

2026年 7月 2 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。

2026 -07- 2 3

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/YL-KTN/1266

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2601646

7/7 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1266
	Date Received 收到日期	2026-07-23

- 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)

Kingsberg Land Limited 金寶地有限公司

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 913 RP (Part), 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP and 958 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	☒ Site area 地盤面積 2,588 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 3,270 sq.m 平方米 ☒ 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 ☐ About 約

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
08/06/2026 - 22/06/2026 (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 18/06/2026 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別				
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)				
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月			
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 953sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積 1,635sq.m ☐ About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積 3,270sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積 3,270sq.m ☐ About 約				
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		1,635 m² (ABOUT)	3,270 m² (ABOUT)	
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 2 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 2 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 08:00 to 19:00. No operation on Sunday and public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Mei Fung Road via a local access ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☒ About 約 ☒ Filling of land 填土 Area of filling 填土面積 2,517 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2... m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署


.....
Michael WONG

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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

02/07/2026

(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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 913 RP (Part), 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP and 958 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,588 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ 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	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	3,270 ☐ About 約 ☐ Not more than 不多於	1.3 ☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	11 ☐ (Not more than 不多於) m 米	
		2 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	63 % ☐ 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		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 2 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan; Zoning Plan; Plan showing Land Status of the Site; Plan showing Filling of Land at the Site; Swept Path Analysis; Fire Service Installations/Drainage/Landscape Proposals and Tree survey		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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 *Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, 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 applied use) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, construction materials and machinery etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor column two use within the "AGR" zone. Therefore, planning permission is required for the applied use.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural activity within and the vicinity of the Site. The Site is also surrounded by areas occupied by temporary structures for warehouses and other workshop uses, hence, the applied use is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, several applications for 'Warehouse' use were approved by the Board within/partly within the same "AGR" zone in the previous 5 years, which the application site of the latest application (No. A/YL-KTN/1144) is located 20m west to the Site, was approved by the Board on a temporary basis of 3 years in September 2025. Hence, approval of the current application would not set an undesirable precedent within the "AGR" zone.

- 2.4 The Site is the subject of an approved S.16 planning application (No. A/YL-KTN/1031) for the same 'warehouse' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis in November 2024. Approval of the current application is in line with the Board's previous decision. When compared with the previous application (No. A/YL-KTN/1031), all major development parameters and operation mode remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTN/1031		Date of Compliance
(a)	The submission of a drainage proposal	Not complied with
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	12.05.2025
(e)	The implementation of the FSIs proposal	Not complied with

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

Drainage aspect

For condition (a), the applicant made several submissions for compliance with this approval condition on 12.05.2025, 15.12.2025 and 04.05.2026, respectively. However, as of 22.5. 2026, comments from the Chief Engineer/Mainland North, Drainage Services Department are yet to be received. The applicant is therefore failed to comply with this condition within the specified period of time.

Fire safety aspect

For condition (g), the applicant submitted a FSIs proposal to comply with condition (c) on 08.04.2025. It was considered acceptable by the Director of Fire Services (D of FS) on 12.05.2025. As prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSIs will be installed. As such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in January 2025, which is currently being processed by DLO/YL, LandsD. Therefore, the

applicant failed to comply with this approval condition within the specified period.

- 2.6 In support of the application, the applicant has submitted the revised drainage and FSI proposals, tree survey and landscape proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to IV**).

3) Development Proposal

- 3.1 The Site area is 2,588 m² (about) (**Plan 3**). The operation hours of the applied use are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. One two-storey structure is proposed at the Site for warehouses(excluding D.G.G.), site office, washroom and FS water tank and pump room with total GFA of 3,270 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the applied use. It is estimated that the Site would be able to accommodate 4 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	2,588 m ² (about)
Covered Area	1,635 m ² (about)
Uncovered Area	953 m ² (about)
Plot Ratio	1.3 (about)
Site Coverage	63 % (about)
Number of Structure	1
Total GFA	3,270 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,270 m ² (about)
Building Height	11 m (about)
No. of Storey	2

- 3.2 Majority of the Site (i.e. 2,517 m²) has already been filled with concrete for site formation of structure, loading/unloading (L/UL) and circulation spaces (**Plan 5**). The current application

serves to regularize the existing filled area. As heavy loading of vehicles and construction materials would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational meet and that has been kept to minimal for the operation of the applied use. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress is provided at the western tip of the Site. A total of 4 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2

- 3.4 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicle is provided. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As traffic generated and attracted by the applied use as shown at **Table 4** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	0	2
Average trip per hour (09:00 – 18:00)	0	0	1	1	2

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.
- 3.6 A tree survey has been conducted by the applicant to review the landscape mitigation measures of the Site (**Appendix III**). A total of 12 nos. of trees are recorded within the Site. No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). Due to the hard-paving works for site formation of structures and circulation purposes, it is not proposed to retain any of the existing trees within the Site. Due to the tree felling within the Site, 12 new trees, with continuous soil trench, are proposed to be planted along the west and northwest periphery boundary of the Site as a landscape buffer to minimise adverse visual impact to the surrounding areas (**Appendix IV**). All these new trees within the Site will be maintained by the applicant during the planning approval period.
- 3.7 The applicant will implement good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN)* 1/24 to when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing has been erected along the Site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that

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

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

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the revised drainage and FSIs proposals, tree survey and landscape proposal to mitigate any adverse impact arising from the applied use (**Appendices I to IV**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

LIST OF PLANS

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

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal
Appendix III	Tree Survey
Appendix IV	Landscape Proposal

LOCATION OF THE APPLICATION SITE

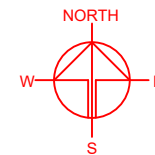
APPLICATION SITE AREA : 2,588 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM MEI FUNG
ROAD VIA A LOCAL ACCESS

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. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY
LT
DATE
18.6.2026

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

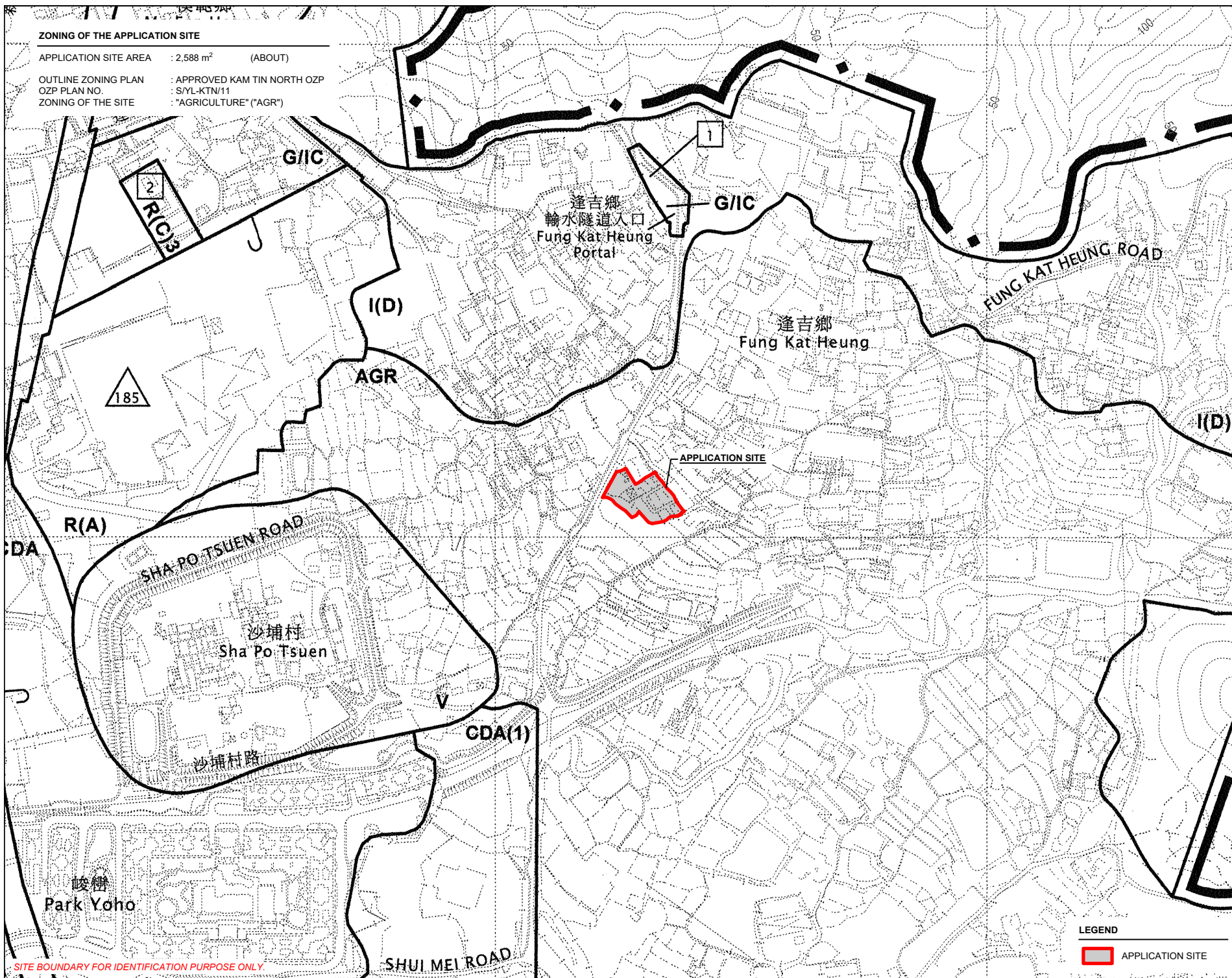
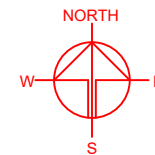
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,588 m² (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

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. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

24.6.2024

DATE

DATE

DWG. TITLE

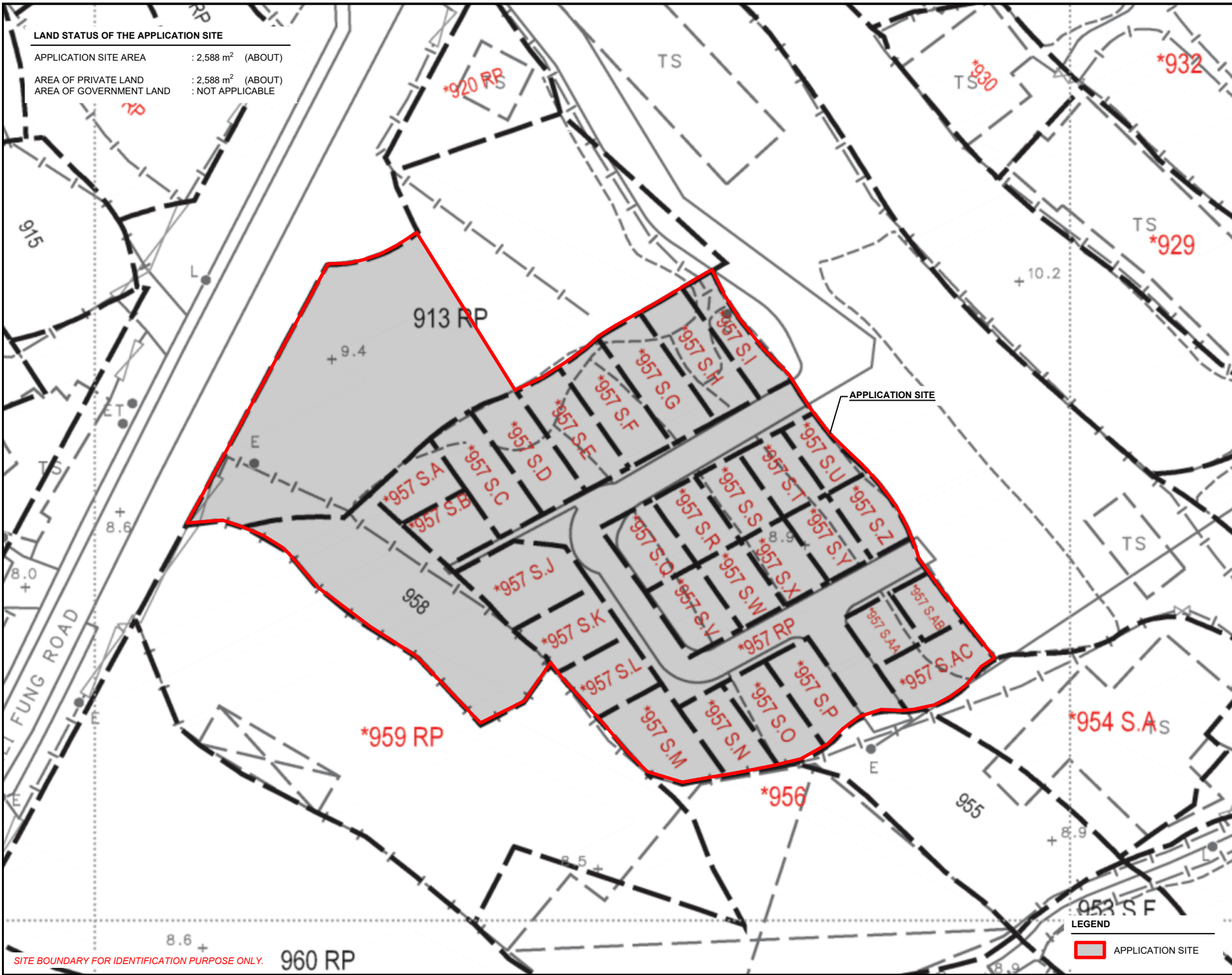
ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001



LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 2,588 m ² (ABOUT)
AREA OF PRIVATE LAND	: 2,588 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

NORTH

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. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

LEGEND

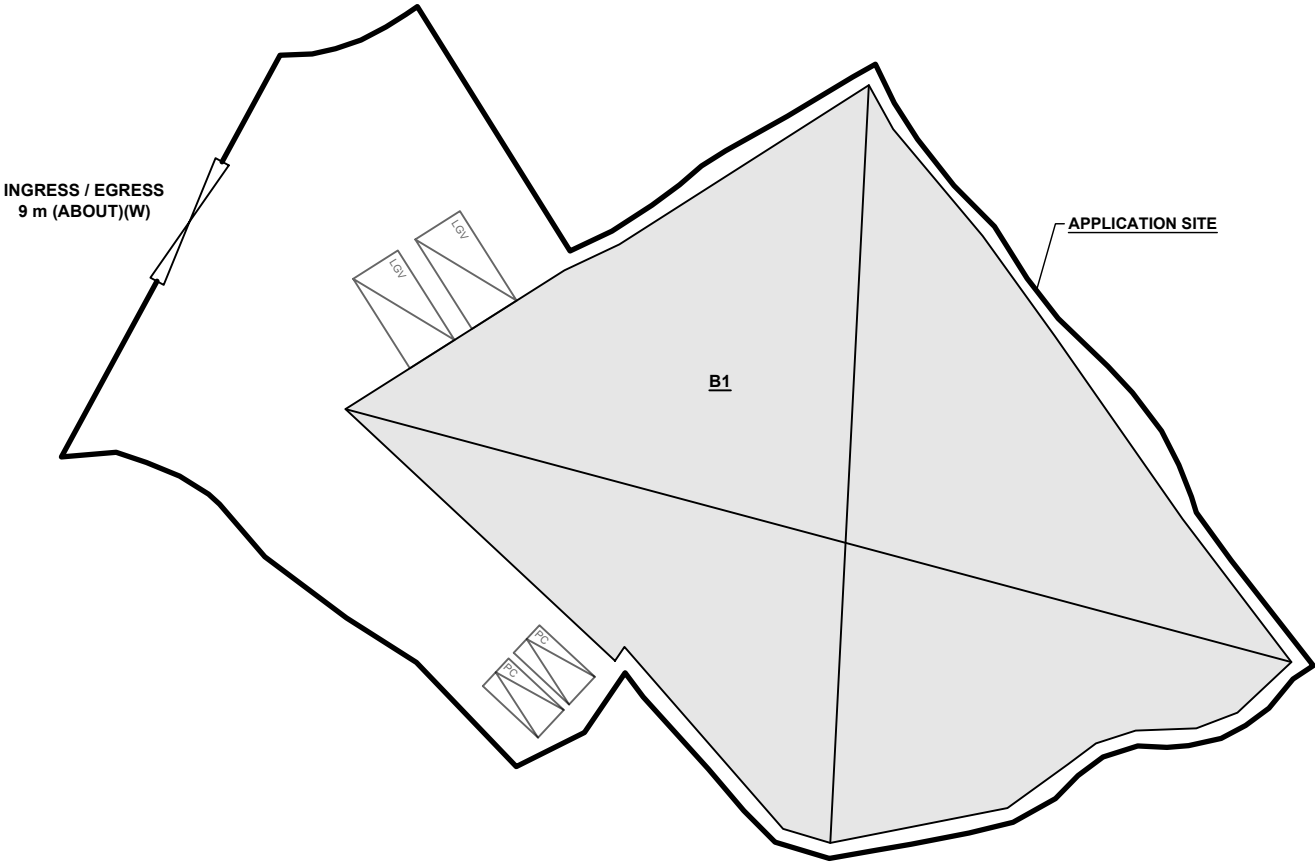
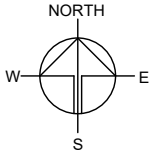
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
COVERED AREA	: 1,635 m ²	(ABOUT)
UNCOVERED AREA	: 953 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 3,270 m ²	(ABOUT)
TOTAL GFA	: 3,270 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

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

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL 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. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

