

This document is dated 25 JUN 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

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A14L-K1N/1136 |
| | Date Received 收到日期 | 25 JUN 2025 |

1. 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。
2. 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。
3. 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 澄峰(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 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, 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 10,240 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 12,052 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | 182 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Kam Tin North 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 | <p>Vacant</p> <p>(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)</p> |

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 12/06/2025 (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
_____ (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 05/06/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

others (please specify)

其他 (請指明)

Note: May insert more than one 「✓」。

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

註：可在多於一個方格內加上「✓」號。

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

| | | |
|---|--|--|
| (a) Proposed use(s)/development 擬議用途/發展 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) | |
|---|--|--|

| | |
|---|---|
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 |
| | <input type="checkbox"/> month(s) 個月 |

| | |
|---|---|
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 4,214 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 6,026 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 2 |
| Proposed domestic floor area 擬議住用樓面面積 | N/A sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 12,052 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 12,052 sq.m <input checked="" type="checkbox"/> About 約 |

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

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT | |
|---|--|------------------------------|-------------------------------|-----------------------|-------|
| B1 | SITE OFFICE | 72 m ² (ABOUT) | 144 m ² (ABOUT) | 7 m (ABOUT)(2-STORY) | |
| B2 | WAREHOUSE (EXCLUDING D.G.G.) COVERED LOADING / UNLOADING AREA | 5,954 m ² (ABOUT) | 11,908 m ² (ABOUT) | 13 m (ABOUT)(2-STORY) | |
| | TOTAL | 6,026 m ² (ABOUT) | 12,052 m ² (ABOUT) | | |
| 'D.G.G. - DANGEROUS GOODS GODOWN' | | | | | |

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 | 4 |
| 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 | 2 |
| 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

| | | | |
|--|--|---|--|
| <p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p> | | 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)) <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"/> |
| <p>(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。)</p> | | | |
| <p>(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？</p> | | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/> |
| <p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p> | | No 否 | <input checked="" type="checkbox"/> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2m... 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 |
| <p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p> | | On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |

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)
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)

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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 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <hr/> <hr/> <hr/> |
| | Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> <hr/> |
| | (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input type="checkbox"/> year(s) 年 |
| | <input type="checkbox"/> month(s) 個月 |

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)。

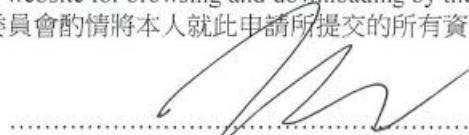
Please refer to the supplementary statement.

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

16/06/2025 (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

- 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：
 - 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
 - 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。
- 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。
- 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 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories |
| Site area 地盤面積 |  10,240 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11) |
| 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years |

| | | | |
|--|--|----------------|---|
| (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 |
| (ii) No. of blocks 幢數 | Non-domestic 非住用 | 12,052 | <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Domestic 住用 | | N/A |
| (iii) Building height/No. of storeys 建築物高度／層數 | Non-domestic 非住用 | | 2 |
| | Domestic 住用 | N/A | m 米 <input type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | Non-domestic 非住用 | N/A | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | | 7 - 13 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | Domestic 住用 | 2 | Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | | |
| (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 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) Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 | | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | Chinese 中文 | English 英文 |
|--|--------------------------|-------------------------------------|----------------------|
| Plans and Drawings 圖則及繪圖 | | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <u>Location Plan; Zoning Plan; Plan showing Land Status of the Site; Plan showing Filling of Land at the Site; Swept Path Analysis</u> | | | |
| Reports 報告書 | | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> | |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> | |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> | |
| <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 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).

1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse 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.

2.2 Although the Site falls within "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. The proposed development is considered not incompatible with the surrounding areas. 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.

2.3 Several similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone, which the application site of the latest application (No. A/YL-KTN/1033) is located approximately 200m east of the Site, was approved by the Board on a temporary basis in November 2024. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.

2.4 Portion of the Site is the subject of two approved S. 16 planning applications (No. A/YL-KTN/939 and A/YL-KTN/1090) for the same 'warehouse' use submitted by the same applicant as the current application, which were approved by the Board on a temporary basis between 2023 and 2025. Approval of the current application is in line with the Board's previous decision and would not set and undesirable precedent within the "AGR" zone. The applicant would like to combine the application site of A/YL-KTN/1090 and the adjacent lots to alleviate the pressing demand for indoor storage space in New Territories. Therefore, a fresh S.16 planning application is required from the Board.

2.5 When compared with the previous application (No. A/YL-KTN/1090), although the number of structure and building height remain unchanged, other development parameters, i.e. the site area (i.e. from 5,685m² to 10,240m², +80%), total gross floor area (GFA) (i.e. from 8,380m² to 12,052m², +44%) and provision of parking and loading/unloading (L/UL) spaces (i.e. from 5 to 8, +60%) are increased to meet the operational needs. Comparison of the development parameters between the proposed scheme and the approved scheme under previous application No. A/YL-KTN/1090 are shown at **Table 1** below:

Table 1 - Development Parameters Between the Proposed Scheme and the Previous Application No. A/YL-KTN/1090

| | A/YL-KTN/1090 (a) | Current Application (b) | Difference (b) – (a) |
|-------------------------------|------------------------------------|-------------------------------------|----------------------|
| Site Area | 5,685 m ² (about) | 10,240 m ² (about) | +4,555m ² |
| Covered Area | 4,190 m ² (about) | 6,026 m ² (about) | +1,836m ² |
| Uncovered Area | 1,495 m ² (about) | 4,214 m ² (about) | +2,719m ² |
| Total GFA | 8,380 m ² (about) | 12,052 m ² (about) | +3,672m ² |
| - <i>Domestic GFA</i> | <i>Not applicable</i> | <i>Not applicable</i> | |
| - <i>Non-Domestic GFA</i> | <i>8,380 m² (about)</i> | <i>12,052 m² (about)</i> | |
| Plot Ratio | 1.5 | 1.2 | -0.3 |
| Site Coverage | 74% | 59% | -15% |
| No. of Structure | 2 | | - |
| Building Height | 7 m to 13 m | | - |
| No. of Storey | 2 | | - |
| No. of Parking Spaces | 2 | 4 | +2 |
| No. of L/UL and Spaces | 3 | 4 | +1 |

3) Development Proposal

3.1 The Site occupied an area of 10,240 m² (about), including 182 m² (about) of GL (**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. Two structures are proposed at the Site for warehouses (excl. D.G.G.) and site office with total GFA of 12,052 m² (about) (**Plan 4**). The south western portion of structure B2 is reserved for circulation purposes with 6 m clear headroom (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 10 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

| | |
|------------------------------|---|
| Application Site Area | 10,240 m ² (about), including 182 m ² (about) of GL |
| Covered Area | 6,026 m ² (about) |
| Uncovered Area | 4,214 m ² (about) |
| Plot Ratio | |
| Site Coverage | 1.2 (about) |
| Number of Structure | |
| Total GFA | 59% (about) |
| <i>- Domestic GFA</i> | 2 |
| <i>- Non-Domestic GFA</i> | 12,052 m ² (about) |
| Building Height | |
| No. of Storey | 7m - 13 m (about) |
| | 2 |

3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc), which are typically packaged in bulk or large in size, medium goods vehicle (MGV) and container vehicle (CV) are required for transporting large quantities of goods to enhance operational efficiency. No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. No open storage activities will take place within the Site at any time during the planning approval period.

3.3 Portion of the Site has already been filled with concrete under the approved scheme of application No. A/YL-KTN/1090 (i.e. 5,685m², 55.5% of the Site), the remaining area of the Site is proposed to be filled with concrete of not more than 2m (about) in depth for site formation of structures and circulation space (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation 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.

3.4 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 8 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 3** below:

Table 3 – Parking and Loading/Unloading Provisions

| Type of Space | No. of Space |
|---|--------------|
| Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L) | 4 |
| L/UL Space for MGV - 3.5 m (W) x 11 m (L) | 2 |
| L/UL Space for CV - 3.5 m (W) x 16 m (L) | 2 |

3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed at the junction of San Tam Road and the ingress/egress of the Site to direct incoming and outgoing container vehicles to enhance road safety along the local access. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact should not be anticipated.

Table 4 – Estimated Trip Generation and Attraction

| Time Period | PC | | MGV | | CV | | 2-Way Total |
|--|----|-----|-----|-----|----|-----|-------------|
| | In | Out | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 4 | 0 | 1 | 0 | 1 | 0 | 6 |
| Trips at <u>PM peak</u> per hour (17:00 – 18:00) | 0 | 4 | 0 | 1 | 0 | 1 | 6 |
| Traffic trip per hour (average) (10:00 – 17:00) | 0 | 0 | 1 | 1 | 1 | 1 | 4 |

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. The applicant will follow the '*Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNS)*' for sewage treatment at the Site.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of FSIs and drainage proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

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

R-riches Planning Limited

June 2025

LIST OF PLANS

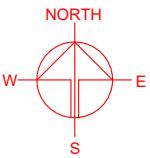
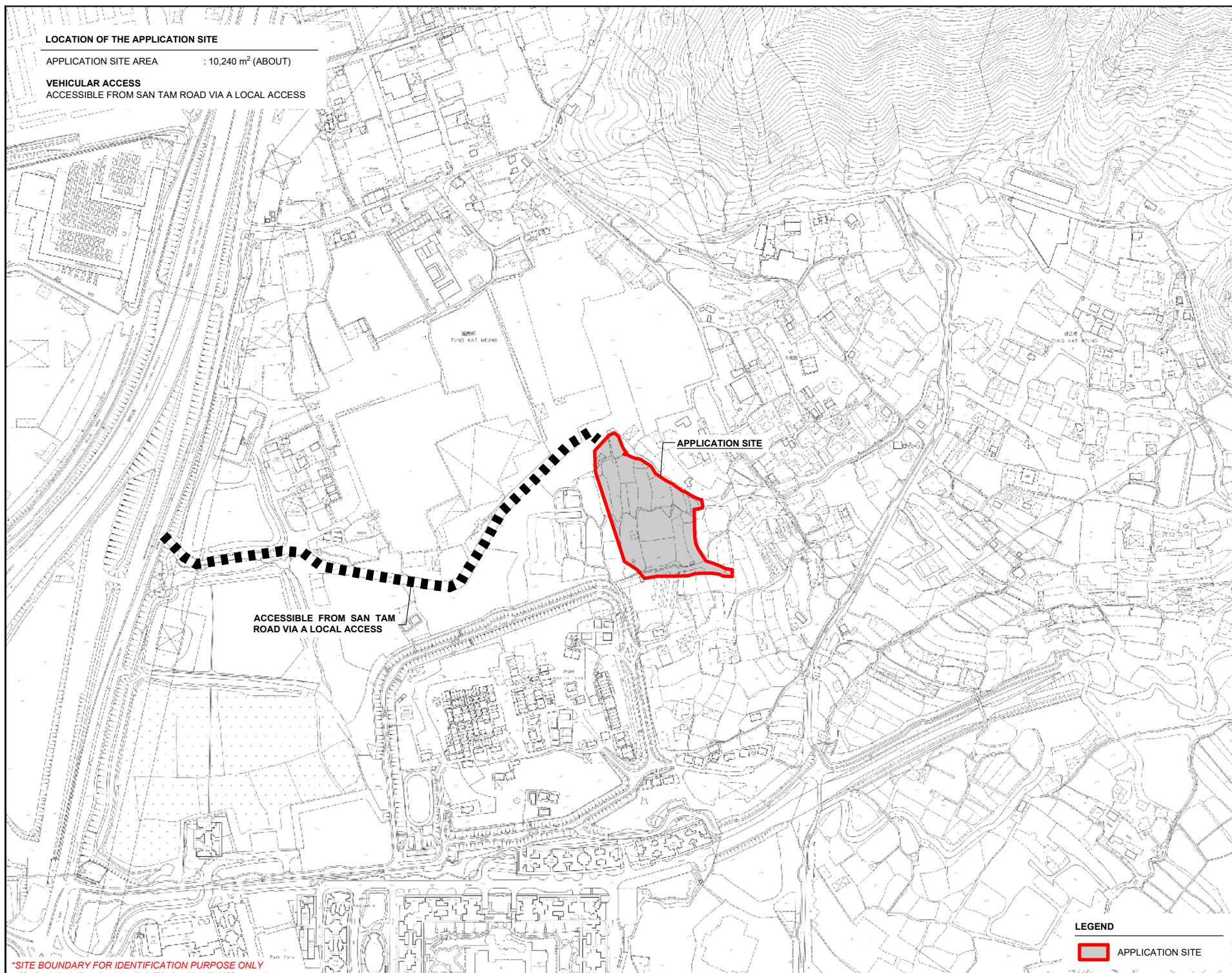
- Plan 1** Location Plan
- Plan 2** Plan Showing the Zoning of the Application Site
- Plan 3** Plan Showing the Land Status of the Application Site
- Plan 4** Layout Plan
- Plan 5** Plan Showing the Filling of Land Area of the Application Site
- Plan 6** Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,240 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY DATE
MN 3.6.2025

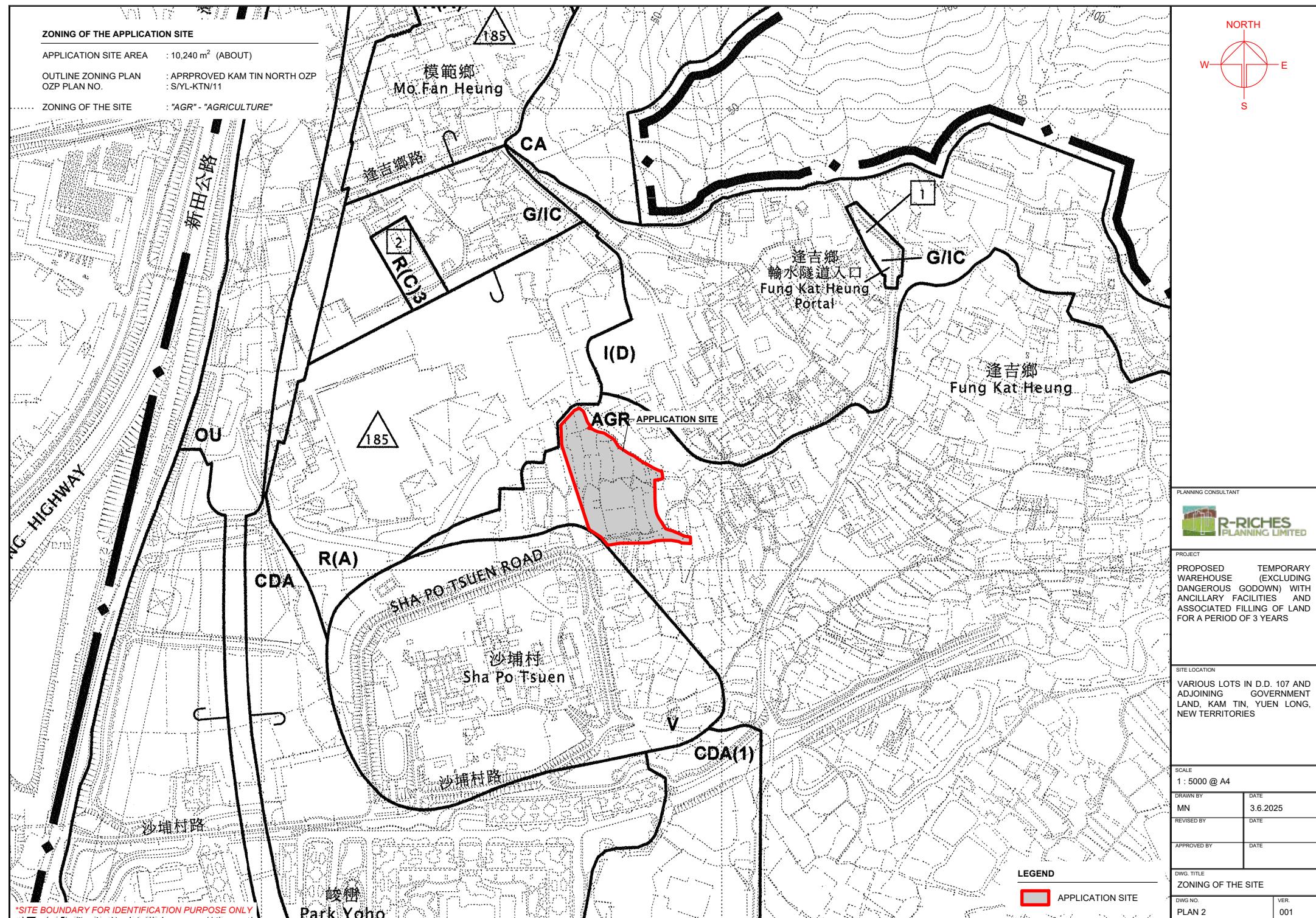
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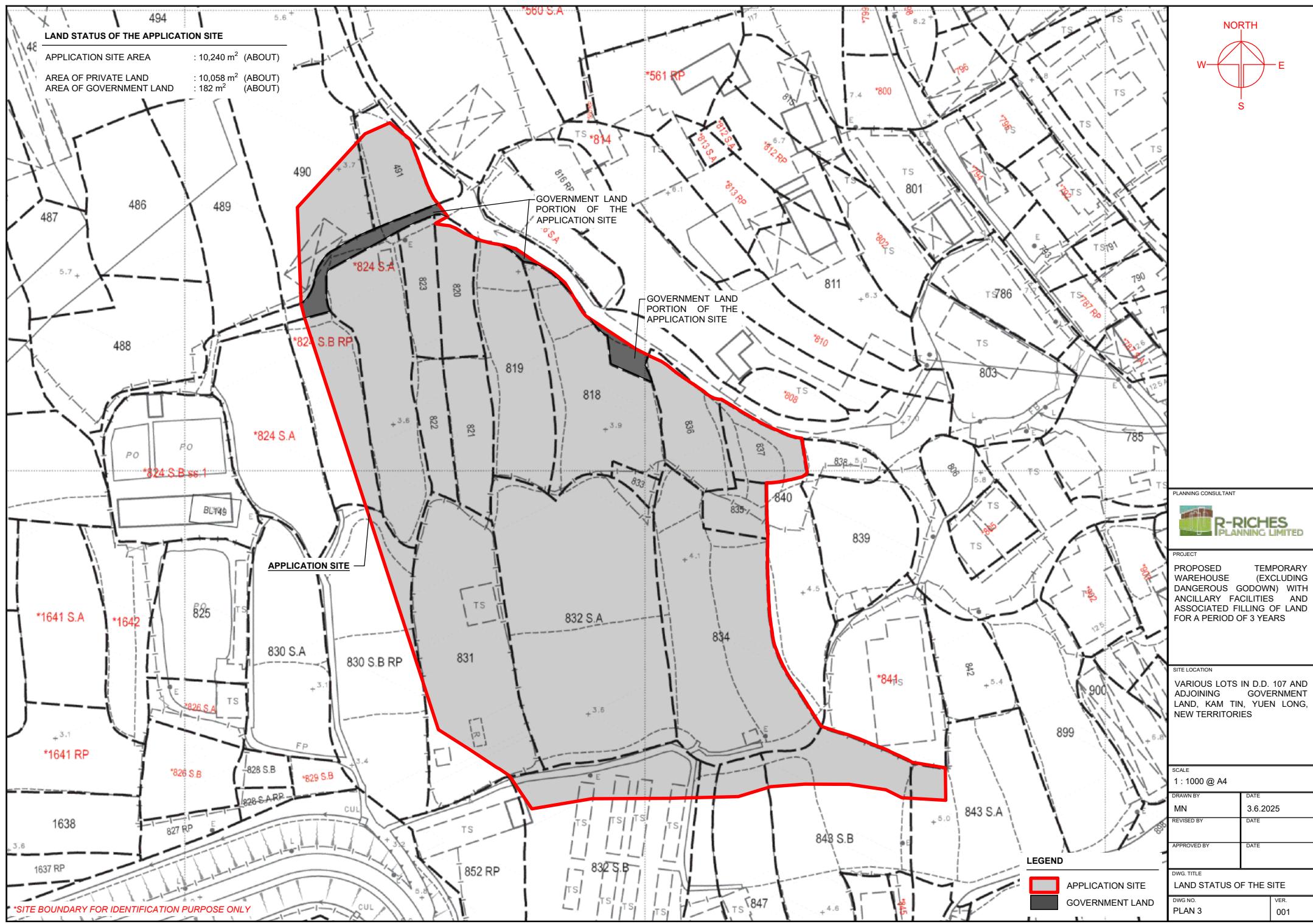
APPROVED BY DATE

LEGEND

APPLICATION SITE

DWG. NO. VER.
PLAN 1 001



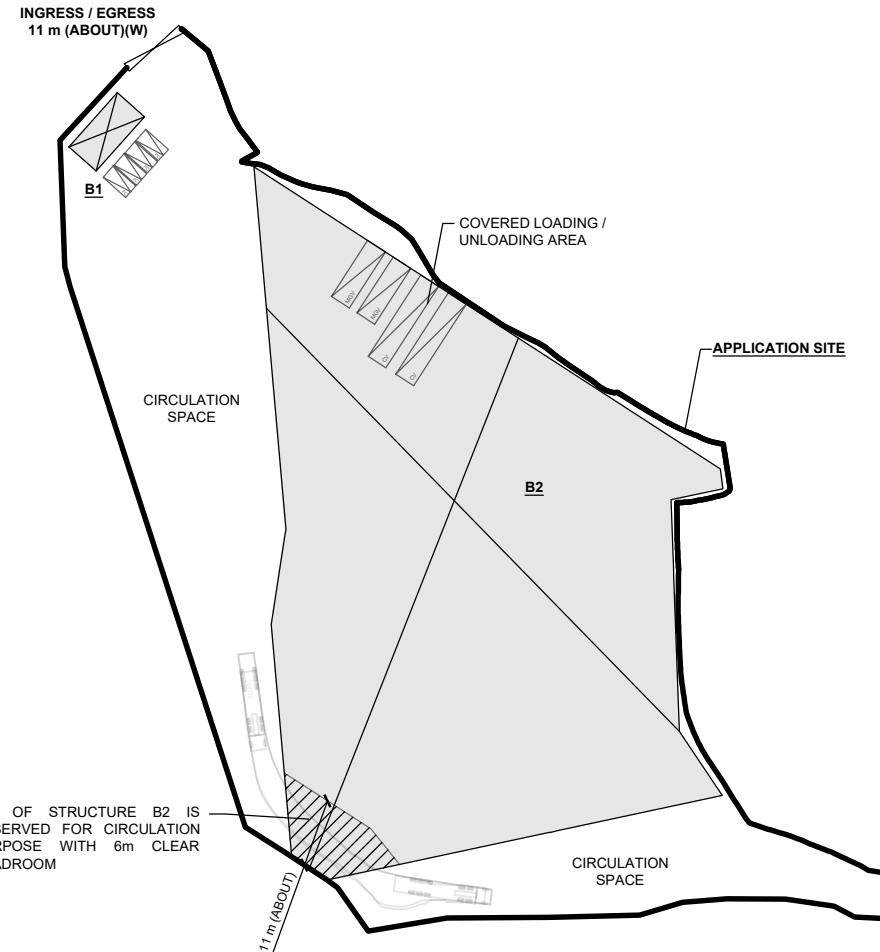
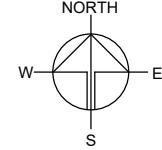


DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 10,240 m ² | (ABOUT) |
| COVERED AREA | : 6,026 m ² | (ABOUT) |
| UNCOVERED AREA | : 4,214 m ² | (ABOUT) |
| PLOT RATIO | : 1.2 | (ABOUT) |
| SITE COVERAGE | : 59 % | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 12,052 m ² | (ABOUT) |
| TOTAL GFA | : 12,052 m ² | (ABOUT) |
| BUILDING HEIGHT | : 7 m - 13 m (ABOUT) | |
| NO. OF STOREY | : 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|----------------------------------|------------------------------|--|-------------------------------------|
| B1 | SITE OFFICE | 72 m ² (ABOUT) | 144 m ² (ABOUT) | 7 m (ABOUT)(2-STORY) |
| B2 | WAREHOUSE (EXCLUDING D.G.G.) | 5,954 m ² (ABOUT) | 11,908 m ² (ABOUT) | 13 m (ABOUT)(2-STORY) |
| | COVERED LOADING / UNLOADING AREA | | | |
| | | | TOTAL 6,026 m² (ABOUT) | 12,052 m² (ABOUT) |

