

2026年 3月 0 3日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
**Paper No. A/YL-KTN/1216A**

This document is received on 2026-03-03  
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](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](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

2600442 16/2 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/126
	Date Received 收到日期	2026-03-03

- 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 )

Hung Chun Contractor Limited 雄俊工程有限公司

**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 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,270 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 –

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)"<sup>#</sup>.  
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」<sup>#</sup>。
- (b) The applicant 申請人 –
- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (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 \_\_\_\_\_ (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	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,270 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A ..... sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/A ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A ..... sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
.....	
.....	
.....	
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	1
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	1
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays ..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<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))</p> <p>Accessible from Mei Fung Road via a local access .....</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><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 checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,270 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2... m 米 <input type="checkbox"/> About 約</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> <p>..... .....</p>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

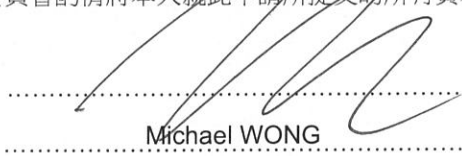


**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

13/02/2026 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,270 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <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 Open Storage of Construction Materials and Machinery 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	N/A	%	<input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1	
	Private Car Parking Spaces 私家車車位	1	
	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	1	
	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	1	
	Medium Goods Vehicle Spaces 中型貨車位	N/A	
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	
	Others (Please Specify) 其他 (請列明)		
	_____		
	_____		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<small>Location Plan; Zoning Plan; Plan showing Land Status of the Site; Plan showing Filling of Land at the Site; Swept Path Analyses; Fire Service Installations Proposal, Accepted Drainage Proposal and As-built Drainage Record under the Previous Application No. A/YL-KTN/993</small>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.  
 註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 Considering the growing number of construction projects in the Northern Metropolis, the applicant intends to utilise the Site for the storage of construction materials (i.e. rebar, bricks, tiles etc.) and machinery (i.e. elevated platforms, digging machine, generator etc.) , in order to accommodate the increasing demand for open storage spaces in the New Territories.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, '*open storage*' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). The Site is situated in a rural setting surrounded by construction sites, animal boarding establishment and vacant land. As various open storage yards and warehouses are located in the northwestern, western, northeastern and eastern part of the Site, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 In addition, several S.16 planning applications for/partly for '*open storage*' use were approved by the Board within the same "AGR" zone in 2025, which the application site of the latest application (A/YL-KTN/1153) is located approximately 10 m northeast of the Site, was approved by the Board on a temporary basis in September 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

2.4 The Site is the subject of two previous applications (Nos. A/YL-KTN/771 and 993) for different uses (i.e. 'animal boarding establishment' and 'warehouse') submitted by the same applicant as the current application, which were approved by the Board on a temporary basis of 3/5 years in 2021 and 2024 respectively. In support of the current application, the applicant has submitted a fire service installations (FSIs) proposal, an accepted drainage proposals and the as-built drainage plan under the previous application (No. A/YL-KTN/993) to mitigate potential adverse impact to the surrounding areas (**Appendices I to III**).

### **3) Development Proposal**

3.1 The Site occupies an area of 1,270 m<sup>2</sup> (about). No structure is proposed at the Site. The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. Loading/unloading (L/UL) and circulation space are proposed to support the daily operation of the Site (**Plan 5**). It is estimated that 2 staff will work at the Site. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Application Site Area</b>	1,270 m <sup>2</sup> (about)
<b>Covered Area</b>	Not Applicable
<b>Uncovered Area</b>	1,270 m <sup>2</sup> (about)

3.2 The entire Site has been filled with concrete of not more than 0.2m in depth for open storage area and circulation space (**Plan 6**). As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs. Therefore, filling of land is considered necessary and the extent of filling has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out on the Site during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. All construction materials and machinery would be stored at the designated storage area (i.e. about 827 m<sup>2</sup>) with stacking height of not more than 3m. As the proposed development only involves open storage of construction materials and machinery, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

3.4 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the eastern tip of the Site. 2 parking and L/UL space are provided at the Site, details are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Good Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

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

**Table 3 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	0	1
Traffic trip per hour (average)	0	0	1	1	2

3.6 To minimize nuisance to the surrounding area, 2.5m high solid metal wall will be erected along the site boundary to mitigate potential adverse impact to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

3.7 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise*

*Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of a FSIs proposal, the accepted drainage proposal and as-built drainage plan under the previous application No. A/YL-KTN/993 to mitigate any adverse impact arising from the proposed development (**Appendices I and III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**February 2026**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Town Planning Board Guideline No. 13G – Application Site
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Filling of Land
<b>Plan 7</b>	Swept Path Analysis Showing Manoeuvring of Vehicles within the Site

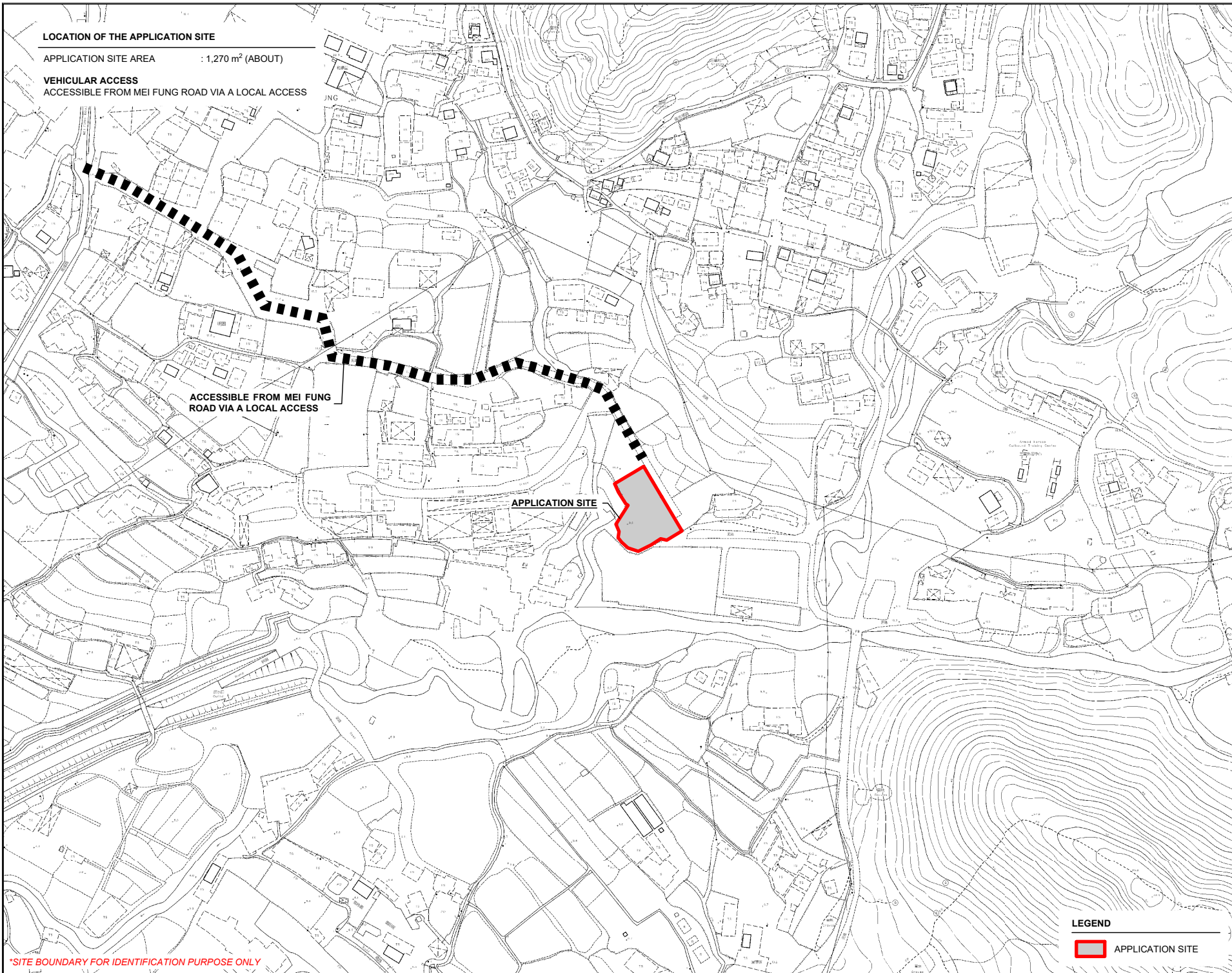
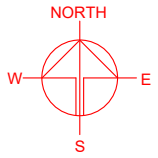
## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Accepted Drainage Proposal under Previous Application No. A/YL-KTN/993
<b>Appendix III</b>	Accepted As-built Drainage Plan under Previous Application No. A/YL-KTN/993

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,270 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY	DATE
MN	27.1.2026

REVISED BY	DATE

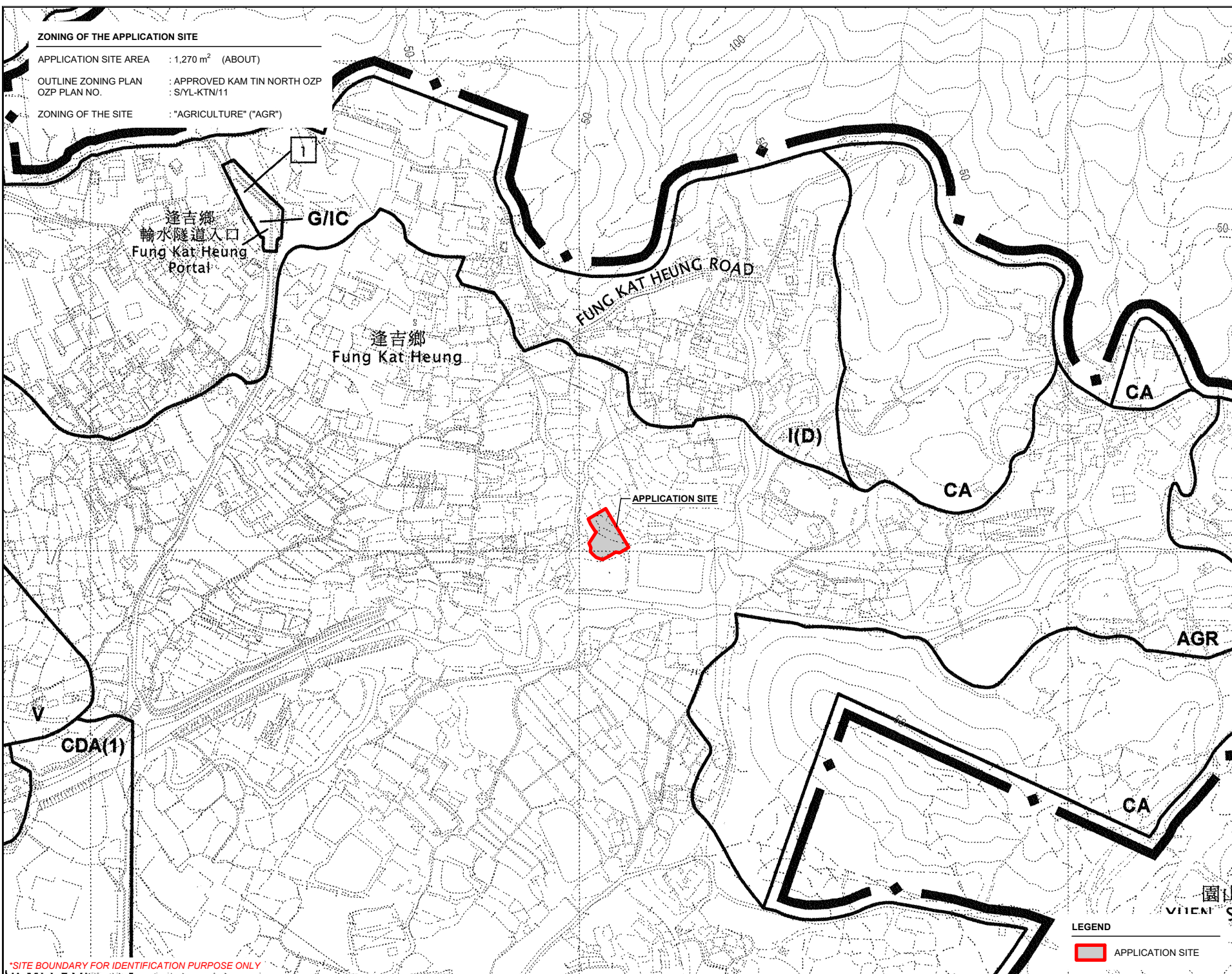
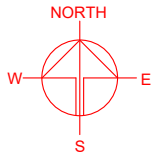
APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,270 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
 OZP PLAN NO. : S/YL-KTN/11  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	27.1.2026

