

2026年 1月 6日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式接納收到
申請的日期。

This document is received on 6 JAN 2026
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

250 2636

17/11 by Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	SOS MAL A / NE-FTA / 271
	Date Received 收到日期	- 6 JAN 2026

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

1. Name of Applicant 申請人姓名/名稱

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

Dragon Ace Investment Limited 傑龍投資有限公司

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 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, 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 15,724 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 17,248 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) 374 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 Fu Tei Au and Sha Ling OZP No.: S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone "Government, Institution or Community" Zone "Open Storage" Zone Area shown as 'Road'
(f) Current use(s) 現時用途	warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on 31/10/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- posted notice in a prominent position on or near application site/premises on
_____ (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 14/11/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

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

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

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

Proposed uncovered land area 擬議露天土地面積 7,100sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 8,624sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

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

Proposed non-domestic floor area 擬議非住用樓面面積 17,248sq.m About 約

Proposed gross floor area 擬議總樓面面積 17,248sq.m About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層
請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (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 5

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 2

Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 19:00, no operation on Sunday and public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<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)) Accessible from Man Kam To Road via a local access.</p> <p><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)</p> <p>No 否 <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。)																															
(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</p> <p>No 否 <input checked="" 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>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 15,724 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.8... m 米 <input type="checkbox"/> About 約</p> <p><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> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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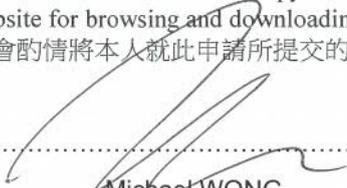
(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 </p> <p><input type="checkbox"/> month(s) 個月 </p>

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


.....
Michael WONG
.....

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches 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

07/11/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
Site area 地盤面積	 <p>15,724 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 374 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</p>
Plan 圖則	Approved Fu Tei Au and Sha Ling OZP No.: S/NE-FTA/18
Zoning 地帶	"Agriculture" Zone "Government, Institution or Community" Zone "Open Storage" Zone Area shown as 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	17,248 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.1 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7 -13 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
		2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	55	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	5	
	Private Car Parking Spaces 私家車車位	5	
	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)		

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	4	
	Taxi Spaces 的士車位	N/A	
	Coach Spaces 旅遊巴車位	N/A	
	Light Goods Vehicle Spaces 輕型貨車車位	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	2	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Plan showing the land status of the application site, Swept path analysis Plan showing the zoning of the application site, Plan showing the filling of land area of the application site		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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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 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (Plans 1 to 3).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR"), "Government, Institution or Community" ("GIC") and "Open Storage" ("OS") Zones and area shown as 'Road' on the Approved FU Tei Au and Sha Ling Outline Zoning Plan No.: S/NE-FTA/18 (Plan 2). According to the Notes of the OZP, 'warehouse' is always permitted within the "OS" zone, however, it is not a column one nor column two use with the "AGR" and "GIC" zones. Therefore, planning permission is required for the proposed development.
- 2.2 Although majority of the Site falls within area zoned as "AGR", there is no active agricultural activity within and the vicinity of the Site. The Site is also surrounded by open storage yards, container vehicle park, area occupied by temporary structures for warehouses, workshops and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject "GIC" zone, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "GIC" and "AGR" zones and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, several applications for 'Warehouse' use were approved by the Board within/partly within the same "AGR" zone in the previous 5 years, which the application site

of the latest application (No. A/NE-FTA/247) is located approximately 50m north to the Site, was approved by the Board on a temporary basis of 3 years in December 2024. Hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.

- 2.4 The Site is the subject of an approved S.16 planning application (No. A/NE-FTA/238) for the same 'warehouse' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis in June 2024. Approval of the current application is in line with the Board's previous decision. When compared with the previous application (No. A/NE-FTA/238), all the major development parameters remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/NE-FTA/238		Date of Compliance
(d)	The submission of a Drainage Impact Assessment (DIA)	Not complied with
(e)	The implementation of the flood mitigation measures and drainage facilities as proposed in the DIA	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	Not complied with
(h)	The implementation of the FSIs proposal	Not complied with
(i)	The submission of traffic management measures including a temporary traffic implementation scheme	Not complied with
(j)	The implementation of the accepted traffic management measures	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage, fire safety and traffic aspects. Details are as follows:

Drainage aspect

- 2.6 The applicant submitted a DIA report to comply with condition (d) on 23.12.2024, 01.04.2025 and 24.10.2025 while comments from the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD) on the latest submission made on 24.10.2025 are pending.

Fire safety aspect

- 2.7 The applicant submitted a fire service installations (FSIs) proposal to comply with condition (g) report to comply with condition (g) on 09.01.2025 and 15.10.2025 while the latest submission was considered not acceptable by the Director of Fire Services (D of FS) on 24.10.2025. There is insufficient for the applicant to address comments from D of FS within the specified period of time.

Traffic aspect

- 2.8 The applicant submitted a set of proposed traffic management measures to comply with condition (i) on 23.12.2024, 20.01.2025 and 22.10.2025 while comments from the Commissioner for Transport (C for T) on the latest submission made on 22.10.2025 are pending.
- 2.9 In support of the application, the applicant has submitted a DIA report, FSIs proposal a set of proposed traffic management measures to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site area is 15,724 m² (about), including 374 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of three 2-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown), FSIs, site offices and washrooms with total GFA of 17,248 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 25 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 2 – Major Development Parameters

Application Site Area	15,724 m ² (about), including 374 m ² (about) of GL
Covered Area	8,624 m ² (about)
Uncovered Area	7,100 m ² (about)
Plot Ratio	
	1.1 (about)
Site Coverage	
	55 % (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,248 m ² (about)
Building Height	
	7 m – 13 m (about)
No. of Storey	
	2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site has already been filled with concrete for site formation of structure, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The current application serves to regularize the existing filled area. As heavy loading of vehicles and construction materials would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational meet and that has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). A total of 9 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	5
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (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**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction						2-Way Total
	PC		MGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	2	0	2	0	7
Trips at <u>PM peak</u> per hour (19:00 – 20:00)	0	3	0	2	0	2	7
Average trip per hour (09:00 – 19:00)	1	1	1	1	1	1	6

3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.

3.7 The applicant will implement good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN) 1/24* to when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing will be erected along the Site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that

there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

- 3.8 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of DIA, FSIs proposal and proposed traffic management measures; as well as implementation of the said proposals once the proposals are being approved by relevant departments after the planning application is approved by the Board to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

November 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Filling of Land
Plan 6	Swept Path Analysis

APPENDICES

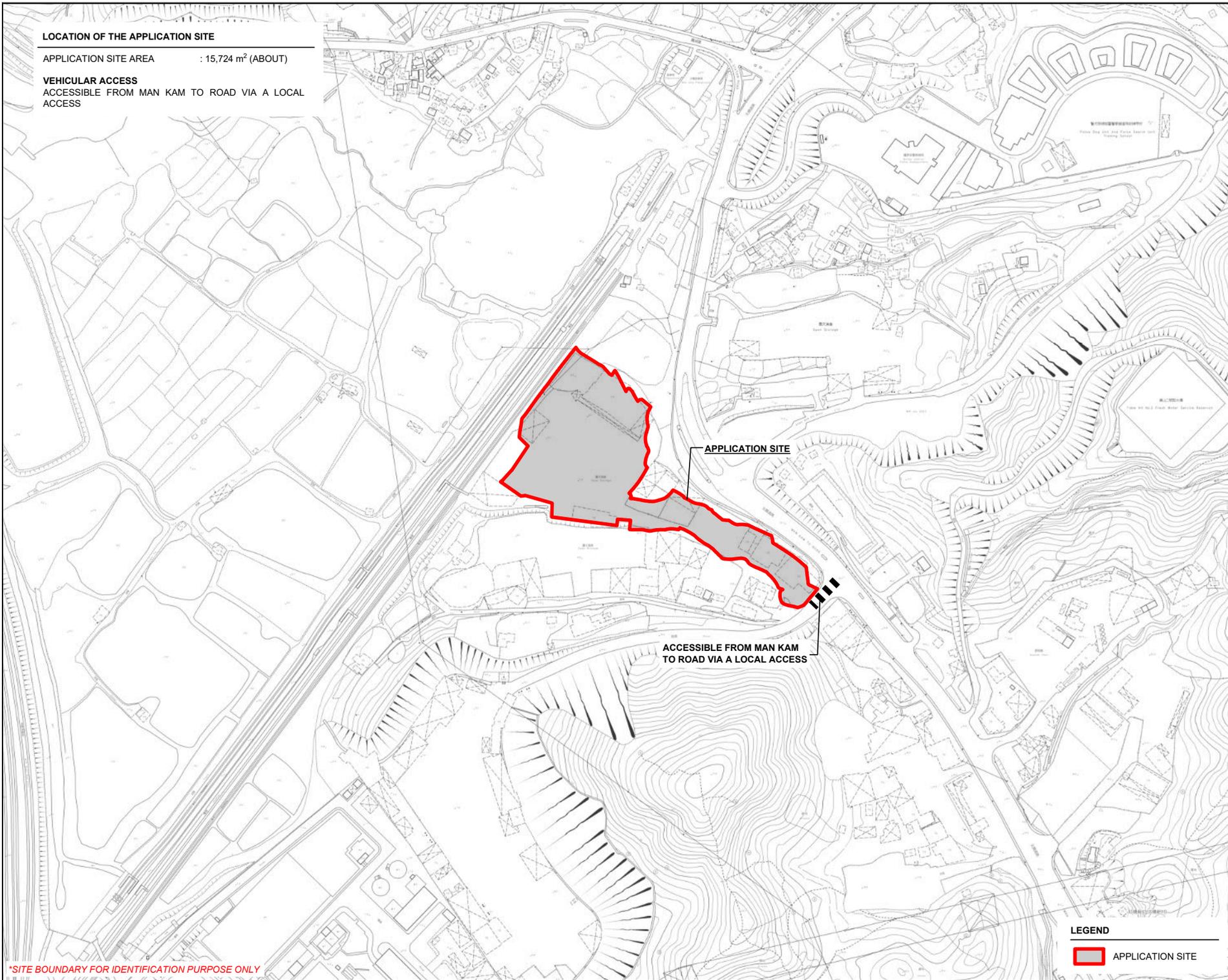
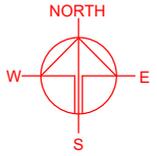
Appendix I	Drainage Impact Assessment
Appendix II	Fire Service Installations Proposal
Appendix III	Proposed Traffic Management Measures

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM MAN KAM
TO ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY: MN DATE: 27.10.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

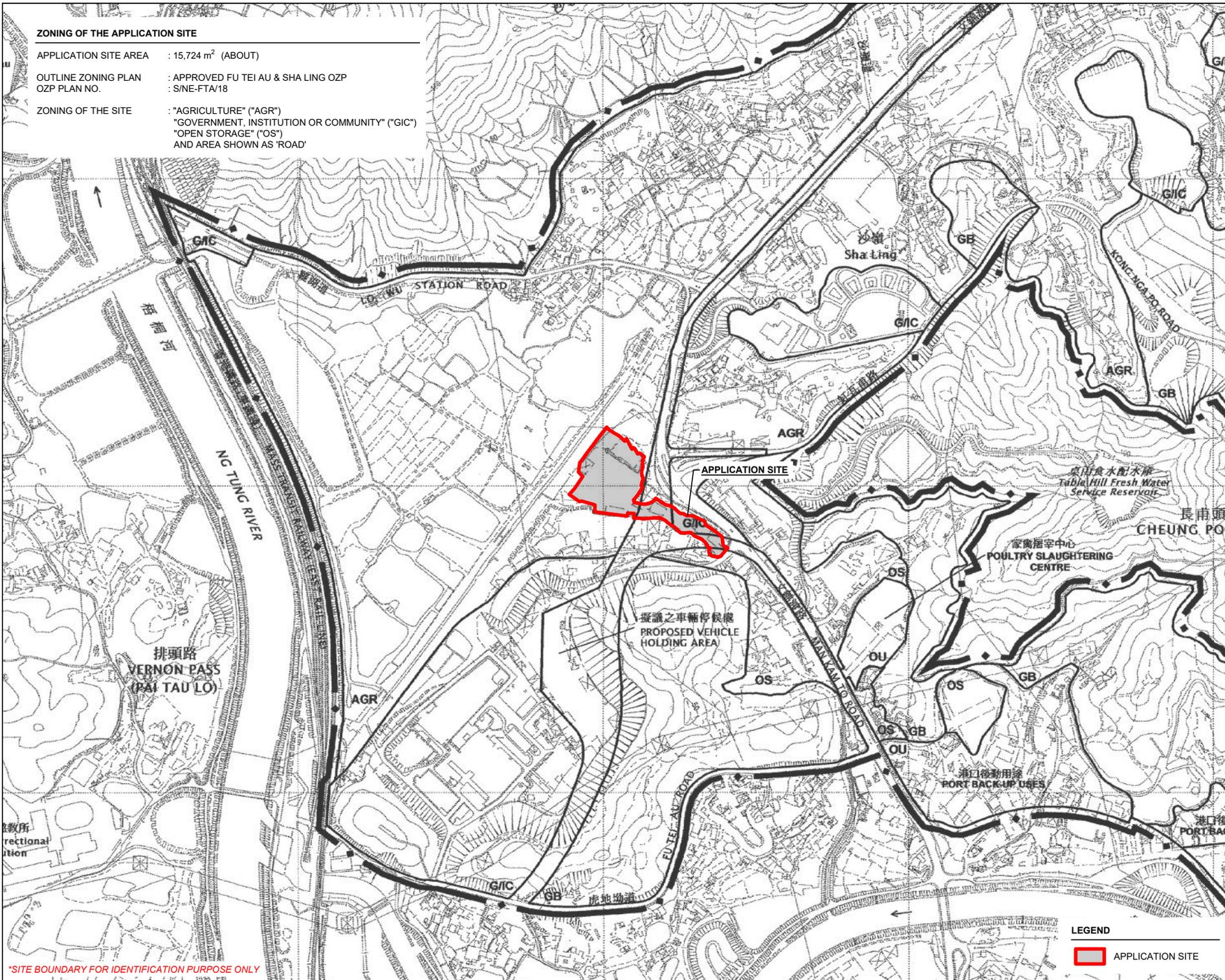
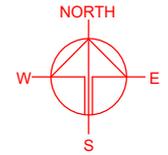
DWG. NO. PLAN 1 VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED FU TEI AU & SHA LING OZP
OZP PLAN NO. : S/NE-FTA/18

ZONING OF THE SITE : "AGRICULTURE" ("AGR")
"GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")
"OPEN STORAGE" ("OS")
AND AREA SHOWN AS "ROAD"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

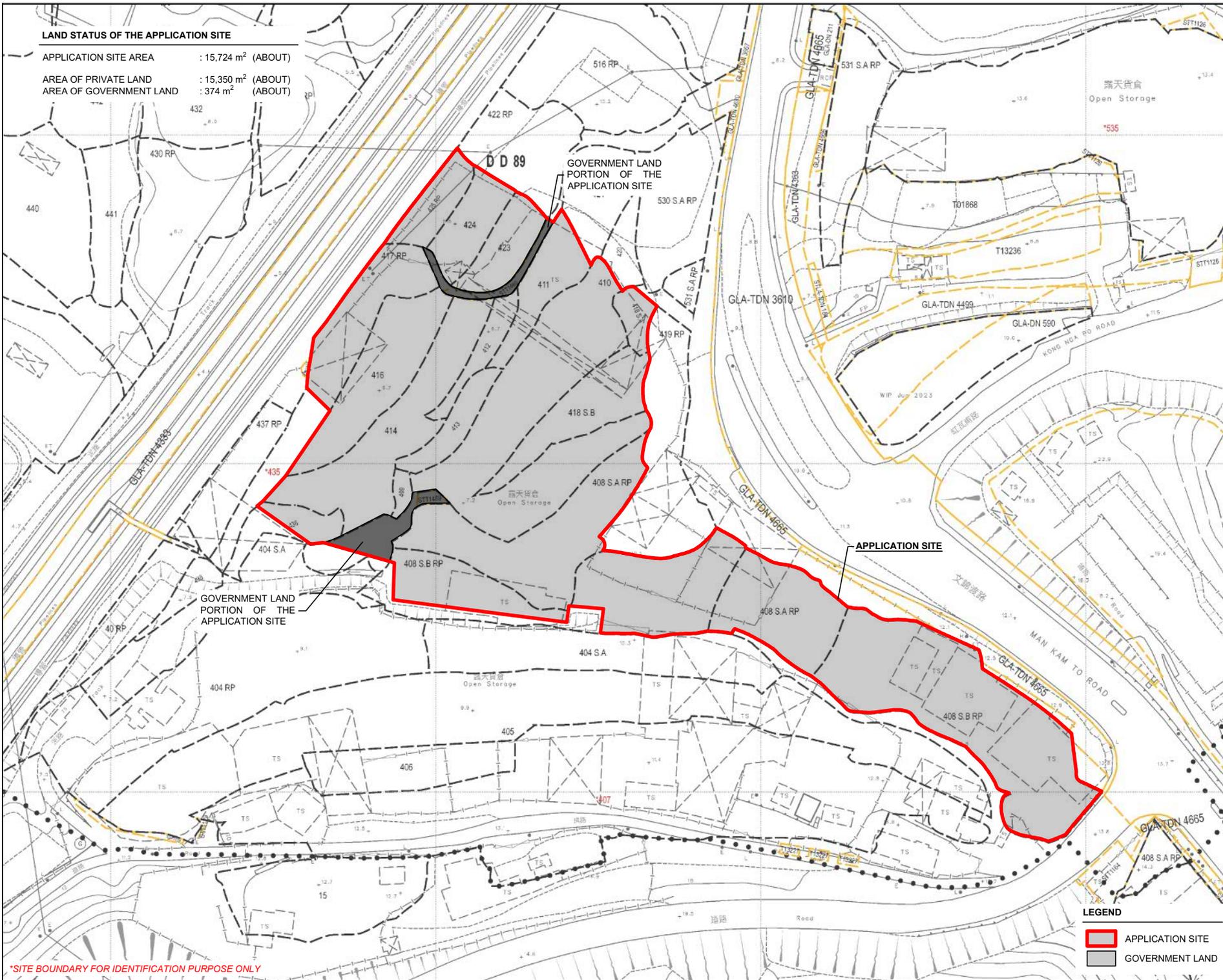
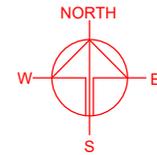
SCALE
 1 : 8000 @ A4

DRAWN BY MN	DATE 27.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 AREA OF PRIVATE LAND : 15,350 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 374 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT

PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1: 1500 @ A4

DRAWN BY MN	DATE 27.10.2025
REVISED BY	DATE
APPROVED BY	DATE

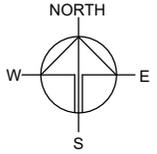
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 27.10.2025

REVISED BY: DATE:

APPROVED BY: DATE:

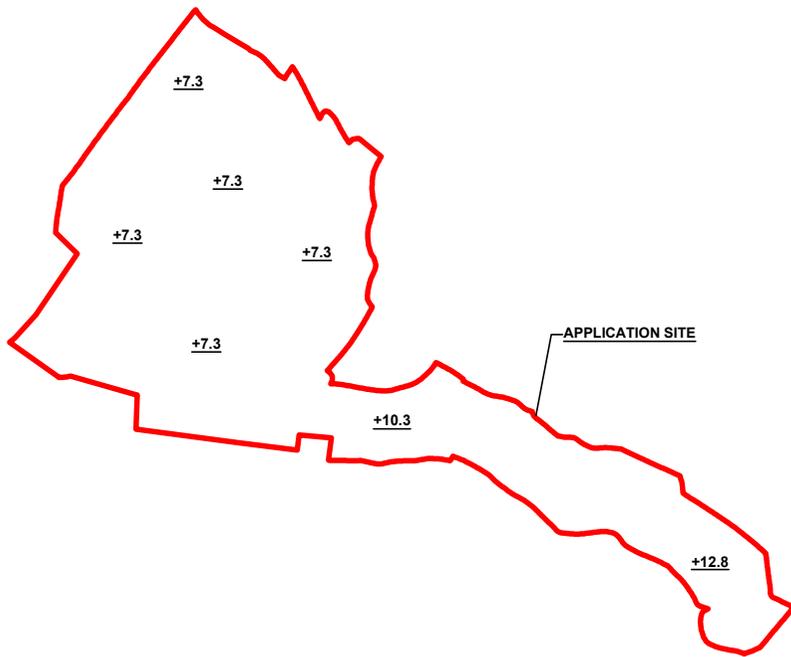
DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 002

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 EXISTING SITE SURFACE : CONCRETE
 EXISTING SITE LEVELS : +7.3 mPD TO +12.8 mPD (ABOUT)



EXISTING SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND

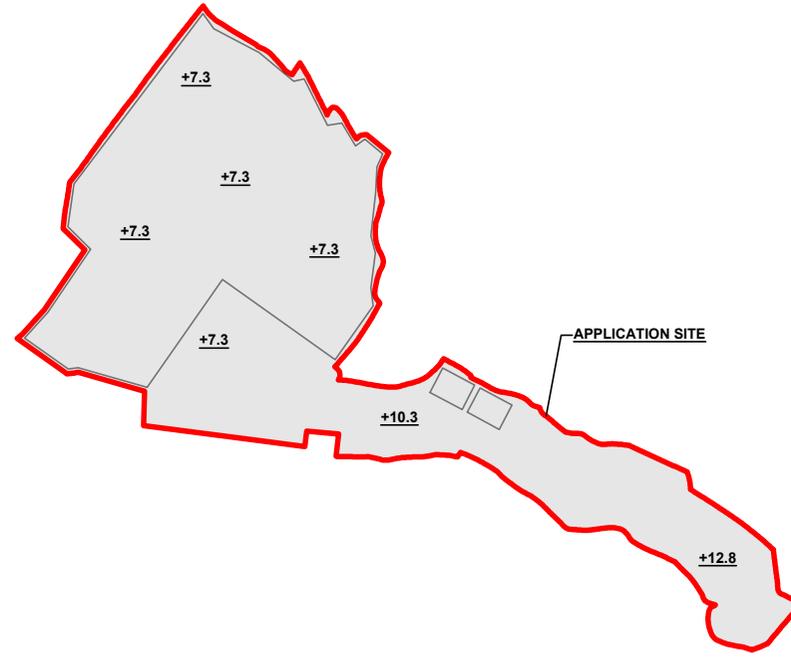
- APPLICATION SITE
- +3.4 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 COVERED BY STRUCTURE : 8,624 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 15,724m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.8 m
 PROPOSED SITE LEVELS : +7.3 mPD TO +12.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

**THE APPLICATION SITE HAS ALREADY BEEN FILLED TO THE PROPOSED LEVEL. NO FURTHER FILLING OF LAND IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.*

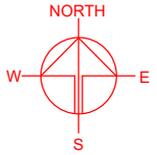


PROPOSED SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- LAND FILLING AREA
- +3.4 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY	DATE
MN	27.10.2025

