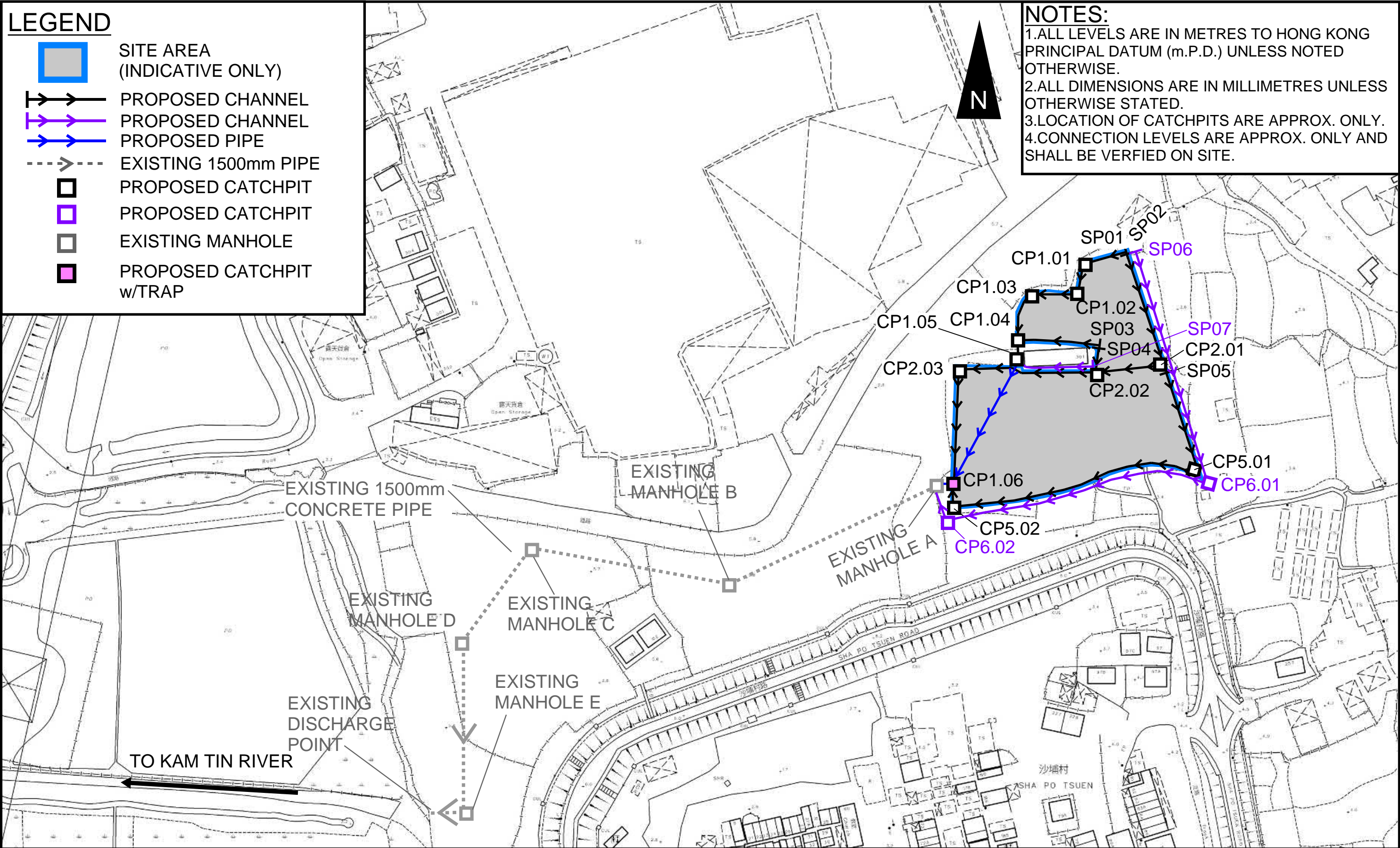
LEGEND

SITE AREA
(INDICATIVE ONLY)

EXISTING 1500mm CONCRETE PIPE
(CONSTRUCTED BY APPLLICANT)



PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	TITLE EXISTING DRAINAGE PLAN	FIGURE NUMBER FIGURE 2		
		VER	DESCRIPTION	DATE



DRAINAGE SCHEDULE

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Remark
SP01	CP1.01	5.6	5.6	450	200	UC	5.15	5.06	SP	#SP: Start Point
CP1.01	CP1.02	5.6	5.6	450	200	UC	5.06	5.00	CP	
CP1.02	CP1.03	5.6	5.6	450	200	UC	5.00	4.91	CP	
CP1.03	CP1.04	5.6	5.6	450	200	UC	4.91	4.82	CP	
CP1.04	CP1.05	5.6	5.6	450	200	UC	4.82	4.78	CP	
CP1.05	CP1.06	5.6	5.6	450	200	PIPE	3.05	2.78	CP	
CP1.06	MANHOLE A	5.6	5.7	600	200	PIPE	2.78	2.77	CP	
SP02	CP2.01	5.6	5.6	450	300	UC	5.15	5.00	SP	
CP2.01	CP2.02	5.6	5.6	600	200	UC	5.00	4.87	CP	
CP2.02	CP2.03	5.6	5.6	600	200	UC	4.87	4.60	CP	
CP2.03	CP1.06	5.6	5.6	600	200	UC	4.60	4.39	CP	
SP03	CP1.04	5.6	5.6	450	200	UC	5.15	4.99	SP	
SP04	CP2.02	5.6	5.6	450	200	UC	5.15	5.10	SP	
SP05	CP5.01	5.6	5.6	525	200	UC	5.08	4.86	SP	
CP5.01	CP5.02	5.6	5.6	525	200	UC	4.86	4.37	CP	
CP5.02	CP1.06	5.6	5.6	525	200	UC	4.37	4.32	CP	
SP06	CP6.01	3.6	3.5	525	550	UC	3.08	2.90	SP	
CP6.01	CP6.02	3.5	3.5	525	450	UC	2.90	2.67	CP	
CP6.02	MANHOLE A	3.5	5.7	525	550	UC	2.67	2.65	CP	
SP07	CP1.05	3.5	5.6	300	200	UC	3.20	3.05	SP	