REVISED BY	DATE

APPROVED BY	DATE

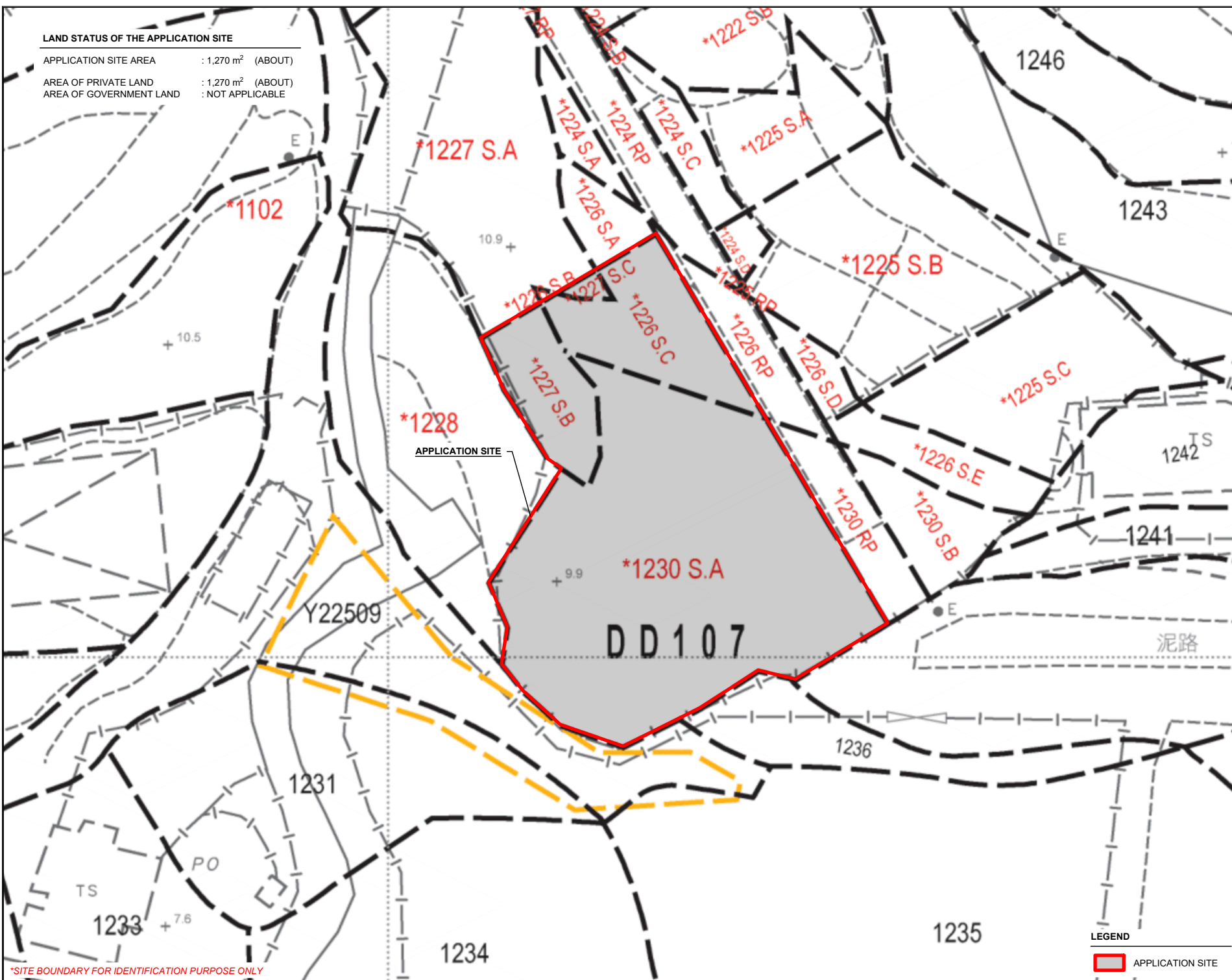
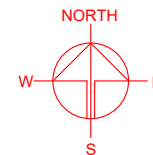
DWG. TITLE  
 ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

**LEGEND**  
 APPLICATION SITE

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,270 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,270 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

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

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

SCALE  
 1 : 500 @ A4

DRAWN BY MN	DATE 27.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 LAND STATUS OF THE SITE

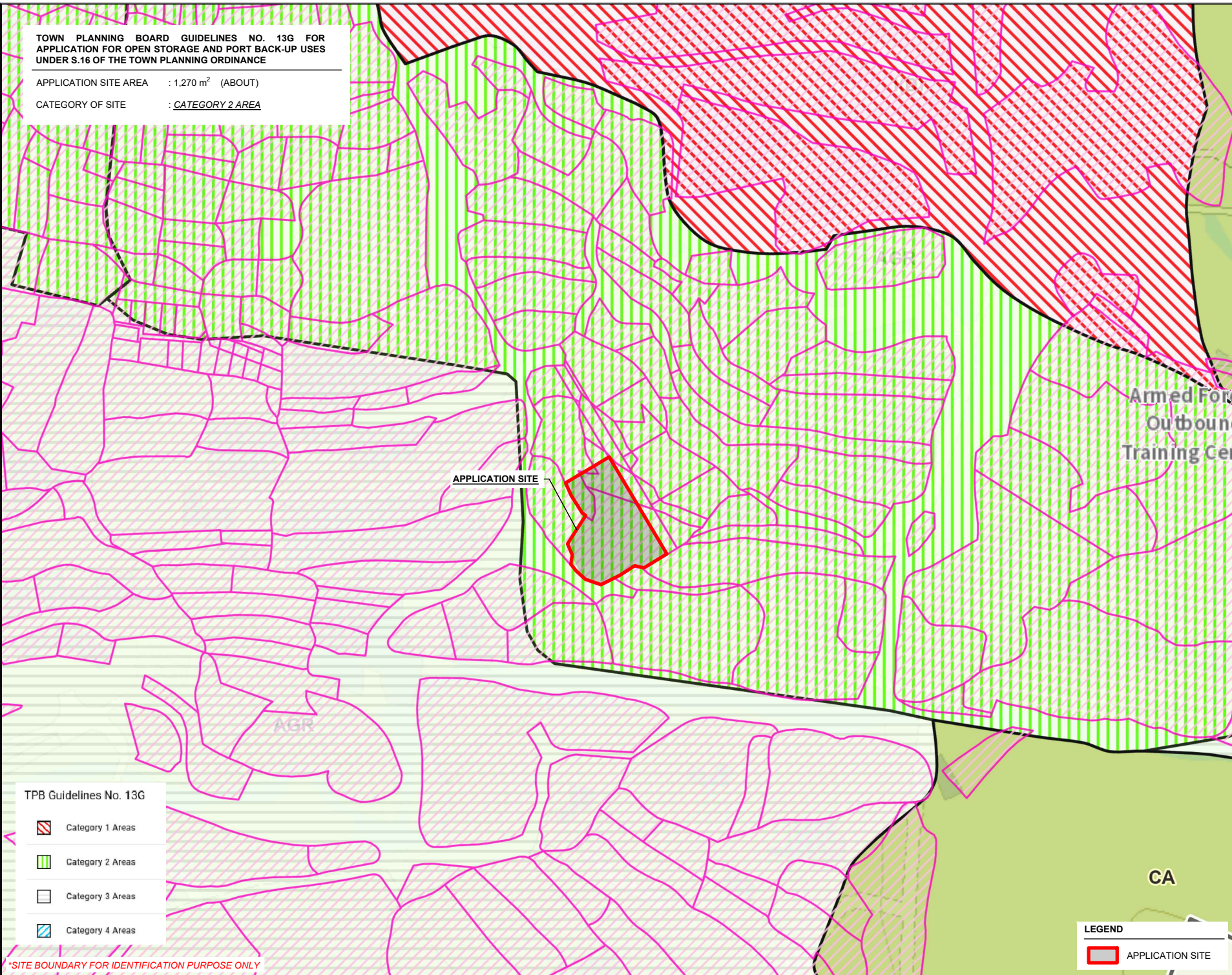
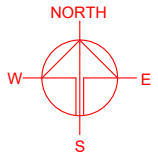
DWG NO. PLAN 3	VER. 001
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**LEGEND**  
 APPLICATION SITE

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

APPLICATION SITE AREA : 1,270 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA







APPLICATION SITE

Armed Forces  
Outbound  
Training Centre

CA

TPB Guidelines No. 13G

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

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	27.1.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
TPB PG-NO.13G

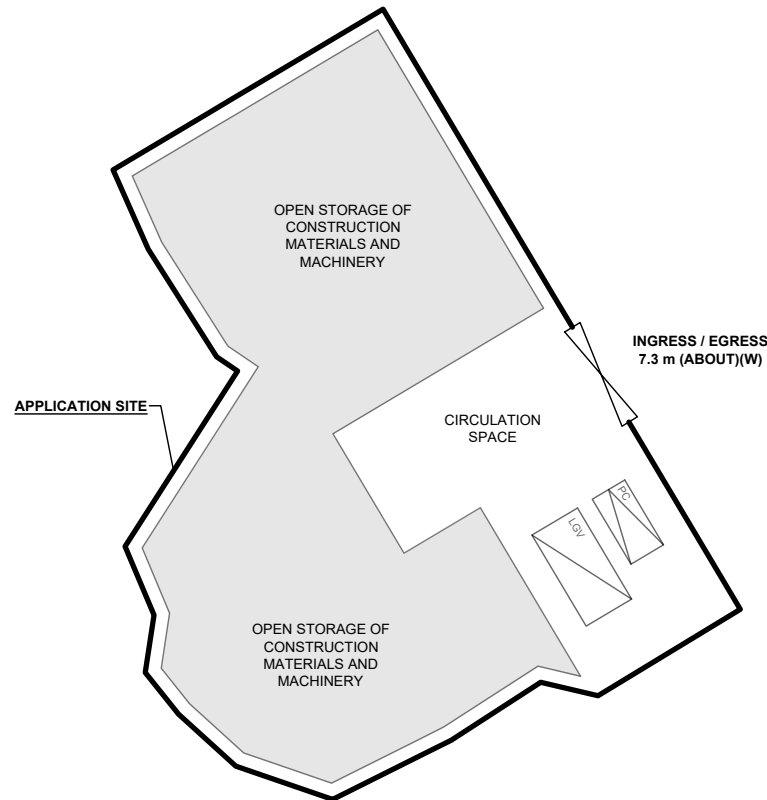
DWG NO.	VER.
PLAN 4	001

LEGEND

 APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 1,270 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 1,270 m<sup>2</sup> (ABOUT)  
 OPEN STORAGE AREA : 827 m<sup>2</sup> (ABOUT)  
 STACKING HEIGHT : NOT MORE THAN 3 m



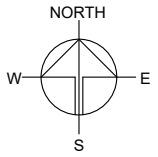
**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 1  
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)  
 NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 27.1.2026

REVISED BY: DATE:

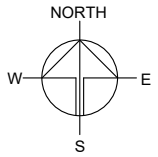
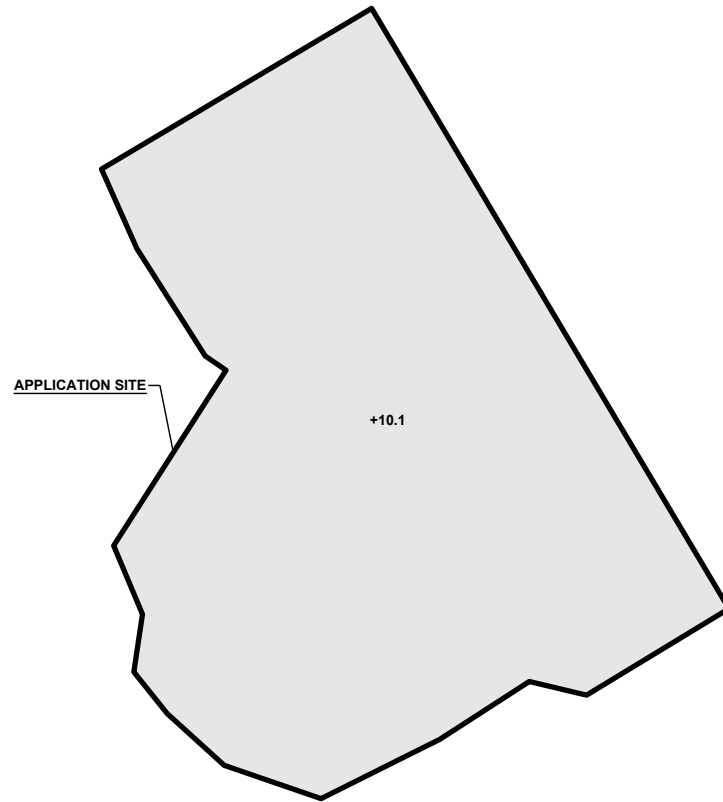
APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 5 VER.: 001

**EXISTING FILLED AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 1,270 m <sup>2</sup>	(ABOUT)
PROPOSED LAND FILLING AREA	: 1,270 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +10.1 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA AND AND CIRCULATION SPACE	



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	27.1.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND

DWG NO.	VER.
PLAN 6	001

**LEGEND**

- APPLICATION SITE
- EXISTING FILLED AREA
- +11.1** SITE LEVEL

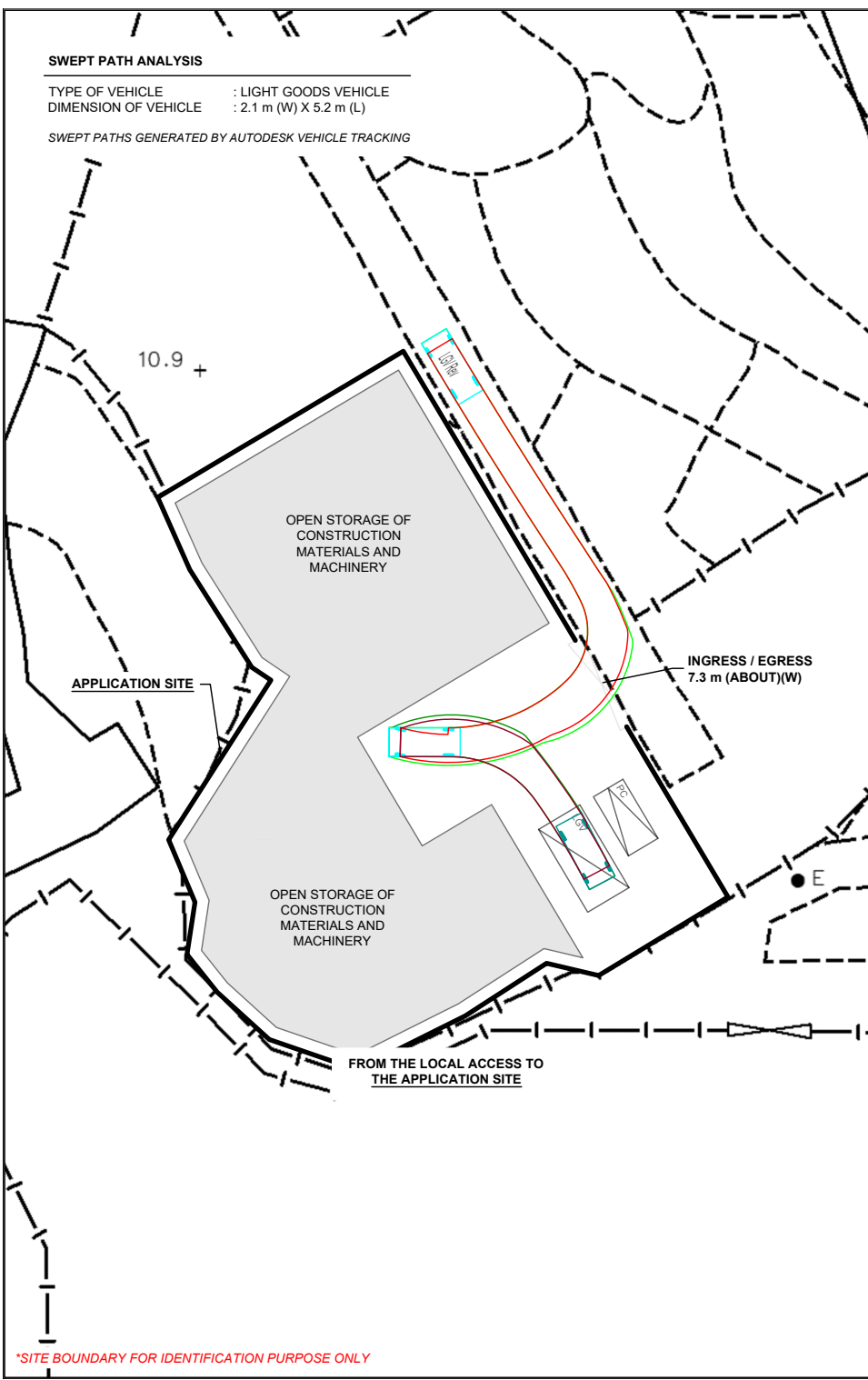
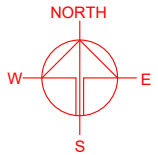
SITE LEVELS ARE FOR REFERENCE ONLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**SWEPT PATH ANALYSIS**

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY MN	DATE 27.1.2026
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. PLAN 7	VER. 001
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## LIST OF APPENDICES

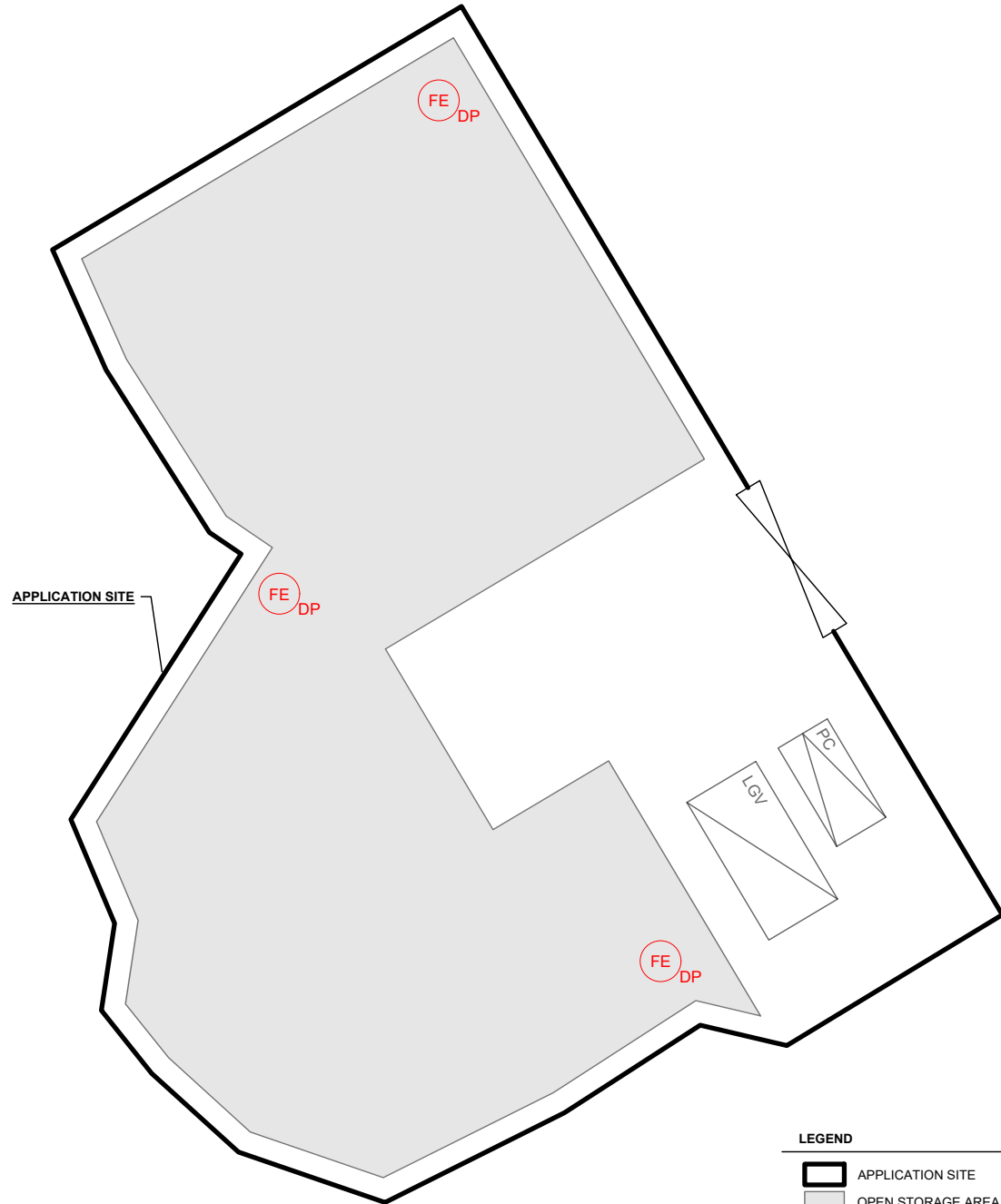
- Appendix I** Fire Service Installations Proposal
- Appendix II** Accepted Drainage Proposal under Previous Application No. A/YL-KTN/993
- Appendix III** Accepted As-built Drainage Plan under Previous Application No. A/YL-KTN/993

**Appendix I**  
Fire Service Installations Proposal



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 1,270 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 1,270 m<sup>2</sup> (ABOUT)  
 OPEN STORAGE AREA : 827 m<sup>2</sup> (ABOUT)  
 STACKING HEIGHT : NOT MORE THAN 3 m



**FIRE SERVICE INSTALLATIONS**

3 x 5 KG DRY POWER TYPE FIRE EXTINGUISHER

**FS NOTES:**

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

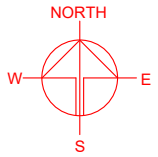
**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 1  
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)  
 NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/U/L SPACE : 7 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY: MN DATE: 27.1.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: FSIs PROPOSAL

DWG NO.: APPENDIX I VER.: 001

**Appendix II**

Accepted Drainage Proposal under Previous Application No. A/YL-KTN/993



# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



# Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD107 Lot 1225 S.C & VL  
本署檔號 Our Reference : TPB/A/YL-KTN/769  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax** 

R-riches Property Consultants Ltd.

  
(Attn: Mr. Orpheus LEE)

22 June 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (e)**  
**– The Submission of a Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
and Filling of Land in “Agriculture” Zone, Lots 1225 S.C, 1226 S.E and 1230 S.B  
in D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/769)**

I refer to your submission dated 18.3.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,



(Anthony LUK)

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

c.c.