REVISED BY	DATE

APPROVED BY	DATE

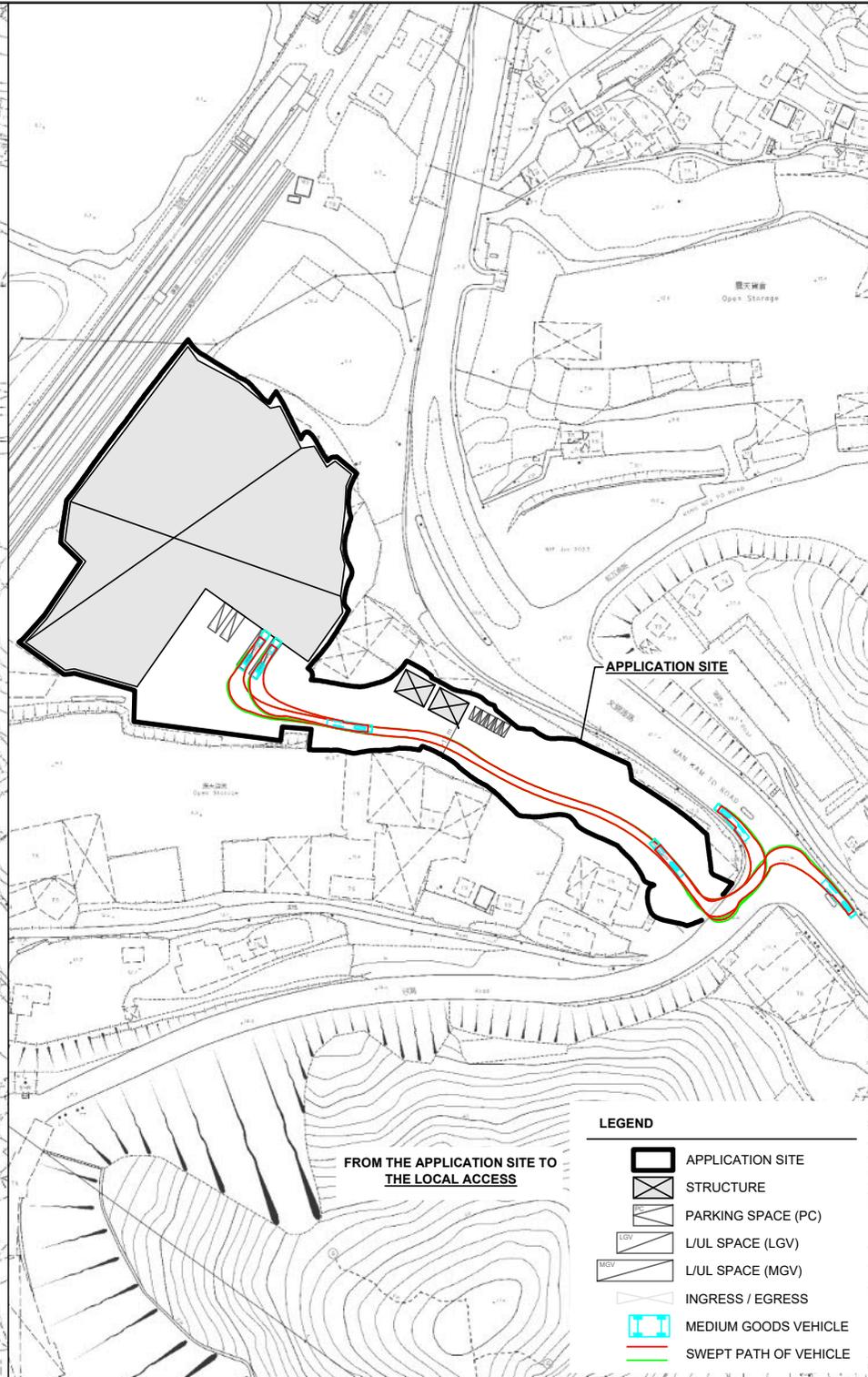
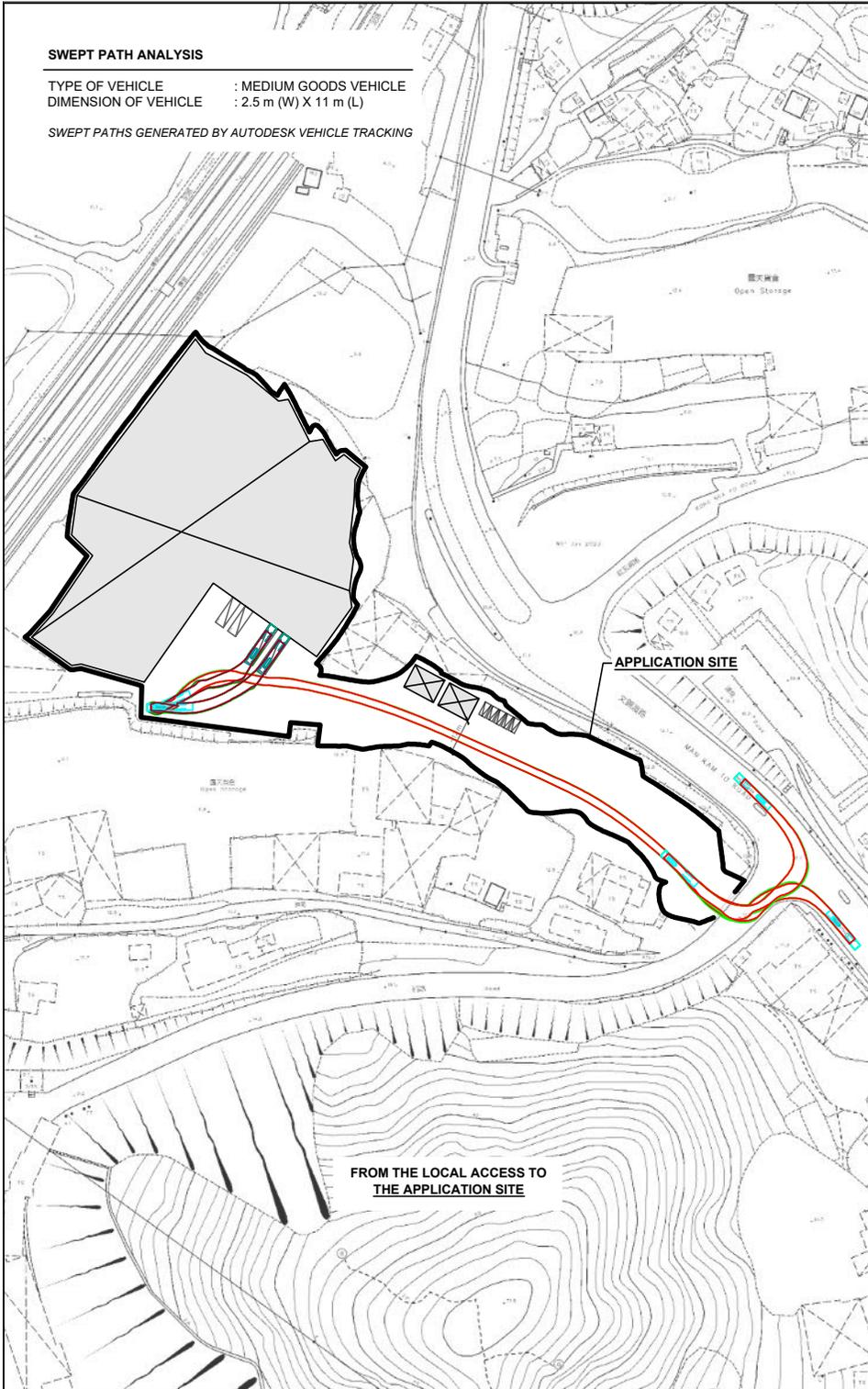
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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SWEPT PATH ANALYSIS

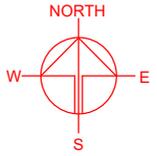
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  L/LUL SPACE (LGV)
-  L/LUL SPACE (MGV)
-  INGRESS / EGRESS
-  MEDIUM GOODS VEHICLE
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT


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

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWN BY: MN DATE: 27.10.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEEP PATH ANALYSIS

DWG NO. PLAN 6 VER. 002

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture", "Government, Institution or Community", and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Appendix I

Drainage Impact Assessment

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

Drainage Impact Assessment

Oct 2025



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2	Development Proposal.....	2
2.1	The Proposed Development	2
3	Assessment Criteria.....	2
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4.1.	Proposed Channels	5
5	Conclusion.....	5

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Figure 2 – Existing Drainage Plan
Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 – Sections

List of Appendix

Appendix A – Design Calculation
Appendix B – Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission for a proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years and associated filling of land at the application site for at various lots in D.D. 89 and adjoining government land, Fu Tei Au, Sheung Shui, New Territories
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside Man Kam To Road. It has an area of approx. 15,724 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is fully hard paved with level various from approx. +6.5mPD to + 12.6mPD. The proposed site is intent to maintain fully paved for formation of structures, parking, circulation area with proposed level from +7.3mPD to +12.8mPD.
- 1.2.3 There are existing watercourses at the west of the application site, which would discharge to existing stream/ pond at northwest and eventually discharge to Ng Tung River. **Figure 2** indicate the existing drainage system of the area. Photos of existing watercourse are shown in **Appendix D**.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 15,724 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4-2**.

Proposed Development	
Total Site Area (m ²)	15,724
Paved Area before and after Development (m ²)	15,724

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

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

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

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

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

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

4 Proposed Drainage System

4.1. Proposed Channels

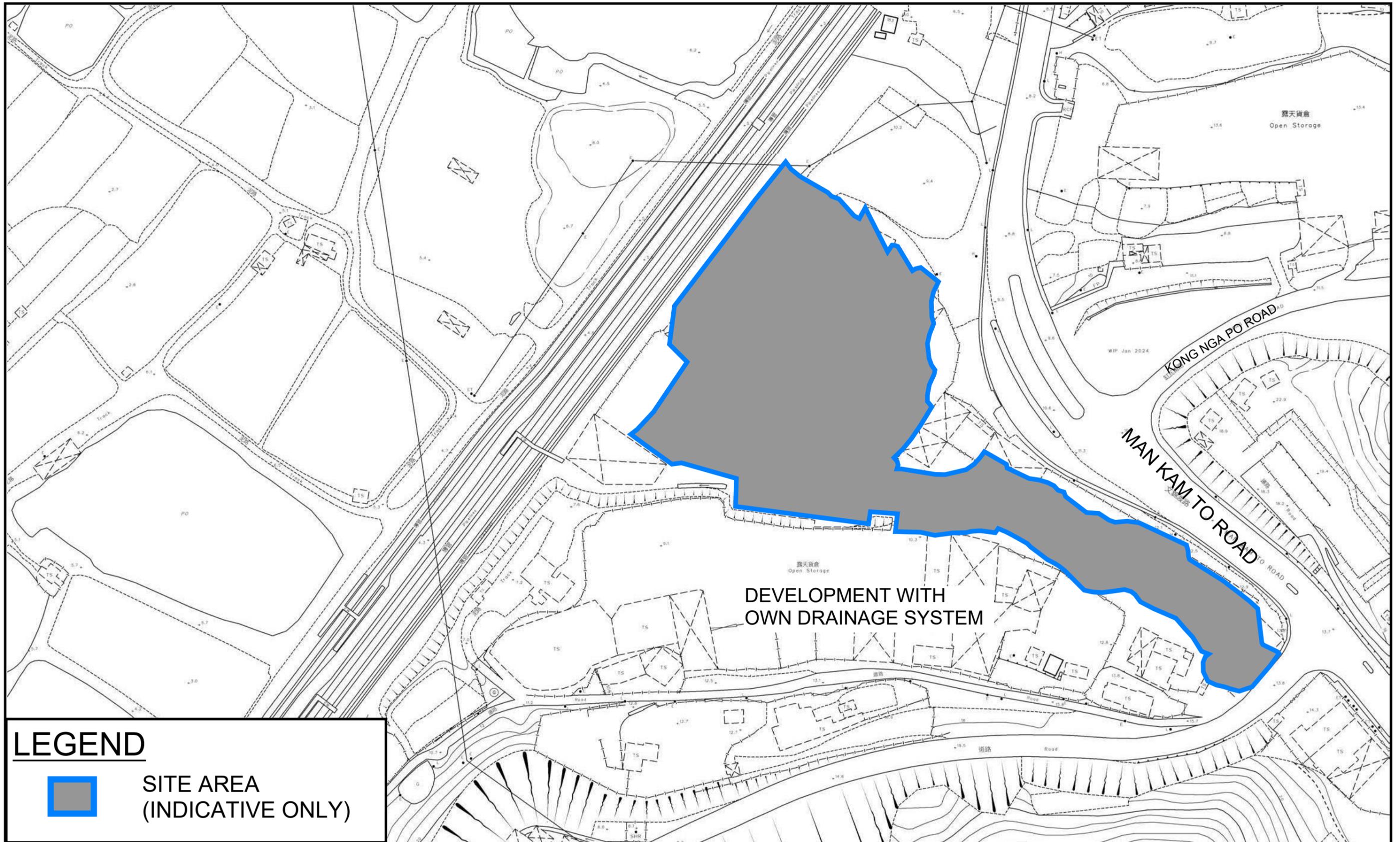
- 4.1.1 Proposed channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing stream at the west.
- 4.1.2 The existing site is fully paved, no additional runoff is generated due to the proposed development.
- 4.1.3 The design calculations of proposed UChannel and checking of capacity of existing watercourse are shown in **Appendix A**. Due to rich in vegetation, not all existing watercourse is identified. One of the watercourses (2m (W) x 1.25m (D)) is used for checking of existing utilization (55.2%). The overall capacity is anticipated to be much larger than the one 2m (W) x 1.25m (D) watercourse.
- 4.1.4 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.5 The catchment plan is shown in **Figure 4**.
- 4.1.6 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development.
- 5.1.2 The existing site is fully paved, no additional runoff is generated due to the proposed development. With implementation of proposed drainage system, no adverse drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND



**SITE AREA
(INDICATIVE ONLY)**

PROJECT:

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

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

TITLE

SITE LOCATION PLAN

FIGURE NUMBER

FIGURE 1

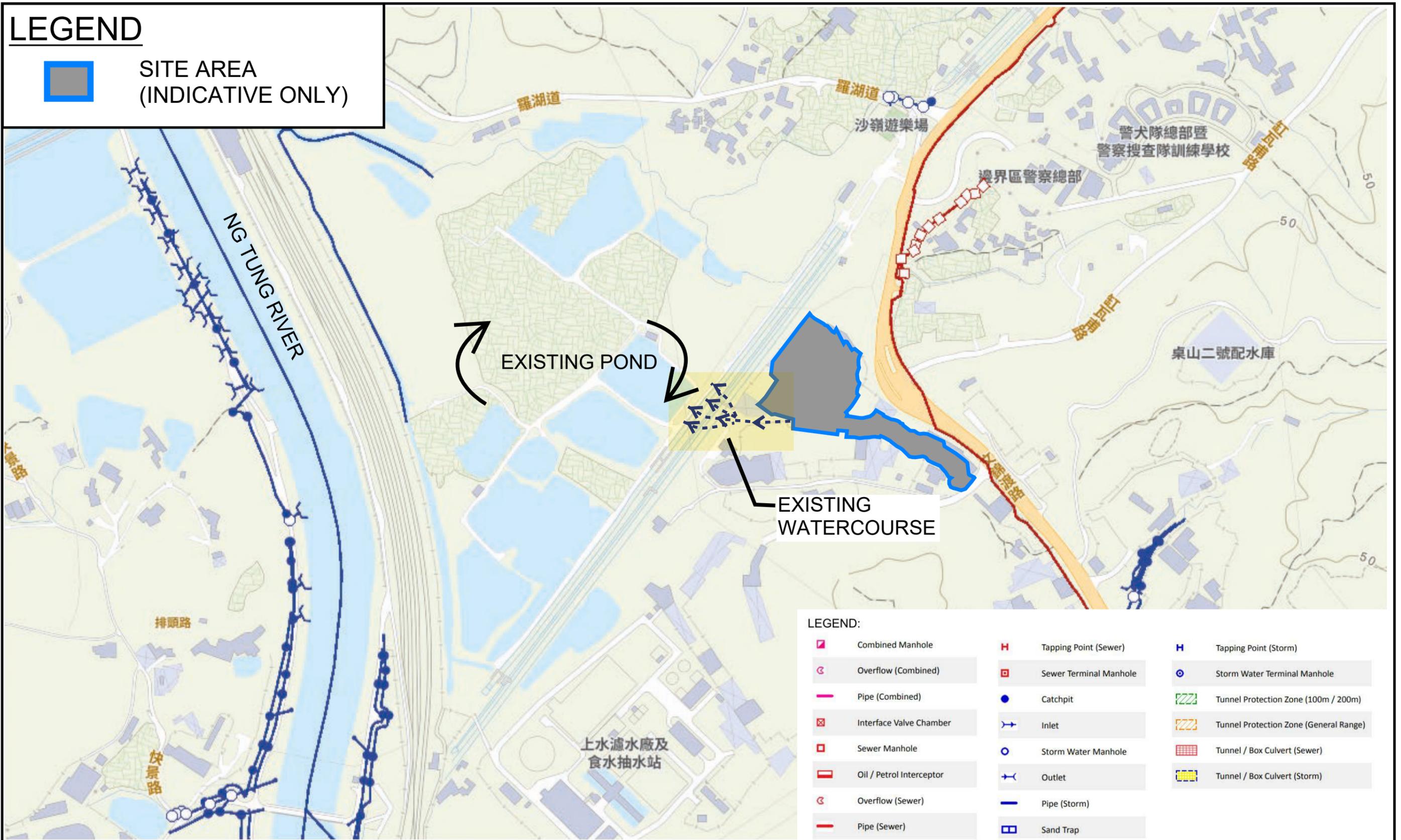


VER	DESCRIPTION	DATE

LEGEND



SITE AREA
(INDICATIVE ONLY)



PROJECT:

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

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER

FIGURE 2

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

LEGEND

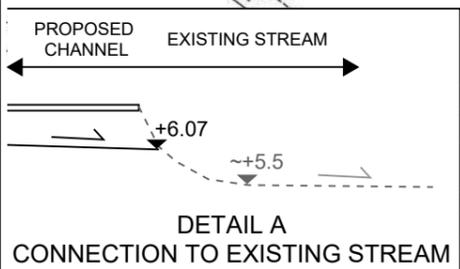
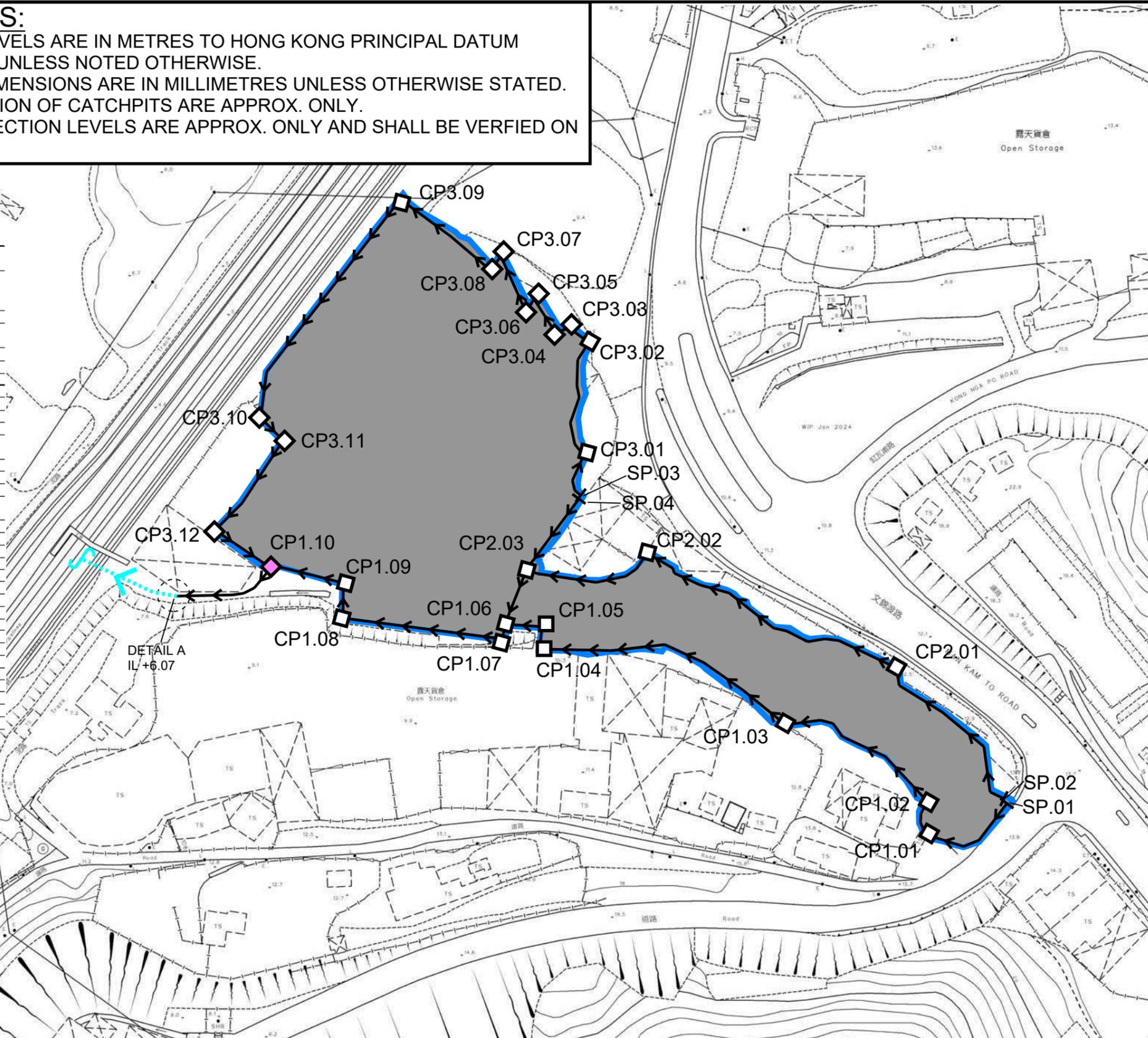
-  SITE AREA (INDICATIVE ONLY)
-  EXISTING STREAM
-  PROPOSED CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT W/TRAP

NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.

DRINAGE SCHEDULE

US MH/PIT	DS MH/PIT	US GL	DS GL	Size (mm)	Gradient (1 in)	Type	US IL	DS IL	U/S TYPE #	Length (m)	Remark
SP01	CP1.01	13.8	12.8	475	40	UC	13.43	12.425	SP	22.51	#SP: Start Point
CP1.01	CP1.02	12.8	12.0	375	40	UC	12.43	11.63	CP	11.70	
CP1.02	CP1.03	12.0	11.7	375	40	UC	11.63	10.22	CP	56.10	
CP1.03	CP1.04	11.7	10.3	500	200	UC	10.22	9.70	CP	68.00	
CP1.04	CP1.05	10.3	10.0	500	200	UC	9.70	9.40	CP	7.30	
CP1.05	CP1.06	10.0	9.5	500	200	UC	9.40	8.90	CP	11.80	
CP1.06	CP1.07	9.5	9.3	900	200	UC	8.60	8.40	CP	4.70	
CP1.07	CP1.08	9.3	7.3	900	200	UC	6.40	6.40	CP	52.20	
CP1.08	CP1.09	7.3	7.3	900	200	UC	6.40	6.34	CP	11.40	
CP1.09	CP1.10	7.3	7.3	900	250	UC	6.34	6.24	CP	27.50	
CP1.10	Existing Stream	7.3	7.3	900	250	UC	6.21	6.07	CP	34.80	
SP02	CP2.01	13.8	12.2	450	100	UC	13.35	11.75	SP	59.60	
CP2.01	CP2.02	12.2	10.3	450	100	UC	11.75	9.85	CP	91.60	
CP2.02	CP2.03	10.3	10.3	500	200	UC	9.70	9.48	CP	43.90	
CP2.03	CP1.06	10.3	9.5	500	200	UC	9.48	8.90	CP	19.70	
SP03	CP3.01	10.3	9.0	450	100	UC	9.85	8.55	SP	16.00	
CP3.01	CP3.02	9.0	8.0	450	100	UC	8.55	7.55	CP	37.90	
CP3.02	CP3.03	8.0	8.0	325	250	UC	7.18	7.14	CP	8.00	
CP3.03	CP3.04	8.0	8.0	325	250	UC	7.14	7.13	CP	4.20	
CP3.04	CP3.05	8.0	8.0	475	250	UC	7.13	7.08	CP	17.40	
CP3.05	CP3.06	8.0	8.0	325	250	UC	7.08	7.06	CP	5.10	
CP3.06	CP3.07	8.0	8.0	325	250	UC	7.06	6.90	CP	19.90	
CP3.07	CP3.08	8.0	8.0	325	250	UC	6.98	6.96	CP	4.40	
CP3.08	CP3.09	8.0	8.0	475	250	UC	6.96	6.81	CP	36.90	
CP3.09	CP3.10	8.0	8.0	325	250	UC	6.81	6.47	CP	84.90	
CP3.10	CP3.11	8.0	7.3	325	250	UC	6.47	6.43	CP	10.30	
CP3.11	CP3.12	7.3	7.3	325	250	UC	6.43	6.28	CP	36.70	
CP3.12	CP1.10	7.3	7.3	325	250	UC	6.28	6.21	CP	18.30	
SP04	CP2.03	10.3	10.3	600	200	UC	9.70	9.62	SP	16.00	



PROJECT:

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

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

TITLE

PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER

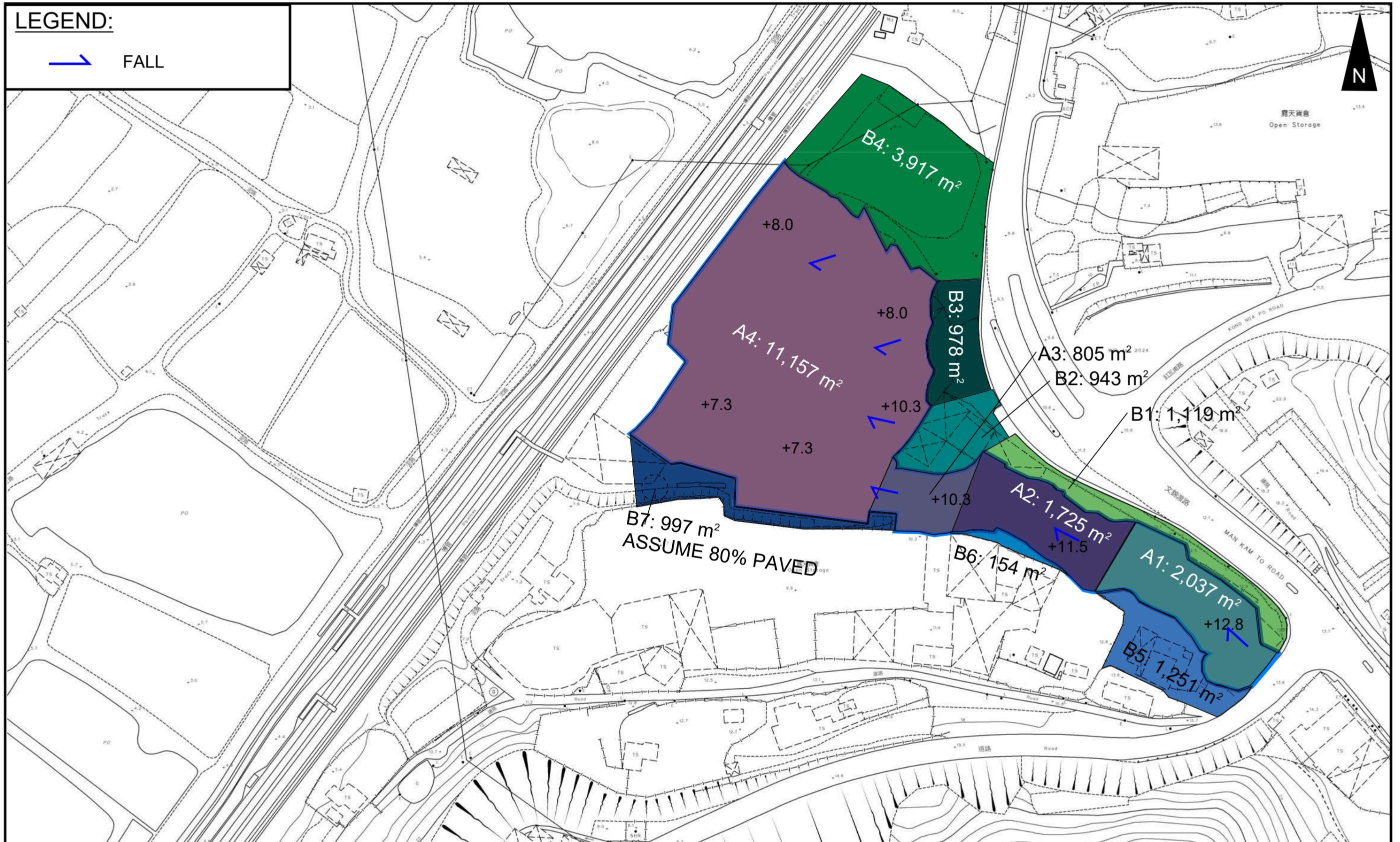
FIGURE 3



VER	DESCRIPTION	DATE

LEGEND:

→ FALL



PROJECT:

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

TITLE

CATCHMENT PLAN

FIGURE NUMBER

FIGURE 4

LOCATION:

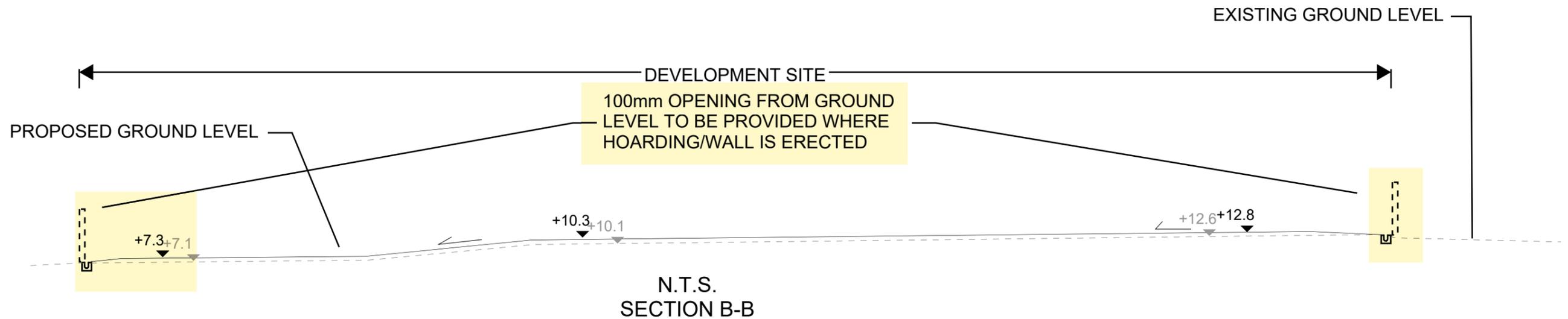
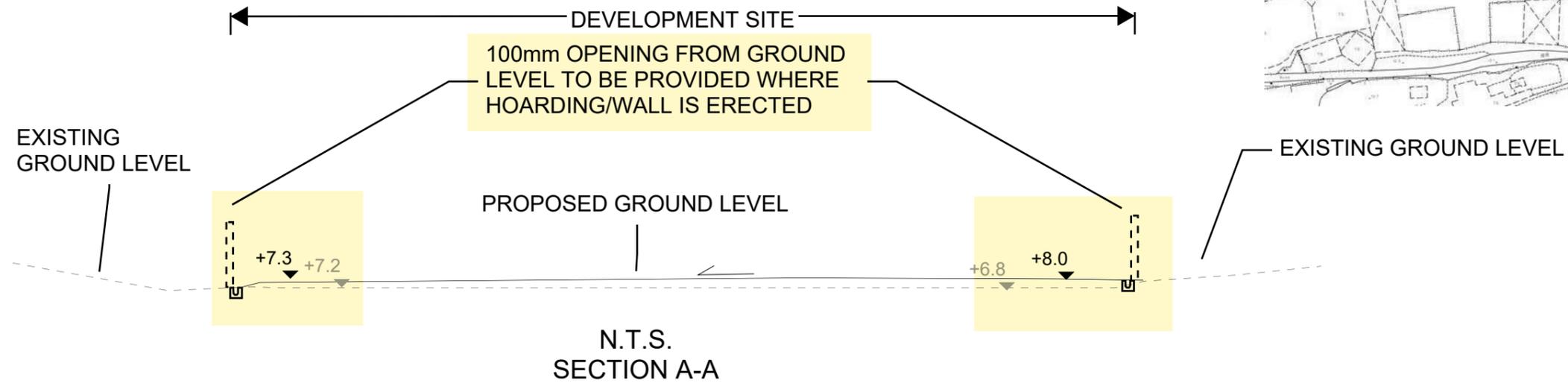
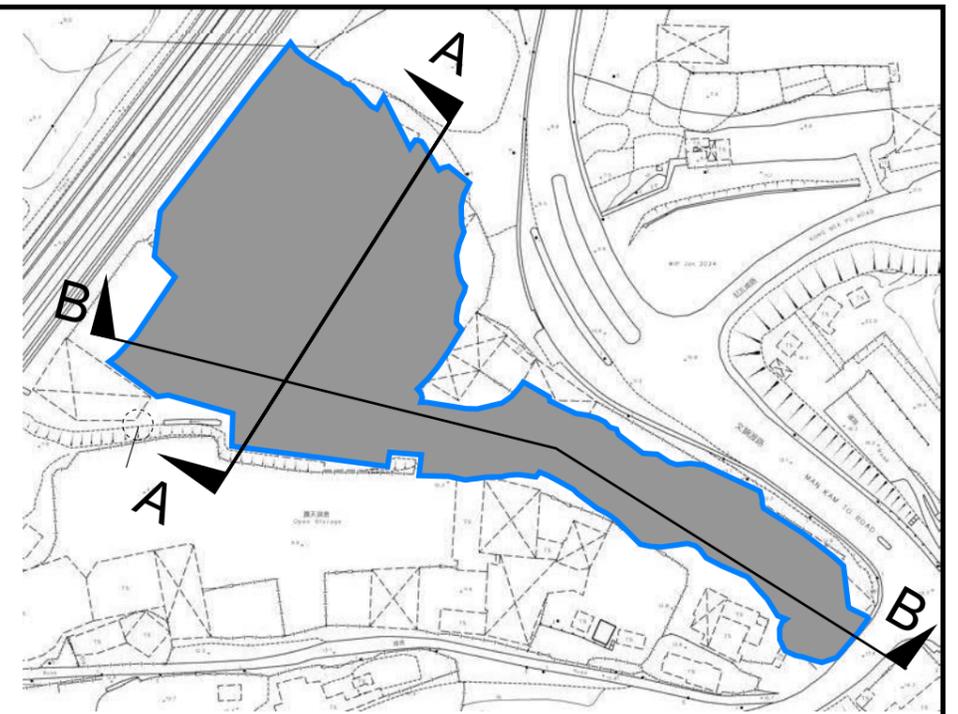
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

LEGEND

 SITE AREA (INDICATIVE ONLY)



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

TITLE SECTION

FIGURE NUMBER
 FIGURE 5

LOCATION:
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

North District

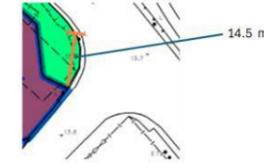
Return Period	1 in	10	years
---------------	------	----	-------

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	North District a	454.9
	North District b	3.44
	North District c	0.412

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) = 0.14465L / (H ^{1.485} A ^{0.1})	tc = to + tf
A	L	H1	H2		(min)	(min)
(m2)	(m)	(mPD)	(mPD)			
1119	14.5	13.8	12.8	6.897	0.7	0.7



Catchment Area Table (Area in m²)

Catchment	A1	A2	A3	A4	B1	B2	B3	B4	B5	B6	B7	Total Site Area (Before Development)	Total Site Area (After Development)
Total Area	2037	1725	805	11157	1119	943	978	3917	1251	154	997	15724	15724
Hard Paved Area	2037	1725	805	11157	1119	943	978	3917	1251	154	798	15724	15724
Unpaved Area	0	0	0	0	0	0	0	0	0	0	199	0	0
Equival. Area	1935.15	1638.75	764.75	10599.15	1063.05	895.85	929.1	3721.15	1188.45	146.30	827.51	14937.80	14937.80

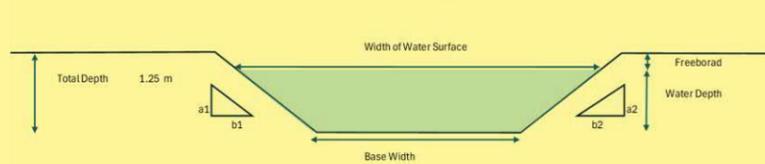
Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE [†]	Length m	V m/s	Capacity m ³ /s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Total Equivalent Area m ²	ToC min	Intensity mm/hr	Total Discharge m ³ /s	Utilization	Remark						
SP01	CP1.01	13.80	12.80	375	40	UC	13.43	12.43	SP	22.9	2.90	0.36	A1	B5								3123.60	0.70	253	0.22	60.4%						
CP1.01	CP1.02	12.80	12.00	375	40	UC	12.43	11.63	CP	11.7	2.90	0.36	A1	B5								3123.60	0.83	250	0.22	59.6%						
CP1.02	CP1.03	12.00	11.70	375	40	UC	11.63	10.22	CP	56.1	2.90	0.36	A1	B5								3123.60	0.90	248	0.22	59.2%						
CP1.03	CP1.04	11.70	10.30	600	200	UC	10.22	9.70	CP	88	1.78	0.57	A1	A2	A3	B5	B6					5673.40	1.22	241	0.38	66.7%						
CP1.04	CP1.05	10.30	10.00	600	200	UC	9.70	9.40	CP	7.3	1.78	0.57	A1	A2	A3	B5	B6	B7				6500.91	2.05	226	0.41	71.5%						
CP1.05	CP1.06	10.00	9.50	600	200	UC	9.40	8.90	CP	11.8	1.78	0.57	A1	A2	A3	B5	B6	B7				6500.91	2.12	224	0.41	71.1%						
CP1.06	CP1.07	9.50	9.30	900	200	UC	8.60	8.40	CP	4.7	2.33	1.68	Total Site Area (After Development)								B1	B2	B3	B4	B6	B6	B7	22667.06	2.51	218	1.37	81.7%
CP1.07	CP1.08	9.30	7.30	900	200	UC	8.40	6.40	CP	52.2	2.33	1.68	Total Site Area (After Development)								B1	B2	B3	B4	B6	B6	B7	22667.06	2.55	218	1.37	81.5%
CP1.08	CP1.09	7.30	7.30	900	200	UC	6.40	6.34	CP	11.4	2.33	1.68	Total Site Area (After Development)								B1	B2	B3	B4	B6	B6	B7	22667.06	2.92	212	1.34	79.5%
CP1.09	CP1.10	7.30	7.30	900	250	UC	6.34	6.23	CP	27.5	2.08	1.50	Total Site Area (After Development)								B1	B2	B3	B4	B6	B6	B7	22667.06	3.00	211	1.33	88.4%
CP1.10	Existing Stream	7.30	7.30	900	250	UC	6.21	6.07	CP	34.8	2.08	1.50	Total Site Area (After Development)								B1	B2	B3	B4	B6	B6	B7	22667.06	3.22	208	1.31	87.2%
SP02	CP2.01	13.80	12.20	450	100	UC	13.35	11.75	SP	59.6	2.07	0.37	A1	B1									2998.20	0.70	253	0.21	56.4%					
CP2.01	CP2.02	12.20	10.30	450	100	UC	11.75	9.85	CP	91.6	2.07	0.37	A1	A2	B1								4636.95	1.18	242	0.31	83.3%					
CP2.02	CP2.03	10.30	10.30	600	200	UC	9.70	9.48	CP	43.9	1.78	0.57	A1	A2	A3	B1	B2						6297.55	1.92	228	0.40	69.9%					
CP2.03	CP1.06	10.30	9.50	600	200	UC	9.48	8.90	CP	19.7	1.78	0.57	A1	A2	A3	B1	B2						6297.55	2.33	221	0.39	67.8%					
SP03	CP3.01	10.30	9.00	450	100	UC	9.85	8.55	SP	16	2.07	0.37	B3	B4									4650.25	0.70	253	0.33	87.4%					
CP3.01	CP3.02	9.00	8.00	450	100	UC	8.55	7.55	CP	37.9	2.07	0.37	B3	B4									4650.25	0.83	250	0.32	86.3%					
CP3.02	CP3.03	8.00	8.00	825	250	UC	7.18	7.14	CP	8	1.96	1.19	A4	B3	B4								15249.40	1.13	243	1.03	86.4%					
CP3.03	CP3.04	8.00	8.00	825	250	UC	7.14	7.13	CP	4.2	1.96	1.19	A4	B3	B4								15249.40	1.20	242	1.02	85.9%					
CP3.04	CP3.05	8.00	8.00	825	250	UC	7.13	7.08	CP	12.4	1.96	1.19	A4	B3	B4								15249.40	1.24	241	1.02	85.6%					
CP3.05	CP3.06	8.00	8.00	825	250	UC	7.08	7.06	CP	5.1	1.96	1.19	A4	B3	B4								15249.40	1.34	239	1.01	84.8%					
CP3.06	CP3.07	8.00	8.00	825	250	UC	7.06	6.98	CP	19.9	1.96	1.19	A4	B3	B4								15249.40	1.39	238	1.01	84.5%					
CP3.07	CP3.08	8.00	8.00	825	250	UC	6.98	6.96	CP	4.4	1.96	1.19	A4	B3	B4								15249.40	1.55	234	0.99	83.3%					
CP3.08	CP3.09	8.00	8.00	825	250	UC	6.96	6.81	CP	36.9	1.96	1.19	A4	B3	B4								15249.40	1.59	234	0.99	83.1%					
CP3.09	CP3.10	8.00	8.00	825	250	UC	6.81	6.47	CP	84.9	1.96	1.19	A4	B3	B4								15249.40	1.91	228	0.97	81.0%					
CP3.10	CP3.11	8.00	7.30	825	250	UC	6.47	6.43	CP	10.3	1.96	1.19	A4	B3	B4								15249.40	2.63	216	0.92	76.9%					
CP3.11	CP3.12	7.30	7.30	825	250	UC	6.43	6.28	CP	36.7	1.96	1.19	A4	B3	B4								15249.40	2.71	215	0.91	76.5%					
CP3.12	CP1.10	7.30	7.30	825	250	UC	6.28	6.21	CP	19.3	1.96	1.19	A4	B3	B4	B7							16076.91	3.02	211	0.94	79.0%					
SP04	CP2.03	10.30	10.30	600	200	UC	9.70	9.62	SP	16	1.78	0.57	B2								895.85	0.70	253	0.06	11.1%							

#SP: Start Point

Capacity Checking of Existing Stream



a1	1
b1	0
a2	1
b2	0
Total Depth	1.25 m
Base Width	2.00 m
Assumed Water Depth	0.95 m
Freeboard	0.30 m

Assumed Water Depth	Freeboard	Base Width*	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m ²	m	m		1 in	m/s	m ³ /s
0.95	0.30	2.00	2.00	1.90	3.90	0.49	0.035	200	1.25	2.38

Total Flow from The Application Site = 1.31 m³/s

Utilization Rate = 55.2%

Total flow from Application Site only occupy 55.2% of the existing stream.

Please kindly note the Existing Application Site is already fully paved. NO additional runoff generated from the proposed development

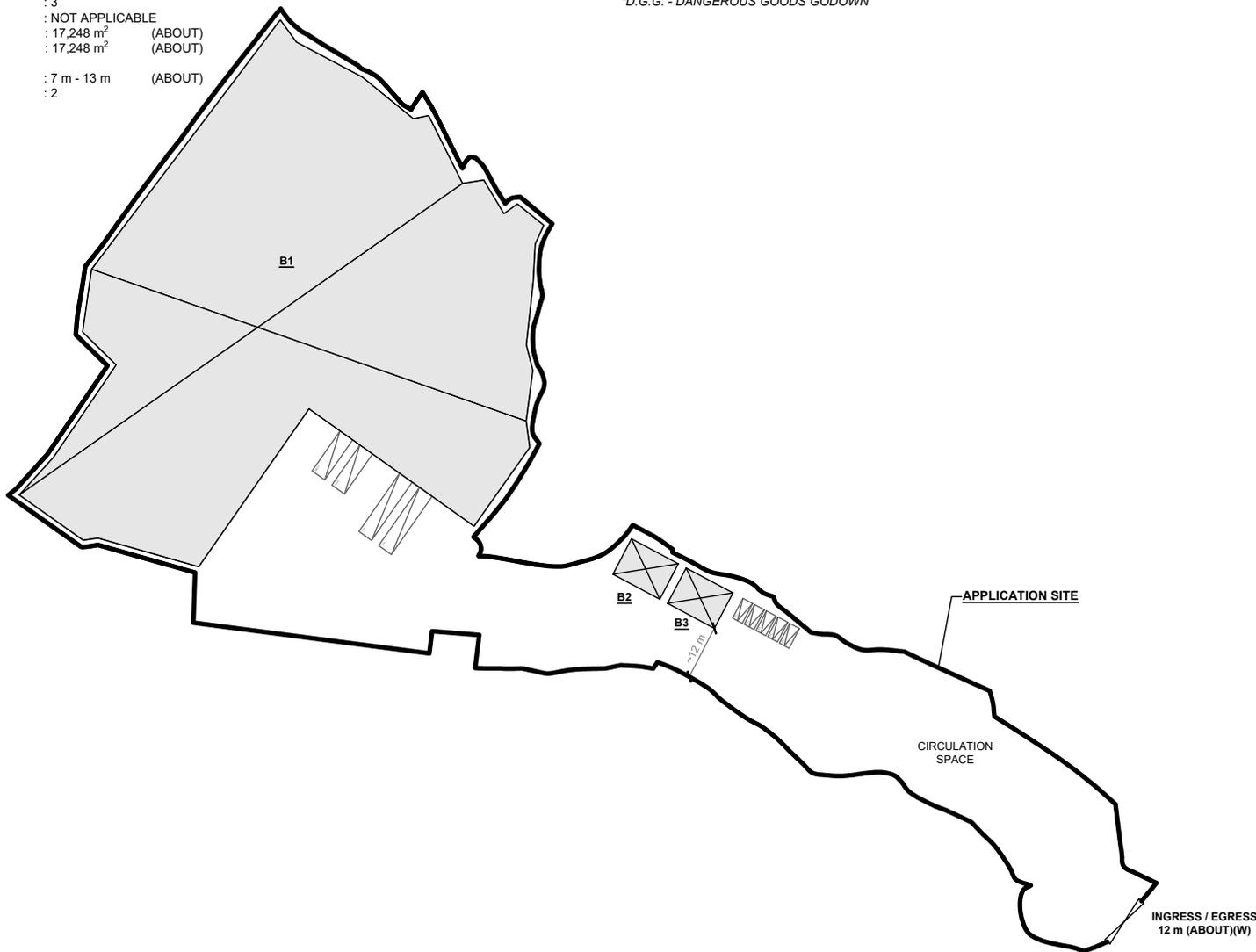
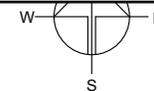
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	24.11.2023

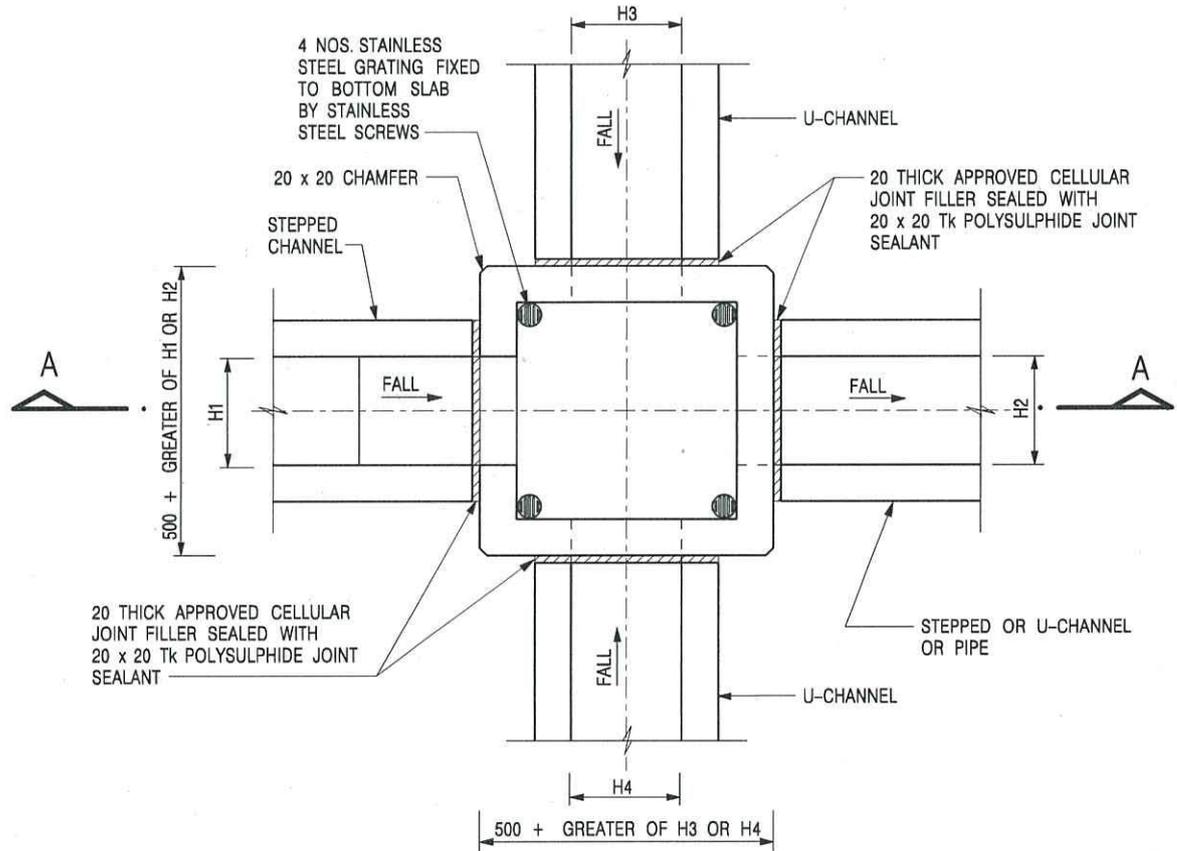
REVISED BY	DATE

APPROVED BY	DATE

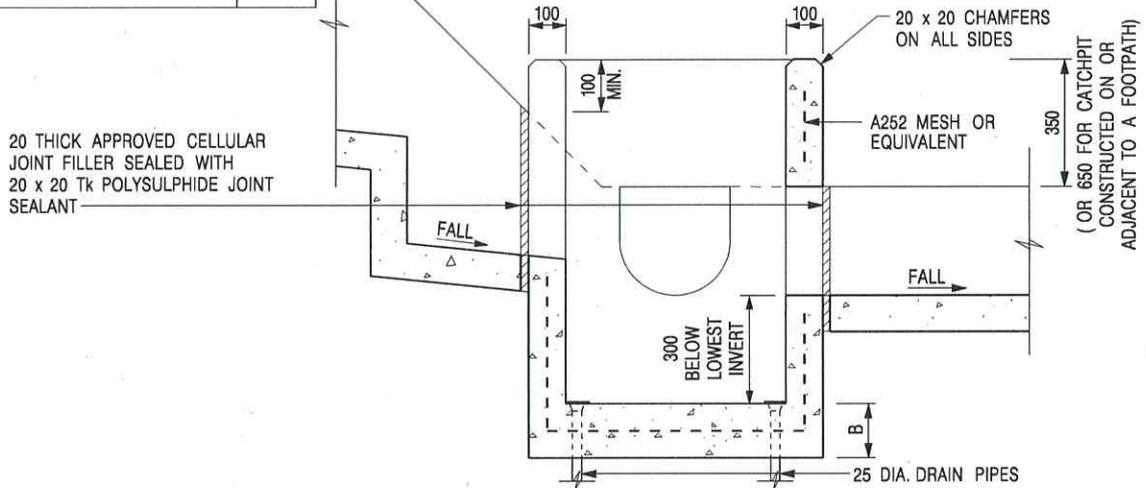
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

Appendix C - Reference Drawings



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



SECTION A - A

NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



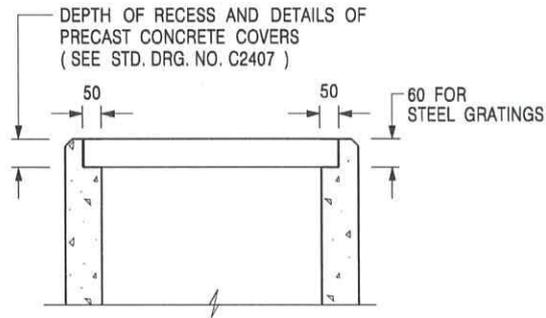
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



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

NOTES:

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

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

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



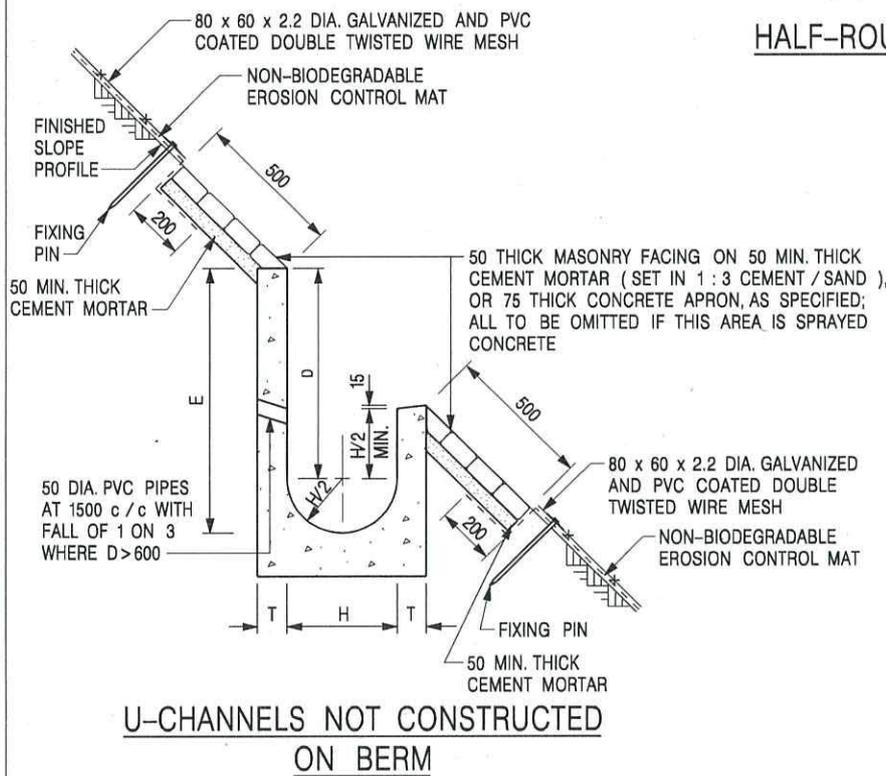
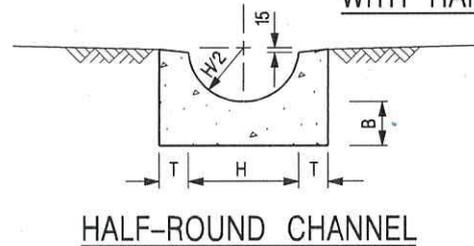
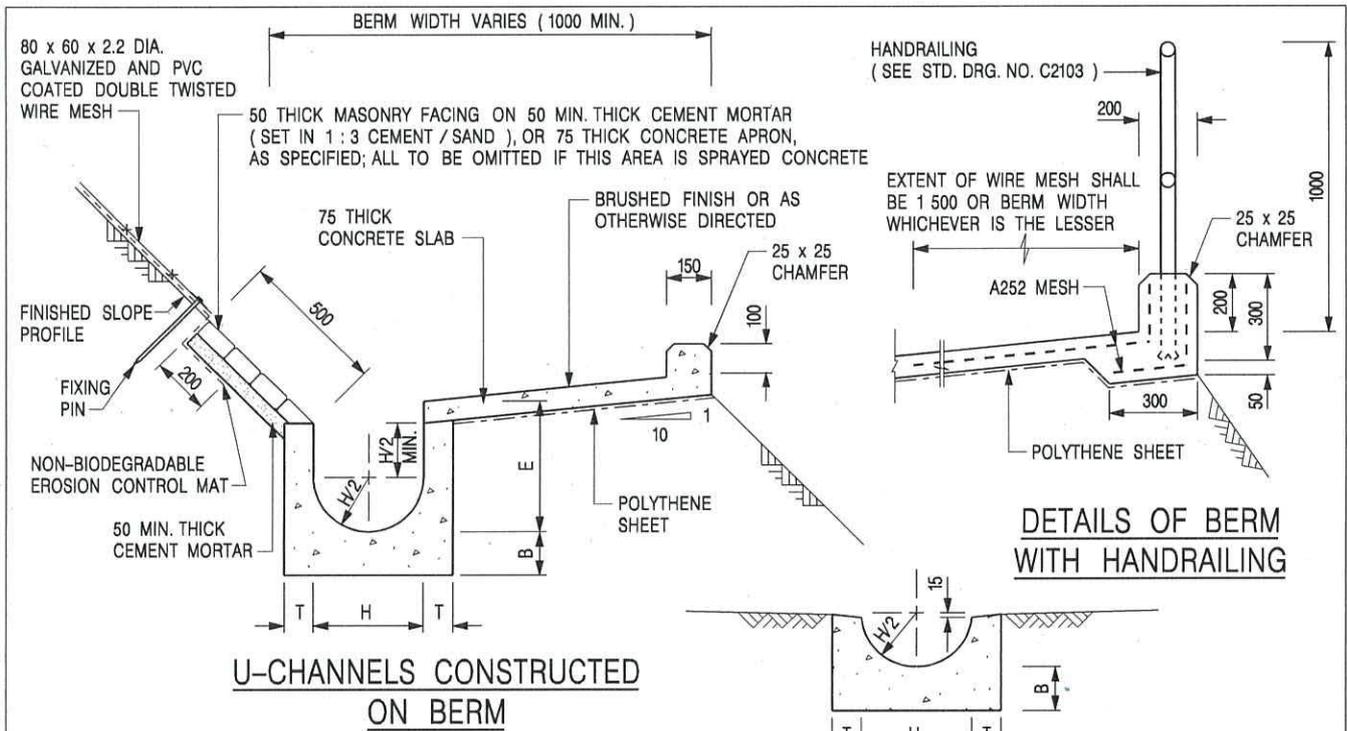
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

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

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

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

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



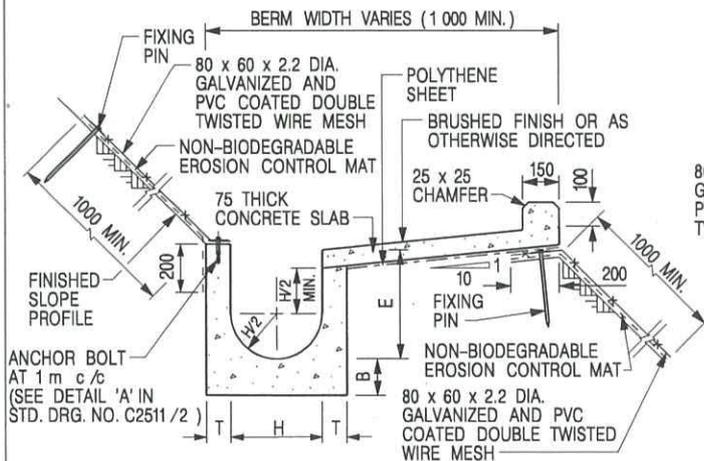
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

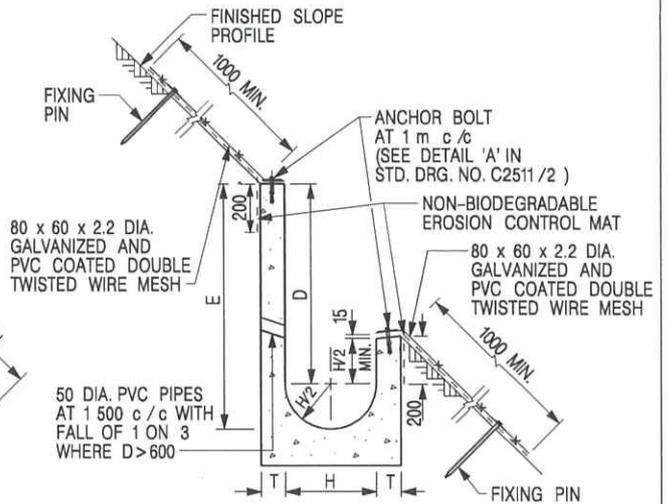
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DATE JAN 1991

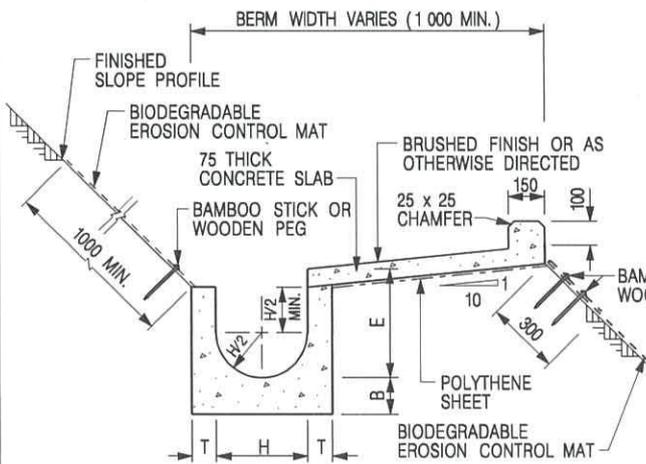
C24091



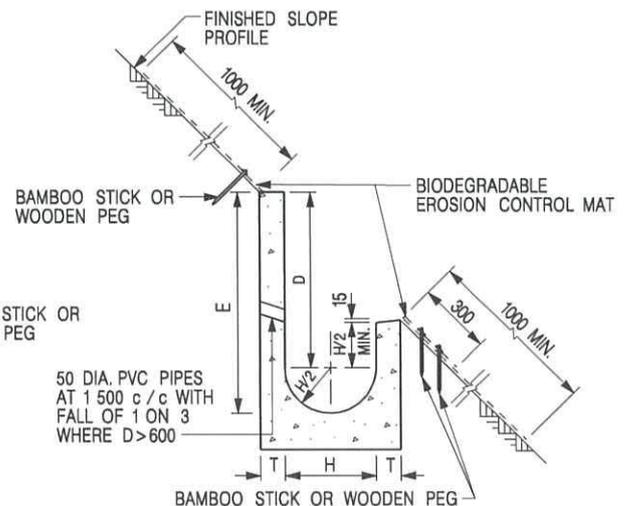
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



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

NOTES:

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

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

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

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



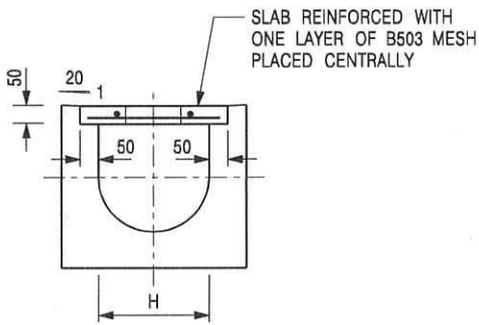
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

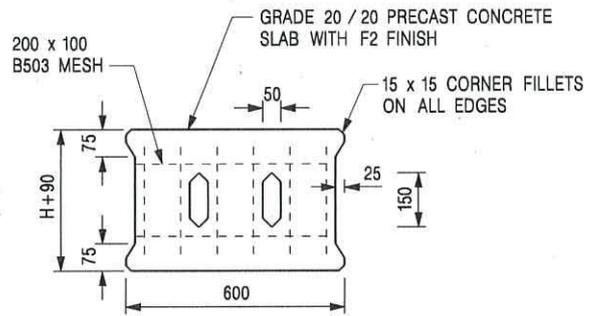
DRAWING NO.

DATE JAN 1991

C24101



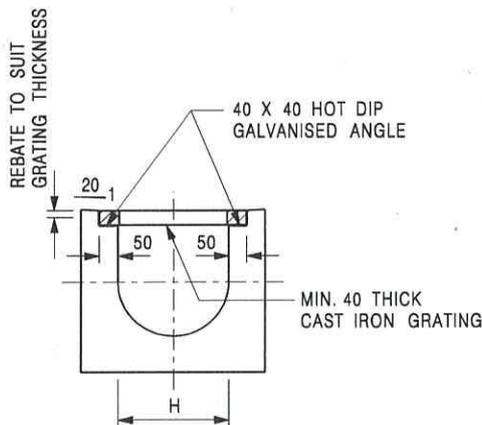
TYPICAL SECTION



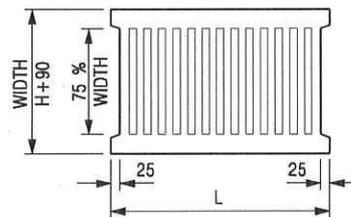
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

TYPICAL SECTION

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E



PHOTO 1



PHOTO 4

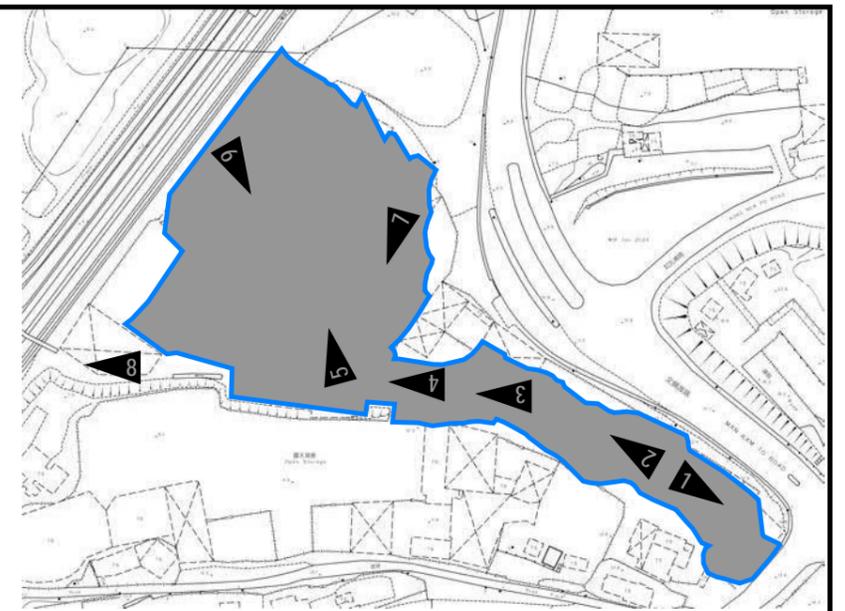


PHOTO 2



PHOTO 5



PHOTO 7

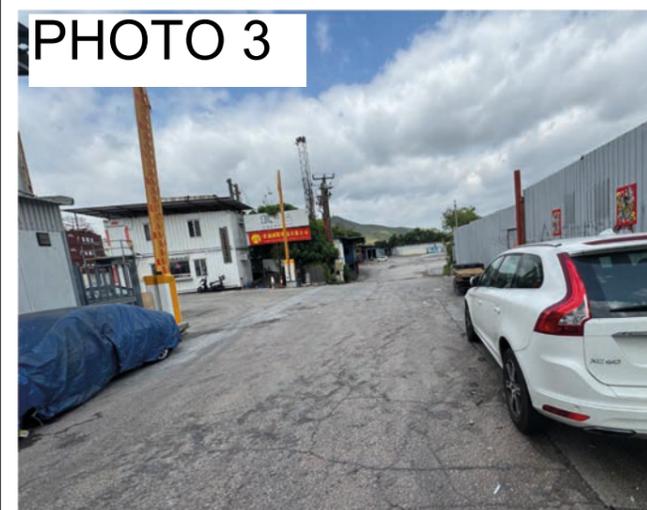


PHOTO 3



PHOTO 6



PHOTO 8
Existing Stream

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

SITE PHOTOS
Page 1

APPENDIX D

LOCATION:
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE



**EXISTING
750mm PIPE
ACROSS WSD
ROAD**



**EXISTING
1000 (W) X 1800
(D) CHANNEL**

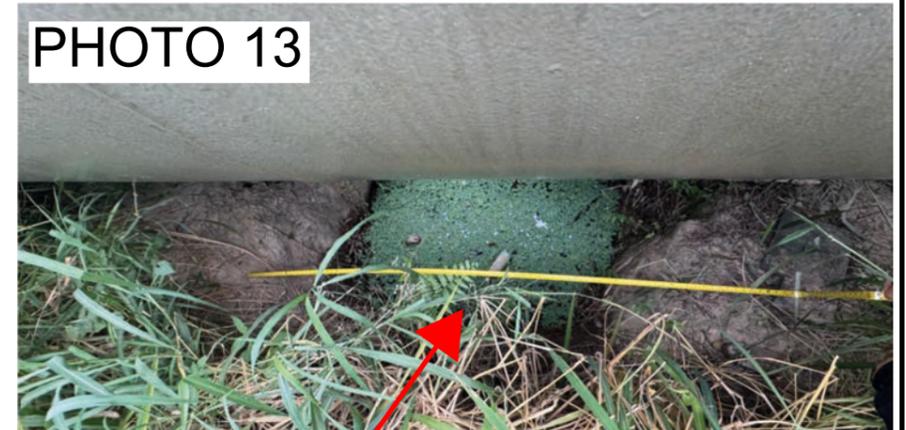
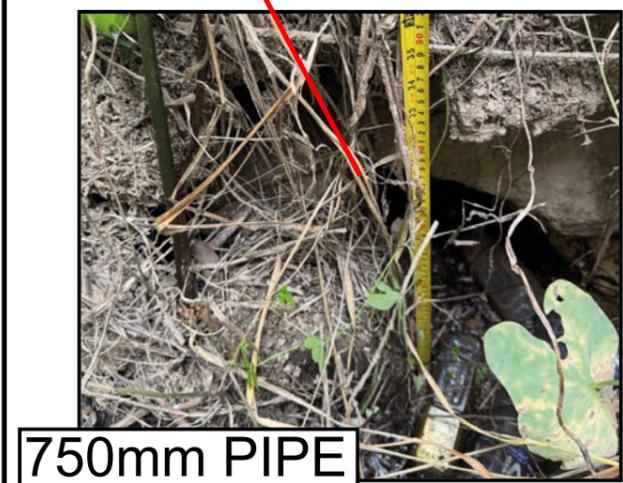


PHOTO 13



750mm PIPE



**EXISTING
2000 (W) X 1250
(D) STREAM**



PHOTO 12

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

SITE PHOTOS
Page 2

APPENDIX D

LOCATION:
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

PHOTO 14



EXISTING
1500 (W) X 900 (D) STREAM



PHOTO 15



EXISTING 2500 (W)
X 1000 (D) STREAM



EXISTING 1800 (W)
X 700 (D) STREAM



PHOTO 16



PHOTO 17

EXISTING STREAM
(CANNOT ACCESS)

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

SITE PHOTOS
Page 3

APPENDIX D

LOCATION:
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture", "Government, Institution or Community", and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Appendix II

Fire Service Installations Proposal

FS NOTES:

1. AUTOMATIC SPRINKLER SYSTEM

- 1.1 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.
- 1.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP II.
- 1.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 1.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 1.5 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- 1.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) TYPE OF STORAGE: POST-PALLET (ST2)
 - (B) STORAGE CATEGORY: CATEGORY (I)
 - (C) STORAGE HEIGHT: NOT EXCEEDING 3.5 m
 - (D) STORAGE: ST1
 - (E) MAXIMUM STORAGE AREAS SHALL BE 50 m² FOR SINGLE BLOCK
 - (F) MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE BLOCK: 2.4 m

2. FIRE DETECTOR SYSTEM

- 2.1 THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE [SEP 2021].
- 2.2 IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3. EMERGENCY LIGHTING

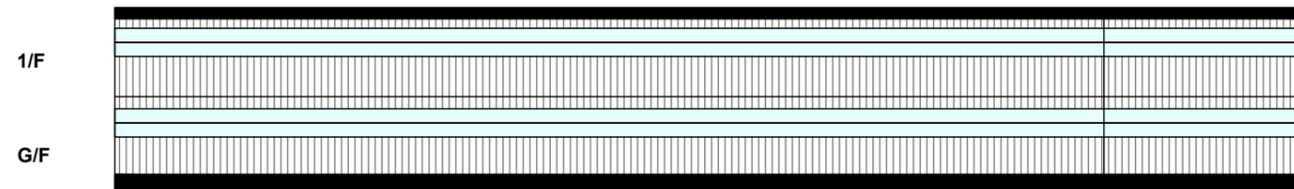
- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021

4. DIRECTIONAL AND EXIT SIGN

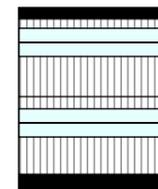
- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

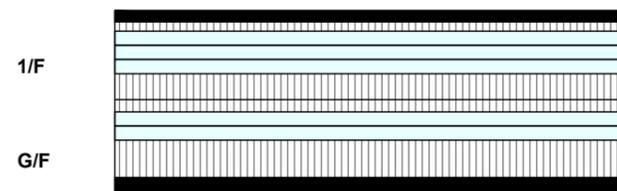
- 5.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 5.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 5.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 5.5 ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



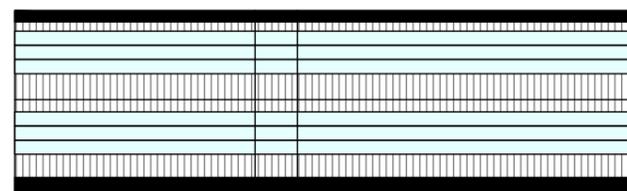
ELEVATION A-A



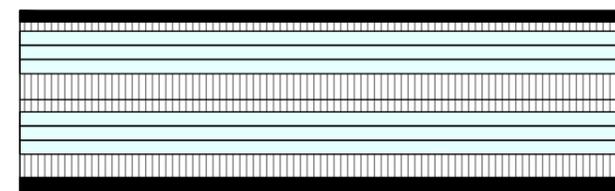
ELEVATION B-B



ELEVATION C-C



ELEVATION D-D



ELEVATION E-E

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	G/F OF STRUCTURES B1
GFA	8,408 m ²
OPENABLE WINDOW AREA REQUIRED	8,408 m ² X 6.25% = 525.5 m ²
OPEN-ABLE WINDOW AREA PROVIDED AT G/F OF STRUCTURE B1	REFER TO ELEVATION - (A-A) = 168 m ² REFER TO ELEVATION - (B-B) = 22 m ² REFER TO ELEVATION - (C-C) = 90 m ² REFER TO ELEVATION - (D-D) = 132 m ² REFER TO ELEVATION - (E-E) = 130 m ²
TOTAL = 542 m ² > 525.5 m ²	

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	1/F OF STRUCTURES B1
GFA	8,408 m ²
OPENABLE WINDOW AREA REQUIRED	8,408 m ² X 6.25% = 525.5 m ²
OPEN-ABLE WINDOW AREA PROVIDED AT 1/F OF STRUCTURE B1	REFER TO ELEVATION - (A-A) = 168 m ² REFER TO ELEVATION - (B-B) = 22 m ² REFER TO ELEVATION - (C-C) = 90 m ² REFER TO ELEVATION - (D-D) = 132 m ² REFER TO ELEVATION - (E-E) = 130 m ²
TOTAL = 542 m ² > 525.5 m ²	

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1 : 500 @ A3

DRAWN BY
 MN 15.10.2025

CHECKED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 FSIs PROPOSAL (1/2)

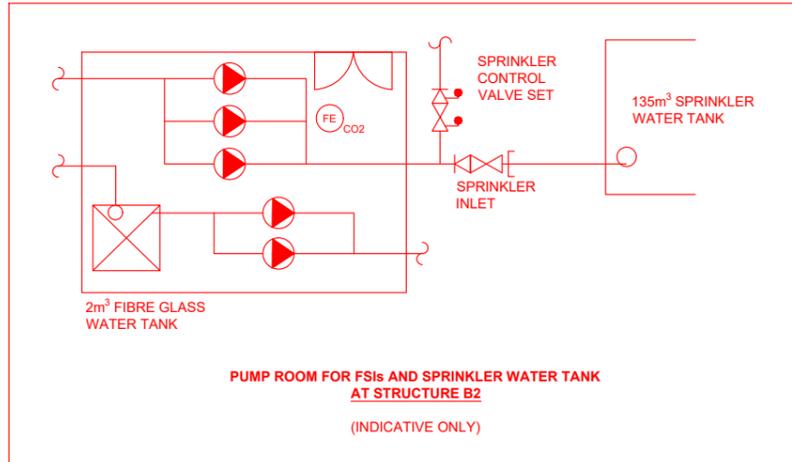
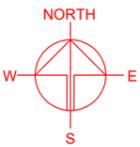
DWG NO.
 APPENDIX II

VER
 001

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATION			
	HOSE REEL		GATE VALVE
	EMERGENCY LIGHT		SPRINKLER INLET
	EXIT SIGN		SPRINKLER CONTROL VALVE SET
	STAND-ALONE BATTERY TYPE SMOKE DETECTOR		PUMP SET
	5KG CO2 FIRE EXTINGUISHER		NON-RETURN VALVE
	10 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER		

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE (PC)
	L/UL SPACE (MGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE	
1 : 800 @ A3	
DRAWN BY	DATE
MN	15.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL (2/2)	
DWG. NO.	VER.
APPENDIX II	001

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture", "Government, Institution or Community", and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Appendix III

Proposed Traffic Management Measures

Project Section 16 Planning Application [A/NE-FTA/238] **Date** 07 November 2025
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Note Traffic Management Measures and Temporary Traffic Implementation Scheme **Page** 1 of 3

1 Introduction

1.1 This Technical Note presents the drawings for the proposed traffic management measures for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories.

1.2 The primary goal of this submission is to provide design of traffic management measures (including temporary traffic implementation scheme) based on the proposal from the approved planning application (A/NE-FTA/238) to smoothen the traffic and transport operations for vehicles entering/ leaving the application site, enhance safety and minimize the impact of public road. The layout of the site is presented in **Figure TN1**.

2 Management Measures

2.1 To ensure no queuing of vehicles outside the subject site, management / control measures are to be implemented as the followings:

- Staffs will be deployed to conduct traffic management/ control measures at the accesses of the site to ensure smooth manoeuvring of vehicles entering/ exiting the site and to ensure no queueing of vehicles outside the site.

- According to the Planning Statement, only 1-way traffic are expected to/from the site for AM and PM peak period (9 vehicles entering the site during AM and 9 vehicles leaving the site during PM). Therefore, overlapping traffic (e.g. vehicles entering/ exiting the site at the same time) is not expected. However, in case overlapping traffic happens (e.g. during non-peak period), the staff at the entrance will make sure traffic entering the site will have priority over the leaving traffic (the leaving traffic will be instructed by the staff to wait within the site) in order to minimize the impact to public road.
- To avoid queuing at the public road, physical gate and drop barrier would not be proposed nor installed at the access of the site from public road to facilitate smooth entry and exit from/to the site.
- The staffs at the entrance will manage to prevent on street illegal parking to avoid affecting vehicles accessing/ leaving the site.

2.2 As the site is a privately operated warehouse with no shopfront, no visitor would be expected, only staffs and company fleets are allowed to enter/exit the site. The vehicular trips would be strictly controlled by the applicant in order to smoothen the traffic operations of the site.

2.3 To ensure pedestrian safety, the deployed staff will direct vehicles entering / exiting the site and assist pedestrians crossing by the access of the site. A pair of lanterns with amber revolving lights and alarm systems will be set at the entrance of the Application Site, whenever vehicles are to be accessed to / exit from the Application Site, the light and alarm will work immediately to alert the pedestrians.

2.4 To minimize the impact to the adjacent junction/ traffic light system and to prevent vehicles entering the site queuing back on to the adjacent Man Kam To Road, “Keep Clear” (RM1140) road marking is proposed to be placed outside the site access to alert road users and avoid vehicles that awaiting at the junction blocking the access of the site.

2.5 A 12 meters wide ingress/egress gate within the site with vehicle detection sensors will be implemented to initiate the pre-opening sequence based on the detection of the approaching vehicles to smoothen the ingress/egress of vehicles to/from the site.

2.6 The design drawing for the proposed traffic management measures mentioned above is supplemented in **Figure TN2**.

- 2.7 As shown in the swept path assessment in **Figure TN3**, there are sufficient space for vehicles to access and leaving the site.

Staff Training and Awareness

- 2.8 Regular safety training sessions will be conducted for staffs, to introduce them with the car park layout and traffic management measures, to familiarize them the procedure to handle emergency events, to handle the drivers' queries and to provide assistance as needed.
- 2.9 In addition, a feedback mechanism for drivers and staff to identify areas for improvement will be implemented, necessary adjustment will be made upon regular review on the operation situations.