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
DRAINAGE SCHEDULE

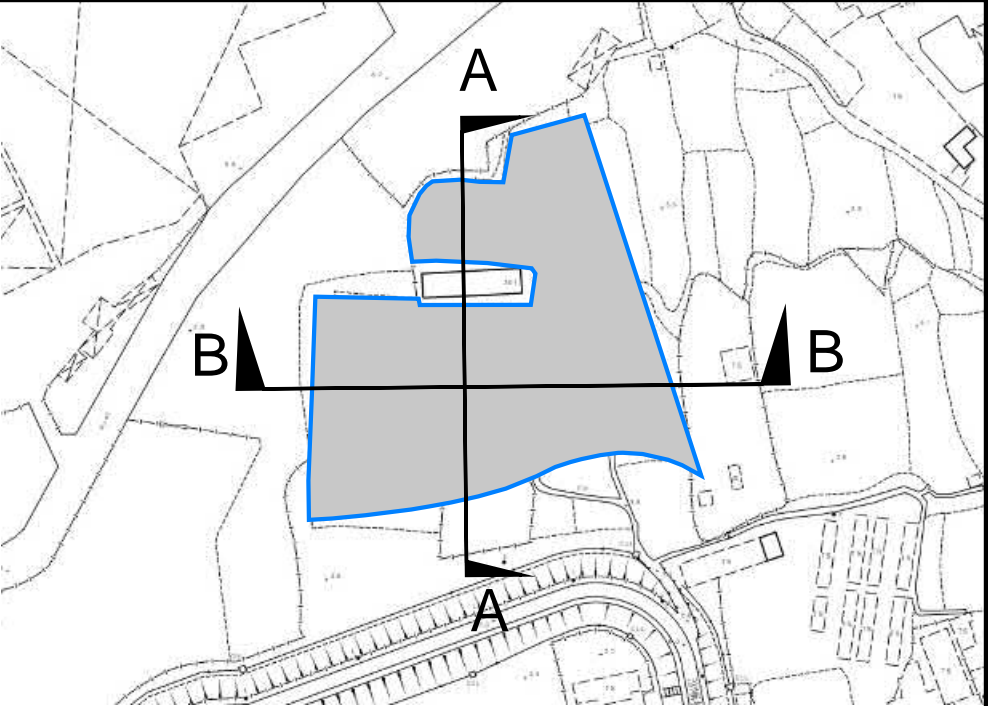
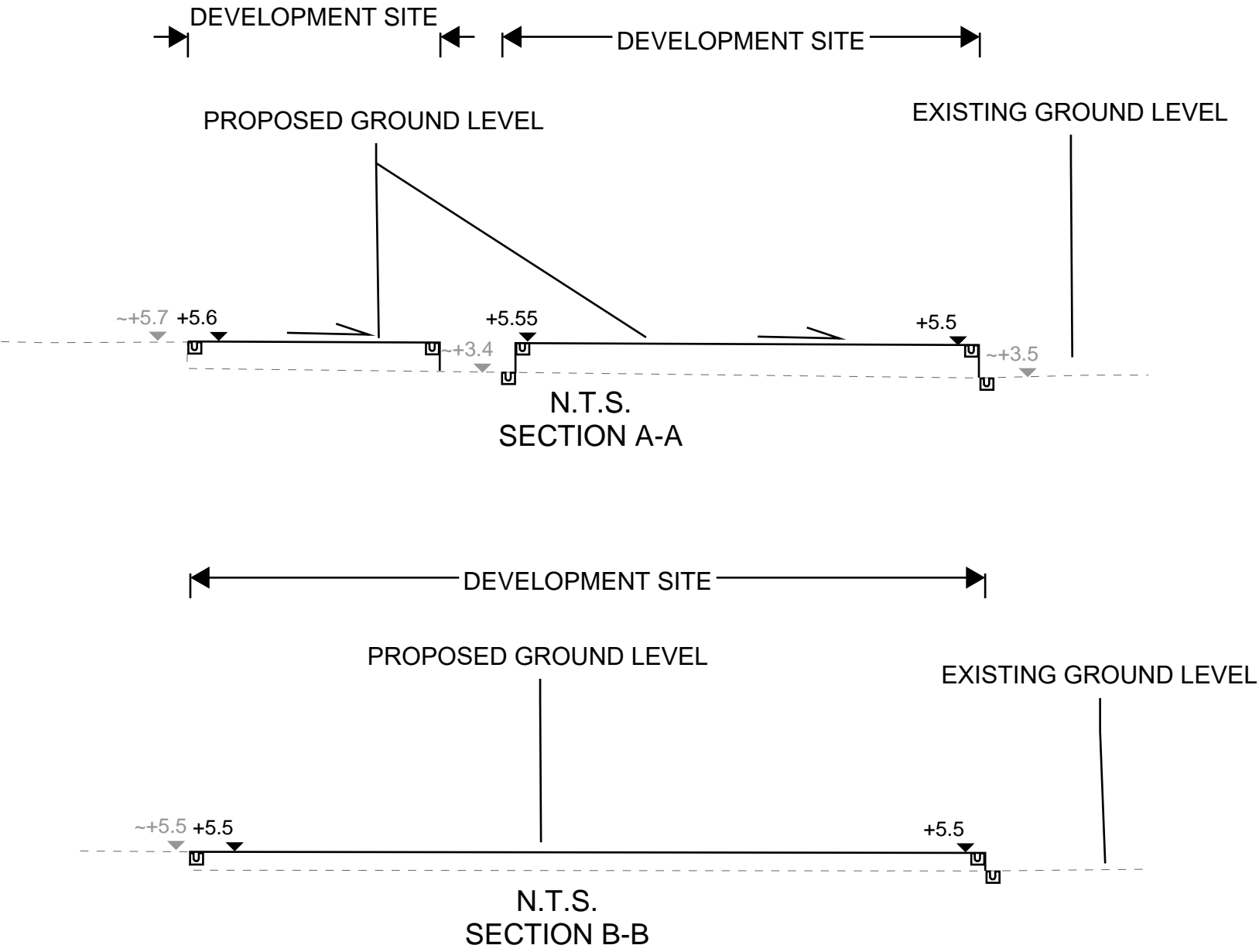
FIGURE NUMBER
FIGURE 3-2

LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE
-----	-------------	------

LEGEND

SITE AREA
(INDICATIVE ONLY)



PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone	HKO	Return Period	1 in	50	years	n	0.014	Storm Constant	HKO a	505.5
						Ks	0.15		HKO b	3.29
						Viscosity	0.000001		HKO c	0.355

Catchment Area Table (Area in m ²)																			
Catchment	A1	A2	B1	B2	B3	B4													
Total Area	1617	4153	308	2517	3240	2532													
Hard Paved Area	1617	4153	308	0	0	0													
Unpaved Area	0	0	0	2517	3240	2532													
Equival. Area	1536.15	3945.35	292.6	880.95	1134	886.2													

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

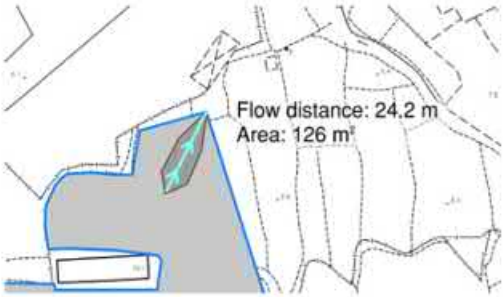
Calculation Table of Drainage System																			
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s ^{##}	Capacity m ³ /s	Catchments	Total Equivalent Area m ²	ToC min	Intensity mm/hr ^{##}	Total Discharge m ³ /s	Utilization	Remark
SP01	CP1.01	5.60	5.60	450	200	UC	5.15	5.06	SP	17.4	1.47	0.26	A1	1536.15	3.00	292	0.12	47.1%	
CP1.01	CP1.02	5.60	5.60	450	200	UC	5.06	5.00	CP	11.9	1.47	0.26	A1	1536.15	3.20	289	0.12	46.6%	
CP1.02	CP1.03	5.60	5.60	450	200	UC	5.00	4.91	CP	18.2	1.47	0.26	A1	1536.15	3.33	287	0.12	46.3%	
CP1.03	CP1.04	5.60	5.60	450	200	UC	4.91	4.82	CP	19.4	1.47	0.26	A1	1536.15	3.54	284	0.12	45.8%	
CP1.04	CP1.05	5.60	5.60	450	200	UC	4.82	4.78	CP	7.5	1.47	0.26	A1,B1	1828.75	3.76	281	0.14	53.9%	
CP1.05	CP1.06	5.60	5.60	450	200	PIPE	3.05	2.78	CP	53.9	1.65	0.26	A1,B1	1828.75	3.85	280	0.14	54.1%	
CP1.06	MANHOLE A	5.60	5.70	600	200	PIPE	2.78	2.77	CP	3.4	1.98	0.56	A1,A2,B1	5774.10	4.79	268	0.43	76.9%	
SP02	CP2.01	5.60	5.60	450	300	UC	5.15	5.00	SP	45.6	1.20	0.22	A1	1536.15	3.00	292	0.12	57.7%	
CP2.01	CP2.02	5.60	5.60	600	200	UC	5.00	4.87	CP	26.5	1.78	0.57	A1,A2	5481.50	3.64	283	0.43	75.5%	
CP2.02	CP2.03	5.60	5.60	600	200	UC	4.87	4.60	CP	53.9	1.78	0.57	A1,A2	5481.50	3.88	279	0.43	74.5%	
CP2.03	CP1.06	5.60	5.60	600	200	UC	4.60	4.39	CP	42.2	1.78	0.57	A1,A2	5481.50	4.39	272	0.42	72.8%	
SP03	CP1.04	5.60	5.60	450	200	UC	5.15	4.99	SP	31.9	1.47	0.26	A1	1536.15	3.00	292	0.12	47.1%	
SP04	CP2.02	5.60	5.60	450	200	UC	5.15	5.10	SP	9.5	1.47	0.26	A1	1536.15	3.00	292	0.12	47.1%	
SP05	CP5.01	5.60	5.60	525	200	UC	5.08	4.86	SP	42.2	1.62	0.40	A2	3945.35	3.00	292	0.32	80.3%	
CP5.01	CP5.02	5.60	5.60	525	200	UC	4.86	4.37	CP	99.3	1.62	0.40	A2	3945.35	3.43	286	0.31	78.4%	
CP5.02	CP1.06	5.60	5.60	525	200	UC	4.37	4.32	CP	9	1.62	0.40	A2	3945.35	4.45	272	0.30	74.5%	
SP06	CP6.01	3.60	3.50	525	550	UC	3.08	2.90	SP	95	0.98	0.24	B3,B4	2020.20	3.00	292	0.16	68.1%	
CP6.01	CP6.02	3.50	3.50	525	450	UC	2.90	2.67	CP	105.2	1.08	0.27	B2,B3,B4	2901.15	4.62	270	0.22	81.6%	
CP6.02	MANHOLE A	3.50	5.70	525	550	UC	2.67	2.65	CP	11.6	0.98	0.24	B2,B3,B4	2901.15	6.24	252	0.20	84.5%	
SP07	CP1.05	3.50	5.60	300	200	UC	3.20	3.05	SP	29.2	1.12	0.09	B1	292.60	3.00	292	0.02	26.5%	
Existing 1500mm Pipe																			
Manhole A	Manhole B	5.70	5.78	1500	1142	PIPE	2.64	2.56	Existing	91.37	1.42	2.51	A1,A2,B1,B2,B3,B4	8675.25	6.43	250	0.60	24.1%	Existing
Manhole B	Manhole C	5.78	5.53	1500	1087	PIPE	2.56	2.49	Existing	76.09	1.46	2.58	A1,A2,B1,B2,B3,B4	8675.25	7.51	241	0.58	22.6%	Existing
Manhole C	Manhole D	5.53	5.11	1500	772	PIPE	2.49	2.42	Existing	54.05	1.74	3.07	A1,A2,B1,B2,B3,B4	8675.25	8.38	235	0.57	18.4%	Existing
Manhole D	Manhole E	5.11	5.01	1500	1300	PIPE	2.42	2.37	Existing	65.02	1.33	2.35	A1,A2,B1,B2,B3,B4	8675.25	8.89	231	0.56	23.7%	Existing
Manhole E	Existing Discharge Point	5.01	5.01	1500	267	PIPE	2.37	2.34	Existing	8	2.99	5.28	A1,A2,B1,B2,B3,B4	8675.25	9.71	226	0.54	10.3%	Existing