CE/MN of DSD

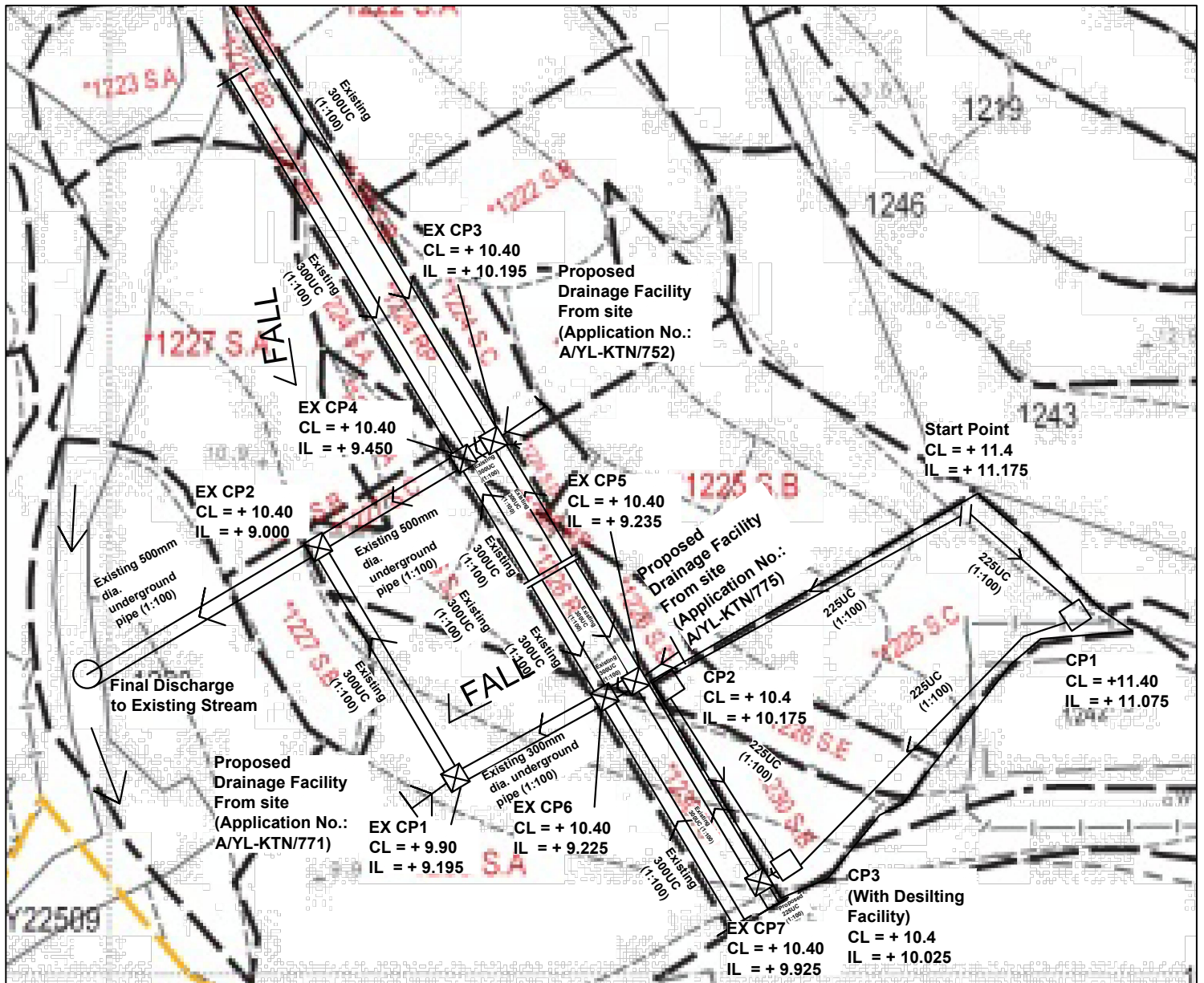
(Attn.: Mr. YIM Kwok Ho, Ivan)

(Fax: 2770 4761)

Internal

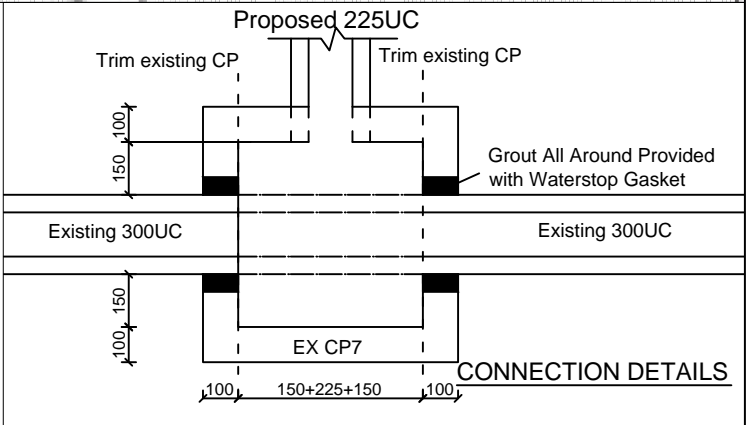
CTP/TPB

AL/LD/lw



**LEGEND**

<input type="checkbox"/> CP	Proposed CatchPit	<b>Note:</b>
<input type="checkbox"/> UC	Proposed UC (1:100) with Cast Iron Cover/underground pipe	1. No solid fence wall to be erected.
<input checked="" type="checkbox"/> CP	Existing CatchPit	2. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
<input type="checkbox"/> Drain	Existing Drain	3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
		4. All proposed u-channel is covered by cast iron



**正宏工程顧問公司**  
CHING WAN ENGINEERING CONSULTANT CO.

**Project:**  
Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land at Lots 1222 S.B, 1224 S.C, and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin  
(Application No.: A/YL-KTN/769)

Title:		D01	
Drawn by:		Date:	
DM		19th Jan 2022	
Check by:		Scale:	
DM		----	

Company:

Project : A/YL-KTN/771

Date: 12/1/2022

**Calculation for channels:**

Catchment Area of site (A/YL-KTN/771)

Grass-paved Area = 548 m<sup>2</sup>  
= 0.000548 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.25 x 250 mm/hr x 0.000548 km<sup>2</sup>  
= 0.009522 m<sup>3</sup>/s  
= 571 liter/min

Hard-paved Area = 722 m<sup>2</sup>  
= 0.000722 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000722 km<sup>2</sup>  
= 0.04767 m<sup>3</sup>/s  
= 2860 liter/min

Total Peak runoff in m<sup>3</sup>/s = 0.057192 m<sup>3</sup>/s  
= 3431 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, existing 225UC will be suitable.

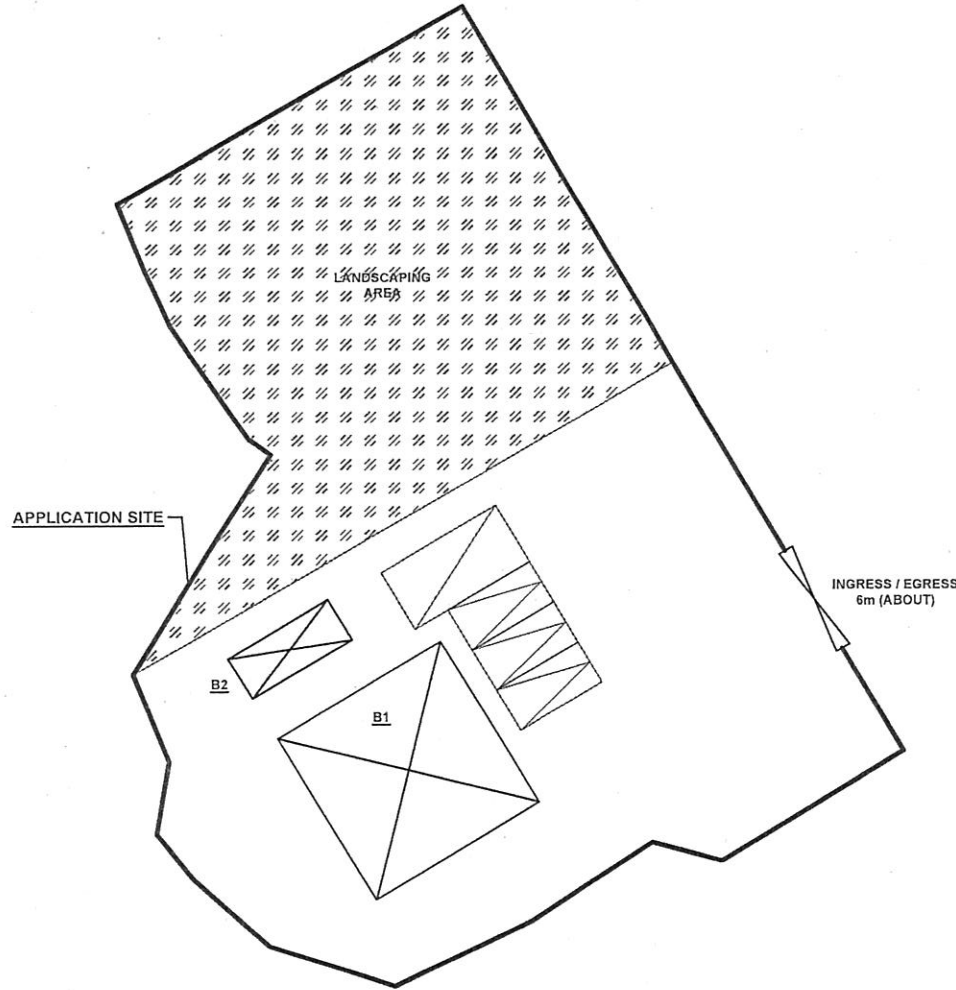
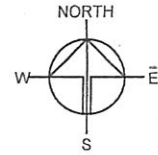
**DEVELOPMENT PARAMETERS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,270m<sup>2</sup> (ABOUT)  
 COVERED AREA : 115m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 1,155m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.2 (ABOUT)  
 SITE COVERAGE : 9% (ABOUT)

NO. OF STRUCTURE : 2  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 215m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 3m - 7m (ABOUT)  
 NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT STORAGE OF PET GOODS	100m <sup>2</sup> (ABOUT)	200m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
B2	FIRE SERVICE WATER TANK AND CONTROL PANEL	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>115m<sup>2</sup> (ABOUT)</b>	<b>215m<sup>2</sup> (ABOUT)</b>	



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 3  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/U/L SPACE : 3.5m (W) X 7m (L)

申請編號 Application No. :           A/YL-KTN/771            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/U/L SPACE
- INGRESS / EGRESS

Drawing No. P04	Ver. 01
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 400	
Drawn	Date 1.4.2021
Revised	Date

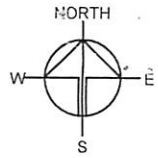
Catchment Area of site (A/YL-KTN/769)

Grass-paved Area	=	344	m <sup>2</sup>						
	=	0.000344	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000344 km <sup>2</sup>
	=	0.005977	m <sup>3</sup> /s						
	=	359	liter/min						
Hard-paved Area	=	221	m <sup>2</sup>						
	=	0.000221	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000221 km <sup>2</sup>
	=	0.014592	m <sup>3</sup> /s						
	=	875	liter/min						
Total Peak runoff in m <sup>3</sup> /s	=	0.020569	m <sup>3</sup> /s						
	=	1234	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, existing 225UC will be suitable.