*D.G.G. - DANGEROUS GOODS GODOWN


PARKING AND LOADING / UNLOADING PROVISIONS

| | |
|--|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE | : 2 |
| DIMENSION OF L/UL SPACE | : 11 m (L) x 3.5 m (W) |
| 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 |
| | STRUCTURE |
| | PARKING SPACE (PC) |
| | LOADING / UNLOADING SPACE (MGV) |
| | LOADING / UNLOADING SPACE (CV) |
| | INGRESS / EGRESS |



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

SITE LOCATION
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1250 @ A4

DRAWN BY MN DATE 3.6.2025

REVISED BY DATE

APPROVED BY DATE

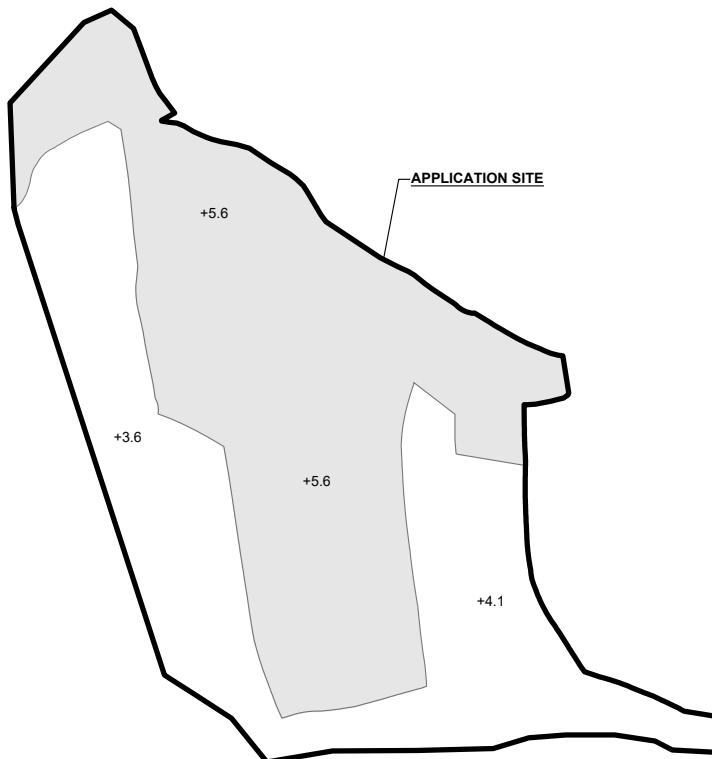
DWG. TITLE

LAYOUT PLAN

DWG. NO. PLAN 4 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

| | | |
|--------------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 10,240 m ² | (ABOUT) |
| EXISTING HARD-PAVED AREA | : 5,685 m ² | (ABOUT) |
| EXISTING SOILED AREA | : 4,555 m ² | (ABOUT) |
| EXISTING SITE LEVELS | : +3.6 mPD TO +5.6 mPD | (ABOUT) |



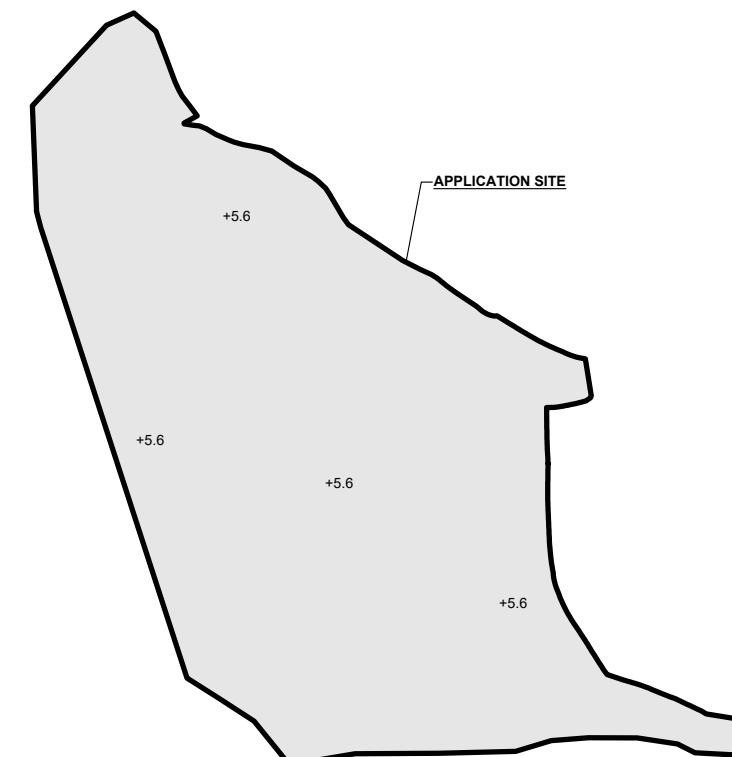
LEGEND

- APPLICATION SITE
- EXISTING PAVED AREA
- +3.6 SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

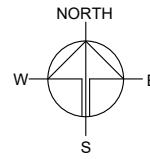
PROPOSED FILLING OF LAND AREA

| | | |
|--|--|---------|
| APPLICATION SITE AREA COVERED BY STRUCTURE | : 10,240 m ² | (ABOUT) |
| PROPOSED FILLING AREA | : 6,026 m ² | (ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 2 m | (ABOUT) |
| PROPOSED SITE LEVELS | : +5.6 mPD | (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE | |
| USE | : SITE FORMATION OF STRUCTURES, AND CIRCULATION AREA | |



LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1000 @ A4

| | |
|----------|----------|
| DRAWN BY | DATE |
| MN | 3.6.2025 |

REVISED BY

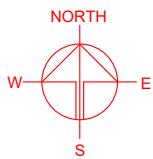
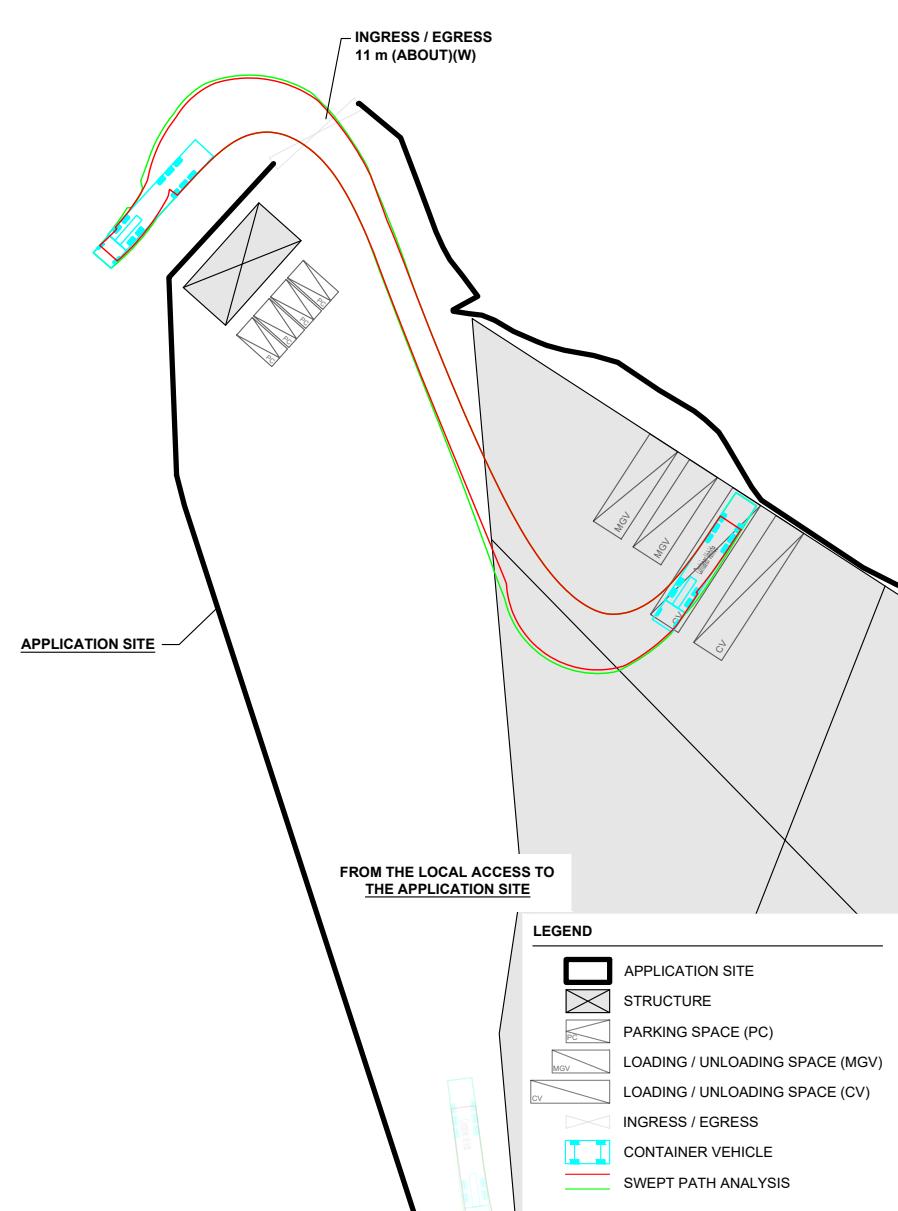
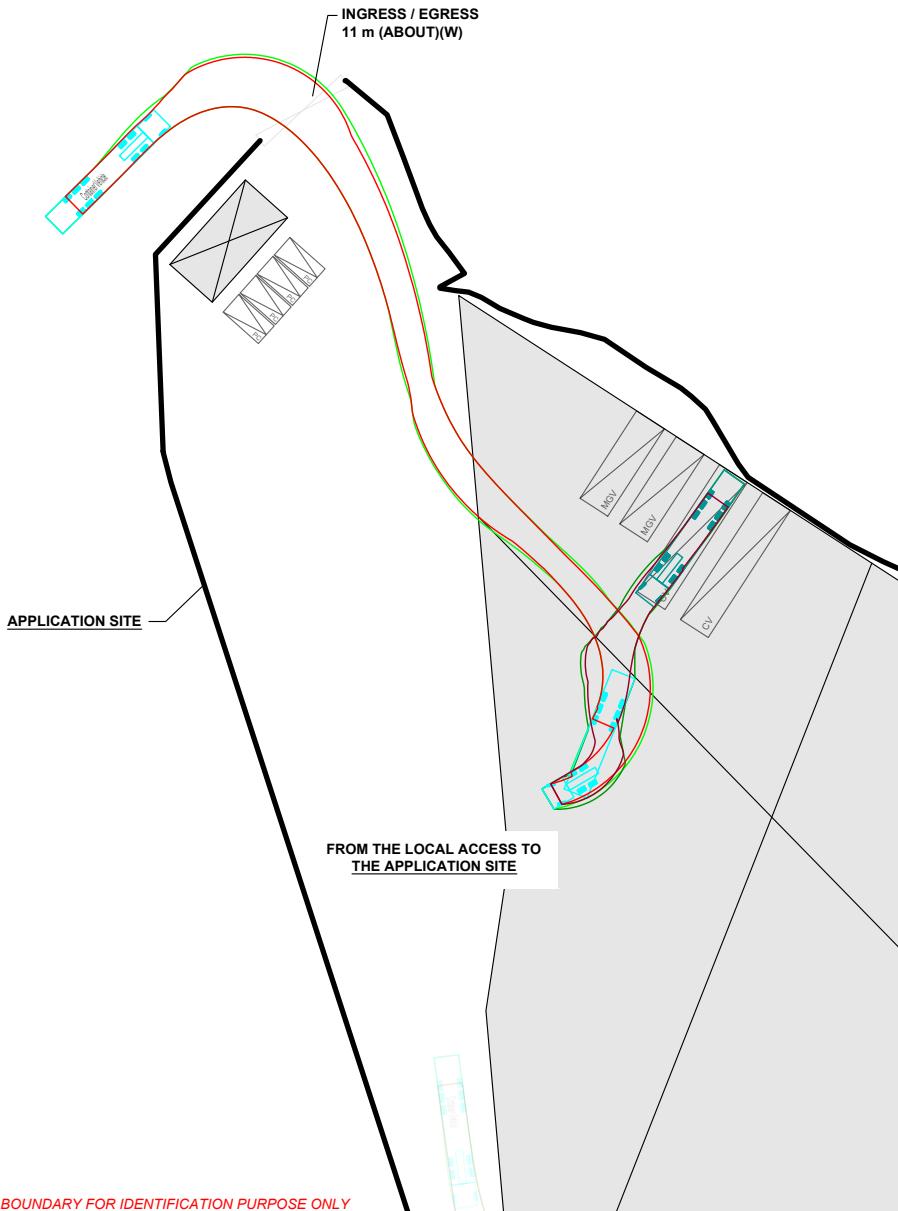
APPROVED BY

| | |
|------------|----------------------|
| DWG. TITLE | FILLING OF LAND AREA |
| DWG. NO. | PLAN 5 |
| VER. | 001 |

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 107 AND
 ADJOINING GOVERNMENT
 LAND, KAM TIN, YUEN LONG,
 NEW TERRITORIES

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

| | |
|-------------|---------------------|
| SCALE | 1 : 800 @ A4 |
| DRAWN BY | DATE |
| MN | 3.6.2025 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | SWEPT PATH ANALYSIS |
| DWG. NO. | PLAN 6 |
| VER. | 001 |

Our Ref. : DD107 Lot 490 & VL
Your Ref. : TPB/A/YL-KTN/1136

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

By Email

10 September 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1136)

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. Jet CHEUNG

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

Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(Application No. A/YL-KTN/1136)

(i) **Harvest Hill (Hong Kong) Limited**, the applicant, is authorized by **Chun Sing Air-Sea Worldwide Limited**, the affected business operator, to facilitate the relocation of its existing business premises in Ha Tsuen. The Memorandum of Understanding signed by both parties is enclosed at **Annex I**. The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Town Planning Board, the application site (the Site) will be utilised by the operator of the affected business premises for the proposed development. Please refer to the following further justifications in support of the application:

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

- 1.1 The current application intends to facilitate the relocation of the existing business operator's affected premises on various lots in D.D. 125 due to land resumption and to pave way for the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) (**Plan 1**). Details of the existing business operator and the affected premises are enclosed at **Annex II**.
- 1.2 The affected premises falls within an area zoned “Other Specified Use” annotated “Sewage Treatment Works” (“OU”) and area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 1**). As the concerned land parcel has been resumed and reverted to the Government in August 2024, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation (**Annex III**). The affected business premises in Ha Tsuen are still operating until the concerned parcel of land are fully resumed and reverted to the Government to facilitate the implementation of the HSK/HT NDA.

Applicant's effort in identifying suitable site for relocation

- 1.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Annex IV and Plan 2**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

Same applied use as the affected premises

1.4 The Site involves the operation of a warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the proposed development. The applied use is the same as that at the affected premises. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1: Difference between the affected premises and the Site

| | Affected Premises (a) | The Site (b) | Difference (b) – (a) |
|------------------|----------------------------------|-------------------------|---------------------------------|
| Site Area | 17,963.8 m ² | 10,240 m ² | -7,723.8 m ² , -43% |
| GFA | 24,563 m ² | 12,052 m ² | -12,511 m ² , -51% |

1.5 Since the affected premises involve a relatively large scale of operation (i.e. 17,963.8 m²), various suitable sites have been identified to facilitate the relocation, including the subject site¹. The proposed development with 2-storey warehouse is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry.

1.6 The Site is at a strategic location where there are convenient road networks connecting San Tam Road, which is a district distributor further linking various Highways, connecting to other parts of northeast and northwest New Territories, which provides an expressway connection to most parts of the New Territories, which reduces traffic costs for goods delivery and enhances the overall supply chain.

(ii) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|---|--|
| 1. Comments of the Commissioner of Transport (C for T) (Contact Person: Mr. Louis HON; Tel: 2399 2427) | | |
| (a) | The applicant is requested to submit a swept path analysis to demonstrate smooth maneuvering along the access road from San Tam Road to the application site | Please refer to the swept path analysis (Plan 3). |
| 2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444) | | |
| (a) | In view of large area of the application site (i.e. about 10,240 sq.m), the applicant is required to submit Drainage Impact Assessment (DIA) to show whether there would be any significant | Noted. The applicant will submit a drainage impact assessment (DIA) to the satisfaction of CE/MN, DSD after planning approval has been granted by the Town |

¹ The affected business operator intends to relocate its business to other suitable sites under separate planning applications.

| | |
|--|---|
| <p>drainage impact to existing natural streams, drainage system, village drains, ditches, the adjacent area and etc due to the proposed development under the subject application.</p> <p>Since the application site larger than 1 ha in size and land filling work is proposed for the application site but there is no substantiation to show how the overland flow from adjacent areas would not be interrupted by the proposed works, I have reservation on the proposed application from drainage point of view unless the applicant can submit satisfactory DIA report or drainage proposal during the planning application stage.</p> | <p>Planning Board. The applicant will commence the construction works or operations, including site formation works, only after the DIA is considered accepted by CE/MN, DSD.</p> |
|--|---|

Annex I
Memorandum of Understanding

規 劃 申 請 意 向 書
受政府新發展區發展影響的在地經營業務搬遷
規劃許可申請

| | |
|-----------------------------------|---|
| 申請人 Applicant | 溢峰 (香港) 有限公司 Harvest Hill (Hong Kong) Limited |
| 公司註冊證明書號碼 CI No. | [REDACTED] |
| 業務經營者 Business Operator | 駿成國際集運有限公司 Chun Sing Air-Sea Worldwide Limited |
| 公司註冊證明書號碼 CI No. | [REDACTED] |

本公司 駿成國際集運有限公司 為位於丈量約份第 125 約多個地段的業務經營者，由於受到政府元朗洪水橋/ 廈村新發展區之收地計畫影響，因此需要覓地搬遷繼續經營。本公司初步與 溢峰 (香港) 有限公司 達成共識，同意 溢峰 (香港) 有限公司 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於以下地段和毗連政府土地作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」：

丈量約份第 107 約地段第 490 號 (部分)、491 (部分)、818 號、819 號、820 號、821 號、822 號、823 號、824 號 A 分段 (部分)、824 號 B 分段餘段、825 號、826 號 A 分段 (部分)、826 號 B 分段 (部分)、830 號 A 分段 (部分)、830 號 B 分段餘段 (部分)、831 號 (部分)、832 號 A 分段、832 號 B 分段 (部分)、833 號、834 號、835 號、836 號、837 號、843 號 A 分段 (部分)、843 號 B 分段 (部分)、847 號 (部分)、848 號 (部分)、852 號餘段 (部分)、1641 號餘段 (部分) 及 1642 號和毗連政府土地

申請人 溢峰 (香港) 有限公司 作為獲授權代理人，受本公司委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，本公司 駿成國際集運有限公司 將會是該申請場地的業務經營者。



申請人簽署
溢峰 (香港) 有限公司



業務經營者簽署
駿成國際集運有限公司

Annex II

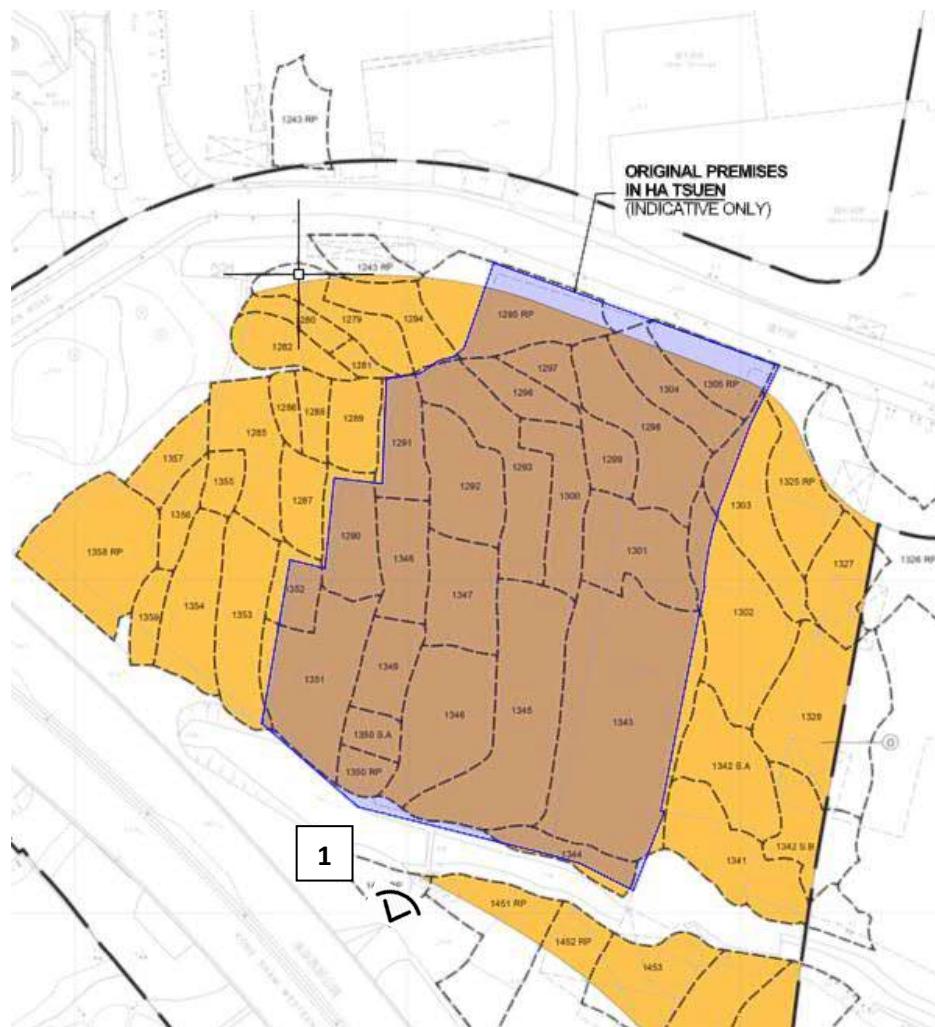
Details of the Affected Business Premises

Annex II – Details of the Affected Business Premises

Company Name: **Chun Sing Air-Sea Worldwide Limited** 駿成國際集運有限公司

Details of Business Premises

| | |
|------------------------|---|
| Location | Lots 1290 (Part), 1291 (Part), 1292, 1293 (Part), 1294 (Part), 1295 RP (Part), 1296, 1297, 1298 (Part), 1299 (Part), 1300, 1301 (Part), 1302 (Part), 1303 (Part), 1304, 1305 RP, 1306 RP, 1325 RP (Part), 1343 (Part), 1344 (Part), 1345, 1346, 1347, 1348, 1349, 1350 S.A, 1350 RP, 1351 (Part) and 1352 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long, New Territories |
| Use of Premises | Warehouse for Storage of Miscellaneous Goods |
| Site Area | 17,963.8 m ² (about) |
| Covered Area | 12,281.5 m ² (about) |
| GFA | 24,563 m ² (about) |
| Building Height | 15 m (2-storey) |





Source: Aerial Photo Taken on 1.9.2025

Annex III

Letter from Lands Department and Land Resumption Notice



地政總署
新發展區組

NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電 話 Tel: 3615 1428

圖文傳真 Fax: 3565 4270

電郵地址 Email: lep12@landsd.gov.hk

本署檔號 Our Ref: (4) in LD NDA/HSK/SBUT/0061

來函檔號 Your Ref:

覆函請註明本署檔號

Please quote our reference in your reply

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsd.gov.hk

駿成國際集運有限公司



(經辦人: 羅偉成先生及歐陽慰慈女士)

敬啟者:

洪水橋／廈村新發展區第二期發展工程

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於 2023 年 6 月 14 日或之前向本署提供下列文件的副本，以便評核貴公司是否符合資格申領特惠津貼。

(1) 香港公司註冊證書

(2) 有關業務在清拆前登記日 (即 2018 年 5 月 10 日) 前 2 年的營運單據：

| | |
|-------------|------------|
| (a) 報稅單或繳稅單 | (b) 營業損益表 |
| (c) 火險保單單據 | (d) 僱員保險單據 |
| (e) 器材保養單據 | (f) 商業登記證 |
| (g) 供電單據 | (h) 電話單據 |
| (i) 供水單據 | (j) 資訊服務單據 |

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

(3) 其他有效證明文件

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電3615 1428與地政主任張凱欣女士聯絡。

地政總署
總產業測量師／新發展區
(張凱欣 代行)


2023年5月31日

ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)

AS APPLIED BY SECTION 26 OF THE

WATER POLLUTION CONTROL (SEWERAGE) REGULATION (Chapter 358, Subsidiary Legislation AL)

(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NOS. 778CL (PART), 7829CL AND 4428DS
SEWERAGE WORKS UNDER
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA
ADVANCE WORKS PHASE 3 AND STAGE 2 WORKS—
SITE FORMATION AND ENGINEERING INFRASTRUCTURE;
AND HUNG SHUI KIU EFFLUENT POLISHING PLANT

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 1195 (Portion), 1196 (Portion), 1347 (Portion), 1348 (Portion), 1351 (Portion), 1352 (Portion), 1353 (Portion), 1551 (Portion), 1556 RP (Portion) and 1557 (Portion) all in Demarcation District No. 124;

Lots Nos. 295 (Portion), 296 (Portion), 297 (Portion), 303 (Portion), 304 (Portion), 308 (Portion), 309, 310, 311 (Portion), 314 (Portion), 316 (Portion), 317 (Portion), 1243 RP (Portion), 1279 (Portion), 1280, 1281, 1282, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294 (Portion), 1295 RP (Portion), 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304 (Portion), 1305 RP (Portion), 1325 RP (Portion), 1326 RP (Portion), 1327 (Portion), 1328 (Portion), 1341 (Portion), 1342 S.A, 1342 S.B (Portion), 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350 S.A, 1350 RP, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358 RP, 1359, 1448 RP (Portion), 1451 RP (Portion), 1452 RP (Portion), 1453 (Portion), 1454 RP (Portion), 1458 RP (Portion) and 1459 RP (Portion) all in Demarcation District No. 125; and

Lots Nos. 1768 RP (Portion), 1895 RP (Portion), 1896 S.A (Portion) and 1903 RP (Portion) all in Demarcation District No. 130

and shown coloured orange on the Resumption Plan No. YLM10745 and Modification Resumption Plan No. YLM11103 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5388 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 273 published on 19 January 2024 and 26 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

| <i>Offices</i> | <i>Opening Hours (except on public holidays)</i> |
|--|--|
| Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong | |
| Tuen Mun Home Affairs Enquiry Centre, 2nd Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories | Monday to Friday 9.00 a.m. to 7.00 p.m. |
| Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories | |
| District Lands Office, Tuen Mun, 6th Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories | Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m. |
| District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories | |
| Environmental Protection Department, Revenue Tower Office, 33rd Floor, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong | |
| Environmental Protection Department, Environmental Compliance Division Regional Office (North), 10th Floor, Shatin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories | Monday to Friday 9.00 a.m. to 5.00 p.m. |
| Land Registry, 19th Floor, Queensway Government Offices, 66 Queensway, Hong Kong | Monday to Friday 9.00 a.m. to 12.30 p.m. and 2.00 p.m. to 5.00 p.m. |

This notice was affixed on or near the said land on 30 May 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period of notice at midnight on 30 August 2024, the land described above shall by virtue of section 13(3) of the Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme.
The date of reversion shall be 31 August 2024.

