

SECTION 16 PLANNING APPLICATION

**TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY
FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
IN "AGRICULTURE" ZONE,**

**VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Mang Sang Timber Trading Limited

Consultancy Team

R-riches Planning Limited



February 2026

Version 1.0

FILE CONTROL

FILE NAME : DD117 Lot 1339 S.A & VL - Planning Statement (20260203) Ver1.0
FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD117 Lot 1339 S.A & VL - Warehouse in TT (NDA)\Submission (Feb 26)\Planning Statement
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APPLICANT : Mang Sang Timber Trading Limited
TYPE OF APPLICATION : S.16 Planning Application
APPLIED USE : Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
SITE LOCATION : Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

AMENDMENT RECORD

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use *Lots 1339 S.A to S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories* (the Site) for **'Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Site consists of an area of 3,109 m² (about), including 925 m² (about) of GL. A total of 3 structures are proposed at the Site for warehouse for storage of construction materials, site office, transformer room and washroom with total gross floor area (GFA) of 1,841 m² (about), the remaining area is designated as area for erection of H-pole, parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Tai Tong Road via a local access. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - The applicant's original premises are affected by the development of Kwu Tung North New Development Area (KTN NDA);
 - The applied use is similar to the applicant's original premises in Ma Tso Lung;
 - The Site is subject to a previous approved application No. A/YL-TT/645 submitted by the same applicant;
 - The proposed development is similar to the previously approved application No. A/YL-TT/645;
 - Similar applications of the same 'warehouse' use had been approved within the same "AGR" zone;
 - The development is on a temporary basis, approval of the application on a temporary basis will not frustrate the long-term planning intention of the "AGR" zone;
 - The development is not incompatible with surrounding land use; and
 - No significant adverse impact is anticipated from the development.

- Details of development parameters are as follows:

Application Site Area	3,109 m ² (about), incl. 925 m ² (about) of GL
Covered Area	1,762 m ² (about)
Uncovered Area	1,347 m ² (about)
Plot Ratio	
	0.59 (about)
Site Coverage	
	57 % (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,841 m ² (about)
Building Height	
	2.5 m - 12 m (about)
No. of Storey	
	1 - 2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗大棠丈量約份第 117 約地段第 1339 號餘段(部分)、第 1339 號 A 分段至 G 分段(部分)及第 1339 號 H 分段第 1 小分段(部分)及毗連政府土地(申請地點)的規劃申請，於上述地段作「**臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期 3 年)**」(本發展)。
- 申請地點所在的地區在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「**農業**」用途地帶。申請地盤面積為 3,109 平方米(約)，當中包括 925 平方米(約)的政府土地。申請地點將設有 3 座構築物作貨倉存放建築材料、場地辦公室，變壓器房及洗手間，構築物的總樓面面積合共為 1,841 平方米(約)，其餘地方將預留作擺放 H 型電線桿、泊車位、上/落貨車位及流轉空間。
- 申請地點可從大棠路經一條地區小路前往。擬議發展的作業時間為星期一至六上午 8 時至下午 7 時 m，星期日及公眾假期休息。
- 本發展的申請理據如下：
 - 申請人原來的經營處所受到古洞北新發展區影響；
 - 申請的用途與申請人先前於馬草壟的發展用途大致相同；
 - 同一申請人先前已在此申請地點提出過規劃申請(編號：A/YL-TT/645)，並已獲批；
 - 是次申請與先前已獲批之規劃申請(編號：A/YL-TT/645)大致相同；
 - 在同一「**農業**」地帶內已有獲批作同樣「**貨倉**」用途之規劃申請；
 - 本發展屬臨時性質，不會影響「**農業**」用途地帶的長遠規劃意向；
 - 本發展與周邊用途並非不協調；及
 - 本發展不會對周邊地區帶來負面影響。

- 本發展的詳情發展參數如下：

申請地盤面積：	3,109 平方米 (約)， 包括 925 平方米 (約) 政府土地
上蓋總面積：	1,762 平方米 (約)
露天地方面積：	1,347 平方米 (約)
地積比率：	0.59 (約)
上蓋覆蓋率：	57% (約)
樓宇數目：	3 座
總樓面面積	1,841 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,841 平方米 (約)
構築物高度：	2.5 米- 12 米 (約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 R-riches Planning Limited has been commissioned by *Mang Sang Timber Trading Limited* (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)* (the Ordinance) in respect to *Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and adjoining GL, Tai Tong, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant seeks to use the Site for '**Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the development at the Site.
- 1.3 The Site is the subject of two previous S.16 planning applications (Nos. A/YL-TT/544 and 645) for the same use, which were also submitted by the same applicant. The current application only involves a slight amendment of no. and types of loading/unloading (L/UL) spaces, as well as longer operating hours to meet operational needs; whilst other development parameters remained the same (**Appendix I**).
- 1.4 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 6**). Furthermore, sets of approved proposals (i.e. run-in/out, drainage and fire service installations (FSIs)), approved implemented drainage facilities of the Site under the previous application (No. A/YL-TT/645); as well as photos and documents showing the implemented FSIs within the Site are provided to demonstrate that the development will not induce significant adverse impacts to the surrounding area through providing adequate mitigation measures (**Appendices II to VI**).

2. JUSTIFICATIONS

To Facilitate the Relocation of the Applicant's Original Business Premises Affected by the Implementation of KTN NDA

- 2.1 The applicant has been operating their construction materials trading business premises in Ma Tso Lung (i.e. Lot 2240 S.B (Part) in D.D. 96) since the 2000s. However, the business premises were resumed by the Government to facilitate the implementation of KTN NDA in February 2022. The applicant subsequently applied to the Board to facilitate the relocation of the affected business premises to the Site under two S.16 planning applications Nos. A/YL-TT/544 and 645. The applications were later approved by the Board with conditions on a temporary basis for a period of 3 years on 20.05.2022 and 19.07.2024 respectively.
- 2.2 During the planning approval period of the current application (No. A/YL-TT/645), the applicant has shown effort in complying with the planning approval conditions in regards to drainage, fire safety and traffic aspects. All submission-related conditions, as well as the implementation of drainage proposal were successfully complied with by the applicant (**Appendices II and V**). Details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of Application No. A/YL-TT/645

Approval Conditions of Application No. A/YL-TT/645		Date of Compliance
(a)	Submission of a Revised Run-in/out Proposal	19.12.2025
(b)	Implementation of the Revised Run-in/out Proposal	-
(c)	Submission of a Road Widening Proposal	19.12.2025
(d)	Implementation of the Road Widening Proposal	-
(e)	Implementation of the Accepted Drainage Proposal	19.01.2026
(g)	Submission of a FSIs Proposal	02.10.2024
(h)	Implementation of the FSIs Proposal	Not complied with

- 2.3 The applicant submitted multiple revised run-in/out proposal and road widening proposal to comply with approval conditions (a) and (c). During the latest submission on 17.11.2025, the applicant has actively liaised with relevant Government departments regarding the proposals. Whilst taking into consideration of the concern and comments from relevant departments, as well as the applicant's operational need, the 1 number of L/UL space for container vehicle (CV) was revised to 2 L/UL spaces for light goods vehicle (LGV). With reference to the layout amendment, run-in/out and road widening works were considered not necessary by relevant departments. Thus, conditions (a) and (c) were considered complied with on 19.12.2025 (**Appendix II**).

- 2.4 The applicant submitted a FSIs proposal to comply with condition (g) on 23.08.2024; and the submission was considered acceptable by the Director of Fire Services (D of FS) on 02.10.2024 (**Appendix V**). The applicant has thus started the erection of structures, as well as the FSIs installation within the Site after STW and STT applications are approved. Construction of FSIs was commenced at Q3 2024; currently all FSIs are successfully implemented within the Site with photos enclosed at **Appendix VI**. However, in order to gain full functionality of the FSIs within the Site, secondary source of water and power supplies are required from government mains. The applicant has thus submitted application to relevant government departments for the said supplies. As of 03.02.2026, the applicant is still pending approval from relevant government departments regarding the application.
- 2.7 As the applicant wishes to continue the implementation works for the approved FSIs proposal, the current planning application is therefore submitted to the Board.

Applied Use Is the Same as The Affected Business in Ma Tso Lung and the Previous Application

- 2.8 The development involves a warehouse (excluding D.G.G.), site office, transformer room and washroom to support the daily operation of the Site (**Plan 4**). The applied use is the same as the affected business premises in Ma Tso Lung. The area of the Site (i.e. about 3,109 m², +11 %) is similar to the applicant's original premises in Ma Tso Lung (i.e. about 2,800 m²) which has already been resumed and reverted to the Government in 2022.
- 2.9 When compared with the previous application No. A/YL-TT/645, most development parameters are the same, except the amendment of replacing 1 CV L/UL space with 2 LGV L/UL spaces; as well as the revised operation hours from Mondays to Saturdays 08:00 to 19:00. There will be no operation on Sundays and public holidays (**Plan 4** and **Appendix I**).

Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" zone

- 2.10 Despite the development is not in line with planning intention of the "AGR", the special background of the application should be considered on its individual merit. In addition, various similar S.16 planning applications for 'warehouse' use were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-TT/650) was approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone, and would not frustrate the long-term planning intention of the "AGR" zone.

- 2.11 Although the Site currently falls within an area zoned "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural activity (**Plans 1 and 3**). Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted agricultural land in the New Territories, especially for the relocation of business premises affected by the implementation of KTN NDA.

The Development is Not Incompatible with Surrounding Land Use

- 2.12 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by open storage/storage yards, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses. In support of the current application, the applicant has submitted the accepted drainage, run-in/out and FSIs proposals, and accepted implemented drainage facilities during the previous application (No. A/YL-TT/645) to mitigate the potential impacts generated from the proposed development (**Appendices II to V**).

3. SITE CONTEXT

Site Location

3.1 The Site is located in Tai Tong, Yuen Long, New Territories (**Plan 1**). It is approximately 50m east of Tai Tong Road; 3.2 km south of Yuen Long Highway; 4.3 km south of Yuen Long MTR Station and 15 km southwest of the original premises in Ma Tso Lung.

Accessibility

3.2 The Site is accessible from Tai Tong Road via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is currently occupied with vacant structures (**Plans 1 and 3**).

Surrounding Area

3.4 The Site is mainly surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop (**Plans 1 and 3**).

3.5 To its immediate and further north in an area zoned "Green Belt" are mostly lands covered by vegetation, woodland and burial grounds (**Plans 1 and 3**).

3.6 To its immediate and further east are some vacant lands covered by vegetation, temporary structures for agricultural use and woodland (**Plans 1 and 3**).

3.7 To its immediate south are farmlands and occupied by temporary structures. To its further south are occupied by temporary structures for workshop and hobby farm uses (**Plans 1 and 3**).

3.8 To its immediate west are a cluster of trees and Tai Tong Road. To its further west are Tai Tong Tsuen and residential developments (**Plans 1 and 3**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned “AGR” on the Approved Tai Tong OZP No. S/YL-TT/20 (Plan 2). According to the Notes of the OZP, ‘warehouse’ is neither a column 1 nor column 2 use within the “AGR” zone, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject “AGR” zone is *intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Land Filling Restrictions

- 4.3 According to the Remarks of the subject “AGR” zone, any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai Tong OZP No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Applications

- 4.4 The Site is the subject of three previous approved S.16 planning applications (Nos. A/YL-TT/515, 544 and 645) for ‘place of recreation, sports or culture (hobby farm)’ and ‘warehouse’ uses, which were approved by the Board at 2021, 2022 and 2024 respectively. The latest application (No. A/YL-TT/645) was submitted by the same applicant for the same use, which was approved by the Board on a temporary basis for 3 years on 19.07.2024. Therefore, approval of the current application is considered in line with the Board’s previous decisions.

Similar Applications

- 4.5 Within the same “AGR” zone on the same OZP, 2 similar applications (Nos. A/YL-TT/544 and 650) for ‘warehouse’ use were approved by the Board at 2022 and 2024 respectively. All similar applications were approved on a temporary basis for a period of 3 years.

Land Status

- 4.6 The Site consists of 9 private lots in D.D. 117 with an area of 2,184 m² (about) of Old Schedule Lots held under the Block Government Lease. The remaining area falls on GL, i.e. 925 m² (about) (**Plan 3**). The ownership details are provided at **Table 2** below:

Table 2 - Land Ownership of the Site

Lots in D.D. 117		Ownership
1	1339 S.A	<i>Mang Sang Timber Trading Limited</i> (the applicant)
2	1339 S.B	
3	1339 S.C	
4	1339 S.D	
5	1339 S.E	
6	1339 S.F	
7	1339 S.G	
8	1339 S.H ss1	
9	1339 RP	

- 4.7 As the application site of the current application (No. A/YL-TT/645) comprises both Old Schedule Agricultural Lots held under the Block Government Lease and GL, prior permissions must be obtained from the Government for the erection of structures and occupation of GL respectively.
- 4.8 The applicant submitted Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department (LandsD) to facilitate the approved scheme after planning permission has been obtained from the Board. The approval of STW (STW5508) and STT (STTYL0199) were subsequently obtained by the applicant on 30.01.2024 and 31.01.2024 respectively. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The area of the Site is 3,109 m² (about), including 925 m² (about) of GL. Details of development parameters are shown at **Table 3** below.

Table 3 - Development Parameters of the Development

Application Site Area	3,109 m ² (about), including 925 m ² (about) of GL
Covered Area	1,762 m ² (about)
Uncovered Area	1,347 m ² (about)
Plot Ratio	0.59 (about)
Site Coverage	57 % (about)
Number of Structure	3
Total GFA	1,841 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,841 m ² (about)
Building Height	2.5 - 12 m (about)
No. of Storey	1 - 2

5.2 A total of 3 structures are proposed at the Site for warehouse for storage of construction materials, site office, transformer room and washroom with total GFA of 1,841 m² (about), the remaining area is reserved for erection of H-poles, parking and L/UL spaces, as well as circulation area (**Plan 4**). Details of structures are shown at **Table 4** below:

Table 4 - Details of Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse for Storage of Construction Materials and Site Office	1,738 m ²	1,817 m ²	12 m (2-storey [#]) (about)
B2	Transformer Room	9 m ²	9 m ²	3 m (1-storey) (about)
B3	Washroom	15 m ²	15 m ²	2.5 m (1-storey) (about)
Total		1,762 m² (about)	1,841 m² (about)	-

[#]Only site office portion of the structure B1 is 2-storey, the remaining area of structure B1 is 1-storey.