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 565m <sup>2</sup> (ABOUT) : 60m <sup>2</sup> (11%)(ABOUT)
GRASS PAVER AREA	: 344m <sup>2</sup> (61%)(ABOUT)
LANDSCAPING AREA	: 161m <sup>2</sup> (28%)(ABOUT)
LAND FILLING AREA	: 60m <sup>2</sup> (11%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES

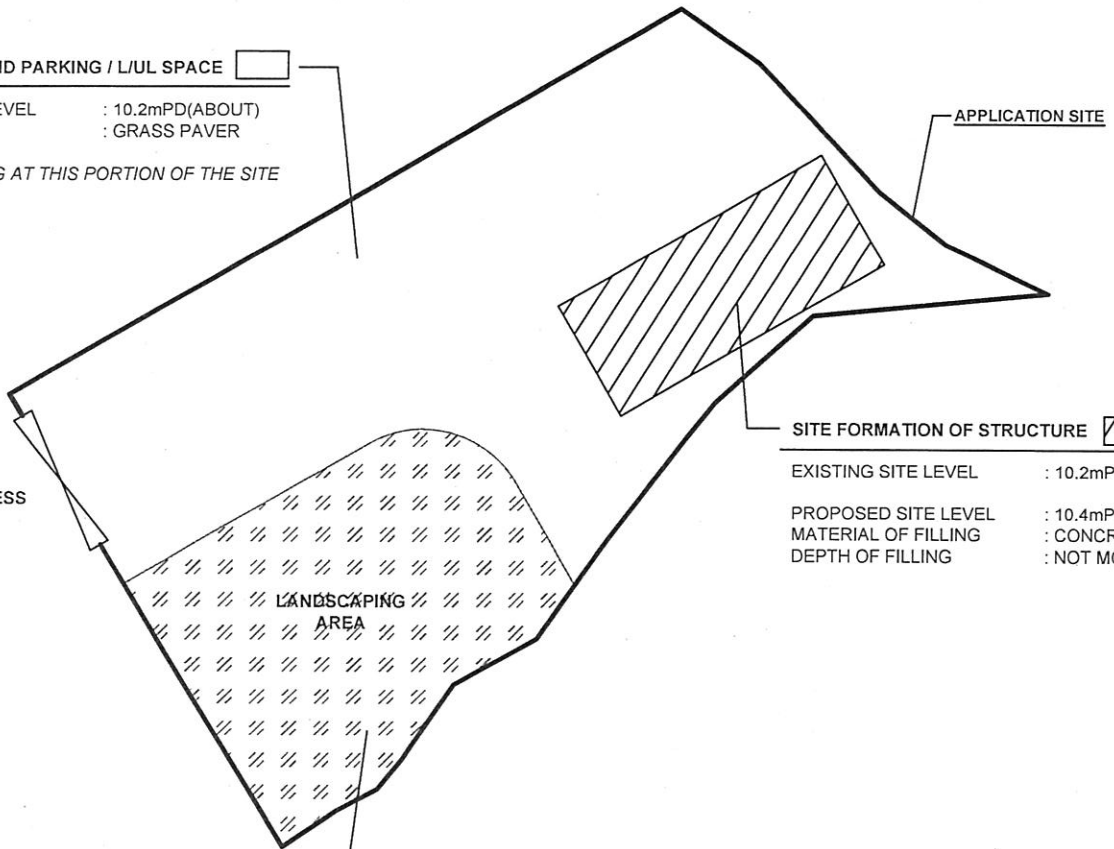


CIRCULATION AND PARKING / L/UJ SPACE 

EXISTING SITE LEVEL : 10.2mPD(ABOUT)  
SURFACE : GRASS PAVER

\*NO LAND FILLING AT THIS PORTION OF THE SITE

INGRESS / EGRESS  
6m (ABOUT)



SITE FORMATION OF STRUCTURE 

EXISTING SITE LEVEL : 10.2mPD (ABOUT)  
PROPOSED SITE LEVEL : 10.4mPD (ABOUT)  
MATERIAL OF FILLING : CONCRETE  
DEPTH OF FILLING : NOT MORE THAN 0.2m

LANDSCAPING AREA 

EXISTING SITE LEVEL : 10.2mPD(ABOUT)

\*NO LAND FILLING AT THIS PORTION OF THE SITE

LEGEND

	LAND FILLING AREA
	GRASS PAVER
	LANDSCAPING AREA

申請編號 Application No. : A/YL-KTN/769  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.

Drawing No. P05	Ver. 01
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 1225 S.C & VL IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title PAVED RATIO OF THE SITE	
Scale of A4 1 : 300	
Drawn	Date 1.4.2021
Revised	Date

Catchment Area of site (A/YL-KTN/775)

Grass-paved Area	=	303	m <sup>2</sup>						
	=	0.000303	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000303 km <sup>2</sup>
	=	0.005265	m <sup>3</sup> /s						
	=	316	liter/min						
Hard-paved Area	=	264	m <sup>2</sup>						
	=	0.000264	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000264 km <sup>2</sup>
	=	0.017431	m <sup>3</sup> /s						
	=	1046	liter/min						
Total Peak runoff in m <sup>3</sup> /s	=	0.022695	m <sup>3</sup> /s						
	=	1362	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, existing 225UC will be suitable.



Catchment Area of site (A/YL-KTN/752)

Grass-paved Area	=	350	m <sup>2</sup>						
	=	0.00035	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.00035 km <sup>2</sup>
	=	0.006081	m <sup>3</sup> /s						
	=	365	liter/min						
Hard-paved Area	=	216	m <sup>2</sup>						
	=	0.000216	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000216 km <sup>2</sup>
	=	0.014261	m <sup>3</sup> /s						
	=	856	liter/min						
Total Peak runoff in m <sup>3</sup> /s	=	0.020343	m <sup>3</sup> /s						
	=	1221	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, existing 225UC will be suitable.

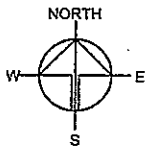
**PAVED RATIO OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 566m <sup>2</sup> (ABOUT)
COVERED BY STRUCTURE	: 216m <sup>2</sup> (38%)(ABOUT)
GRASS PAVER AREA	: 350m <sup>2</sup> (62%)(ABOUT)
LAND FILLING AREA	: 216m <sup>2</sup> (38%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES CIRCULATION AND PARKING / LUL SPACES

申請編號 Application No. : A/YL-KTN/752

此頁摘自申請人提交的文件。

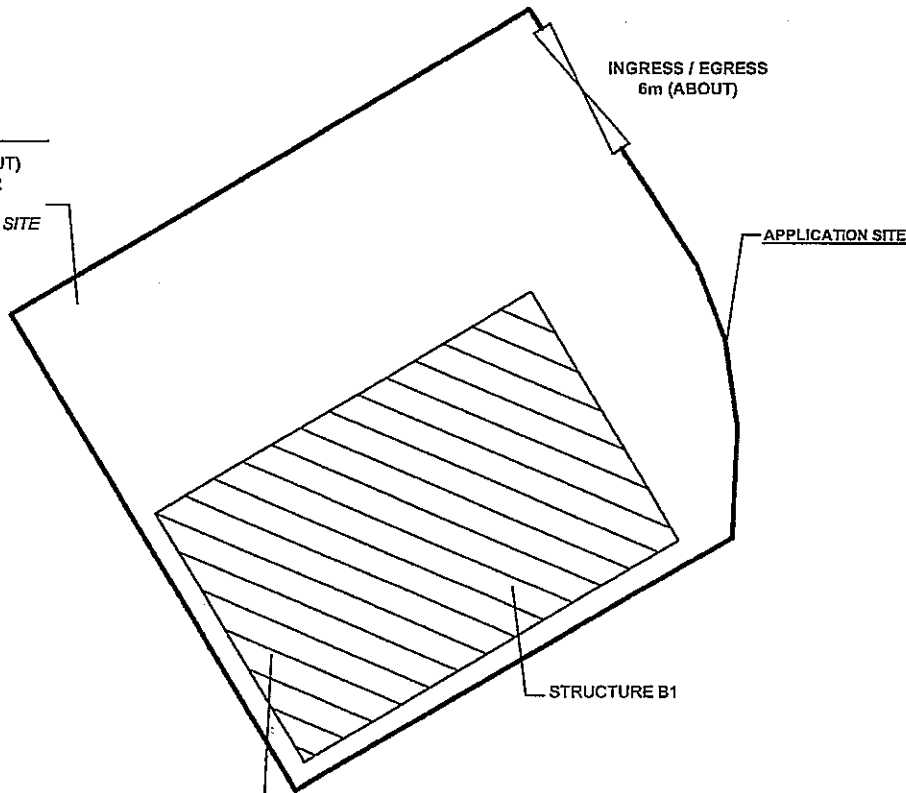
This page is extracted from applicant's submitted documents.



**CIRCULATION AND PARKING / LUL SPACE**

EXISTING SITE LEVEL	: 11.1mPD(AABOUT)
SURFACE	: GRASS PAVER



\*NO LAND FILLING AT THIS PORTION OF THE SITE



**SITE FORMATION OF STRUCTURE**

EXISTING SITE LEVEL	: 11.1mPD (ABOUT)
PROPOSED SITE LEVEL	: 11.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

**LEGEND**

	LAND FILLING AREA
	GRASS PAVER

Drawing No. P05	Ver. 01
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 1222 S.B AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN	
Drawing Title PAVED RATIO OF THE SITE	
Scale of A4 1 : 300	
Drawn	Date 5.1.2021
Revised	Date

Catchment Area of site (A/YL-KTN/814)

Hard-paved Area = 516 m<sup>2</sup>  
= 0.000516 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000516 km<sup>2</sup>  
= 0.034069 m<sup>3</sup>/s  
= 2044 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (A/YL-KTN/815)

Hard-paved Area = 584 m<sup>2</sup>  
= 0.000584 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000584 km<sup>2</sup>  
= 0.038559 m<sup>3</sup>/s  
= 2314 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, existing 225UC will be suitable.

Catchment Area of site (Lot 1223RP, 1224RP, 1226RP and 1230RP)

Soil-paved Area = 722 m<sup>2</sup>  
= 0.000722 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.25 x 250 mm/hr x 0.000722 km<sup>2</sup>  
= 0.012545 m<sup>3</sup>/s  
= 753 liter/min

Final Discharge through 300mm dia. Pipe = 0.2059702 m<sup>3</sup>/s = 12358.212 liter/min

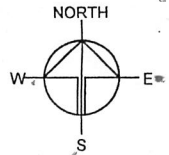
**PAVED RATIO OF THE APPLICATION SITE**

APPLICATION SITE AREA COVERED BY STRUCTURE	: 516m <sup>2</sup> (ABOUT) : 108m <sup>2</sup> (18%)(ABOUT)
LAND FILLING AREA	: 516m <sup>2</sup> (19%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE


申請編號 Application No. : A / Y L - K T N / 8 1 4


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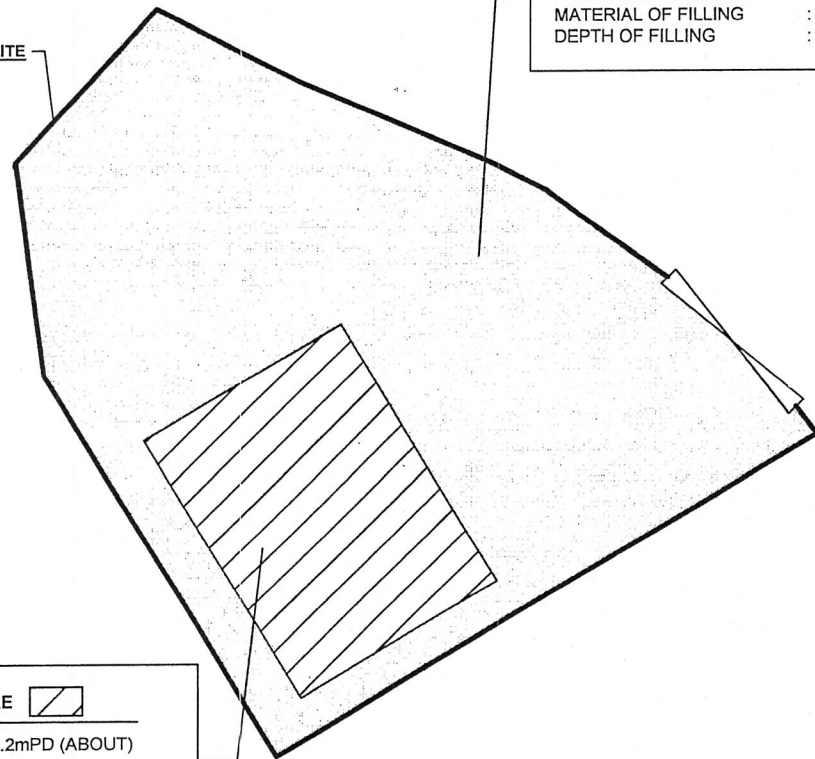
This page is extracted from applicant's submitted documents.