Any person entitled to compensation under the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) may serve a written claim upon the Secretary for Environment and Ecology at 16th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong before the expiration of one year from the date of resumption.

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Environment and Ecology in connection with any written claims served under Part VI of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) will be used for the processing of the claims and other related purposes. The provision of any information, including the personal data, as required under Part VI of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) is obligatory. If such information, including the personal data, as required under Part VI of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other persons, organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Senior Environmental Protection Officer (Knowledge Management) of Environmental Protection Department at Revenue Tower Office, 33rd Floor, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong.

30 May 2024

Joanne LOU *Chief Estate Surveyor/New Development Area*

Annex IV
Details of Alternative Sites for Relocation

Annex IV – Alternative Sites for the Relocation of the Applicant's Original Premises

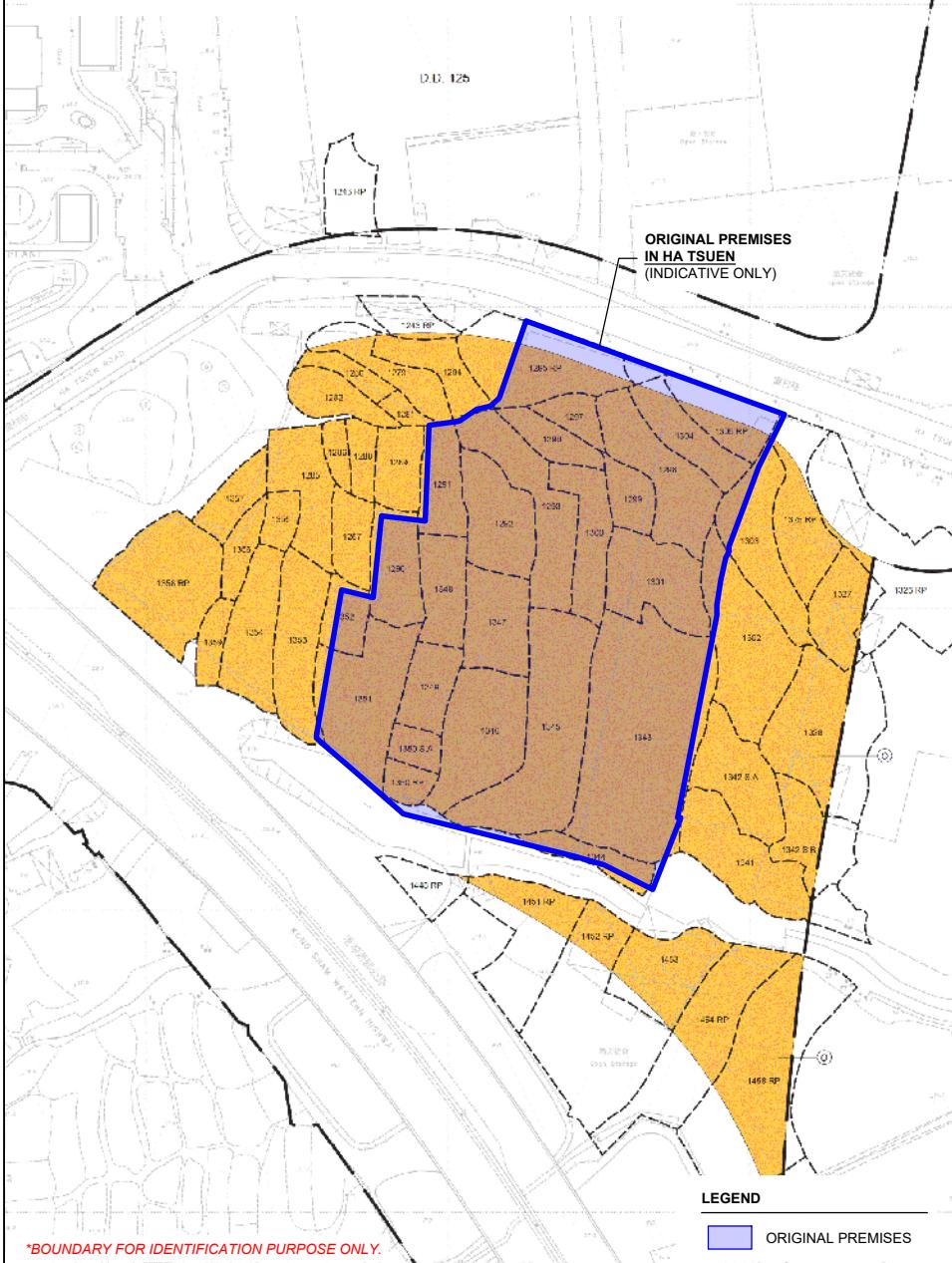
| Alternative Site / Application Site | Site 1 | Site 2 | Site 3 | Site 4 | Site 5 | Application Site |
|---|--|--|--|---|---|---|
| Location | Various Lots in D.D. 99, Chau Tau, San Tin, New Territories | Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories | Various Lots in D.D. 93, Ma Tso Lung, New Territories | Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories | Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories | Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long |
| Site Area | 4,242m ² (about) | 540 m ² (about) | 30,190 m ² (about) | 10,740 m ² (about) | 7,130 m ² (about) | 10,240 m ² (about) |
| Accessibility | Accessible from Lok Ma Chau Road via a local access | Accessible from Kam Tin Road via a local access | Accessible from Ma Tso Lung Road via a local access | Accessible from Deep Bay Road via a local access | Accessible from Fuk Hang Tsuen Road via a local access | Accessible from San Tam Road via a local access |
| Distance from the Original Premise | 18.5 km (about) | 15.7 km (about) | 25.3 km (about) | 7.4 km (about) | 4.4 km (about) | 10.8 km (about) |
| Outline Zoning Plan | Approved San Tin Technopole OZP No. S/STT/2 | Approved Kam Tin South OZP No. S/YL-KTS/15 | Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3 | Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11 | Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12 | Approved Kam Tin North OZP No. S/YL-KTN/11 |
| Zoning | "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") | "Agriculture" ("AGR") | "Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)") | "Green Belt" ("GB") | "Comprehensive Development Area" ("CDA") | "Agriculture" ("AGR") |
| Existing Condition | Generally flat, partially covered with vegetation and occupied by vacant temporary structures | Vacant and covered with vegetation | Mostly vacant, covered with vegetation and occupied by fishpond | Covered with vegetation and woodland | Hard-paved and occupied by temporary structures | Vacant, flat and formed |
| Surrounding Area | Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving | Surrounded by open storage, some G/IC uses, woodland and residential dwellings | Surrounded by vegetation, pond, some GIC/residential use | Surrounded by tree groups, temporary structures for open storage and residential use | Surrounded by warehouse, workshop, logistic centre and land for residential use | Surrounded by temporary structures for warehouses, workshops and open storage uses; and vacant land covered by vegetation and hard-paving |
| Suitability for Relocation | <u>Not suitable for relocation:</u> - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location | <u>Not suitable for relocation:</u> - Much smaller than the original premises - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area | <u>Not suitable for relocation:</u> - Much larger than the original premises - Within the closed area - Falls within the "CA (1)" zone - Narrow roads nearby, unfriendly for larger vehicles Not compatible with surrounding area | <u>Not suitable for relocation:</u> - within the "GB" zone - not compatible with the surrounding area - Tree felling is required | <u>Not suitable for relocation:</u> - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area | <u>Suitable for relocation:</u> - No active agricultural activities - Not incompatible with the surrounding area - Accessible from public road |

LIST OF PLANS

- Plan 1** Original Premises – Location and Zoning
- Plan 2** Plan Showing the Alternative Sites for Relocation
- Plan 3** Swept Path Analysis

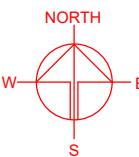
DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES : 17,963 m² (ABOUT)
 LOCATION : VARIOUS LOTS IN D.D. 125, SAN WAI, HA TSUEN, YUEN LONG, NEW TERRITORIES
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OUTLINE ZONING PLAN NO. : S/HSK/2
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USE" ANNOTATED "SEWAGE TREATMENT WORKS" ("OU"); AND AREA SHOWN AS 'ROAD'



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

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

SCALE
1 : 2500 @ A4

DRAWN BY LT DATE 22.8.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE OP - LAND RESUMPTION / ZONING PLAN

DWG. NO. PLAN 1

VER. 001

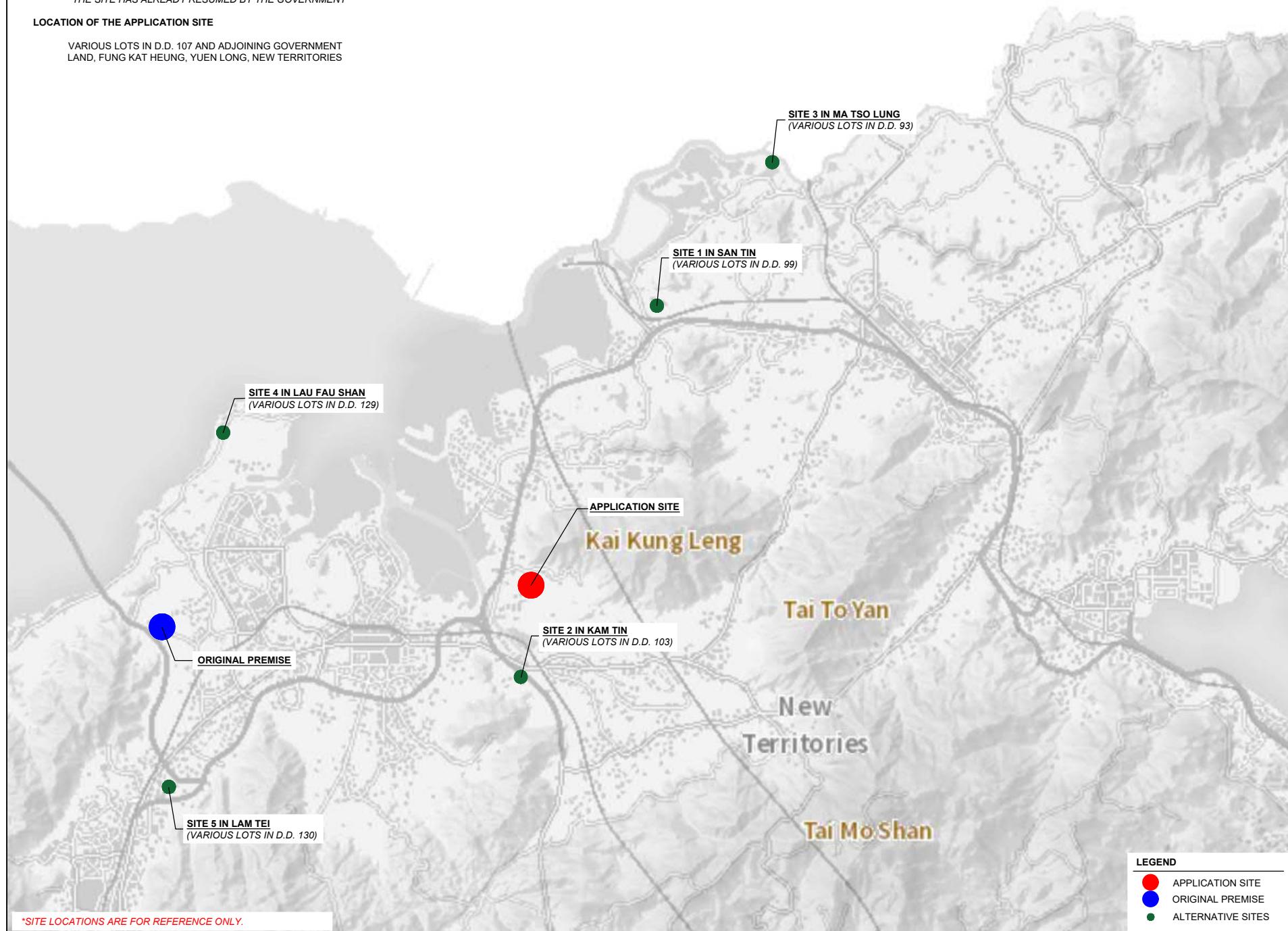
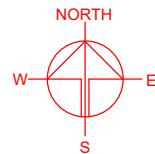
LOCATION OF THE APPLICANT'S ORIGINAL PREMISE

VARIOUS LOTS IN D.D. 125, SAN WAN, HA TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY)

*THE SITE HAS ALREADY RESUMED BY THE GOVERNMENT

LOCATION OF THE APPLICATION SITE

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



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

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

SCALE
INDICATIVE @ A4

DRAWN BY LT DATE 4.9.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
ALTERNATIVE SITES

DWG. NO. PLAN 2 VER. 001

LEGEND
● APPLICATION SITE
● ORIGINAL PREMISE
● ALTERNATIVE SITES

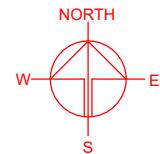
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,240 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

洋吉鄉
FUNG KAT HEUNG



ACCESSIBLE FROM SAN TAM
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 2500 @ A4

DRAWN BY DATE

LT 05.09.2025

REVISED BY DATE

APPROVED BY DATE

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DWG. TITLE
ROUTING BETWEEN THE SITE AND
SAN TAM ROAD

DWG. NO. VER.
PLAN 3 001

Our Ref. : DD107 Lot 490 & VL
Your Ref. : TPB/A/YL-KTN/1136

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

By Email

21 November 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1136)

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



A handwritten signature of 'Louis TSE' is placed to the left of a circular blue stamp. The stamp contains the text 'R-RICHES PLANNING LIMITED' around the perimeter and '藍卓規劃有限公司' in the center.

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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1136)

(i) 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) | |
| Comment received on 04.11.2025 | |
| (a) The applicant is reminded to re-submit satisfactory DIA reports or drainage proposals for the subject planning application as soon as possible. In order to facilitate the process, the applicant and his/her consultant are also welcome to contact us if they have enquiry on our drainage advice. | A drainage proposal is provided by the applicant to review the drainage arrangement for the proposed development (Annex I). |
| Comment received on 14.10.2025 | |
| (a) <u>Condition of the Subject Site</u> Plan and cross sections showing the proposed drainage facilities and the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | |

| | | |
|------------|--|--|
| <p>(b)</p> | <p><u>Drainage Impact</u></p> <ol style="list-style-type: none">1. The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.2. Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that there is proposed land filling works for the development. Proper surface channel(s) should be provided at the lower platform and wall toe to collect the overland flow to/ from adjacent areas.3. The applicant should clearly indicate the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).4. The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.5. Since there is no record of the said discharge path, the applicant should provide site photos of existing drainage facilities including the discharge point (e.g. existing local village drain mentioned in the proposal and its downstream drainage facilities) in order to demonstrate the presence and reflect condition of the existing drainage system. | |
|------------|--|--|

| | |
|-----|---|
| | <p>6. The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.</p> <p>7. Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.</p> <p>8. The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.</p> |
| (c) | <p><u>Responsibility of the Applicant</u></p> <p>1. The existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.</p> <p>2. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.</p> <p>3. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</p> |

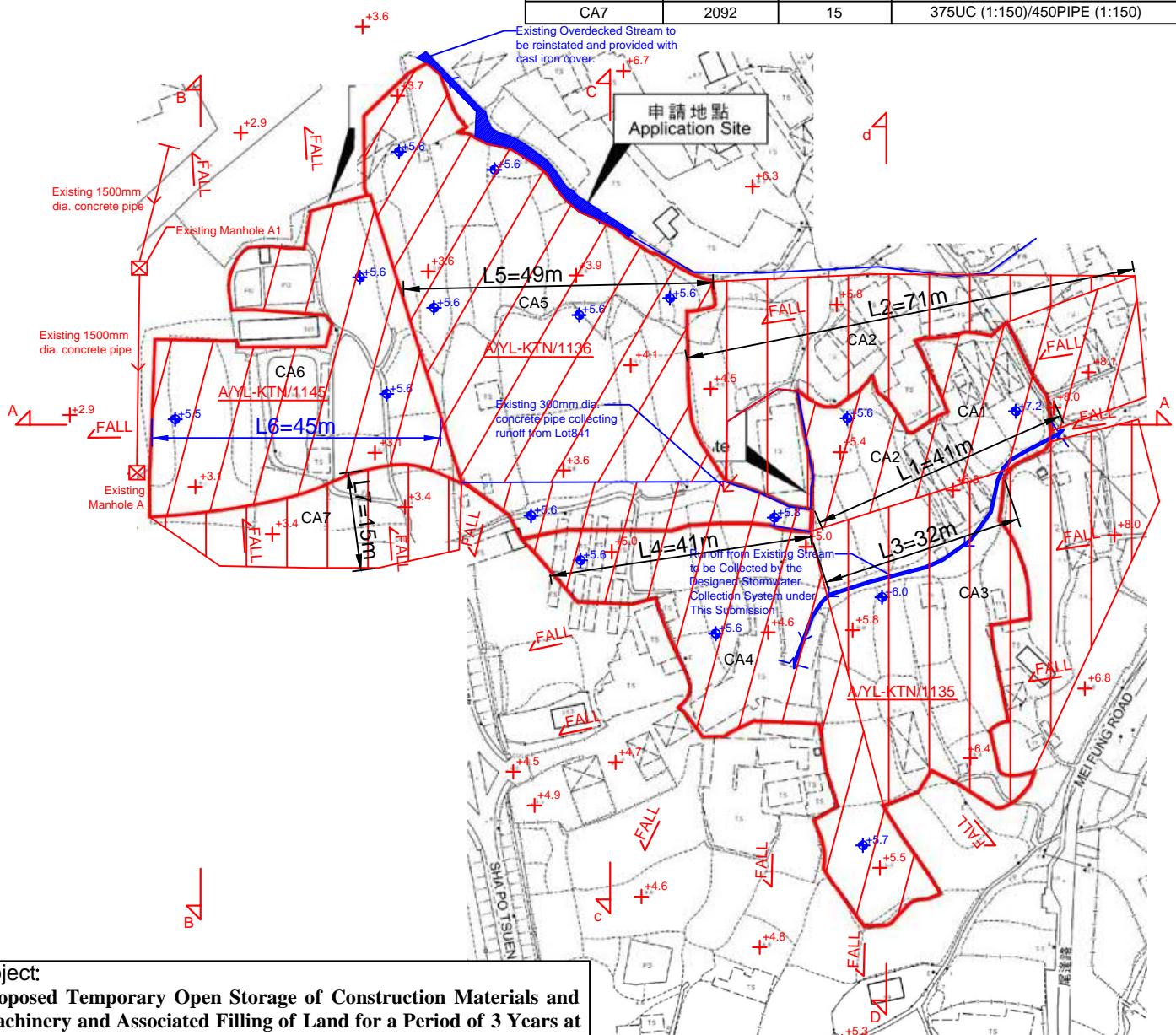
| | | |
|--------------------------------|---|--|
| (d) | <p><u>Details of Drainage Proposal</u></p> <ol style="list-style-type: none">1. Standard details should be provided to indicate the sectional details of the proposed drainage facilities.2. The cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan.3. Consideration should be given to provide grating for the surface channels.4. Precast concrete pipe should generally be used for stormwater connection. | |
| Comments received on 10.9.2025 | | |
| (a) | <p>The subject application is for the affected brownfield operations in HSK/HT NDA project is noted. Although the applicant would commence the construction works or operations, including site formation works, only after the DIA is considered accepted by DSD (as mentioned in the RtoC table, which should form one of the approval conditions), given there is complaint regarding illegal land filling and flooding, it appears that the applicant has not provided any substantive materials to justify that the proposed construction works and operations will not cause unacceptable drainage impacts to the surrounding areas. DSD cannot accept the application based on the sole fact that the applicant is affected brownfield operator under NDA projects, without considering the potential drainage impacts arising from the proposal.</p> <p>The applicant at least submit a drainage proposal, including proposed land formation levels, in the planning application stage to demonstrate how the</p> | |

| | | |
|--|---|--|
| | proposed construction works and operations will not result in unacceptable drainage impacts on the vicinity. | |
| 2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Andrea YAN; Tel: 3168 4049) | | |
| (a) | Please provide justification(s) on why the subject application is not submitted by the affected business operator i.e. Chun Sing Air-Sea Worldwide. | As Chun Sing Air Sea Worldwide, the affected business operator, is a logistics company that prefers to concentrate on running their business in Ha Tsuen and searching for a suitable site for relocation, it has authorized the applicant to facilitate the subject relocation application. |

| | | | | | | | | | | | | | |
|---|----------------------------|--------|----------------------------|-----------|-----|-----------|-------|----|------------|----|--------|-------|-------|
| | | | | | | | | | | | | | |
| <p>Development Proposal:</p> <ol style="list-style-type: none"> 1. Existing Overdecked Stream to be reinstated and provided with cast iron cover, i.e. no runoff from northeastern side of A/YL-KTN/1136. 2. Runoff from Existing Stream passing through A/YL-KTN/1135 shall be collected and discharged to Existing Manhole A1. 3. Runoff from Lot 841 shall be collected and discharged to Existing Manhole A1. | | | | | | | | | | | | | |
| <p>Project: Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)</p> | | | | | | | | | | | | | |
| <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)</p> | | | | | | | | | | | | | |
| <p>Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)</p> | | | | | | | | | | | | | |
| <p>正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY</p> | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">Title:</td> <td style="width: 40%; padding: 2px;">Drainage Proposal - LAYOUT</td> </tr> <tr> <td style="padding: 2px;">Drawn by:</td> <td style="padding: 2px;">D01</td> </tr> <tr> <td style="padding: 2px;">Check by:</td> <td style="padding: 2px;">Date:</td> </tr> <tr> <td style="padding: 2px;">DM</td> <td style="padding: 2px;">20-11-2025</td> </tr> <tr> <td style="padding: 2px;">DM</td> <td style="padding: 2px;">Scale:</td> </tr> <tr> <td style="padding: 2px;">-----</td> <td style="padding: 2px;">-----</td> </tr> </table> | | Title: | Drainage Proposal - LAYOUT | Drawn by: | D01 | Check by: | Date: | DM | 20-11-2025 | DM | Scale: | ----- | ----- |
| Title: | Drainage Proposal - LAYOUT | | | | | | | | | | | | |
| Drawn by: | D01 | | | | | | | | | | | | |
| Check by: | Date: | | | | | | | | | | | | |
| DM | 20-11-2025 | | | | | | | | | | | | |
| DM | Scale: | | | | | | | | | | | | |
| ----- | ----- | | | | | | | | | | | | |