Filling of Land at the Site

- 5.3 The Site has already been filled wholly with concrete of not more than 0.2 m in depth for site formation of structures, parking and L/UL spaces, as well as circulation area (**Plan 5**). Concrete site formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

Operation Mode

- 5.4 The development will operate from Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

No Adverse Traffic Impact

- 5.6 The Site is accessible from Tai Tong Road via a local access (**Plan 1**). One 7.3 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A total of 4 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

Table 5 - Parking and L/UL Provision

Type of Parking Space	Number of Space
Private Car Parking Space - 2.5 m (W) X 5 m (L)	2
Type of L/UL Space	Number of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) X 7 m (L)	2

- 5.7 The previously approved run-in/out proposal is submitted by the applicant to demonstrate the smooth manoeuvring of vehicles enter/exit from Tai Tong Road (**Appendix II**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 6**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. As traffic generated and attracted by the development is minimal (as shown at **Table 6** below), adverse traffic impact should not be anticipated.

Table 6 - Trip Generation and Attraction of the Development

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (08:30 - 09:30)	2	0	2	0	4
Trip at <u>PM peak</u> per hour (17:30 - 18:30)	0	2	0	2	4
Trip per hour (average)	0	0	1	1	2

- 5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 130 m south of the Site with frequent bus service. Details of public transport service serving the Site (within 250 m from the Site) are shown at **Table 7** below:

Table 7 - Public Transport Serving the Site

Route No.	Termination Points		Frequency
MTR Bus			
K66	Long Ping	Tai Tong Wong Nai Tun Tsuen	4 to 15 minutes

Source: MTR Website

No Adverse Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *ProPECC PN 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase must be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.

- 5.11 During the operation of the development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.12 2.5m high solid metal wall will be erected along the site boundary by the applicant. 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. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

No Adverse Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site.

No Adverse Drainage Impact

- 5.14 Existing drainage facilities within the Site have been implemented successfully. The applicant has submitted the approved drainage proposal and photographic records of the implemented drainage facilities within the Site under the previous application (No. A/YL-TT/645) (**Appendices III and IV**). The applicant will continue to maintain the existing drainage facilities within the Site.

Fire Safety Aspect

- 5.15 The applicant has submitted the approved FSIs proposal under the previous application (No. A/YL-TT/645) (**Appendix V**). After the FSIs proposal is approved, the applicant has been actively implementing the FSIs together with erection of structures within the Site. As of the current stage, the applicant has submitted an application for provision of water supplies for firefighting, currently pending further comments from relevant government departments (**Appendix VI**). The applicant will continue to liaise with government departments concerning the matter.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ma Tso Lung, which will be affected by the development of KTN NDA. The Site is the subject of 2 previously approved S.16 planning applications (Nos. A/YL-TT/544 and 645) for the same use, which was submitted by the current applicant. However, the applicant did not have sufficient time to comply with approval condition within the designated time period. Therefore, a fresh application is submitted by the applicant so as to continue to comply with the approval condition.
- 6.2 When compared with the previous application No. A/YL-TT/645, L/UL spaces are provided for LGVs instead of CVs; whilst other development parameters remain unchanged. Given that the application's special background is to facilitate the development of KTN NDA, approval of the current application would not set an undesirable precedent within the "AGR" and should be considered on its own merits.
- 6.3 The development is considered not incompatible with surroundings as the Site is surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop. Although the Site currently falls within an area zoned "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and to facilitate the relocation of the applicant's business premises.
- 6.4 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. sets of approved proposals (i.e. run-in/out, drainage and FSIs, and approved implemented drainage facilities of the Site under the previous application (No. A/YL-TT/645); as well as photos and documents showing the implemented FSIs within the Site to mitigate potential impact arising from the development (**Appendices II to VI**). The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

APPENDICES

- | | |
|---------------------|--|
| Appendix I | Comparison Table Showing the Differences Between the Proposed Scheme and the Approved Scheme under Application No. A/YL-TT/645 |
| Appendix II | The Accepted Run-In/Out Proposal under the Previous Application No. A/YL-TT/645 |
| Appendix III | The Accepted Drainage Proposal under the Previous Application No. A/YL-TT/645 |
| Appendix IV | The Accepted Implemented Drainage Facilities under the Previous Application No. A/YL-TT/645 |
| Appendix V | The Accepted Fire Service Installations Proposal under the Previous Application No. A/YL-TT/645 |
| Appendix VI | Photos and documents supporting the implementation of Fire Service Installations within the Site |

Appendix I

Comparison Table Showing the Differences Between the Proposed Scheme and the Approved
Scheme under Application No. A/YL-TT/645



Appendix I - Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-TT/645

Development Parameters	Approved Application No. A/YL-TT/645 (a)	Current Application (b)	Difference (b) - (a)
Site Area	3,109 m ² (about), incl. 925 m ² of GL	3,109 m ² (about), incl. 925 m ² of GL	-
Covered Area	1,762 m ² (about)	1,762 m ² (about)	-
Uncovered Area	1,347 m ² (about)	1,347 m ² (about)	-
Plot Ratio			
Plot Ratio	0.59 (about)	0.59 (about)	-
Site Coverage			
Site Coverage	57 % (about)	57 % (about)	-
No. of Structure			
No. of Structure	3	3	-
Gross Floor Area			
Gross Floor Area	2,517 m ² (about)	1,841 m ² (about)	-
- Domestic	N/A	N/A	-
- Non-Domestic	2,517 m ² (about)	1,841 m ² (about)	-
Building Height			
Building Height	2.5 m - 12 m (about)	2.5 m - 12 m (about)	-
No. of Storey			
No. of Storey	1 - 2	1 - 2	-
Operation Hours			
Operation Hours	Mondays to Saturdays 08:30 - 17:30 (No Operation on Sundays and Public Holidays)	Mondays to Saturdays 08:30 - 17:30 (No Operation on Sundays and Public Holidays)	-
No. of Private Car Parking Space			
No. of Private Car Parking Space	2	2	-
No. of Loading/Unloading Space for Light Goods Vehicle			
No. of Loading/Unloading Space for Light Goods Vehicle	0	2	+ 2
No. of Loading/Unloading Space for Container Vehicle			
No. of Loading/Unloading Space for Container Vehicle	1	0	- 1

Appendix II

The Accepted Run-In/Out Proposal of the Previous Application No. A/YL-TT/645



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

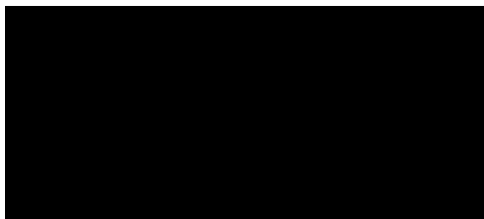


Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函編號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/645
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

19 December 2025



Dear Sir/Madam,

Compliance with Approval Conditions (a) and (c) Planning Application No. A/YL-TT/645

I refer to your submission dated 17.11.2025 for compliance with the captioned approval condition (a) on the submission of a revised run-in/out proposal and approval condition (c) on the submission of a road widening proposal. Relevant departments have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed comments at **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 conditions have **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Louis IP of TD (Tel: 2399 2565) or Ms. Loucia LO of HyD (Tel: 3526 0517) or Mr. Elliott LAI of HyD (Tel: 3903 6598) or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



c.c.

CHE/NTW, HyD
CE/LD, HyD
C for T

(Attn.: Ms. Loucia LO)
(Attn.: Mr. Elliott LAI) 23108489
(Attn.: Mr. Louis IP)

Internal

CTP/TPB (2)
ET/KL/kl

APPENDIX**Comments of the Commissioner for Transport, Transport Department
(C for T, TD)**

The applicant submitted a revised proposal only using light goods vehicles to access the subject site, container vehicles are no longer required to access to the local track road. In this connection, our department considers that the related run-in/out modification works and road widening works for the subject application is not necessary. Based on the above, to facilitate the subject planning application, our department considers that the planning conditions (a) and (c) of the captioned planning application are deemed satisfied.

**Comments of the Chief Highway Engineer/New Territories West, Highways Department
(CHE/NTW, HyD)**

This Office has no further comment from highways maintenance point of view.

**Comments of the Chief Engineer/ Lighting Division, Highways Department
(CE/LD, HyD)**

Our office has no further comment on the submission from public lighting point of view, provided that HyD/Region and TD have no comment to the proposed plan, which states that no road widening is required.

**Comments of the District Planning Officer/ Tuen Mun and Yuen Long West, Planning Department
(DPO/TMYLW, PlanD)**

According to the submissions, it is noted that the layout plan has been updated from 1 loading/unloading space for container vehicle into 2 loading/unloading spaces for LGVs. Container vehicles are no longer required to access the local track road.

Our Ref.: DD117 Lot 1339 S.A & VL
Your ref.: TPB/A/YL-TT/645

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

By Email

17 November 2025

Dear Sir,

Compliance with Approval Conditions (a) and (c)

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit a response-to-comment table and a revised proposal for modification of existing road and run-in/out for compliance with approval conditions (a) and (c) of the subject application, i.e. *the submission of a revised run-in/out proposal and the submission of a road widening proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk 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/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Ms. Momo CHOW

email: ekytam@pland.gov.hk)
email: mhcchow@pland.gov.hk)



**Proposed Temporary Warehouse for Storage of Construction Materials for a period of 3 Years and Associated Filing of Land in “Agriculture” Zone, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
(Application No. A/YL-TT/645)**

Summary Table of ‘Responses to Comments (September 2025)

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)	
Comments	Responses
<ul style="list-style-type: none"> Please note that HyD shall not be responsible for maintenance of any access connecting the application site and Tai Tong Road. Presumably, relevant departments will provide their comments to you, if any, and 	Noted.
<ul style="list-style-type: none"> Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains. 	Drainage improvement works has already been proposed and approved under Application No. A/YL-TT/645 to ensure that the nearby public roads and drains would not be affected which would be constructed and completed prior operation of the Applicant Site.



Summary Table of ‘Responses to Comments (September 2025) (Con’t)

Comments of the Chief Engineer/Lighting Division, Highways Department (CHE/LD, HyD)	
Comments	Responses
<ul style="list-style-type: none">The consultant shall consider to relocate the existing lamppost no. FC1256 as it is located very close to the proposed run-in/out, it is foreseeable that the lamppost might be frequently damaged by large good vehicle during turning at the run-in/out. Relevant lamppost relocation design with simulation in accordance with the latest edition of Public Lighting Design Manual and the standard drawings of HyD shall be submitted for our consideration.	<p>Taking into consideration the concern and comments from TD, the Applicant confirms to adopt 7m long LGV instead of 16m-long vehicles for normal traffic operation of the Application Site.</p> <p>Under the above-mentioned traffic operation arrangement of the Application Site, the existing local road connecting Tai Tong Road and the Application Site is capable to cater for manoeuvring of 7m long LGV such that <u>NO</u> road widening would be required. Hence it is concluded that <u>NO</u> relocation of existing lamppost will be required.</p>
<ul style="list-style-type: none">The details of cable trench and duct crossing shall refer to HyD/Ltg’s standard drawing no. HLDSDGE01-CL0022D. Also, drawpits shall be provided at both side of road crossing and run-in/out.	Ditto as above.
<ul style="list-style-type: none">The lighting contractor of this Division will carry out the lighting works including power connection / disconnection, lamp post removal / installation and laying of power cable, with associated cost borne by the project proponent. The project proponent shall be responsible for the civil provisions of the lighting works.	Ditto as above.
<ul style="list-style-type: none">In addition, the consultant shall address our comments provided on 20/3/2025 as attached (Attachment I).	Ditto as above.



Summary Table of ‘Responses to Comments (September 2025) (Con’t)

Comments of the Commissioner for Transport, Transport Department (C for T, TD)	
Comments	Responses
<ul style="list-style-type: none">• Please note that the local road connecting Tai Tong Road and subject site is not managed by this department. TD will offer comments from traffic engineering perspective to the Proposal (i.e. the submission of a revised run-in/out proposal and the submission of a road widening proposal).	Noted.
<ul style="list-style-type: none">• After reviewing the revised Proposal, below please find comments from a traffic engineering perspective:<ul style="list-style-type: none">- Vehicles turning right from Tai Tong Road onto the local road will encroach upon the existing footpath and exceed the current run-in/out dimensions. To accommodate 16m-long vehicles entering and leaving the local road, the existing run-in/out should be widened.- The existing local road, when traveled by a 16-meter-long vehicle, nearly occupies the full width of the road, which compromises pedestrian safety.	<p>Taking into consideration the concern and comments from TD, the Applicant confirms to adopt 7m LGV instead of 16m-long vehicles for normal traffic operation of the Application Site.</p> <p>To cope with the above-mentioned traffic operation arrangement of the Application Site, the 1 no. 16m-long vehicle space in the Application Site is proposed to be changed to 2 nos. of LGV parking spaces which is illustrated diagrammatically in attached drawing Plan 1 (Ver 001) in Appendix A. Swept path analysis of 7m LGV entering and leaving the local road at the junction with Tai Tong Road is also illustrated diagrammatically in attached drawings Figures SP-LGV-1 and SP-LGV-2 in Appendix A for your consideration and agreement.</p> <p>Under this latest revised Proposal, it is envisaged that NO road widening would be required for the existing local road connecting Tai Tong Road and the Application Site.</p>
iii) In light of the above, it is considered that the revised submission does not comply with Approval Conditions (a) and (c).	Noted.