3 Temporary Traffic Implementation Scheme

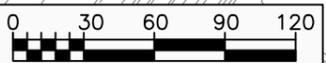
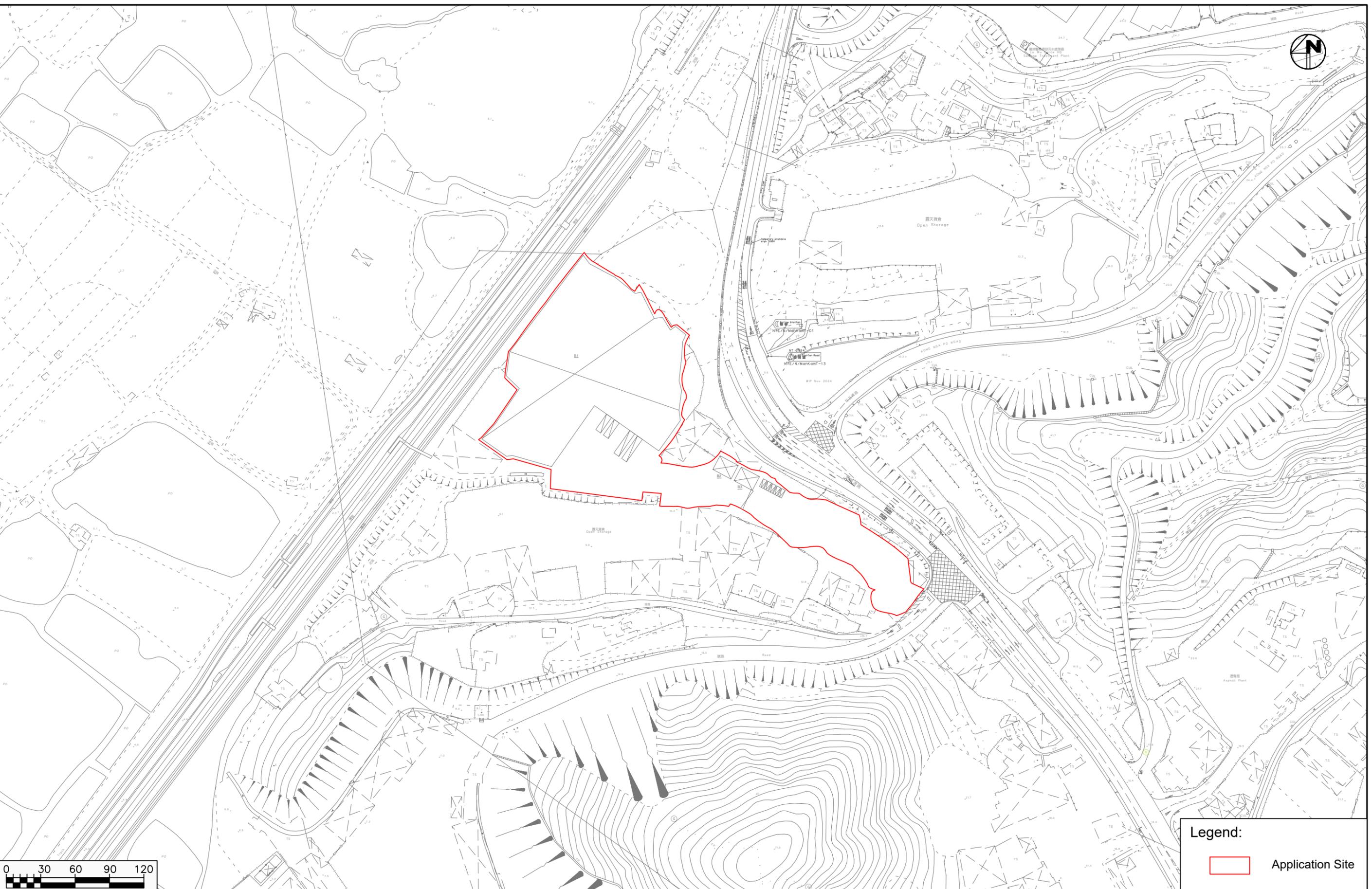
- 3.1 To carry out the proposed "Keep Clear" (RM1140) road marking, a Temporary Traffic Implementation Scheme would be required as presented in **Figure TN 4**. As only 1 lane would be maintained at the unnamed access road fronting the Site during the work for the "Keep Clear" road marking, portable light signal would be proposed to perform traffic control.
- 3.2 The work is proposed to be conducted in night time period (approximately 3 hours), no vehicle would enter/ exit the site, impacted to the junction is also expected to be minimal.
- 3.3 A detailed TTM (Temporary Traffic Management) plan shall be submitted for approval in later stage by the contractor to carry out the "Keep Clear" (RM1140) road marking.
- 3.4 Swept path analysis for the temporary traffic implementation scheme is also presented in **Figure TN 5**.

4 Conclusion

- 4.1 Implementing these traffic management measures will significantly enhance the operations efficiency and safety of the Application Site, and impact to public road users will be minimized.

Figures

X:\Ozzo\83079_Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Facilities, Various Lot in DD 89, Sheung Shui\Figure TN1.dwg 2024/12/19



Legend:

Application Site

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Facilities, Various Lot in DD 89, Sheung Shui

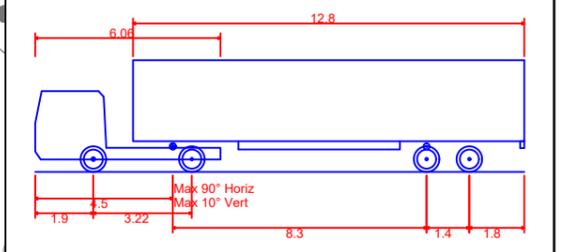
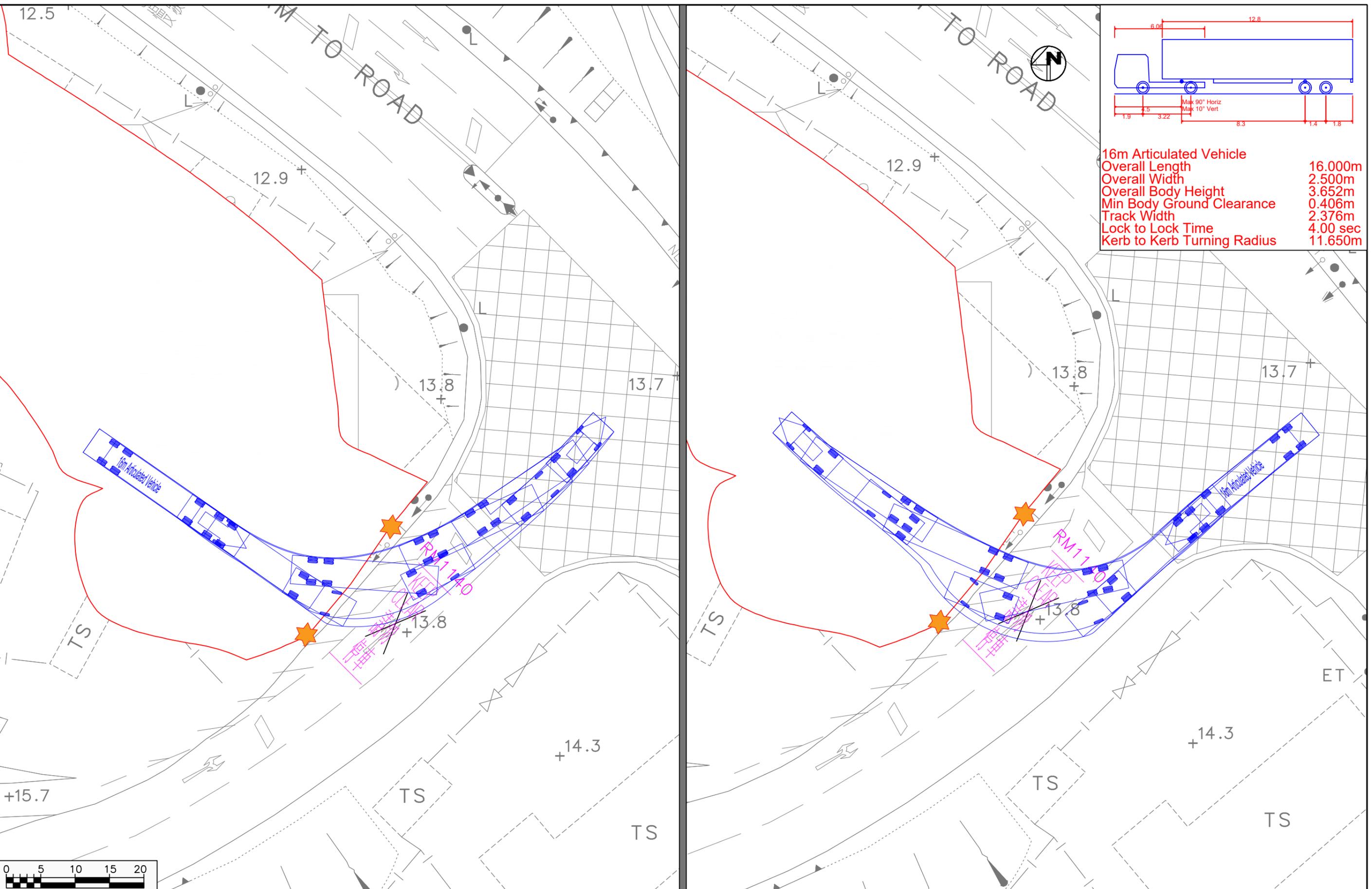
Layout Plan



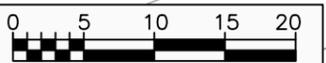
Date	Scale
12/12/2024	1:3000

Project No. 83079	Rev.
Dwg No. TN1	

X:\Ozzo\83079_Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Facilities, Various Lot in DD 89, Sheung Shui.dwg 2025/11/06



16m Articulated Vehicle	
Overall Length	16.000m
Overall Width	2.500m
Overall Body Height	3.652m
Min Body Ground Clearance	0.406m
Track Width	2.376m
Lock to Lock Time	4.00 sec
Kerb to Kerb Turning Radius	11.650m



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Facilities, Various Lot in DD 89, Sheung Shui

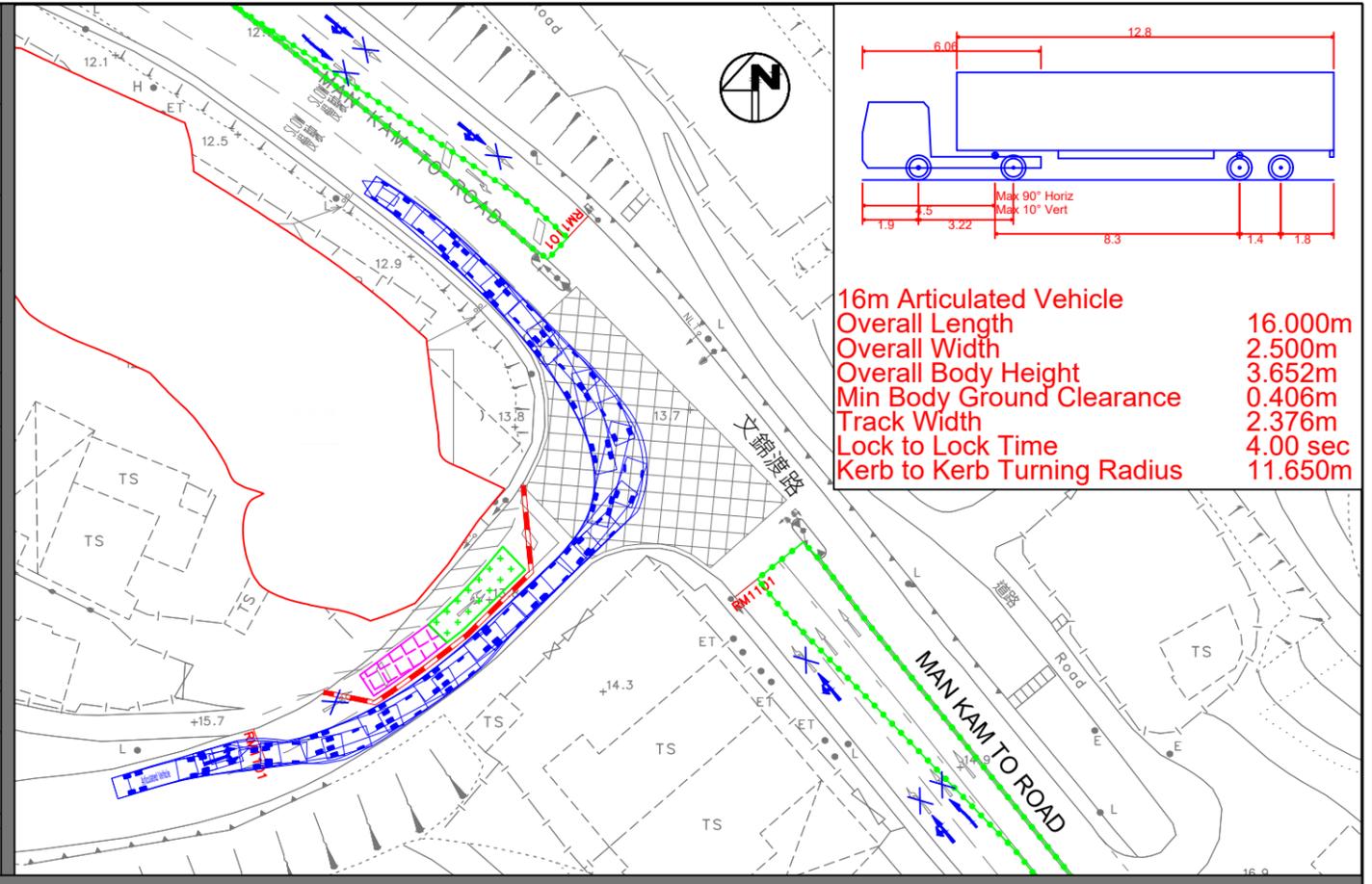
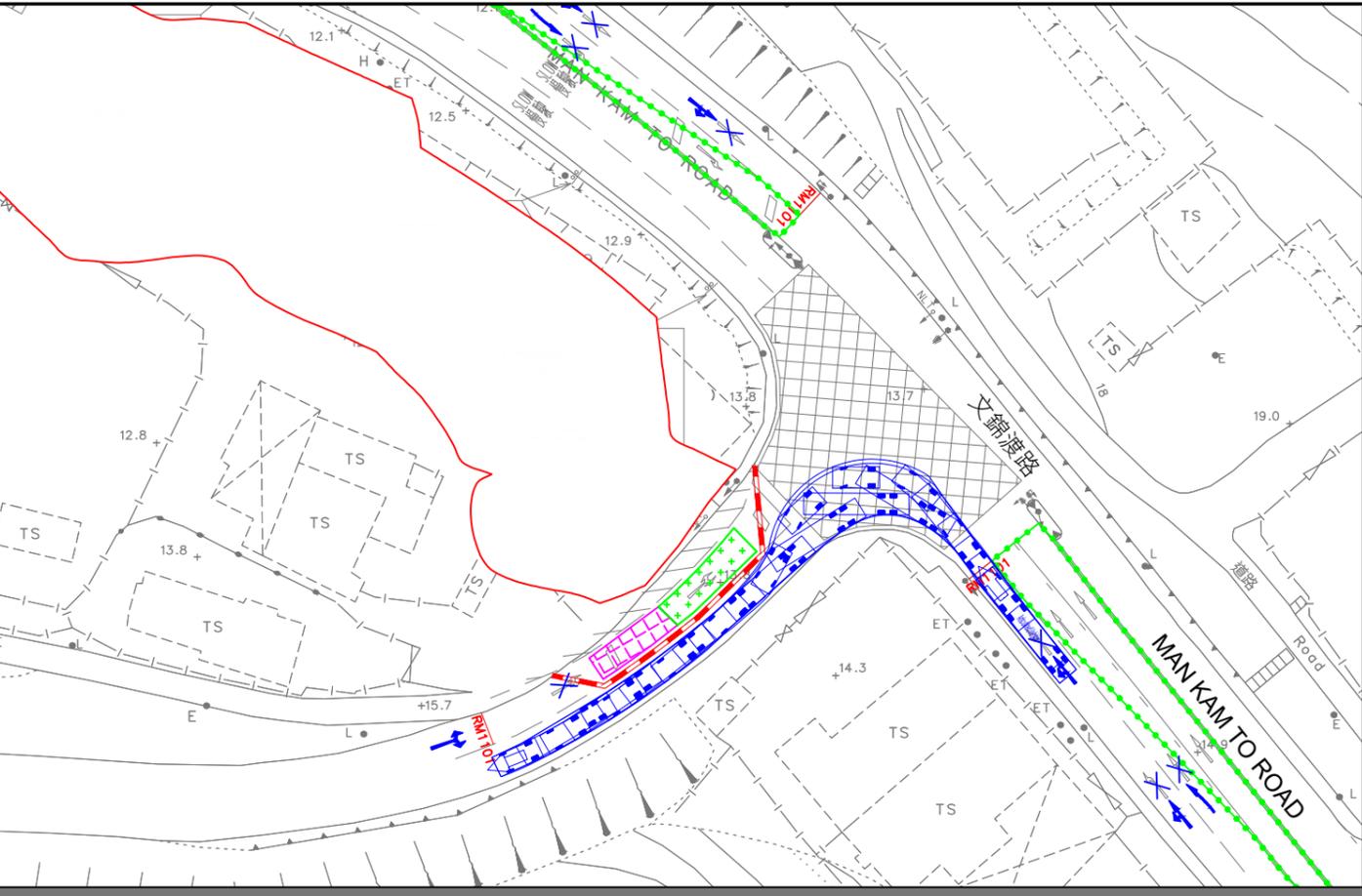
16m Articulated Vehicle Swept Path Demonstration

Date	Scale
06/11/2025	1:500

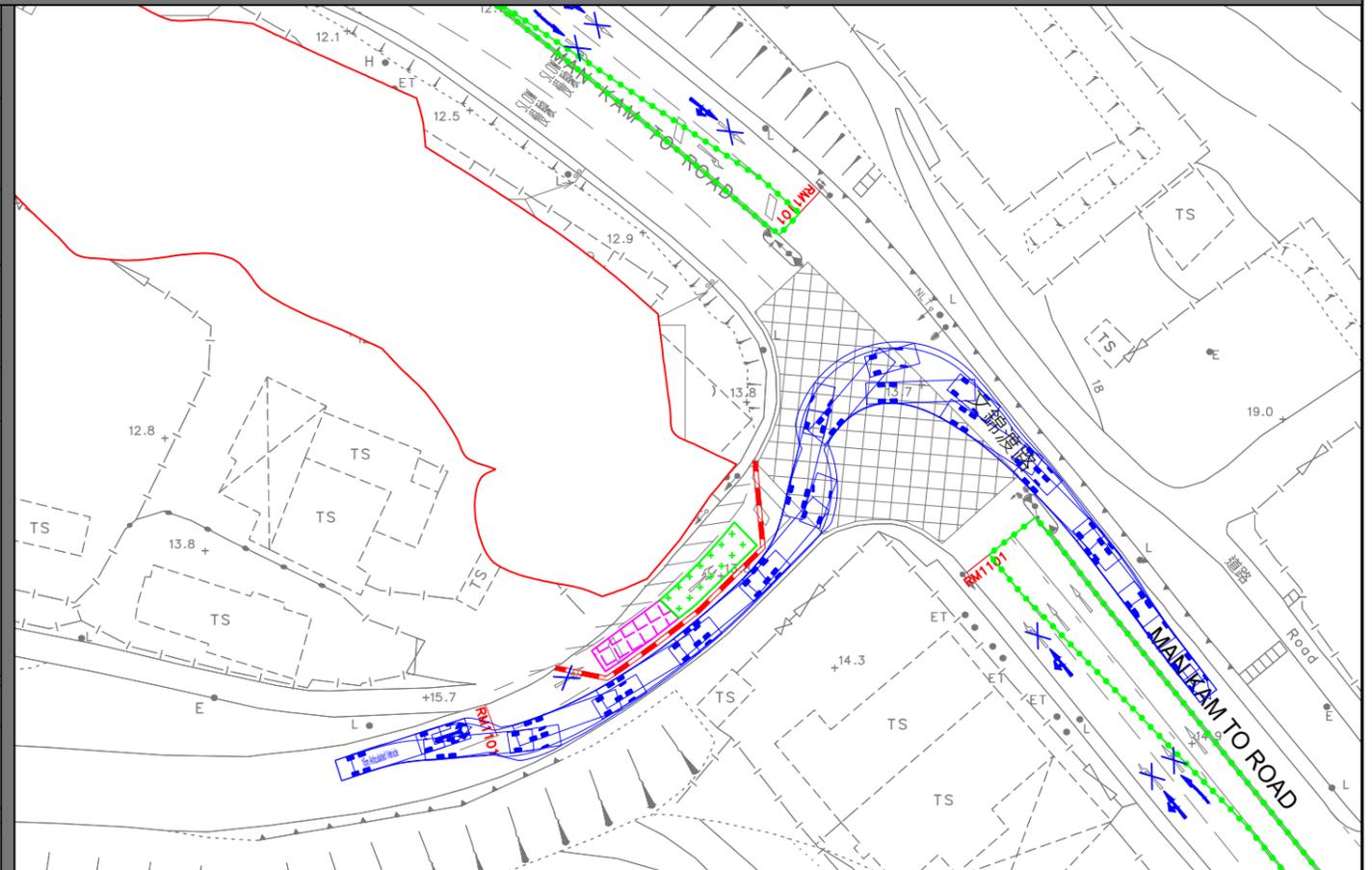
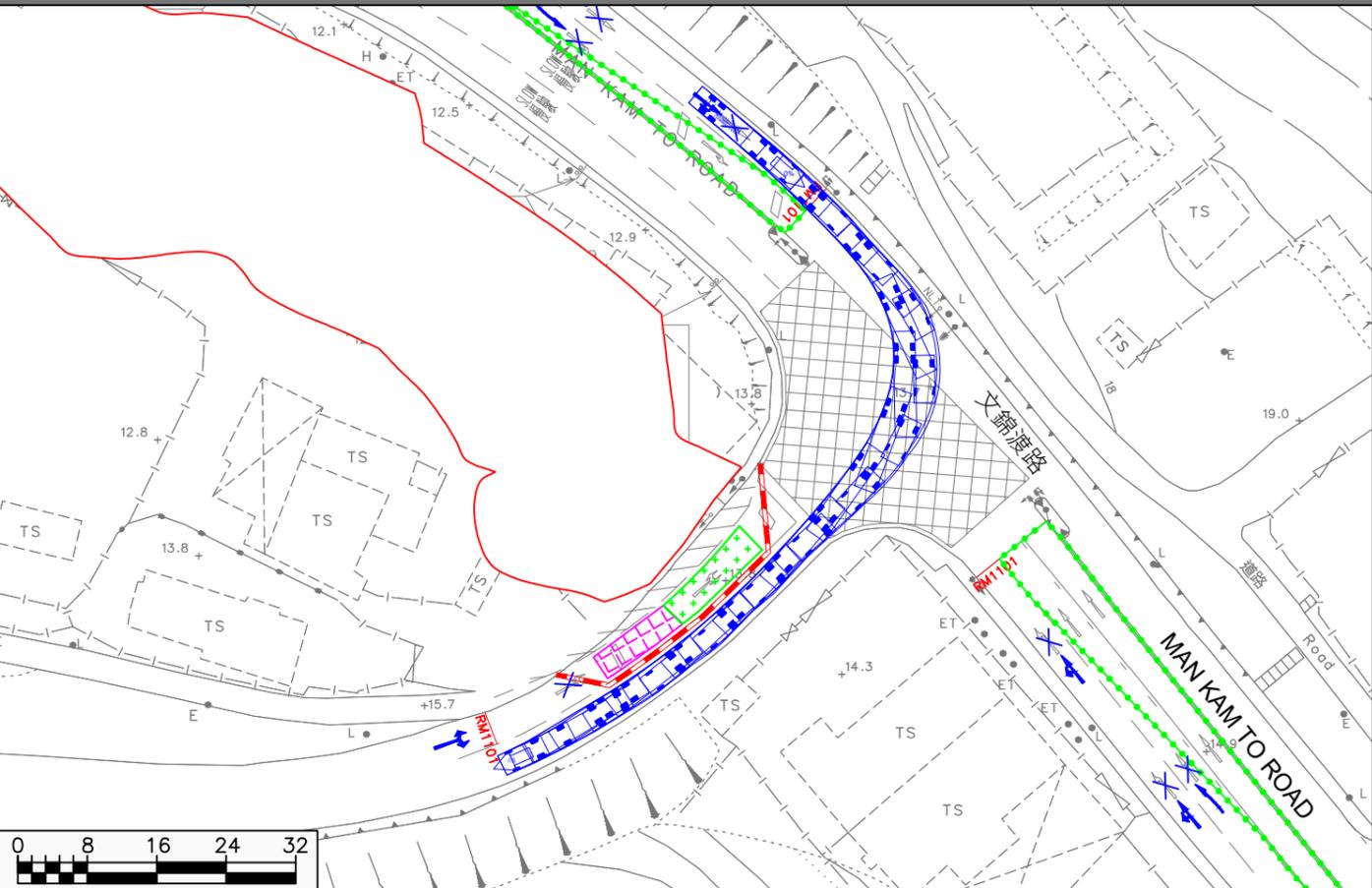
OZZO TECHNOLOGY

Project No. 83079	Rev. B
Dwg No. TN3	

X:\Ozzo\83079_Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Facilities, Various Lot in DD 89, Sheung Shui.dwg Figure TN5.dwg 2025/10/16



16m Articulated Vehicle	
Overall Length	16.000m
Overall Width	2.500m
Overall Body Height	3.652m
Min Body Ground Clearance	0.406m
Track Width	2.376m
Lock to Lock Time	4.00 sec
Kerb to Kerb Turning Radius	11.650m



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Facilities, Various Lot in DD 89, Sheung Shui

16m Articulated Vehicle Swept Path Demonstration



Date	Scale
16/10/2025	1:800

Project No. 83079	Rev.
Dwg No. TN5	A



盈卓
規劃
有限公司

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/271

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

By Email

12 February 2026

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", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road',
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui**

(S.16 Planning Application No. A/NE-FTA/271)

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] / [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/STN, PlanD

(Attn.: Ms. Shirley CHAN
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk)
email: ehlli@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”, “Government, Institution or Community” and “Open Storage” Zones and area shown as ‘Road’, Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui

(Application No. A/NE-FTA/271)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. LI Chi-fung; Tel: 2733 5844)		
(a)	The revised Fire Safety Requirements (FSRs) for temporary storage and structures under Planning Application took effect on 2.7.2025 and have been published on the FSD website (https://www.hkfsd.gov.hk/eng/fire_protection/fs_tss/);	Please refer to the revised fire service installations (FSIs) proposal for your consideration (Annex I).
(b)	Please specify the areas provision of sprinkler system (i.e. whether Structure B2 & B3 would be provided with Sprinkler System).	It is specified accordingly.
(c)	Please specify the reason for using OHII for the sprinkler system, which OHIII shall be the standard provision for temporary warehouse structure.	It is specified accordingly.
(d)	If multiple storage methods would be applied for the proposed warehouse structure, the storage category, storage configuration, maximum storage height, maximum storage block area, minimum clearance around each single storage block for each storage methods shall be indicated respectively and clearly indicated on FS notes.	It is indicated on FS notes accordingly.