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

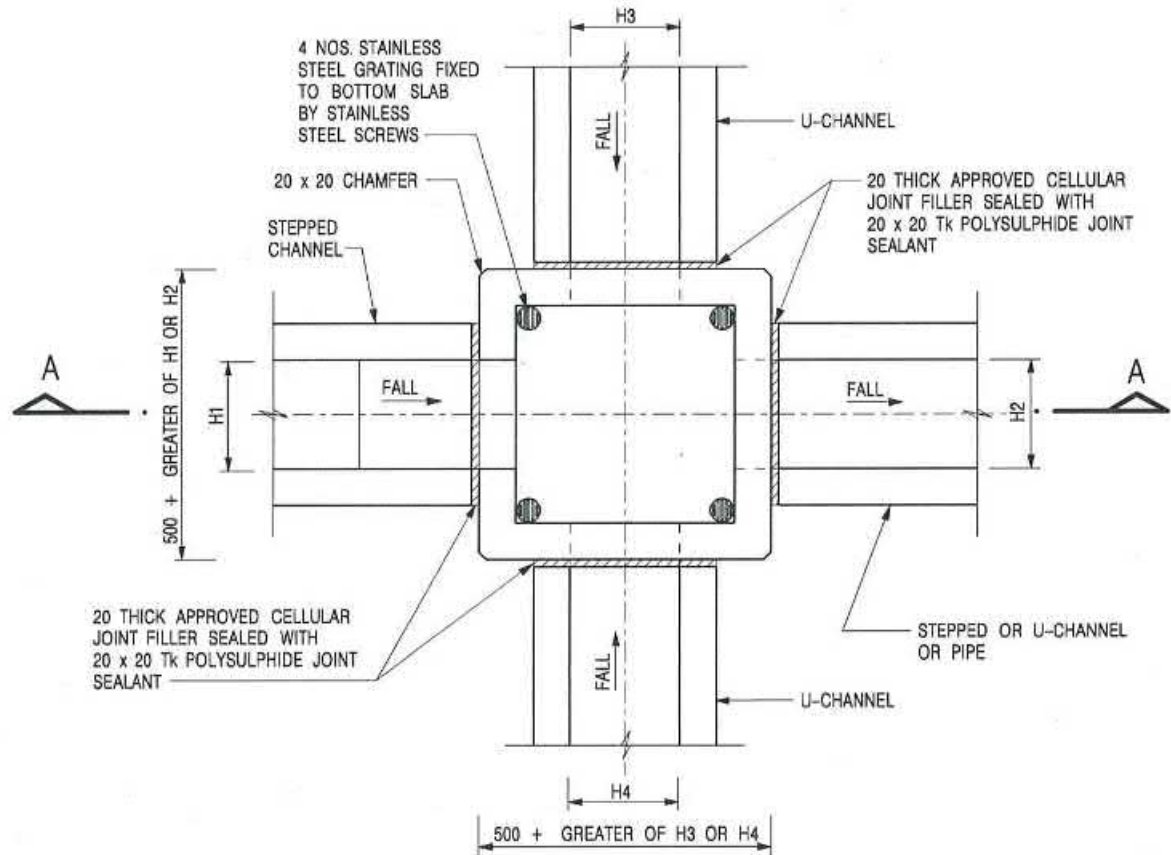
Existing 1500mm Pipes have enough capacity

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1- H2)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
126	24.2	6.05	6	0.207	3.0	3.0

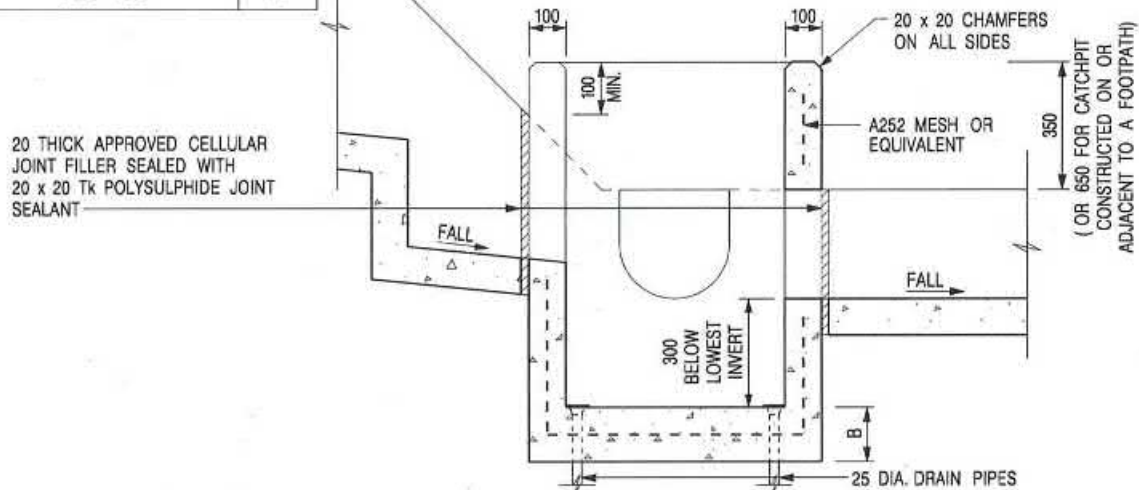


Appendix B - Reference Drawings



PLAN

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



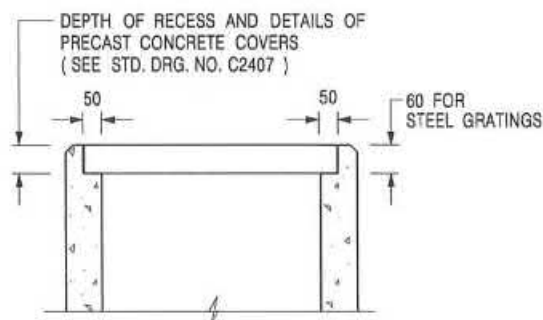
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