Catchment Area Summary Table

| Catchment Area | Area (sq.m) | L(m) | Design Drains |
|----------------|-------------|------|-------------------------------|
| CA1 | 4113 | 41 | 525UC (1:150) |
| CA2 | 4636 | 71 | 525UC (1:150)/525PIPE (1:100) |
| CA3 | 8076 | 32 | 600UC (1:150) |
| CA4 | 6652 | 41 | 600UC (1:150) |
| CA5 | 8788 | 49 | 600UC (1:150) |
| CA6 | 5770 | 45 | 525UC (1:150) |
| CA7 | 2092 | 15 | 375UC (1:150)/450PIPE (1:150) |



Project:

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
(Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
(Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories
(Application No.:A/YL-KTN/1145)

Title:

Drainage Proposal
CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

20-11-2025

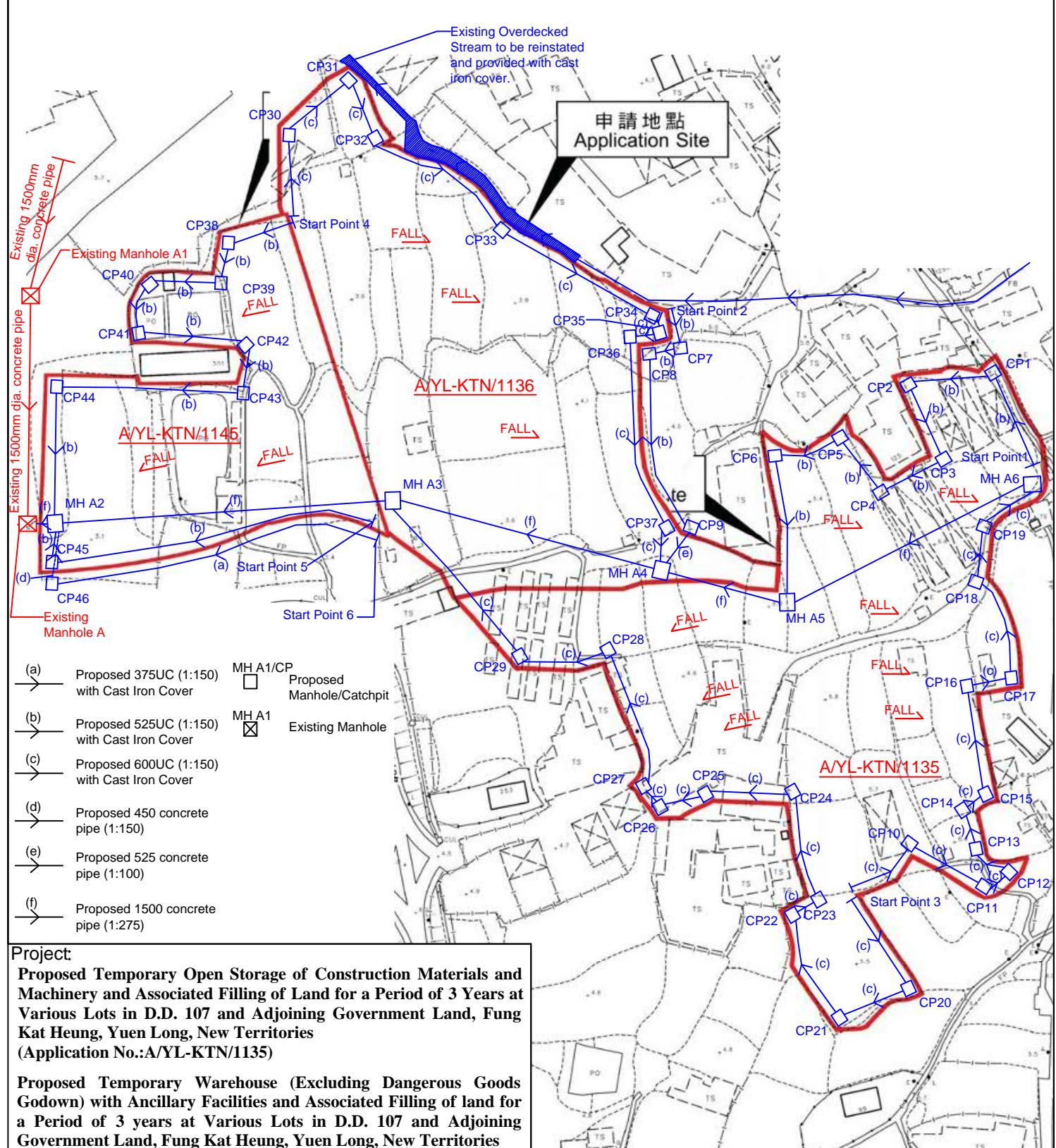
Check by:

DM

Scale:

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



Project:

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
(Application No.:A/YL-KTN/1135)**

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

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

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

Title:

Drainage Proposal - LAYOUT

D03

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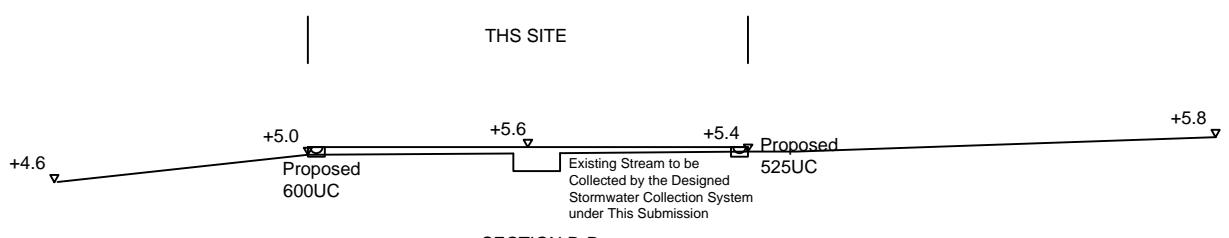
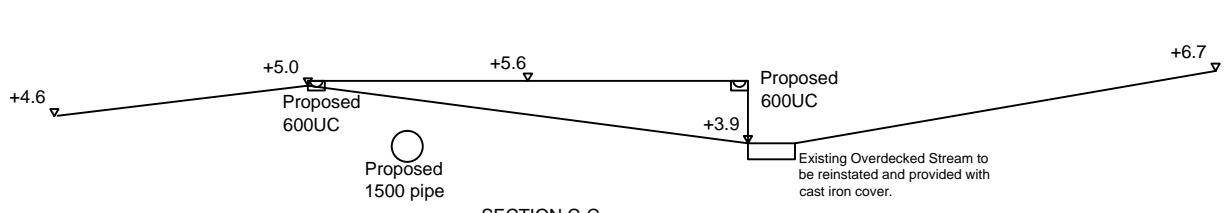
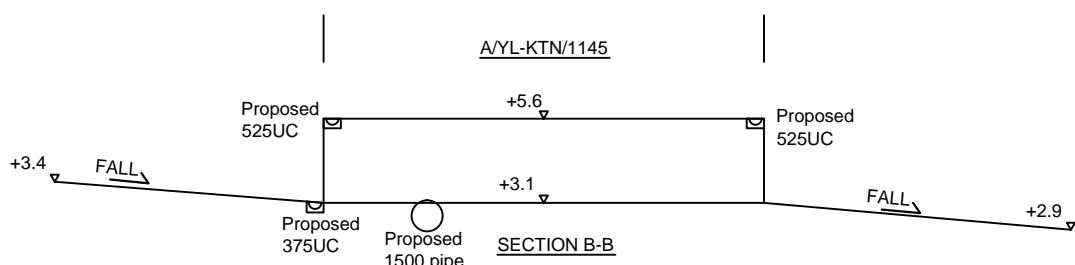
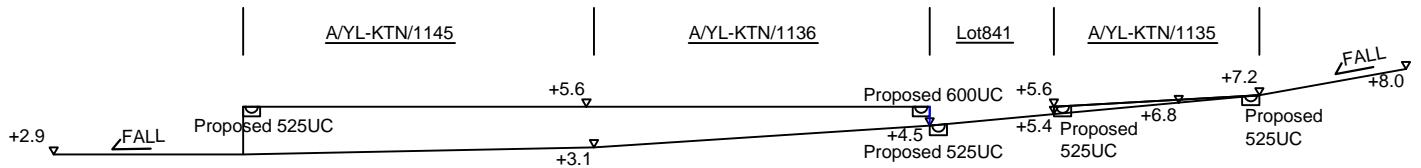
Date:

20-11-2025

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

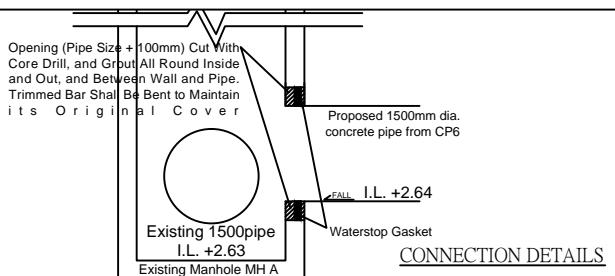
| Start Point | | | Catchpit Schedule | | |
|--|-------|--|--|-------|--------|
| Start Point | C.L. | I.L. | Catchpit Number | C.L. | I.L. |
| Start Point 1 | +7.20 | +6.625 | CP1 | +7.20 | +6.546 |
| Start Point 2 | +4.50 | +3.925 | CP2 | +6.70 | +6.125 |
| Start Point 3 | +5.70 | +5.050 | CP3 | +6.70 | +5.992 |
| Start Point 4 | +5.60 | +4.950 | CP4 | +6.20 | +5.625 |
| Start Point 5 | +5.60 | +4.950 | CP5 | +6.20 | +5.518 |
| Start Point 6 | +3.80 | +3.375 | CP6 | +5.60 | +5.025 |
| Manhole Schedule | | | CP7 | +4.50 | +3.859 |
| Manhole | C.L. | I.L. | CP8 | +4.50 | +3.824 |
| Ex.MH A | +5.68 | A1=+2.64, A2=+2.64, X1=+2.63 | CP9 | +4.50 | +3.498 |
| MH A2 | +5.60 | A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66 | CP10 | +5.70 | +4.917 |
| MH A3 | +5.60 | A1=+2.882, A2=+3.93, X1=+2.881 | CP11 | +5.80 | +4.780 |
| MH A4 | +5.60 | A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061 | CP12 | +5.90 | +4.741 |
| MH A5 | +5.80 | A1=+4.775, A2=+3.179, X1=+3.178 | CP13 | +6.00 | +4.682 |
| MH A6 | +7.20 | A1=+3.443 (Ex. Stream), X1=+3.442 | CP14 | +6.10 | +4.628 |
| Project: | | | CP15 | +6.10 | +4.597 |
| Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135) | | | CP16 | +6.10 | +4.416 |
| Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136) | | | CP17 | +6.20 | +4.352 |
| Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145) | | | CP18 | +6.70 | +4.173 |
| 正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY | | | CP19 | +7.20 | +4.070 |
| | | | CP20 | +5.70 | +5.464 |
| | | | CP21 | +5.70 | +5.345 |
| | | | CP22 | +5.70 | +5.151 |
| | | | CP23 | +5.70 | +5.116 |
| | | | CP24 | +5.60 | +4.929 |
| | | | CP25 | +5.60 | +4.784 |
| | | | CP26 | +5.60 | +4.716 |
| | | | CP27 | +5.60 | +4.689 |
| | | | CP28 | +5.60 | +4.437 |
| | | | CP29 | +5.60 | +4.284 |
| | | | CP30 | +5.60 | +4.810 |
| | | | CP31 | +5.60 | +4.678 |
| | | | CP32 | +5.60 | +4.581 |
| | | | CP33 | +5.60 | +4.298 |
| | | | CP34 | +5.60 | +3.996 |
| | | | CP35 | +5.60 | +3.981 |
| | | | CP36 | +5.60 | +3.947 |
| | | | CP37 | +5.60 | +3.598 |
| | | | CP38 | +5.60 | +4.832 |
| | | | CP39 | +5.60 | +4.780 |
| | | | CP40 | +5.60 | +4.666 |
| | | | CP41 | +5.60 | +4.590 |
| | | | CP42 | +5.60 | +4.407 |
| | | | CP43 | +5.60 | +4.336 |
| | | | CP44 | +5.60 | +4.007 |
| | | | CP45 | +5.60 | +4.345 |
| | | | CP46 | +3.00 | +2.726 |
| Title: | | | Drainage Proposal Manhole and Catchpit Schedule | | |
| | | | D04 | | |
| Drawn by: | | | Date: | | |
| | | | 20-11-2025 | | |
| Check by: | | | Scale: | | |
| | | | ----- | | |



Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)



| | | |
|-----------------------------|--|-----|
| Title: | | D05 |
| Drainage Proposal - Section | | |

| | |
|-----------|------------|
| Drawn by: | Date: |
| DM | 20-11-2025 |
| Check by: | Scale: |
| DM | ----- |

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Photo 1 showing Ex. MH A1



Photo 2 showing the last Manhole MH E



Photo 3 showing the Ultimate Outfall



BE

大輝測量工程公司
BIG FAI SURVEYING & ENGINEERING CO.

DRAWING TITLE:

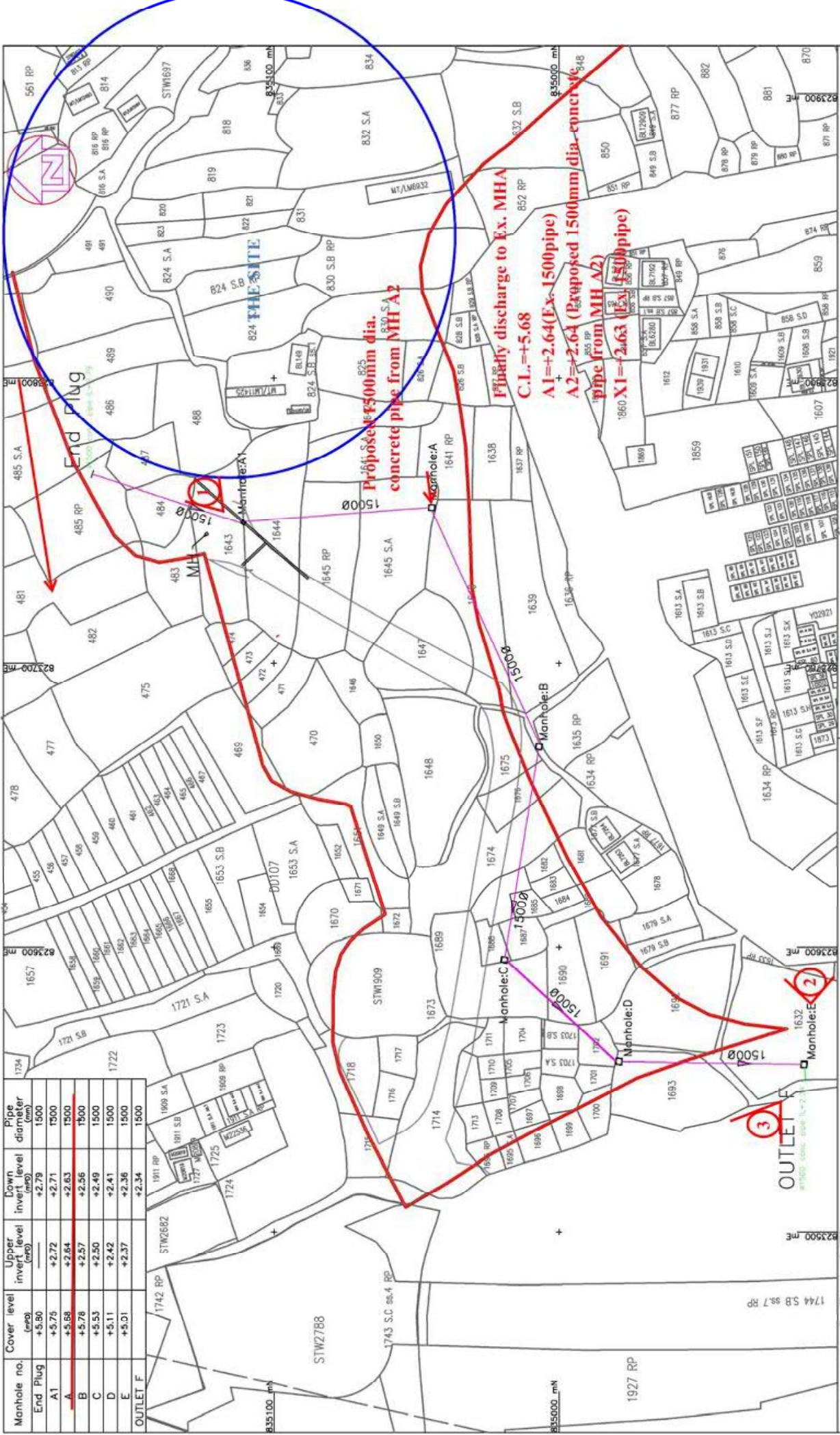
DD107

Rev. A

Scale : 1:1250 (A3)

Drawn By : LUNG

Date : 15-Oct-2025



| | | | | |
|------------|--------|----------------|------------|----------|
| CA 1, Area | = 4113 | m ² | (C= 0.95) | L1= 41 m |
| CA 2, Area | = 4636 | m ² | (C= 0.95) | L2= 71 m |
| CA 3, Area | = 8076 | m ² | (C= 0.95) | L3= 32 m |
| CA 4, Area | = 6652 | m ² | (C= 0.95) | L4= 41 m |
| CA 5, Area | = 8788 | m ² | (C= 0.95) | L5= 49 m |
| CA 6, Area | = 5770 | m ² | (C= 0.95) | L6= 45 m |
| CA 7, Area | = 2092 | m ² | (C= 0.95) | L7= 15 m |

Calculation of Design Runoff of the Proposed Development.
For the design of drains from start point 1 to CP6, consider Catchment: CA 1

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C_i A \\ A &= 4113 \text{ m}^2 \\ &= 4113 \text{ m}^2 \\ &= 0.004113 \text{ km}^2 \\ t &= 0.14465 L1/H^{0.2} A^{0.1} \\ &= 0.14465 * 41 / 1^{0.2} * 4113^{0.1} \\ &= 2.580 \text{ min} \\ i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (2.58+3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 312.8 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 312.8 * 0.004113 \\ &= 0.3398 \text{ m}^3/\text{sec} \\ &= \mathbf{20388} \text{ lit/min}\end{aligned}$$

Provide 525UC (1:150) is OK

For the design of drains from start point 2 to CP9, consider Catchment: CA 2

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C_i A \\ A &= 4636 \text{ m}^2 \\ &= 4636 \text{ m}^2 \\ &= 0.004636 \text{ km}^2 \\ t &= 0.14465 L2/H^{0.2} A^{0.1} \\ &= 0.14465 * 71 / 1^{0.2} * 4636^{0.1} \\ &= 4.415 \text{ min} \\ i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (4.415+3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 284.0 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 284.0 * 0.004636 \\ &= 0.3478 \text{ m}^3/\text{sec} \\ &= \mathbf{20866} \text{ lit/min}\end{aligned}$$

Provide 525UC (1:150) / 525 concrete pipe (1:100) is OK

For the design of drains from start point 3 to CP19, consider Catchment: CA 3

$$\begin{aligned}\Sigma Q &= \Sigma 0.278 C_i A \\ A &= 8076 \text{ m}^2 \\ &= 8076 \text{ m}^2 \\ &= 0.008076 \text{ km}^2 \\ t &= 0.14465 L3/H^{0.2} A^{0.1} \\ &= 0.14465 * 32 / 1^{0.2} * 8076^{0.1} \\ &= 1.883 \text{ min} \\ i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (1.883+3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 327.2 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 327.2 * 0.008076 \\ &= 0.6979 \text{ m}^3/\text{sec} \\ &= \mathbf{41873} \text{ lit/min}\end{aligned}$$

Provide 600UC (1:150) is OK

For the design of drains from start point 3 to CP29, consider Catchment: CA 4

$$\Sigma Q = \Sigma 0.278 C_i A$$

$$\begin{aligned} A &= 6652 \text{ m}^2 \\ &= 6652 \text{ km}^2 \\ &= 0.006652 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465 * 41 / 1^{0.2} * 6652^{0.1} \\ &= 2.459 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (2.459 + 3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 315.1 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 315.1 * 0.006652 \\ &= 0.5537 \text{ m}^3/\text{sec} \\ &= \mathbf{33219} \text{ lit/min} \end{aligned}$$

Provide 600UC (1:150) is OK

For the design of drains from start point 4 to CP37, consider Catchment: CA 5

$$\Sigma Q = \Sigma 0.278 C_i A$$

$$\begin{aligned} A &= 8788 \text{ m}^2 \\ &= 8788 \text{ km}^2 \\ &= 0.008788 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465 * 49 / 1^{0.2} * 8788^{0.1} \\ &= 2.858 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (2.858 + 3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 307.7 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 307.7 * 0.008788 \\ &= 0.7142 \text{ m}^3/\text{sec} \\ &= \mathbf{42853} \text{ lit/min} \end{aligned}$$

Provide 600UC (1:150) is OK

For the design of drains from start point 4 to CP44 and start point 5 to CP45, consider Catchment: CA 6

$$\Sigma Q = \Sigma 0.278 C_i A$$

$$\begin{aligned} A &= 5770 \text{ m}^2 \\ &= 5770 \text{ km}^2 \\ &= 0.00577 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465 * 45 / 1^{0.2} * 5770^{0.1} \\ &= 2.738 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (2.738 + 3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 309.9 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 309.9 * 0.005770 \\ &= 0.4722 \text{ m}^3/\text{sec} \\ &= \mathbf{28335} \text{ lit/min} \end{aligned}$$

Provide 525UC (1:150) is OK

For the design of drains from start point 6 to CP46, consider Catchment: CA 7

$$\Sigma Q = \Sigma 0.278 C_i A$$

$$\begin{aligned} A &= 2092 \text{ m}^2 \\ &= 2092 \text{ km}^2 \\ &= 0.002092 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465 * 15 / 1^{0.2} * 2092^{0.1} \\ &= 1.010 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (1.010 + 3.29)^{0.355} \quad \text{SDM) and (16% increase due to climate change)} \\ &= 349.4 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 349.4 * 0.002092 \\ &= 0.1930 \text{ m}^3/\text{sec} \\ &= \mathbf{11582} \text{ lit/min} \end{aligned}$$

Provide 375UC (1:150) / 450 concrete pipe (1:150) is OK

450 pipe for CA7

Check 450mm dia. Pipes by Colebrook-White Equation

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

where :

| | | |
|----|---|--|
| V | = | mean velocity (m/s) |
| g | = | 9.81 m/s ² gravitational acceleration (m/s ²) |
| D | = | 0.45 m internal pipe diameter (m) |
| ks | = | 0.00015 m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe) |
| v | = | 1.14E-06 m ² /s kinematic viscosity of fluid (m ² /s) |
| s | = | 0.0066667 hydraulic gradient (1: 150) |

Therefore, design V of pipe capacity = 1.91 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.243 \text{ m}^3/\text{s} \\ &= 14574 \text{ lit/min} \\ &> 11582 \text{ lit/min} && \text{Ok} \end{aligned}$$

Check 525mm dia. Pipes by Colebrook-White Equation

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

where :

| | | |
|----|---|--|
| V | = | mean velocity (m/s) |
| g | = | 9.81 m/s ² gravitational acceleration (m/s ²) |
| D | = | 0.525 m internal pipe diameter (m) |
| ks | = | 0.00015 m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe) |
| v | = | 1.14E-06 m ² /s kinematic viscosity of fluid (m ² /s) |
| s | = | 0.01 hydraulic gradient (1: 100) |

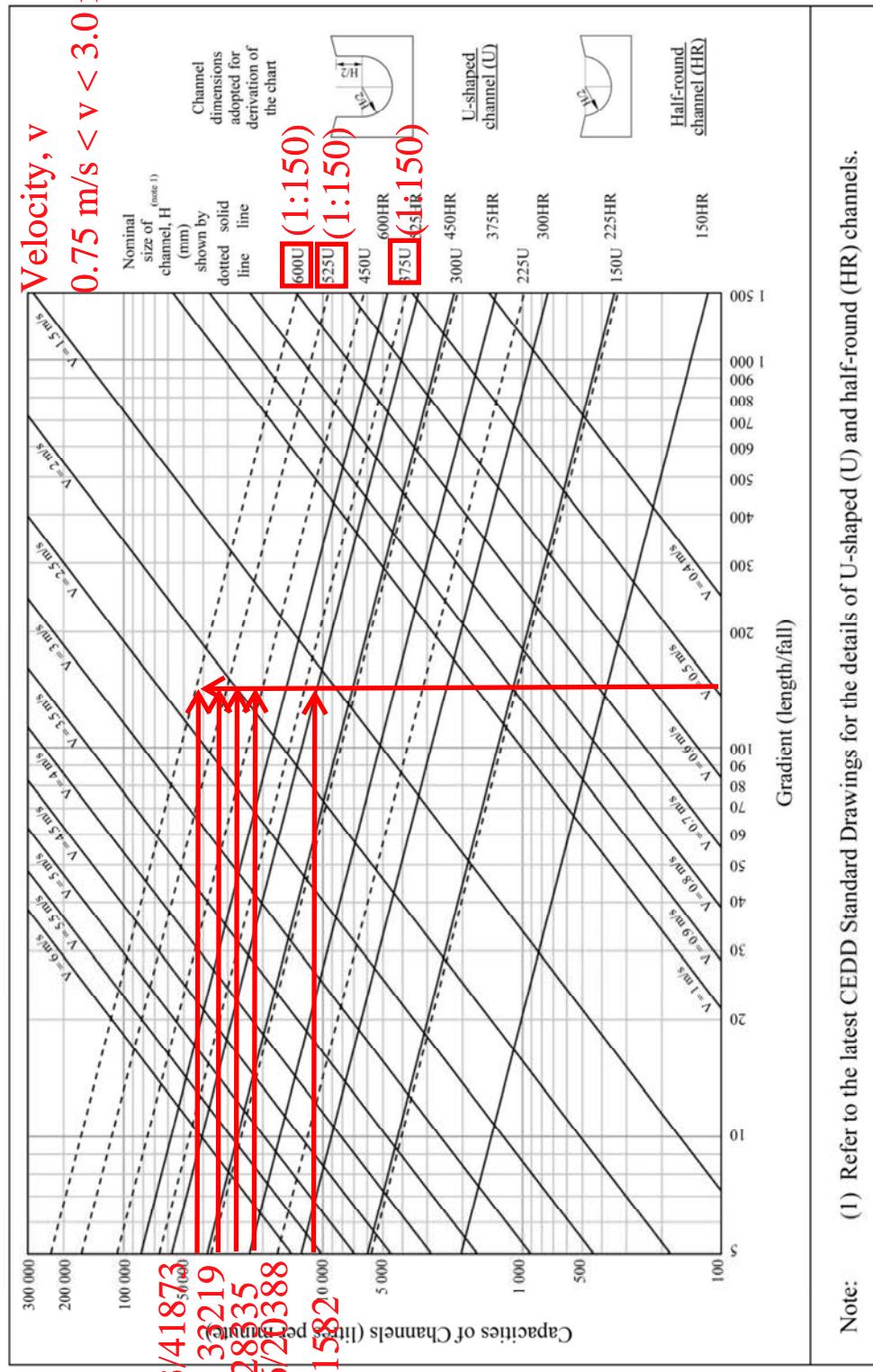
Therefore, design V of pipe capacity = 2.58 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.448 \text{ m}^3/\text{s} \\ &= 26852 \text{ lit/min} \\ &> 20866 \text{ lit/min} && \text{Ok} \end{aligned}$$

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

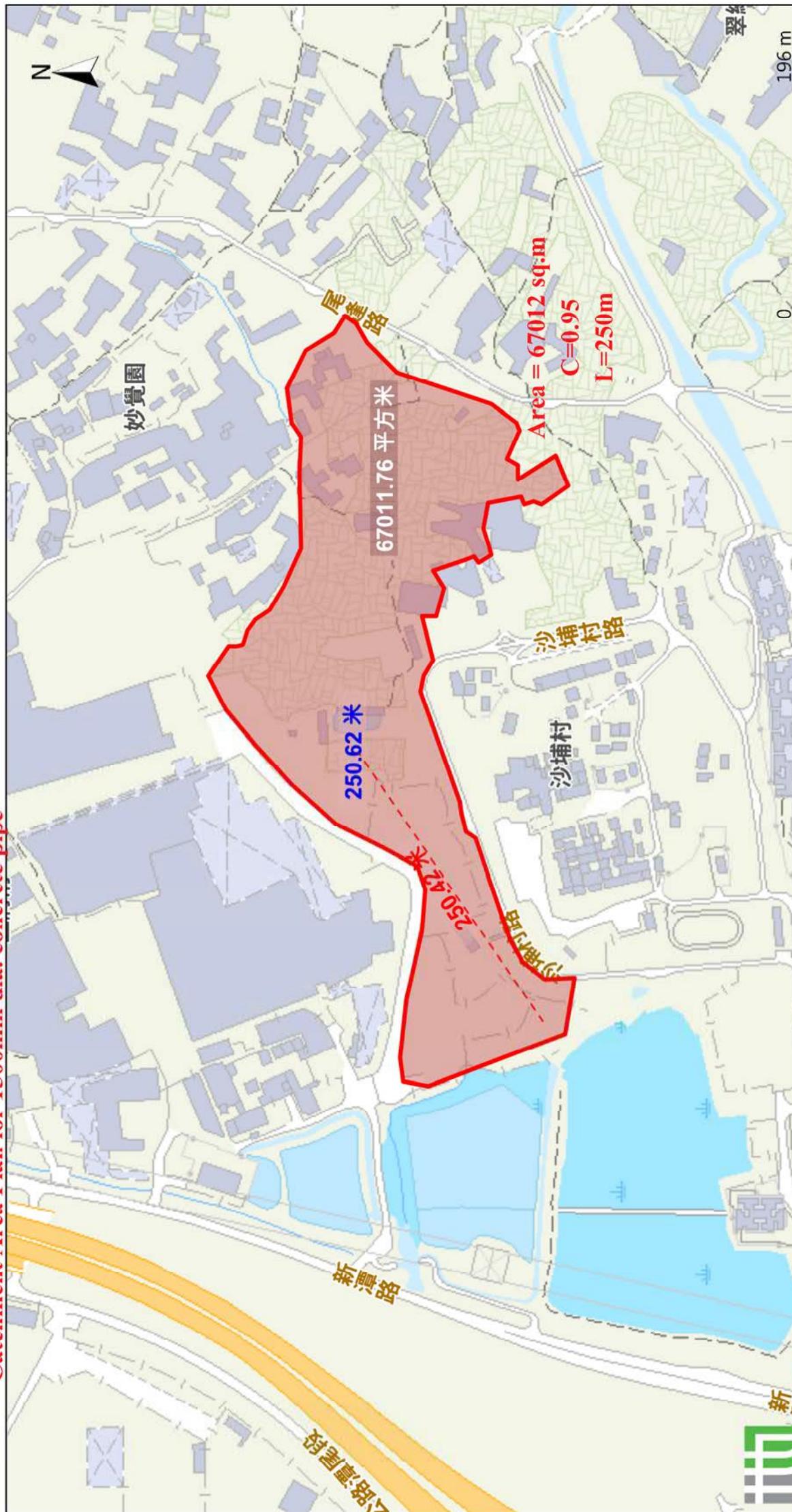
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

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



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

Catchment Area Plan for 1500mm dia. concrete pipe



Check 1500mm dia. Pipes by Colebrook-White Equation

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

where :

| | | |
|----|---|--|
| V | = | mean velocity (m/s) |
| g | = | 9.81 m/s ² gravitational acceleration (m/s ²) |
| D | = | 1.5 m internal pipe diameter (m) |
| ks | = | 0.00015 m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe) |
| v | = | 1.14E-06 m ² /s kinematic viscosity of fluid (m ² /s) |
| s | = | 0.0036364 hydraulic gradient (1: 275) |

Therefore, design V of pipe capacity = 2.93 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 4.147 \text{ m}^3/\text{s} \\ &= 248814 \text{ lit/min} \\ &> 237013 \text{ lit/min} && \text{Ok} \end{aligned}$$

| | | | | | |
|--|---|---|---------------------|--|-----------|
| Outside Catchment Area 1 , Area | = | 67012 | m ² | (C= 0.95) | L1= 250 m |
| Calculation of Design Runoff of the Proposed Development. | | | | | |
| For the design of drains for 1500mm dia. concrete pipe | | | | | |
| ΣQ | = | $\Sigma 0.278 C i A$ | | | |
| A | = | 67012 | m ² | | |
| | = | 67012 | | | |
| | = | 0.067012 | km ² | | |
| t | = | 0.14465 L1/ H ^{0.2} A ^{0.1} | | | |
| | = | 0.14465*49/1 ^{0.2} *67012 ^{0.1} | | | |
| | = | 11.903 | min | | |
| i | = | 1.16 ^a /(t+b) ^c | | (50 yrs return period, Table 3a, Corrigendum 2024, | |
| | = | 1.16*505.5/(11.903+3.29) ^{0.355} | | SDM) and (16% increase due to climate change) | |
| | = | 223.2 | mm/hr | | |
| Therefore, Q | = | 0.278*0.95*223.2*0.067012 | | | |
| | = | 3.9502 | m ³ /sec | | |
| | = | 27013 | lit/min | | |

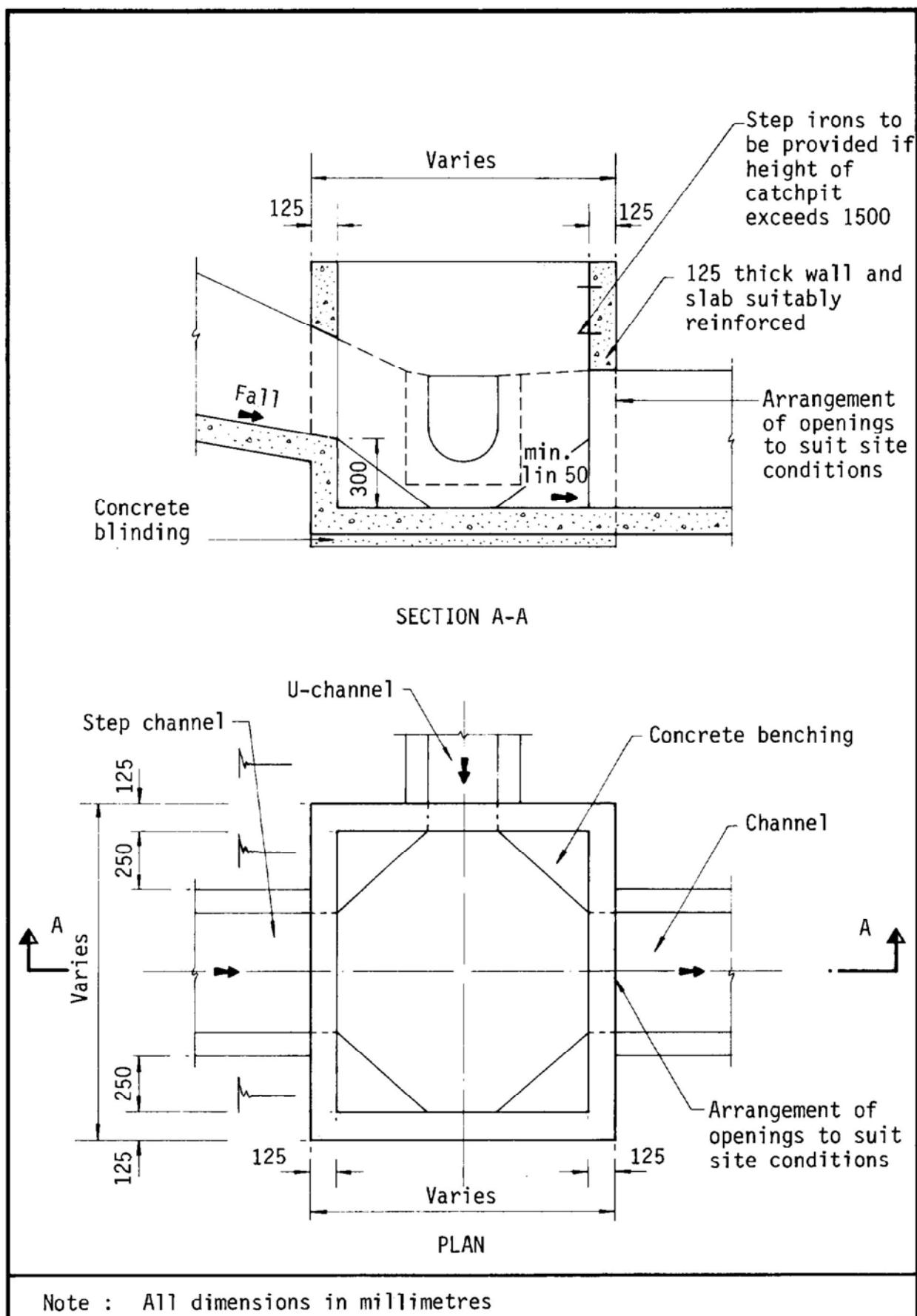
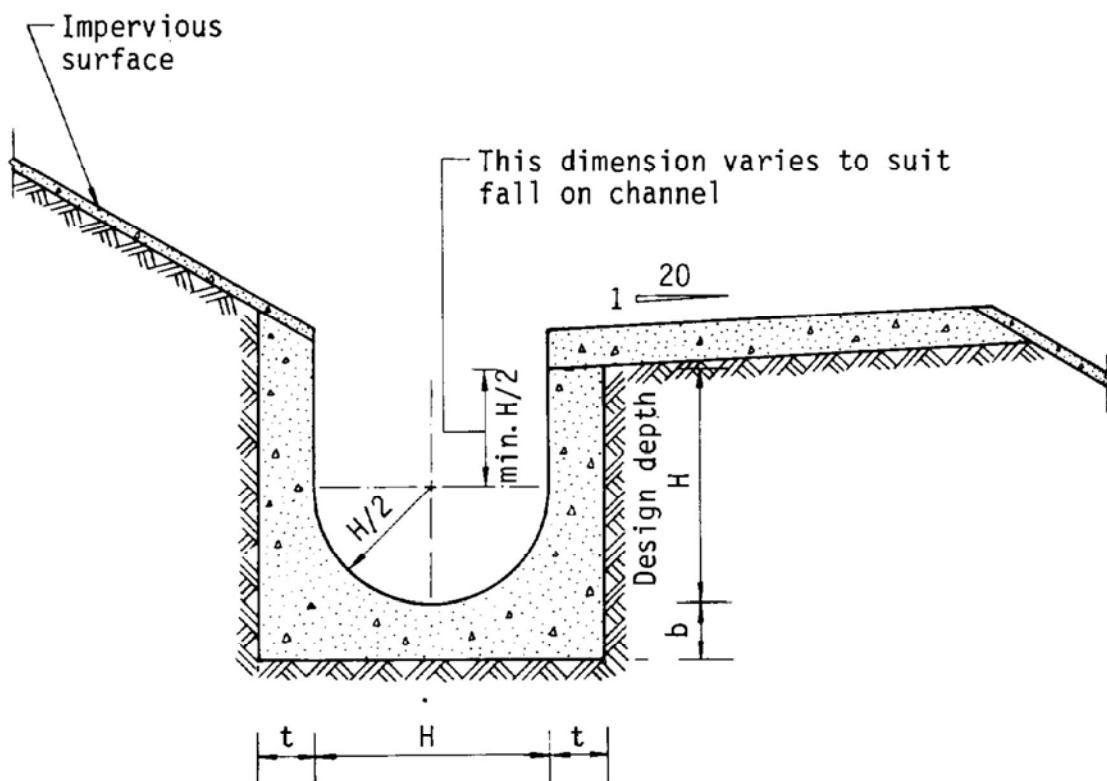


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Our Ref. : DD107 Lot 490 & VL
Your Ref. : TPB/A/YL-KTN/1136

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

By Email

24 December 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1136)

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 or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



A handwritten signature of 'Louis TSE' is positioned to the left of a circular blue stamp. The stamp contains the text 'Planning Limited' at the top and 'R-RICHES' at the bottom, with smaller text in the center and Chinese characters '卓規有限公司' around the perimeter.

Louis TSE
Town Planner

Response to Comment

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(Application No. A/YL-KTN/1136)

(a) The applicant provides clarifications on the current application. Details are as follows:

(i) *The Applicant's Affected Business Premises in Hung Shui Kiu*

- Although the site area of the applicant's affected premises in Hung Shui Kiu has been resumed and reverted to the Government, the affected business premises in Hung Shui Kiu are still in operation until full clearance of the concerned parcel of land has been carried out by the Government to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area.

(ii) *Development Proposal*

- 2.5 m high solid metal wall will be erected along the site boundary of S.16 planning applications Nos. A/YL-KTN/1135 and A/YL-KTN/1136 to minimize nuisance to the surrounding areas. The boundary wall will be installed by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.
- The Site is located immediately northwest of the application site of the S.16 planning application No. A/YL-KTN/1135, which was also submitted by the same applicant as the current application. The applicant will ask the relevant lot owner(s) and obtain consent regarding the right of way passing through the application site of A/YL-KTN/1135.
- As the application site (the Site) is interconnected with the application site of S.16 application No. A/YL-KTN/1135, full access of local track will be provided, and no fencing will be installed at the ingress/egress point of the application site of S.16 application No. A/YL-KTN/1135 to allow smooth vehicle manoeuvre to/from and within two sites.

(iii) *Drainage Aspect*

- Replacement pages of the revised drainage proposal are provided (**Annex I**). The following amendments have been made:

1. Drawing D02: The proposed works for Lot 841 has been described.
2. Drawing D03: All the cover level & invert level of the existing and proposed catchpits have been indicated. The existing ground level of the

surrounding area and the site is indicated. The section marks and proposed formation level have been indicated. The existing 450UC surrounding Lot 841 is indicated. The proposed 300mm dia. concrete pipe to collect the runoff from Lot 841 has been added.

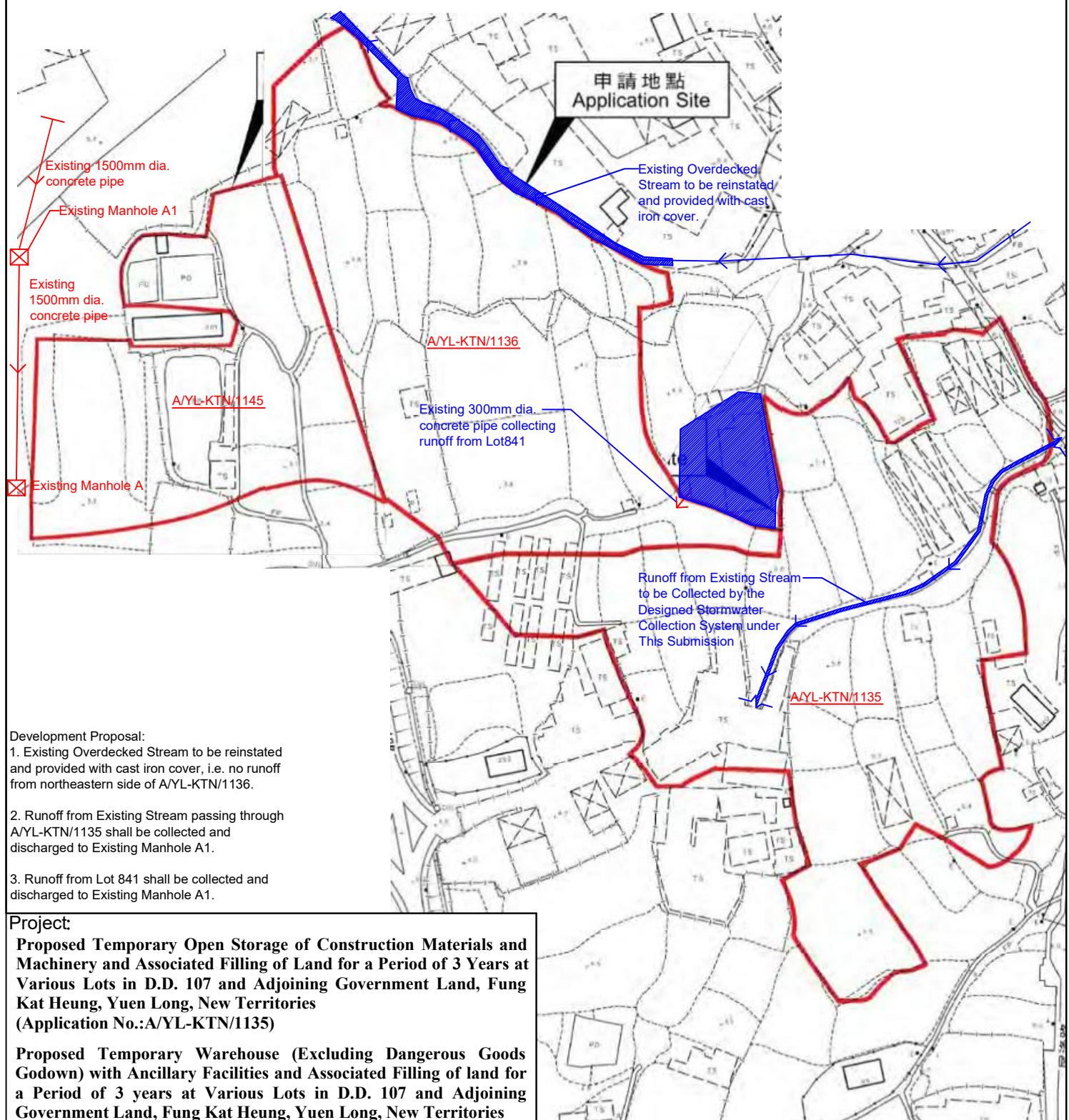
3. Drawing D05: Section A-A is revised to indicate that there is no works in Lot 841.
4. Two pages of calculation for checking the proposed 300mm dia. concrete pipe to collect the runoff from Lot 841.

(iv) *Fire Safety Aspect*

- A fire service installations proposal is provided in support of the current application (**Annex II**).

Annex I

Replacement Pages of Drainage Proposal



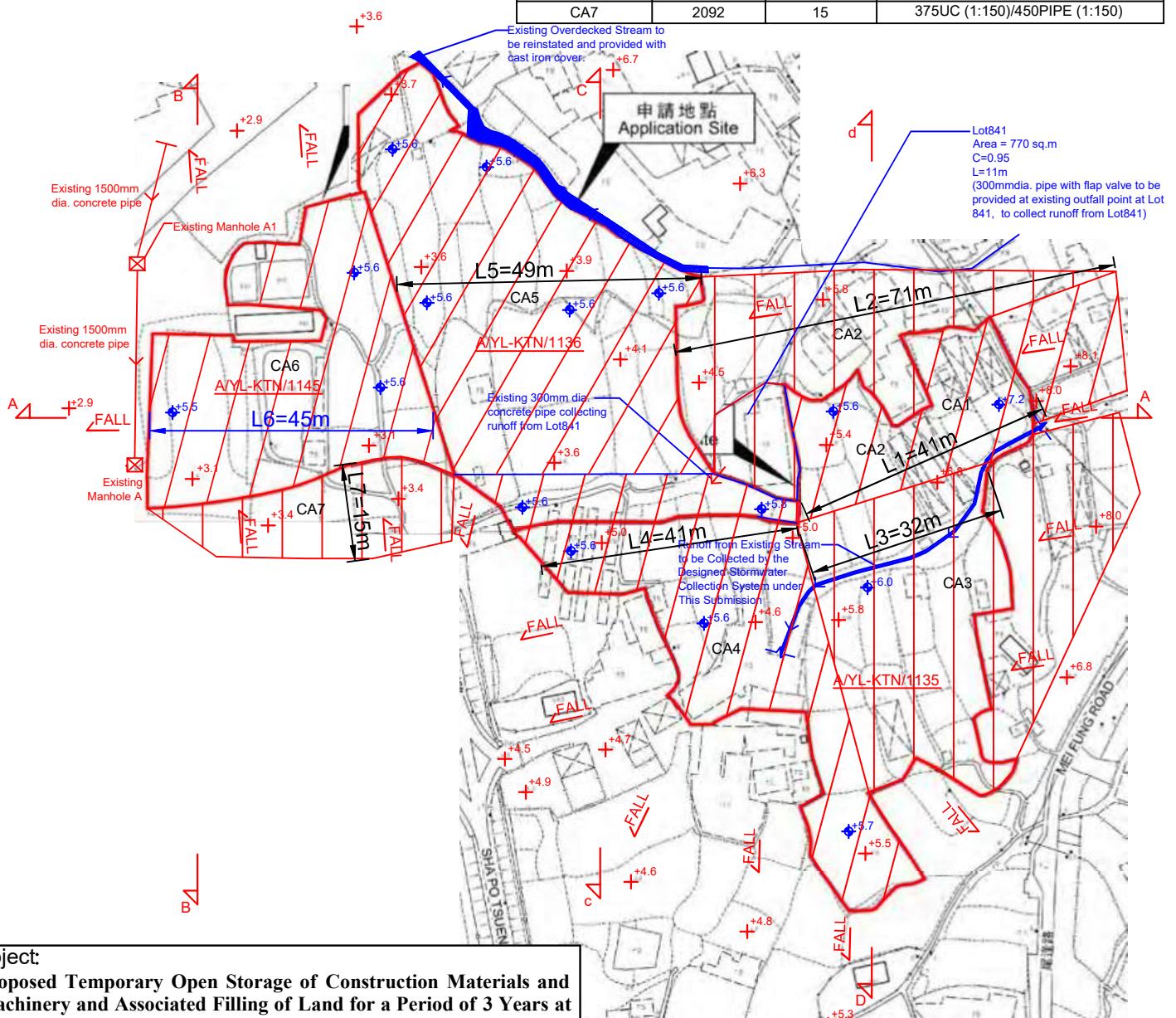
| | | |
|-----------|----|------------------|
| Title: | | D01 |
| Drawn by: | DM | Date: 19-12-2025 |
| Check by: | DM | Scale: ----- |

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Catchment Area Summary Table

| Catchment Area | Area (sq.m) | L(m) | Design Drains |
|----------------|-------------|------|-------------------------------|
| CA1 | 4113 | 41 | 525UC (1:150) |
| CA2 | 4636 | 71 | 525UC (1:150)/525PIPE (1:100) |
| CA3 | 8076 | 32 | 600UC (1:150) |
| CA4 | 6652 | 41 | 600UC (1:150) |
| CA5 | 8788 | 49 | 600UC (1:150) |
| CA6 | 5770 | 45 | 525UC (1:150) |
| CA7 | 2092 | 15 | 375UC (1:150)/450PIPE (1:150) |



Project:

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)

Title:

Drainage Proposal
CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

19-12-2025

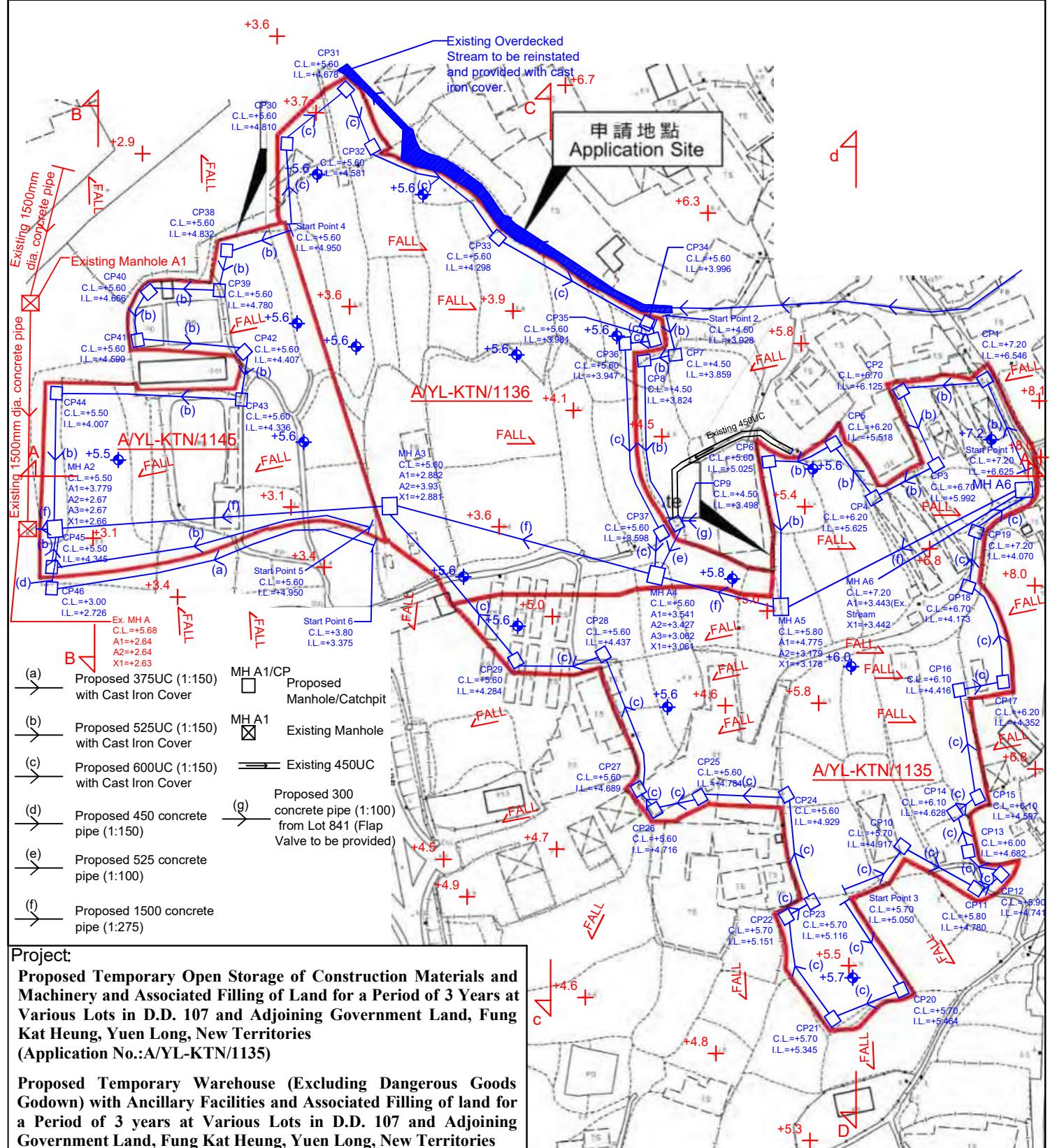
Check by:

DM

Scale:

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



Project:

**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
(Application No.:A/YL-KTN/1135)**

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

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

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

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CHING WAN ENGINEERING CONSULTANT COMPANY

Title:

Drainage Proposal - LAYOUT

D03

Drawn by:

Date:

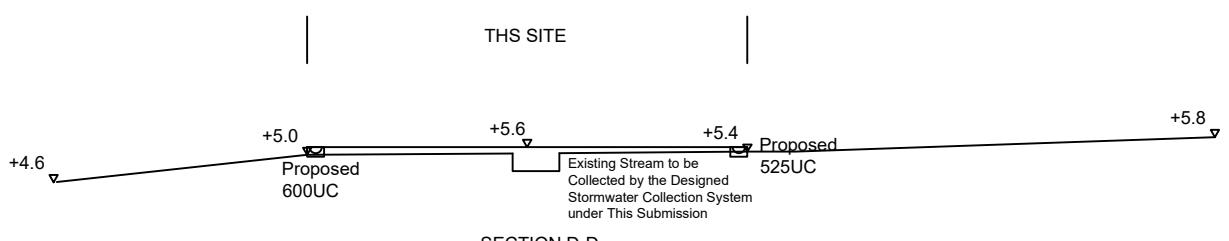
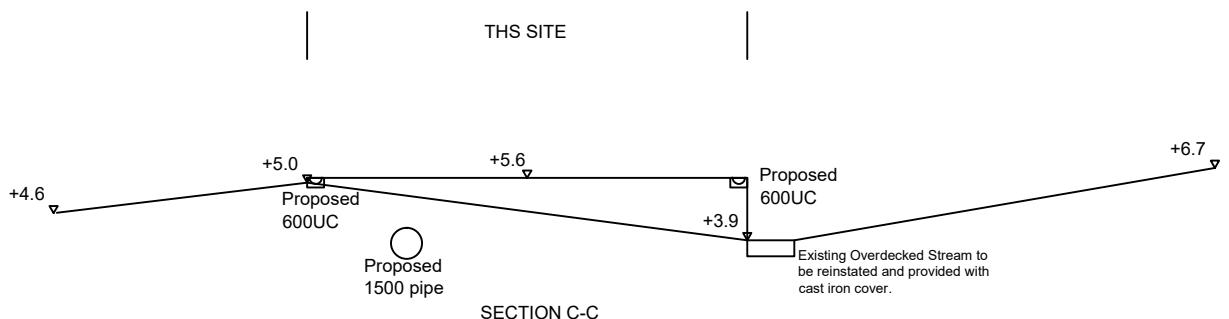
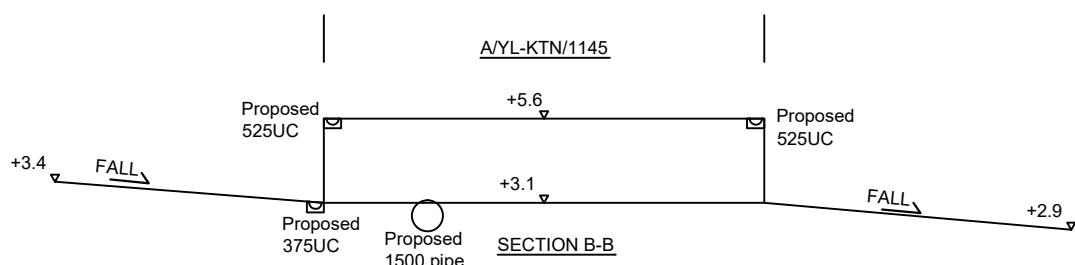
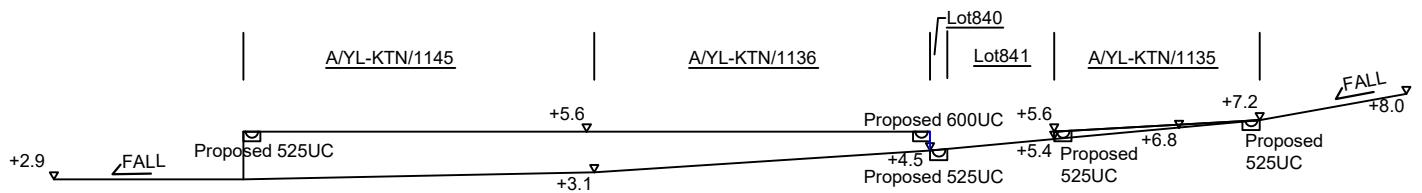
19-12-2025

Check by:

Scale:

DM

| Start Point | | | Catchpit Schedule | | |
|--|-------|--|--|-------|--------|
| Start Point | C.L. | I.L. | Catchpit Number | C.L. | I.L. |
| Start Point 1 | +7.20 | +6.625 | CP1 | +7.20 | +6.546 |
| Start Point 2 | +4.50 | +3.925 | CP2 | +6.70 | +6.125 |
| Start Point 3 | +5.70 | +5.050 | CP3 | +6.70 | +5.992 |
| Start Point 4 | +5.60 | +4.950 | CP4 | +6.20 | +5.625 |
| Start Point 5 | +5.60 | +4.950 | CP5 | +6.20 | +5.518 |
| Start Point 6 | +3.80 | +3.375 | CP6 | +5.60 | +5.025 |
| Manhole Schedule | | | CP7 | +4.50 | +3.859 |
| Manhole | C.L. | I.L. | CP8 | +4.50 | +3.824 |
| Ex.MH A | +5.68 | A1=+2.64, A2=+2.64, X1=+2.63 | CP9 | +4.50 | +3.498 |
| MH A2 | +5.50 | A1=+3.779, A2=+2.67, A3=+2.67, X1=+2.66 | CP10 | +5.70 | +4.917 |
| MH A3 | +5.60 | A1=+2.882, A2=+3.93, X1=+2.881 | CP11 | +5.80 | +4.780 |
| MH A4 | +5.60 | A1=+3.541, A2=+3.427, A3=+3.062, X1=+3.061 | CP12 | +5.90 | +4.741 |
| MH A5 | +5.80 | A1=+4.775, A2=+3.179, X1=+3.178 | CP13 | +6.00 | +4.682 |
| MH A6 | +7.20 | A1=+3.443 (Ex. Stream), X1=+3.442 | CP14 | +6.10 | +4.628 |
| Project: | | | CP15 | +6.10 | +4.597 |
| Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135) | | | CP16 | +6.10 | +4.416 |
| Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136) | | | CP17 | +6.20 | +4.352 |
| Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145) | | | CP18 | +6.70 | +4.173 |
| 正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY | | | CP19 | +7.20 | +4.070 |
| | | | CP20 | +5.70 | +5.464 |
| | | | CP21 | +5.70 | +5.345 |
| | | | CP22 | +5.70 | +5.151 |
| | | | CP23 | +5.70 | +5.116 |
| | | | CP24 | +5.60 | +4.929 |
| | | | CP25 | +5.60 | +4.784 |
| | | | CP26 | +5.60 | +4.716 |
| | | | CP27 | +5.60 | +4.689 |
| | | | CP28 | +5.60 | +4.437 |
| | | | CP29 | +5.60 | +4.284 |
| | | | CP30 | +5.60 | +4.810 |
| | | | CP31 | +5.60 | +4.678 |
| | | | CP32 | +5.60 | +4.581 |
| | | | CP33 | +5.60 | +4.298 |
| | | | CP34 | +5.60 | +3.996 |
| | | | CP35 | +5.60 | +3.981 |
| | | | CP36 | +5.60 | +3.947 |
| | | | CP37 | +5.60 | +3.598 |
| | | | CP38 | +5.60 | +4.832 |
| | | | CP39 | +5.60 | +4.780 |
| | | | CP40 | +5.60 | +4.666 |
| | | | CP41 | +5.60 | +4.590 |
| | | | CP42 | +5.60 | +4.407 |
| | | | CP43 | +5.60 | +4.336 |
| | | | CP44 | +5.50 | +4.007 |
| | | | CP45 | +5.50 | +4.345 |
| | | | CP46 | +3.00 | +2.726 |
| Title: | | | Drainage Proposal Manhole and Catchpit Schedule | | |
| | | | D04 | | |
| Drawn by: | | | Date: | | |
| | | | 19-12-2025 | | |
| Check by: | | | Scale: | | |
| | | | ----- | | |

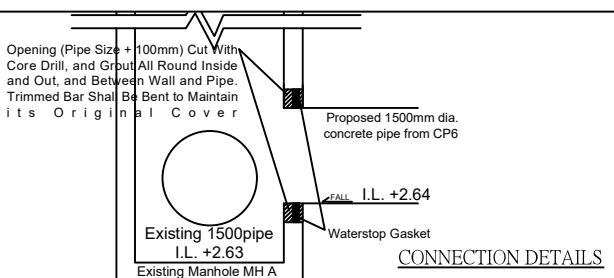


Project:

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1135)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Application No.:A/YL-KTN/1136)

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Application No.:A/YL-KTN/1145)



Title:

Drainage Proposal - Section

D05

Drawn by:

DM

19-12-2025

Check by:

DM

Scale:

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

| | | | | |
|--|-------|---|---------------------|--|
| Lot 841, Area | = 770 | m ² | (C= 0.95) | L= 11 m |
| Calculation of Design Runoff of the Proposed Development. | | | | |
| For the design of drains for 1500mm dia. concrete pipe | | | | |
| ΣQ | = | $\Sigma 0.278 C i A$ | | |
| A | = | 770 | m ² | |
| | = | 770 | | |
| | = | 0.00077 | km ² | |
| t | = | 0.14465 L/H ^{0.2} A ^{0.1} | | |
| | = | 0.14465*11/1 ^{0.2} *770 ^{0.1} | | |
| | = | 0.819 | min | |
| i | = | 1.16 ^a /t ^b | | (50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change) |
| | = | 1.16*505.5/(0.819+3.29) ^{0.355} | | |
| | = | 355.1 | mm/hr | |
| Therefore, Q | = | 0.278*0.95*355.1*0.00077 | | |
| | = | 0.0722 | m ³ /sec | |
| | = | 4332 | lit/min | |

Check 300mm dia. Pipes by Colebrook-White Equation

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

where :

| | | |
|----|---|--|
| V | = | mean velocity (m/s) |
| g | = | 9.81 m/s ² gravitational acceleration (m/s ²) |
| D | = | 0.3 m internal pipe diameter (m) |
| ks | = | 0.00015 m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe) |
| v | = | 1.14E-06 m ² /s kinematic viscosity of fluid (m ² /s) |
| s | = | 0.01 hydraulic gradient (1: 100) |

Therefore, design V of pipe capacity = 1.82 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.103 \text{ m}^3/\text{s} \\ &= 6187 \text{ lit/min} \\ &> 4332 \text{ lit/min} && \text{Ok} \end{aligned}$$

Annex II
Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
 - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
 - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
 - 1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
 - 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 °C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) STORAGE CATEGORY : CATEGORY (I)
 - (B) STORAGE HEIGHT : NOT EXCEEDING 4M
 - (C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m² IN PLAN AREA FOR CATEGORY I.

3. FIRE ALARM SYSTEM

3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

3.2 AN ADDRESSABLE TYPE FIRE ALARM

4. MISCELLANEOUS F.S. INSTALLATION

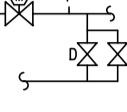
4.1 PORTABLE FIRE EXTINGUISHER WITH

- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838: 2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7 THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 298 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE 1.

LEGEND (FOR SCHEMATIC DIAGRAM)

| | |
|--|--|
| | HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT |
| | 150mm FIRE ALARM BELL |
| | BREAK GLASS UNIT |
| | FAST RESPONSE TYPE SPRINKLER HEAD |
| | FLOW SWITCH |
| | MONITORED GATE VALVE |
| | SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE |
| | GATE VALVE |
| | NON RETURN VALVE |
| | VORTEX INHIBITOR |
| | BALL FLOAT VALVE |
| | PRESSURE SWITCH |
| | PRESSURE GAUGE WITH COCK |
| | AUTOMATIC AIR VENT WITH COCK |
| | SPRINKLER / HOSE REEL PIPE |
| | SPRINKLER CONTROL VALVE SET |
| | LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL) |
| | FLEXIBLE CONNECTOR |
| | CHECK METER POSITION |
| | PLUG |
| | Y-STRAINER |
| | SPRINKLER / F.S. INLET |
| | SPRINKLER PROVING PIPE |

LEGEND (FOR LAYOUT PLAN)

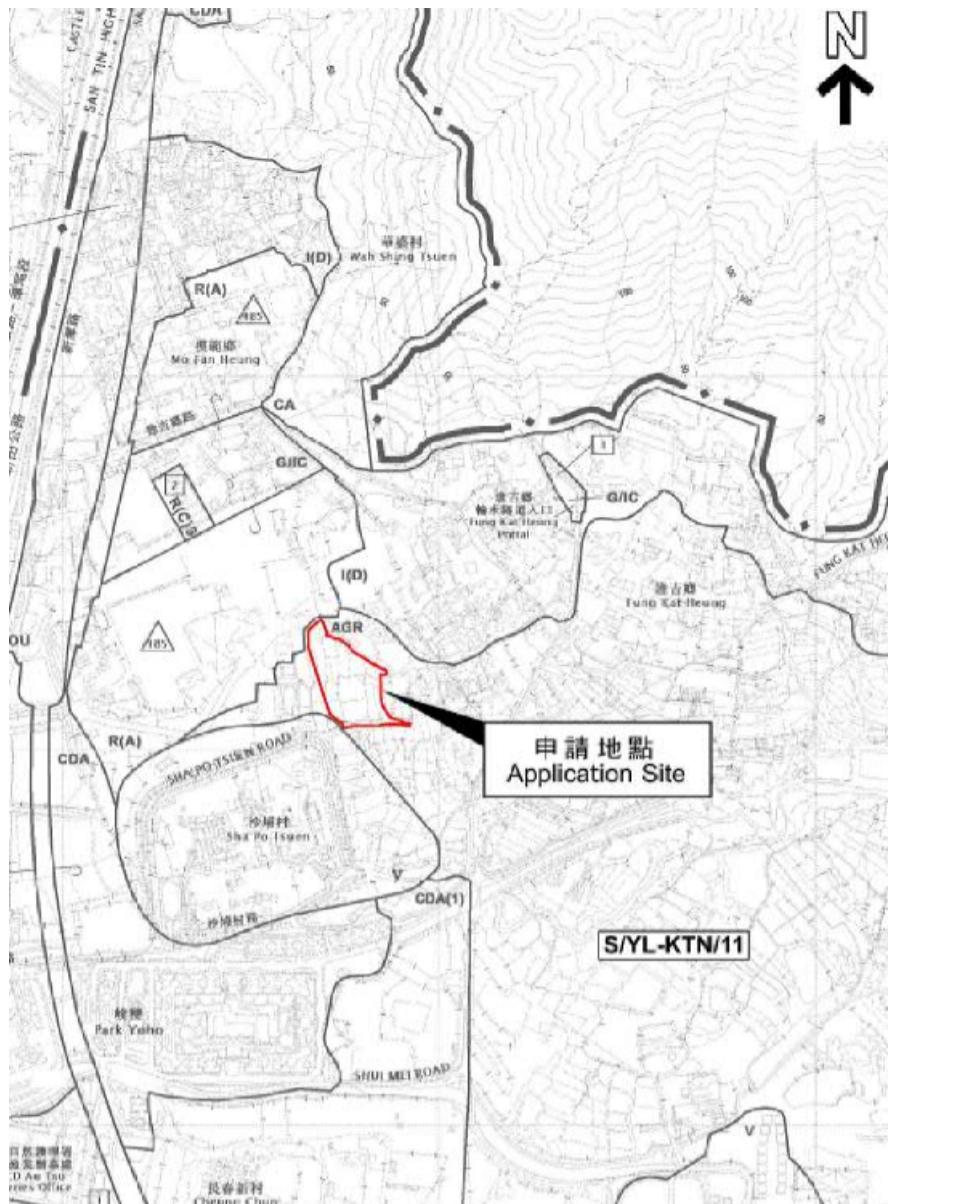
| | |
|---|--|
| [H.R.] | HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT |
| ▷ | 150mm FIRE ALARM BELL |
| □ | BREAK GLASS UNIT |
| ○ | SPRINKLER HEAD |
| × | SPRINKLER HEAD (DOUBLE LAYER) |
| F I | FLOW SWITCH |
| ☒ | MONITORED GATE VALVE |
|  | SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE |
| ☒ | GATE VALVE |
| ☒ | NON RETURN VALVE |
| ◎ | VORTEX INHIBITOR |
| ↙○ | BALL FLOAT VALVE |
| — | SPRINKLER / HOSE REEL PIPE |
| [P] | PRESSURE SWITCH |
| ⊗ | SPRINKLER CONTROL VALVE SET |
| ↔ | CHECK METER POSITION |
| ↗ | SPRINKLER / F.S. INLET |
| (F.E) _{Co2} | 5Kg CO2 TYPE FIRE EXTINGUISHER |
| (F.E) _{D.P} | 4Kg DRY POWDER TYPE FIRE EXTINGUISHER |
| ▶ | PUMP |
| 鼓 | 150mm WATER ALARM GONG |
| ○○ | EMERGENCY LIGHTING |
| EXIT | EXIT SIGN |
| AFA | ADDRESSABLE TYPE FIRE ALARM PANEL |
| ▀▀ | PUMP CONTROL PANEL |

ABBREVIATION

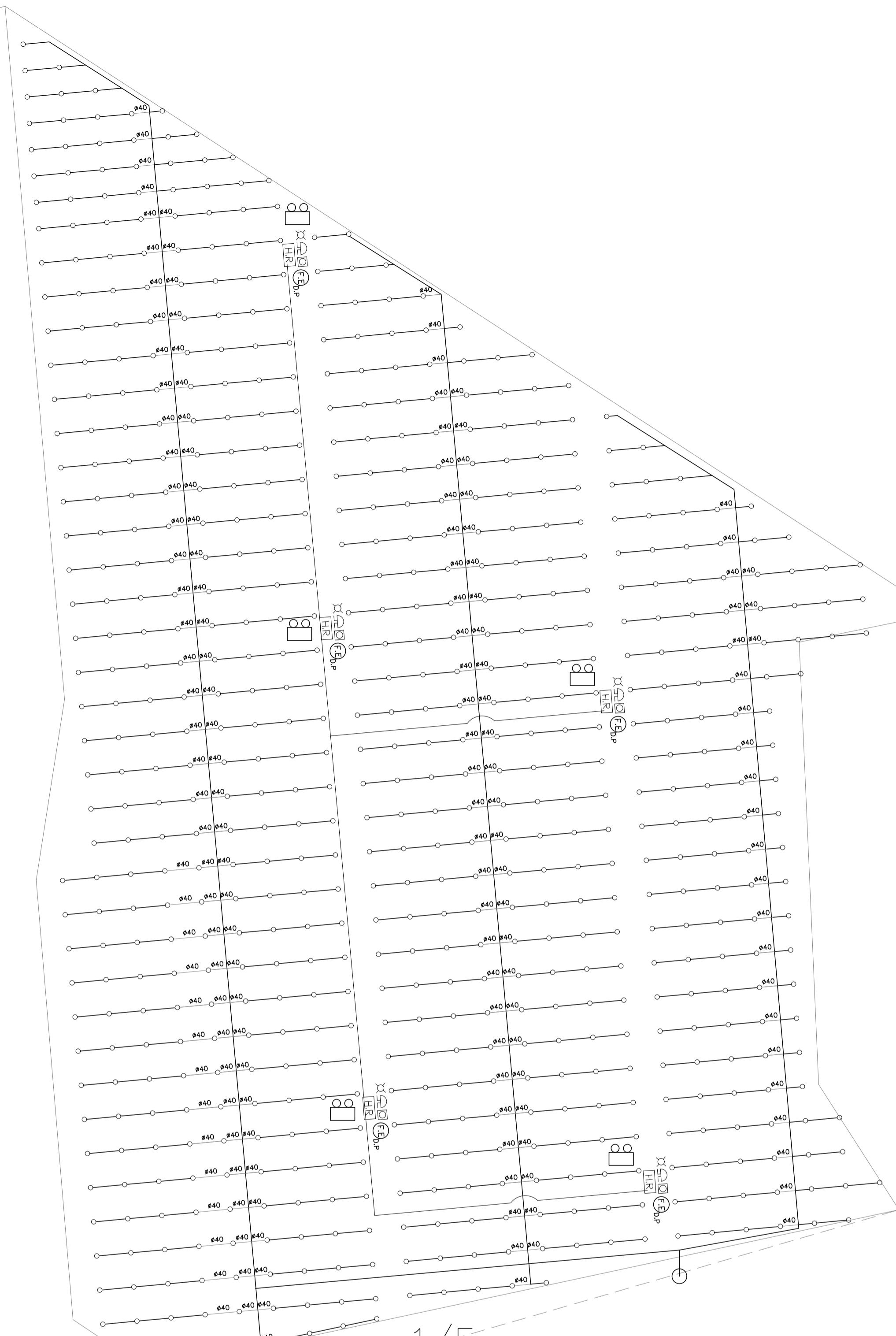
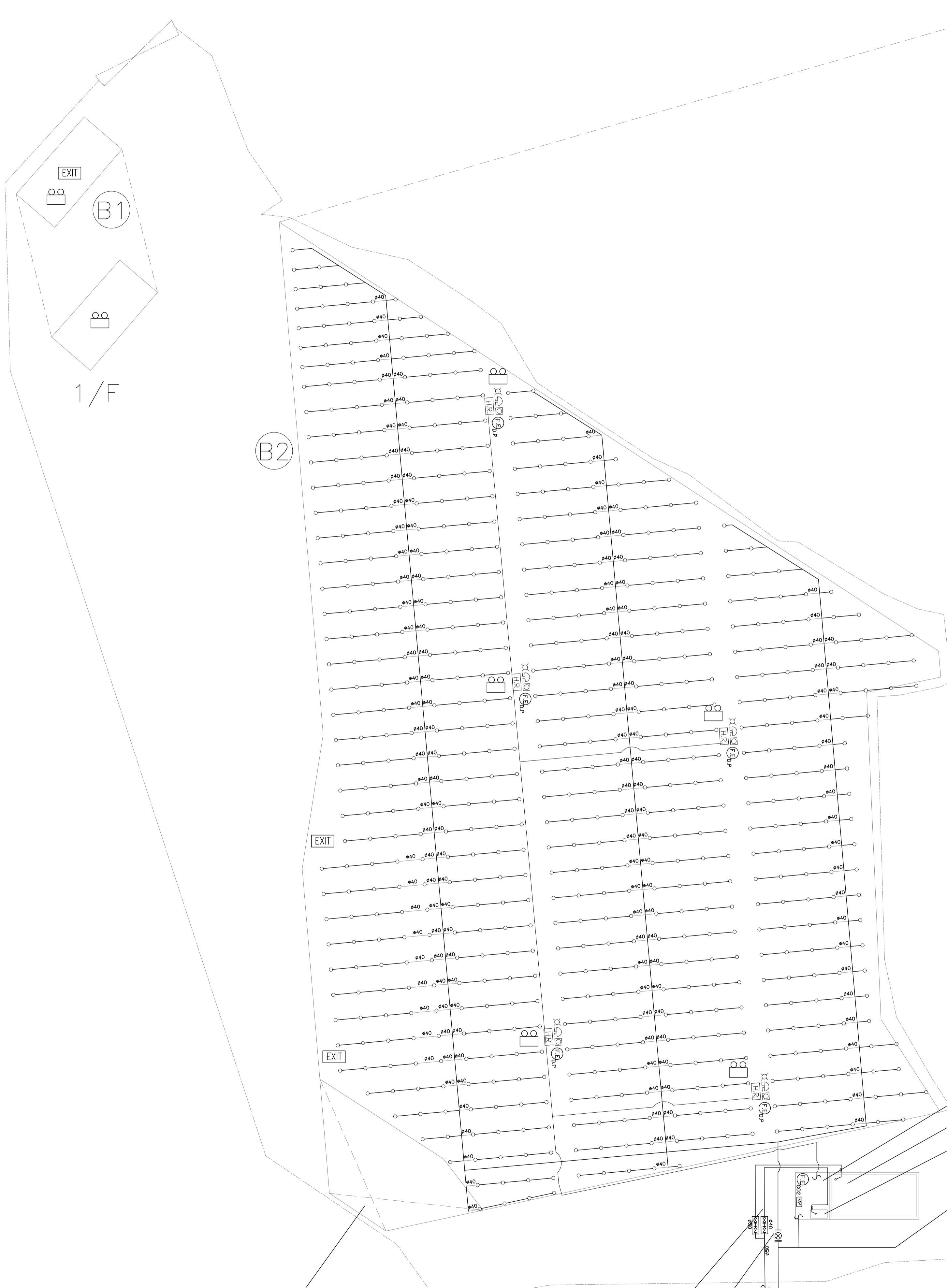
| | |
|-----|----------------------|
| .R. | HOSE REEL |
| S. | FIRE SERVICES |
| PR. | SPRINKLER |
| /G | UNDERGROUND |
| /A | TO ABOVE |
| /B | TO BELOW |
| /A | FROM ABOVE |
| /B | FROM BELOW |
| /L | HIGH LEVEL |
| /L | MIDDLE LEVEL |
| /L | LOW LEVEL |
| / | WITH |
| FL | FINISHED FLOOR LEVEL |
| E | FIRE EXTINGUISHER |
| P | DESIGN POINT |

COLOUR CODE

| PIPE SIZES | COLOUR |
|------------|-------------|
| Ø25mm | LIGHT GREEN |
| Ø32mm | RED |
| Ø40mm | PURPLE |
| Ø50mm | YELLOW |
| Ø65mm | BLUE |
| Ø80mm | GREEN |
| Ø100mm | LIGHT BROWN |
| Ø150mm | DEEP BROWN |



| | | | |
|---|----------------|---|-------|
| A | FSD SUBMISSION | 21-12-2025 | WC |
| REV | DESCRIPTION | DATE | BY |
| FSI CONTRACTOR | | | |
| East Power Engineering Limited | | | |
|  | | Flat A, 7/F., Hop Shing Commercial Building 41 Chi Kiang Street, Tokwawan, Kowloon Fax. : 2394-3772 Tel. : 2397-3238 | |
| PROJECT | | | |
| FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, N.T. | | | |
| DRAWING TITLE | | | |
| F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE. VERTICAL LINE DIAGRAM, | | | |
| INITIAL | DESIGNATION | DATE | |
| DRAWN BY | WC | A. ENG 04-03-2022 | |
| DESIGN BY | CM | PM 04-03-2022 | |
| CHECK BY | CM | PM 04-03-2022 | |
| APPROVED BY | - | - - | |
| PROJECT NO. | KTN-1136 | | |
| PAPER SIZE | A1 | PLOT SCALE | 1 : 1 |
| DRAWING NO. | | | |
| EP-10248-FS01 | | | |
| SCALE | N.T.S | REVISION | A |



G/F of STRUCTURE B2 IS RESERVED FOR CIRCULATION PURPOSE WITH 6M CLEAR HEADROOM

SPRINKLER CONTROL VALVE

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|----------------------------------|----------------------------------|------------------------------|------------------------------------|-------------------------------------|
| B1 | SITE OFFICE | 72 m ² (ABOUT) | 144 m ² (ABOUT) | 7 m (ABOUT)(2-STORY) |
| B2 | WAREHOUSE (EXCLUDING D.G.G.) | 5,954 m ² (ABOUT) | 11,908 m ² (ABOUT) | 13 m (ABOUT)(2-STORY) |
| | COVERED LOADING / UNLOADING AREA | | | |
| | | TOTAL | 6,026 m² (ABOUT) | 12,052 m² (ABOUT) |
| *D.G.G. - DANGEROUS GOODS GODOWN | | | | |

| | | | |
|--|----------------|------------|------------|
| A | FSD SUBMISSION | 21-12-2025 | WC |
| REV | DESCRIPTION | DATE | BY |
| FSI CONTRACTOR | | | |
| East Power Engineering Limited | | | |
| Flat A, 7/F, Hop Shing Commercial Building, 41 Chi Kiang Street, Tokwawan, Kowloon | | | |
| Fax : 2394-3772 Tel. : 2397-3238 | | | |
| PROJECT | | | |
| FIRE SERVICES INSTALLATION WORK AT | | | |
| ADDRESS : 41 CHI KIANG STREET, D.D. 107 AND ADJOINING | | | |
| GOVERNMENT LAND, FUNG KAI HEUNG, | | | |
| YUEN LONG, N.T. | | | |
| DRAWING TITLE | | | |
| FIRE SERVICES INSTALLATION LAYOUT PLAN | | | |
| INITIAL | DESIGNATION | DATE | |
| DRAWN BY | WC | A. ENG | 04-03-2025 |
| DESIGN BY | CM | PM | 04-03-2025 |
| CHECK BY | CM | PM | 04-03-2025 |
| APPROVED BY | - | - | - |
| PROJECT NO. | KTN-1136 | PAPER SIZE | A1 |
| DRAWING NO. | EP-10248-FS02 | PLOT SCALE | 1 : 1 |
| SCALE | 1 : 300 | REVISION | A |

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

Approved Applications

| | Application No. | Use/Development | Date of Consideration |
|----|------------------------|--|-------------------------------------|
| 1. | A/YL-KTN/678 | Proposed Temporary Shop and Services (Retail of Forklift) for a Period of Three Years | 8.1.2021 [revoked on 8.1.2022] |
| 2. | A/YL-KTN/939 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 25.8.2023 [revoked on 25.2.2025] |
| 3. | A/YL-KTN/1090 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 11.4.2025 |

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

Approved Applications

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

| | Application No. | Use/Development | Date of Consideration |
|-----|------------------------|--|--------------------------------------|
| 8. | A/YL-KTN/920 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 28.7.2023 [revoked on 28.4.2025] |
| 9. | A/YL-KTN/937 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 25.8.2023 [revoked on 25.5.2025] |
| 10. | A/YL-KTN/938 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 25.8.2023 [revoked on 25.8.2024] |
| 11. | A/YL-KTN/951 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 8.12.2023 [revoked on 8.6.2025] |
| 12. | A/YL-KTN/953 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 8.12.2023 [revoked on 8.6.2025] |
| 13. | A/YL-KTN/955 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 27.10.2023 [revoked on 27.4.2025] |
| 14. | A/YL-KTN/957 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 27.10.2023 [revoked on 27.4.2025] |
| 15. | A/YL-KTN/963 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 8.12.2023 [revoked on 8.9.2025] |
| 16. | A/YL-KTN/975 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 26.1.2024 [revoked on 26.7.2025] |
| 17. | A/YL-KTN/979 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond | 5.7.2024 |
| 18. | A/YL-KTN/992 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land | 5.4.2024 [revoked on 5.1.2026] |

| | Application No. | Use/Development | Date of Consideration |
|-----|------------------------|--|-------------------------------------|
| 19. | A/YL-KTN/993 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land | 5.4.2024 [revoked on 5.1.2026] |
| 20. | A/YL-KTN/995 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land | 5.4.2024 [revoked on 5.10.2025] |
| 21. | A/YL-KTN/996 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land | 19.4.2024 [revoked on 19.1.2026] |
| 22. | A/YL-KTN/1004 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond | 25.10.2024 |
| 23. | A/YL-KTN/1005 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 4.10.2024 [revoked on 4.7.2025] |
| 24. | A/YL-KTN/1017 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 25.10.2024 |
| 25. | A/YL-KTN/1027 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 6.12.2024 |
| 26. | A/YL-KTN/1031 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 22.11.2024 |
| 27. | A/YL-KTN/1033 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 22.11.2024 |
| 28. | A/YL-KTN/1040 | Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land | 20.9.2024 |
| 29. | A/YL-KTN/1050 | Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land | 24.1.2025 |
| 30. | A/YL-KTN/1052 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 8.11.2024 |

| | Application No. | Use/Development | Date of Consideration |
|-----|------------------------|--|------------------------------|
| 31. | A/YL-KTN/1054 | Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land | 22.11.2024 |
| 32. | A/YL-KTN/1078 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 2.5.2025 |
| 33. | A/YL-KTN/1081 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 28.2.2025 |
| 34. | A/YL-KTN/1083 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land | 28.2.2025 |
| 35. | A/YL-KTN/1114 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years | 4.7.2025 |
| 36. | A/YL-KTN/1118 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 5.9.2025 |
| 37. | A/YL-KTN/1123 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 19.9.2025 |
| 38. | A/YL-KTN/1126 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 1.8.2025 |
| 39. | A/YL-KTN/1129 | Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 21.11.2025 |
| 40. | A/YL-KTN/1144 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years | 5.9.2025 |
| 41. | A/YL-KTN/1175 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years | 5.12.2025 |

| | Application No. | Use/Development | Date of Consideration |
|-----|------------------------|--|------------------------------|
| 42. | A/YL-KTN/1178 | Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years | 5.12.2025 |
| 43. | A/YL-KTN/1183 | Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years | 19.12.2025 |

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

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

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

2. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage impact assessment (DIA) and the implementation and maintenance of the drainage facilities identified in the DIA for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

3. 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 IV**.

4. Landscape Aspect

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in an area of rural inland plains landscape character comprising warehouse, farmland, vacant land, temporary

structures and scattered tree groups. The proposed use is not incompatible with surrounding landscape setting of the area; and

- the Site is partly hard-paved. No significant landscape resources is identified within the Site. Significant adverse impact on the landscape resources arising from the proposed use is not anticipated;
- advisory comments are at **Appendix IV**.

5. **Building Matters**

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

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

6. **Other Departments**

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

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

Recommended Advisory Clauses

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

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves and is adjoining to GL, which is not under HyD's maintenance;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and San Tam Road, including the local track; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the detailed comments on the fire service installations (FSIs) proposal previously provided to the applicant shall be taken into account in revised FSIs proposal; and
 - (ii) if the proposed structure is 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;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the drainage impact assessment (DIA);
 - (ii) since there are persistent flooding complaints in close proximity to the Site, the applicant shall commence the construction works or operations, including site formation works, only after the DIA is considered accepted by his Division or the Town Planning Board (TPB);

- (iii) the applicant shall reinstate existing watercourse and remove any property or structure on the GL at the north of the Site and shall complete implementation of drainage facilities proposed in the DIA to the satisfaction of his Division or the TPB prior to commencement of other construction works or operations, including site formation works, in the Site;
- (iv) the DIA shall include but not limited to all adverse drainage impacts on the drainage system, existing natural streams, village drains, ditches, the adjacent areas and etc. resulting from the proposed use, along with recommendations for mitigation measures, improvement works and other measures and works. In preparing the DIA, the applicant could make reference to DSD Advice Note No. 1 - Application of the Drainage Impact Assessment Process to Private Sector Projects. The applicant shall employ a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and certified by a qualified engineer;
- (v) the applicant shall 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
- (vi) the applicant shall be liable for any adverse drainage impact due to the proposed use; and

(l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 B(P)R at building plan submission stage;
- (iv) if the existing structure is erected on leased land without the approval of the 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 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 BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250707-133245-16379

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

07/07/2025 13:32:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘

意見詳情

Details of the Comment :

查閱申請者的申請附帶圖文，找不到任何排水系統，需要了解排水系統，申請者早在2024年9月6日開始填土，已把Lot834, 839, 840, 843S.A, 843S.B填土，然後Lot839, 840, 843S.A, 843S.B 泥土傾斜向Lot841，在沒有長降雨或颱風的時候，都還沒多大的問題。現在在申請裡再提及有機會再填土不多於1米，有機會再高。一但長降雨及颱風天會有一定的危險性，

一：將Lot841形成低窪區，雨水高向低流，會做大量的急水；
二：就高土的Lot號碼表面的泥土吸水也有指定的數量，超出承受量亦會形成多條洪流全溢向低窪地區；
三：會引起山泥傾瀉，填土中並不是全土，中間夾雜很多建築廢料：磚頭、金屬、大石、碎石等等，這些東西跟隨泥土沖下來，多危險。

另外，排水系統本人覺得暗渠不合適，因為做了暗渠，地面上的水不能流入暗渠，最終只流向低窪地區，屆時低窪地區變成水塘，希望所有排水系統都能順暢地流向沙浦村路的排水渠。

最後申請上提及有上蓋的建築物，建築物和Lot841居民住屋太接近。倘若發生廈村佳宏物流相似的火災或逢吉鄉迷你倉火災，路只有一條從新譚路進，消防車很難快速滅火，熱氣及濃煙會湧去Lot840,839,841等等，本人居住在 [REDACTED]。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 2

參考編號

Reference Number:

250707-172816-10863

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

07/07/2025 17:28:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. JP

意見詳情

Details of the Comment :

主要問題

排水系統缺失：

申請者的申請中沒有提及有效的排水系統，這可能導致雨水無法有效排走。

填土影響：

申請者自2024年9月6日開始填土，涉及的地塊包括Lot 834、839、840、843S.A及843S.B。

填土後，這些地塊的泥土傾斜向Lot 841，即使在無長期降雨或颱風的情況下，也可能導致問題。

長期降雨和颱風的風險：

在長期降雨或颱風期間，Lot 841將形成低窪區，可能導致大量急水流入。

高土的Lot地號的泥土吸水能力有限，超過承受量後會出現洪流，進一步影響低窪地區。

潛在的山泥傾瀉：

填土中夾雜建築廢料（如磚頭、金屬、大石等），這些物質在雨水沖刷下可能隨泥土流下，增加危險性。

排水系統設計的質疑：

認為暗渠不適合，因為地面水無法流入暗渠，最終可能導致低窪地區形成水塘。

建築物的安全問題：

申請中提到的建築物與Lot 841的居民住屋過於接近，若發生火災，消防車進出困難，可能導致嚴重後果。

建議

強化排水系統：

建議設計一個能有效排放雨水的排水系統，確保水流能順利排入沙浦村路的排水渠。

評估填土的風險：

進行專業的土壤和結構評估，確保填土不會影響周圍地區的安全。

考慮應急措施：

設置應急措施和警報系統，以應對可能的山泥傾瀉和洪水風險。

消防安全考量：

應加強建築物與居民住屋的安全距離，並確保消防通道的暢通。

結論

在考慮申請者的填土和建築計劃時，必須充分評估排水系統的設計、降雨影響及其對周圍環境的潛在風險，確保所有措施都能有效減輕可能的災害風險。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250717-095711-13092

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

17/07/2025 09:57:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. POON

意見詳情

Details of the Comment :

1. 需要申請者提交完善、安全、無風險排水系統

將Lot841 造成小型沙埔村，沙埔村有沙埔村路、沙埔村路兩邊有排水渠(離居民有一段距離)、沙埔村雨水泵房、涵洞協助排水。現時申請人為Lot841建的排水在暴雨、颱風及長降雨乃存在有一定風險。

2. 申請中提出會再次填高並落石矢，高低差會更大，水向低流，水流的速度會比過去更強大，而排水渠是不是要變大、變闊、變深、要遠離Lot841土地，要不然他高Lot841低，所有流動水全衝撞在Lot841土地上，讓Lot841 成為這個申請的受害者。

3. 聲音污染，貨倉與住戶距離不到5至10米，散貨倉每天都有大型貨車進出，貨櫃打開的音響比鬧市、街市更嘈吵。

4. 四周填高及有貨倉，形成低窪地區，很壓迫。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250720-213752-64602

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

20/07/2025 21:37:52

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond

意見詳情

Details of the Comment :

本人反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請，原因如下：

1. 該地段擁有人/使用人向城市規劃委員會提交改建申請之前已經進行填土工程，倒塞排水渠，影響附近地段的排水/去水環境，容易造成水浸風險。
2. 2025年7月20日，颱風韋帕襲港，天文台分別發出10號、9號、8號、3號颱風信號、紅色及黃色暴雨警告信號。因該地段的排水渠被倒塞，已經引發了附近低窪地區出現嚴重水浸（有影片及圖片證明，但本），雨水倒灌至上游地段，危險附近村民的生命財產。
3. 因填土引致排水渠倒塞，容易造成積水問題，引致蚊蟲滋生及增加傳播疾病的風險，危害社區及市民健康。
4. 本村近年曾兩次發生儲存倉火警問題，危及村民生命財產及影響村民生活。該地段非常接近（10米內）民居，如發生火警，容易引致人命傷亡。

基於以上理由，本人認為該申請會引致水患、蚊患、環境衛生問題及潛在火警風險，因此反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250720-221411-03055

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

20/07/2025 22:14:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Eva

意見詳情

Details of the Comment :

本人反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請，原因如下：

1. 該地段擁有人/使用人向城市規劃委員會提交改建申請之前已經進行填土工程，倒塞排水渠，影響附近地段的排水/去水環境，容易造成水浸風險。
2. 2025年7月20日，颱風韋帕襲港，天文台分別發出10號、9號、8號、3號颱風信號、紅色及黃色暴雨警告信號。因該地段的排水渠被倒塞，已經引發了附近低窪地區出現嚴重水浸（有影片及圖片證明，但本意見未能添附），雨水倒灌至上游地段，威脅附近村民的生命財產。
3. 因填土引致排水渠倒塞，容易造成積水問題，引致蚊蟲滋生及增加傳播疾病的風險，危害社區及市民健康。
4. 本村近年曾兩次發生儲存倉火警問題，危及村民生命財產及影響村民生活。該地段非常接近（10米內）民居，如發生火警，容易引致人命傷亡。

基於以上理由，本人認為該申請會引致水患、蚊患、環境衛生問題及潛在火警風險，因此反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250721-223559-50680

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

21/07/2025 22:35:59

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Summer

意見詳情

Details of the Comment :

本人反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請，原因如下：

1. 該地段擁有人/使用人向城市規劃委員會提交改建申請之前已經進行填土工程，倒塞排水渠，影響附近地段的排水/去水環境，容易造成水浸風險。
2. 2025年7月20日，颱風韋帕襲港，天文台分別發出10號、9號、8號、3號颱風信號、紅色及黃色暴雨警告信號。因該地段的排水渠被倒塞，已經引發了附近低窪地區出現嚴重水浸（有影片及圖片證明，但本意見未能添附），雨水倒灌至上游地段，威脅附近村民的生命財產。
3. 因填土引致排水渠倒塞，容易造成積水問題，引致蚊蟲滋生及增加傳播疾病的風險，危害社區及市民健康。
4. 本村近年曾兩次發生儲存倉火警問題，危及村民生命財產及影響村民生活。該地段非常接近（10米內）民居，如發生火警，容易引致人命傷亡。

基於以上理由，本人認為該申請會引致水患、蚊患、環境衛生問題及潛在火警風險，因此反對該地段/農地改建為臨時露天存放建築材料和機械及相關的填土工程的申請。

From: mm1947 <mm1947@netvigator.com>
Sent: 2025-07-20 星期日 04:30:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1135 and 1136 DD 107 Sha Po Tsuen Fung Kat
Heung

A/YL-KTN/1135

Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845, 846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Site area: About 12,880sq.m Includes Government Land of about 36sq.m

Zoning: "Agriculture"

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

A/YL-KTN/1136

Lots 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Site area: About 10,240sq.m Includes Government Land of about 182sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The applications will be considered together as they are part of the same operation.

Strongest Objections to the filling in of over 20,000sq.mts close to a large village and in an area where there is a considerable amount of genuine farming activity.

Moreover, the Cat 3 designation prohibits such land use when there is no previous history of approved activities

Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and **further proliferation of such uses is not acceptable**.

Urgent Return receipt Expand Group Restricted Prevent Copy

A considerable amount of the district has been designated Cat 2. The excuse of development in NT cannot justify the ruination of every village in the area.

If the system has any integrity, questionable, the applications must be rejected.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250722-200924-42272

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

22/07/2025 20:09:24

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. POON

意見詳情

Details of the Comment :

2025年7月20日颱風韋帕襲港後，A/YL-KTN/1090(簡稱：1090)的申請不包政府地上的大坑明渠，現在申請者將在Lot837北面的政府土地大坑明渠修成一條窄暗渠，從而增加使用面積，影響排水量和速度，排水外洩和倒灌，水流急速把Lot839的塘沖走很多泥土。這條大渠流水量十分龐大，由逢尾路一直流到1090，上闊下窄，渠吞吐不暇，大渠周邊都出現問題，請申請者嚴肅正視。

本人已在A/YL-KTN/1135提交了已知道的排水，希望規劃署前往現場了解一下這條大渠接收了多少戶人家的排水系統，Lot808,806,805,803.....

韋帕當天下午降雨量增加，水流會沿著Lot839、Lot840、Lot834邊位、Lot832S.A及Lot832S.B的排水、Lot852 RP及Lot830S.B RP的排水再去Lot829 S.B及規劃申請A/YL-KTN/1145，現在1090內部沒有排水系統，水也是從Lot832S.A流走。

當天有致電渠務署緊急熱線，外判商前來需時，水退了，只影相做紀錄後就離去。

幸運的是Lot839承接了大部分水，才不會沖到Lot841。

此申請面積龐大，在批判使用前先處理好排水系統是重中之重，不能讓商家開心使用而禍及生活在這裡的居民。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-07-24 星期四 15:01:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on FIVE planning applications
Attachment: 250724 s16 KTN 1139 & 1140.pdf; 250724 s16 KTN 1135 & 1136.pdf; 250724 s12a LFS 13c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FIVE 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

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

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

24th July, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years**

(A/YL-KTN/1135)

&

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

(A/YL-KTN/1136)

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 Heung². According to the relevant government document³, 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.*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Fung_Kat_Heung.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

3. The document³ 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 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 sites are located within one of the proposed APAs (e.g., Fung Kat Heung). If they are not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application sites, and then to consider with relevant authorities as to whether the proposed uses would cause potential impacts to affect this APA. Although the relevant government paper for APA³ 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 sites are within APA (even not the entire sites are within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve these applications. We urge the Board to consider whether the approval of any of these applications would affect the APA policy proposed by the government (e.g., if any of these applications is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject these applications as they are 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



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250725-170846-85276

提交限期

Deadline for submission:

25/07/2025

提交日期及時間

Date and time of submission:

25/07/2025 17:08:46

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. JP

意見詳情

Details of the Comment :

主要問題

排水系統的必要性：

需要申請者提交一個完善、安全且無風險的排水系統。

建議將Lot 841 打造成小型沙埔村，設置沙埔村路及兩側的排水渠，並增設雨水泵房和涵洞來協助排水。

目前的排水系統在暴雨、颱風及長期降雨時存在風險。

韋帕颱風的倒塞大渠而引至水流倒灌回上流及四溢。

填土及其影響：

申請中提到會再次填高並落石矢，這將增加高低差，導致水流速度增強。

排水渠需要擴大、加深並遠離Lot 841，否則水流會集中衝擊Lot 841，使其成為受害者。

聲音污染：

貨倉與住戶距離不到5至10米，散貨倉每天都有大型貨車進出，噪音水平高於一般街市，影響居民生活質量。

環境壓迫：

周圍填高及存在貨倉，形成壓迫感，可能影響居民的生活舒適度。

建議措施

完善排水系統：

要求申請者提交詳細的排水系統設計，包括雨水泵房和涵洞的具體位置和功能，確保能有效排除雨水，降低風險。

調整排水渠設計：

排水渠應根據填土的高低差進行重新設計，以確保其能承受未來可能的水流量，並遠離Lot 841。

噪音控制：

建議評估噪音影響，並考慮設置隔音屏障或其他措施，以減少貨倉運作對居民的影響。

改善環境設計：

提議進行環境影響評估，考慮居民的生活質量，並確保不會因填土和貨倉運作而造成過度的壓迫感。

結論

在考慮申請者的填土和建築計劃時，必須充分評估排水系統、噪音影響及周圍環境的潛在風險，確保居民的安全和生活質量。

From: [REDACTED]

Sent: Sunday, December 14, 2025 6:25 PM

To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>; Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>

Subject: 査詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136內裡渠道及樹木問題

致：粉嶺、上水及元朗東規劃署

查詢：規劃申請編號：A/YL-KTN/1135 & A/YL-KTN/1136內裡渠道及樹木問題

本人在12月12日前往城市規劃委員會網站後，得悉規劃申請編號：A/YL-KTN/1135 及 A/YL-KTN/1136上載了新的進一步資料並可提出意見。

本人點閱後，很遺憾只看懂皮毛

1. 永豪園

(i) 提供的樹木數量與A/YL-KTN/1135內的樹木數目不同；

(ii) 說錯一棵植物的品種；

2. Drainage Proposal - Layout

• (i) D01 現有排水地方缺了一條；

(ii) D02 Fall的意思是什麼；

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(iii) D03水流動逆流而上以及很多水流全集合去 CP9 和 MH A4

，所以希望 貴署能前往申請地點實地講解給本人及家母([REDACTED])，謝謝。

此致

潘先生 上

電話：[REDACTED]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number:

251219-124209-65853

提交限期
Deadline for submission:

27/12/2025

提交日期及時間
Date and time of submission:

19/12/2025 12:42:09

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTN/1136

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. POON

意見詳情

Details of the Comment :

就2025年11月21日進一步資料的文件內容對意見的回應.pdf的渠道系統提問：

1. Drainage Proposal – Layout – D01 (Date: 2025-11-20)(簡稱：DD01)
 - DD107 Lot 902原先排水> Lot 899 > Lot 842> Lot839 > Lot840> Lot834並沒有標示出來，那Lot902的水和Lot839的水永久停留在Lot841門前；
 - 圖標視DD107 Lot 841出水(Existing 300mm dia concrete pipe collecting runoff from Lot841)文字有誤，現為明渠；
 - Existing Overdecked Stream to be reinstated and provided with cast iron cover 只提及尾道地面加上金屬渠蓋而忽略 DD107 Lot 837與 Lot 838之間加了金屬欄和暗渠，在渠道中段收窄渠道並加上金屬欄阻擋垃圾，可以確保渠道尾段不受拉圾阻擋，從而令中段渠道外溢，將傷害轉移他人。
2. Drainage Proposal – Layout – D03(Date : 2025-11-20)(簡稱：DD03)
 - 不清楚CP5 會不會接收 Lot 902的排水；
 - 因DD01沒提及Lot902 提水路線，Lot 839裡的水塘排水路線如解決；
 - CP9緊貼在敝家出水口，其一CP9在Lot841石矢牆下向還是上方，水流會從Lot841石矢牆和金屬外牆的罅隙流進Lot 841，而Lot 841的出水位是否有ultimate outfall阻擋水倒灌；
 - Start Point 2 附大渠在2025年10月3日加了金屬欄，當大渠倒塞時，大渠的水和衝撞出來的垃圾會沿著Start Point 2 流到CP9，敝家出岌岌可危；
 - MH A6是否會連接Lot 907、Lot912的水，只要水不會流向Lot841就沒問題；
 - DD003這一份是不是會取代2025年10月17日A/YL-KTN/1145進一步資料第19頁的渠道系統；
 - CP9 , MH A4, MH A5 接近Lot841那一邊是否有石矢牆來阻擋雨水流進Lot841。

3. A/YL/KTN/1135 - 2025年11月21日進一步資料文件中第33頁提及過會種11棵植物，植物旁會有一條U-Channel，但在DD03沒有提及，想知道事後存在還是不存在。

本人先小人後君子

4. 永豪園綠化工程有限公司提及過11棵樹，當中有一棵是桑樹，但被斷為朴樹，本年還在結黑桑，專業程度還有進步空間。

最後渠務署及申請人在2025年12月18日前來實地指出更改，本人先小人後君子，在申請者尚未遞交一份新進一步資料文件前，正常乃以2025年11月21日進一步資料文件為最新的文件，希望新進一步資料文件能解除2025年11月21日進一步資料文件上的疑慮，謝謝。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: Wednesday, December 17, 2025 8:12 AM
To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>; Pak Him CHIU/PLAND <phchiu@pland.gov.hk>; Chi Keong FUNG/PLAND <ckfung@pland.gov.hk>; Alexander Weng Yip MAK/PLAND <awymak@pland.gov.hk>; Ajyum Distinction CHAN/PLAND <adchan@pland.gov.hk>; Karen Kei Yee CHAN/PLAND <kkychan2@pland.gov.hk>; Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Selena Yin Ni SIN/PLAND <synsin@pland.gov.hk>; Jane Ching Kei LAU/PLAND <jcklau@pland.gov.hk>; Jason Sek Hei WONG/PLAND <jshwong@pland.gov.hk>; David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>
Subject: 査詢：規劃申請編號：A/YL-KTN/1135 & A/YL/KTN/1136 & A/YL-KTN/1145 是否有圍牆一事

致：粉嶺、上水及元朗東規劃署(元朗東)

查詢：規劃申請編號：A/YL-KTN/1135 & A/YL/KTN/1136 & A/YL-KTN/1145 是否有圍牆一事

本人只申請者遞交文件中的圖看到有車輛行走的路線，但並不知這 3 個申請會不會在申請的外圍築一道圍牆。另外，這 3 個申請有相接的地方，相接的地方是否會用圍牆來分開嗎？圍牆的存在都和申請者遞交的渠道和圍牆有密切關係，關乎是否需要範圍內渠道和範圍外渠道。

請 貴署(元朗東)能盡快幫助本人找出在哪份申請的文件裡提及這一點，因提交意見的時間只餘下一個星期，謝謝。

此致
潘先生 上

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月24日星期三 3:40
收件者: tpbd/PLAND
主旨: Re: A/YL-KTN/1135 and 1136 DD 107 Sha Po Tsuen Fung Kat Heung
類別: Internet Email

Dear TPB Members,

This week we have all the hoo ha about the opening of Hetao park "which aims to create a world-class cross-border innovation and technology hub". To be surrounded by low rise 19th century low tech warehouses and open storage surrounded by rusty metal barriers.

No wonder the community does not buy into the good stories.

Mary Mulvihill

From: [REDACTED]
To: tpbd <tpbd@pland.gov.hk>
Date: Sunday, 20 July 2025 4:30 AM HKT
Subject: A/YL-KTN/1135 and 1136 DD 107 Sha Po Tsuen Fung Kat Heung

A/YL-KTN/1135

Lots 832 S.B (Part), 842, 843 S.A (Part), 843 S.B (Part), 844, 845, 846, 847 (Part), 848 (Part), 886 (Part), 887 (Part), 888, 889, 890, 891, 892, 893, 894 (Part), 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 965 (Part), 967 RP (Part) and 1852 in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Site area: About 12,880sq.m Includes Government Land of about 36sq.m

Zoning: "Agriculture"

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

A/YL-KTN/1136

Lots 490 (Part), 491 (Part), 818, 819, 820 (Part), 821, 822, 823, 824 S.A (Part), 824 S.B RP (Part), 830 S.B RP (Part), 831 (Part), 832 S.A, 832 S.B (Part), 833, 834, 835, 836 (Part), 837, 843 S.A (Part), 843 S.B (Part), 847 (Part) and 848 (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Fung Kat Heung

Urgent Return receipt Expand Group Restricted Prevent Copy
Site area: About 10,240sq.m Includes Government Land of about 182sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The applications will be considered together as they are part of the same operation.

Strongest Objections to the filling in of over 20,000sq.mts close to a large village and in an area where there is a considerable amount of genuine farming activity.

Moreover, the Cat 3 designation prohibits such land use when there is no previous history of approved activities

Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and **further proliferation of such uses is not acceptable.**

A considerable amount of the district has been designated Cat 2. The excuse of development in NT cannot justify the ruination of every village in the area.

If the system has any integrity, questionable, the applications must be rejected.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260114-143548-46161

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

14/01/2026 14:35:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/1136

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. POON

意見詳情

Details of the Comment :

就規劃申請編號：A/YL-KTN/1135(簡稱：1135)-2025年12月22日及規劃申請編號：A/YL-KTN/1136(簡稱1136)-2025年12月24日進一步資料的文件內容作出意見以下提問：

1. Drainage Proposal – Layout – D01 (1135-P.6, 1136-P.4)

Existing Overdecked Stream to be reinstated and provided with cast iron cover 將會還原，並會在渠面裝上鐵渠蓋，在進一步資料並沒有提及金屬欄的去向。如金屬欄將來乃存在，申請者或渠務署能在惡劣天氣時隨時待命清理淤塞物，確保水患不會出現在Lot841。

2. Drainage Proposal – Layout – D03(1135-P.8, 1136-P6)

在D01(1135-P.6, 1136-P.4)現有排水並沒有提及Lot902的排水口，D03裡CP5 是否接收 Lot 902的排水，因Lot841現成低窪地區，只要水不會流進來就沒問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260115-092740-22169

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

15/01/2026 09:27:40

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1136

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Alan Wong

Name of person making this comment:

意見詳情

Details of the Comment :

Dear city planing board members,

I am the resident living at lot [REDACTED] just next to the proposed application for the temporary warehouse.

I write to object the application A/YL-KTN/1136 application for the temporary where house applications.

1. the above applications lots were illegally topped up the land level to about 6 ft without permission from land department and cause flooding to my lots [REDACTED]

2. The where house (10 fts) just next to the residents 4 houses with 12 unites too close.

3. Environments and noise will affect residents.

4. Where house high 7-13m too high.

Please help and consider.

regards!

Alan Wong

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260120-090137-48464

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

20/01/2026 09:01:37

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1136

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Eugene Wong

Name of person making this comment:

意見詳情

Details of the Comment :

Official Complaint to the City Planning Board

Subject: Objection to Application for Temporary Warehouse – Lot DD107A/YL-KTN 1135/1136

Date: 20/1/26

Dear Members of the City Planning Board,

I am filing a formal objection to the pending temporary warehouse on Lot DD107A/YL-KTN 1135/1136 (the proposed site). Please consider the concerns outlined below, reflecting impacts on residents, farmland, and the local environment. This letter summarizes facts, observed conditions, risks, and requested actions.

1) Application Context and Locational Details

Application under review:** Temporary warehousing facility for Lot DD107A/YL-KTN 1135/1136.

Nearby properties:** Adjacent to residential and agricultural parcels, including Lot 975 with four village houses.

Prior approvals:** Unclear whether approvals from the Land Department, Drainage Department, or other authorities have been granted. Please verify all permits and conditions before modification or approval.

2) Illegal Fill and Alteration of the Land

Allegation of fill:** The vacant lot next to the proposed site appears to be filled with an estimated 5–6 feet of dirt, encroaching on surrounding boundaries.

Implications:** Filling can disturb drainage, increase runoff and flood risk, and may violate zoning and environmental rules.

Request:** Initiate formal inspections by the Land Department, Environmental Protection/Environment Directorate, and Building and Zoning to determine:

Legality of fill and required permits/notifications.

Compliance with setbacks, height, and density for the proposed use.

Remediation and restoration responsibilities.

3) Impact on Surrounding Properties

Elevation and drainage:** Fill has altered topography, making Lot 975 residents and nearby properties relatively lower and more prone to water pooling toward homes and farmland.

Flood risk:** Altered drainage increases flood susceptibility during rainfall.

Historical rainfall:** Past year has seen flooding on farmland and parcels near the site; the warehouse footprint could worsen conditions without adequate drainage.

4) Flooding and Drainage Concerns

Drainage gaps:** No evident drainage system around the site to manage stormwater and prevent runoff to neighboring properties.

Industrial runoff risk:** Warehouse operations raise concerns about surface water contamination from spills, vehicle leaks, and wash water.

Assessment requests:** Require a Drainage Impact Assessment (DIA) including:
Stormwater modeling for design events.

Flood zone and storage considerations.

On-site detention/retention and off-site improvements.

Maintenance and pollution prevention plans.

5) Public Health, Noise, and Air Quality Concerns

Proximity to homes:** Very near residences, including families with young children and elderly residents.

Noise:** Loading/unloading, ventilation, and vehicle activity may degrade well-being without attenuation and controls.

Air quality:** Emissions, dust, and odors could affect respiratory health.

Mitigation:** Require:

Noise assessment and binding mitigation plan (barriers, restricted hours, quiet standards).

Air quality assessment with emission controls, dust suppression, vehicle-idling limits, and monitoring.

Maintenance plan to minimize odors and nuisance.

6) Fire Risk and Safety Concerns

Local fire risk:** Heightened concern given recent major fires near residential areas.

Structure details:** Proposed proposed height of 7–13 meters could influence fire spread and evacuation safety.

Access and firefighting:** Ensure adequate emergency access, water supply, hydrants, suppression systems, and clear egress routes.

Requirements:** Fire Safety Impact Assessment including:

Fire risk zoning.

On-site suppression measures and maintenance.

Coordination with local fire services for drills and response plans.

7) Agricultural Implications and Food Security

Farmland impacts:** Flooding, sediment deposition, potential contamination, and altered soil fertility.

Food security:** Local farming depends on stable drainage and water quality.

Protections:** Request explicit protections for agricultural land, including:

Setbacks and barriers to prevent runoff into farmlands.

Regular soil and water quality monitoring.

Spill containment and remediation plans.

8) Procedural Fairness and Due Process

Transparency:** We seek full transparency on permits, environmental assessments, drainage plans, and zoning approvals.

9) Specific Questions for the City Planning Board

Has the Land Department granted approvals or permits for land alteration/fill/construction? Please provide confirmations and copies.

Have the Drainage Department or water authorities issued drainage plans, flood risk assessments, or retention requirements? Please share documentation.

What are the official zoning classifications for Lot DD107A/YL-KTN 1135/1136, and how does the project conform to setbacks, height, and land-use restrictions?

Will a detailed drainage impact assessment and on-site/off-site improvements be required? Time line and responsible parties?

What noise and air quality standards will apply, and what monitoring/enforcement will protect residents?

How will fire safety be addressed (access, water, suppression, coordination with fire services)?

Are there buffers, vegetation screens, or noise/odor barriers proposed to mitigate impacts?

What steps will ensure compliance with environmental and zoning regulations, and how will violations be enforced?

10) Requested Actions and Remedies

Deferral and review:** Request deferral pending a comprehensive, independent review, including:

Site inspections to verify fill and legality.

DIA with mitigation plan.

Independent environmental/health risk assessments (noise, air, water, soil).

Fire Safety Impact Assessment and emergency plan.

Public disclosure of all permits, approvals, and conditions.

Protections:** Consider conditions to protect nearby homes and farmland pending review.

Sincerely,

Eugene Wong

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 16:29
收件者: tpbpd/PLAND
主旨: KFBG's comments on SIX planning applications
附件: 260120 s16 TKL 827, 828 & 829.pdf; 260120 s16 MKT 56.pdf; 260120 s16 KTN 1135 & 1136.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding SIX 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

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

20th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years**

(A/YL-KTN/1135)

&

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

(A/YL-KTN/1136)

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:

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of 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 sites are located within one of the proposed APAs (e.g., Fung Kat Heung). If they are not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application sites, and then to consider with relevant authorities as to whether the proposed uses 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 sites are within APA (even not the entire sites are within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve these applications. We urge the Board to consider whether the approval of any of these applications would affect the APA policy proposed by the government (e.g., if any of these applications is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject these applications as they are not in line with the planning intention of the Agriculture zone; if either of them is to be approved, we urge the Board to consider whether the site would need to be reinstated (e.g., the filled portion) upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

7. Thank you for your attention.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260121-014044-75029

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

21/01/2026 01:40:44

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1136

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wong Wing Kwong

Name of person making this comment:

意見詳情

Details of the Comment :

Objection of changing the agriculture land to industry land

Application # A/YL-KTN/1135 & A/YL-KTN/1136

I have recently notice of a planning application for changing the agriculture land to godown and storage purpose. I am living in Sha Po Tsuen, Kam Tin and my house is very close to the land which is tender the planning application for changing of the nature of the land. I would like to object on noise and dust pollution during the daily warehouse operation, increased traffic, block view, and reduced air circulation when the warehouse set up in the land. High risk for Typhoon and Heavy raining caused serous flooding etc.

Please considerate to our concern and do not give approval of changing of the land purpose. Thank you for your kind understanding of our concern.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260121-013526-41382

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

21/01/2026 01:35:26

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1136

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 黃永樂

Name of person making this comment:

意見詳情

Details of the Comment :

事項：反對在農地上興建倉庫

申請編號 # A/YL-KTN/1135 & A/YL-KTN/1136

本人黃永樂是元朗沙埔村原居民，居住在上述地段側。近來得悉一些外來人士在我住屋旁的農地周邊申請興建倉庫，這樣對我和家人做成極大噪音和滋擾。亦同時構成人身危險因申請倉庫土地跟我家相距只有拾多尺，如與到台風或下大雨便會有問題。另倉庫每天在操作時會發出噪音，由於貨倉位置跟民居太接近，故絕對不適宜在這土地上建倉庫。我本人強烈反對上述的興建倉庫申請，要求貴處不給與批出有關申請。謝謝關注。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260121-013800-41249

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

21/01/2026 01:38:00

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1136

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. 黃有頤

Name of person making this comment:

意見詳情

Details of the Comment :

事項: 反對在農地上建倉庫

申請編號 # A/YL-KTN/1135 & A/YL-KTN/1136

本人黃有頤是元朗沙埔村居民，在上述地段耕種幾拾年。近來得悉一些外來人士在我的農地周邊旁申請興建倉庫，這樣對我耕種做成極大影響。有關影響包括環景改變做成污染，土地填泥會導致渠道淤塞，雨水會倒流入農田做成水浸。倉庫罷放或疊高貨物會因颱風或下大雨導致貨物倒跌入農田/農莊土地上做成破壞。由於倉庫土地和我家農田是相連的，有關影響是非常大。我本人強烈反對上述的興建倉庫申請，要求貴處不予批出有關申請。謝謝關注。