APPLICATION SITE

<b>CIRCULATION AND PARKING / LUL SPACE</b> 	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

<b>SITE FORMATION OF STRUCTURE</b> 	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m



**LEGEND**

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)

Drawing No. P05	Ver. 01
--------------------	------------

Project  
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 1222 S.A (PART) AND 1224 S.B IN D.D. 107

Drawing Title  
PAVED RATIO OF THE SITE

Scale of A4  
1 : 300

Drawn	Date 2.12.2021
-------	-------------------

Revised	Date
---------	------

Check 500mm dia. Pipes (1:100) by Colebrook-White Equation

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

where :

V	=			mean velocity (m/s)	
g	=	9.81	m/s <sup>2</sup>	gravitational acceleration (m/s <sup>2</sup> )	
D	=	0.5	m	internal pipe diameter (m)	
ks	=	0.00015	m	hydraulic pipeline roughness (m)	(Table 5, from DSD Sewerage Manual, concrete pipe)
v	=	1.14E-06	m <sup>2</sup> /s	kinematic viscosity of fluid (m <sup>2</sup> /s)	
s	=	0.005		hydraulic gradient	
Area A	=	0.19635	m <sup>2</sup>		
Therefore, design V of pipe	=	1.7589	m/s	>	Design velocity from catchment area = 0.2060 m <sup>3</sup> /s / 1.048998 m/s = 0.196349541 m/s <b>==&gt;O.K.</b>

Therefore, 500UPVC (1:100) will be adopted for connection between site and final discharge

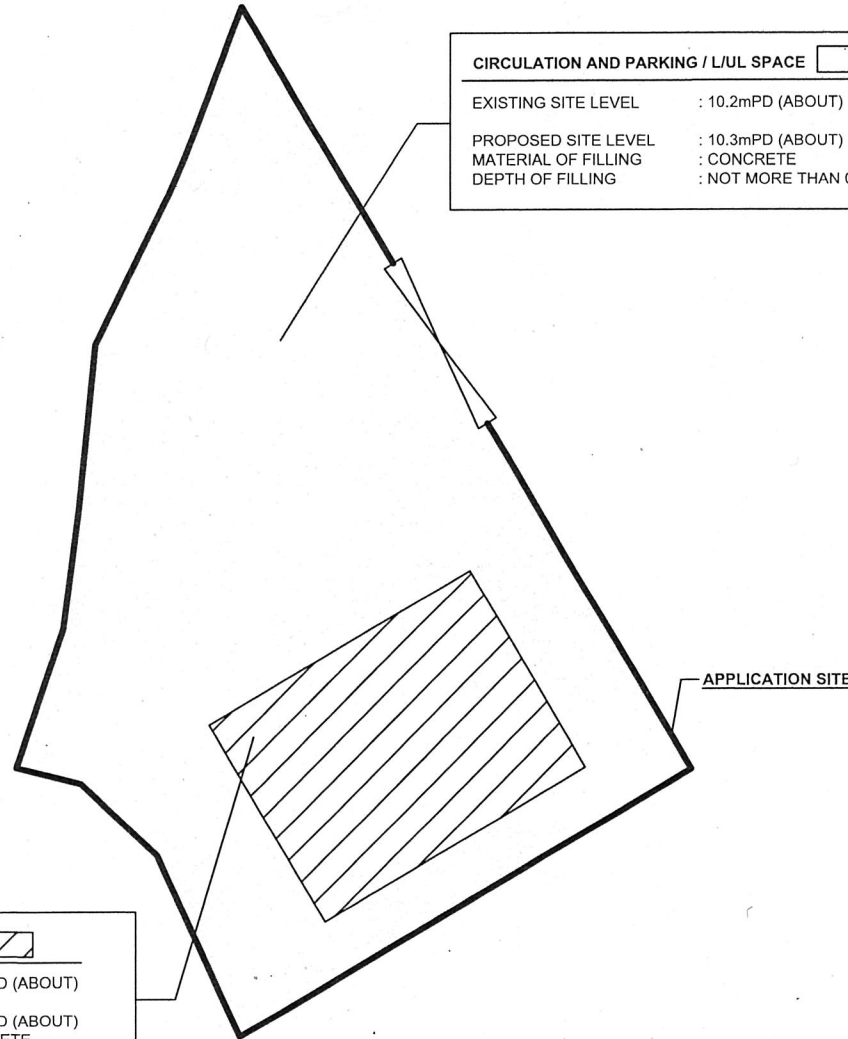
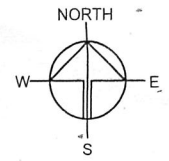
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 541 m <sup>2</sup> (ABOUT)
COVERED BY STRUCTURE	: 108 m <sup>2</sup> (18%)(ABOUT)
LAND FILLING AREA	: 541 m <sup>2</sup> (19%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

申請編號 Application No. : A/YL-KTN/815

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



<b>CIRCULATION AND PARKING / L/UL SPACE</b>	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

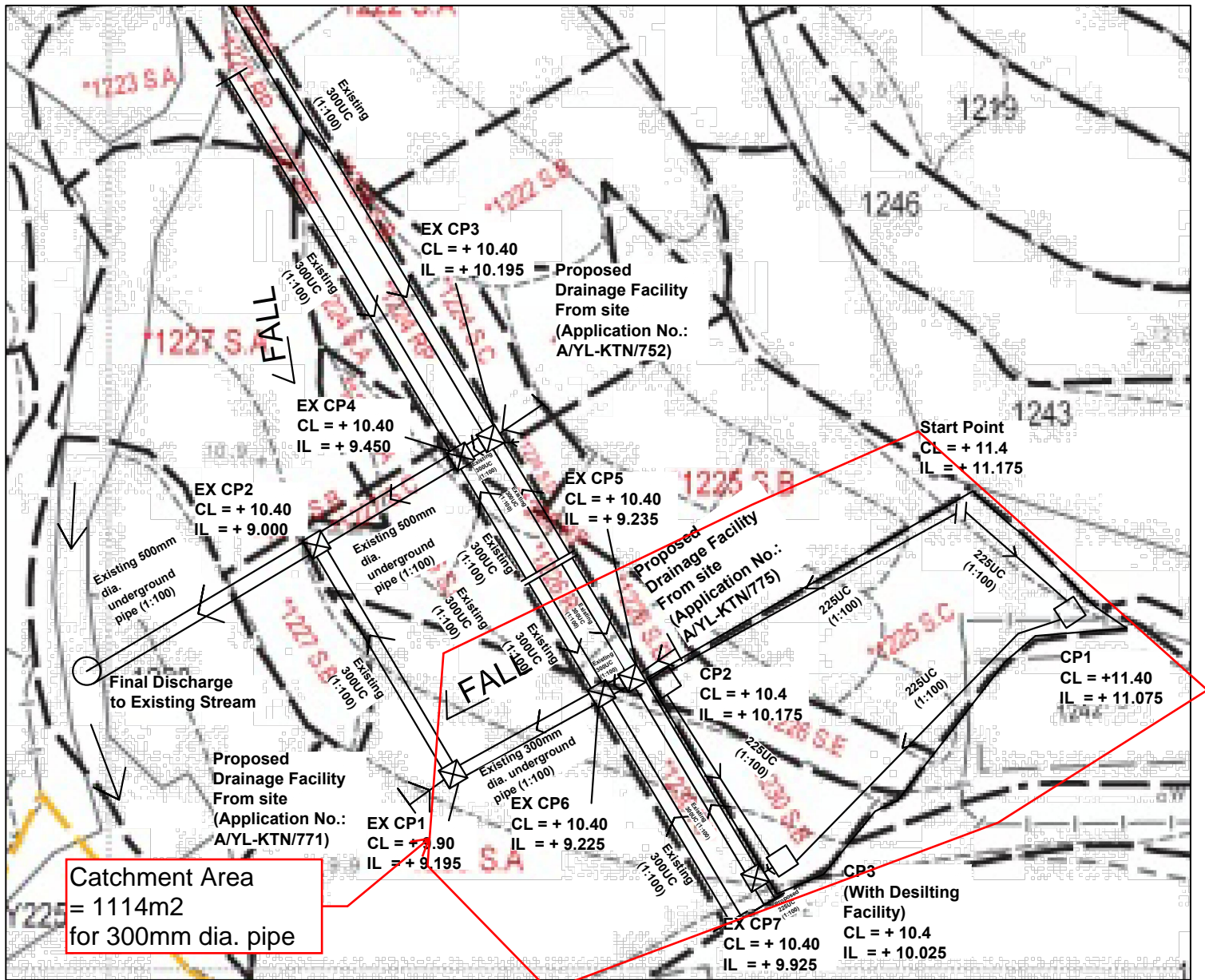
<b>SITE FORMATION OF STRUCTURE</b>	
EXISTING SITE LEVEL	: 10.2mPD (ABOUT)
PROPOSED SITE LEVEL	: 10.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

APPLICATION SITE

LEGEND

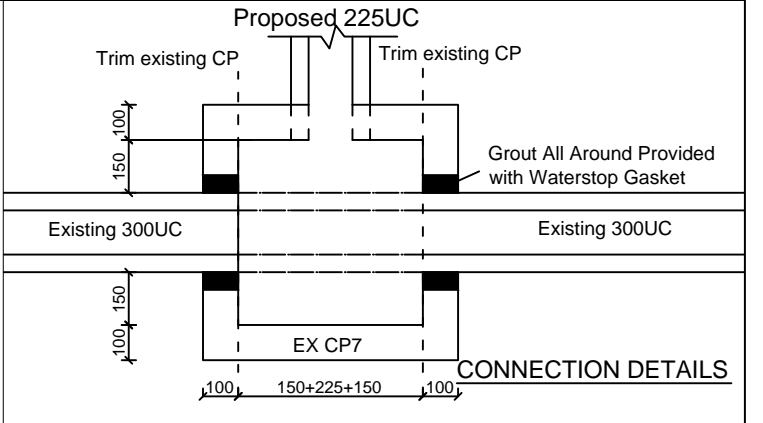
	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)

PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANT LIMITED	
PROJECT	
PROPOSED ANIMAL ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	TEMPORARY BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING
SITE LOCATION	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	2.12.2021
CHECKED BY	DATE
OL	22.12.2021
APPROVED BY	DATE
DWG. TITLE	
PAVED RATIO	
DWG NO.	VER.
PLAN P05	001



**LEGEND**

<input type="checkbox"/> CP	Proposed CatchPit	<b>Note:</b>
<input type="checkbox"/> UC	Proposed UC (1:100) with Cast Iron Cover/underground pipe	1. No solid fence wall to be erected.
<input checked="" type="checkbox"/> CP	Existing CatchPit	2. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
<input type="checkbox"/> UC	Existing Drain	3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
		4. All proposed u-channel is covered by cast iron



**正宏工程顧問公司**  
CHING WAN ENGINEERING CONSULTANT CO.

**Project:**  
Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land at Lots 1222 S.B, 1224 S.C, and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin  
(Application No.: A/YL-KTN/752)

Title:		D01
Drawn by:		Date:
DM		19th Jan 2022
Check by:		Scale:
DM		----

Catchment Area of site for existing 300mm dia, pipe

Catchment Area = 1114 m<sup>2</sup>  
 = 0.001114 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.001114 km<sup>2</sup>  
 = 0.073552 m<sup>3</sup>/s  
 = 4413 liter/min