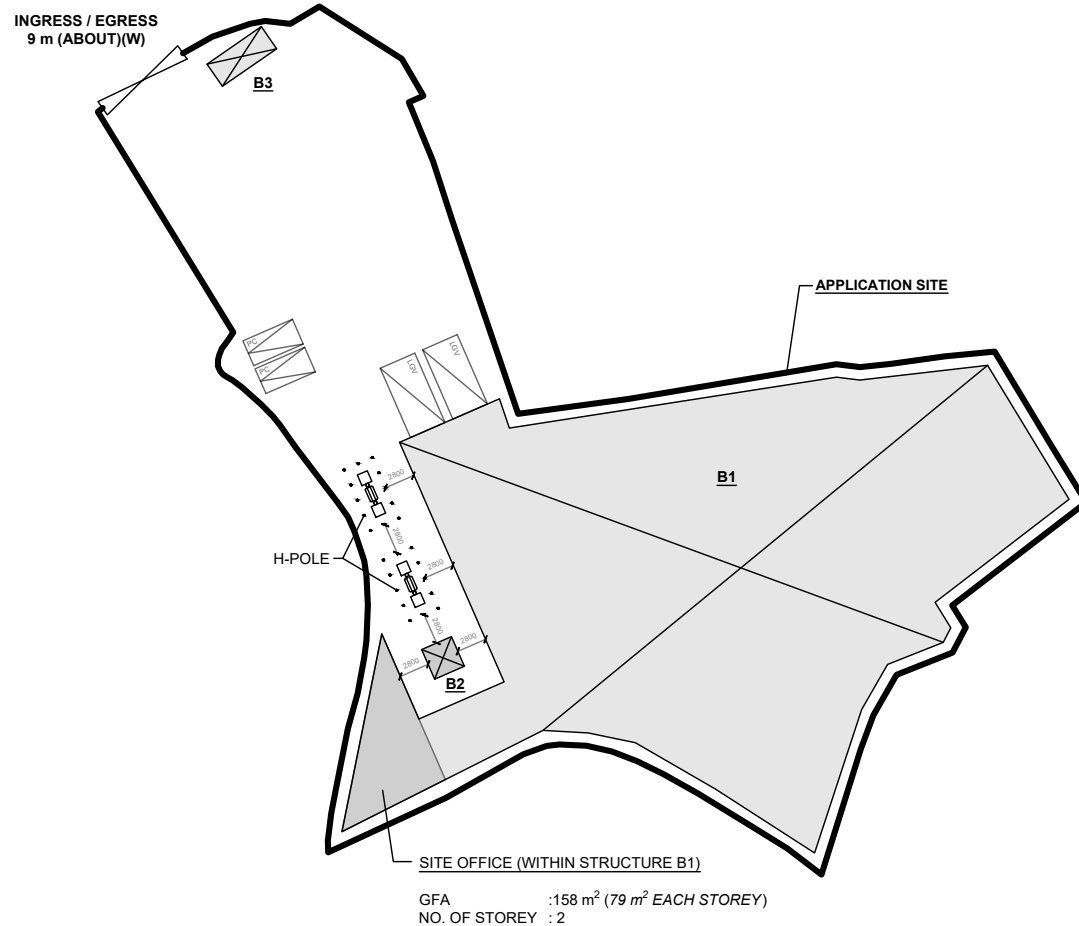
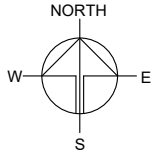
Appendix A

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,109 m ²	(ABOUT)
COVERED AREA	: 1,762 m ²	(ABOUT)
UNCOVERED AREA	: 1,347 m ²	(ABOUT)
PLOT RATIO	: 0.59	(ABOUT)
SITE COVERAGE	: 57 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,841 m ²	(ABOUT)
TOTAL GFA	: 1,841m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 12 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1,738 m ² (ABOUT)	1,817 m ² (ABOUT)	12 m (ABOUT)(#2-STOREY)
B2	TRANSFORMER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		1,762 m² (ABOUT)	1,841 m² (ABOUT)	

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PROJECT
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 700 @ A4

DRAWN BY MN	DATE 10.11.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LAYOUT PLAN

DWG NO. PLAN 1	VER. 001
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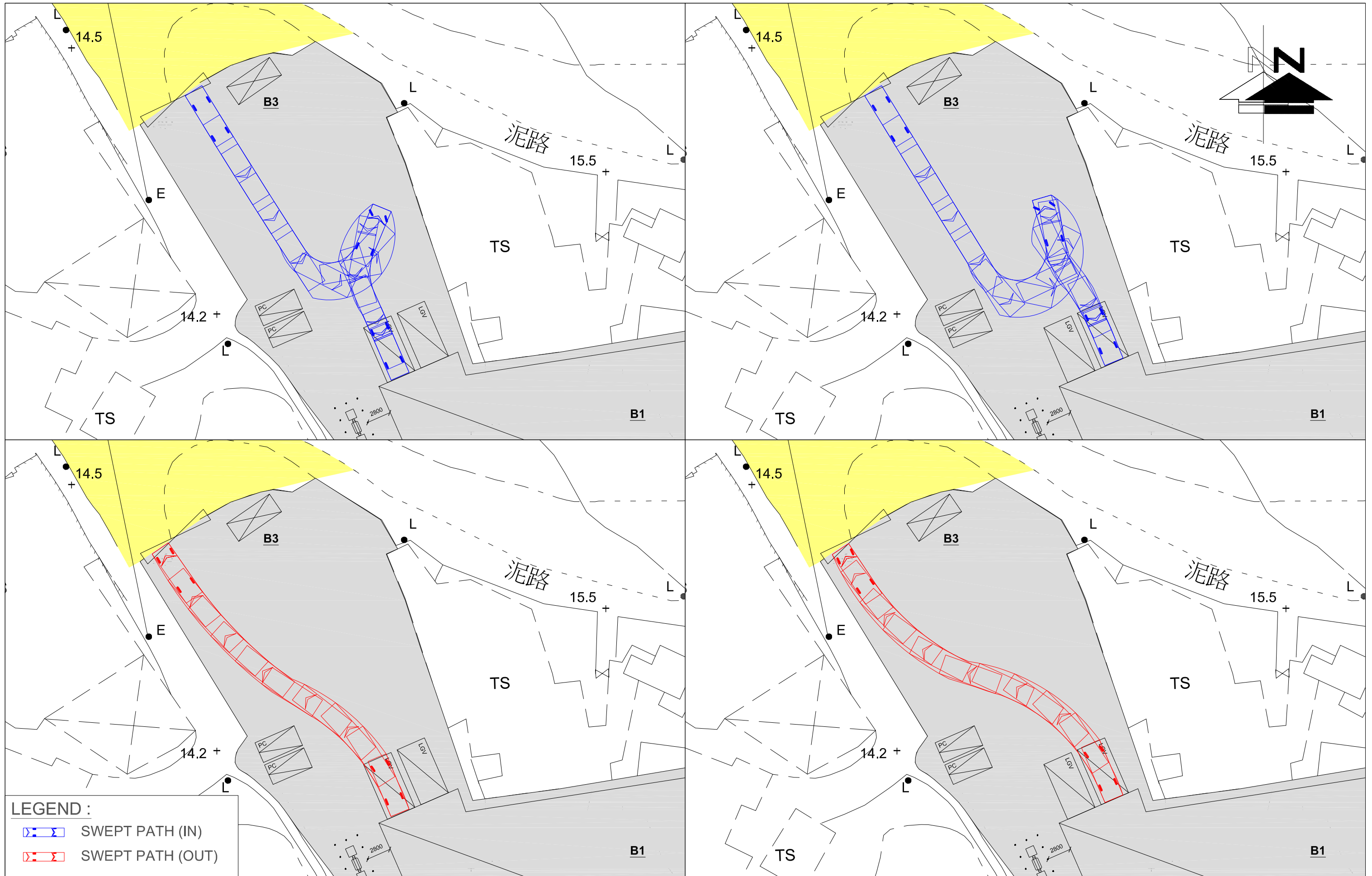
LEGEND :
 SWEEP PATH (IN)
 SWEEP PATH (OUT)

FIGURE NO.: **SP-LGV-1**
 PROJECT NO.: **24062HK**
 SCALE: **1 : 600 @A3**
 DATE: **17 NOV 2025**

PROJECT TITLE: **S.16 Planning Application No.: AYL-TT/645
 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land
 at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, N.T.**
 DRAWING TITLE: **SWEPT PATH ANALYSIS OF 7m LGV AT JUNCTION OF TAI TONG ROAD / ACCESS ROAD**

 **CTA Consultants Limited**
志達顧問有限公司





LEGEND :
 SWEPT PATH (IN)
 SWEPT PATH (OUT)

FIGURE NO.: **SP-LGV-2**

PROJECT NO.: **24062HK**

SCALE: **1 : 400 @A3** DATE: **17 NOV 2025**

PROJECT TITLE: **S.16 Planning Application No.: AYL-TT/645
 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land
 at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, N.T.**

DRAWING TITLE: **SWEPT PATH ANALYSIS OF 7m LGV INSIDE APPLICATION SITE**



Appendix III

The Accepted Drainage Proposal under the Previous Application No. A/YL-TT/645



(Drainage Design)

Varies Lots in DD118

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

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

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the adjacent area is covered by Grassland, the C value should be 0.35 (Steep) for $5,400m^2$ and the surface of the site area is covered by Asphalt, the C value should be .85 (mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **20 Years** is normally used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = **92mm/hr** (Duration of 60min is used)

1. Design of Proposed U-channel Type 1 for Catchment Area (1) + Catchment Area (4)

$$Q_p = 0.278CiA$$

C = 0.15 (Flat Grassland, Sandy Soil)

C = 0.85 (Asphalt)

i = 92 mm/hr

A1 = 7,000m² (0.007km²)

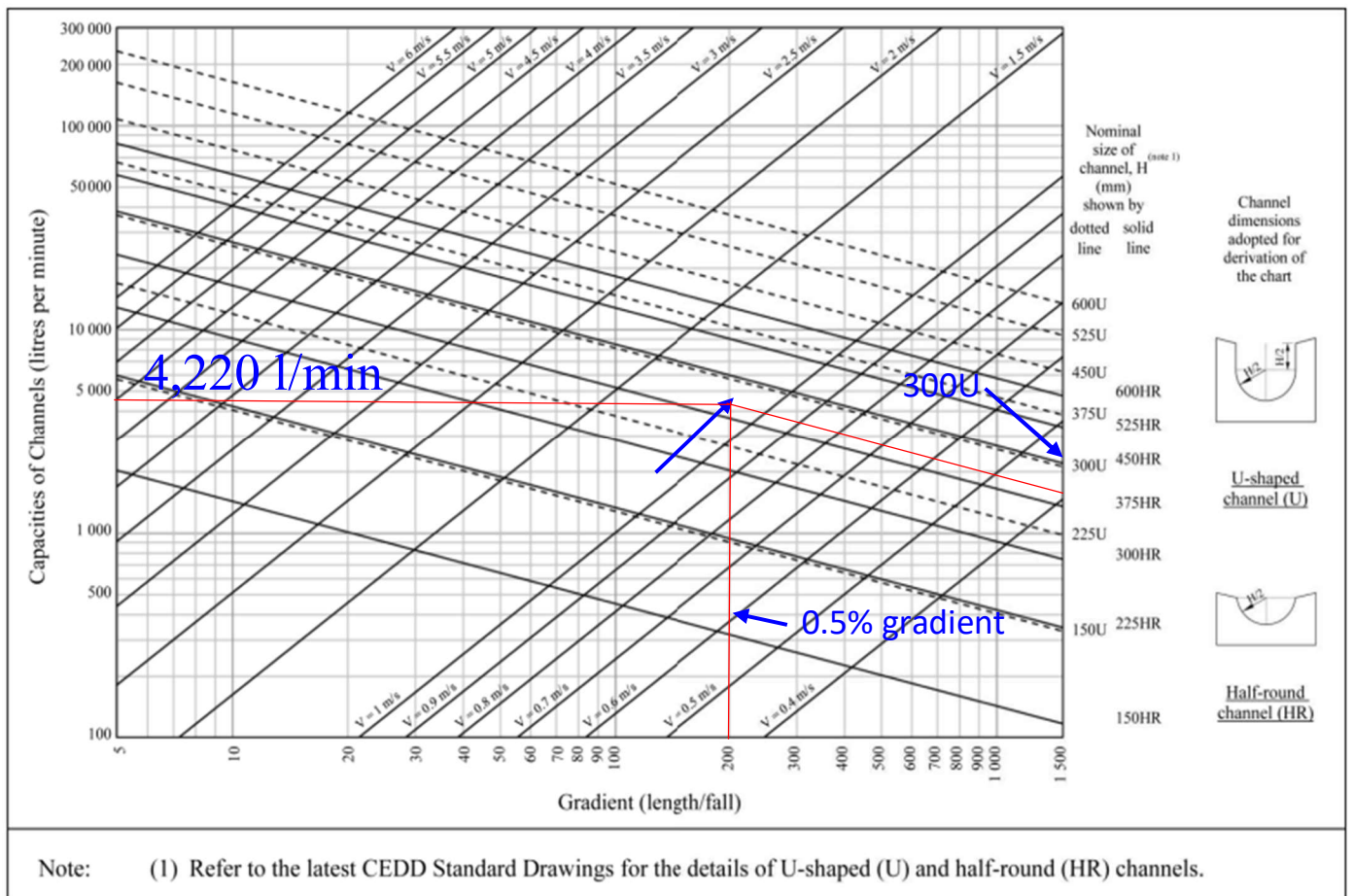
A4 = 2,000m² (0.002km²)

$$Q_p = 0.278 \times 92 \times (0.15 \times 0.007 + 0.85 \times 0.002)$$

$$Q_p = 0.071\text{m}^3/\text{s} \text{ or } 4,220 \text{ l/min}$$

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

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



For 4,220 l/min, 300 U-channel (1) is used.

2. Design of U-channel Type 2 for the Catchment Area (2) + Catchment Area (3)

$$Q_p = 0.278 C i A$$

$C = 0.15$ (Flat Grassland, Sandy Soil),

$C = 0.85$ (Asphalt)

$i = 92$ mm/hr

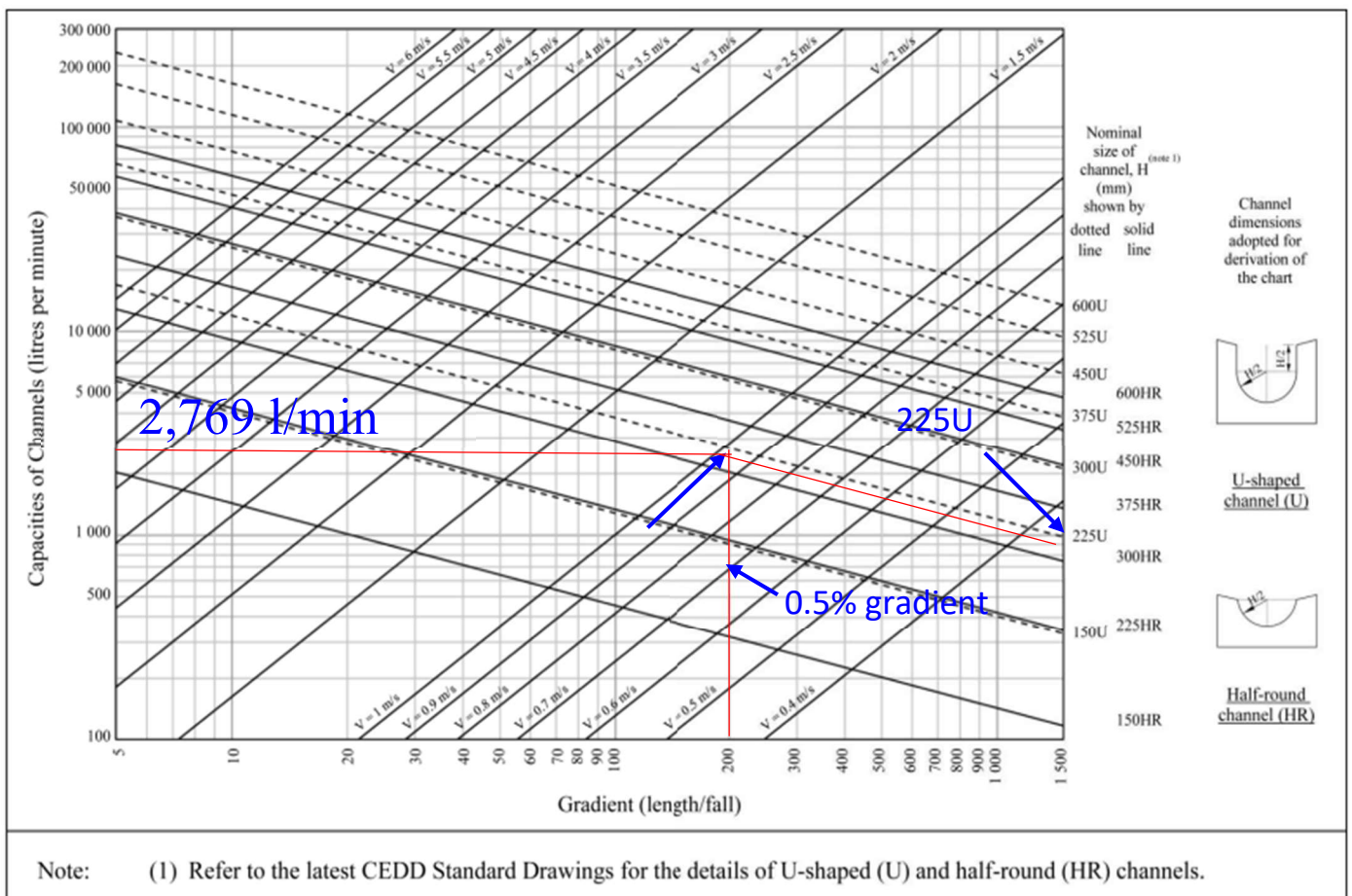
$A_2 = 5,400\text{m}^2$ (0.00540 km^2) Adjacent Affected Area,

$A_3 = 1,170\text{m}^2$ (0.00117 km^2) Subject Site

$$Q_p = 0.278 \times 92 \times (0.15 \times 0.00540 + 0.85 \times 0.00117)$$

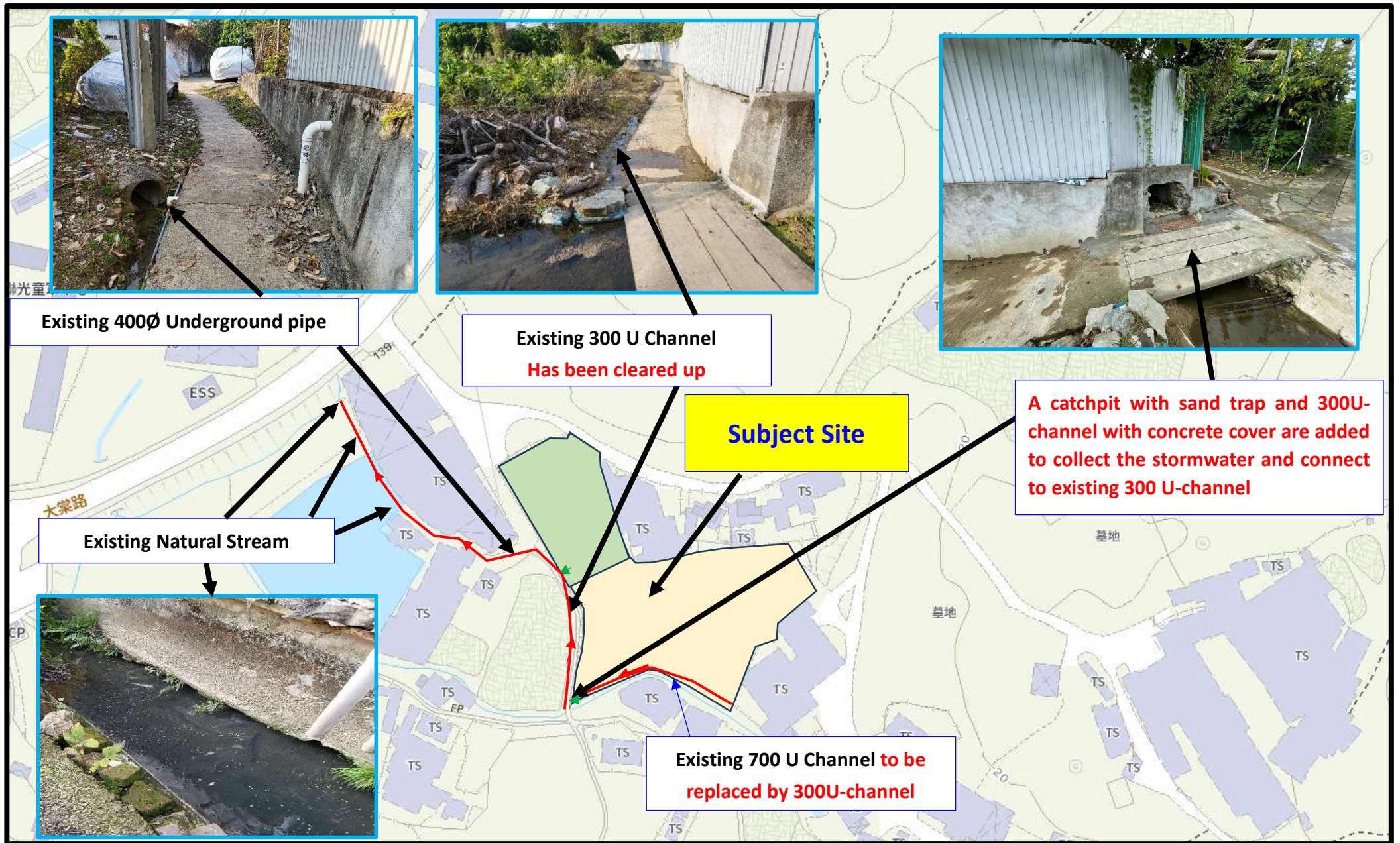
$$Q_p = 0.0461\text{m}^3/\text{s} \text{ or } 2,769 \text{ l/min}$$

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



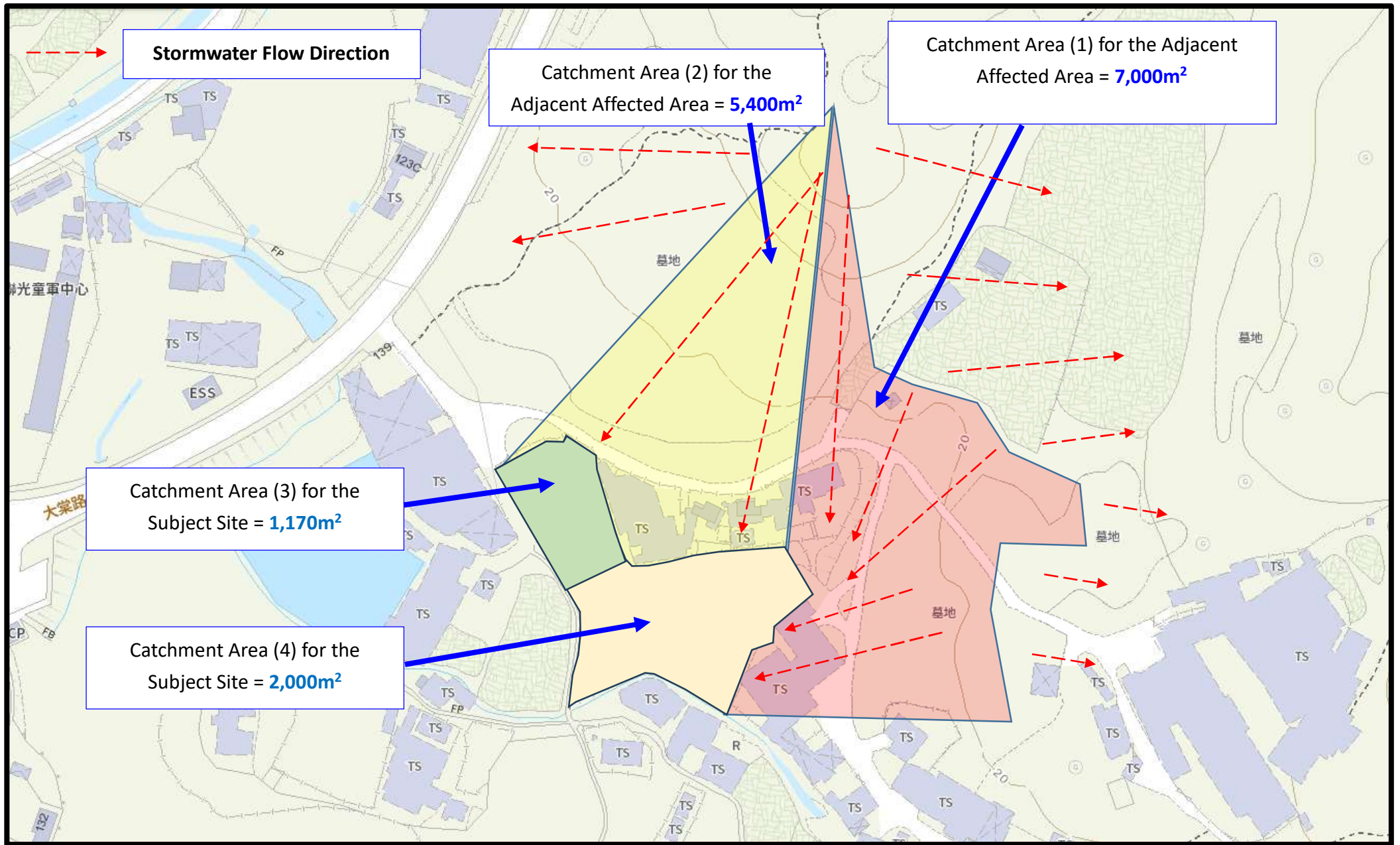
For 2,769 l/min, 225 U-channel Type 2 is used.

For consistency, 300 U-channel are used for the whole site.



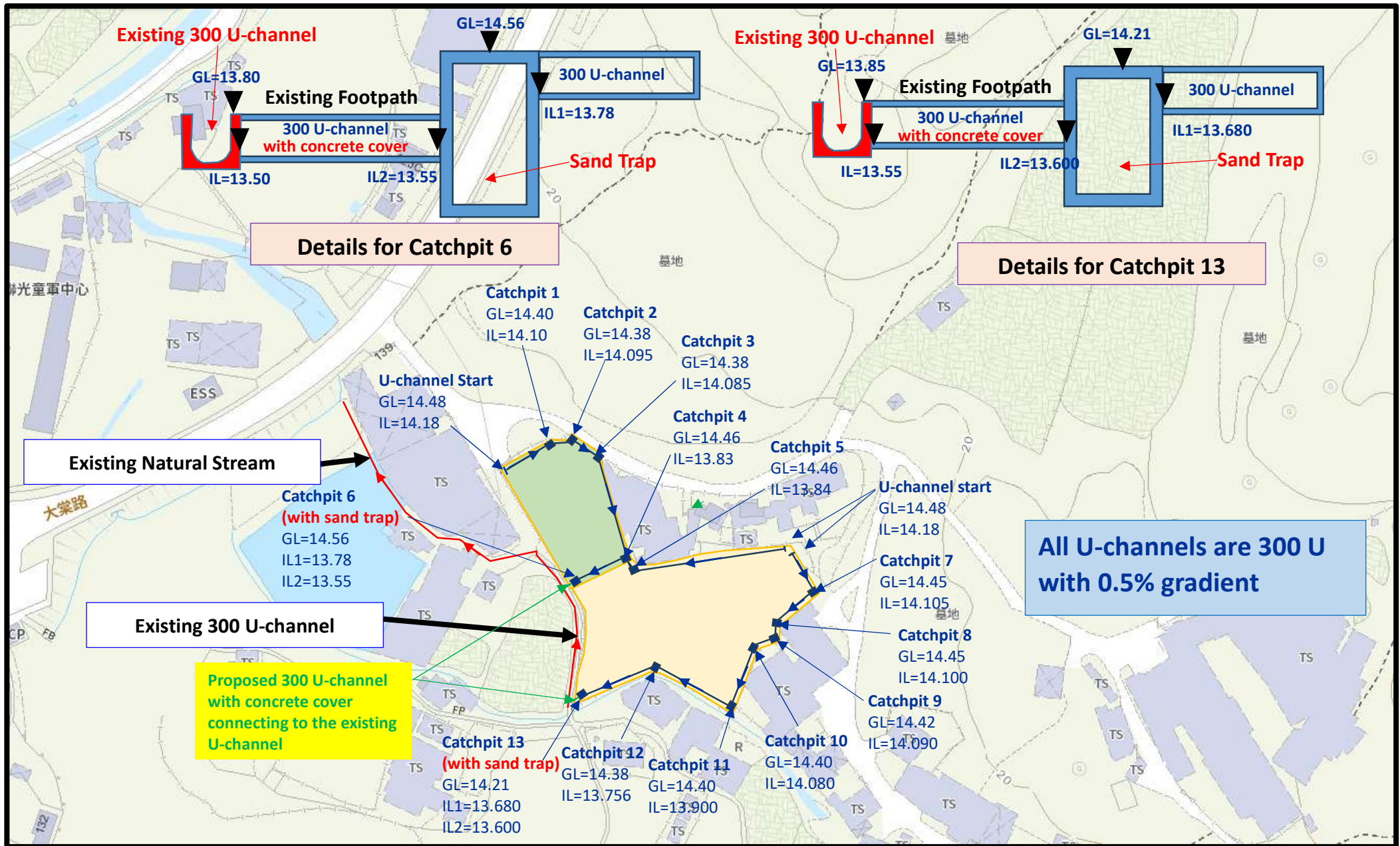
Improvement on Existing Drainage System

Drawing No. TTR2022-001B



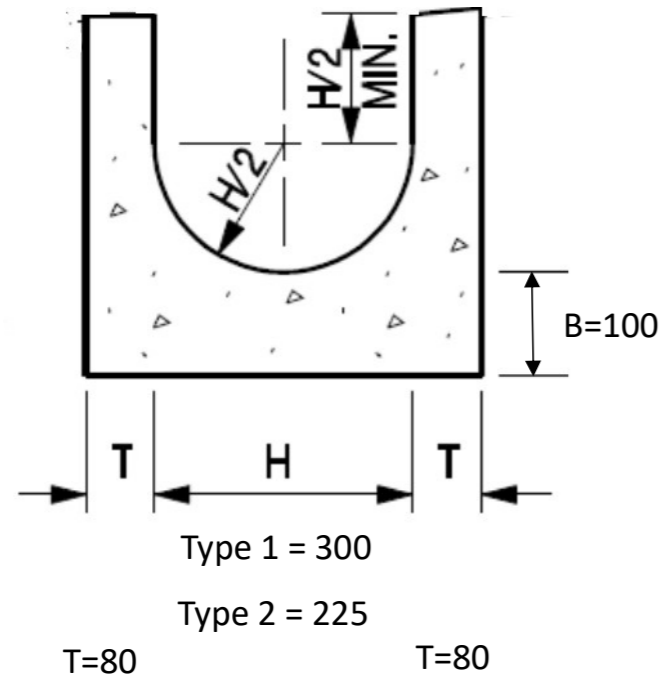
Catchment Areas

Drawing No. TTR2002-002

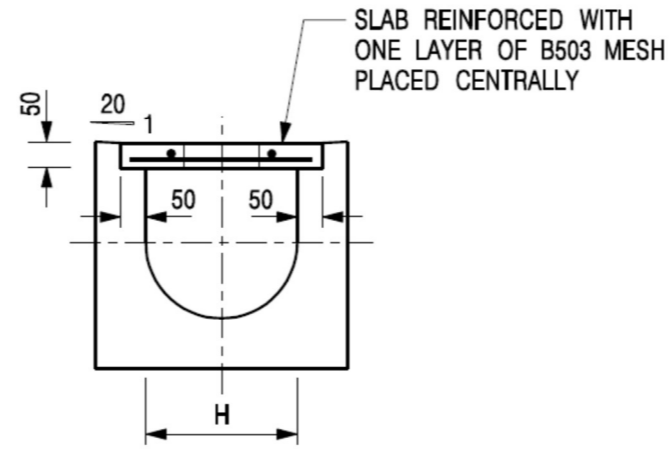


Drainage Plan

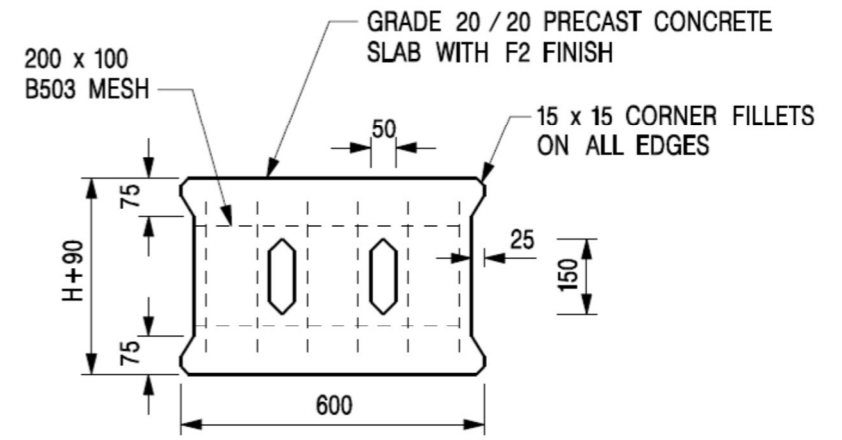
Drawing No. TTR2022-003B



U-channel Details



TYPICAL SECTION

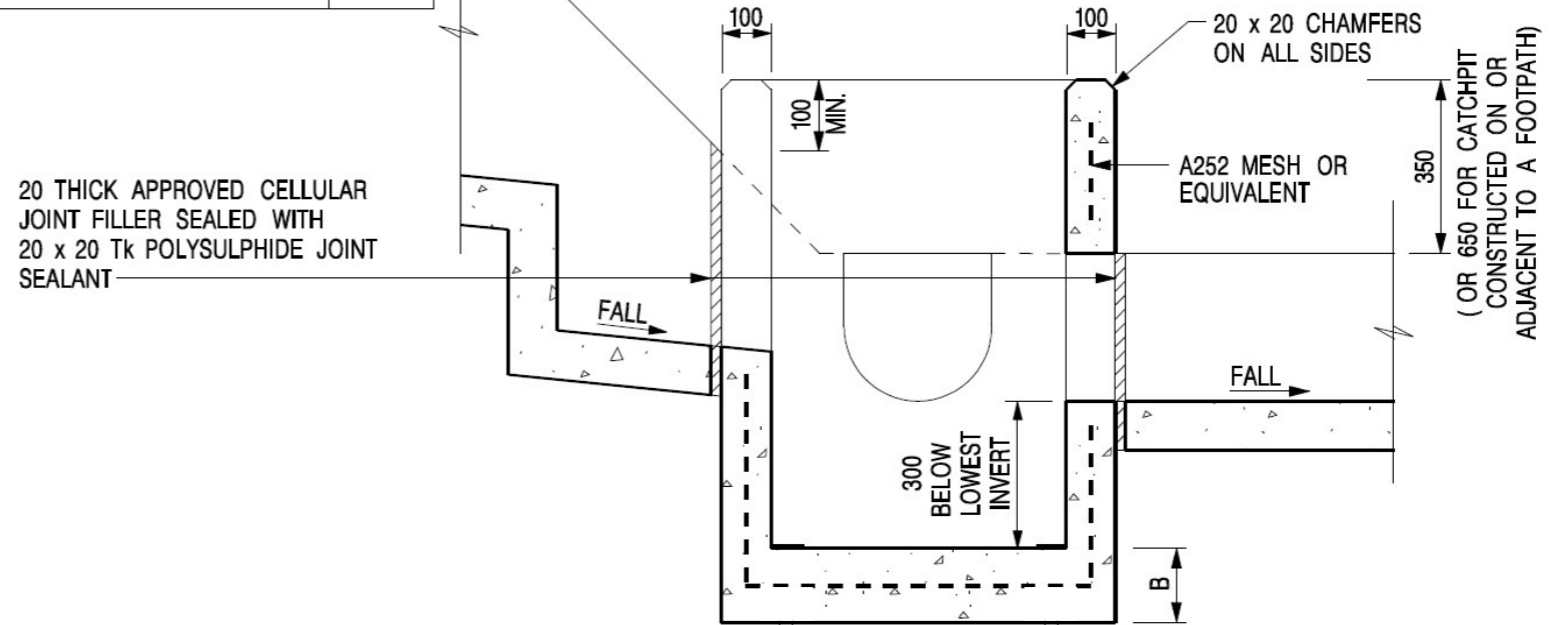


PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)

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



Details of Catchpit with Sand Trap

Appendix IV

The Accepted Implemented Drainage Facilities under the Previous Application No. A/YL-TT/645



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/645
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

19 January 2026

Dear Sir,

Compliance with Approval Condition (e) Planning Application No. A/YL-TT/645

I refer to your submission dated 24.11.2025 for compliance with the captioned approval condition (e) on the implementation of the accepted drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. LOU Tai-yeong (Tel: 3965 8929) of DSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. LOU Tai-yeong)

Internal
CTP/TPB (2)
ET/KL/kl

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

Please be advised that the applicant should 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.: DD117 Lot 1339 S.A & VL
Your ref.: TPB/A/YL-TT/645

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

By Email

21 November 2025

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit a photographic record of the implemented drainage facilities for compliance with approval condition (e) 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) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

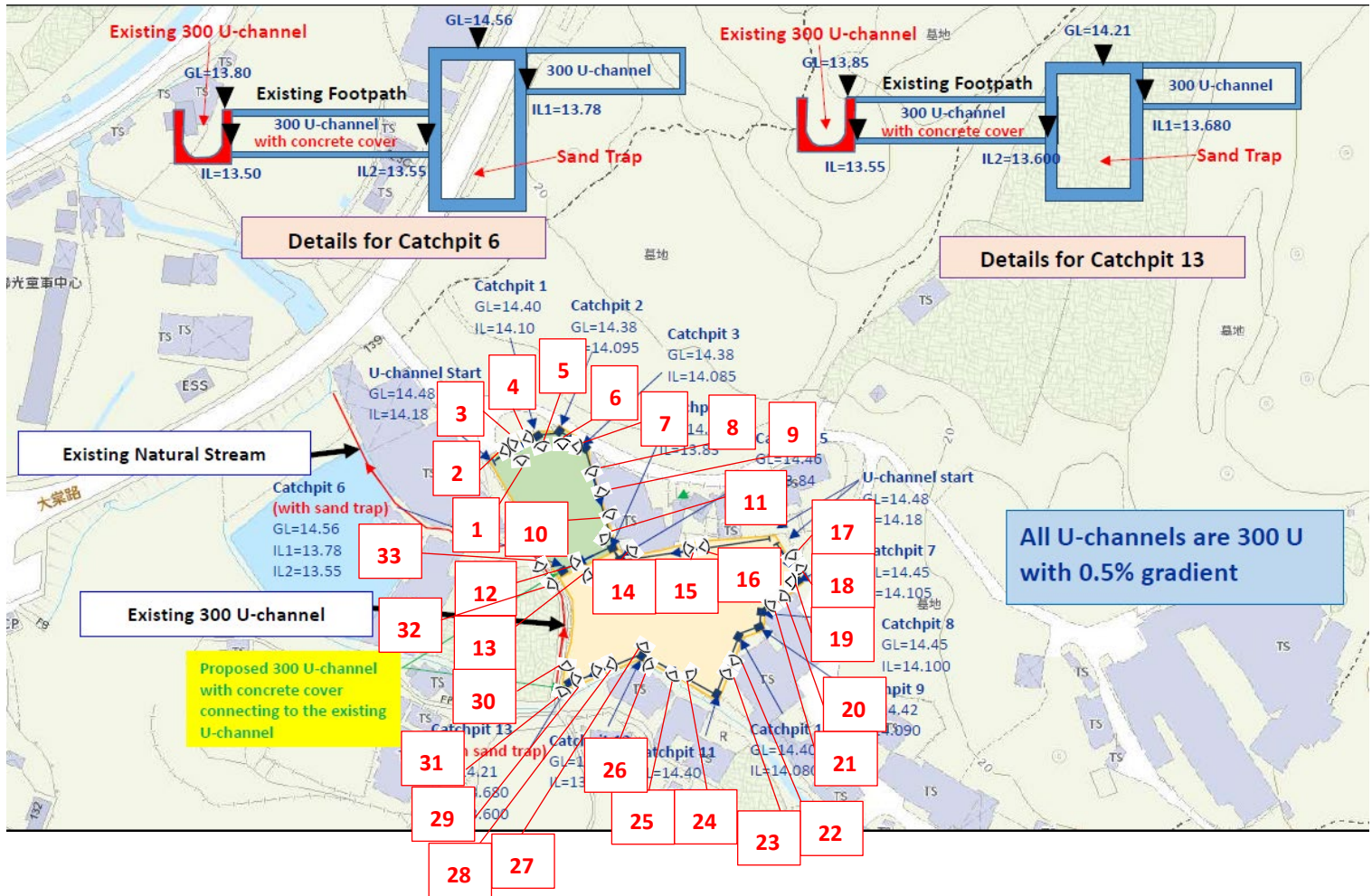
For and on behalf of
R-riches Property Consultants Limited

Kevin LAM
Planning Assistant

Appendix I – Photographic Records of the Existing Drainage Facilities

Photographic records of the existing drainage facilities within the Site are as follows:













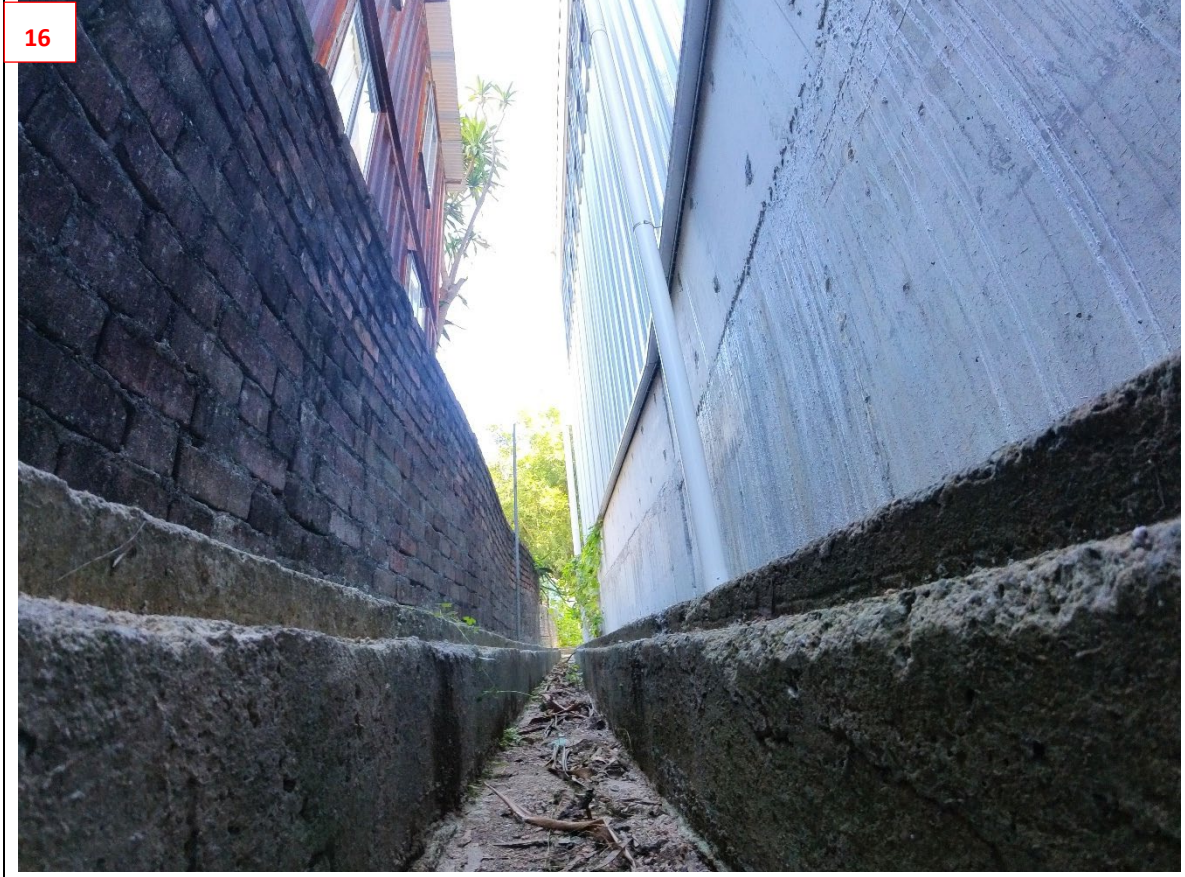
11



12









19



20













31



32





Appendix V

The Accepted Fire Service Installations Proposal under the Previous Application No. A/YL-TT/645



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/645
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

2 October 2024

Dear Sir/Madam,

**Compliance with Approval Condition (g)
Planning Application No. A/YL-TT/645**

I refer to your submission dated 23.8.2024 for compliance with the captioned approval condition (g) on the submission of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7781) of FSD.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS

(Attn.: Mr. YUEN Tsz-fung)

Internal

CTP/TPB (2)

ET/BY/by

APPENDIX**Comments of the Director of Fire Services (D of FS)**

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

Our Ref.: DD117 Lot 1339 S.A & VL
Your ref.: TPB/A/YL-TT/645

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

By Email

23 August 2024

Dear Sir,

Compliance with Approval Condition (g)

**Proposed Temporary Warehouse for Storage of Construction Materials
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Various Lots and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (g) of the subject application, i.e. *the submission of a FSIs proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (ST2)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 MAXIMUM STORAGE AREA : 50m²
 MINIMUM CLEARANCE AROUND : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

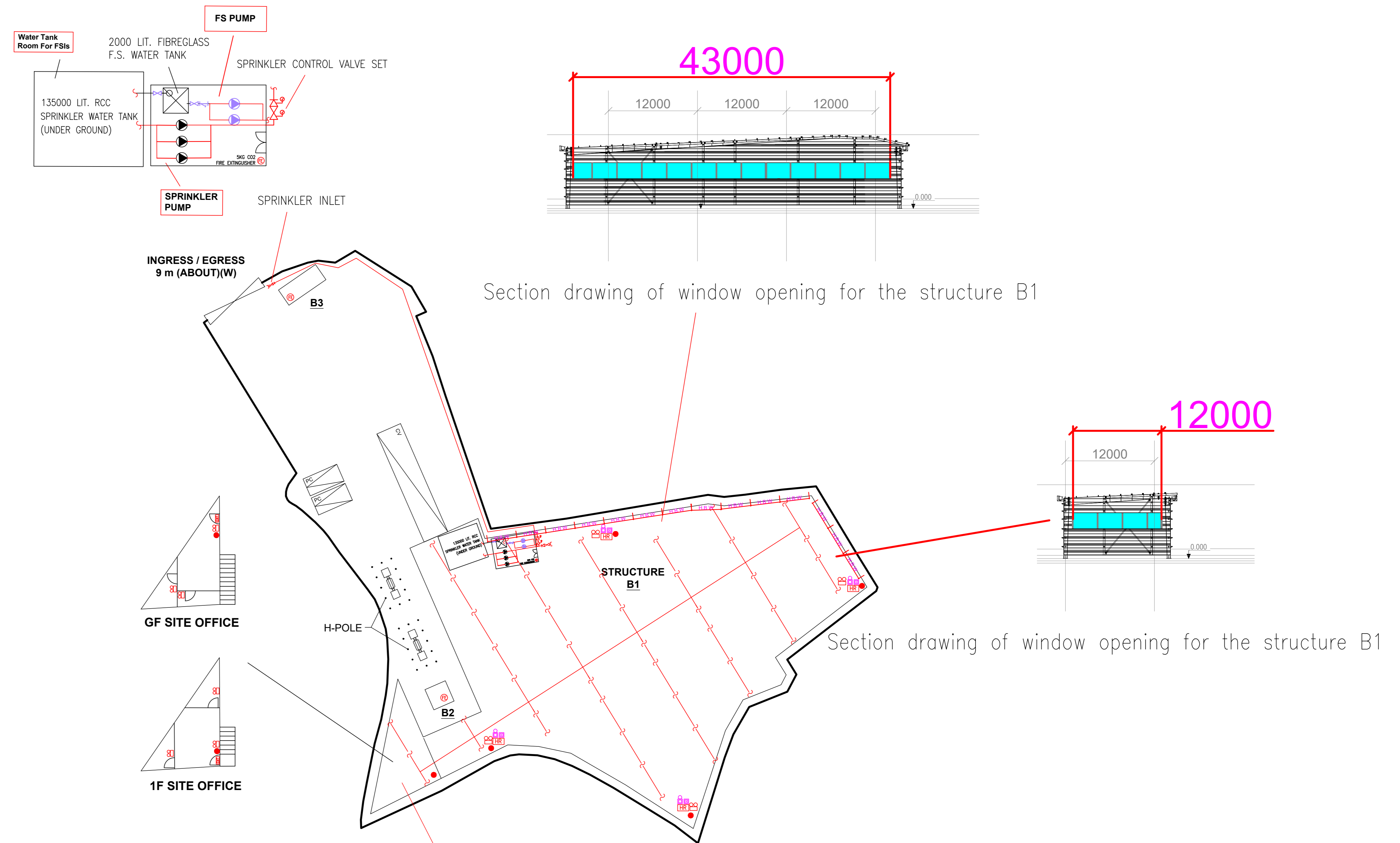
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	5KG DRY POWDER FIRE EXTINGUISHER
BREAK GLASS UNIT	EXIT SIGN	SPRINKLER CONTROL VALVE SET	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	SUBSIDIARY VALVE / FLOW SWITCH	SPRINKLER INLET	PUMP SET



STRUCTURE	Uses	Covered Area	GFA	Building Height
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1738m ² (ABOUT)	1738m ² (ABOUT)	12 m (ABOUT)(1-STOREY)
B2	TRANSFORMER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15m ² (ABOUT)	15m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
Total:		1762m ² (ABOUT)	1762m ² (ABOUT)	

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.

PROJECT : 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. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	DRAWN BY : C.K.NG	DATE : 22 AUG 2024	DRAWING NO : FS-01	REV. : 0
				SCALE : 1 : 300 (A0)		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP		
REV	DESCRIPTION	DATE						

Appendix VI

Photos and Documents supporting the Implementation of Fire Service Installations within
the Site

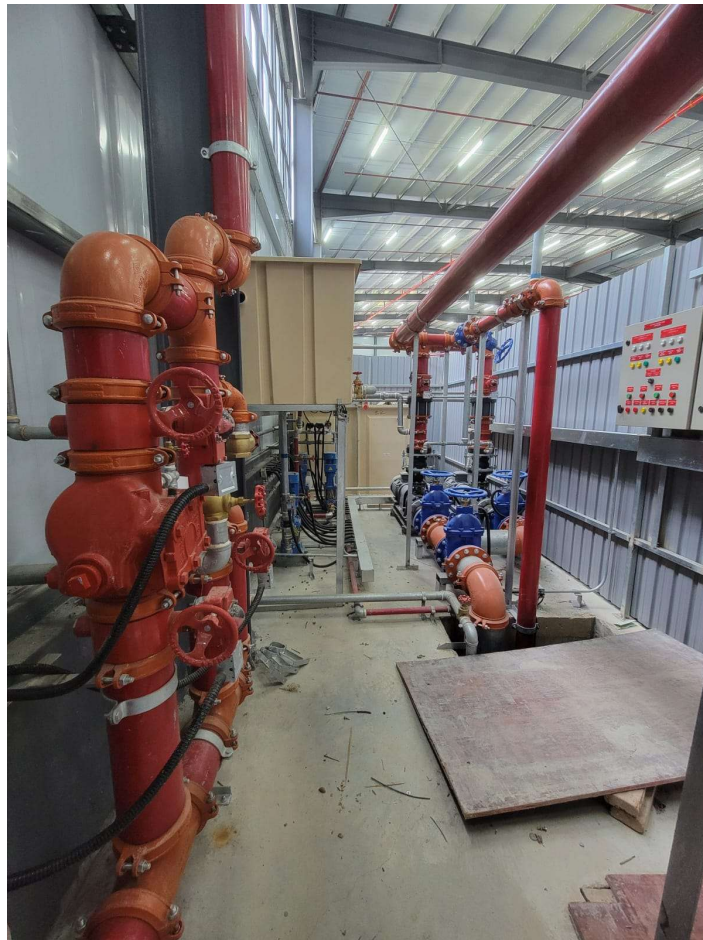


Appendix VI - Photos and documents supporting the implementation of Fire Service Installations (FSIs) within the Site

Photos of implemented FSIs within the Site



Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "AGR" Zone, Various Lots in D.D. 117 and Adjoining GL, Tai Tong, Yuen Long, N.T.



Documents regarding the application of water supplies for firefighting



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 6106863448 of 9104361341
Our ref.
來函檔號 :
Your ref.

電話 : 2824 5000
Tel.
傳真 : 2802 7333
Fax.

民生木材貿易有限公司

申請書編號 : 4793698906

先生 / 女士 :

**用水樓宇 : DD 117 LOT 1339SA(PART) 1339SB TO SG 1339SH
SS1(PART) 1339SH RP(PART) 1339RP(PART)
AND GOVERNMENT LAND, TAI TONG
YUEN LONG, NEW TERRITORIES**

有關你為上述樓宇申請供水一事，現請你首先提供以下加有「X」號的方格所述資料，以供本署考慮：

- 上述供水地址涵蓋政府土地，請予澄清，如有需要請重新遞交表格 WWO542。
- 請遞交涵蓋於上述供水地址內毗連政府土地所興建的構築物的短期租約等相關文件，以供本署考慮。
- 如未能提供上述文件，其擬安裝於政府土地上的喉管及裝置，則須考慮安裝於私人地段界線內。

現請你在此函發出的日期起計**12星期**或之前遞交上述資料。

請注意：未經水務監督書面許可，請勿進行喉管裝置工程。

如有查詢，請致電3701 5217與本署新界西區申請供水組公共聯絡經理曾愷茵女士或3701 5222與本署水務督察林庭順先生聯絡。來函請註明本署檔案編號。

水務監督



(卓凌鋒 代行)

寄： 民生木材貿易有限公司

→ 副本送： 

2025年8月27日
WWO 1082 (e) (1/2017)

附件 B

消防系統

其他於《申請供水指引》附錄 2 中未提及的申請供水類別的文件清單
[適用於水務表格 WWO 542(06/2020)項目三(i)]

DD117 LOT1339S.A(PART) 1339S.B to S.G 1339S.H ss1(PART) 1339S.H RP(PART)

申請用水樓宇地址: 1339 RP(PART) AND GOVERNMENT LAND TAI TONG YUEN LONG N.T

申請書編號/檔案編號 (如適用):

我/我們確認供水申請所需的資料文件已按照此文件清單中的要求夾附於我/我們的申請供水的水管工程計劃中，否則，水務監督將拒絕處理此供水申請。

項目	描述	已夾附? (如果是, 請 在方格□中 加上剔號(✓))	文件管理檔案中心 已檢查 (此欄由辦理機關處理)
表格 WWO542			
1.*	正式簽署 WWO542 表格	<input checked="" type="checkbox"/>	
2.*	商業登記證副本(適用於公司申請)或 身份證副本(適用於個人申請)	<input checked="" type="checkbox"/>	
圖則			
3.*	地盤位置平面圖 - 比例不少於 1:1000	<input checked="" type="checkbox"/>	
4.	駁喉平面圖	<input checked="" type="checkbox"/>	
5.	地下水管平面圖	<input type="checkbox"/>	
6.*	垂直水管路線圖	<input checked="" type="checkbox"/>	
7.	樓宇平面圖 (如涉及用於工商業用途的獨立水錶)	<input type="checkbox"/>	
8.	水錶房/箱位置圖	<input type="checkbox"/>	
9.	水錶房設計/水錶箱細節和水錶位置安排細節	<input type="checkbox"/>	
12.	預計每日用水量	<input type="checkbox"/>	
13.	貯水箱附表	<input type="checkbox"/>	
14.	水泵附表	<input type="checkbox"/>	
15.	表格 WWO 1149	<input type="checkbox"/>	
其他			
18.	相關地主的同意書 (如涉及在私人土地敷設政府水管及設立供水點)	<input type="checkbox"/>	

標註:

* 在表中標有星號 ["*"]標記的資料文件必須於申請供水時一併提交

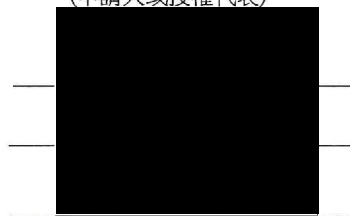
(申請人或授權代表)



簽名: _____

姓名: _____

聯絡電話: _____



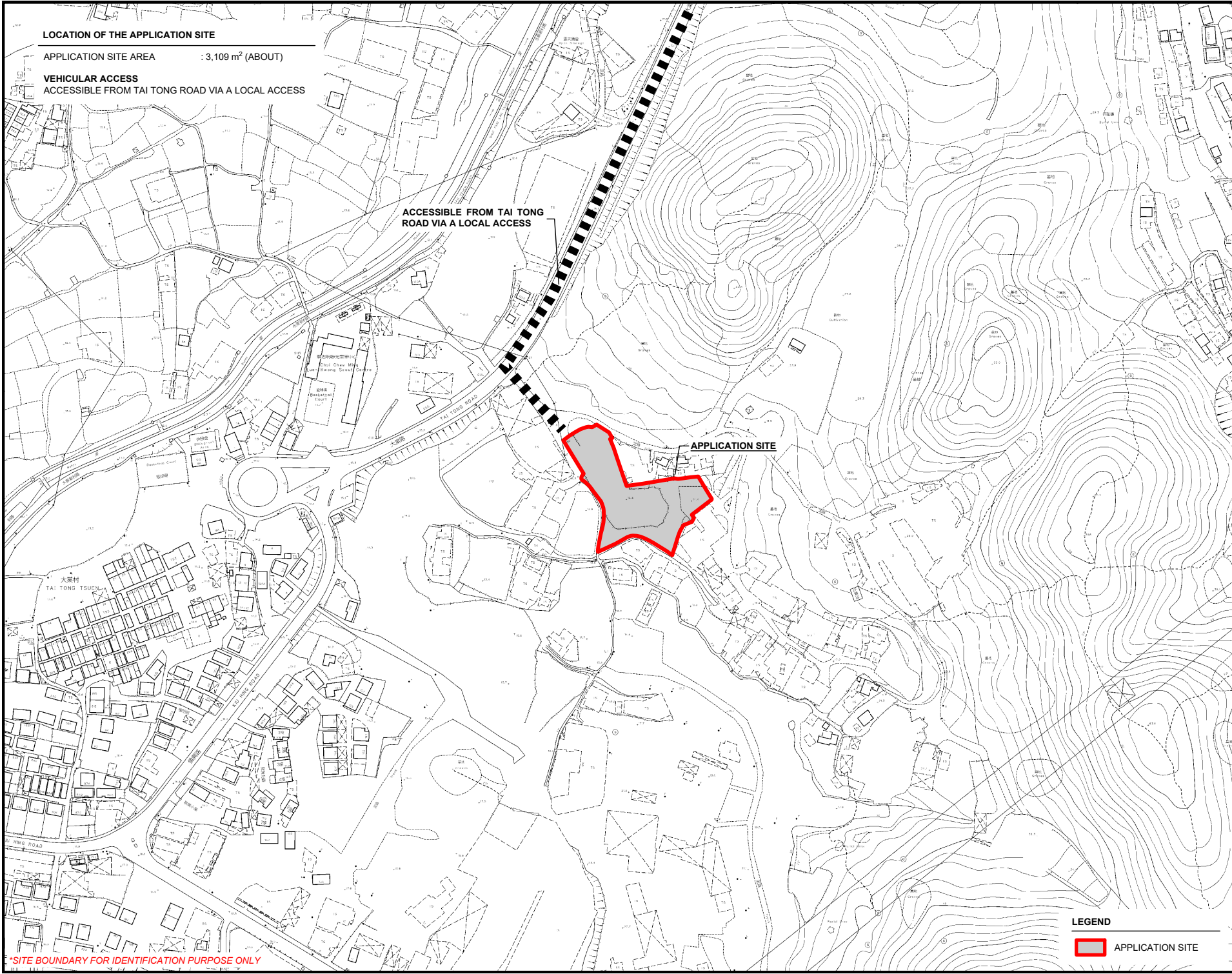
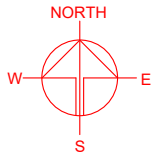
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,109 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

APPLICATION SITE



* SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY MN	DATE 27.1.2026
----------------	-------------------

REVISED BY	DATE
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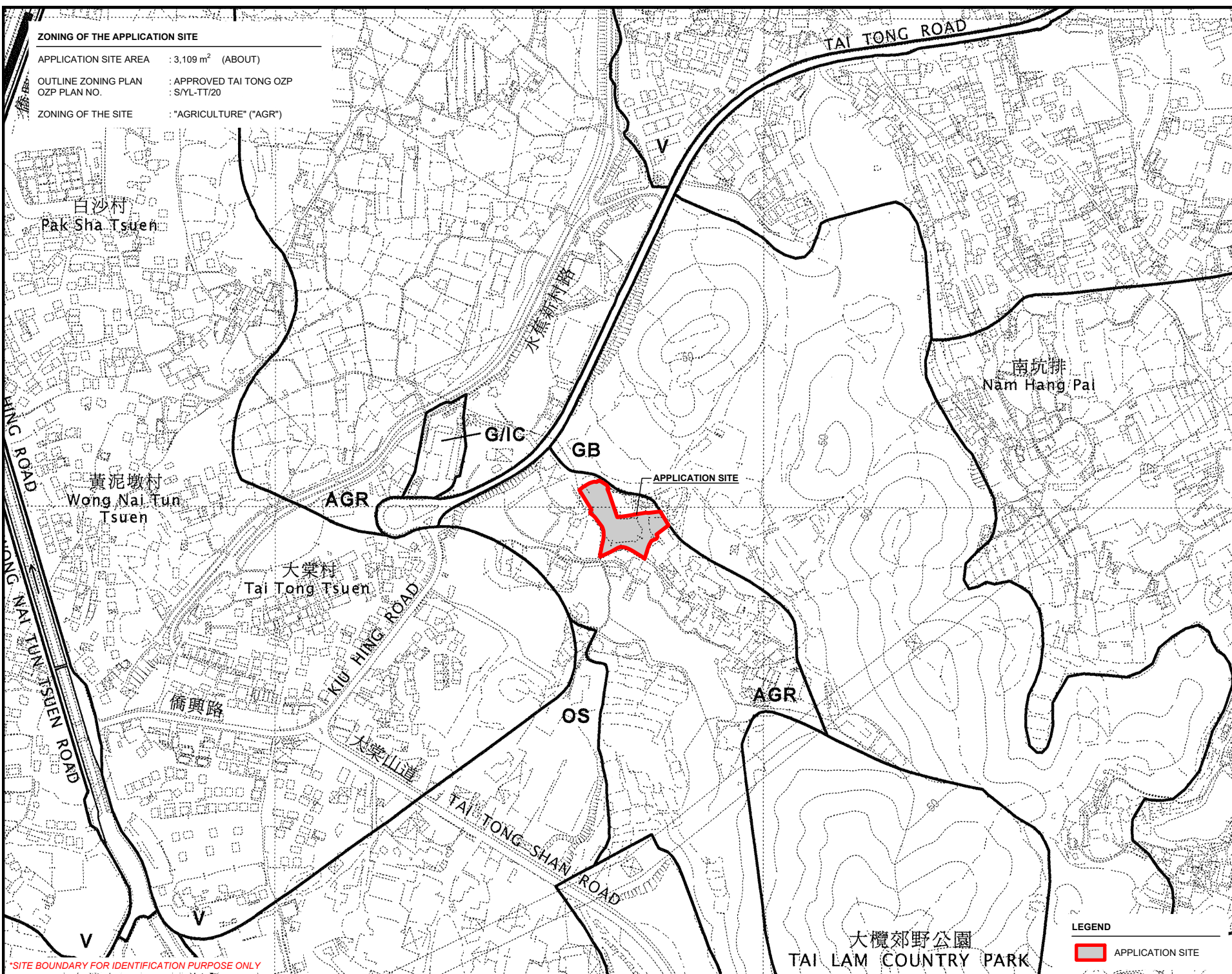
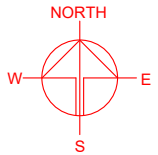
APPROVED BY	DATE
-------------	------

DWG. TITLE
LOCATION PLAN

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

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,109 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
 OZP PLAN NO. : S/YL-TT/20
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

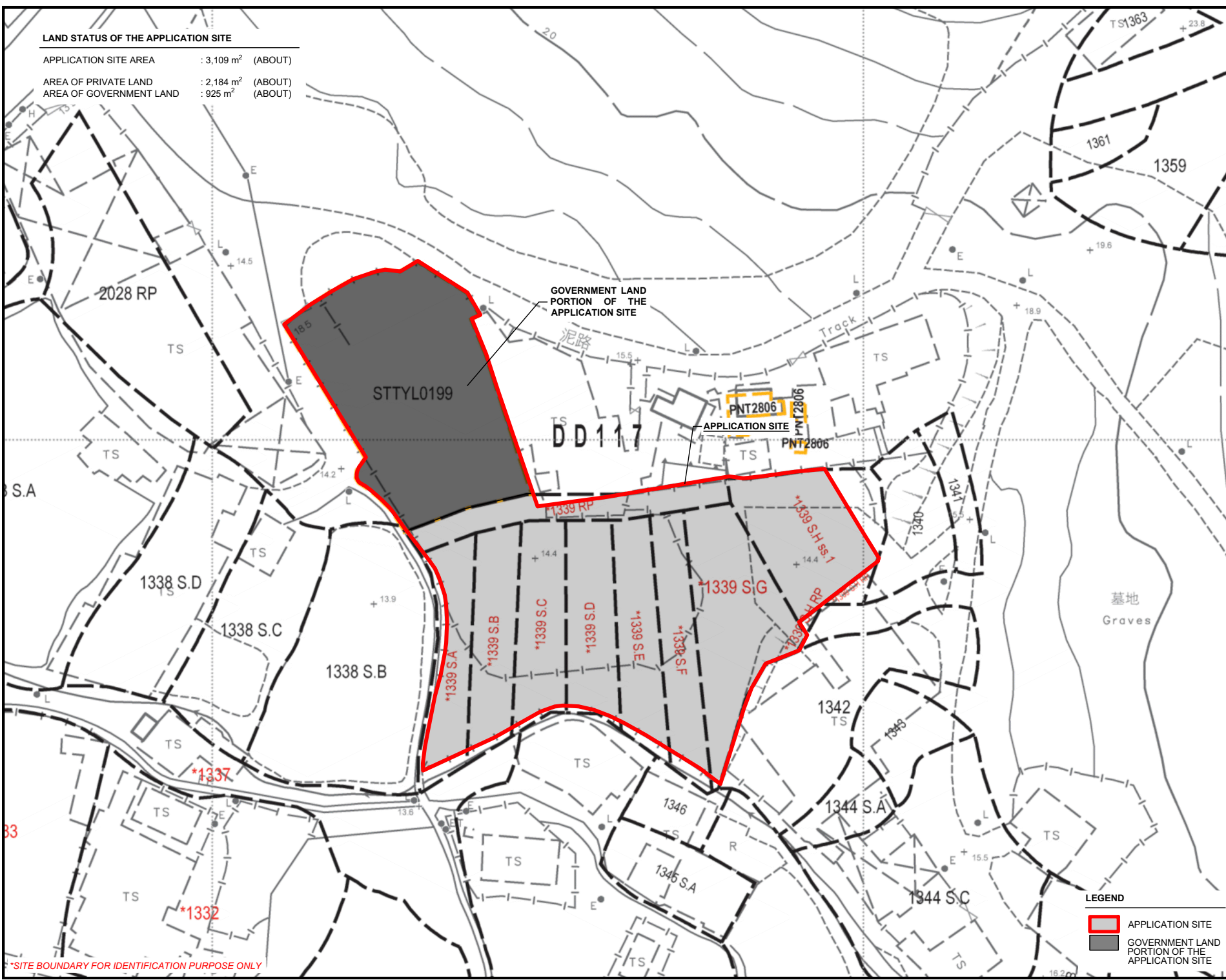
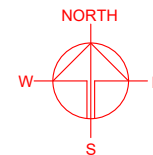
VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

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

大欖郊野公園
 TAI LAM COUNTRY PARK

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,109 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,184 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 925 m² (ABOUT)



GOVERNMENT LAND
 PORTION OF THE
 APPLICATION SITE

APPLICATION SITE

PROJECT
 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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 750 @ A4