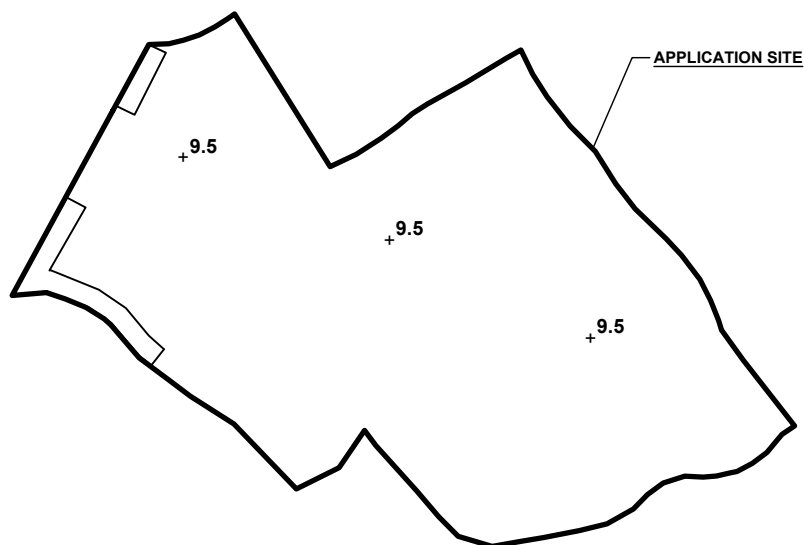
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND AND HARD-PAVED	
EXISTING FILLED AREA	: 2,517 m ²	
EXISTING SITE LEVELS	: +9.5 mPD	(ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



**EXISTING SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)

LEGEND

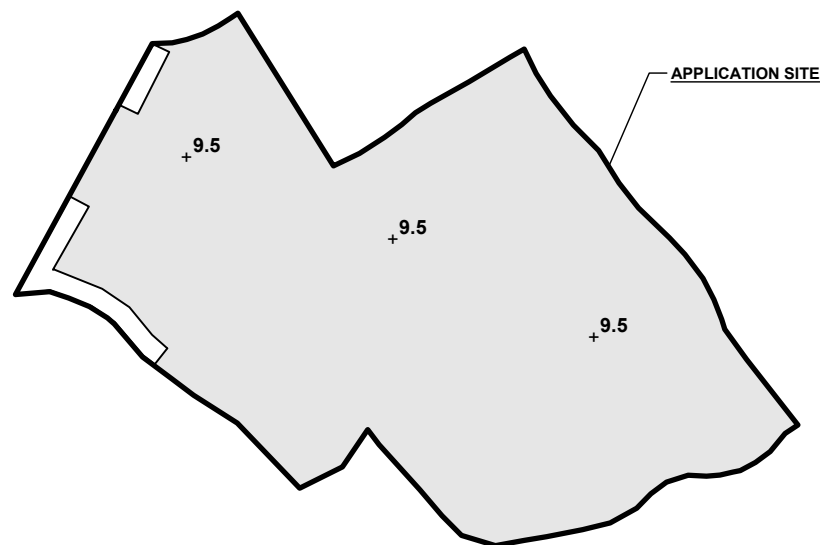
	APPLICATION SITE
	+8.9 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
FILLING OF LAND AREA	: 2,517 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +9.5 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

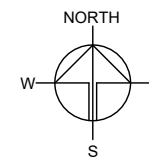
ALL THE EXISTING HARD-PAVING WILL BE REMOVED BY THE APPLICANT. THE SITE WILL BE FILLED TO THE PROPOSED SITE LEVELS AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD.



**PROPOSED SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA
	+9.5 PROPOSED SITE LEVEL



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. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

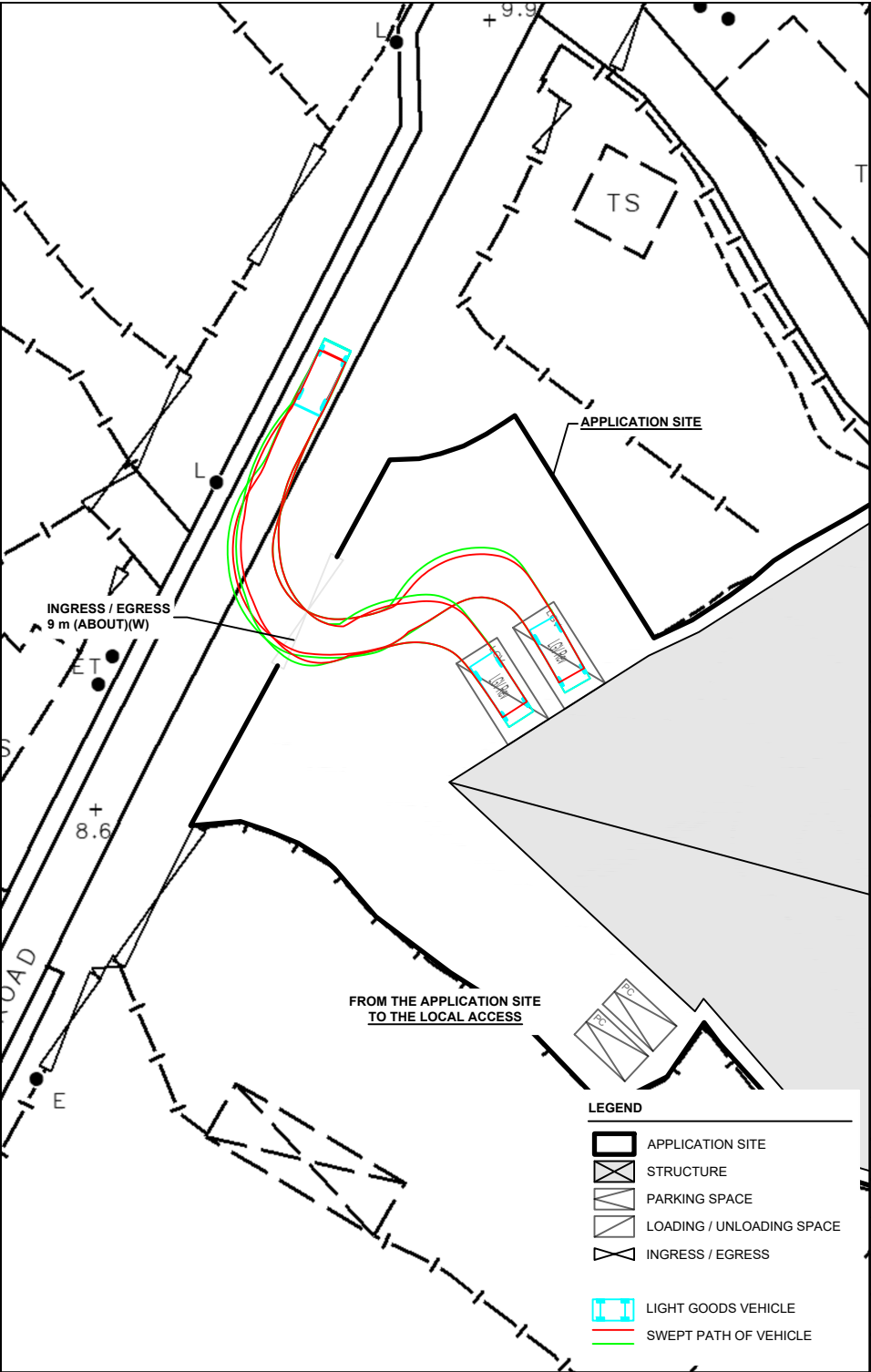
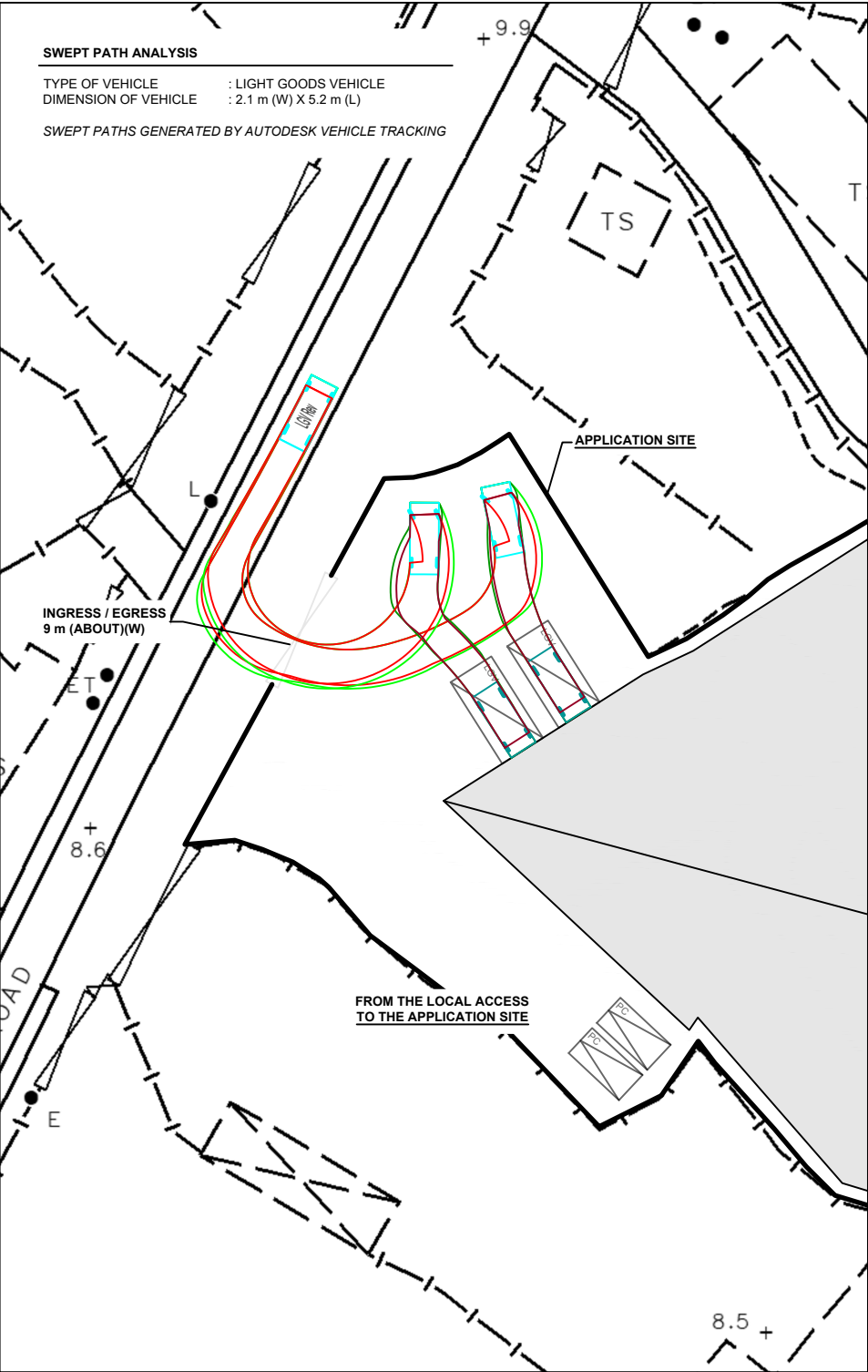
DRAWN BY	DATE
MN	21.6.2024

REVISED BY	DATE
LT	16.6.2026

APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001



NORTH

W E S

PLANNING CONSULTANT

R-RICHES
PLANNING LIMITED

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. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 24.6.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO. PLAN 6

VER. 001

Appendix I
Drainage Proposal

Note:

- 1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.
- 2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- 3. The inverted level of the connection point shall be verified on site prior the commencement of work

Proposed 525mm
dia. downpipe

Proposed 525mm
dia. underground pipe

Proposed 525mm
dia. downpipe

Legend:

- Proposed UC (Gradient) with cast iron cover
- ⇌ Existing Drain
- Proposed Catchpit

Company:

Project:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(AYL-KTN/1031)
(Drainage Proposal)

Title:

Drainage layout

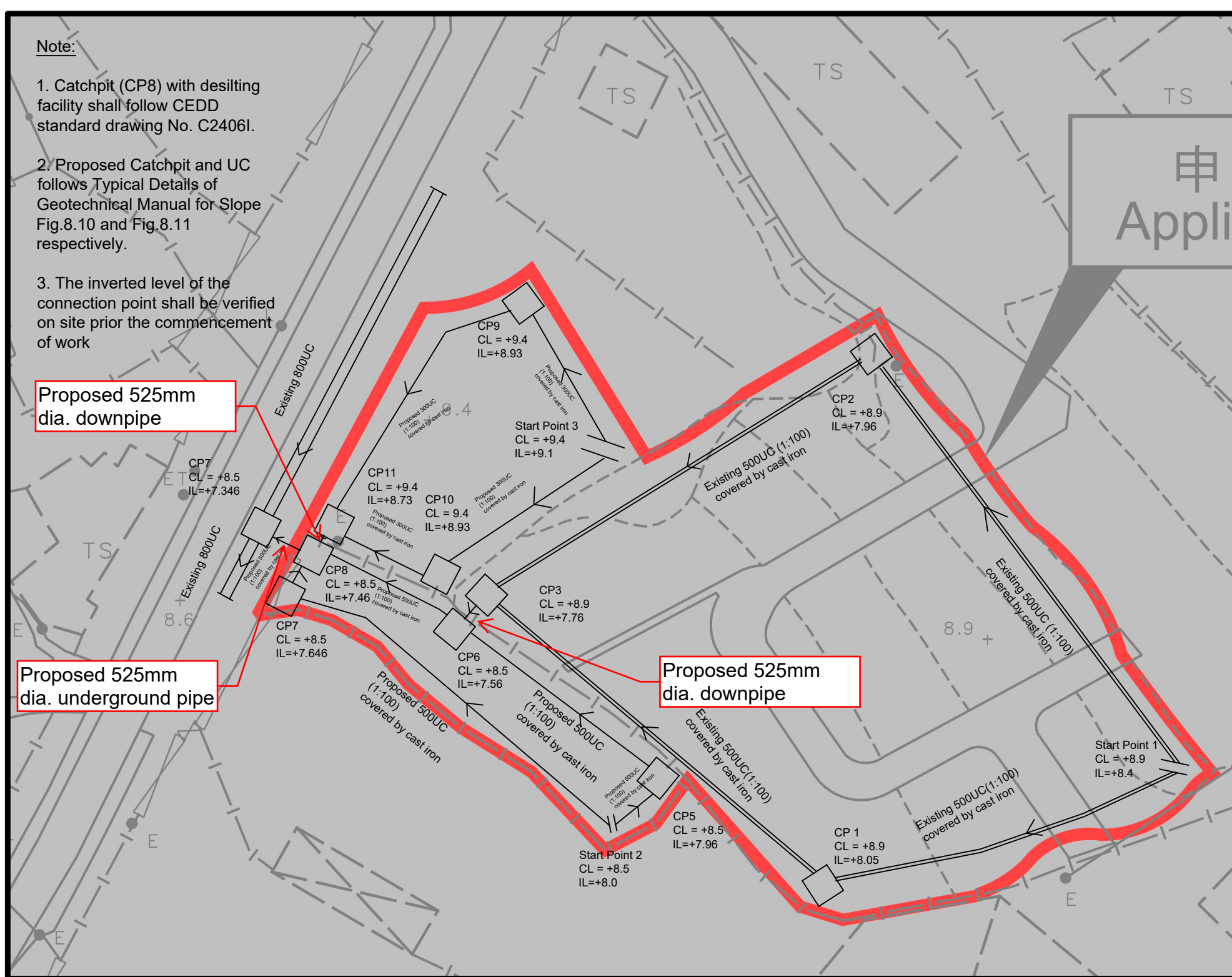
Dwg No:

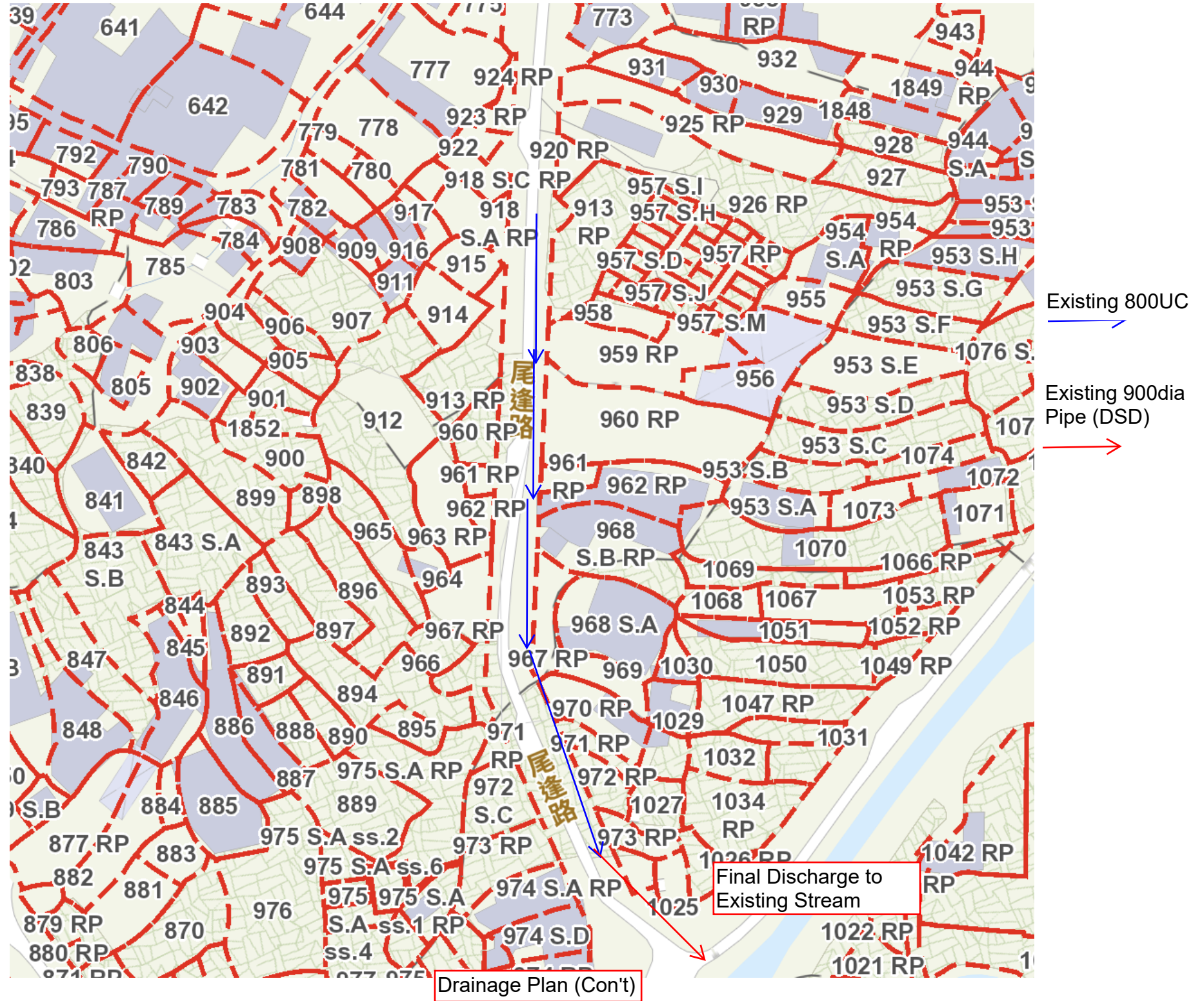
Fig.1

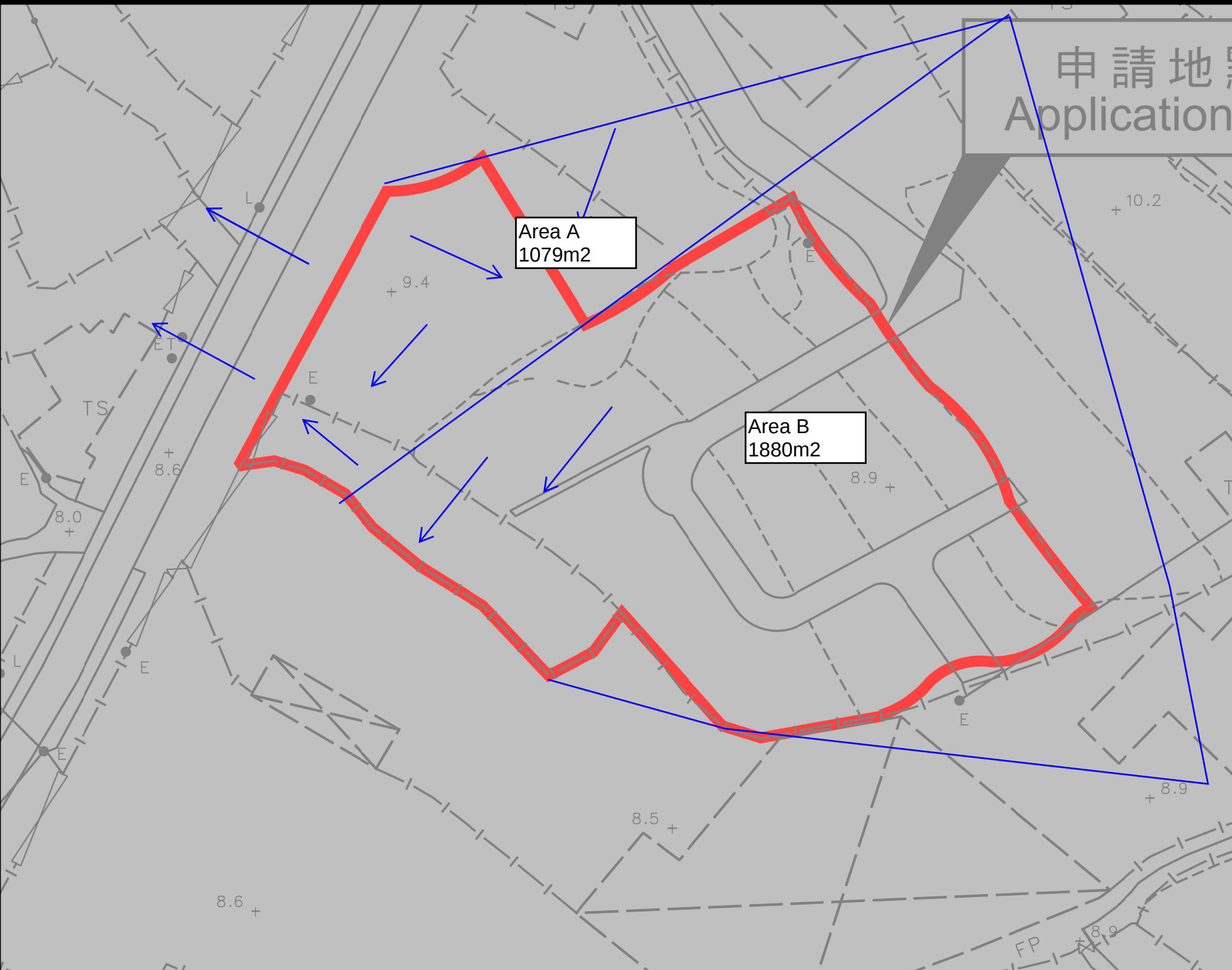
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Date:

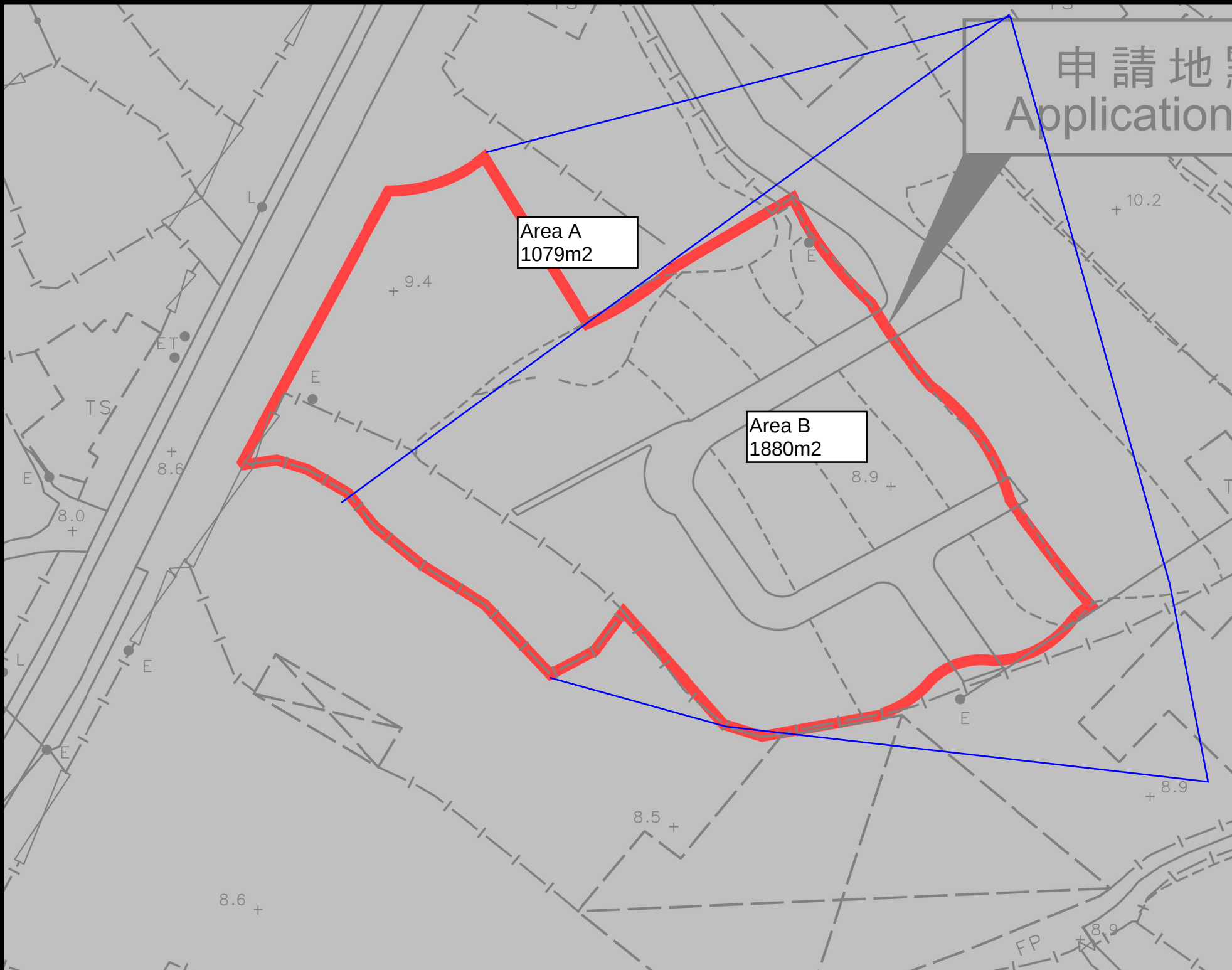
8 May 2025







Legend: → Proposed UC (Gradient) with cast iron cover ⇒ Existing Drain □ Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (AYL-KTN/1031) (Drainage Proposal)	
Title: Catchment Zone	
Dwg No: Fig.2	File:
Date: 8 May 2025	



Legend: → Proposed UC (Gradient) with cast iron cover ⇒ Existing Drain □ Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (AYL-KTN/1031) (Drainage Proposal)	
Title: Catchment Area	
Dwg No: Fig.3	File:
Date: 8 May 2025	

Assume return Period T =50 Years

According to SDM Corrigendum No.1 /2024

a = 505.5, b = 3.29 , c = 0.355

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

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} (1+16\%) = 229 \times (1+16\%) = 266 \text{ mm/hr}$$

i = 266 mm/hr is taken

Catchment Area =2959m² (Area A and B)

Surface runoff coefficient C = 0.95 (Area A and B)

Qp= 0.278CiA

$$= 0.278 (0.95) (266) (2959 \times 10^{-6})$$

$$= 0.2078 \text{ m}^3/\text{s} = 12472 \text{ litre /min}$$

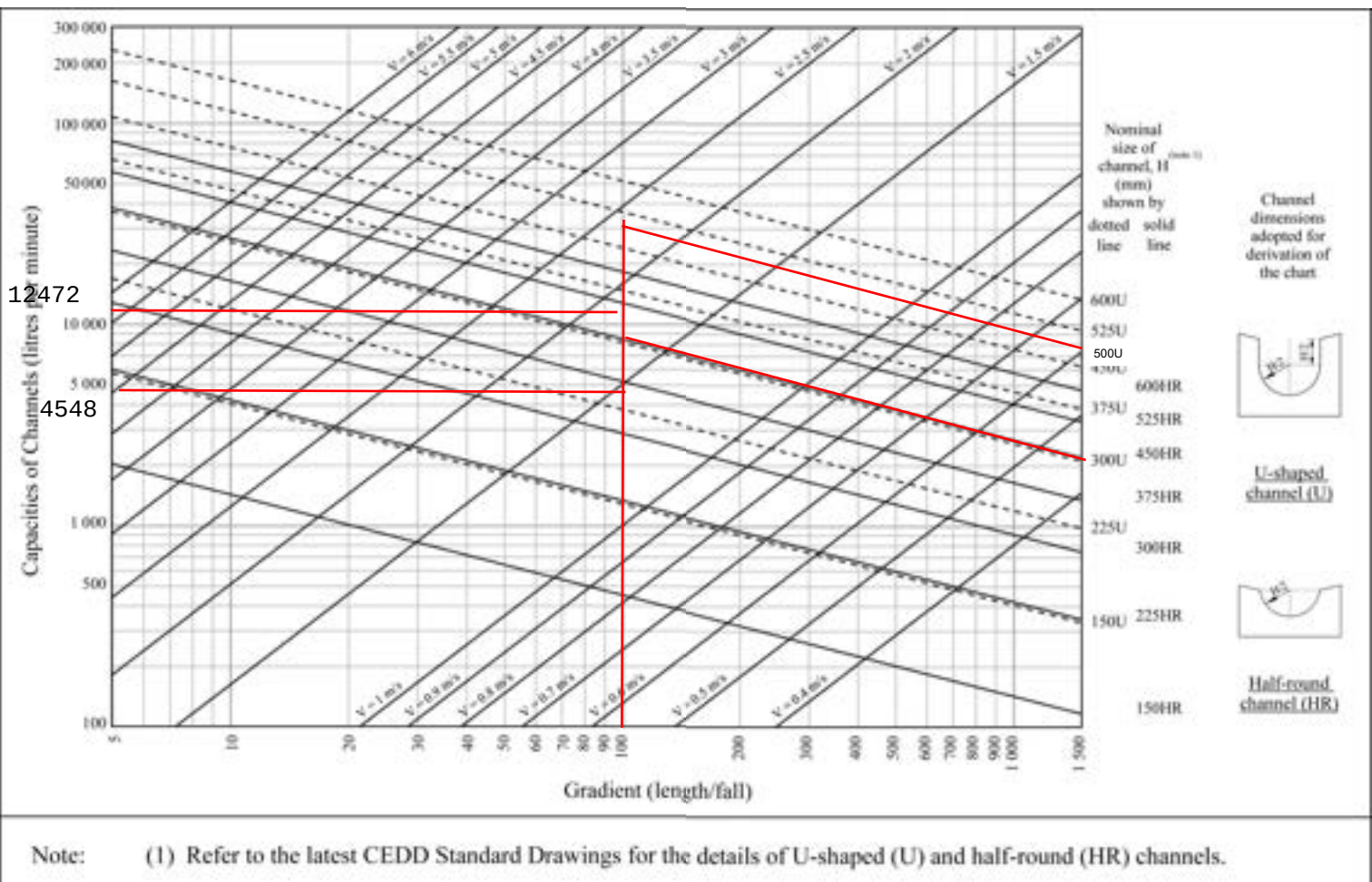
Catchment Area = 1079m² (Area A)

Surface runoff coefficient C=0.95

$$\begin{aligned} Q_p &= 0.278CiA = 0.278 (0.95) (266) (1079 \times 10^{-6}) \\ &= 0.0758 \text{ m}^3/\text{s} = 4548.04 \text{ litre /min} \end{aligned}$$

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

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



All flow velocity of proposed UC is within 0.75m/s to 3.0m/s

Check Proposed 525mm ϕ concrete pipe by Colebrook - white Equation.

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

$$g = 9.81\text{m/s}^2$$

$$D = 0.525\text{m}$$

$$Ks = 0.00015\text{m (Table 5, from DSD Sewage Manual, concrete pipe)}$$

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

$$\text{Cross-Section Area} = \frac{\pi (0.525)^2}{4} = 0.2164 \text{ m}^2$$

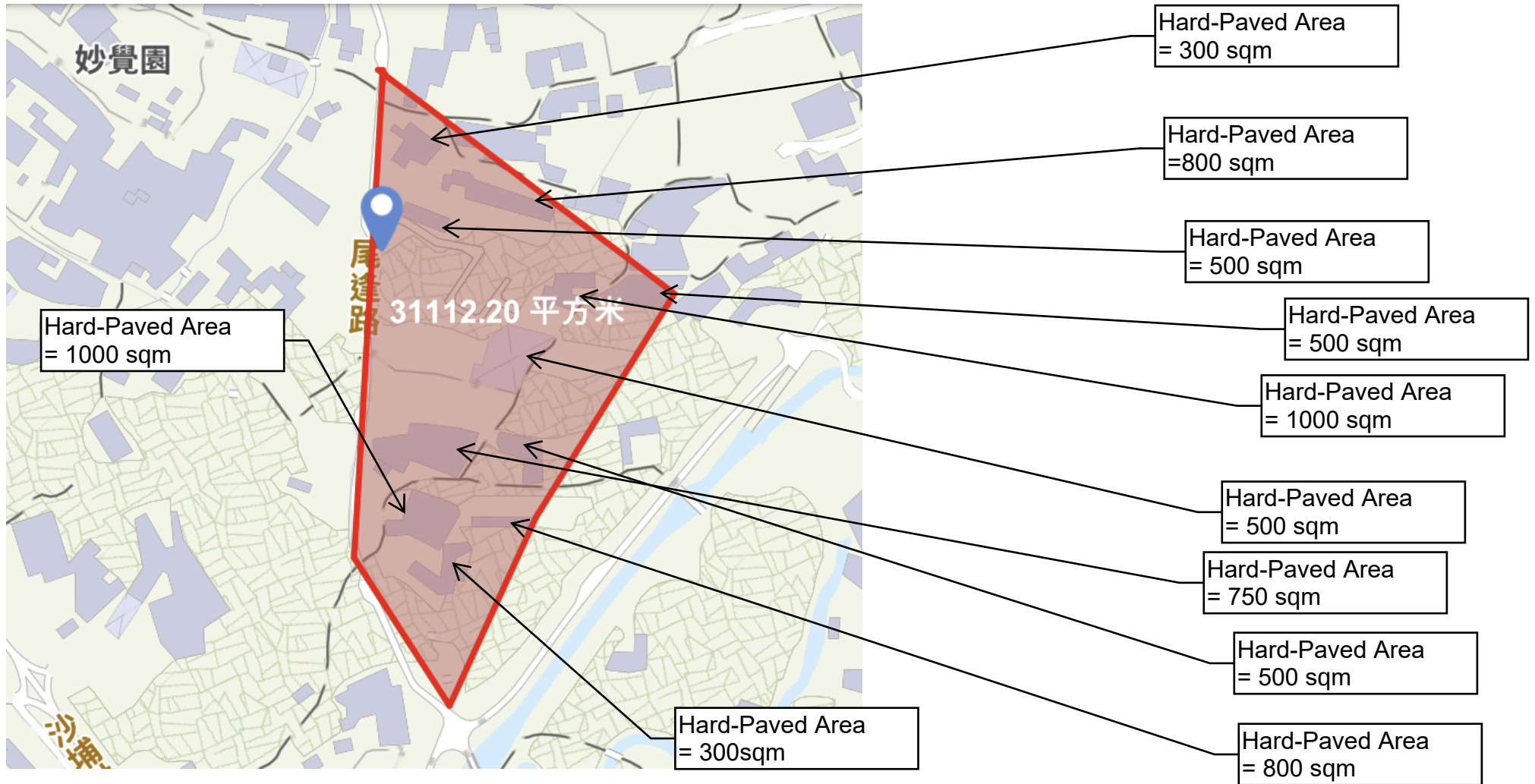
Therefore, design velocity of pipe capacity = 3.18m/s

> velocity from catchment area

$$= \frac{0.2078}{0.2164} = 0.9603\text{m/s} \quad \text{O K!}$$

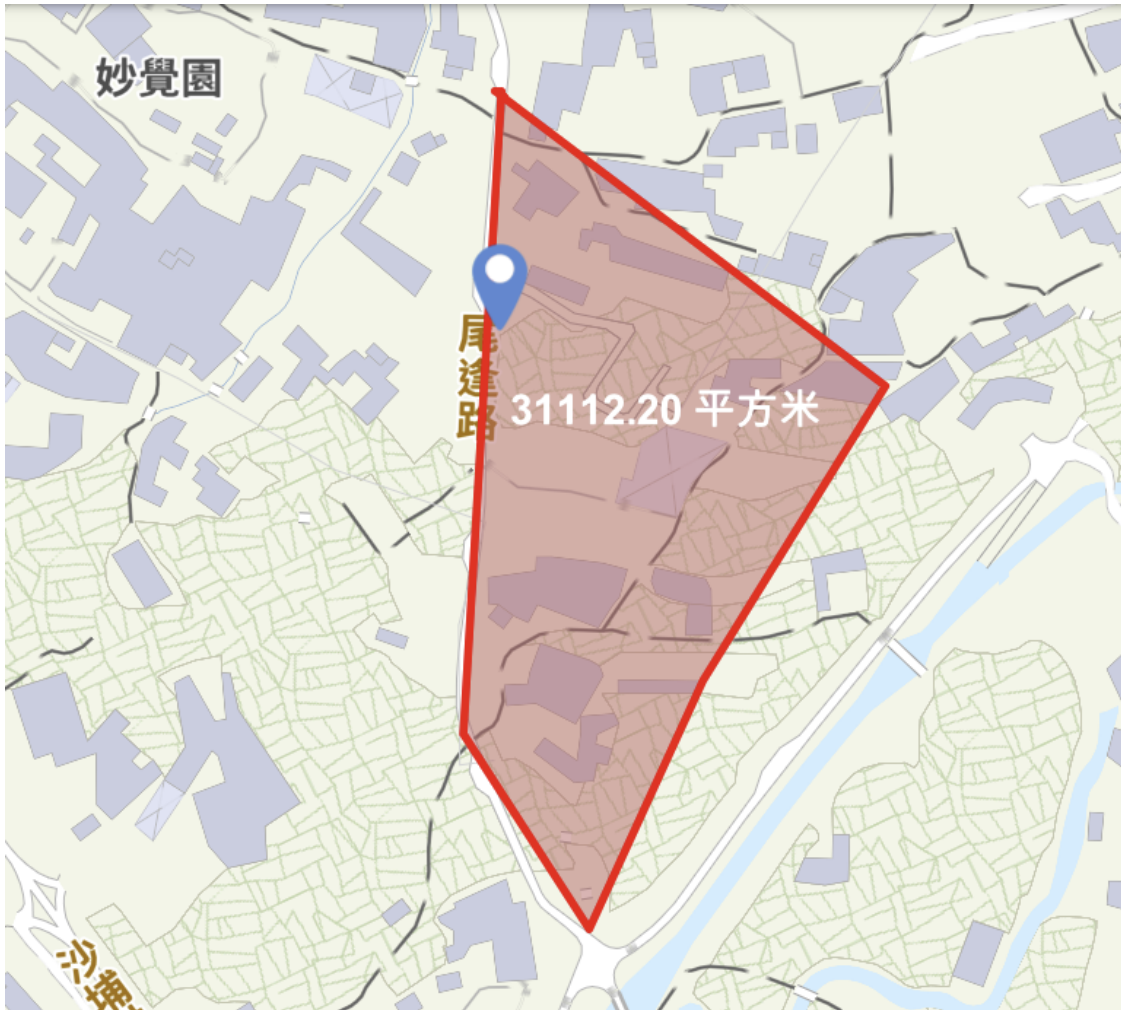
Flow velocity of proposed 525mm dia pipe is within 0.75m/s to 3.0m/s

For checking existing 800UC (Pavement R atio)



All hard-pave area is 7500 sqm which is occupied one-third of catchment area`

For checking existing 800UC



Ratio of hard-paved and soil-paved = 1:3
Catchment Area = 31113m²

Coefficient of runoff
= $[0.95(1)+0.25(3)] / (1+3)$
=0.43

$Q = 0.278 C i A$
= $0.278(0.43)(265)(31113 \times 10^{-6})$
= $0.9856 \text{ m}^3/\text{s}$
= $59136 \text{ lit}/\text{min}$

As a result, proposed 800UC is suitable for connection between site and existing drainage facility

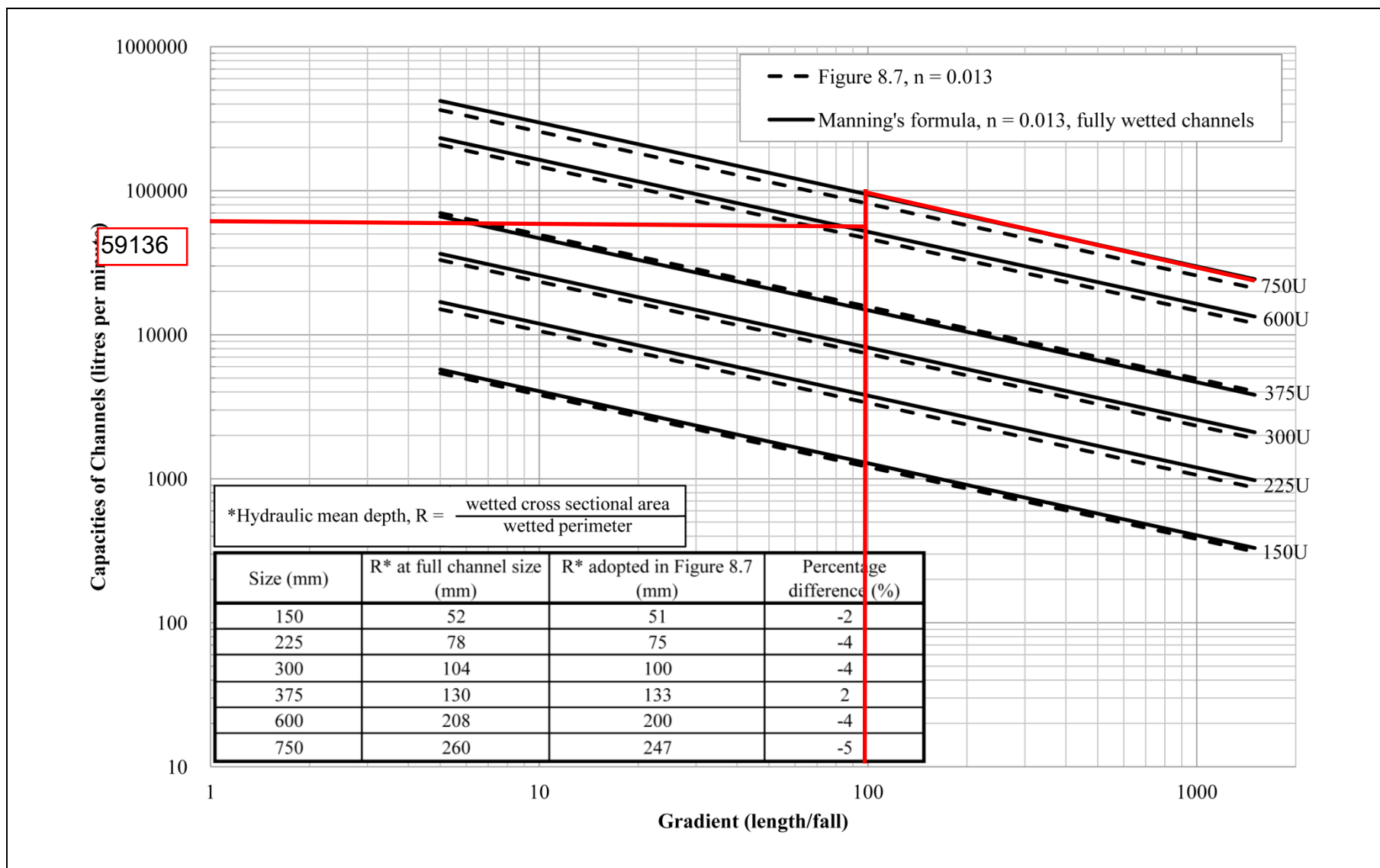
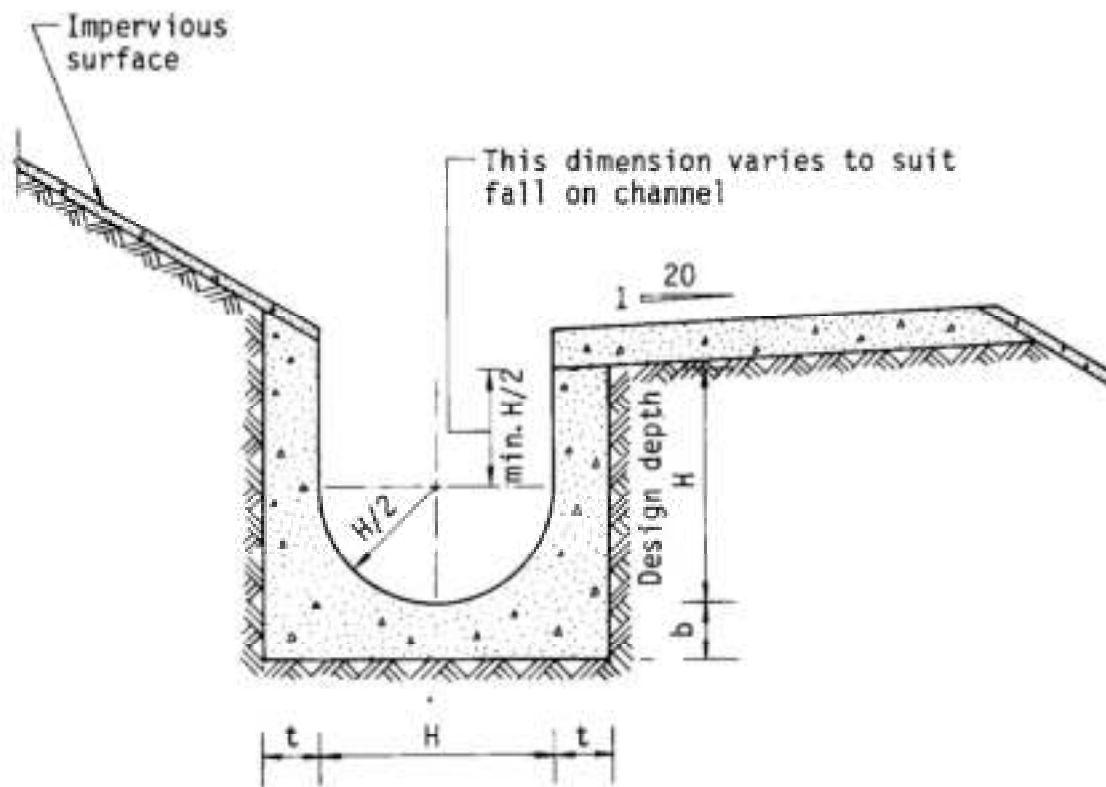


Figure 5.1 Comparison between the Re-calculated Design Curves and the Original Design Curves in Figure 8.7 of GCO (1984) for U-shaped Channels



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

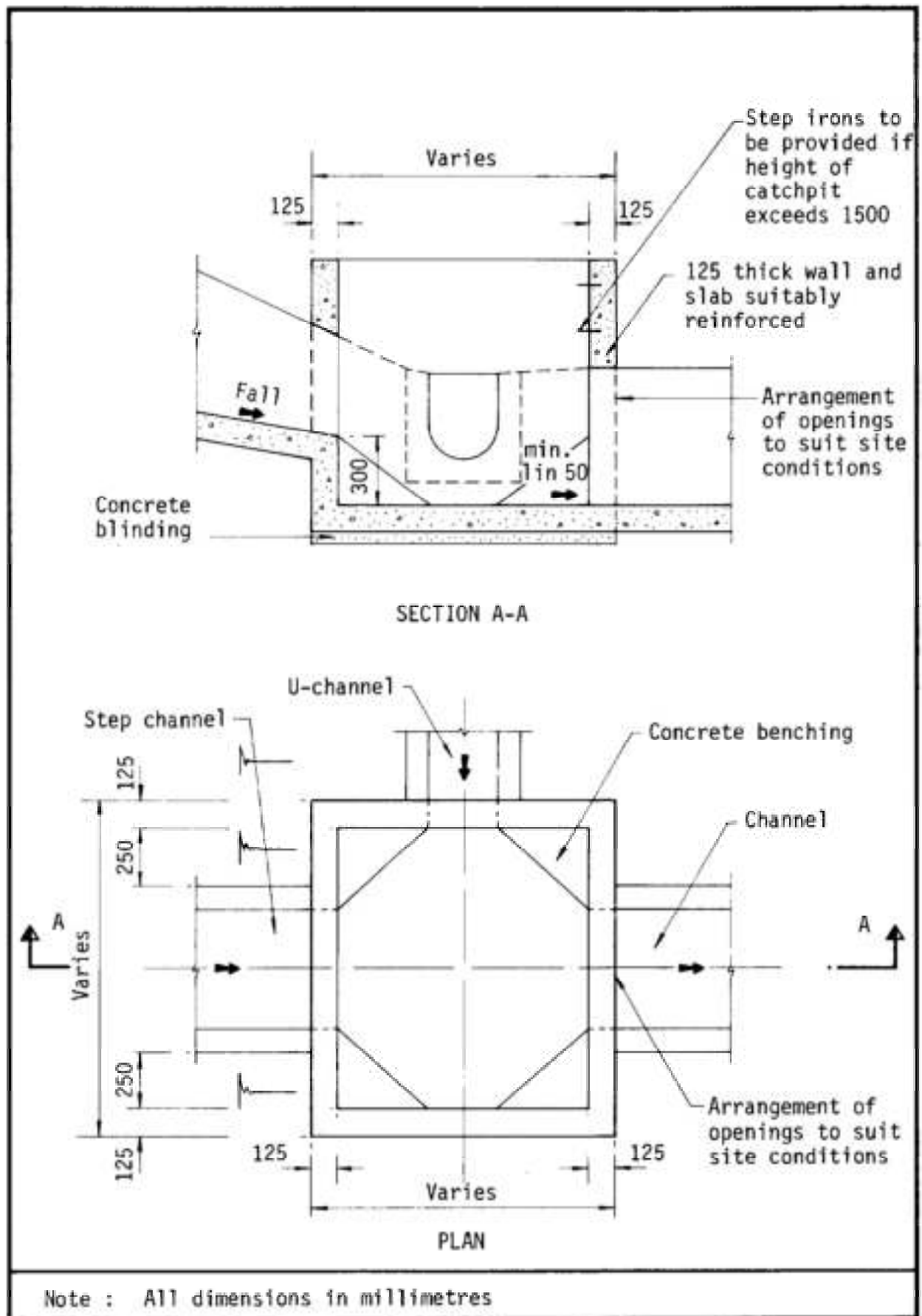
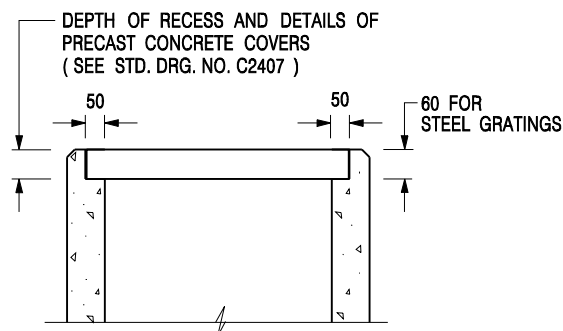


Figure 8.10 - Typical Details of Catchpits



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
REF.	REVISION	SIGNATURE	DATE

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



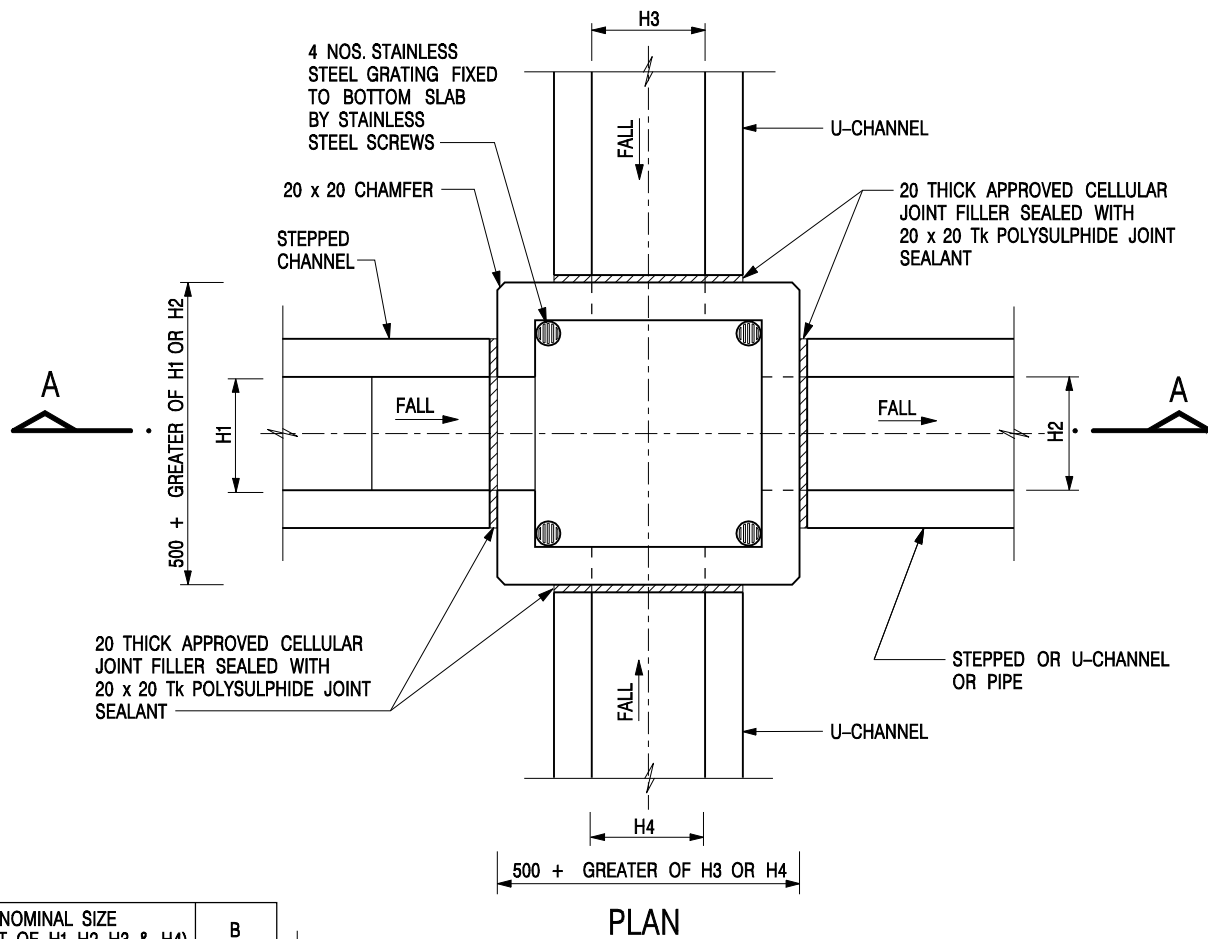
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

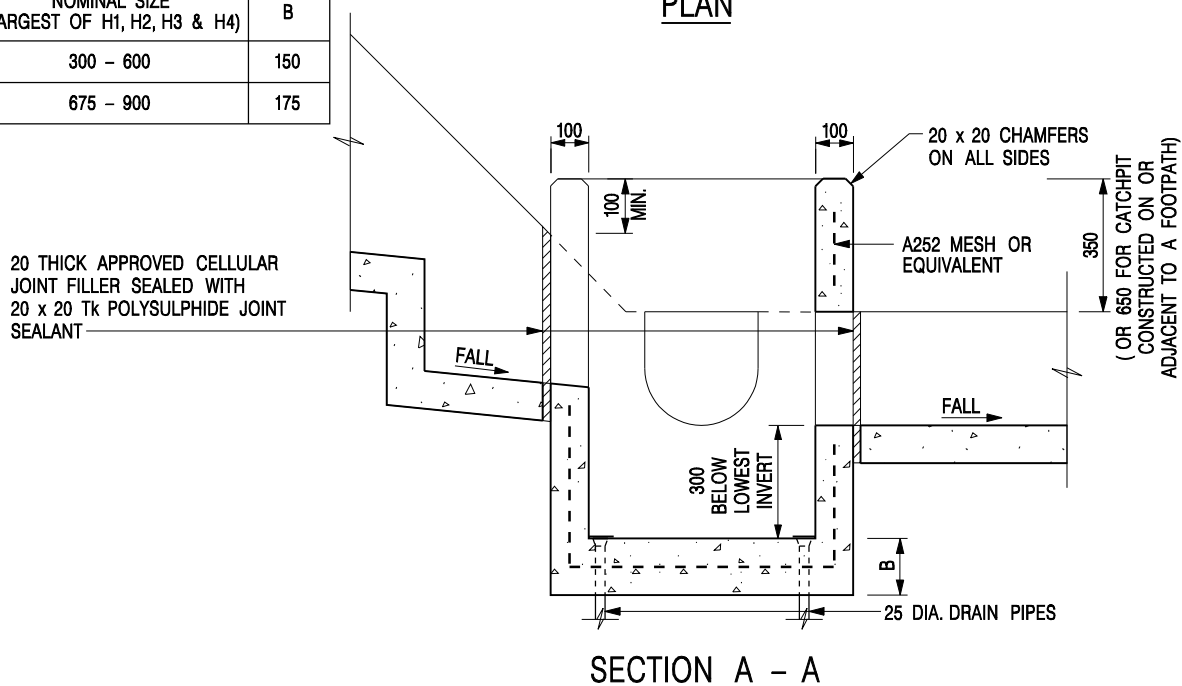
DATE JAN 1991

DRAWING NO.

C2406 /2



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.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

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

申請地
Application

- Legend:
- Proposed UC (Gradient) with cast iron cover
 - Existing Drain
 - Proposed Catchpit

Company:

Project:
Various Lots in D.D. 107,
Fung Kat Heung, Kam Tin,
Yuen Long, New Territories
(AYL-KTN/1031)
(Drainage Proposal)

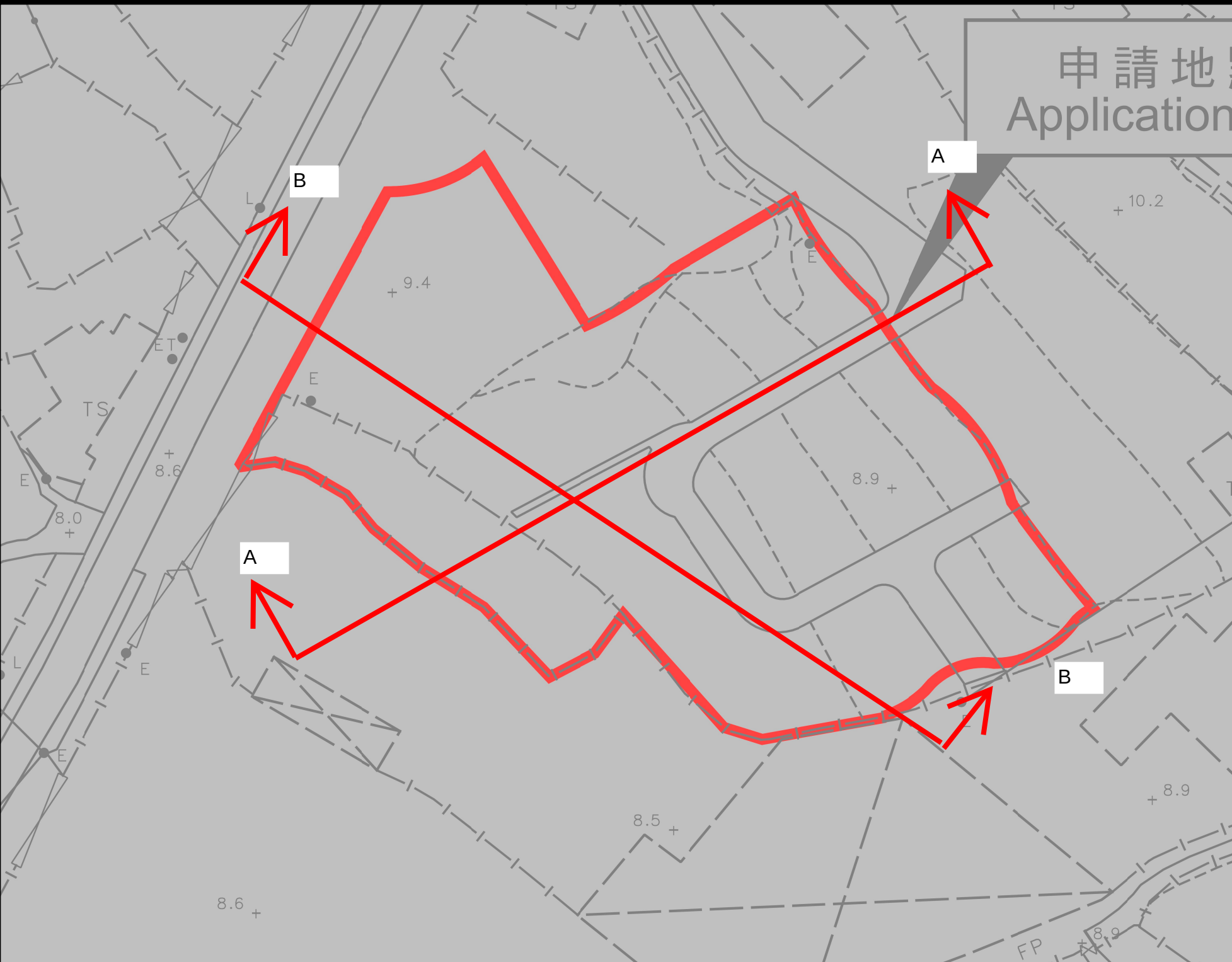
Title:
Cross
S section

Dwg No:

File:

Fig.4

Date:
8 May 2025



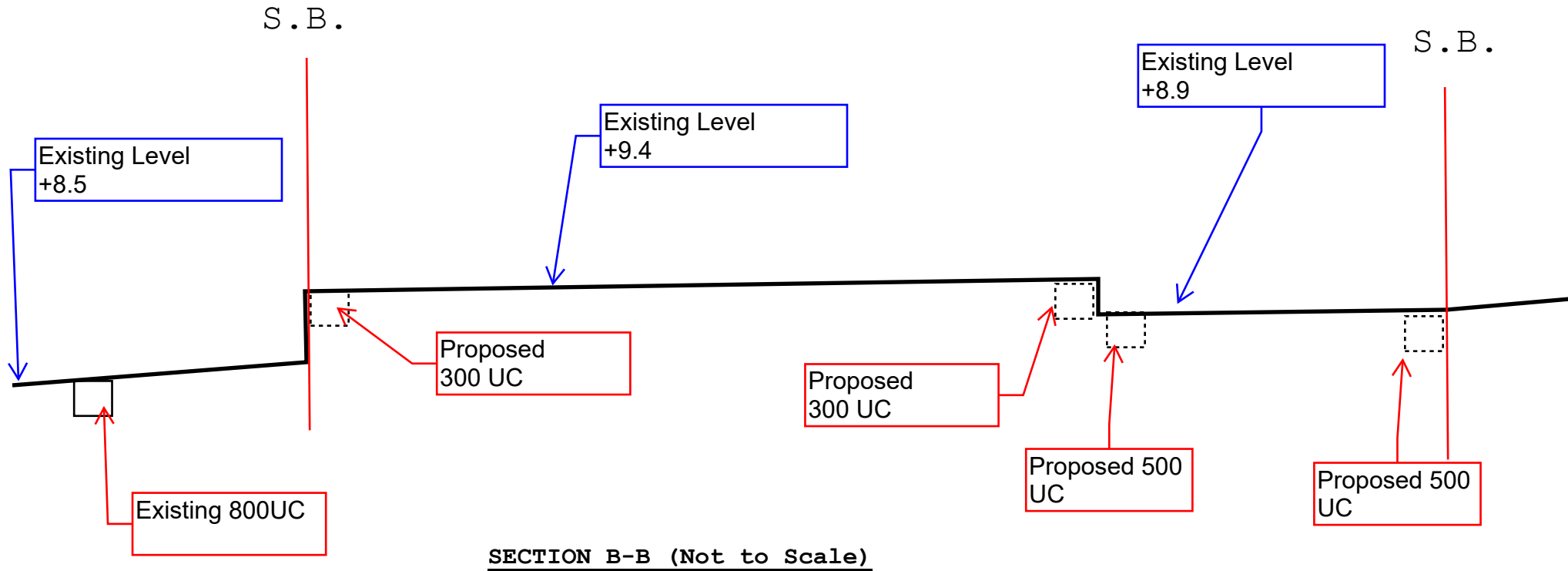
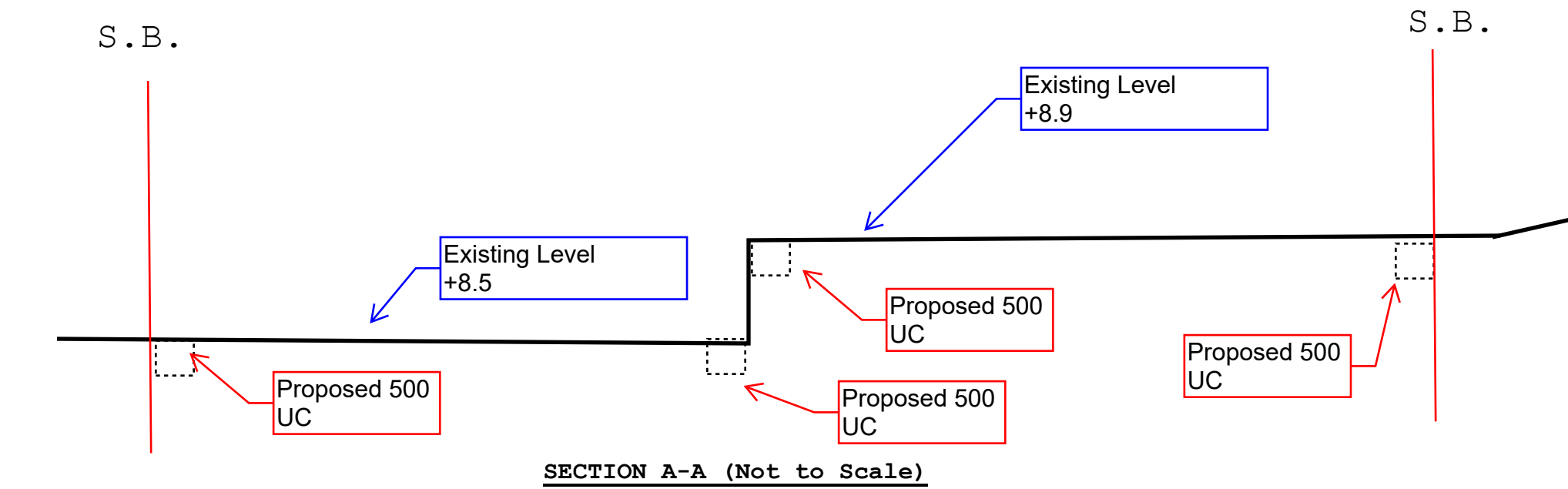


Fig.5. Cross -Section

Note:

- 1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.
- 2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- 3. The inverted level of the connection point shall be verified on site prior the commencement of work

Proposed 525mm
dia. downpipe

VIEW 2

Proposed 525mm
dia. underground pipe

Proposed 525mm
dia. downpipe

VIEW 1

Legend:

- Proposed UC (Gradient) with cast iron cover
- ⇌ Existing Drain
- Proposed Catchpit

Company:

Project:

Various Lots in D.D. 107,
Fung Kat Heung, Kam Tin,
Yuen Long, New Territories

(AYL-KTN/1031)
(Drainage Proposal)

Title:

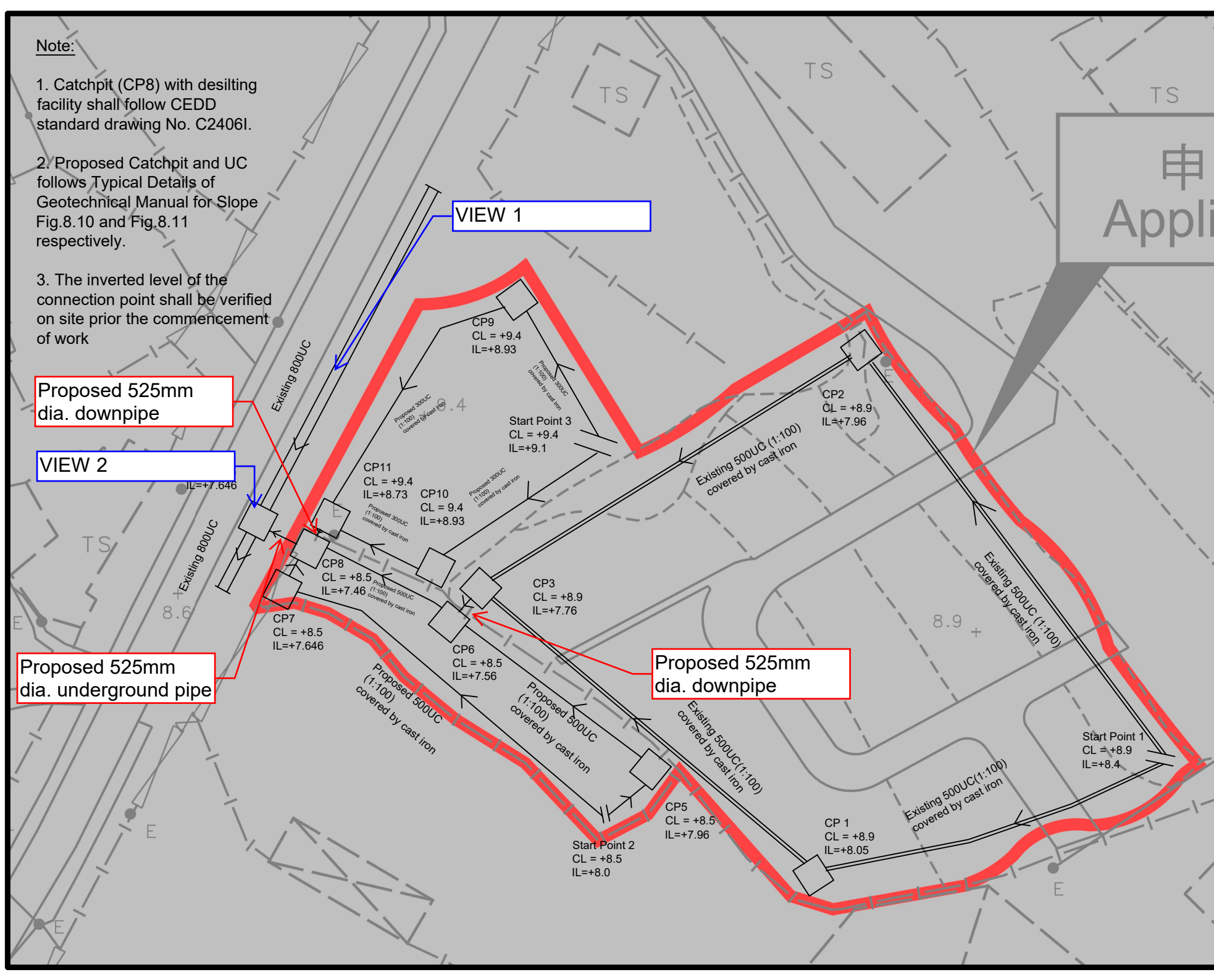
Eye Location Plan

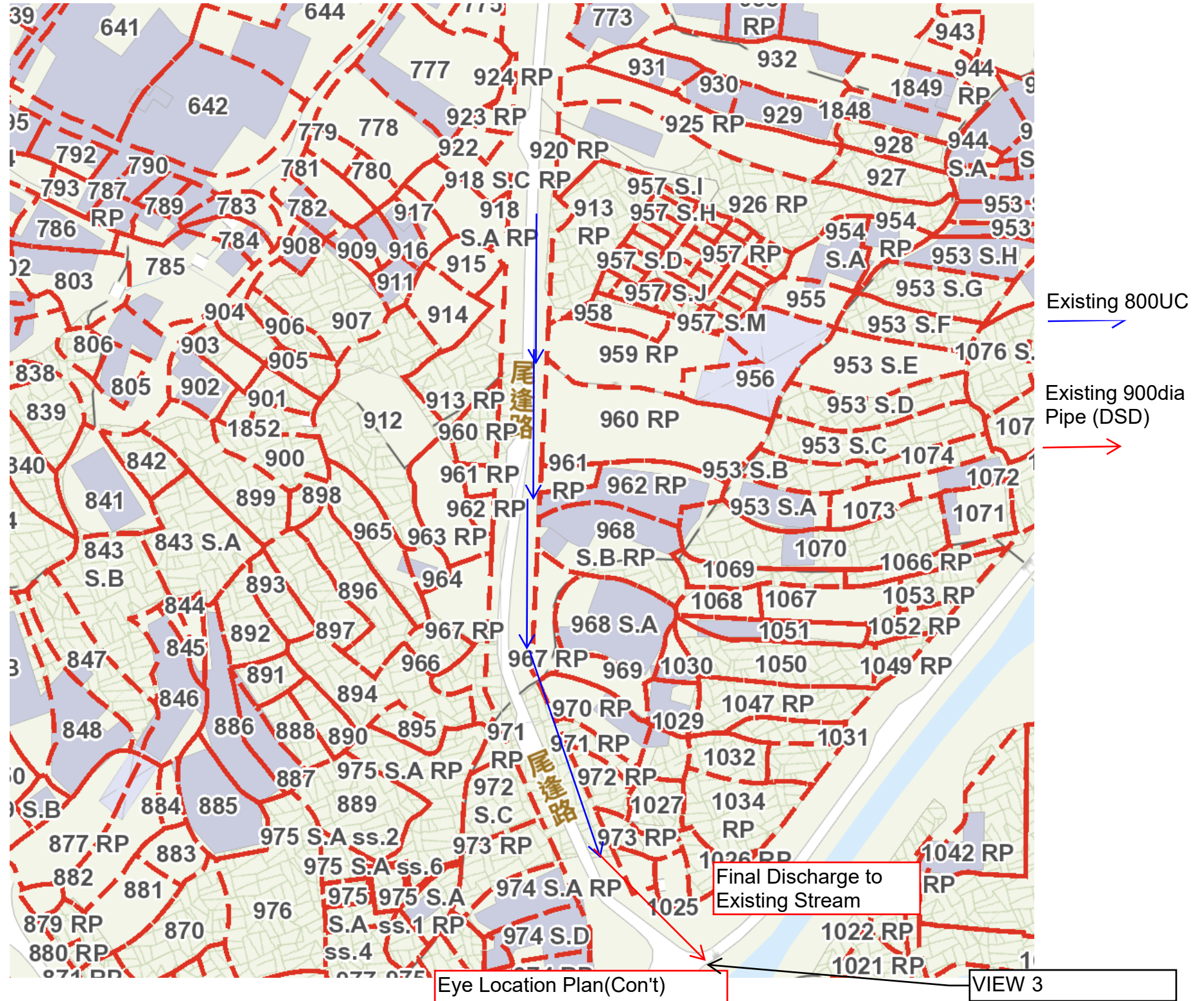
Dwg No:

Fig.6

Date:

8 May 2025







VIEW1: Existing 800UC



Final Discharge Point



VIEW2: Existing 800UC (Connection)



VIEW3: Existing 900mm dia. underground pipe

Appendix II

Fire Service Installations Proposal

規劃署

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

**Planning Department****Appendix II**

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 957 & VL
本署檔號 Our Reference : TPB/A/YL-KTN/1031
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 (2323 3662)

R-riches Property Consultants Ltd.

(Attn: Mr. Louis TSE / Christian CHIM)

12 May 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)
- the Submission of a Fire Service Installations Proposal**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone, Various
Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/1031)

I refer to your submission dated 8.4.2025 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 comment 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 on the departmental comment, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)

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



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

C.C.
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comment from the Director of Fire Services:

Please be 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.: DD107 Lot 957 & VL
Your Ref.: TPB/A/YL-KTN/1031

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

By Email

8 April 2025

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1031)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (d) 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 [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.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

) email: awyyan@pland.gov.hk
) email: jsjcheung@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 $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 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 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 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 2m^3 F.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 FH/HR 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, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m^3 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 HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL³NEW 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 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 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 5266-1 :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

 BREAK GLASS UNIT

 FIRE ALARM BELL
-  EMERGENCY LIGHT

 EXIT SIGN

 NON-RETURN VALVE
-  5KG CO2 FIRE EXTINGUISHER

 VISUAL FIRE ALARM

 SUBSIDIARY VALVE / FLOW SWITCH
-  SPRINKLER CONTROL VALVE SET

 GATE VALVE

 GATE TYPE (With MONITORING)
-  PUMP SET

 Y-TYPE STRAINER

 SPRINKLER INLET
-  PRESSURE GAUGE

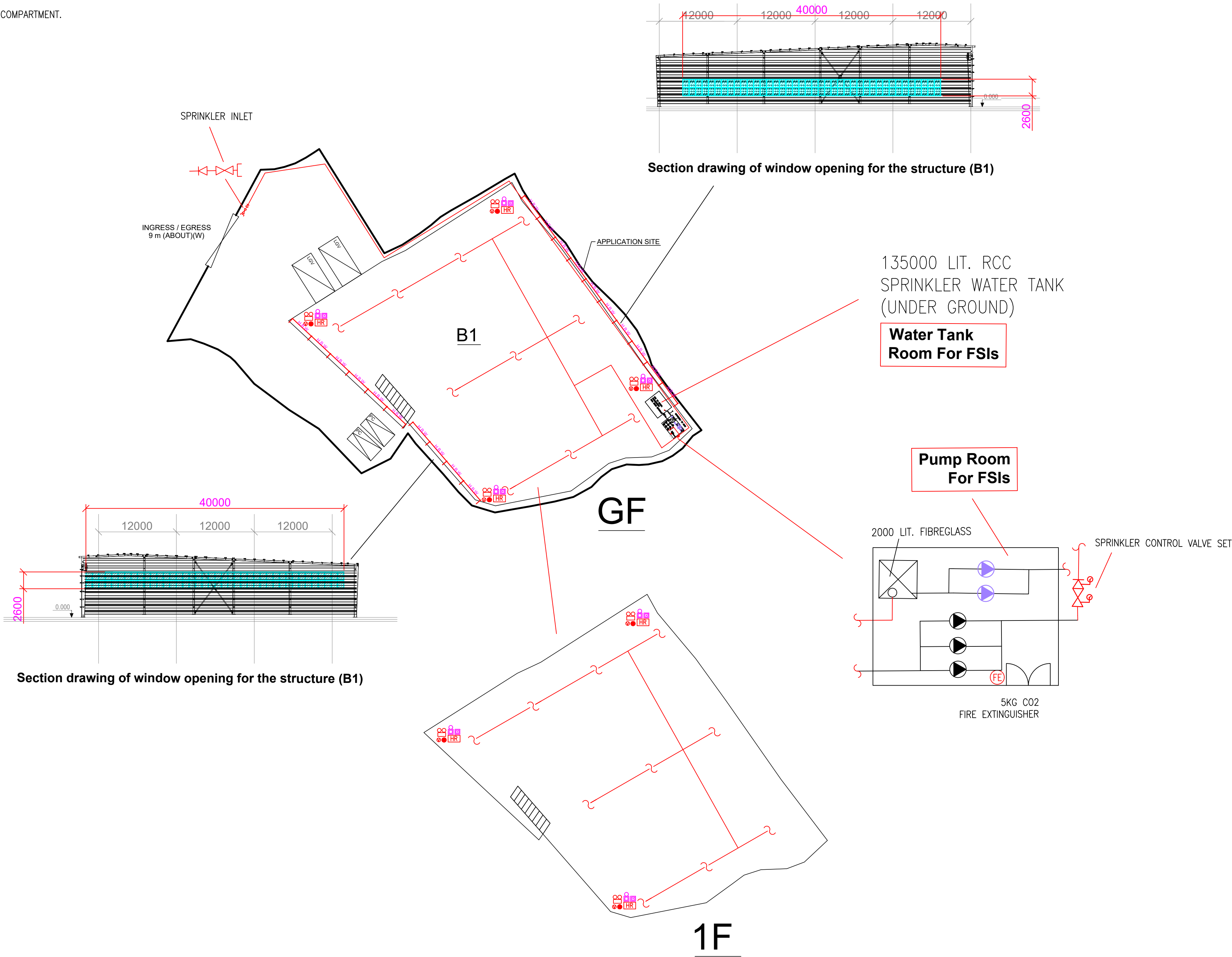
 SPRINKLER HEAD (ON PLAN)

 5KG DRY POWDER FIRE EXTINGUISHER

Structure B1 Openable Windows Calculation

Area of Structure B1 = 3270 sq.m.
Area of High Bay Window (H.B.W.) = $2.6\text{m(H)} \times 80\text{m} = 208\text{sq.m.}$
Total openable window area = 208 sq.m.
= 6.36% of floor area

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m2 (ABOUT)	3,270 m2 (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		1,635 m2 (ABOUT)	3,270 m2 (ABOUT)	



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. 107, FUNG KAT HEUNG, KAM TIN, 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.		NAME	DATE	DRAWING NO : FS-01	REV. 0	
								DRAWN BY	C.K.NG	08 Apr 2025	SCALE : 1 : 400 (A1)	
								CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
								APPROVED BY				
		REV	DESCRIPTION	DATE								

Appendix III
Tree Survey

Tree Survey Report

Date of Survey: 30th August 2024

Location:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Prepared by:



Fung Ho Tsang, Joe

Registered Arborist

Date: 31st August 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 30th August 2024. Plants with DBH less than 95mm were not recorded in the survey.

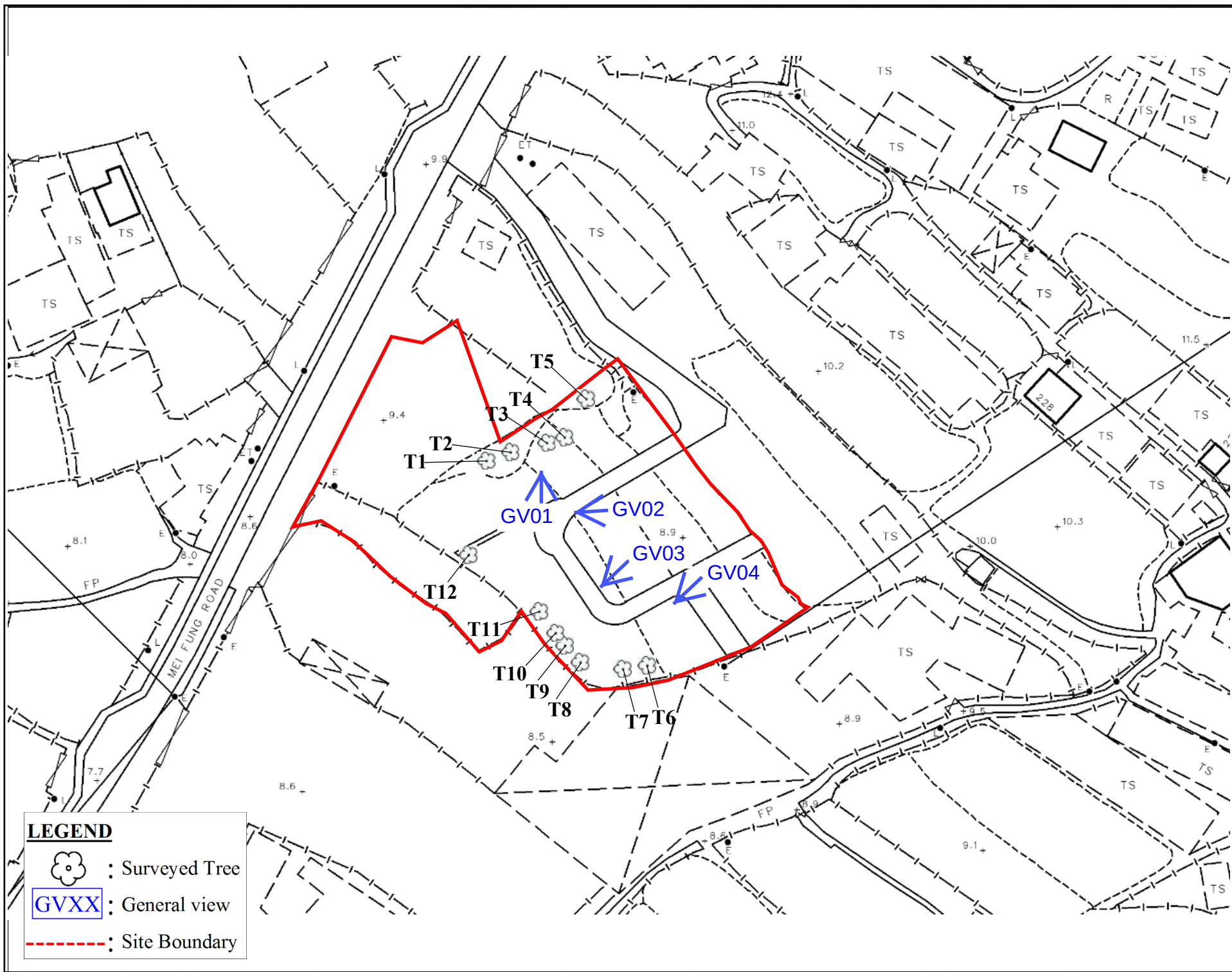
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 30th August 2024, **12 nos.** tree were found within the Site. No dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

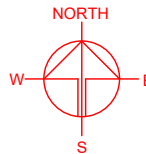
Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



LEGEND

-  : Surveyed Tree
-  : General view
-  : Site Boundary



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

24.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

Appendix II –Tree Survey Schedule

Tree Survey Schedule

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

Tree surveyor(s): Fung Ho Tsang, Joe

Field Survey was conducted on: 30 August 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Dimocarpus longan</i>	龍眼	9.0	420	5.0	Low	Poor	Fair	Poor	Low	Co-dominant trunks forked at the base, dead broken branches, pruned wound with epicormics, pruned wound with exposed decay wood, tree wound with exposed dead and decay wood
T2	<i>Dimocarpus longan</i>	龍眼	8.0	359	4.0	Low	Fair	Fair	Poor	Low	Broken stub on trunk, dead broken branches with dead and decay wood
T3	<i>Broussonetia papyrifera</i>	構樹	6.0	150	3.0	Low	Fair	Fair	Poor	Low	Broken stub and epicormics on trunk, co-dominant trunks forked at the base, tree wound on branch, tree wound with decay wood on branch
T4	<i>Broussonetia papyrifera</i>	構樹	5.0	210	3.0	Low	Fair	Fair	Poor	Low	Broken branch with decay wood and epicormics on trunk, co-dominant trunks, topped branch with epicormics
T5	<i>Bombax ceiba</i>	木棉	3.0	260	1.0	Low	Poor	Fair	Poor	Low	Topped trunk with epicormics, tree base embedded to concrete structure
T6	<i>Ficus microcarpa</i>	榕樹（細葉榕）	5.0	450	4.0	Low	Poor	Fair	Poor	Low	Broken branch with exposed dead wood, topped trunk with epicormics
T7	<i>Ficus microcarpa</i>	榕樹（細葉榕）	5.0	240	3.0	Low	Poor	Fair	Poor	Low	Topped branch with epicormics, topped branches
T8	<i>Ficus microcarpa</i>	榕樹（細葉榕）	5.0	250	2.0	Low	Fair	Fair	Poor	Low	Broken branch with epicormics, topped branches
T9	<i>Ficus lyrata</i>	大琴葉榕	6.0	200	4.0	Low	Fair	Fair	Poor	Low	Broken branch, broken stub, forked trunk, tree wound on branch
T10	<i>Ficus microcarpa</i>	榕樹（細葉榕）	4.0	210	2.0	Low	Fair	Fair	Poor	Low	Pruned wound with epicormics, topped branch with epicormics
T11	<i>Ficus microcarpa</i>	榕樹（細葉榕）	4.0	220	3.0	Low	Fair	Fair	Fair	Low	Broken branches with epicormics
T12	<i>Ficus lyrata</i>	大琴葉榕	5.0	300	6.0	Low	Poor	Fair	Poor	Low	Broken branch with expose dead and decayed wood, forked branch with tree wound

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

Photo Records



GV01



GV02

Photo Records



GV03



GV04

Photo Records



T1 (Overview)



T1 (Crown condition)



T1 (Trunk condition)

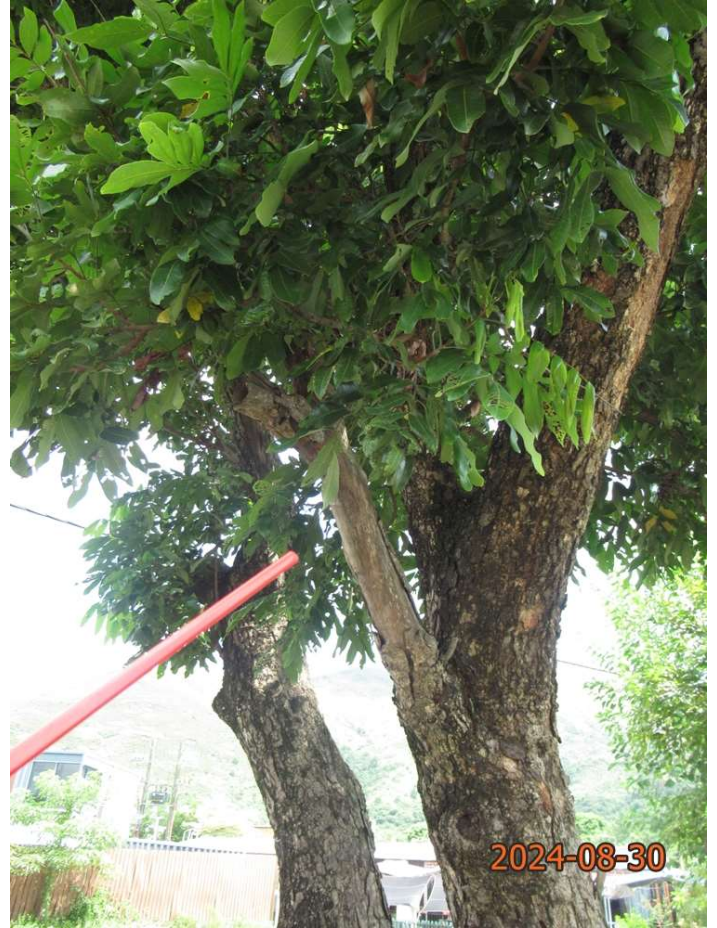


T1 (Root condition)

Photo Records



T1 Codominant trunk forked at the base



T1 Dead broken branches



T1 Pruned wound with epicormics



T1 Pruned wound with exposed decay wood

Photo Records



T1 Tree wound with exposed dead and decay wood



T2 (Overview)



T2 (Crown condition)



T2 (Trunk condition)

Photo Records



T2 (Root condition)



T2 Broken stub on trunk



T2 Dead broken branches with dead and decay wood



T3 (Overview)

Photo Records



T3 (Crown condition)



T3 (Trunk condition)



T3 (Root condition)



T3 Broken stub and epicormics on trunk

Photo Records



T3 Codominant trunk forked at the base



T3 Tree wound on branch



T3 Tree wound with decay wood on branch



T4 (Overview)

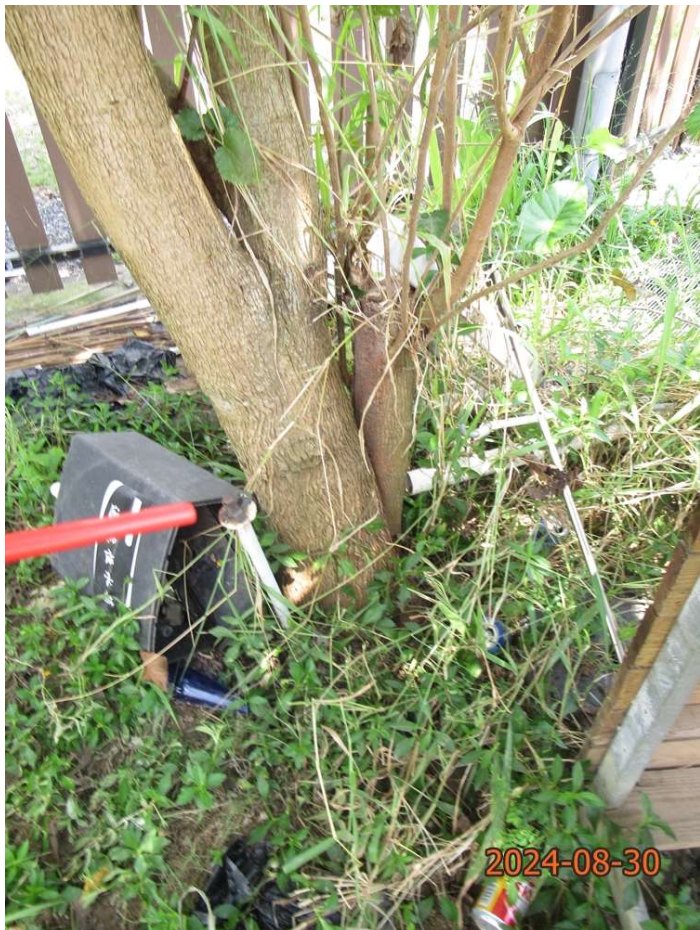
Photo Records



T4 (Crown condition)



T4 (Trunk condition)



T4 (Root condition)



T4 Broken branch with decay wood and epicormics

Photo Records



T4 Codominant trunk



T4 Topped branch with epicormics

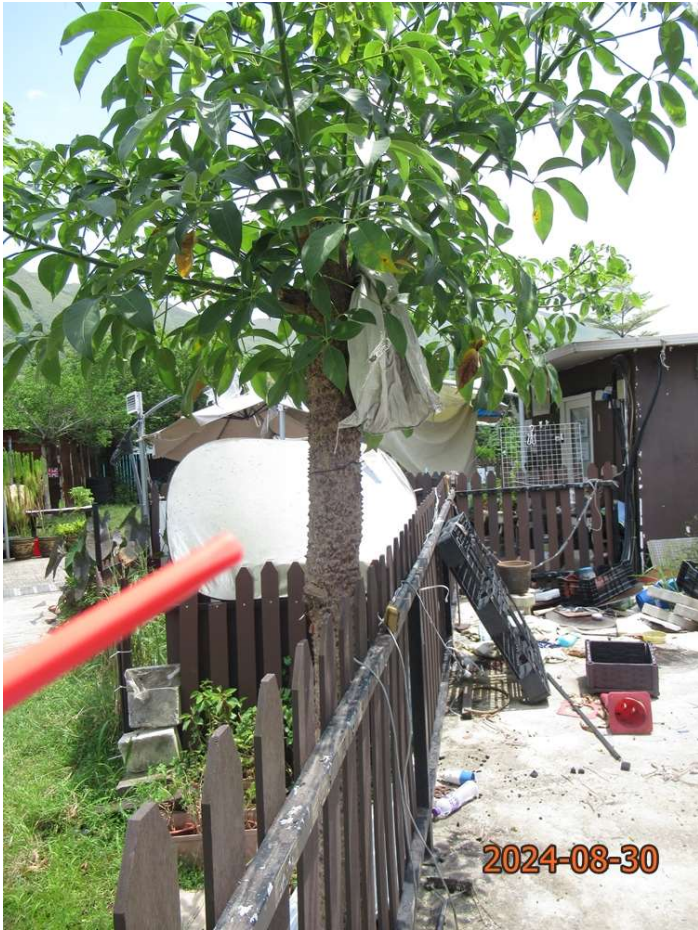


T5 (Overview)

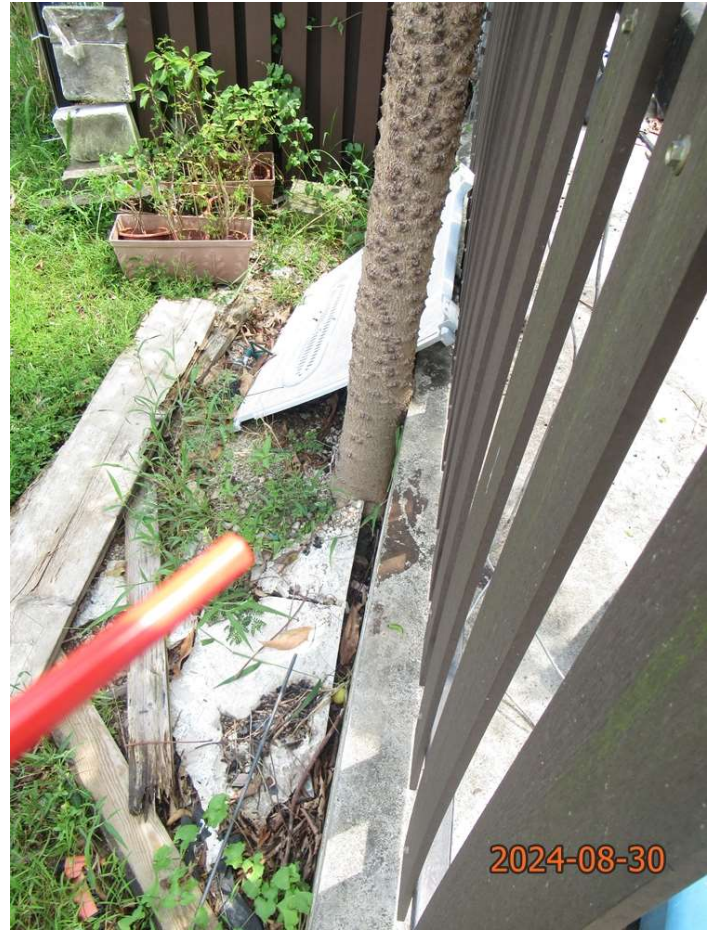


T5 (Crown condition)

Photo Records



T5 (Trunk condition)



T5 (Root condition)



T5 Topped trunk with epicormics

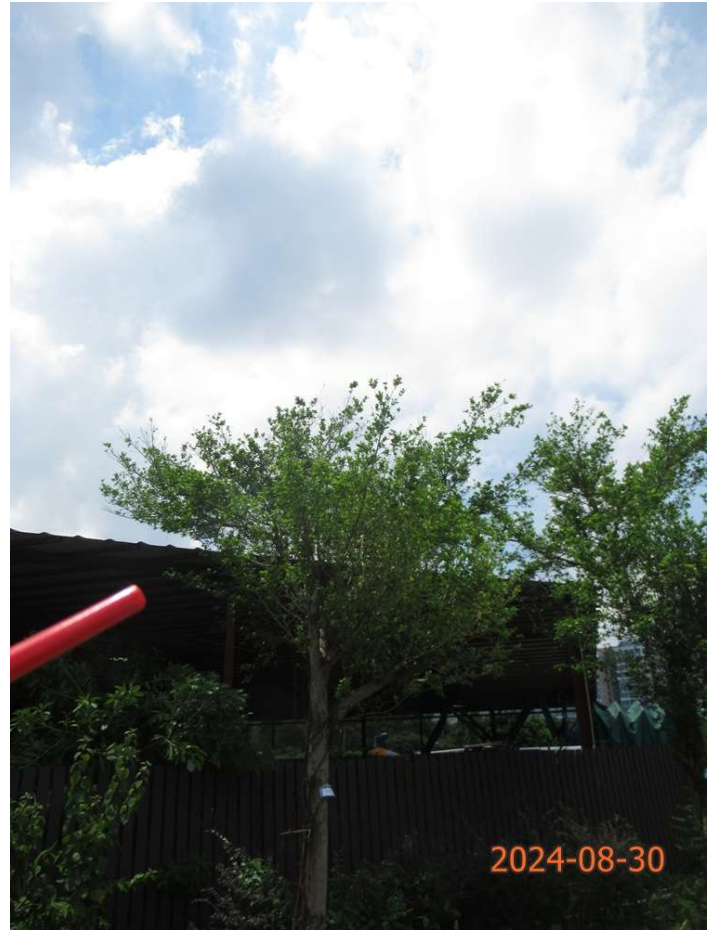


T5 Tree base embedded to concrete structure

Photo Records



T6 (Overview)



T6 (Crown condition)



T6 (Trunk condition)



T6 (Root condition)

Photo Records



T6 Broken branch with exposed dead wood



T6 Topped trunk with epicormics



T7 (Overview)



T7 (Crown condition)

Photo Records



T7 (Trunk condition)



T7 (Root condition)



T7 Topped branch with epicormics

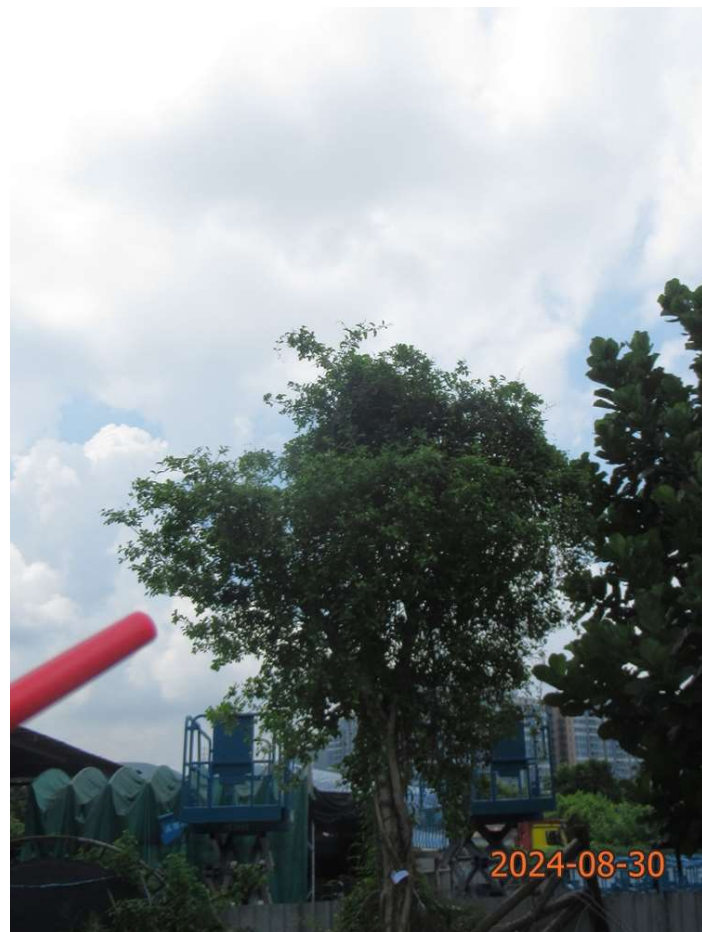


T7 Topped branches

Photo Records



T8 (Overview)



T8 (Crown condition)



T8 (Trunk condition)

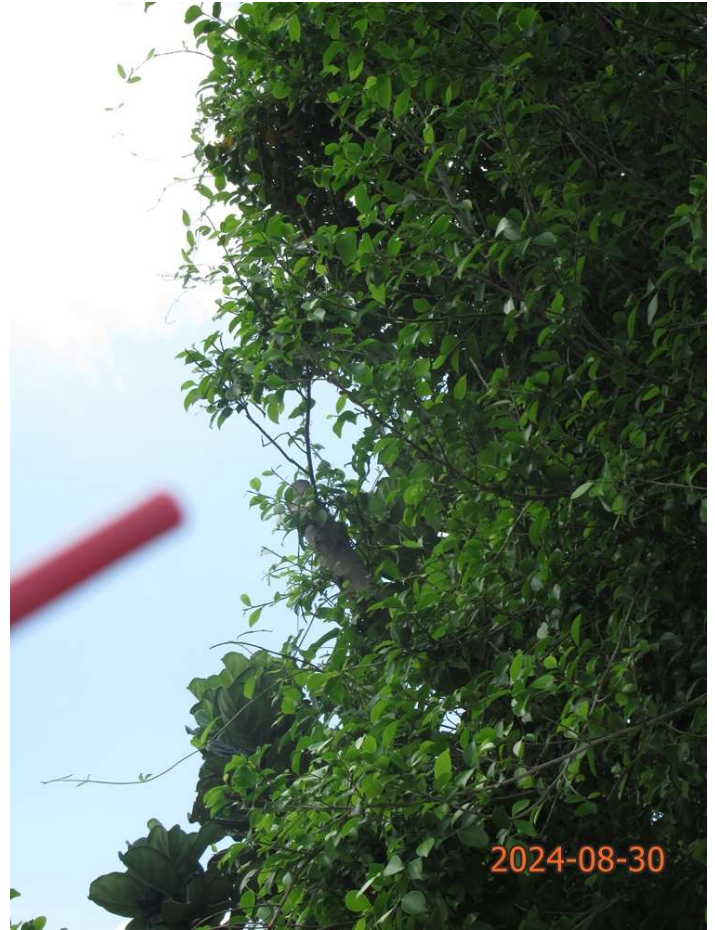


T8 (Root condition)