Check 300mm dia. Pipes (1:100) by Colebrook-White Equation

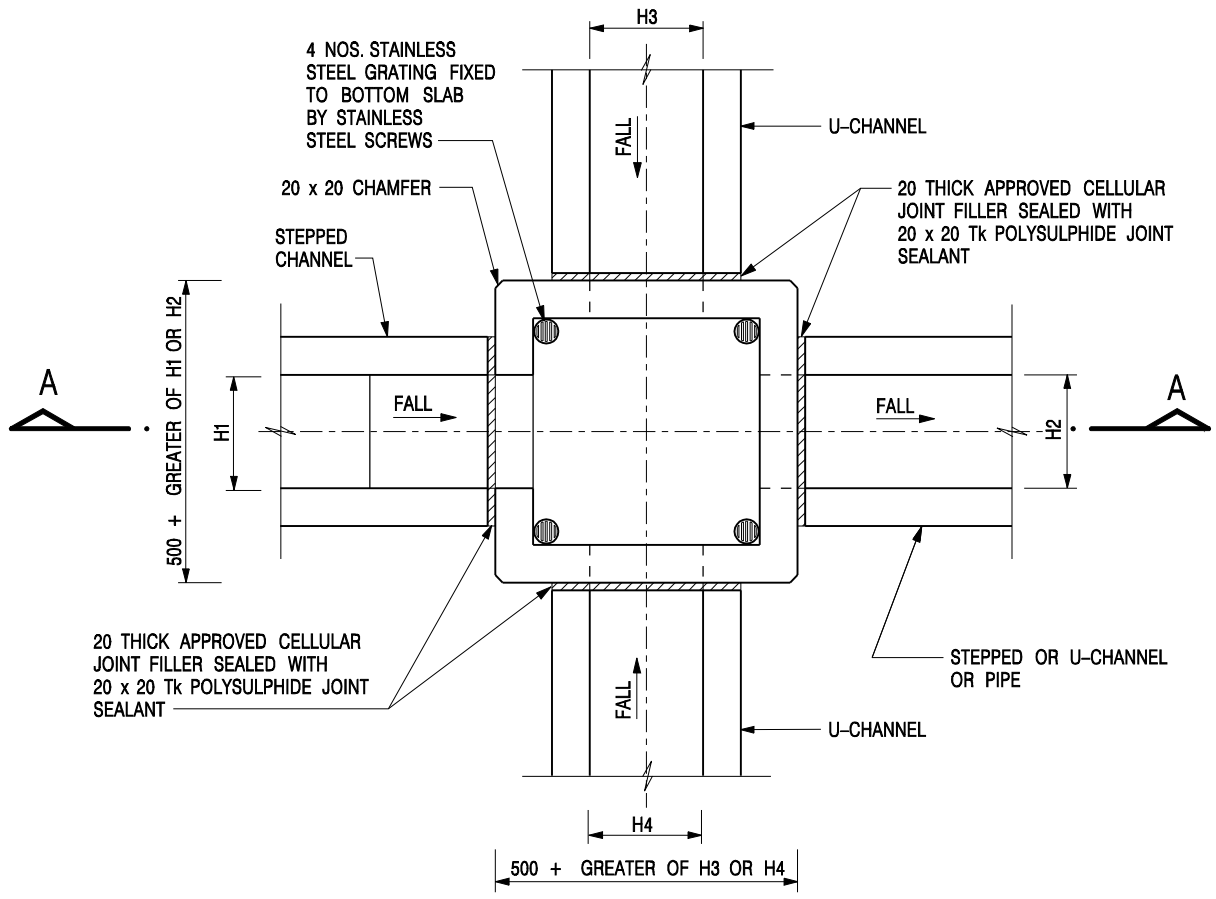
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

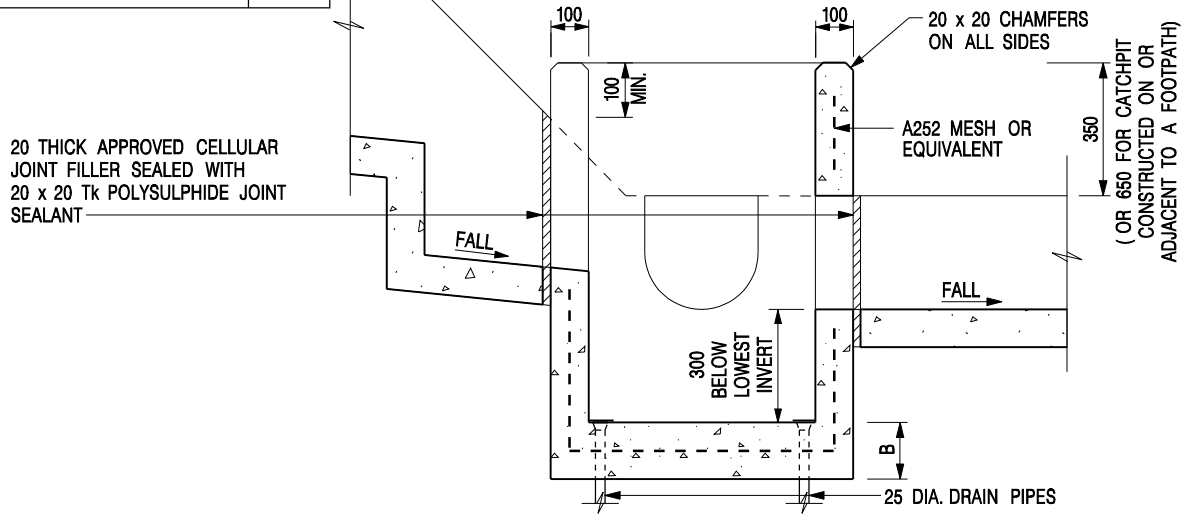
V	=		mean velocity (m/s)	
g	=	9.81	m/s <sup>2</sup>	gravitational acceleration (m/s <sup>2</sup> )
D	=	0.3	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manual, concrete pipe)
v	=	1.14E-06	m <sup>2</sup> /s	kinematic viscosity of fluid (m <sup>2</sup> /s)
s	=	0.005		hydraulic gradient
Area A	=	0.070686	m <sup>2</sup>	
Therefore, design V of pipe	=	1.2762	m/s	> Design velocity from = 0.0736 m <sup>3</sup> /s / catchment area = 1.040546 m/s

0.070685835  
 ==>O.K.

Therefore, 500UPVC (1:100) will be adopted for connection between site and final discharge



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



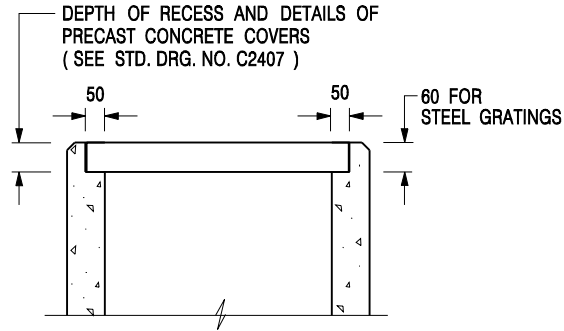
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 2 FOR OTHER NOTES.

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

**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**

**CEDD** **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20 **DRAWING NO.** C2406 /1  
**DATE** JAN 1991




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

**NOTES:**

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>

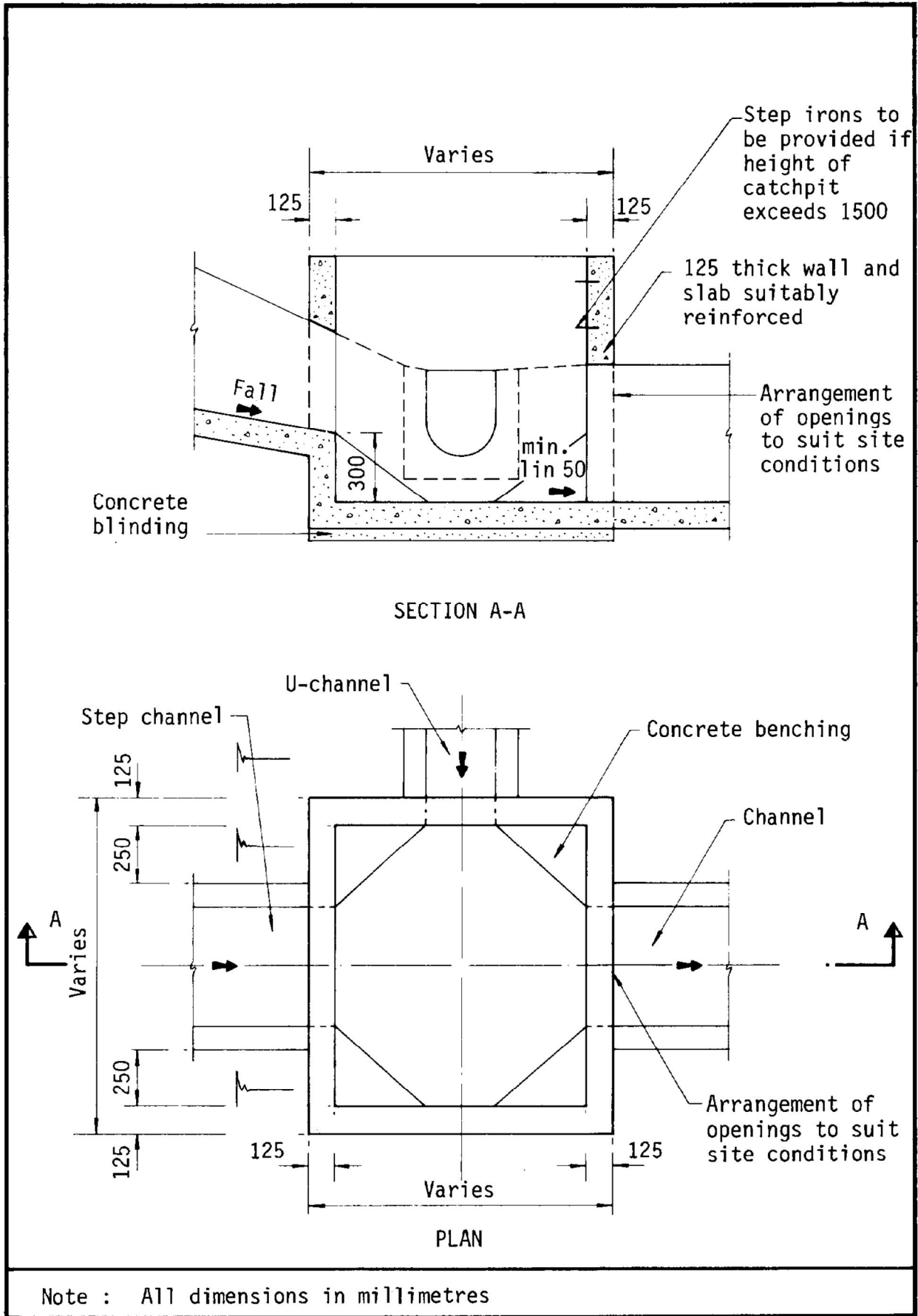
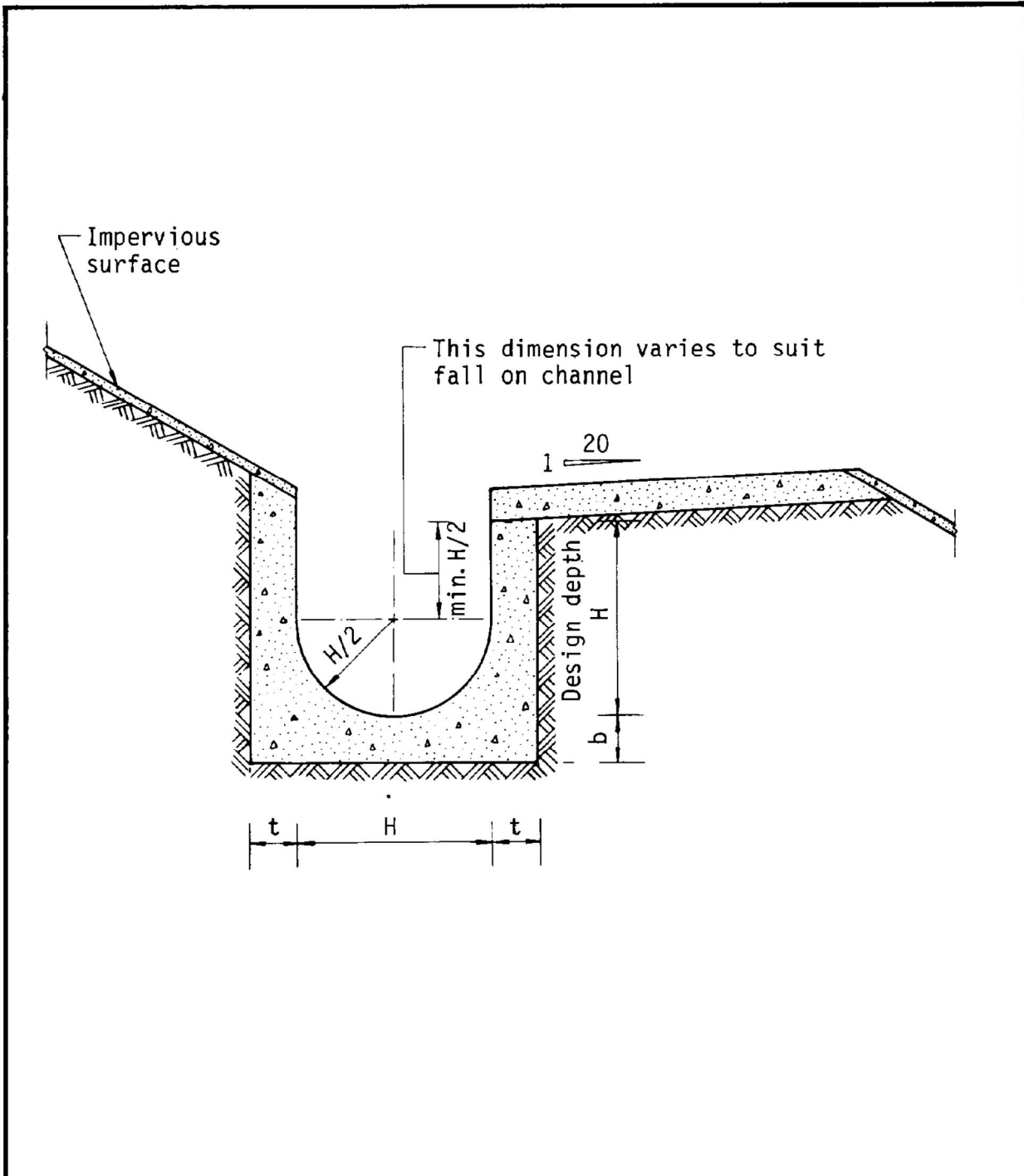