(e)	For FS Notes item 2.2, the relation for interconnectivity of stand-alone fire detectors shall be related to item 2.1 of the same paragraph.	Noted.
(f)	A 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m ² on every floor of the premises and shall ensure that every part of the premises can be reached from a distance of not more than 30 m and clearly marked on FS notes.	20-35 kg wheeled type dry chemical fire extinguishers are provided in every 500 m ² on every floor of the premises.
(g)	Please provide the legend and dimensions of all openable windows of Structure B1 for justifying the calculations for the open window.	It is revised accordingly.
(h)	If the applicant self-initiates the provision of modified hose reel system, the standards and specification shall be in accordance with “Code of Practice for Minimum Fire Service Installations and Equipment”.	Noted and revised accordingly.
(i)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	Noted.
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Samuel WANG; Tel: 3965 8925)		
(a)	For the submitted Drainage 4. Impact Assessment: please provide substantiation that the DIA report is prepared, signed and certified by qualified engineer.	Noted. Please find the signed drainage impact assessment report for your perusal (Annex II).

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture", "Government, Institution or Community", and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Annex I

Revised Fire Service Installations Proposal

FS NOTES:

1. AUTOMATIC SPRINKLER SYSTEM

- 1.1 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.
- 1.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP II.
- 1.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 1.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 1.5 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- 1.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) HAZARD CLASS: ORDINARY HAZARD GROUP III
 - (B) TYPE OF STORAGE: POST-PALLET (ST2)
 - (C) STORAGE CATEGORY: CATEGORY (I)
 - (D) STORAGE HEIGHT: NOT EXCEEDING 3.5 m
 - (E) MAXIMUM STORAGE AREAS SHALL BE 50 m² FOR SINGLE BLOCK
 - (F) MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE BLOCK: 2.4 m

2. FIRE DETECTOR SYSTEM

- 2.1 THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE [SEP 2021].
- 2.2 IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3. EMERGENCY LIGHTING

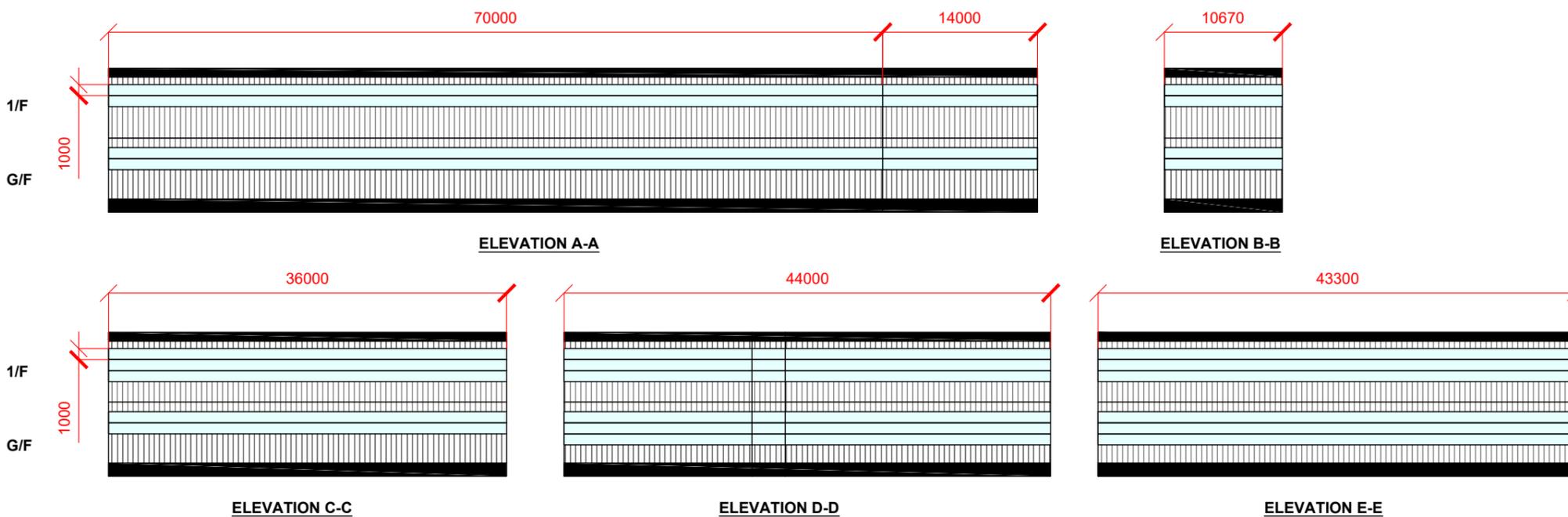
- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021

4. DIRECTIONAL AND EXIT SIGN

- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 5.2 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.
- 5.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 5.5 ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	G/F OF STRUCTURES B1
GFA	8,408 m ²
OPENABLE WINDOW AREA REQUIRED	8,408 m ² X 6.25% = 525.5 m ²
OPEN-ABLE WINDOW AREA PROVIDED AT G/F OF STRUCTURE B1	REFER TO ELEVATION - (A-A) = 168 m ² REFER TO ELEVATION - (B-B) = 22 m ² REFER TO ELEVATION - (C-C) = 90 m ² REFER TO ELEVATION - (D-D) = 132 m ² REFER TO ELEVATION - (E-E) = 130 m ²
TOTAL = 542 m ² > 525.5 m ²	

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	1/F OF STRUCTURES B1
GFA	8,408 m ²
OPENABLE WINDOW AREA REQUIRED	8,408 m ² X 6.25% = 525.5 m ²
OPEN-ABLE WINDOW AREA PROVIDED AT 1/F OF STRUCTURE B1	REFER TO ELEVATION - (A-A) = 168 m ² REFER TO ELEVATION - (B-B) = 22 m ² REFER TO ELEVATION - (C-C) = 90 m ² REFER TO ELEVATION - (D-D) = 132 m ² REFER TO ELEVATION - (E-E) = 130 m ²
TOTAL = 542 m ² > 525.5 m ²	

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

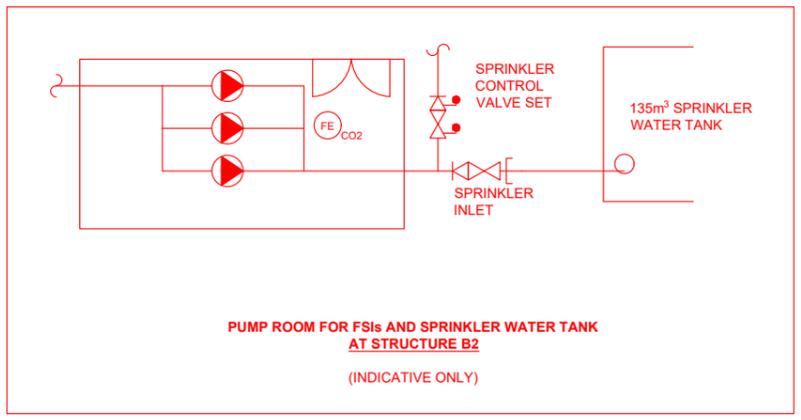
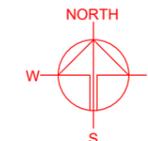
SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 500 @ A3	
DRAWN BY MN	DATE 5.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (1/2)	
DWG. NO. ANNEX I	VER. 002

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)

*D.G.G. - DANGEROUS GOODS GODOWN
TOTAL 8,624 m² (ABOUT) 17,248 m² (ABOUT)



FIRE SERVICE INSTALLATION

- | | | | |
|----|---|--|-----------------------------|
| HR | HOSE REEL | | GATE VALVE |
| | EMERGENCY LIGHT | | SPRINKLER INLET |
| | EXIT SIGN | | SPRINKLER CONTROL VALVE SET |
| | STAND-ALONE BATTERY TYPE SMOKE DETECTOR | | PUMP SET |
| | 5KG CO2 FIRE EXTINGUISHER | | NON-RETURN VALVE |
| | 20 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER | | |

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- L/LUL SPACE (MGV)
- L/LUL SPACE (CV)
- INGRESS / EGRESS

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE	
1 : 800 @ A3	
DRAWN BY	DATE
MN	5.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL (2/2)	
DWG. NO.	VER.
ANNEX I	002

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture", "Government, Institution or Community", and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

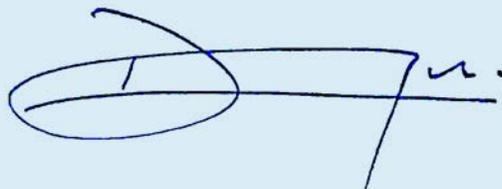
Annex II

Revised Drainage Impact Assessment

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

Drainage Impact Assessment

Oct 2025



Prepared by: YU Cheuk Yin Derek (RP0735920)



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Figure 2 – Existing Drainage Plan
Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 – Sections

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Appendix A – Design Calculation
Appendix B – Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission for a proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years and associated filling of land at the application site for at various lots in D.D. 89 and adjoining government land, Fu Tei Au, Sheung Shui, New Territories
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside Man Kam To Road. It has an area of approx. 15,724 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is fully hard paved with level various from approx. +6.5mPD to + 12.6mPD. The proposed site is intent to maintain fully paved for formation of structures, parking, circulation area with proposed level from +7.3mPD to +12.8mPD.
- 1.2.3 There are existing watercourses at the west of the application site, which would discharge to existing stream/ pond at northwest and eventually discharge to Ng Tung River. **Figure 2** indicate the existing drainage system of the area. Photos of existing watercourse are shown in **Appendix D**.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 15,724 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4-2**.

Proposed Development	
Total Site Area (m ²)	15,724
Paved Area before and after Development (m ²)	15,724

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

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

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

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

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

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

4 Proposed Drainage System

4.1. Proposed Channels

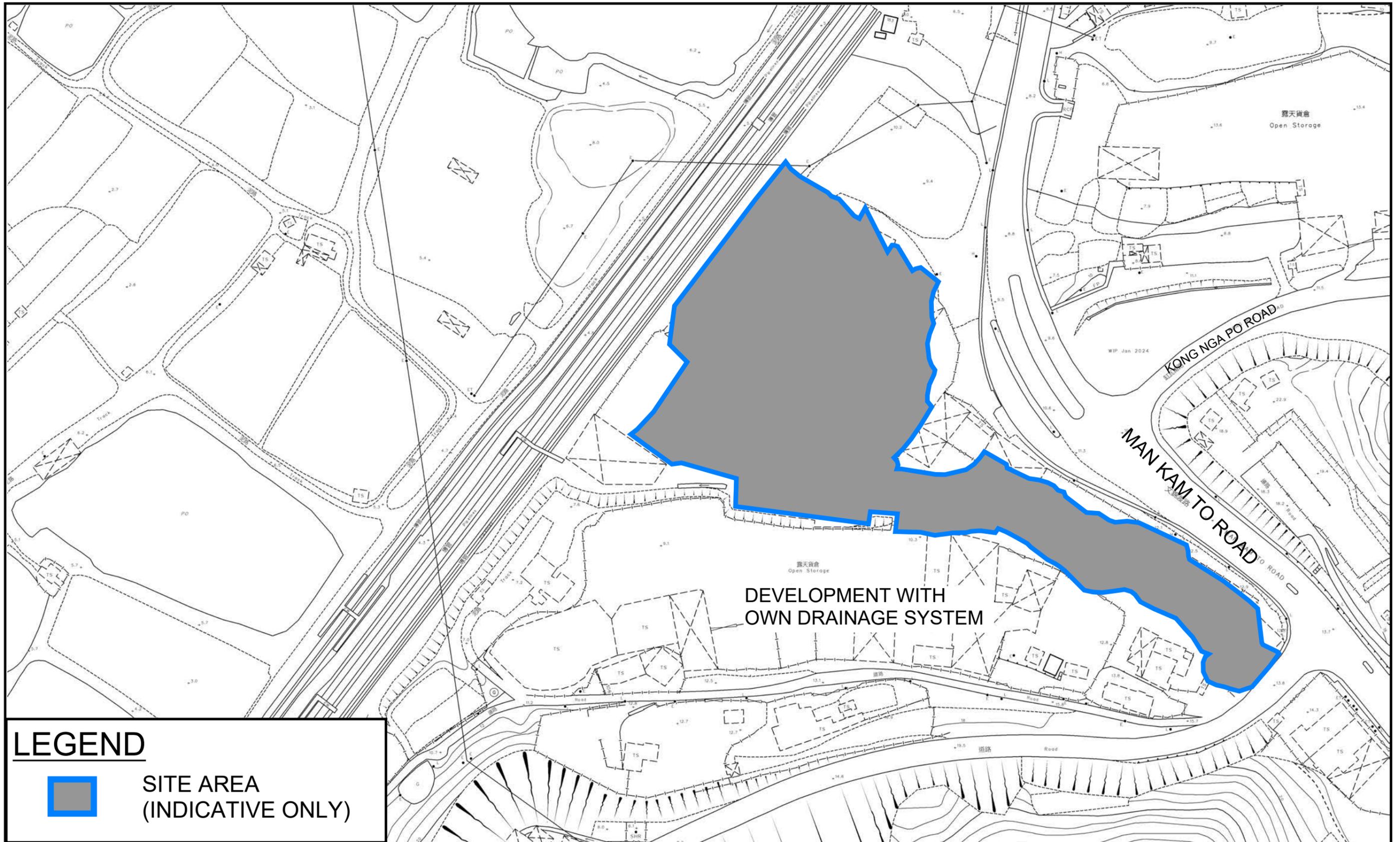
- 4.1.1 Proposed channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing stream at the west.
- 4.1.2 The existing site is fully paved, no additional runoff is generated due to the proposed development.
- 4.1.3 The design calculations of proposed UChannel and checking of capacity of existing watercourse are shown in **Appendix A**. Due to rich in vegetation, not all existing watercourse is identified. One of the watercourses (2m (W) x 1.25m (D)) is used for checking of existing utilization (55.2%). The overall capacity is anticipated to be much larger than the one 2m (W) x 1.25m (D) watercourse.
- 4.1.4 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.5 The catchment plan is shown in **Figure 4**.
- 4.1.6 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development.
- 5.1.2 The existing site is fully paved, no additional runoff is generated due to the proposed development. With implementation of proposed drainage system, no adverse drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND



**SITE AREA
(INDICATIVE ONLY)**

PROJECT:

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

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

TITLE

SITE LOCATION PLAN

FIGURE NUMBER

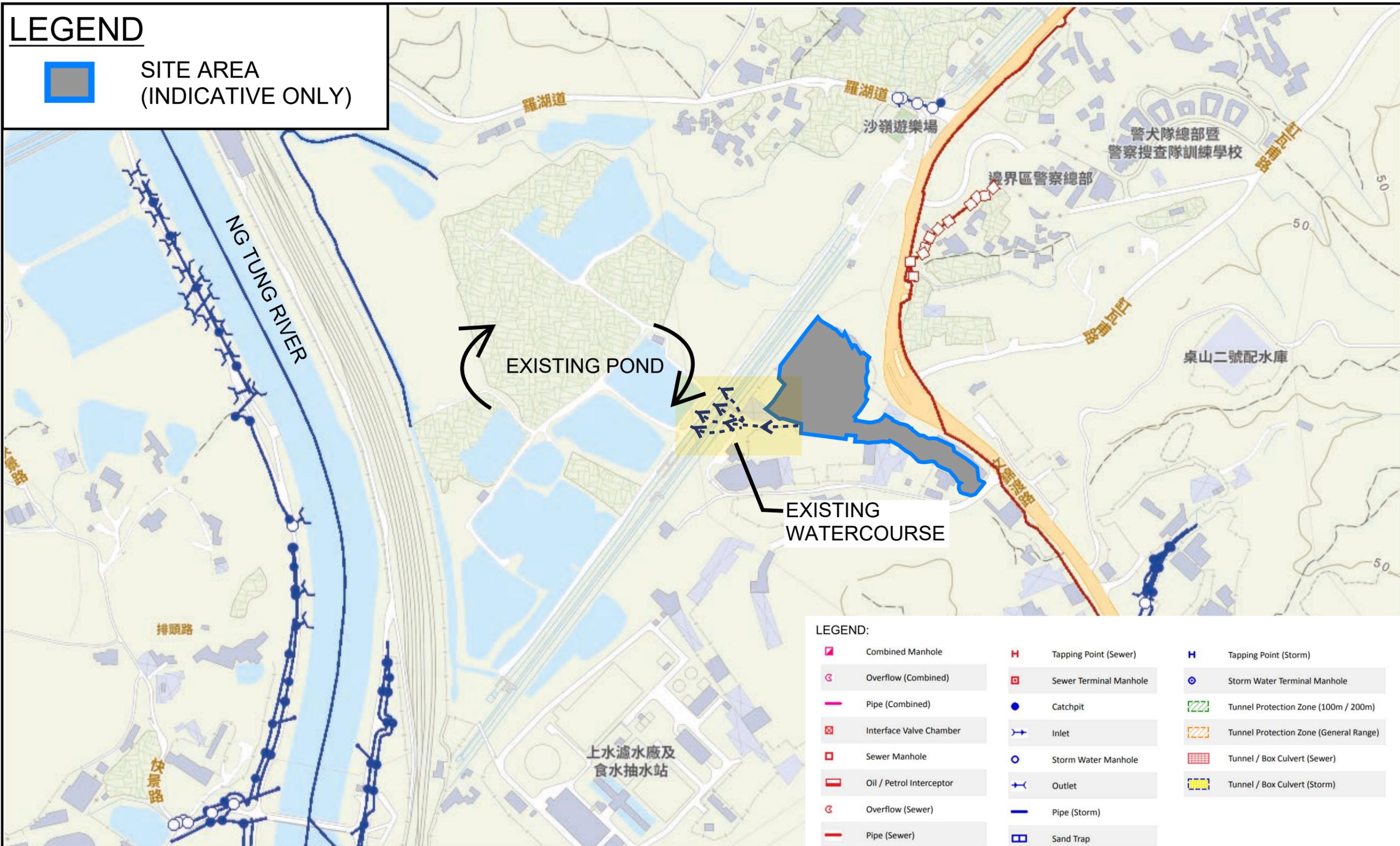
FIGURE 1



VER	DESCRIPTION	DATE

LEGEND

 SITE AREA
(INDICATIVE ONLY)



PROJECT:

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

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER

FIGURE 2

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

LEGEND

-  SITE AREA (INDICATIVE ONLY)
-  EXISTING STREAM
-  PROPOSED CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT W/TRAP

NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.

DRINAGE SCHEDULE

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	Remark
SP01	CP1.01	13.8	12.8	375	40	UC	13.43	12.425	SP	22.9	#SP: Start Point
CP1.01	CP1.02	12.8	12.0	375	40	UC	12.43	11.63	CP	11.70	
CP1.02	CP1.03	12.0	11.7	375	40	UC	11.63	10.22	CP	56.10	
CP1.03	CP1.04	11.7	10.3	600	200	UC	10.22	9.70	CP	88.00	
CP1.04	CP1.05	10.3	10.0	600	200	UC	9.70	9.40	CP	7.30	
CP1.05	CP1.06	10.0	9.5	600	200	UC	9.40	8.90	CP	11.80	
CP1.06	CP1.07	9.5	9.3	900	200	UC	8.60	8.40	CP	4.70	
CP1.07	CP1.08	9.3	7.3	900	200	UC	8.40	6.40	CP	52.20	
CP1.08	CP1.09	7.3	7.3	900	200	UC	6.40	6.34	CP	11.40	
CP1.09	CP1.10	7.3	7.3	900	250	UC	6.34	6.23	CP	27.50	
CP1.10	Existing Stream	7.3	7.3	900	250	UC	6.21	6.07	CP	34.80	
SP02	CP2.01	13.8	12.2	450	100	UC	13.35	11.75	SP	59.60	
CP2.01	CP2.02	12.2	10.3	450	100	UC	11.75	9.85	CP	91.60	
CP2.02	CP2.03	10.3	10.3	600	200	UC	9.70	9.48	CP	43.90	
CP2.03	CP1.06	10.3	9.5	600	200	UC	9.48	8.90	CP	19.70	
SP03	CP3.01	10.3	9.0	450	100	UC	9.85	8.55	SP	16.00	
CP3.01	CP3.02	9.0	8.0	450	100	UC	8.55	7.55	CP	37.90	
CP3.02	CP3.03	8.0	8.0	825	250	UC	7.18	7.14	CP	8.00	
CP3.03	CP3.04	8.0	8.0	825	250	UC	7.14	7.13	CP	4.20	
CP3.04	CP3.05	8.0	8.0	825	250	UC	7.13	7.08	CP	12.40	
CP3.05	CP3.06	8.0	8.0	825	250	UC	7.08	7.06	CP	5.10	
CP3.06	CP3.07	8.0	8.0	825	250	UC	7.06	6.98	CP	19.90	
CP3.07	CP3.08	8.0	8.0	825	250	UC	6.98	6.96	CP	4.40	
CP3.08	CP3.09	8.0	8.0	825	250	UC	6.96	6.81	CP	36.90	
CP3.09	CP3.10	8.0	8.0	825	250	UC	6.81	6.47	CP	84.90	
CP3.10	CP3.11	8.0	7.3	825	250	UC	6.47	6.43	CP	10.30	
CP3.11	CP3.12	7.3	7.3	825	250	UC	6.43	6.28	CP	36.70	
CP3.12	CP1.10	7.3	7.3	825	250	UC	6.28	6.21	CP	19.30	
SP04	CP2.03	10.3	10.3	600	200	UC	9.70	9.62	SP	16.00	



PROJECT:

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

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

TITLE

PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER

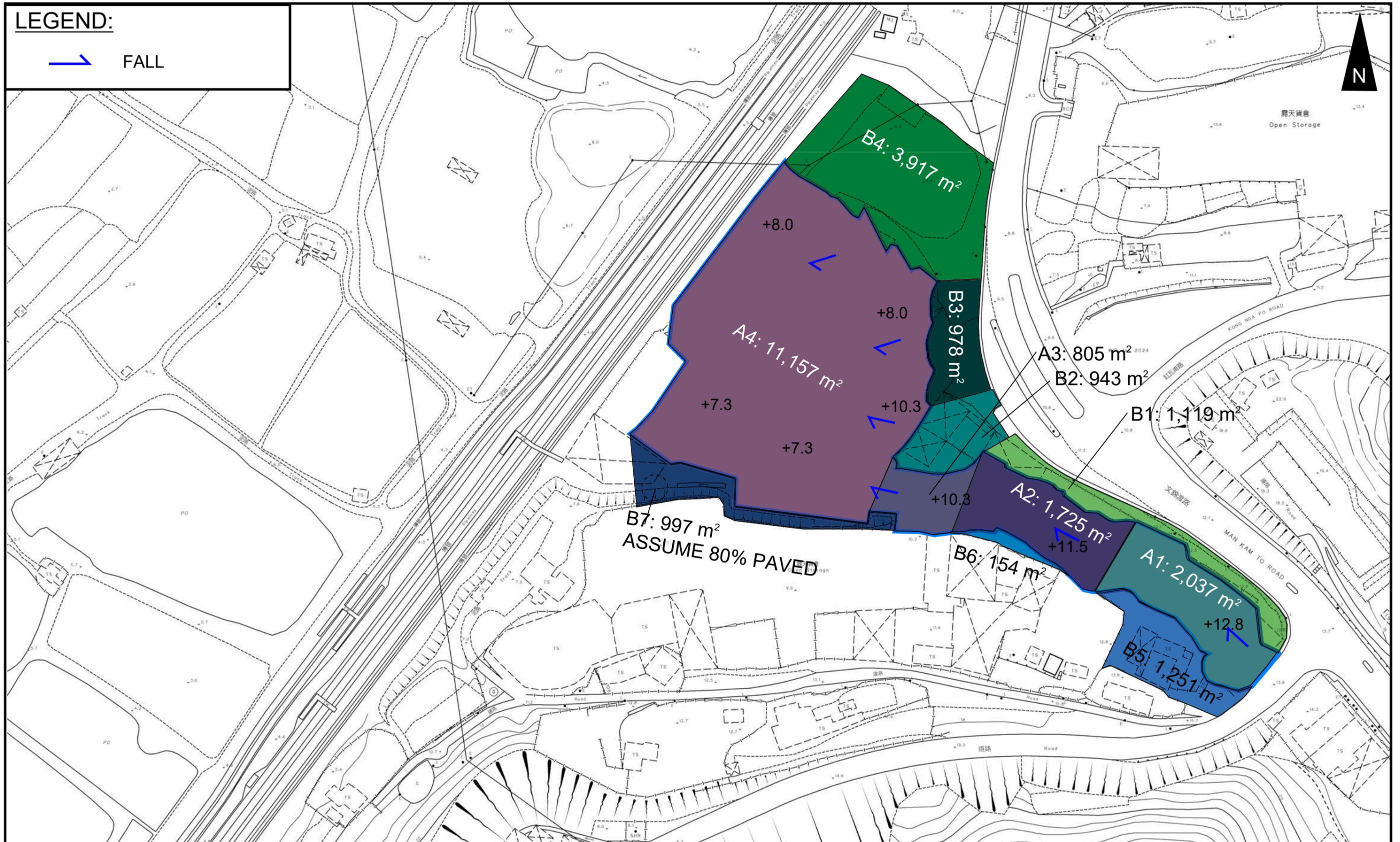
FIGURE 3



VER	DESCRIPTION	DATE
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LEGEND:

→ FALL



PROJECT:

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

TITLE

CATCHMENT PLAN

FIGURE NUMBER

FIGURE 4

LOCATION:

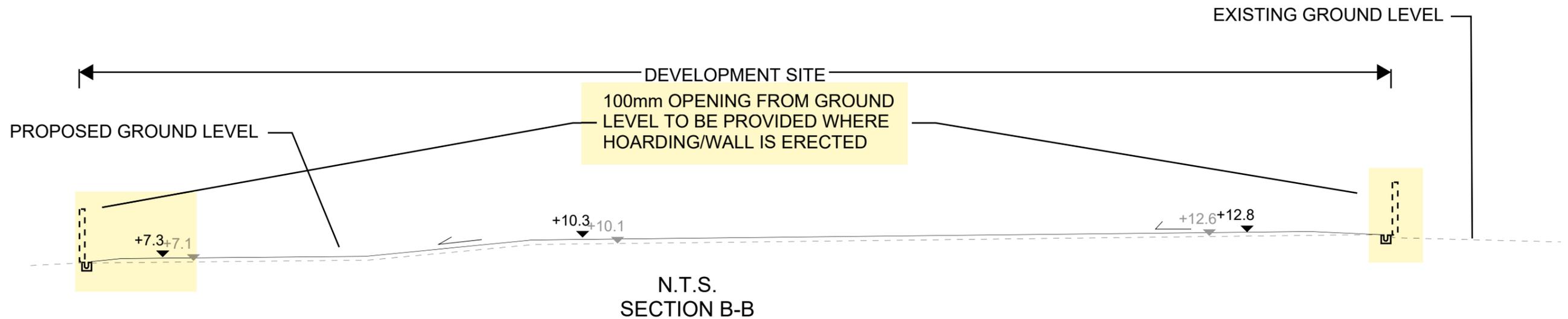
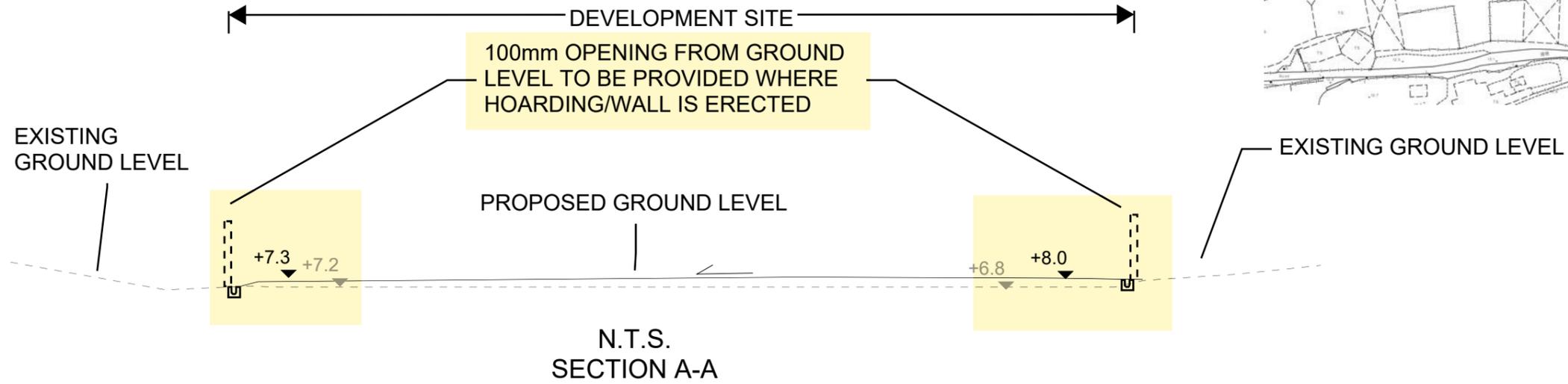
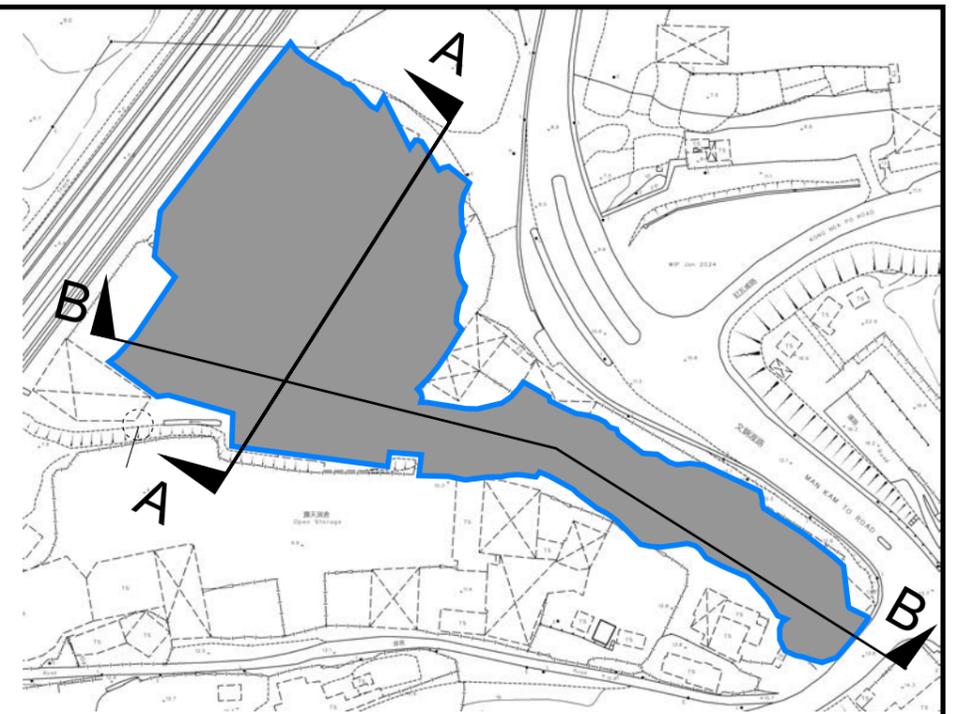
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

LEGEND

 SITE AREA
(INDICATIVE ONLY)



PROJECT:

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

TITLE SECTION

FIGURE NUMBER
FIGURE 5

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

North District

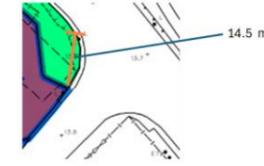
Return Period	1 in	10	years
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n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	North District a	454.9
	North District b	3.44
	North District c	0.412

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) = 0.14465L / (H1 ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2		(min)	(min)
(m2)	(m)	(mPD)	(mPD)			
1119	14.5	13.8	12.8	6.897	0.7	0.7



Catchment Area Table (Area in m²)

Catchment	A1	A2	A3	A4	B1	B2	B3	B4	B5	B6	B7	Total Site Area (Before Development)	Total Site Area (After Development)
Total Area	2037	1725	805	11157	1119	943	978	3917	1251	154	997	15724	15724
Hard Paved Area	2037	1725	805	11157	1119	943	978	3917	1251	154	798	15724	15724
Unpaved Area	0	0	0	0	0	0	0	0	0	0	199	0	0
Equival. Area	1935.15	1638.75	764.75	10599.15	1063.05	895.85	929.1	3721.15	1188.45	146.30	827.51	14937.80	14937.80

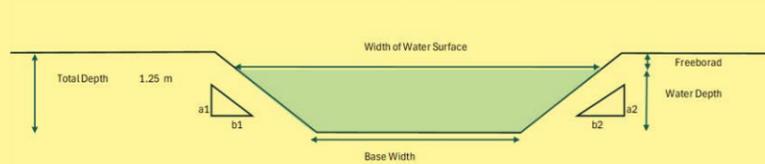
Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE [†]	Length m	V m/s	Capacity m ³ /s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Total Equivalent Area m ²	ToC min	Intensity mm/hr	Total Discharge m ³ /s	Utilization	Remark
SP01	CP1.01	13.80	12.80	375	40	UC	13.43	12.43	SP	22.9	2.90	0.36	A1	B5							3123.60	0.70	253	0.22	60.4%	
CP1.01	CP1.02	12.80	12.00	375	40	UC	12.43	11.63	CP	11.7	2.90	0.36	A1	B5							3123.60	0.83	250	0.22	59.6%	
CP1.02	CP1.03	12.00	11.70	375	40	UC	11.63	10.22	CP	56.1	2.90	0.36	A1	B5							3123.60	0.90	248	0.22	59.2%	
CP1.03	CP1.04	11.70	10.30	600	200	UC	10.22	9.70	CP	88	1.78	0.57	A1	A2	A3	B5	B6				5673.40	1.22	241	0.38	66.7%	
CP1.04	CP1.05	10.30	10.00	600	200	UC	9.70	9.40	CP	7.3	1.78	0.57	A1	A2	A3	B5	B6	B7			6500.91	2.05	226	0.41	71.5%	
CP1.05	CP1.06	10.00	9.50	600	200	UC	9.40	8.90	CP	11.8	1.78	0.57	A1	A2	A3	B5	B6	B7			6500.91	2.12	224	0.41	71.1%	
CP1.06	CP1.07	9.50	9.30	900	200	UC	8.60	8.40	CP	4.7	2.33	1.68	Total Site Area (After Development)	B1	B2	B3	B4	B6	B6	B7		22667.06	2.51	218	1.37	81.7%
CP1.07	CP1.08	9.30	7.30	900	200	UC	8.40	6.40	CP	52.2	2.33	1.68	Total Site Area (After Development)	B1	B2	B3	B4	B6	B6	B7		22667.06	2.55	218	1.37	81.5%
CP1.08	CP1.09	7.30	7.30	900	200	UC	6.40	6.34	CP	11.4	2.33	1.68	Total Site Area (After Development)	B1	B2	B3	B4	B6	B6	B7		22667.06	2.92	212	1.34	79.5%
CP1.09	CP1.10	7.30	7.30	900	250	UC	6.34	6.23	CP	27.5	2.08	1.50	Total Site Area (After Development)	B1	B2	B3	B4	B6	B6	B7		22667.06	3.00	211	1.33	88.4%
CP1.10	Existing Stream	7.30	7.30	900	250	UC	6.21	6.07	CP	34.8	2.08	1.50	Total Site Area (After Development)	B1	B2	B3	B4	B6	B6	B7		22667.06	3.22	208	1.31	87.2%
SP02	CP2.01	13.80	12.20	450	100	UC	13.35	11.75	SP	59.6	2.07	0.37	A1	B1							2998.20	0.70	253	0.21	56.4%	
CP2.01	CP2.02	12.20	10.30	450	100	UC	11.75	9.85	CP	91.6	2.07	0.37	A1	A2	B1						4636.95	1.18	242	0.31	83.3%	
CP2.02	CP2.03	10.30	10.30	600	200	UC	9.70	9.48	CP	43.9	1.78	0.57	A1	A2	A3	B1	B2				6297.55	1.92	228	0.40	69.9%	
CP2.03	CP1.06	10.30	9.50	600	200	UC	9.48	8.90	CP	19.7	1.78	0.57	A1	A2	A3	B1	B2				6297.55	2.33	221	0.39	67.8%	
SP03	CP3.01	10.30	9.00	450	100	UC	9.85	8.55	SP	16	2.07	0.37	B3	B4							4650.25	0.70	253	0.33	87.4%	
CP3.01	CP3.02	9.00	8.00	450	100	UC	8.55	7.55	CP	37.9	2.07	0.37	B3	B4							4650.25	0.83	250	0.32	86.3%	
CP3.02	CP3.03	8.00	8.00	825	250	UC	7.18	7.14	CP	8	1.96	1.19	A4	B3	B4						15249.40	1.13	243	1.03	86.4%	
CP3.03	CP3.04	8.00	8.00	825	250	UC	7.14	7.13	CP	4.2	1.96	1.19	A4	B3	B4						15249.40	1.20	242	1.02	85.9%	
CP3.04	CP3.05	8.00	8.00	825	250	UC	7.13	7.08	CP	12.4	1.96	1.19	A4	B3	B4						15249.40	1.24	241	1.02	85.6%	
CP3.05	CP3.06	8.00	8.00	825	250	UC	7.08	7.06	CP	5.1	1.96	1.19	A4	B3	B4						15249.40	1.34	239	1.01	84.8%	
CP3.06	CP3.07	8.00	8.00	825	250	UC	7.06	6.98	CP	19.9	1.96	1.19	A4	B3	B4						15249.40	1.39	238	1.01	84.5%	
CP3.07	CP3.08	8.00	8.00	825	250	UC	6.98	6.96	CP	4.4	1.96	1.19	A4	B3	B4						15249.40	1.55	234	0.99	83.3%	
CP3.08	CP3.09	8.00	8.00	825	250	UC	6.96	6.81	CP	36.9	1.96	1.19	A4	B3	B4						15249.40	1.59	234	0.99	83.1%	
CP3.09	CP3.10	8.00	8.00	825	250	UC	6.81	6.47	CP	84.9	1.96	1.19	A4	B3	B4						15249.40	1.91	228	0.97	81.0%	
CP3.10	CP3.11	8.00	7.30	825	250	UC	6.47	6.43	CP	10.3	1.96	1.19	A4	B3	B4						15249.40	2.63	216	0.92	76.9%	
CP3.11	CP3.12	7.30	7.30	825	250	UC	6.43	6.28	CP	36.7	1.96	1.19	A4	B3	B4						15249.40	2.71	215	0.91	76.5%	
CP3.12	CP1.10	7.30	7.30	825	250	UC	6.28	6.21	CP	19.3	1.96	1.19	A4	B3	B4	B7					16076.91	3.02	211	0.94	79.0%	
SP04	CP2.03	10.30	10.30	600	200	UC	9.70	9.62	SP	16	1.78	0.57	B2								895.85	0.70	253	0.06	11.1%	

#SP: Start Point

Capacity Checking of Existing Stream



a1	1	
b1	0	
a2	1	
b2	0	
Total Depth	1.25	m
Base Width	2.00	m
Assumed Water Depth	0.95	m
Freeboard	0.30	m

Assumed Water Depth	Freeboard	Base Width*	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m ²	m	m		1 in	m/s	m ³ /s
0.95	0.30	2.00	2.00	1.90	3.90	0.49	0.035	200	1.25	2.38

Total Flow from The Application Site = 1.31 m³/s

Utilization Rate = 55.2%

Total flow from Application Site only occupy 55.2% of the existing stream.

Please kindly note the Existing Application Site is already fully paved. NO additional runoff generated from the proposed development

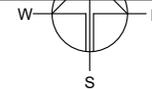
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 24.11.2023

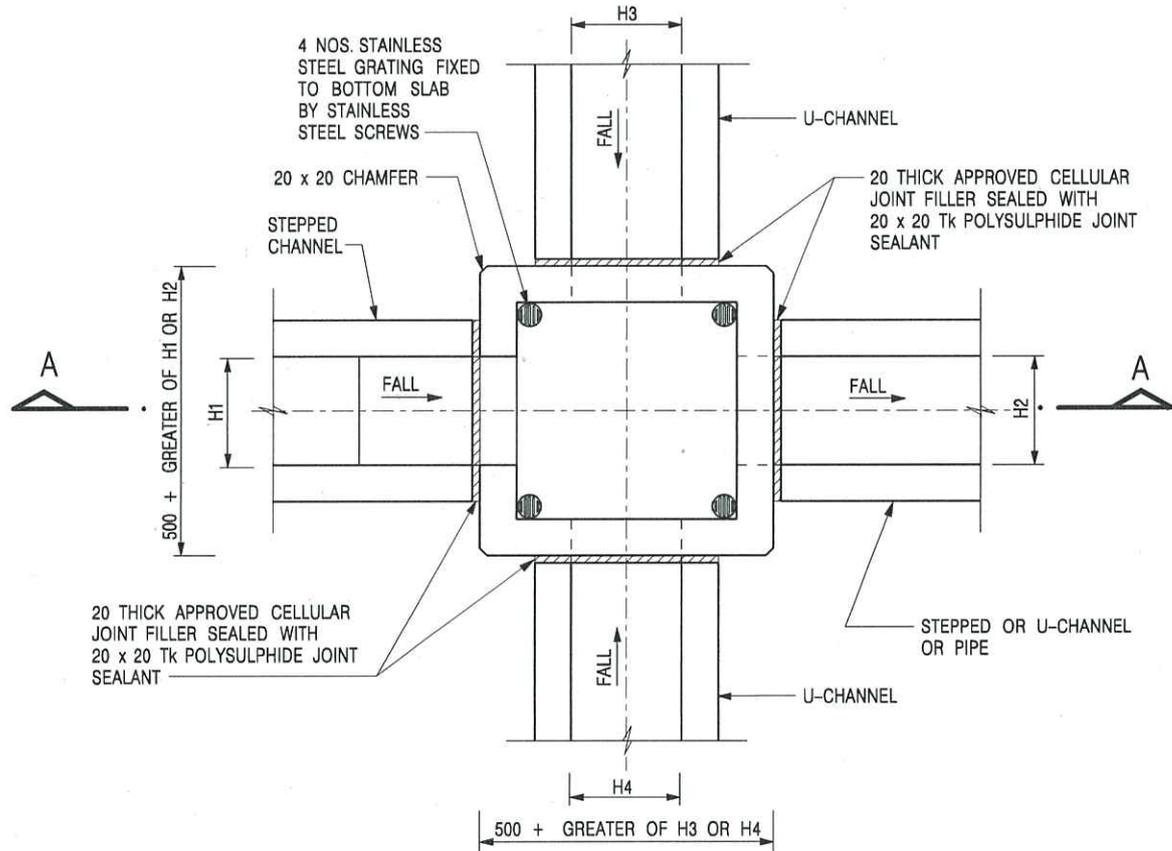
REVISED BY: DATE:

APPROVED BY: DATE:

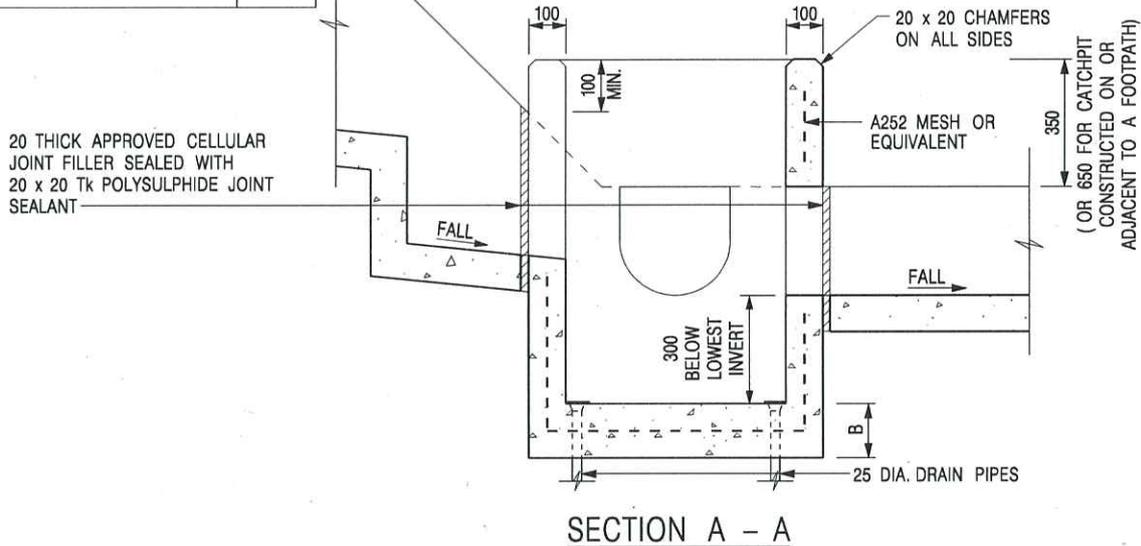
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

Appendix C - Reference Drawings



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



NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



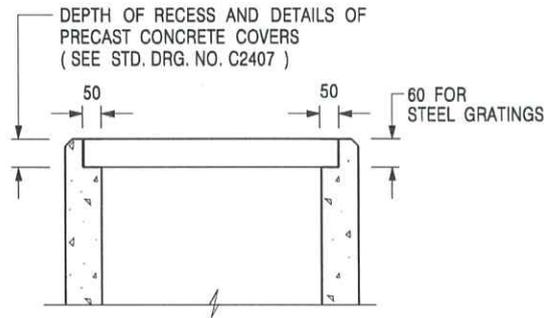
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



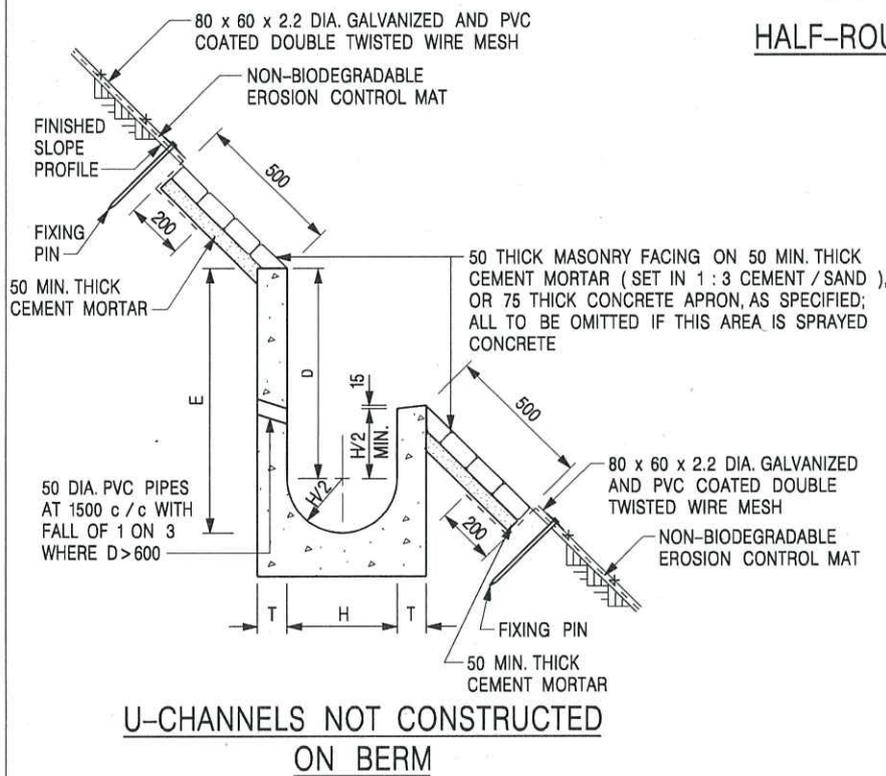
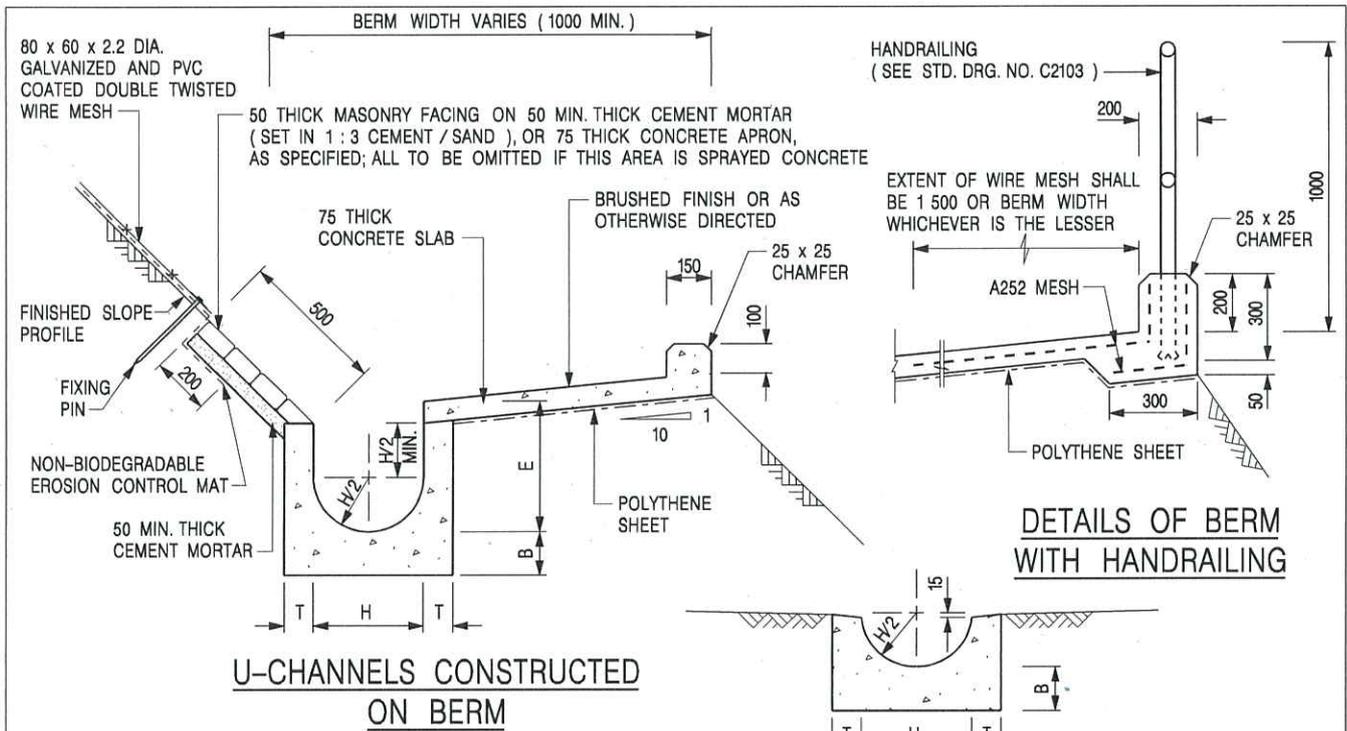
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

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

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

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

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



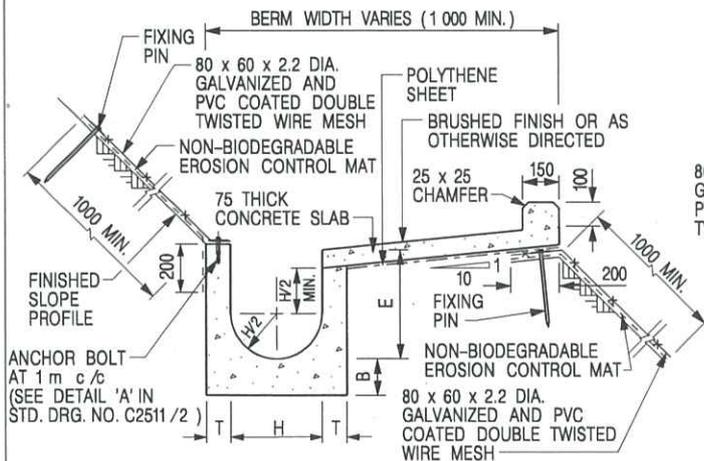
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

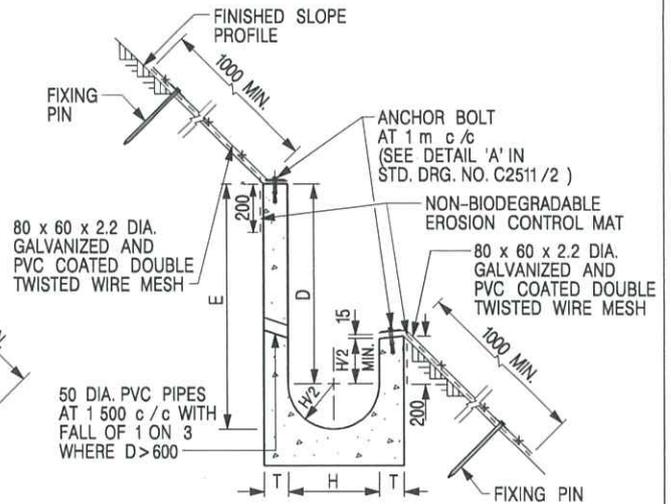
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DATE JAN 1991

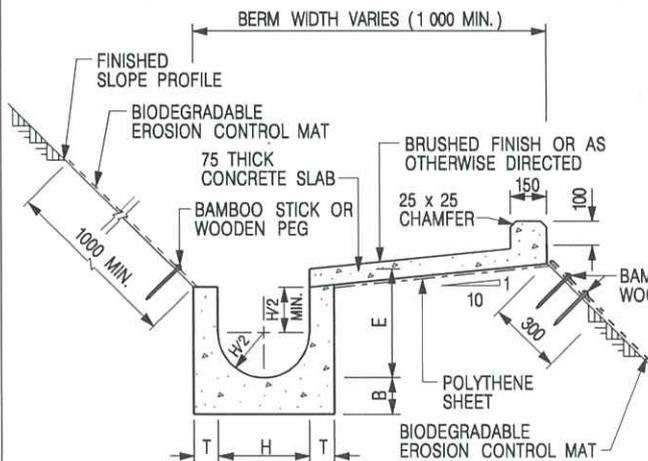
C24091



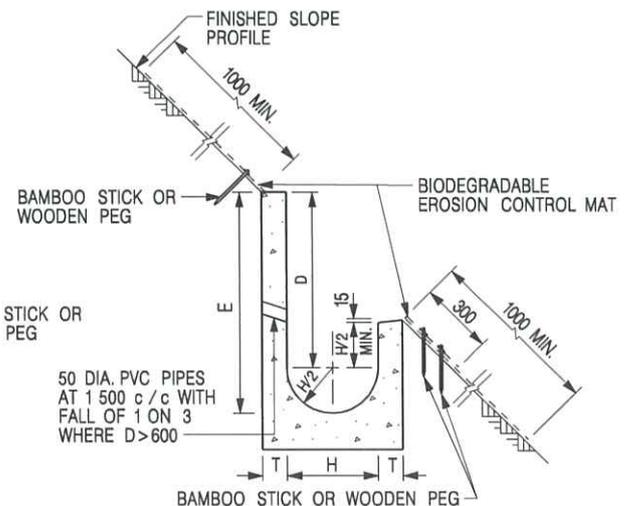
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



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

NOTES:

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

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

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

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



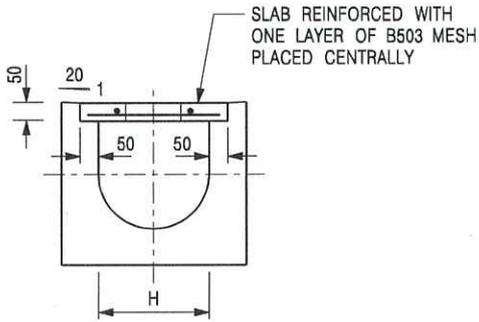
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

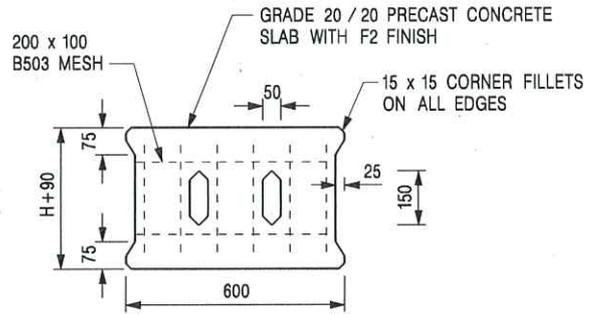
DRAWING NO.

DATE JAN 1991

C24101



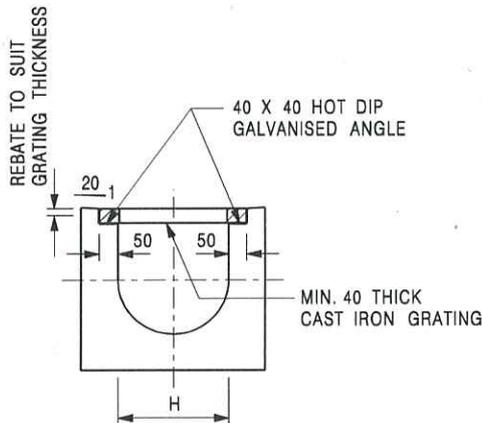
TYPICAL SECTION



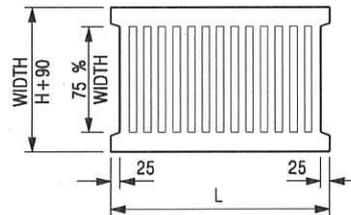
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E



PHOTO 1



PHOTO 4

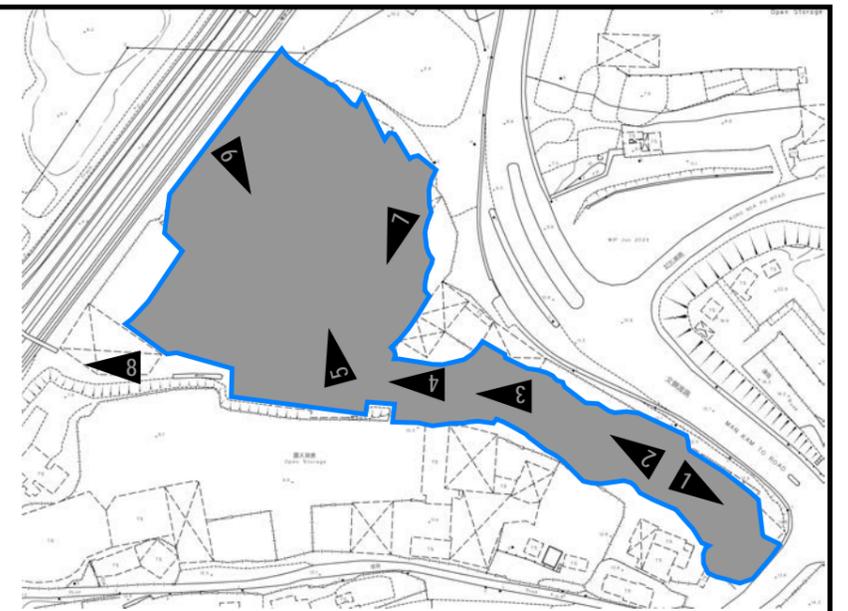


PHOTO 2



PHOTO 5



PHOTO 7

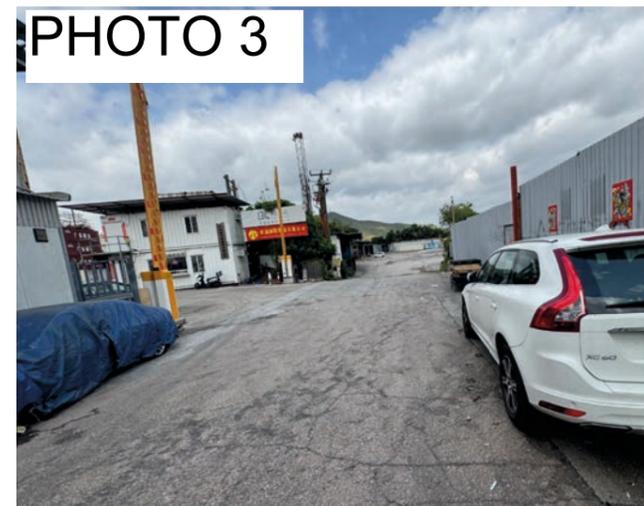


PHOTO 3



PHOTO 6



PHOTO 8
Existing Stream

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

LOCATION:
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SITE PHOTOS
Page 1

APPENDIX D



VER	DESCRIPTION	DATE

PHOTO 9



PHOTO 10



EXISTING 750mm PIPE ACROSS WSD ROAD

PHOTO 11



EXISTING 1000 (W) X 1800 (D) CHANNEL



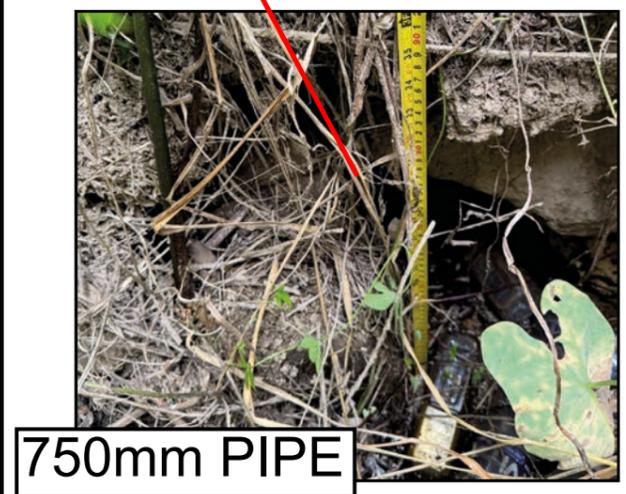
PHOTO 12



PHOTO 13



EXISTING 2000 (W) X 1250 (D) STREAM



750mm PIPE

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

SITE PHOTOS
Page 2

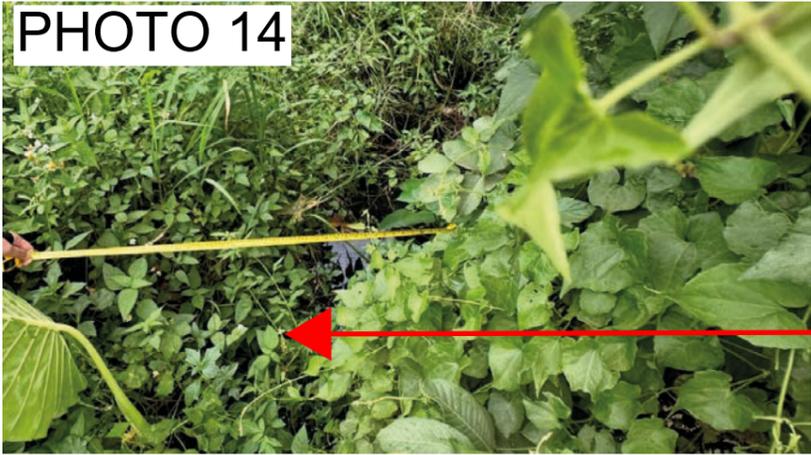
APPENDIX D

LOCATION:
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE

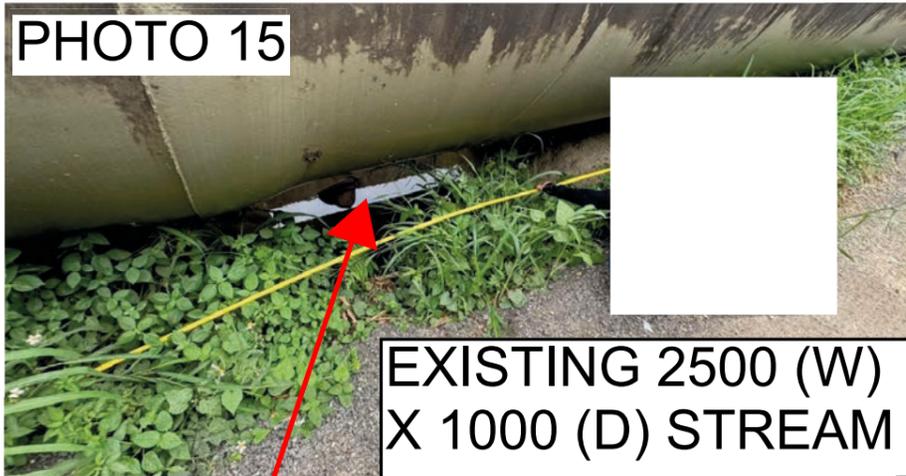
PHOTO 14



EXISTING
1500 (W) X 900 (D) STREAM



PHOTO 15



EXISTING 2500 (W)
X 1000 (D) STREAM



EXISTING 1800 (W)
X 700 (D) STREAM



PHOTO 16



PHOTO 17

EXISTING STREAM
(CANNOT ACCESS)

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

SITE PHOTOS
Page 3

APPENDIX D

LOCATION:
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES



VER	DESCRIPTION	DATE



盈卓
規劃
有限公司

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/271

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

By Email

13 February 2026

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", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road',
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui**

(S.16 Planning Application No. A/NE-FTA/271)

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] / [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/STN, PlanD

(Attn.: Ms. Shirley CHAN
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk)
email: ehlli@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”, “Government, Institution or Community” and “Open Storage” Zones and area shown as ‘Road’, Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui

(Application No. A/NE-FTA/271)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. HO Kwok-leung; Tel: 2675 1777)		
(a)	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and occupation of Government Land (GL) after planning approval has been obtained from the Town Planning Board (the Board). No structure will be used for domestic use.
(b)	The application site is already being used for the uses under the application.	

<p>(c)</p>	<p>The private lots and portion of the GL in the application site are covered by the following Short Term Waivers (STWs) and Short Term Tenancy (STT). The applicant is not the waiveree/tenant of the STWs/STT. As there are breaches on the built-over-area and other aspects, this office reserves the rights to take enforcement action for irregularities as appropriate.</p> <table border="1" data-bbox="264 432 1169 1086"> <thead> <tr> <th>STT/STW No.</th> <th>Lot No(s). in D.D. 89</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>STT 1469</td> <td>GL</td> <td>Storage</td> </tr> <tr> <td>STW 1245</td> <td>Lot No. 411 (portion)</td> <td>Office and ancillary use to a container yard</td> </tr> <tr> <td rowspan="2">STW 1249</td> <td>Lot No. 416 (portion)</td> <td>Ancillary use to a container yard</td> </tr> <tr> <td>Lot No. 423 (portion)</td> <td>Office and ancillary use to a container yard</td> </tr> <tr> <td>STW 1250</td> <td>Lot No. 417 RP (portion)</td> <td>Ancillary use to a container yard</td> </tr> <tr> <td>STW 1269</td> <td>Lot No. 418 S.A. (portion)</td> <td>Container vehicle park</td> </tr> </tbody> </table>	STT/STW No.	Lot No(s). in D.D. 89	Purpose	STT 1469	GL	Storage	STW 1245	Lot No. 411 (portion)	Office and ancillary use to a container yard	STW 1249	Lot No. 416 (portion)	Ancillary use to a container yard	Lot No. 423 (portion)	Office and ancillary use to a container yard	STW 1250	Lot No. 417 RP (portion)	Ancillary use to a container yard	STW 1269	Lot No. 418 S.A. (portion)	Container vehicle park	
STT/STW No.	Lot No(s). in D.D. 89	Purpose																				
STT 1469	GL	Storage																				
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	Lot No. 423 (portion)	Office and ancillary use to a container yard																				
STW 1250	Lot No. 417 RP (portion)	Ancillary use to a container yard																				
STW 1269	Lot No. 418 S.A. (portion)	Container vehicle park																				
<p>(d)</p>	<p>The following irregularities covered by the subject planning application have been detected by her office:</p> <p>(a) <u>Unauthorised structures within the application site covered by the planning application</u></p>																					

	<p>There are unauthorized structures on most of the application lots. LandsD has reservation on the planning application since the unauthorized structures on Lot Nos. 408 S.A RP, 408 S.B RP, 410, 412, 414 & 436 all in D.D. 89 are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD.</p> <p>(b) <u>Unlawful occupation of Government land adjoining the said private lots with unauthorised structures covered by the planning application</u></p> <p>The GL within the application site (about 374 m² as mentioned in the application form) has been fenced off / illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	
<p>(e)</p>	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by her office:</p> <p>(a) <u>Unauthorised structures extended to the adjoining private lots not covered by the planning application</u></p> <p>There are unauthorized structures extended from application site to the adjoining private lots (i.e. Lot Nos. 404 S.A, 419 RP, 420 & 421 in D.D. 89) which is not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Noted. The unauthorised structures to the adjoining private lots and GL not covered by the planning application will be demolished by the applicant after planning permission has been obtained from the Board.</p>

	<p>(b) <u>Unlawful occupation of Government land with unauthorised structures not covered by the planning application</u></p> <p>The GL adjoining the application site has been fenced off / illegally occupied with unauthorised structures without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	
(f)	<p>The lot owners/applicant shall remove the unauthorized structures and cease the illegal occupation of the GL immediately and include the adjoining Government land not covered by the subject planning application in the subject planning application for further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a STW and STT to permit the structures erected/to be erected and the occupation of the Government land. The applications 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 to</p>	
(g)	<p>Unless and until the unauthorized structures and the unlawful occupation of Government land are duly rectified by the lot owners/applicant or entirely</p>	

S.16 Planning Application No. A/NE-FTA/271

	included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	
(h)	The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	Noted.



盈卓
規劃
有限公司

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/271

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

By Email

23 February 2026

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", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road',
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui**

(S.16 Planning Application No. A/NE-FTA/271)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] / [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/STN, PlanD

(Attn.: Ms. Shirley CHAN
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk)
email: ehlli@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”, “Government, Institution or Community” and “Open Storage” Zones and area shown as ‘Road’,
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui**

(Application No. A/NE-FTA/271)

- (i) The applicant would like to provide clarifications in response to the public comments, details are as follows:
- Regarding the public comment concerning the owner’s consent on the proposed development, the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on satisfying the “Owner’s Consent / Notification” requirements under S.12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by sending notice to the Sheung Shui District Rural Committee on 31.10.2025 and publicising notice in local newspapers on 14.11.2025. The applicant will liaise with the relevant parties/lot owner(s) to resolve the land issue after planning permission has been obtained from the Town Planning Board (the Board).
 - Adequate mitigation measures are provided by the applicant, i.e. the submission of drainage impact assessment, fire service installations proposal and proposed traffic management measures in support of the application. The applicant will implement the said proposals once the proposals are being approved by relevant departments after planning application is approved by the Board.

Previous s.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/22	Temporary Open Storage of Vehicles and Vehicle Park for a Period of 12 Months.	25.9.1998
A/NE-FTA/32	Temporary Open Storage of Containers & Repair Workshop for 3 Years	28.1.2000 (revoked on 28.10.2000)
A/NE-FTA/41	Temporary Open Storage of Containers and Vehicle Park for a Period of 3 Years	9.11.2001 (on review; approved for a period of 12 months)
A/NE-FTA/65	Temporary Open Storage of Container Vehicles and Vehicle Park for a Period of 3 Years	10.9.2004 (approved for a period of 1 year) (revoked on 10.8.2005)
A/NE-FTA/72	Temporary Container Vehicle Park and Container Vehicle Repair Workshop for a Period of 3 Years	17.2.2006 (approved for a period of 2 years) (revoked on 17.5.2006)
A/NE-FTA/100	Temporary Container Vehicle Park and Logistic Loading and Unloading Area for a Period of 3 Years	23.4.2010 (approved for a period of 2 years) (revoked on 23.7.2010)
A/NE-FTA/110	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	4.11.2011
A/NE-FTA/149	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	6.2.2015
A/NE-FTA/181	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	15.6.2018
A/NE-FTA/199	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	5.2.2021

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/238	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	21.6.2024 (revoked on 21.12.2025)

**Similar s.16 Applications for Temporary Warehouse or Covered Storage Use
in the vicinity of the Site within the “Agriculture” zone
in the Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/201 ^{*1,2}	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years with Filling of Land	28.5.2021 (revoked on 28.12.2023)
A/NE-FTA/220 ^{*2}	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years with Filling of Land for Site Formation Works	10.11.2023 (revoked on 10.5.2025)
A/NE-FTA/247	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/NE-FTA/258 ^{*1,2}	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Associated Filling of Land	19.9.2025

Remarks

^{*1} Application nos. A/NE-FTA/201 and A/NE-FTA/258 involved the same site.

^{*2} Application no. A/NE-FTA/220 occupies part of the application sites of applications No. A/NE-FTA/201 and 258.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no objection to the application from traffic engineering perspective, as the scale, nature and use of the current application remain generally unchanged from the last previous approved application No. A/NE-FTA/238;
- should the application be approved, approval condition on the implementation of traffic management measures within 9 months from the date of planning approval to the satisfaction of C for T or of the Town Planning Board, and shall be maintained at all times during the planning approval period shall be imposed; and
- her advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to implement the flood mitigation measures proposed in the drainage impact assessment and any other storm-water drainage facilities, and the implemented drainage facilities at the application site (the Site) shall be maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available. The Director of Environmental Protection should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix V**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective; and

- based on the aerial photo taken in 2025 and site photos taken on 13.1.2026, the Site is situated in an area of rural inland plains landscape character comprising water treatment works, warehouses, temporary structures, rivers, farmlands, vegetated area and tree clusters. The Site is fenced-off, mostly hard-paved and occupied by temporary structures and vehicles. The proposed use is considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

4. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

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

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the proposed uses;
- it is noted that three structures and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

6. **Other Departments**

The following government departments have no objection to/no comment on the application:

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Consultant Management, DSD (CE/CM, DSD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) the permission is given to the proposed use under application. It does not condone any other uses which currently exist on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such uses not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (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) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) the Site is already being used for the proposed use under the planning application;
 - (iii) the private lots and portion of the GL in the Site are covered by the following STWs and STT. The applicant is not the waiveree/tenant of the STWs/STT. As there are breaches on the built-over-area and other aspects, his office reserves the rights to take enforcement action for irregularities as appropriate:

STT/STW No.	Lot No (s) in D.D. 89	Purpose
STT 1469	GL	Storage
STW 1245	Lot 411 (Portion)	Office and ancillary use to a container yard
STW 1249	Lot 416 (Portion)	Ancillary use to a container yard
	Lot 423 (Portion)	Office and ancillary use to a container yard
STW 1250	Lot 417 RP (Portion)	Ancillary use to a container yard
STW 1269	Lot 418 S.A (Portion)	Container vehicle park

- (iv) the following irregularities covered by the subject planning application have been detected by his office:
 - Unauthorised structure within the Site covered by the planning application

there are unauthorized structures on the application lots. LandsD has reservation on the planning application since the unauthorized structures on Lots 408 S.A RP, 408 S.B RP, 410, 412, 414 and 436 in D.D. 89 are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;

- Unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

the GL within the Site (about 374m² as mentioned in the Application Form) has been fenced off or illegally occupied with unauthorized structures without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (v) the following irregularities not covered by the subject planning application have been detected by his office:

- Unauthorized structures extended to the adjoining private lots not covered by the planning application

there are unauthorized structures extended from the Site to the adjoining private lots (i.e. Lots 404 S.A, 419 RP, 420 and 421 S.A in D.D. 89) which is not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- Unlawful occupation of GL with unauthorised structures not covered by the planning application

the GL adjoining the Site has been fenced off/illegally occupied with unauthorized structures without permission. The GL being illegally occupied is not included in the Site. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (vi) the lot owners/applicant shall remove the unauthorized structures and cease the illegal occupation of the GL immediately and include the adjoining GL not covered by the subject planning application in the application for further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a STW and STT to permit the structures erected/to be erected and the occupation of GL. The applications 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 to be imposed by LandsD. Given the proposed use is temporary in nature, only erection of temporary structures will be considered; and

- (vii) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;

- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and adequate drainage measures should 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 (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD); and follow the requirements of ProPECC PN 1/2023 ‘Drainage Plans subject to Comment by EPD’ for the proposed septic tank and soakaway pit system with certification by Authorized Person (AP) to safeguard the nearby water bodies (e.g. watercourse at the south);
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (j) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
- (i) the Site is in an area where no public sewerage connection is available; and
- (ii) the applicant shall comply with the following requirements on the submitted drainage impact assessment (DIA) (**Appendix Ib**):
- no works which may induce drainage impact should be carried out until completion of the proposed drainage facilities;
 - should there be any construction works to be carried out in rainy season, the applicant shall provide proper temporary drainage facilities and adequate precautionary measures to prevent contamination to the downstream watercourse and to prevent adverse drainage impacts to the neighbourhood. DSD may carry out site audit on the temporary drainage system on need basis;
 - the applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities, especially the downstream watercourse proposed as discharge point, in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
 - to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. Regular maintenance should be carried out by the applicant to avoid blockage of drain. 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 system;
 - for works undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;

- all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - to allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works; and
 - the limited desk-top checking by Government on the DIA covers only the fundamental aspects of the drainage design which will by no means relieve the applicant's obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his/her lot and all upstream catchments;
- (k) to note the comments of the Director of Fire Services (D of FS) that the applicant should note his comments on the submitted fire service installations proposal (**Appendix Ia**); and if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and
- (m) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulation (B(P)R);
 - (iii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if any 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 the BO;
- (vi) the 13m high warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月03日星期二 2:42
收件者: tpbpd/PLAND
主旨: A/NE-FTA/271 Fu Tei Au GIC
類別: Internet Email

Dear TPB Members,

238 approved 21 June 2024 and revoked 21 Dec 2025 for failure to fulfill any condition.

So who is to blame? Is it procrastination on the part of the operator or failure on the part of govt depts to handle applications in a timely manner?

MEMBERS HAVE A DUTY TO SEEK CLARIFICATION

If approval is granted it should be for ONE YEAR ONLY. This will focus minds on timey execution.

This is a large site, it should be handled with the same focus as that devoted to residential developments under the Dedicated Processing Units formula.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 25 January 2024 3:13 AM HKT
Subject: A/NE-FTA/238 Fu Tei Au GIC

A/NE-FTA/238

Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui

Site area: About 15,724sq.m Includes Government Land of about 374sq.m

Zoning : "Agriculture", "GIC", area shown as 'Road' and "Open Storage"

Applied development: Warehouse / 9 Vehicle Parking / **Filling of Land**

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

參考編號

Reference Number:

260116-222136-98403

提交限期

Deadline for submission:

03/02/2026

提交日期及時間

Date and time of submission:

16/01/2026 22:21:36

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/271

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SIMON NG

意見詳情

Details of the Comment :

I strongly object to the land application filed by (Applicant's Name) who has no legal ownership of the in question. Per regulations written consent from all legitimate owners - none of us have ever authorized this application. Worse still, this application and their consultant have a long record of unlawful land encroachment and damage. Yet when we pursue legal action or claim compensation for losses, they evade all responsibility. This creates a grossly unfair situation; they freely file applications, but legitimate landowners are left with no recourse for damages. I urge your authority to; 1) Reject this invalid application outright; 2) investigate their unlawful land occupation and hold them accountable for losses caused; 3) Require strict proof of ownership and owner consent for any future land applications. I can provide supporting evidence upon request.

2