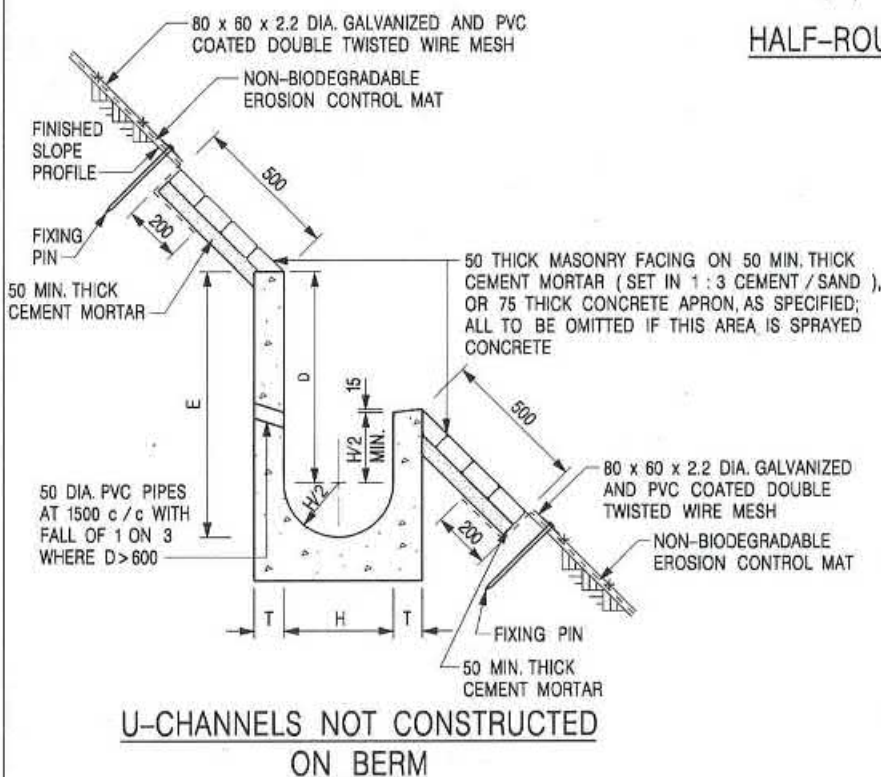
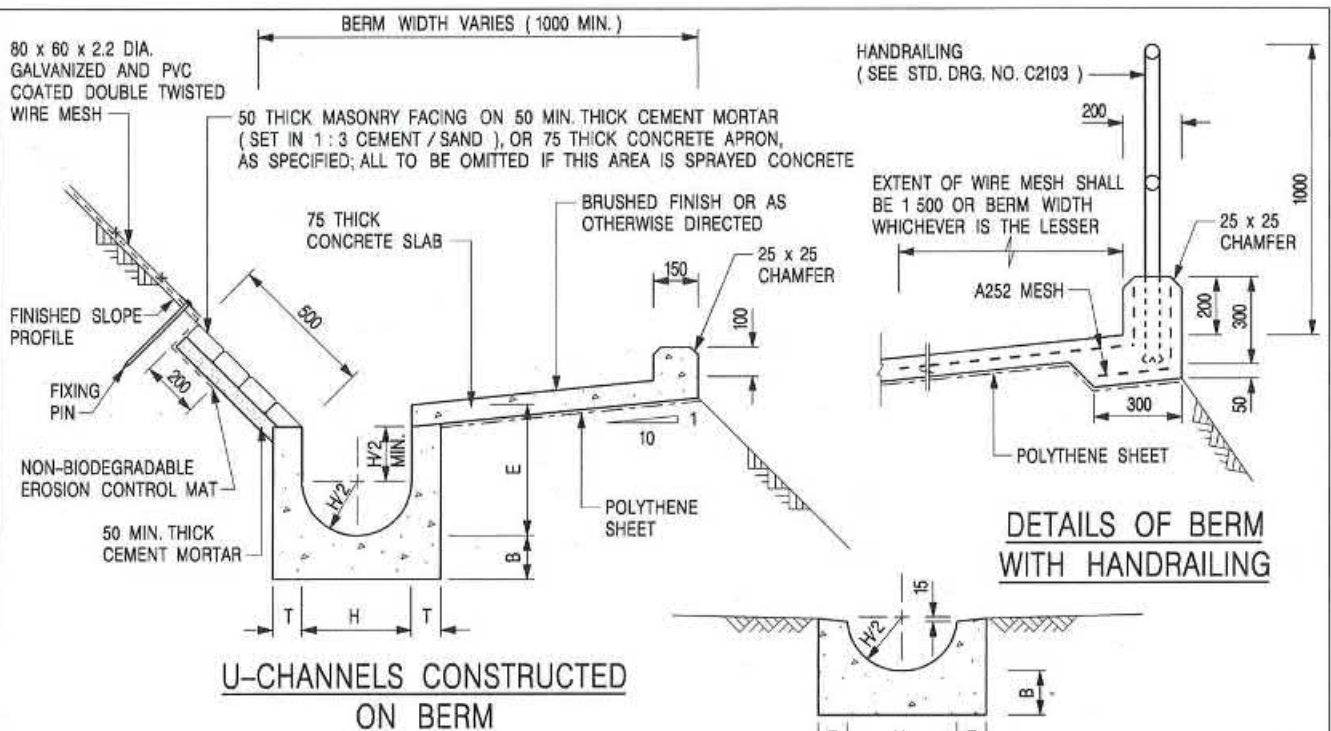
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2A



NOTES:

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

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

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

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



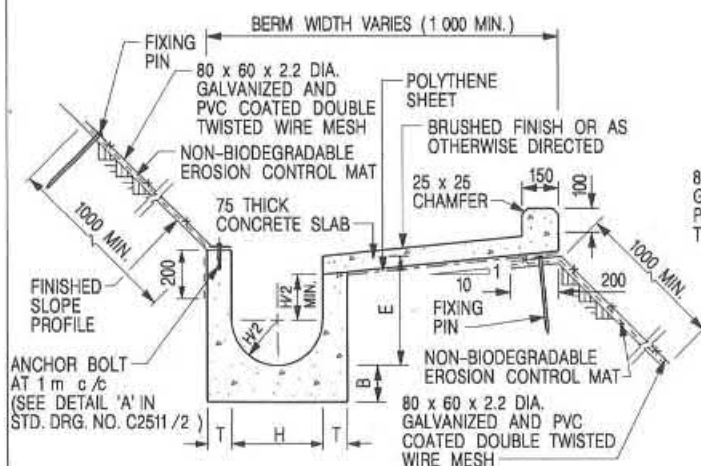
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

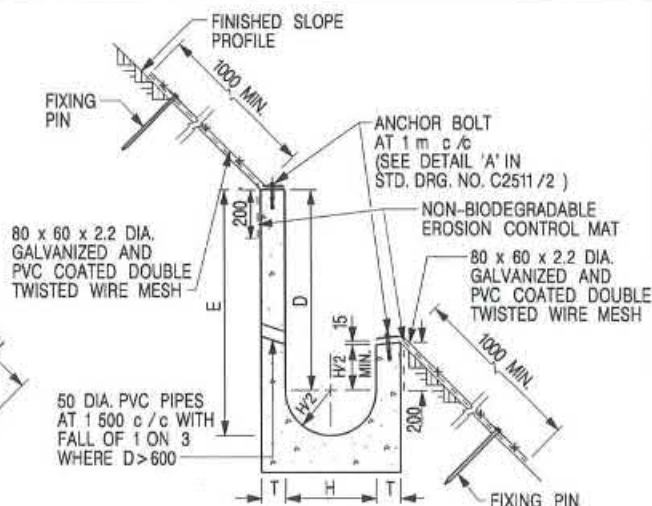
DRAWING NO.

DATE JAN 1991

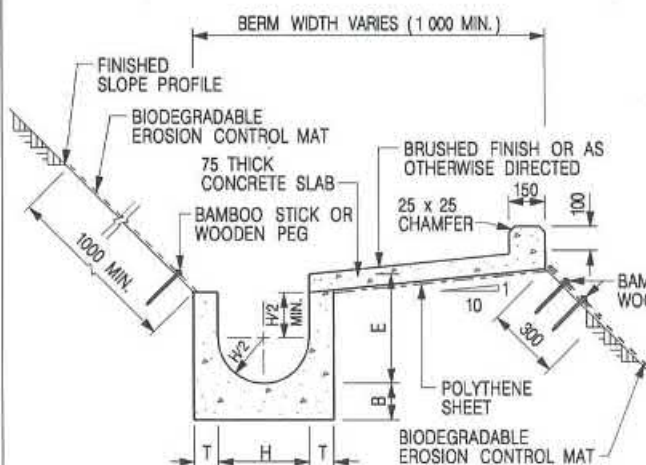
C2409I



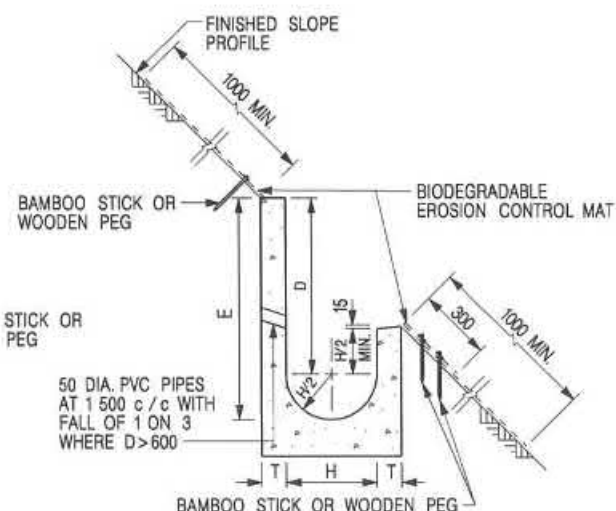
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



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



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



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

NOTES:


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

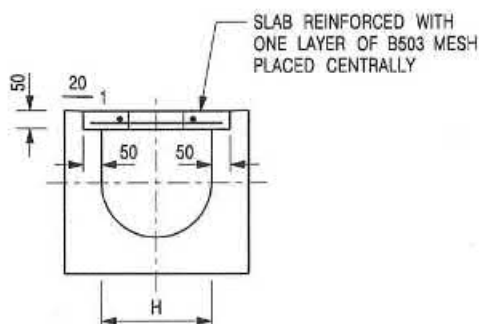
NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

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

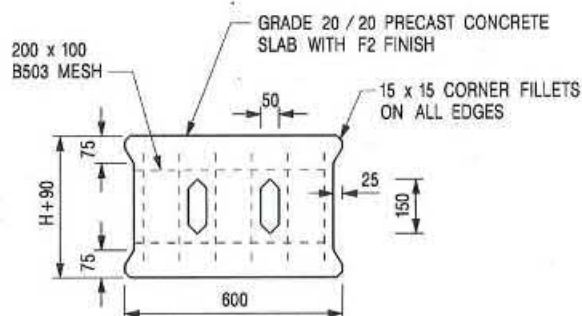
卓越工程 建設香港

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

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE DIAGRAMMATIC DRAWING NO. DATE JAN 1991 C24101	
We Engineer Hong Kong's Development			



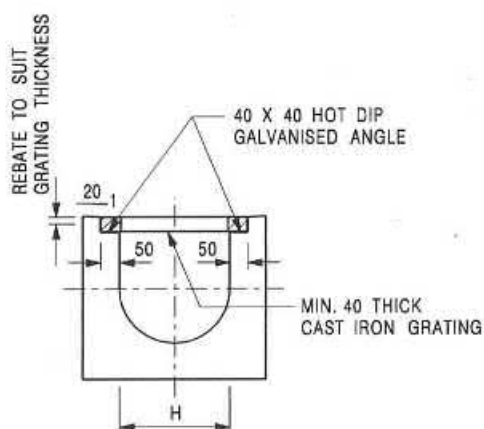
TYPICAL SECTION



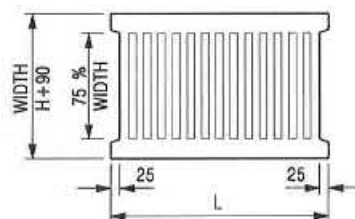
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

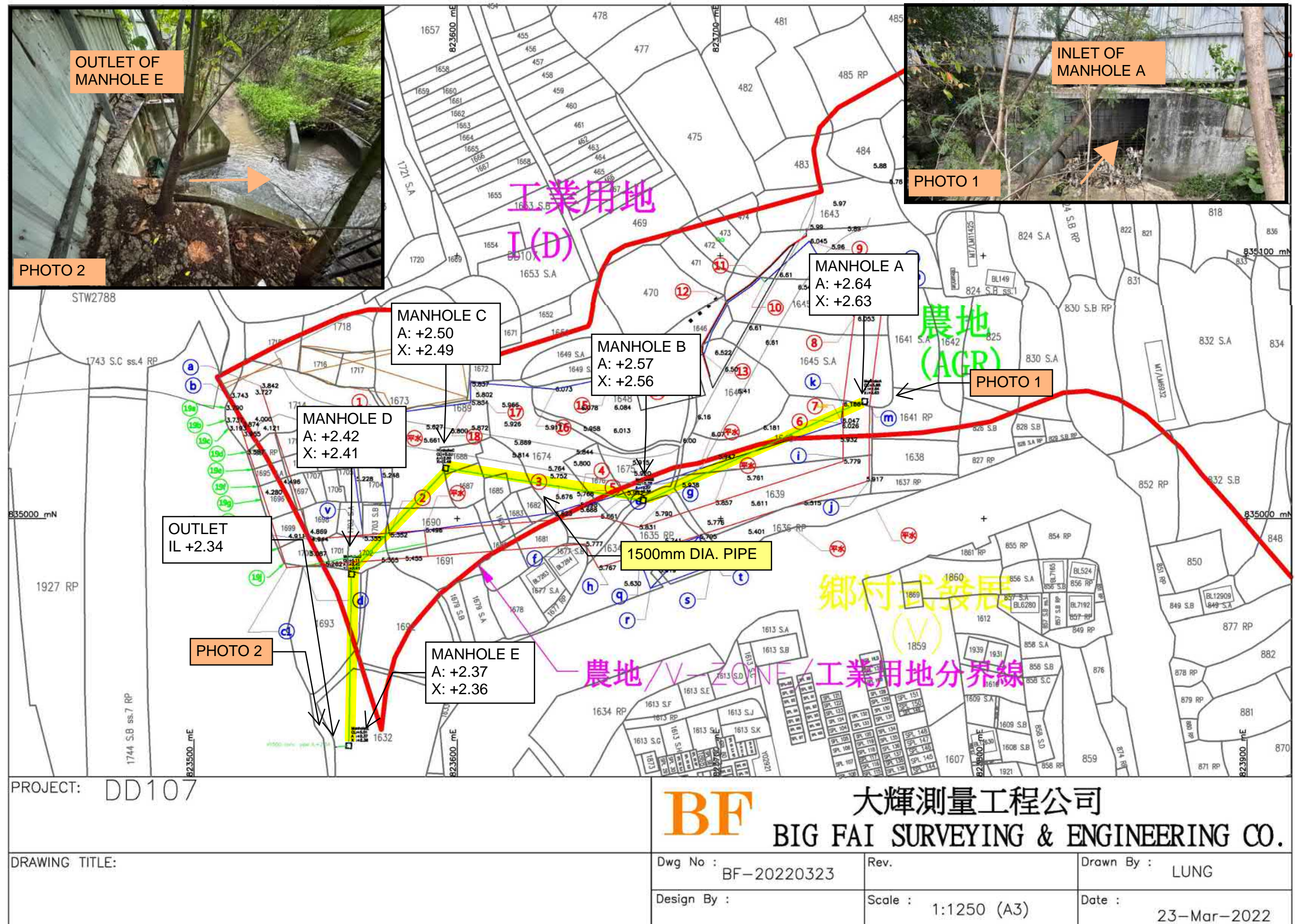
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

APPENDIX C -ASBUILT SURVEY RECORD OF EXISTING 1500mm DIA. PIPE



Annex III
Tree Survey

**Tree Survey Report
of
Various Lots in D.D. 107, Kam Tin, Yuen Long, New
Territories**

Prepared by:

**Wong Wai Chun
AA- Technician Member**

A handwritten signature in black ink, appearing to read 'Wai Chun', followed by a period.

Report Date: 29th August 2025

1) INTRODUCTION

We are commissioned to prepare a tree survey report to record the health condition of the existing trees at the proposed survey area at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

2) DATE OF INSPECTION

The inspections were conducted on 23th August 2025.

3) SITE ADDRESS AND LOCATIONS OF TREES

The inspected trees were located at the designated working area at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories. Please find the Tree Location Plan in Appendix C.

4) METHODOLOGY OF TREE INSPECTION

The tree inspection basically adopted the Visual Tree Assessment (VTA) techniques. All vegetation present with a trunk diameter larger than 95mm when measured at a point 1300mm above ground level was considered as a ‘tree’. These have been surveyed and identified with the information recorded on the following pages. The tree assessment is undertaken in accordance with the ‘Development Bureau Technical Circular (Works) No. 4/2020 Tree preservation’ and ‘Guidelines for Tree Risk Assessment and Management Arrangement’ (4/2020 9th Edition) from the Greening, Landscape and Tree Management Section of Development Bureau.

- (A) Tree ID No.: The individual trees have been tagged on site using weatherproof labels with the abbreviated number T- which correspond with those in survey plans.
- (B) Species: The botanical and Chinese names of the trees have been used

for ease of reference. The botanical name takes precedence wherever there is any ambiguity.

(C) Tree Size:

- (1) Overall height : Height measured in meters from ground level to the top of the tallest branch.
- (2) Trunk Diameter : Diameter of the main trunk measured in millimeters at 1.3 m high above ground level.
- (3) Crown Spread : Average diameter of the foliage canopy.

(D) Form:

- (1) Good – Well-balanced crown and straight strong trunk(s);
- (2) Fair – Slightly unbalanced crown and non-straight trunk(s);
- (3) Poor – Misshapen or awkwardly forked trunk and/or unbalanced crown.

(G) Health: The health condition of each tree shall be evaluated according to the following criteria (Webb 1991):

- (1) Good - Trees of good form, moderate to large size and in good health are classified as *good*;
- (2) Fair - Trees of reasonable form, with few or no visible defects or health problems are classified as being *fair*;
- (3) Poor - Trees that are of poor form, badly damaged or clearly suffering from decay, dying back or the effects of very heavy vine growth are classified as *poor*.

(H) Amenity Value: The Amenity Value rating is the intrinsic value of each tree derived from the combination of the tree's health and form, cultural significance and the economic value contributed to the property owner/community. The following ratings are developed in conjunction with 'Development Bureau Technical Circular (Works) No.4/2020 Tree preservation'.

- (1) High - Trees included in the Register of Old and Valuable Trees (OVT) under the Works Branch of Development Bureau OR similar trees potentially registrable under the same criteria OR trees of particular value as specified under lease or property owner's consent
- (2) Moderate - Non-invasive, healthy trees with fair health and form which contribute to the local greenery and have a fair chance of surviving and growing if optimal conditions are favored
- (3) Low - Trees with poor health and form or with declining conditions OR invasive species which can potentially threaten other native species OR hazardous trees causing public safety concerns

Photographic record in JPEG format showing the overall view from the trunk base up to the canopy of each surveyed tree shall be attached at the end of the tree survey report.

All surveyed trees shall be marked on Tree Survey Plans with their tree ID.

The biographical information for the trees is as per attached Tree Assessment Schedule. Please refer to **Appendix A**.

The photographic record of individual trees are referred to **Appendix B**.

The location plan of surveyed trees is referred to **Appendix C**.

5) FINDINGS

There was total 4 trees observed at the designated working area at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories. No Old and Valuable Tree (OVT) or rare tree species could be found. No tree failure was observed.

Exposed root was found on T1. Overall condition was fair during the time of inspection.

Appendix A

Tree survey schedule

Location: Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Date: 23-Aug-25

Tree No.	Species:		Size			Status		Amenity Value (High, Medium, Low)	Observable Defects / Damages of Trees	Remarks:
			Overall Height(m)	Diameter (mm)	Average Crown Spread (m)	Health Condition (Good, Fair, Poor, Dead)	Form (Good, Fair, Poor)			
T01	<i>Celtis sinensis</i>	朴	6	451	6	F	P	L	Co-dominant trunks, Wound, Restricted root, Exposed root	
T02	<i>Bridelia tomentosa</i>	土蜜樹	4	162	4	F	P	L	Co-dominant trubnks, Wound	
T03	<i>Mangifera indica</i>	芒果	5	247	4	F	F	M	Wound	
T04	<i>Dimocarpus longan</i>	龍眼	4	141	4	F	P	L	Co-dominant trunks	

Appendix B

Photographic record of trees



T1 (1)



T1 (2)



T1 (3)



T1 (4)

Photographic record of trees



T2 (1)



T2 (2)



T2 (3)



T2 (4)

Photographic record of trees



T3 (1)



T3 (2)



T3 (3)



T3 (4)

Photographic record of trees



T4 (1)



T4 (2)



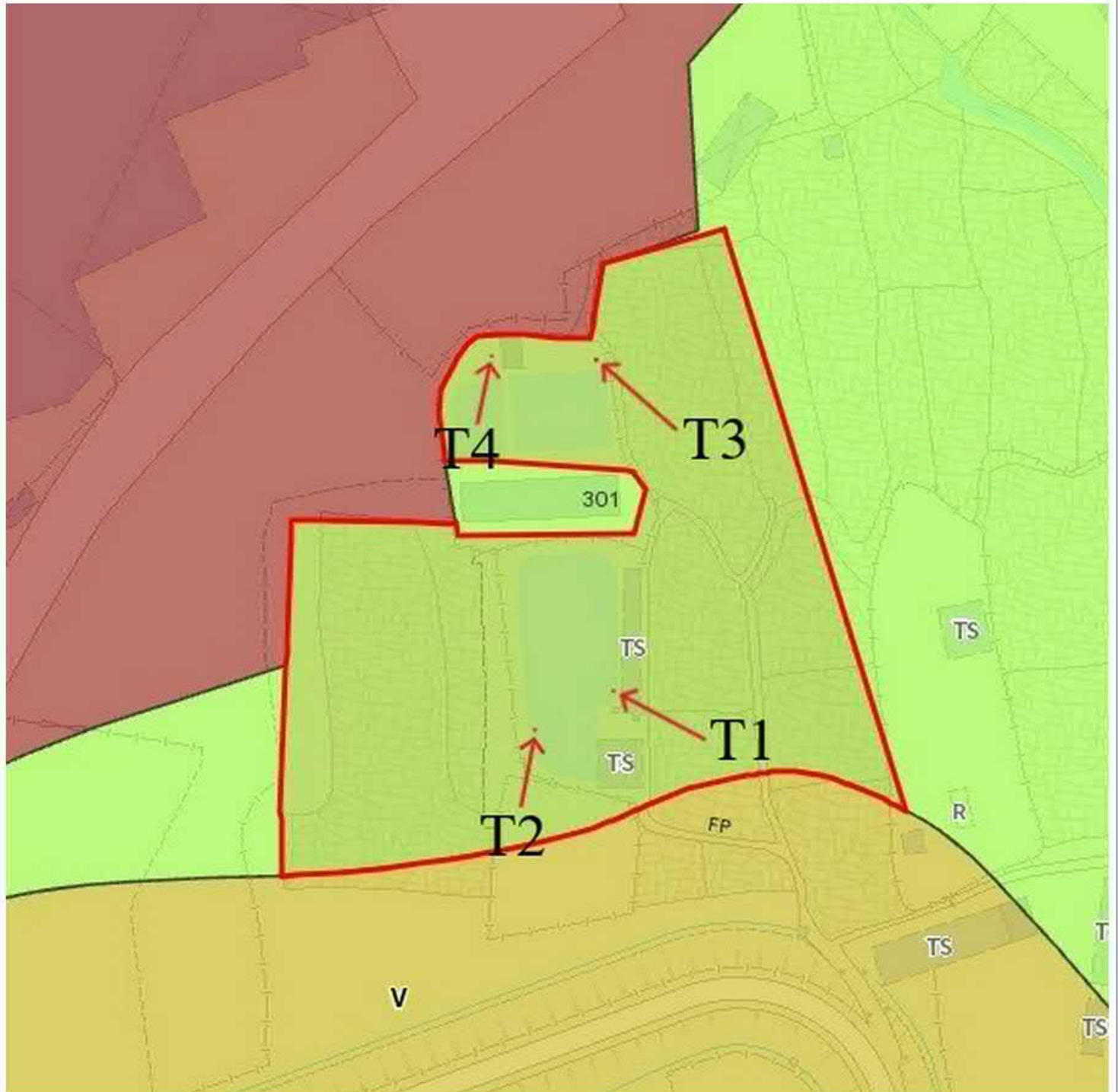
T4 (3)



T4 (4)

Appendix C

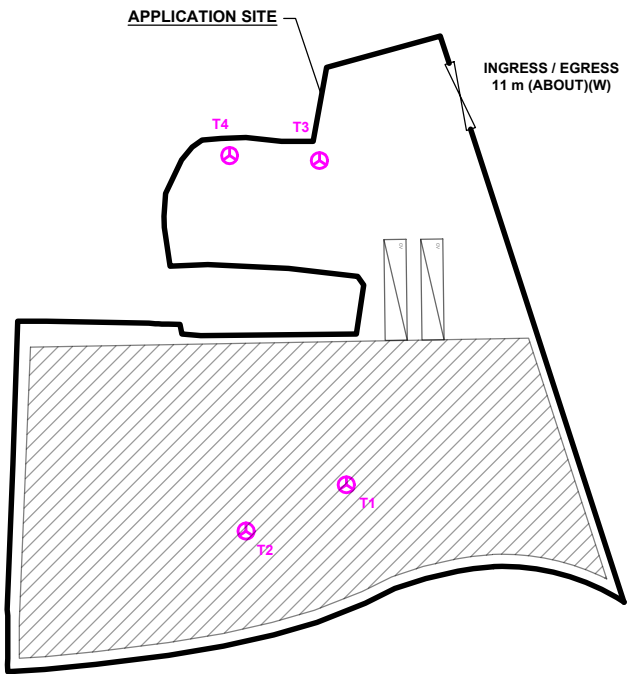
Tree Location Plan



Annex IV
Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 5,770 m ² (ABOUT)
NO. OF EXISTING TREES	: 4 (E1 TO E4)
SPECIES OF TREE	: <i>CELTIS SINENSIS</i> (E1) : <i>BRIDELIA TOMENTOSA</i> (E2) : <i>MANGIFERA INDICA</i> (E3) : <i>DIMOCARPUS LONGAN</i> (E4)
NO. OF TREES TO BE FELLED	: 4 (E1 TO E4)

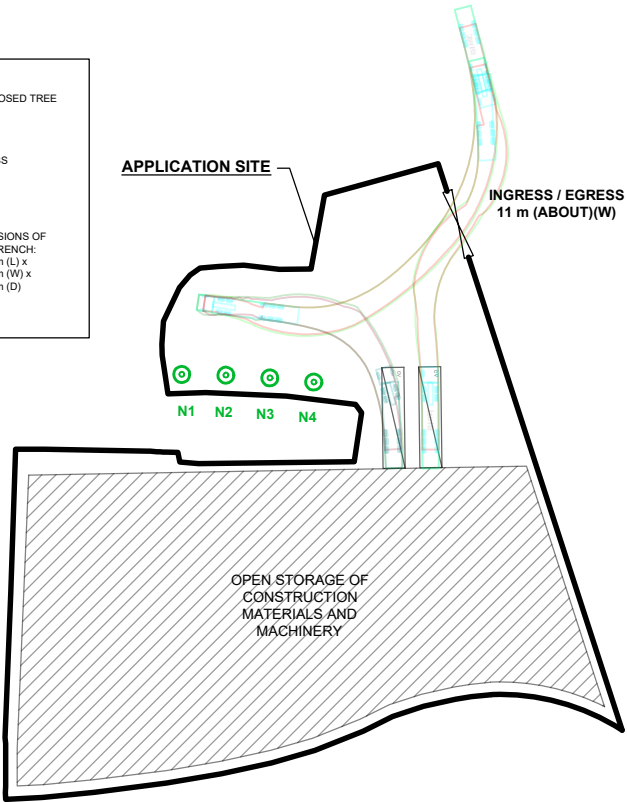
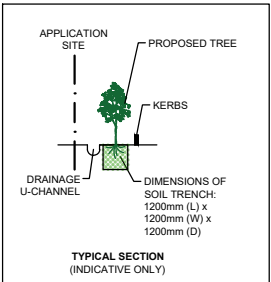


LEGEND

	APPLICATION SITE
	EXISTING TREE

LANDSCAPE PROPOSAL

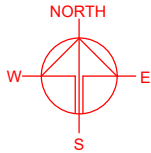
APPLICATION SITE AREA	: 5,770 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 5,770 m ² (ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 4 (N1 TO N4)
SPECIES OF NEW TREES	: <i>POLYSPORA AXILLARIS</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 6 m
DIMENSION OF SOIL TRENCH	: 1.2 m (L) X 1.2 m (W) X 1.2 m (D)



LEGEND

	APPLICATION SITE
	L/UL SPACE (CV)
	INGRESS / EGRESS
	CONTAINER VEHICLE
	SWEPT PATH OF VEHICLE
	PROPOSED NEW TREES

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY	DATE
LT	9.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.
ANNEX IV

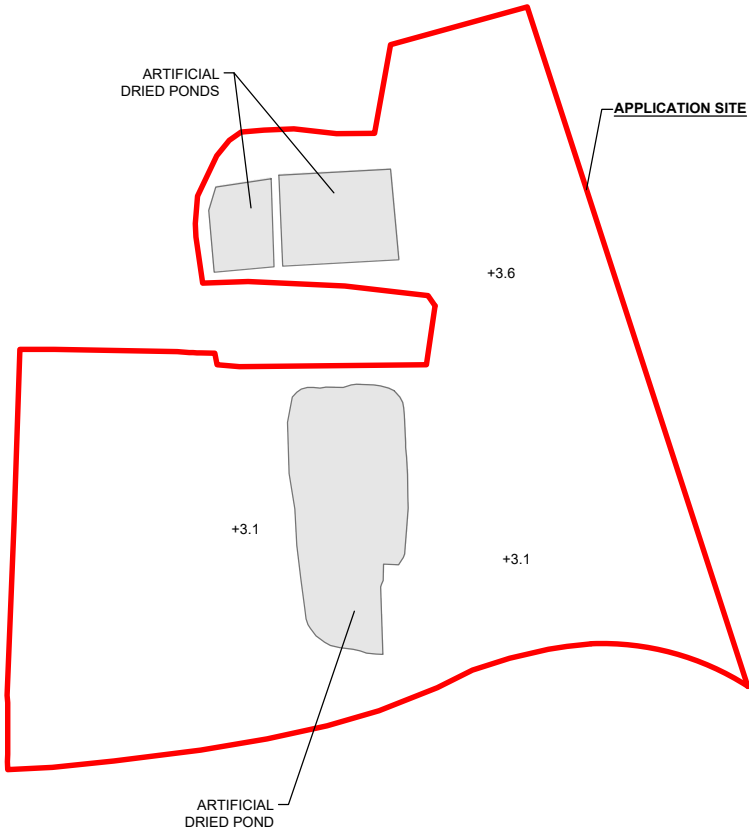
VER.
001

LIST OF PLANS

Plan 1 Filling of Land

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,770 m ²	(ABOUT)
EXISTING DRIED ARTIFICIAL POND AREA	: 736 m ²	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)
EXISTING SOILED AREA	: 5,034 m ²	(ABOUT)
EXISTING SITE LEVELS	: +3.1 mPD TO +3.6 mPD	(ABOUT)

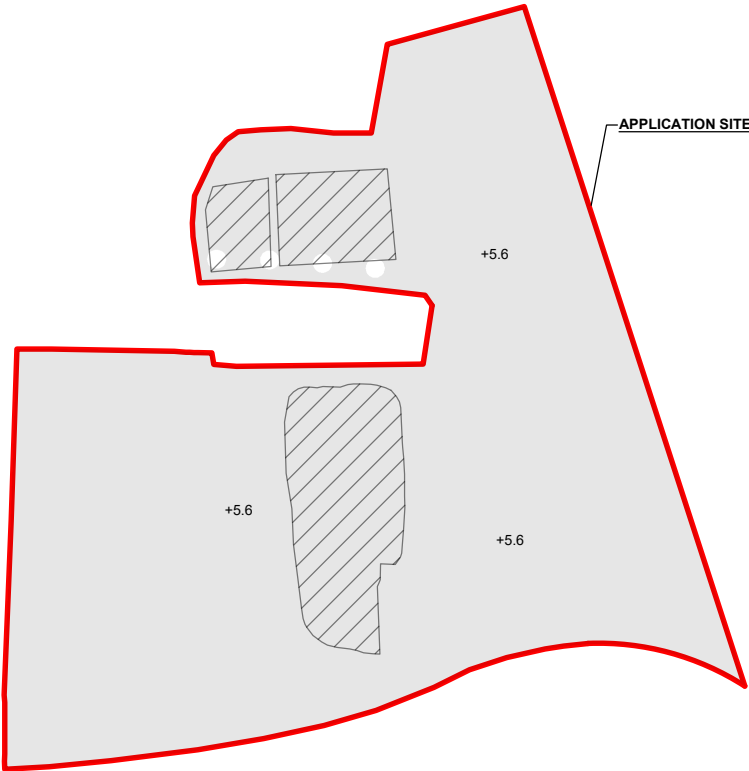


LEGEND

	APPLICATION SITE
	EXISTING ARTIFICIAL POND
+3.1	SITE LEVEL

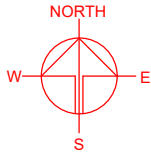
PROPOSED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 5,770 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 5,748 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.5 m	
PROPOSED SITE LEVELS	: +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA AND CIRCULATION AREA	
PROPOSED POND FILLING AREA	: 736 m ²	(ABOUT)
DEPTH OF POND FILLING	: 0.5 m	(ABOUT)



LEGEND

	APPLICATION SITE
	PROPOSED LAND FILLING AREA
	PROPOSED POND FILLING AREA
+5.6	SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
LT	3.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 1	VER. 001
-------------------	-------------

Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use(s)/Development(s)	Date of Consideration
1.	A/YL-KTN/689	Proposed Temporary Shop and Services (Sale of Truck Mounted Crane and Miniature Excavator) for a Period of Three Years	8.1.2021 [revoked on 8.1.2022]
2.	A/YL-KTN/790	Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of Three Years	12.11.2021 [revoked on 12.5.2023]

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/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
2.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
3.	A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land	28.2.2025
4.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024
5.	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
6.	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
7.	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

	Application No.	Use/Development	Date of Consideration
8.	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	2.5.2025
9.	A/YL-KTN/1115	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	18.7.2025
10.	A/YL-KTN/1119	Proposed Temporary Open Storage and Associated Filling of Land for a Period of three Years	5.9.2025
11.	A/YL-KTN/1138	Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	15.8.2025
12.	A/YL-KTN/1153	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of Three Years	19.9.2025

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 Old Schedule Agricultural Lots 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; and
- it is noted that no structure is proposed on the Site.

2. Traffic

Comments of the Commissioner for Transport:

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

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 V**.

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, conditions should be stipulated requiring the submission of a revised drainage impact assessment (DIA) and the implementation and maintenance of the revised DIA for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- the Site is located in an area of rural inland plains landscape character comprising warehouses, farmland, vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting; and
- according to the applicant's submission, four existing trees of common species are identified within the Site and proposed to be felled. Four new trees are proposed to mitigate the loss of existing trees with 1:1 compensatory ratio achieved. Significant adverse landscape impact arising from proposed use is not anticipated.

6. **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.

7. **Other Departments**

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

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

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) 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;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) 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 the Lands Department. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and San Tam Road, including the local track; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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 observe the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) if the proposed use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his department for approval; and
 - (iii) if any 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the Drainage Impact Assessment (DIA) previously provided to the applicant shall be taken into account in the revised DIA;
 - (ii) the applicant is required to demonstrate in the DIA that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (iii) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land and pond is applied 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 (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for any 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) if the existing structure are erected on leased land without the approval of BA, they are UBW under the BO and should not be designated for any proposed use under the application;

- (v) 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;
- (vi) 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
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-08-05 星期二 13:13:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 250805 s16 KTN 1145.pdf; 250805 s16 KTN 1119.pdf; 250805 s16 KTN 1141.pdf; 250805 s16 KTN 1146.pdf; 250805 s16 KTN 1147.pdf; 250805 s16 SK 421.pdf; 250805 s16 TT 717.pdf; 250805 s16 PK 220.pdf; 250805 s16 PK 221.pdf

Dear Sir/ Madam,

Attached please see our comments regarding nine applications. There are nine pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5th August, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machineries and
Associated Filling of Land and Pond for a Period of 3 Years
(A/YL-KTN/1145)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Fung Kat Heung¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Fung Kat Heung APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.
5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.
6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

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

Sag 1

2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月17日 星期一 3:17
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1145 DD 107, Sha Po Tsuen, Kam Tin
類別: Internet Email

A/YL-KTN/1145

Lots 824 S.A (Part), 824 S.B ss.1 (Part), 824 S.B RP (Part), 825, 826 S.A (Part), 826 S.B (Part), 830 S.A (Part), 830 S.B RP (Part), 831 (Part), 1641 S.A (Part), 1641 RP (Part), 1642 (Part), 1645 S.A (Part) and 1645 RP (Part) in D.D. 107, Sha Po Tsuen, Kam Tin, Yuen Long, New Territories

Site area: About 5,770sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 2 Vehicle Parking / **Filling of Land and Ponds**

Dear TPB Members,

Strong Objections. While the area is Cat 2 and a number of applications have been approved for brownfield use, this particular site includes a number of ponds. While their function has been downplayed by the consultant, the filling in of the entire site with a substantial 2.5mts of concrete in combination with the brownfield operations on the adjoining sites would certainly create a problem with drainage.

The issue of climate change and the impact of incremental increases in hourly rainfall, poised to increase by up to 40 percent in the next decade, cannot be ignored. That the land could ever be restored after being filled in is ridiculous.

But of course, when the problems arise it is our younger citizens who will have to deal with the consequences while R-Riches, the operators and govt officials who support the plans will have retired to safer zones.

The application should be rejected.

Mary Mulvihill

Seq 1 3

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月18日星期二 17:34
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 251118 s16 TT 743.pdf; 251118 s16 KTN 1145.pdf; 251118 s16 KTN 1159c.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

18th November, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machineries and
Associated Filling of Land and Pond for a Period of 3 Years
(A/YL-KTN/1145)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Fung Kat Heung¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We then would like the Board to look at a drone photo taken in November 2025 showing the site.



5. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Fung Kat Heung APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.

6. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

[REDACTED]



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

7. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.
8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]
[REDACTED]
[REDACTED]