Photo Records



T8 Broken branch with epicormics



T8 Topped branches



T9 (Overview)

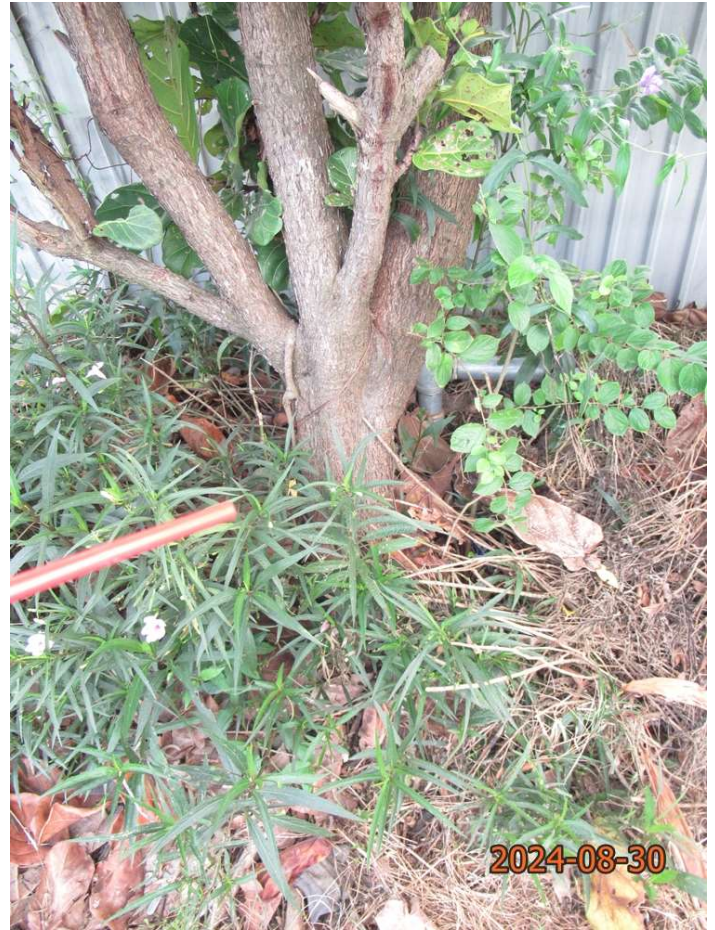


T9 (Crown condition)

Photo Records



T9 (Trunk condition)



T9 (Root condition)



T9 Broken branch

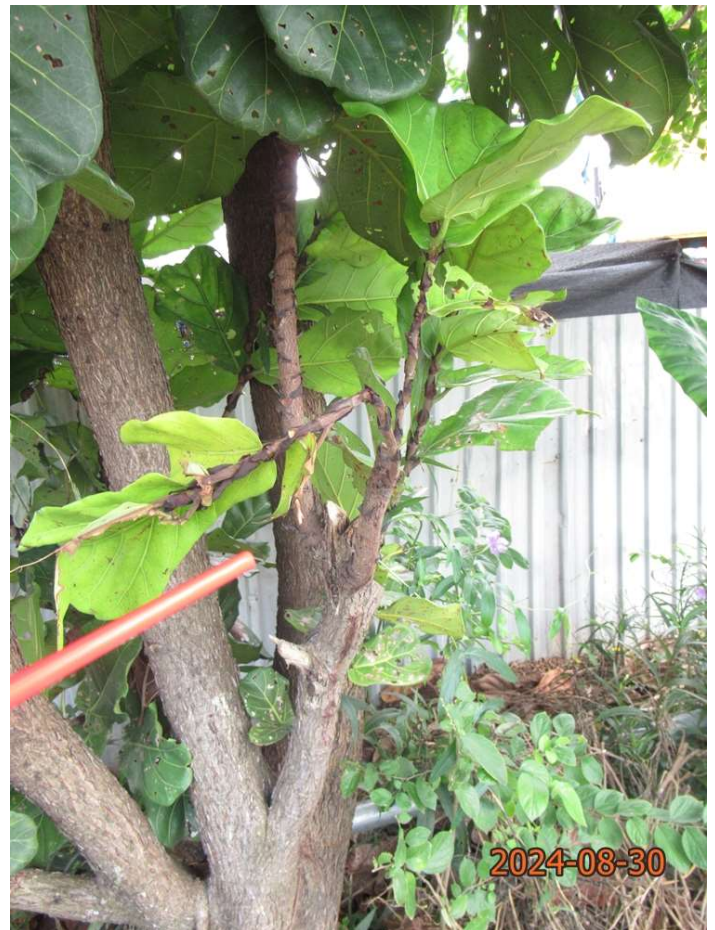


T9 Broken stub

Photo Records



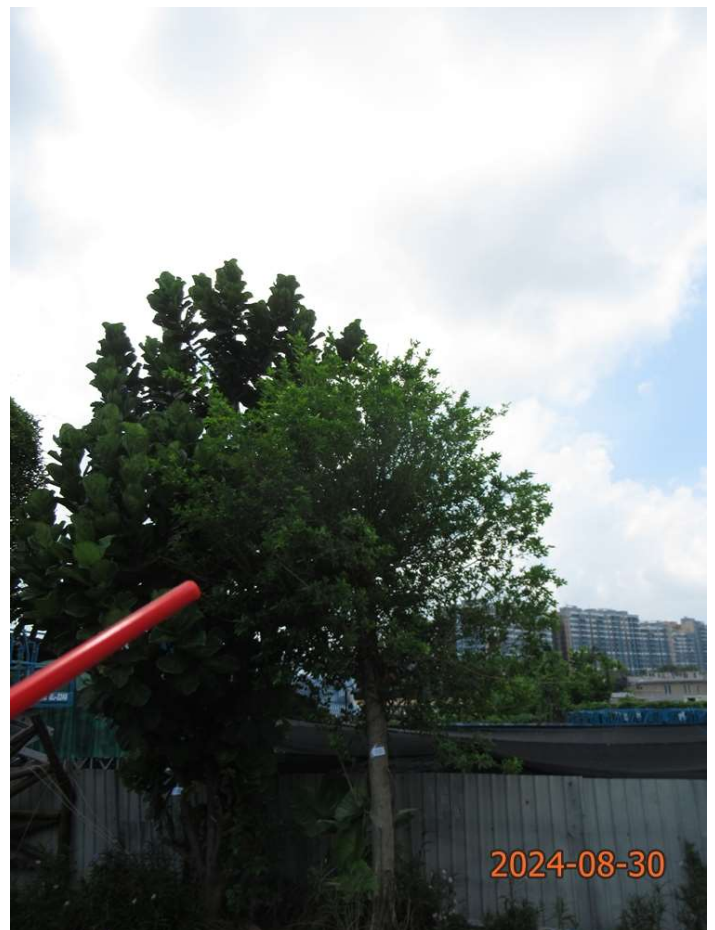
T9 Forked trunk



T9 Tree wound on branch



T10 (Overview)



T10 (Crown condition)

Photo Records



T10 (Trunk condition)



T10 (Root condition)



T10 Pruned wound with epicormics



T10 Topped branch with epicormics

Photo Records



T11 (Overview)



T11 (Crown condition)



T11 (Trunk condition)



T11 (Root condition)

Photo Records



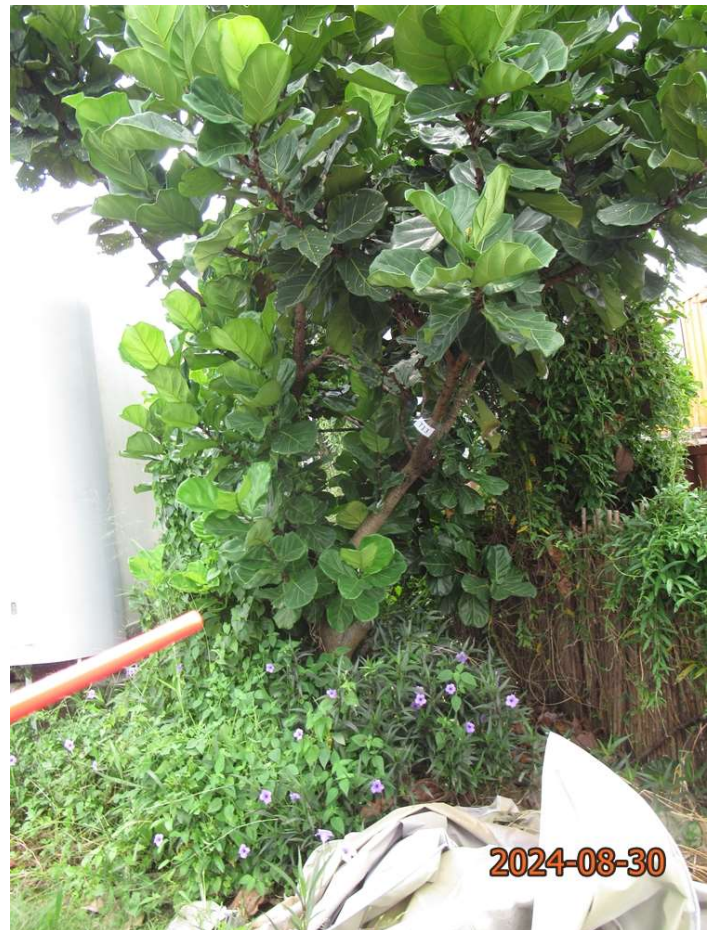
T11 Broken branches with epicormics



T12 (Overview)



T12 (Crown condition)

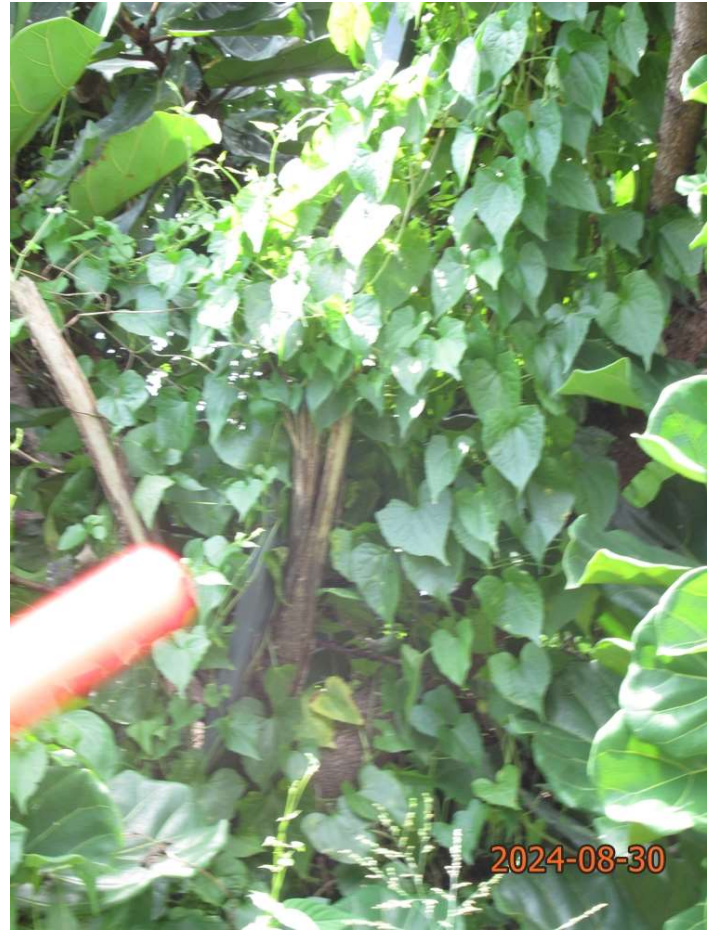


T12 (Trunk condition)

Photo Records



T12 (Root condition)



T12 Broken branch with expose dead and decayed

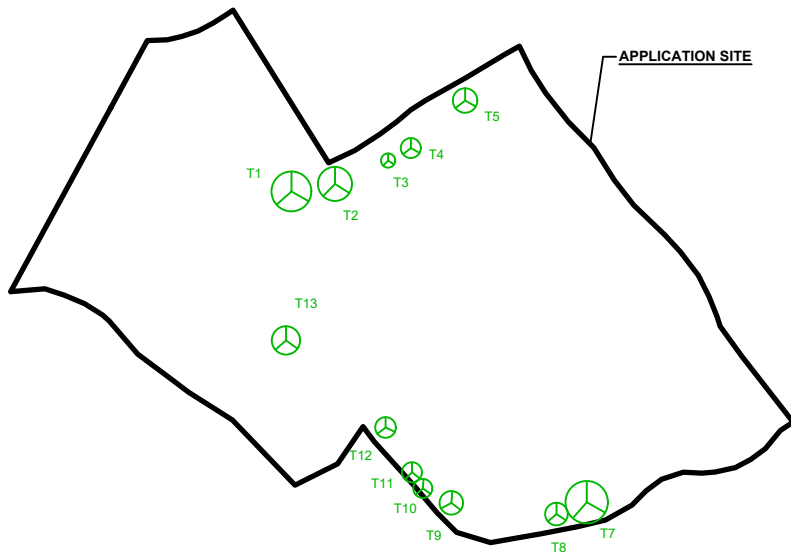


T12 Forked branch with tree wound

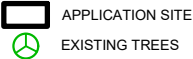
Appendix IV
Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
NO. OF EXISTING TREES	: 12	(T1 TO T5, T7 TO T13)
TREE SPECIES	: <i>DIMOCARPUS LONGAN</i> LOUR. (T1 TO T2) : <i>BROUSSONETIA PAPYRIFERA</i> (T3 TO T4) : <i>BOMBAX CEIBA</i> L. (T5) : <i>FICUS MICROCARPA</i> L. F. (T7 TO T9, T11, T12) : <i>FICUS LYRATA</i> (T10, T13)	
NO. OF TREES TO BE FELLED	: 12	(T1 TO T5, T7 TO T13)

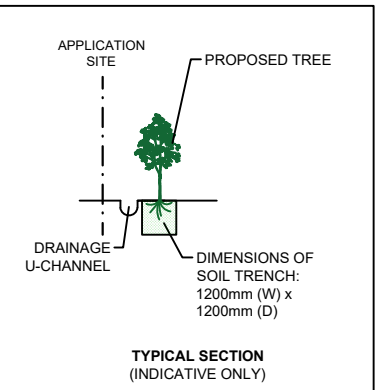
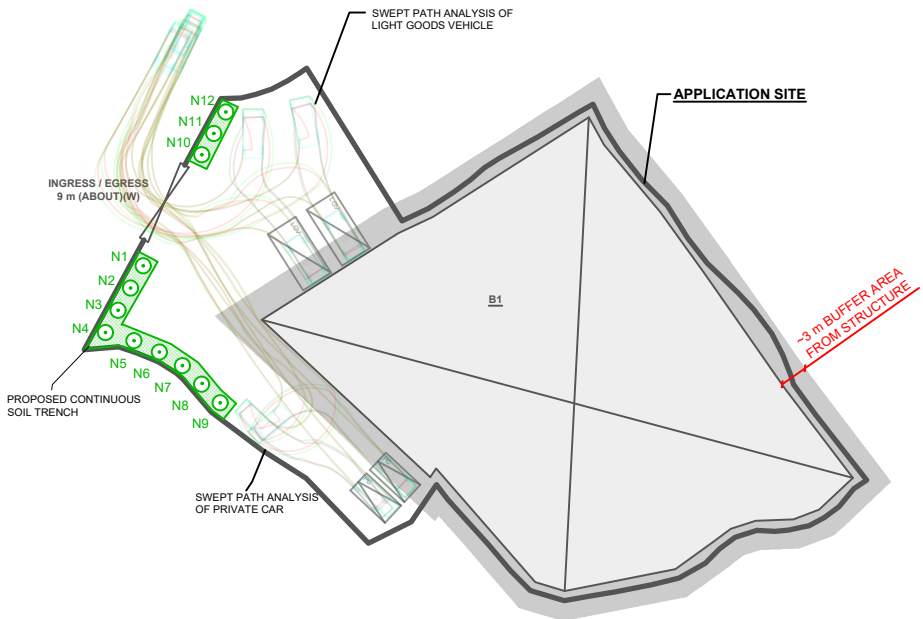


LEGEND

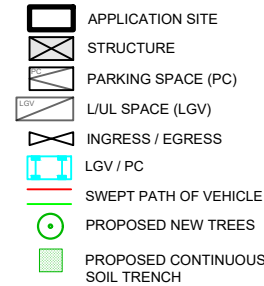


LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
COVERED AREA	: 1,635 m ²	(ABOUT)
UNCOVERED AREA	: 953 m ²	(ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 12	(N1 TO N12)
SPECIES OF NEW TREES	: <i>SENNA SURATTENSIS</i>	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (W) X 1.2 m (D)	

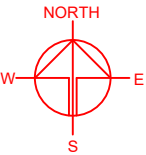


LEGEND



NOTES:

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



PLANNING CONSULTANT



PROJECT

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. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

LT

DATE

12.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

APPENDIX IV

VER.

001