DRAWN BY MN	DATE 27.1.2026
REVISED BY	DATE
APPROVED BY	DATE

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE APPLICATION SITE

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

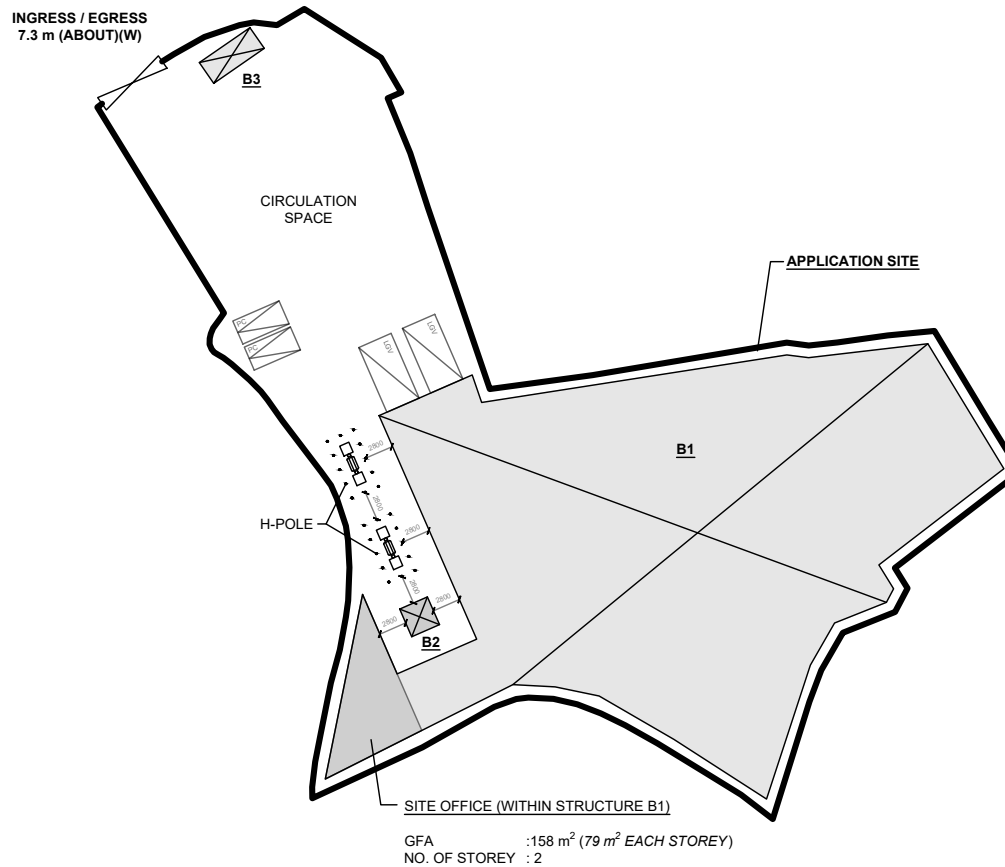
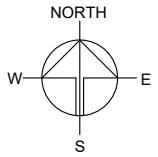
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,109 m ²	(ABOUT)
COVERED AREA	: 1,762 m ²	(ABOUT)
UNCOVERED AREA	: 1,347 m ²	(ABOUT)
PLOT RATIO	: 0.59	(ABOUT)
SITE COVERAGE	: 57 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,841 m ²	(ABOUT)
TOTAL GFA	: 1,841 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 12 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1,738 m ² (ABOUT)	1,817 m ² (ABOUT)	12 m (ABOUT)(#2-STOREY)
B2	TRANSFORMER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		1,762 m² (ABOUT)	1,841 m² (ABOUT)	

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY MN	DATE 27.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

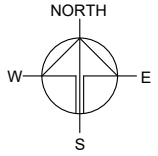
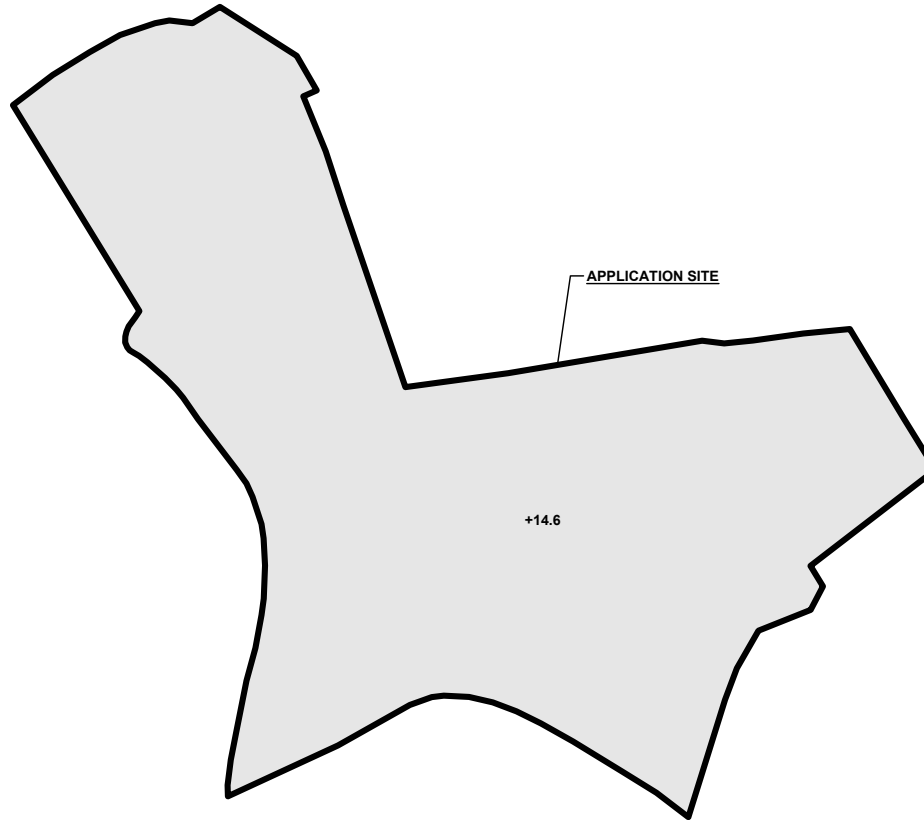
DWG NO. PLAN 4	VER. 001
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EXISTING FILLED AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,109 m ²	(ABOUT)
COVERED BY STRUCTURE	: 1,762 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 3,109 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +14.6 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED SINCE THE APPROVAL OF THE PREVIOUS APPLICATION NO. A/YL-TT/645.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



PLANNING CONSULTANT



PROJECT
 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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 750 @ A4

DRAWN BY MN	DATE 27.1.2026
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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LEGEND

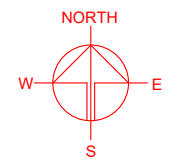
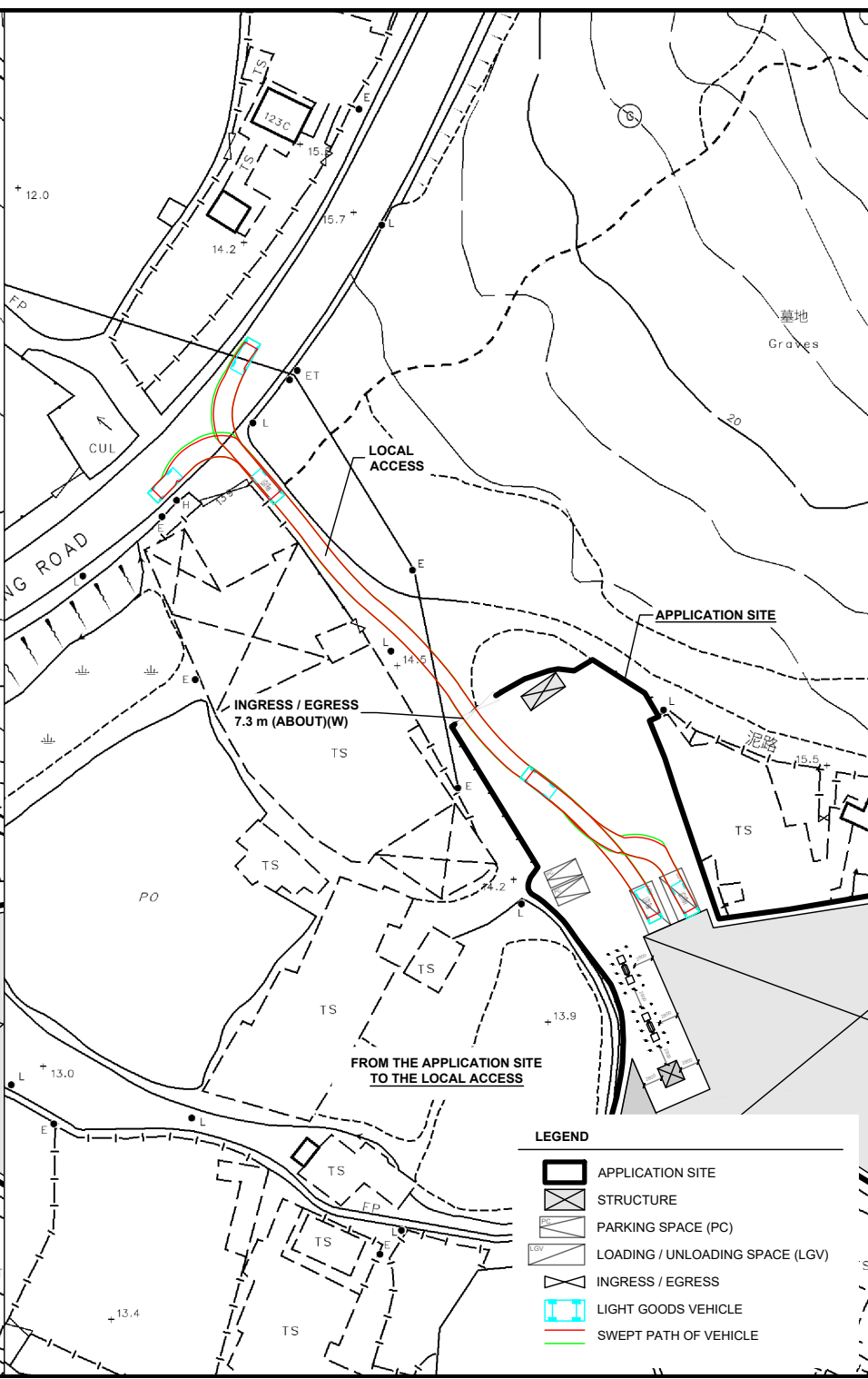
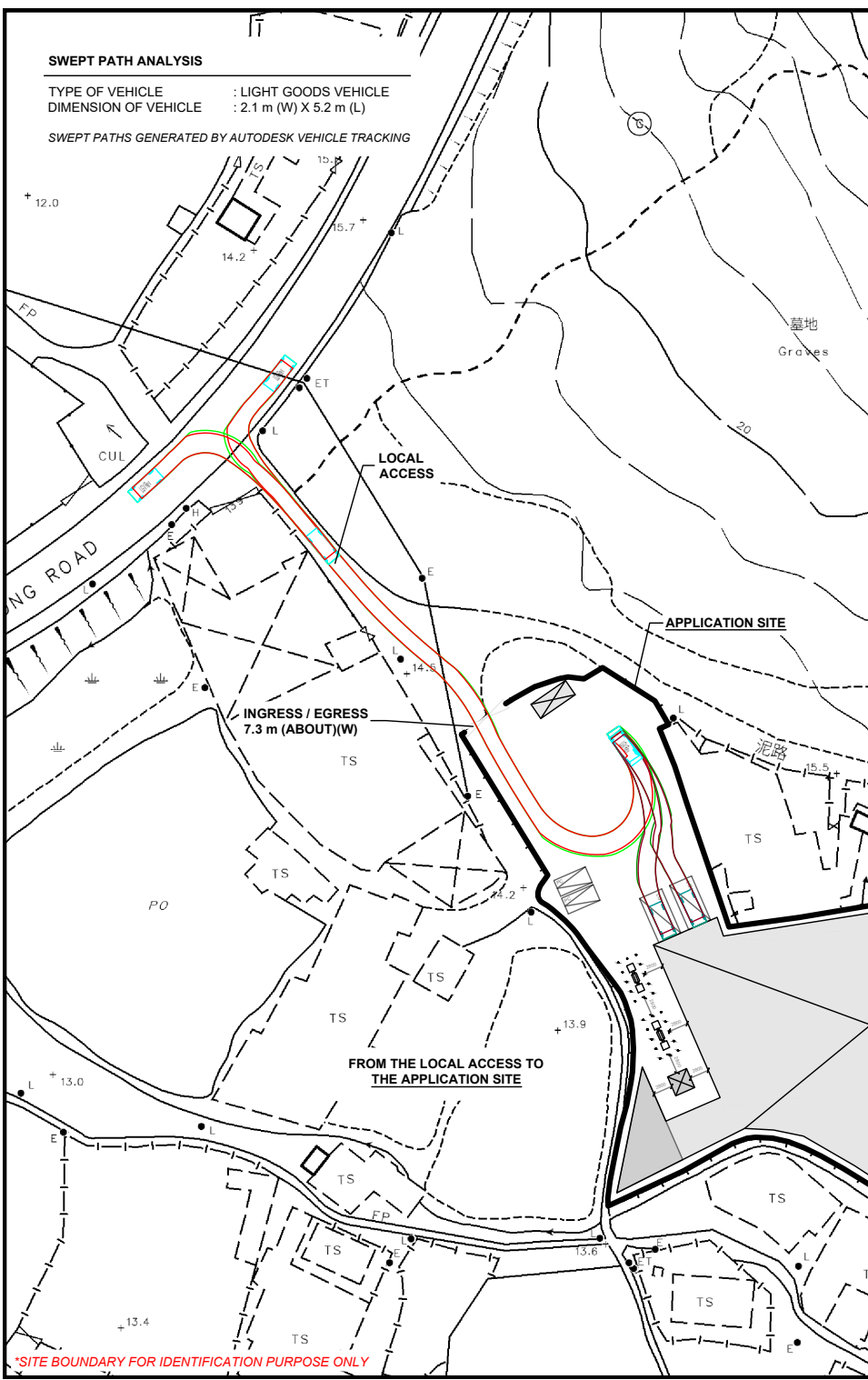
-  APPLICATION SITE
-  PROPOSED FILLING AREA
- +14.6** PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE 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
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE

PLANNING CONSULTANT

PROJECT
 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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 700 @ A4	
DRAWN BY MN	DATE 27.1.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001