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

**Appendix III**

As-built Drainage Plan under Previous Application No. A/YL-KTN/993



**規劃署**

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路388號  
中染大廈22樓2202室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD107 Lot 1226 S.C & VL  
本署檔號 Our Reference : TPB/A/YL-KTN/993  
電話號碼 Tel. No. : 3168 4049 / 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post and Fax** 

R-riches Property Consultants Ltd.



(Attn.: Mr. Louis TSE)

4 November 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c)  
- the Implementation of the Accepted Drainage Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/993)**

I refer to your submission dated 2.4.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. Terrance TANG (Tel: 2733 7737) or Miss Jessica KWAN (Tel: 2733 1444) of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)

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



C.C.  
CE/MN of DSD

(Attn.: Mr. Terrance TANG)  
(Attn.: Miss Jessica KWAN)

Internal  
CTP/TPB

JL/AY/ff

Appendix

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

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

Our Ref.: DD107 Lot 1226 S.C & VL  
Your Ref.: TPB/A/YL-KTN/993

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

**By Email**

2 April 2025

Dear Sir,

**Compliance with Approval Condition (c)**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
in "Agriculture" Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107,  
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/993)**

We are writing to submit a set of photographic records of the completed drainage facilities provided by the applicant at the application site for compliance with approval condition (c) of the subject application, i.e. *the implementation of the accepted drainage proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Kevin LAM**  
Planning Assistant

cc DPO/FSYLE, PlanD

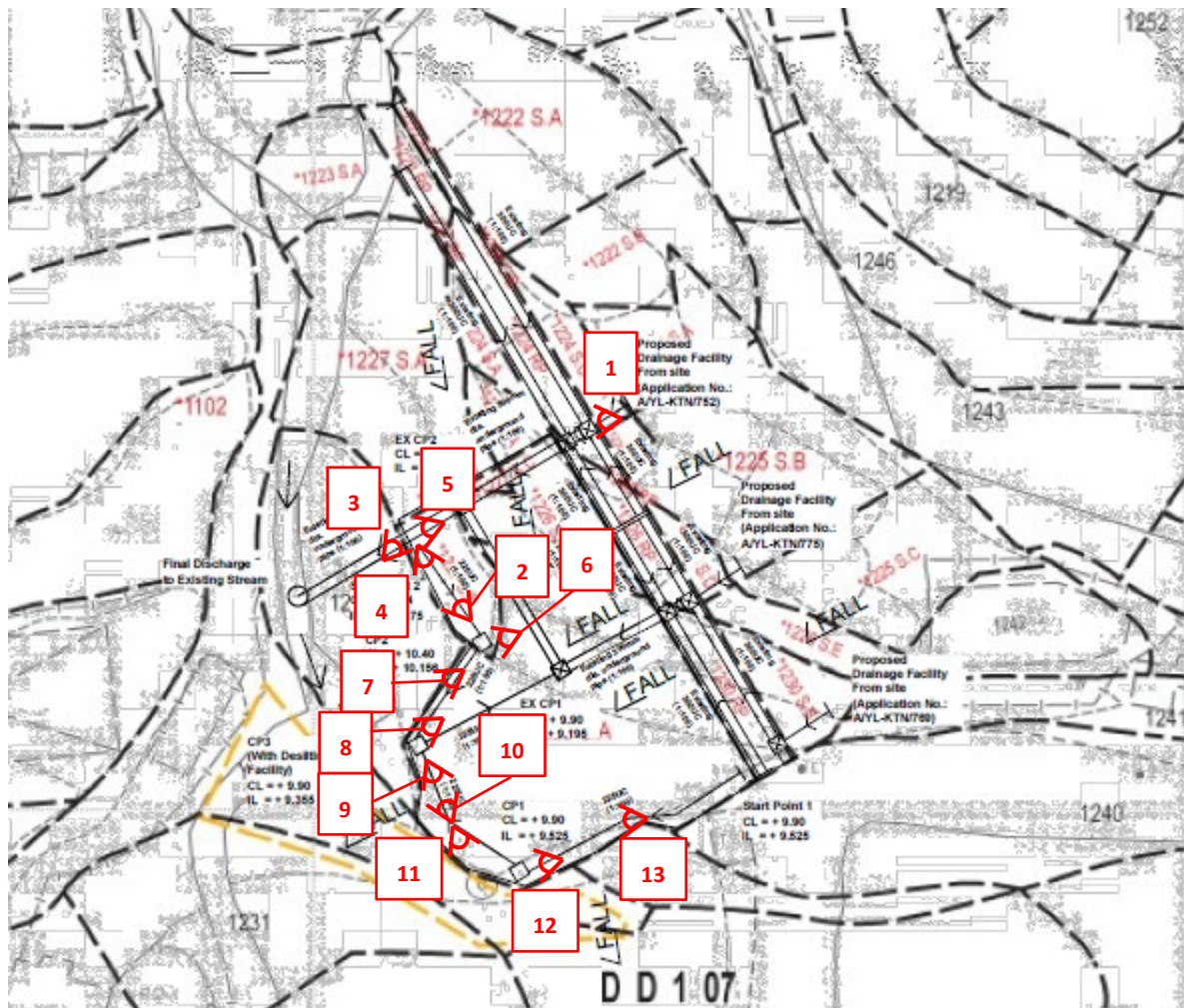
(Attn.: Mr. Jet CHEUNG

email: jsjcheung@pland.gov.hk)



**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
in "Agriculture" Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107,  
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/993)



1



2



3



4



5



6



7



8



9



10



11



12



13



寄件者: Louis Tse <[REDACTED]>  
寄件日期: 2026年03月06日星期五 16:33  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng;  
Christian Chim; Danny Ng; Grace Wong  
主旨: [SI] S.16 Application No. A/YL-KTN/1216 - Supplementary Information  
附件: SI1 for A\_YL-KTN\_1216 (20260306).pdf  
類別: Internet Email

Dear Sir,

We write to submit supplementary information upon the subject application (*attached*).

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

Kind Regards,

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

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

[REDACTED]

Our Ref. : DD107 Lot 1226 S.C & VL  
Your Ref. : TPB/A/YL-KTN/1216

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

**By Email**

6 March 2026

Dear Sir,

**Supplementary Information**

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

**(S.16 Planning Application No. A/YL-KTN/1216)**

We are writing to submit supplementary information in support of the subject application.  
Details are as follows:

- (i) Revised plan showing filling of land of the application site (**Plan 1**).
- (ii) The current application intends to accommodate the increasing demand for open storage spaces in the New Territories.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

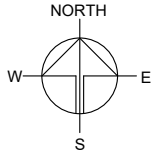
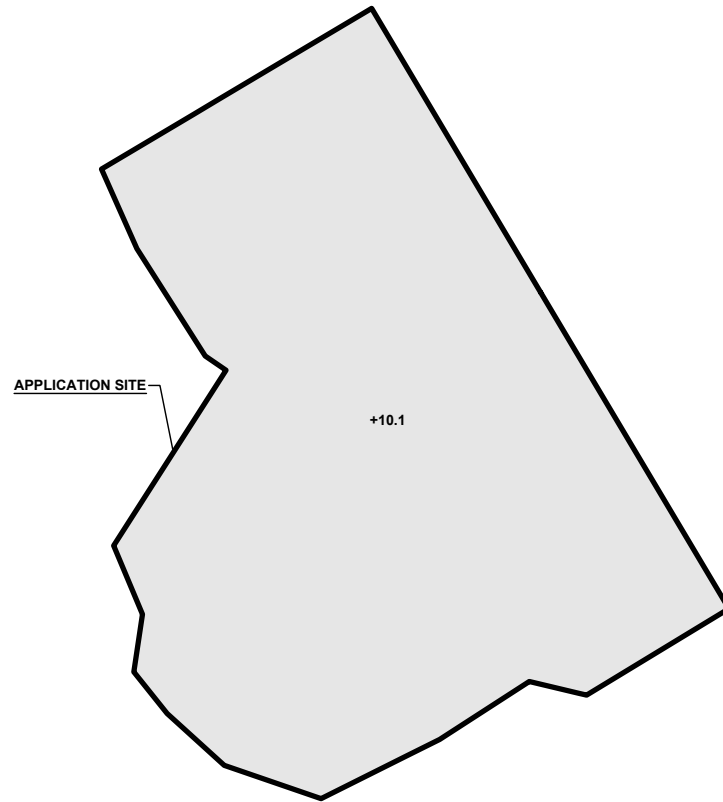
(Attn.: Ms. Andrea YAN  
(Attn.: Ms. Athena LAI

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



**EXISTING FILLED AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 1,270 m <sup>2</sup>	(ABOUT)
EXISTING LAND FILLING AREA	: 1,270 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +10.1 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA AND AND CIRCULATION SPACE	



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	27.1.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND

DWG NO.	VER.
PLAN 1	001

**LEGEND**

- APPLICATION SITE
- EXISTING FILLED AREA
- +11.1** SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY