

**Previous Application Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/HSK/128	“R(B)3” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Warehouse (Furniture Storage) (3 years)	22.2.2019 (3 years)  (revoked on 22.7.2021)	1 to 5

**Approval Conditions:**

1. No vehicle is allowed to queue back to or reverse onto/from the public road.
2. The submission and implementation of fire service installations (FSIs) proposal.
3. The submission and implementation of drainage proposal.
4. The maintenance of existing drainage facilities.
5. Revocation clause.

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

## 參考編號

Reference Number:

211101-151721-64759

## 提交限期

Deadline for submission:

19/11/2021

## 提交日期及時間

Date and time of submission:

01/11/2021 15:17:21

## 有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/336

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

## 意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年11月16日星期二 3:53  
收件者: tpbpd  
主旨: A/HSK/336 DD 124 Hung Shiu Kiu

Dear TPB Members,

Approval was revoked for failure to comply with fire conditions. The warehouse is close to a playground and a number of residential developments so this is a serious matter.

Members must ask questions.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, January 31, 2019 2:15:35 AM  
**Subject:** A/HSK/128 DD 124 Hung Shiu Kiu

A/HSK/128  
Lot 2238 S.A RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu  
Site area : About 752m<sup>2</sup> Includes Government Land of about 61m<sup>2</sup>  
Zoning : "Res (Group B) 3"  
Applied Use : Warehouse

Dear TPB Members,

Like Application 124, Google Maps shows existing metal roof facility so the application is to legitimize an existing brownfield use.

Approval of applications like this delays the need to find solutions via the development of appropriate commercial and industrial parks to accommodate various industries.

The site is encircled by residential developments, there is a playground, church and other facilities close by. This is a site crying out for permanent development compatible with the Res zoning.

TPB should reject this application to encourage appropriate upgrading of the district.

Mary Mulvihill

**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private land of Lot 2238 S.A RP in D.D.124 is covered by Short Term Waiver (STW) No. 5094 for the purpose of 'Temporary Warehouse (Furniture Storage)', whereas the Government land (GL) with 61m<sup>2</sup> in the Site is covered by a Short Term Tenancy (STT) No. 3244 for the purposes of 'Temporary Warehouse (Furniture Storage)'.

The STW holder(s) should apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of the lot(s) without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;

- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads/ drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Ha Road;
- (h) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisances;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. You are reminded that Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines should be observed; and
- (m) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase Development and Remaining Phase development. The lot(s) concerned falls within the site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030.

This document is received on 20 OCT 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及注解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/336
	Date Received 收到日期	20 OCT 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

WONG Wai Chee 黃惠慈

## 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 Property Consultants Limited

## 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)

Lot 2238 S.A RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu, 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 ..... 752 ..... sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 ..... 752 ..... 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)

..... 61 ..... 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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)3" Zone
(f) Current use(s) 現時用途	Warehouse  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
17/9/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 21/9/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>																
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/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 for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)															
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....															
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... N/A .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 752 .....sq.m <input checked="" type="checkbox"/> 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/A .....sq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 752 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... 752 .....sq.m <input checked="" type="checkbox"/> About 約																
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE</td> <td>752m<sup>2</sup> (ABOUT)</td> <td>752m<sup>2</sup> (ABOUT)</td> <td>7.5m (ABOUT)(1-STORY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>752m<sup>2</sup> (ABOUT)</td> <td>752m<sup>2</sup> (ABOUT)</td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	WAREHOUSE	752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(1-STORY)	TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT												
B1	WAREHOUSE	752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(1-STORY)												
TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (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 ..... 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) .....																
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... Coach Spaces 旅遊巴車位 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 (LGV) ..... 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) .....																

Proposed operating hours 擬議營運時間 Monday to Saturday 09:00 - 18:00 (no operation on Sunday and public holiday)			
(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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tin Ha Road via a local access	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(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，請另頁表示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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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。

The applicant seeks to use Lot 2238 S.A RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (The Site) for 'Temporary Warehouse for a Period of 3 Years' (Plan 01). The applicant would like to continue to use the Site as warehouse to store beverage indoor.

The Site falls within an area zoned as "Residential (Group B)3" zone on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (Plan P02). According to the Notes of the OZP, the applied use is not a column one nor two uses within "R(B)3" zone, which require planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not frustrate the long term intentions of this zone.

The Site involves of a previous S.16 planning application (No. A/HSK/128) for the same use (warehouse), which was approved with conditions on a temporary basis by the Board on 22.2.2019, therefore, approval of the current application will not set undesirable precedent for the "R(B)3" zone.

The Site occupied an area of 752 sq.m (about), including 61 sq.m (about) of Government Land (Plan P03). The Site is accessible from Tin Ha Road (Plan P01). One structure is provided at the Site for warehouse with total GFA of 752 sq.m (about) and building height of 7.5m (about)(1-storey)(Plan P04). No dangerous is allowed to store at the Site at any time during the planning approval period: The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holidays. The number of staff working at the Site is 5. No visitor is allowed at the Site.

One loading/unloading (L/UL) space for light goods vehicle is provided at the Site (Plan P04). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site (Plan P05). As traffic induced by the development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I). Same traffic arrangement has been adopted by the applicant of the previous approved S.16 planning application and is workable.

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 to minimize adverse environmental impacts and nuisance to the surrounding area. No dismantling, assembling, repairing or other workshop activities will be carried out at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Warehouse for a Period of 3 Years'.

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

Signature  
簽署

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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位



Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

17/09/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 2238 S.A RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>752</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>61</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約)</span> </div>
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2
Zoning 地帶	"Residential (Group B)3" Zone
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of          位於鄉郊地區的臨時用途/發展為期  <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of          位於鄉郊地區臨時用途/發展的規劃許可續期為期  <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse 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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	752 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	100 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		-
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1  1 (LGV)



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site,		
Plan showing the land status of the application site		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swept path analysis, Trip generation and attraction		
Drainage proposal, Fire service installations proposal		
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。

## Estimated Traffic Generation and Attraction

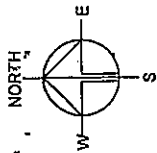
Proposed Temporary Warehouse for a Period of 3 Years in  
 “Residential (Group B)3” Zone, Lot 2238 S.A RP (Part) in D.D. 124  
and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

- (i) The Site is accessible from Tin Ha Road via a local access. One space is provided at the Site, details are as follows:

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle	1

- (ii) Sufficient maneuvering space is provided within the Site to ensure no queue back to or reverse onto/from public road at any time during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction		
		Light Goods Vehicle		2-Way Total
		In	Out	
AM Peak	09:00 – 10:00	1	1	2
PM Peak	17:00 – 18:00	1	1	2
Average (per hour)	10:00 – 16:00	1	1	2



Drawing No.	Vol.	01
P01		
Project	TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS	
LOT 2238 S.A RP (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES		
Drawing Title		
LOCATION PLAN		
Scale of A4		
1:1500		
Drawn	Checked	Date
		17.9.2021
Revised		Date

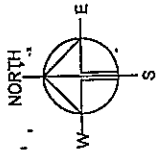


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 752m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM TIN HA ROAD VIA A LOCAL ACCESS

LEGEND  
APPLICATION SITE



Drawing No. P02

Ver. 01

Project

TEMPORARY WAREHOUSE

FOR A PERIOD OF 3 YEARS

LOT 2238 S.A RP (PART) IN

D.D. 124 AND ADJOINING

GOVERNMENT LAND, HUNG

SHUI KIU, YUEN LONG, NEW

TERRITORIES

Drawing Title

ZONING OF THE SITE

Scale of A4

1:1500

Date

9.9.2021

LEGEND

APPLICATION SITE

HUNG LEONG ROAD

R(B)3

Parkview Garden

HUNG KEI ROAD

2

G/C

R(B)2

TIN HA ROAD

APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 752m<sup>2</sup> (ABOUT)

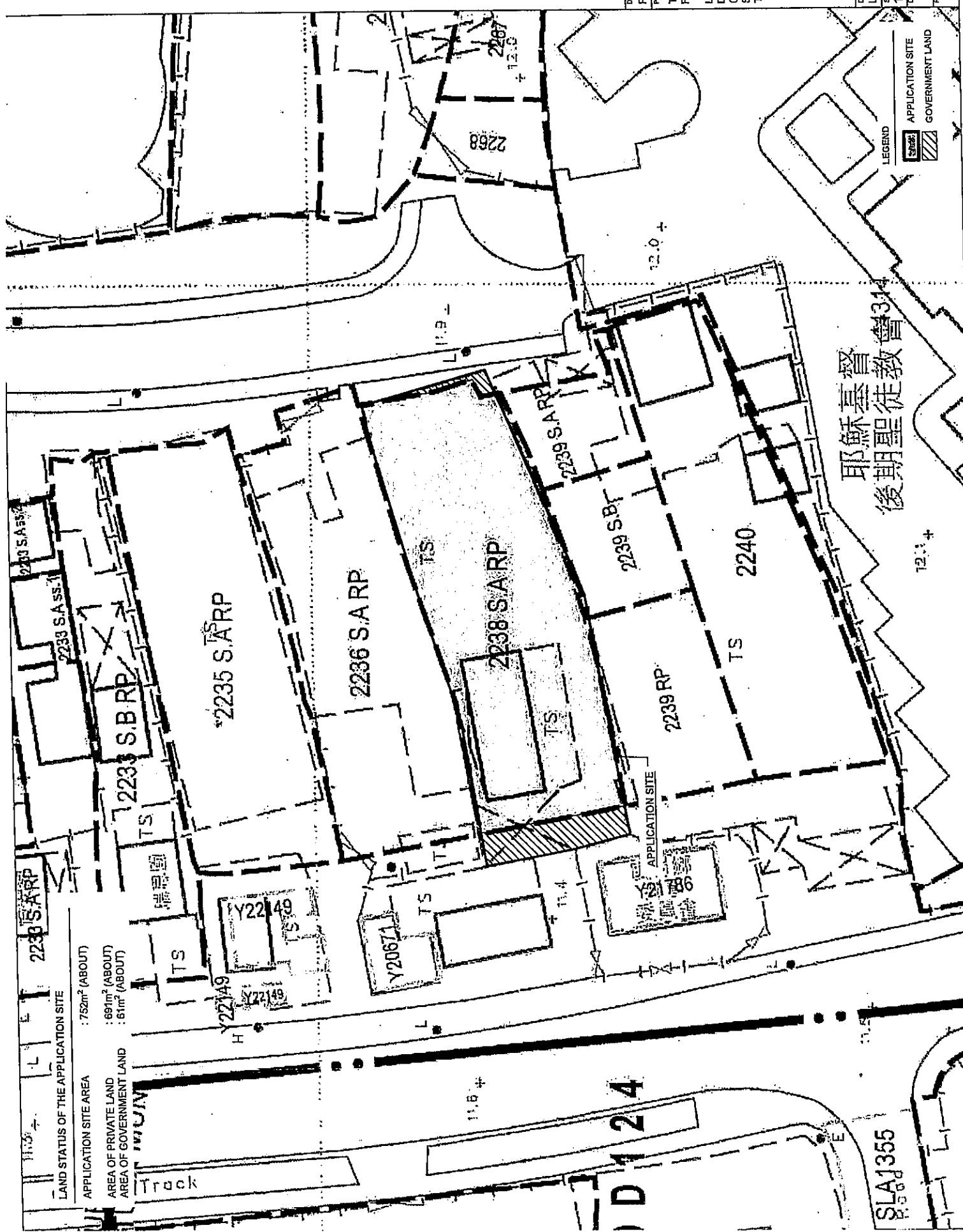
OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP

OZP PLAN NO. : SHSK02

AREA ZONED AS "R(B)" : 752m<sup>2</sup> (100%)(ABOUT)



R(B)3



耶蘇基督後期聖徒教會 314

Drawing Title	Date	Date
AND STATUS OF THE SITE	9.9.2021	
Scale of A4		
1:500		
Drawn		Revised

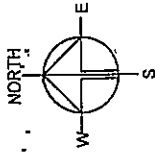
Drawing No.	Ver.
P03	01
Project	

TEMPORARY WAREHOUSE  
FOR A PERIOD OF 3 YEARS

LOT 2238 S.A RP (PART) IN  
D.D. 124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KUI, YUEN LONG, NEW  
TERRITORIES

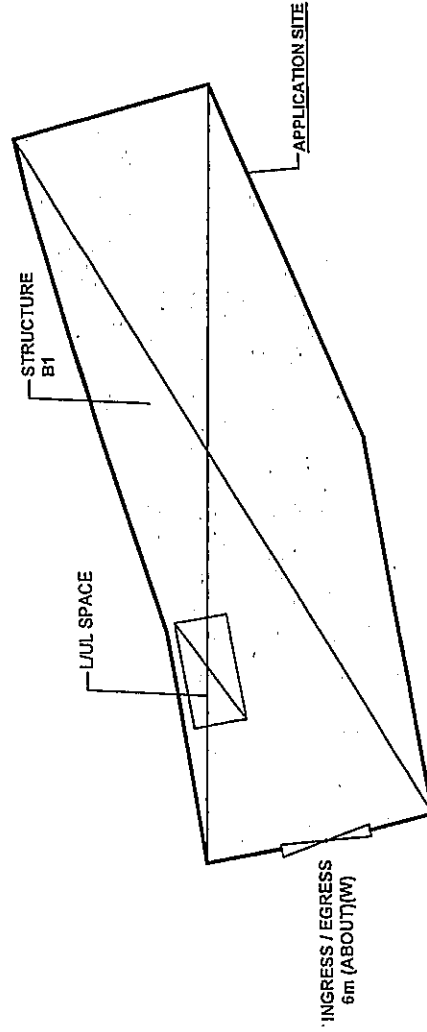
APPLICATION SITE  
GOVERNMENT LAND

**LEGEND**



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	7.5m (ABOUT) (1-STORY)
TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	

MAJOR DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 752m <sup>2</sup> (ABOUT)
COVERED AREA	: 752m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: NOT APPLICABLE
PLOT RATIO	: 1 (ABOUT)
SITE COVERAGE	: 100% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 752m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 7.5m (ABOUT)
NO. OF STOREY	: 1



Drawing No.  
PD4

Ver.  
01

Project  
TEMPORARY WAREHOUSE  
FOR A PERIOD OF 3 YEARS

LOT 2238 S.A. RP (PART) IN  
D.D. 124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KUI, YUEN LONG, NEW  
TERRITORIES

#### LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

Drawing Title  
LAYOUT PLAN

Scale of A4  
1 : 500

Drawn  
Date  
9.9.2021

Revised  
Date

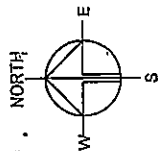
#### LOADING / UNLOADING PROVISIONS

NO. OF LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7.5m (L) X 3.5m (W)

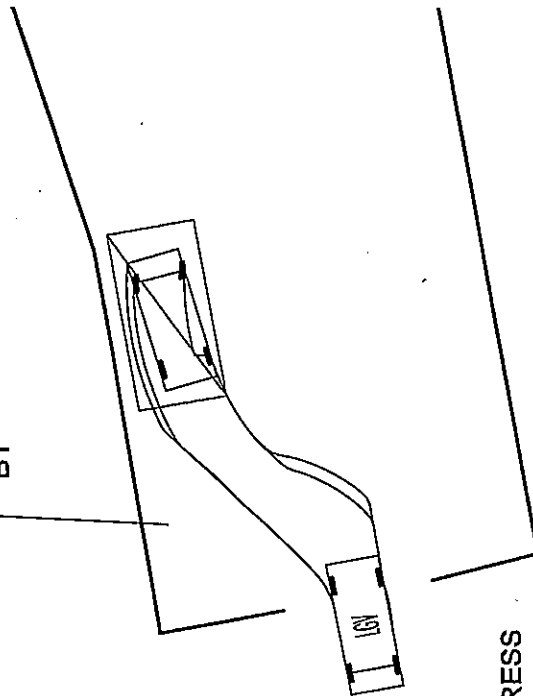
# SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



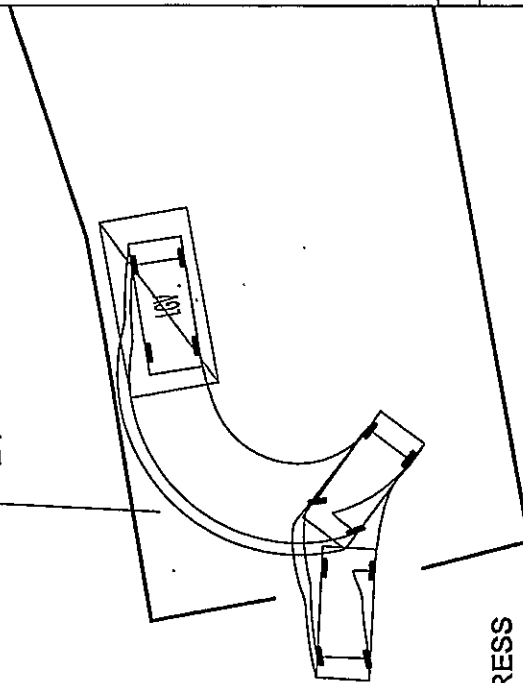
STRUCTURE  
B1



INGRESS / EGRESS  
6m (ABOUT)(W)

IN (FROM THE  
LOCAL ACCESS)

STRUCTURE  
B1



INGRESS / EGRESS  
6m (ABOUT)(W)

OUT (FROM THE  
APPLICATION SITE)

## LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	LUL SPACE
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE

## LOADING / UNLOADING PROVISIONS

NO. OF LUL OF LIGHT GOODS VEHICLE : 1  
 DIMENSION OF LUL SPACE : 7.5m (L) X 3.5m (W)

Drawing No. P05  
 Ver. 01

## Project

TEMPORARY WAREHOUSE  
 FOR A PERIOD OF 3 YEARS  
 LOT 2238 S.A RP (PART) IN  
 D.D. 124 AND ADJOINING  
 GOVERNMENT LAND, HUNG  
 SHUI KIU, YUEN LONG, NEW  
 TERRITORIES

## Drawing Title

SWEPT PATH ANALYSIS

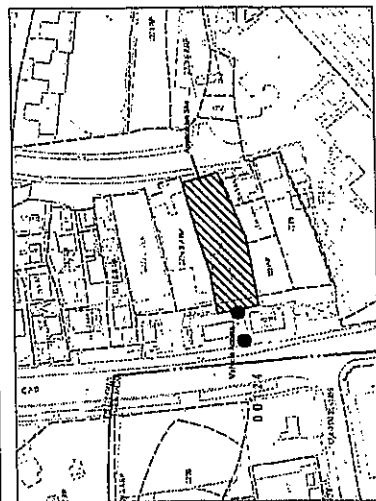
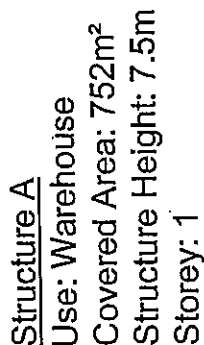
## Scale of A4

1 : 300

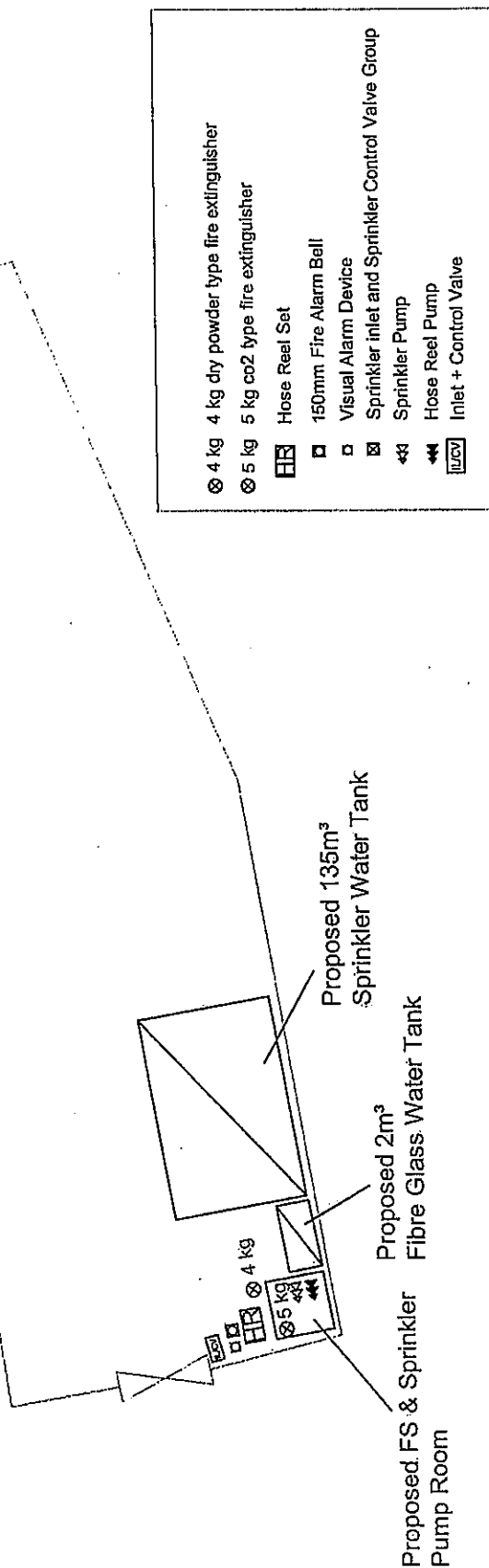
## Drawn

9.9.2021

## Revised



**Structure A**  
Use: Warehouse  
Covered Area: 752m<sup>2</sup>  
Structure Height: 7.5m  
Storey: 1



1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with Bs5266: Part 1 and BS EN 1838
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
4. An Automatic Sprinkler System Supplied by 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structures  
12945/2003 and FSD Circular Letter No. 3/2006

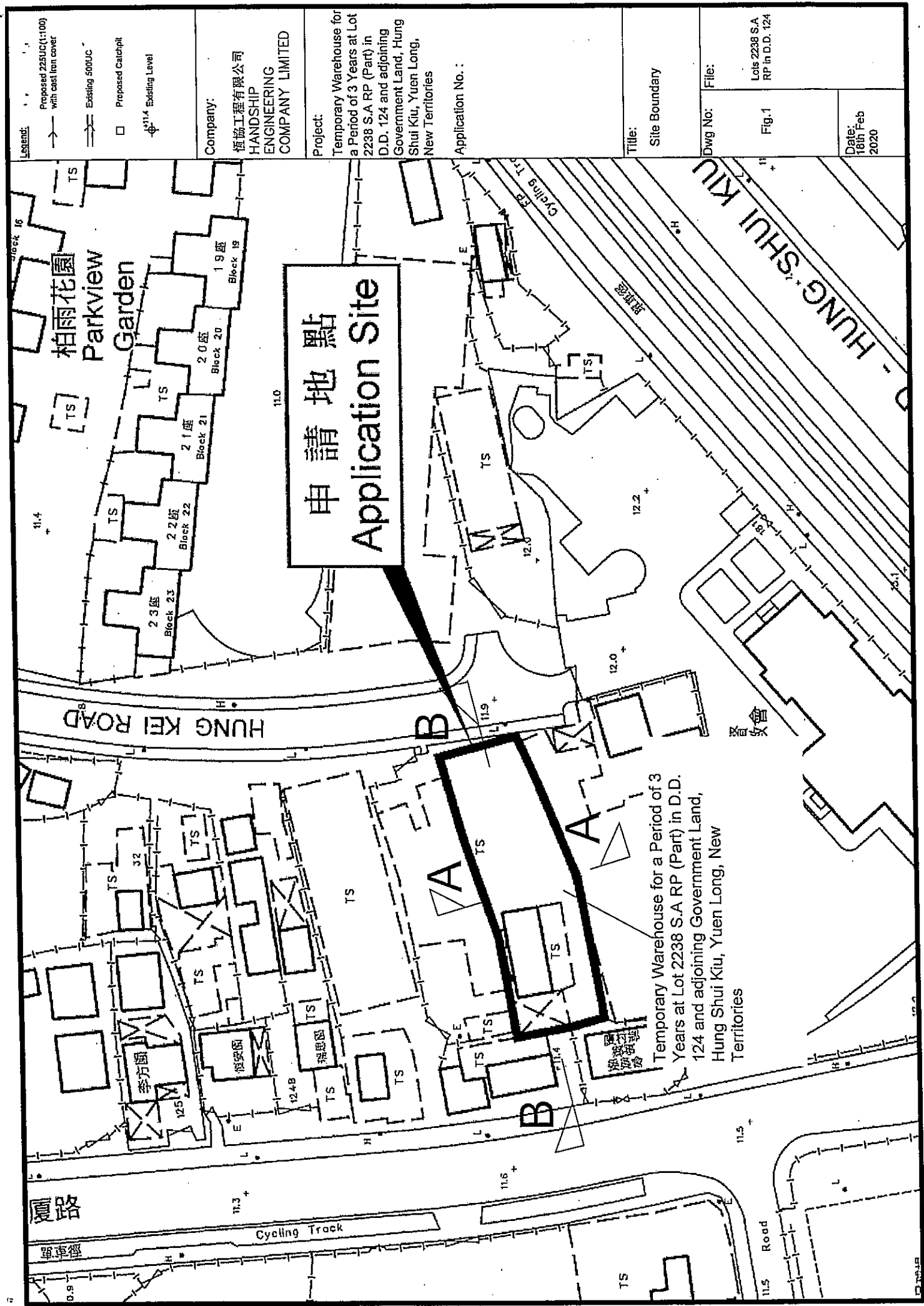
1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266: Part 1 and BS EN 1838
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
4. An Automatic Sprinkler System Supplied by 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with BS EN 12845:2003 and FSD Circular Letter No. 3/2006
5. The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
6. An hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank.  
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
7. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002 + A2 :2008 and FSD Circular Letter No. 1/2009 & 3/2010.
8. One actuation point and one audio warning device to be located at each hose reel point.
9. The actuation point should include facilities for fire pump start and audiovisual warning device initiation.
10. One No.5.0 kg CO2 F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
11. Sprinkler Tank Water Supply Pipe should be connected to Town Main.
12. Sprinkler pump (SP1, SP2, JP) & Hose Reel pump (HR-1, HR-2, JP) shall be provided at F.S pump Room.
13. A Secondary power supply shall be provided to electrical fire services installations.
14. The storage limitation follows the LPC Rules incorporating BS EN 12845:2003. Category I: Free standing storage (ST1) of furniture of not higher than 4m.

### Pump Schedule

Designation	Flow Rate (liters/min)	Discharge Head (kg/cm <sup>2</sup> )	Motor Rating (hp)
SP1, SP2	2250/1350/1100	140/90/220	18.5
SP-3P	60	450	2.2
HR-1HR2	100	600	2.2
HR-3P	60	400	2.2

Driving No	Ver.	02
Project		
TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS		
LOT 2238 S.A RP (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND		
Drawn		
Scale of 1:300		
Drawn	Issue	16.1.2020
Revised	Issue	





**Legend:**

- Proposed 225UC(1:100) with cast iron cover
- Existing 450UC
- Proposed Catchpit
- Existing Level

**Company:**

恆協工程有限公司  
HANDSHIP  
ENGINEERING  
COMPANY LIMITED

**Project:**

Temporary Warehouse for a Period of 3 Years at Lot 2238 S.A RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

**Application No.:**

**Title:**

Drainage Layout

**Dwg No:**

File:

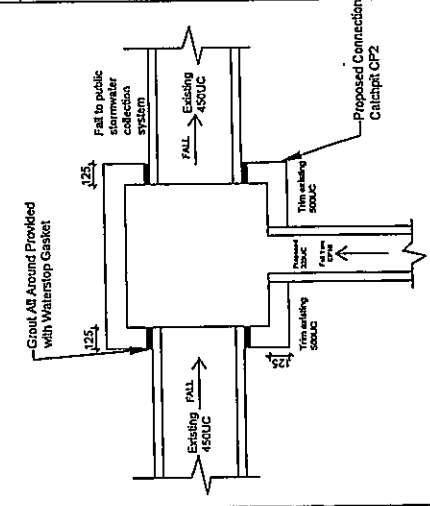
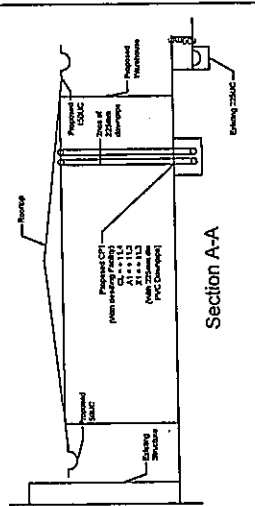
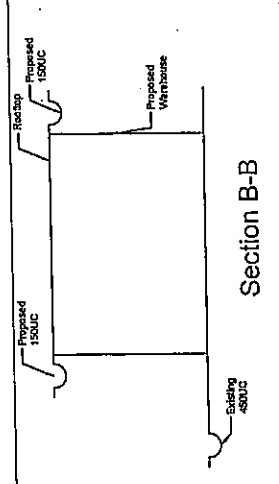
Lots 2238 S.A RP in D.D. 124

Fig.2

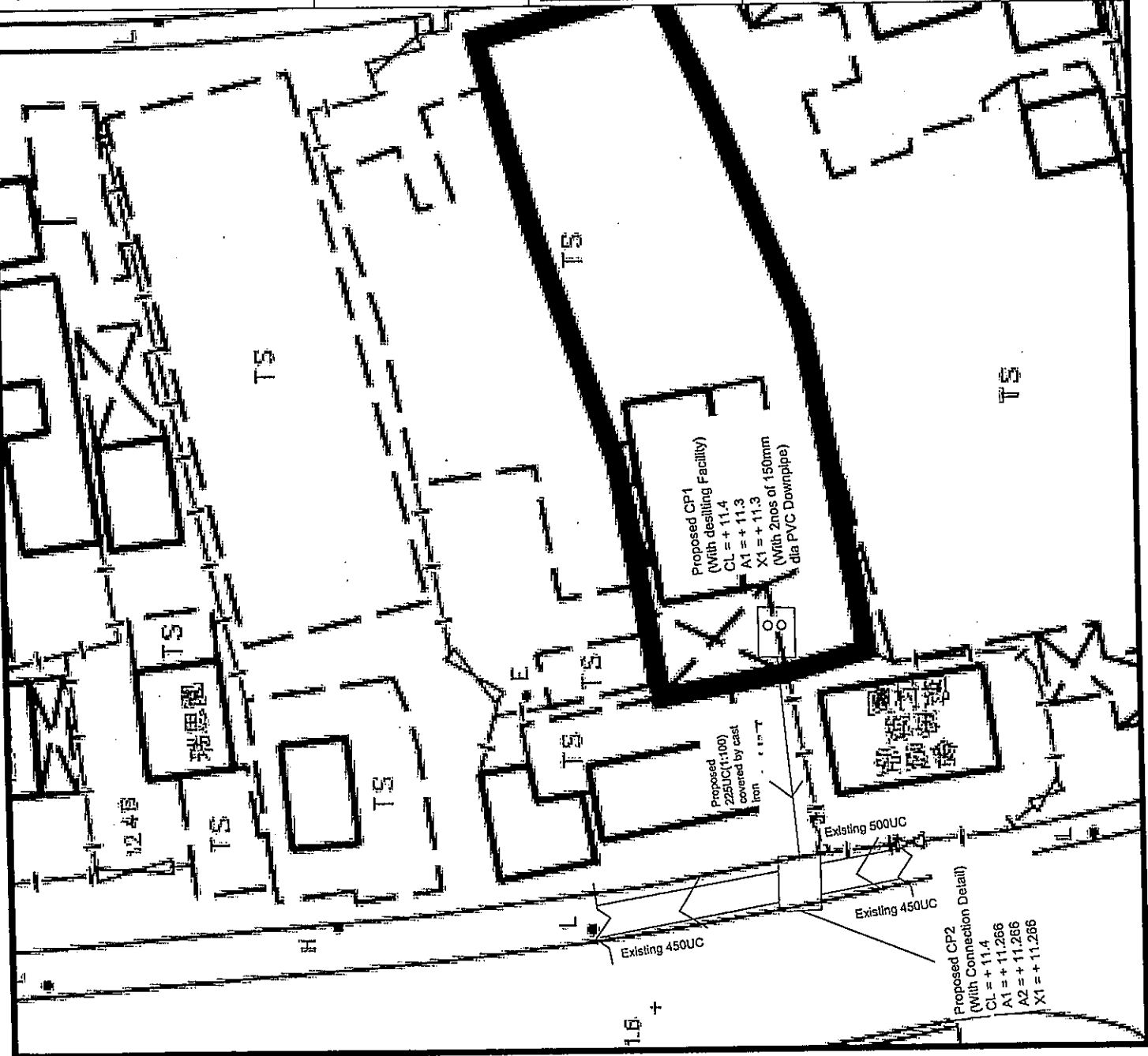
**Date:**

2nd March 2020

- Note:**
- Catchpit (CP1) with desilting facility shall follow CEDD's standard drawing No. C24061.
  - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
  - 150UCs without cast iron cover are constructed around rooftop of proposed warehouse.
  - Proposed site only collect stormwater from proposed warehouse area (i.e. Catchment Area = 725m<sup>2</sup>)
  - The inverted level of the connection point shall be verified on site prior the commencement of work



**CP2-Connection Details**



Company: 恆德工程有限公司 HANDSHIP ENGINEERING COMPANY LIMITED  
 Project: Temporary Warehouse for a Period of 3 Years  
 at Lot 2239 S.A. RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories  
 Date: 2019/5/15

**Calculation for channels:**

Total Catchment

Area	=	752	m <sup>2</sup>
	=	0.000752	km <sup>2</sup>

From Table 2a of Stormwater Drainage Manual, take duration as 60 min within 50 years return period.  $I=128$

Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.90	x	128	mm/hr	x	0.000752	km <sup>2</sup>
	=	0.024083	m <sup>3</sup> /s							
	=	1445	liter/min							

According to Figure 8.7- Chart for he Rapid Design of Channels,  
For Gradient 1:100, 150UC will be suitable  
For Gradient 1:100, 225UC will be suitable

Check proposed 2nos 150 mm dia. downpipe by Colebrook-White Equation

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

where:

	mean velocity (m/s)	gravitational acceleration (m/s <sup>2</sup> )	internal pipe diameter (m)	hydraulic pipeline roughness (m)	kinematic viscosity of fluid (m <sup>2</sup> /s)	hydraulic gradient
$V$	9.81	m/s <sup>2</sup>	0.225	m	0.00015	m/s
$g$						
$D$						
$k_s$						
$\nu$						
$S$						

(Table 5, from DSD Sewerage Manual, concrete pipe)

Therefore, design V of pipe	=	1.5205	m/s	>	Design velocity from catchment area	=	0.0241 = 0.302852	m <sup>3</sup> /s m/s	$\frac{(0.15/2)^2 \times \pi \times 1^2}{4}$ $\Rightarrow 0.018$
-----------------------------	---	--------	-----	---	--	---	----------------------	--------------------------	---

 $\Rightarrow 0.K.$

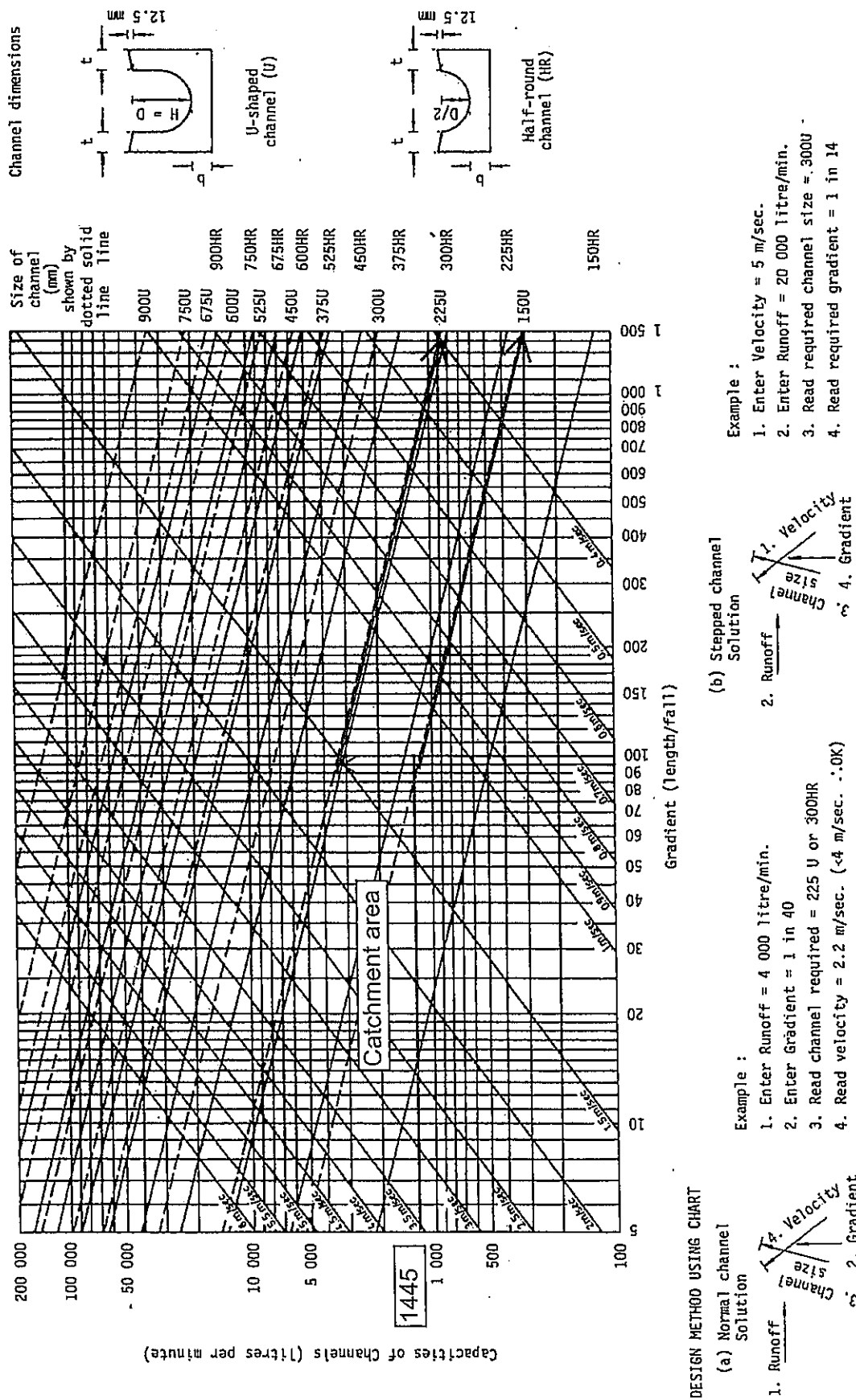
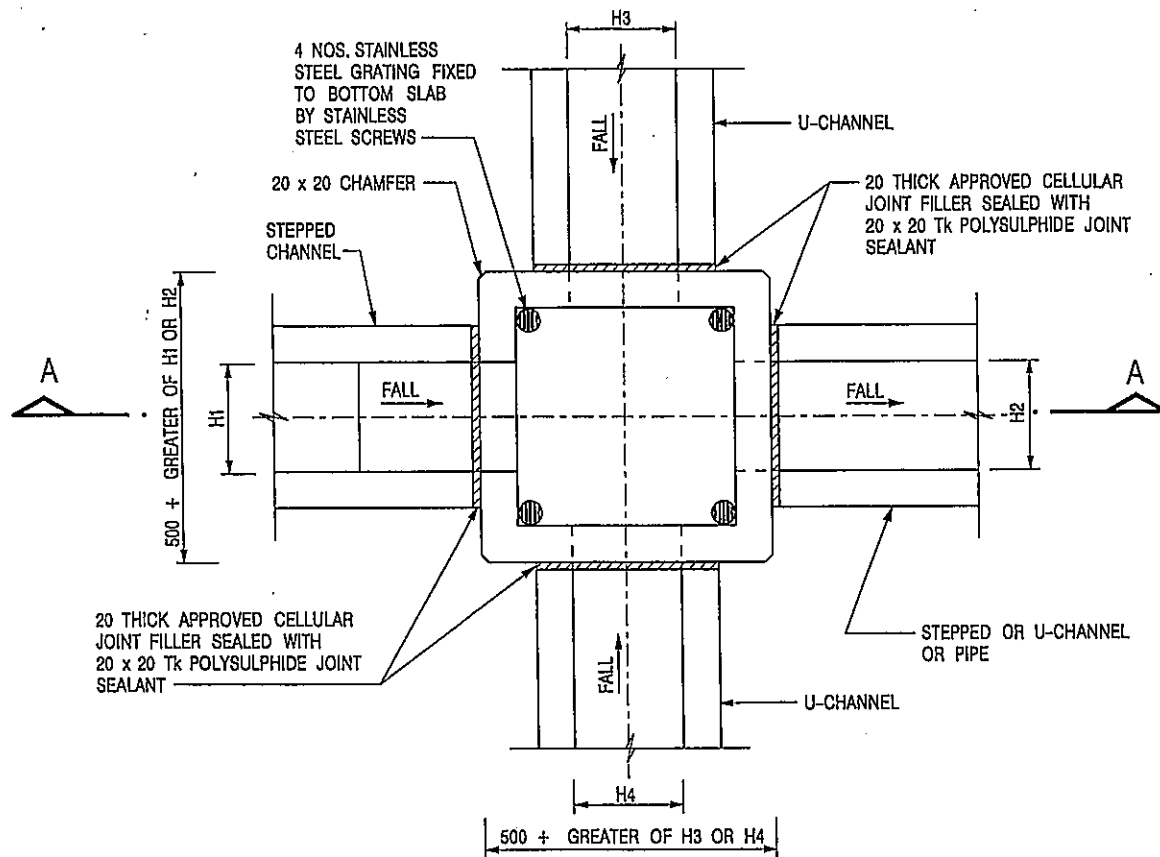


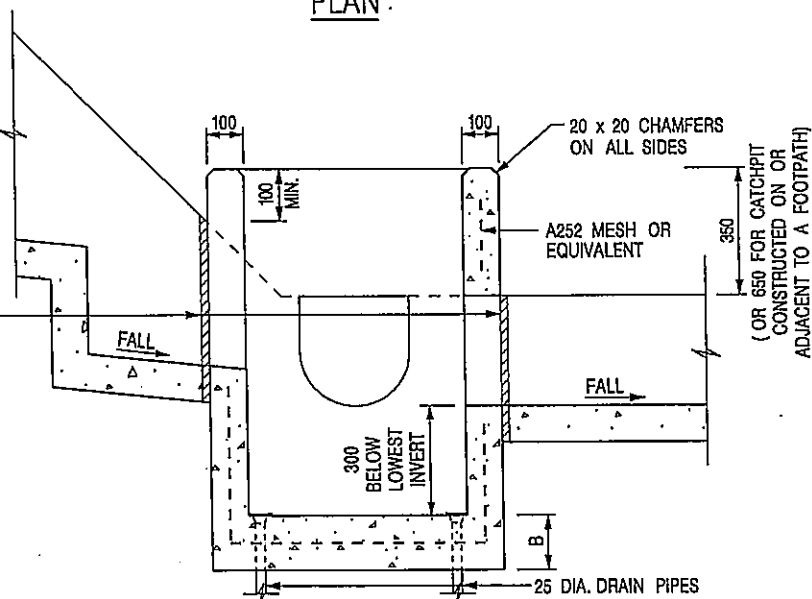
Figure 8.7 - Chart for the Rapid Design of Channels



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

**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



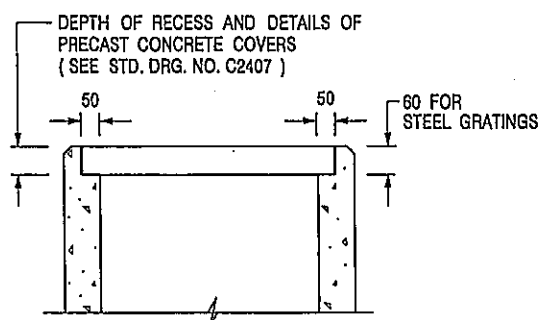
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



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

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) 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.

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2**

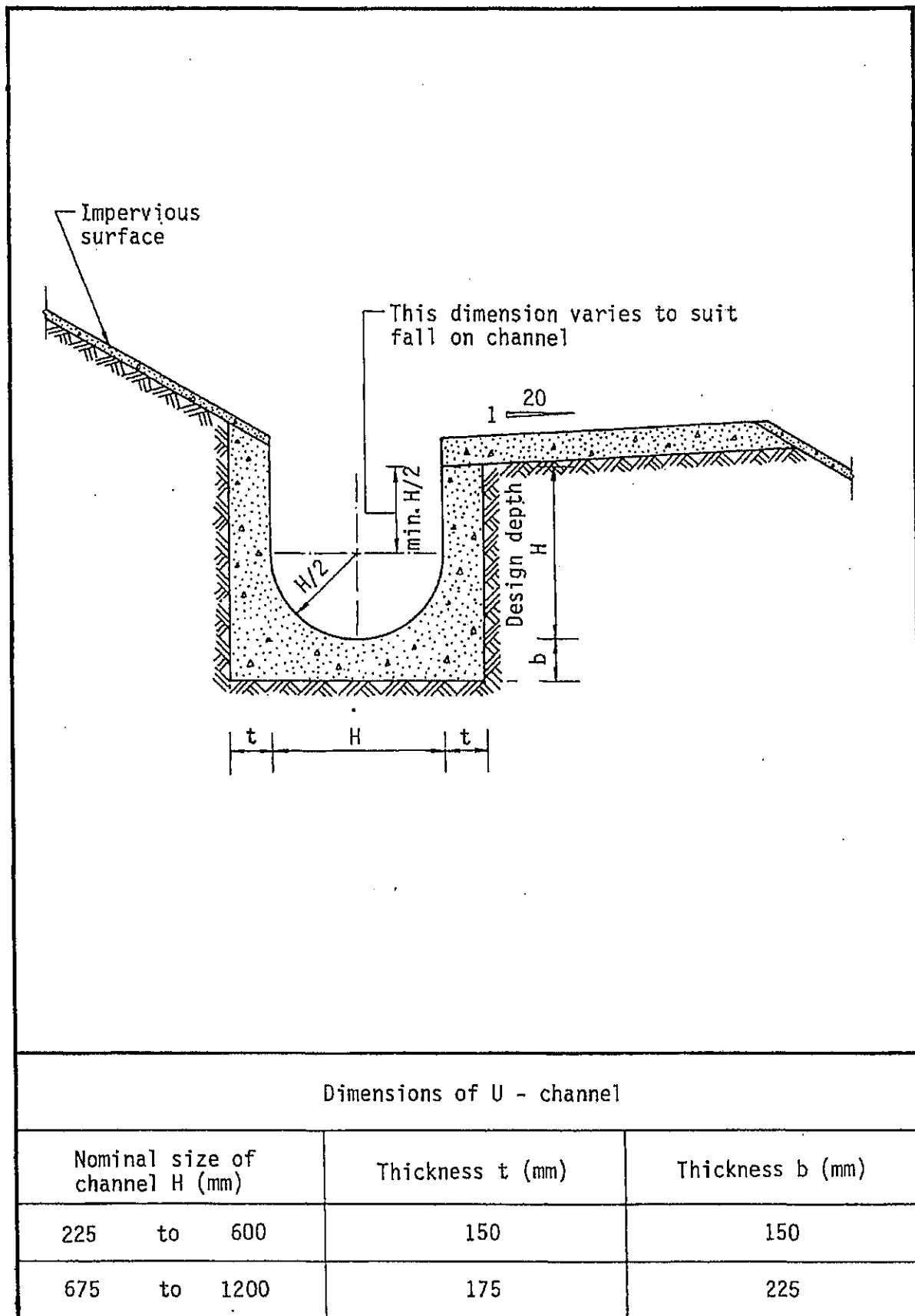


Figure 8.11 - Typical U-channel Details

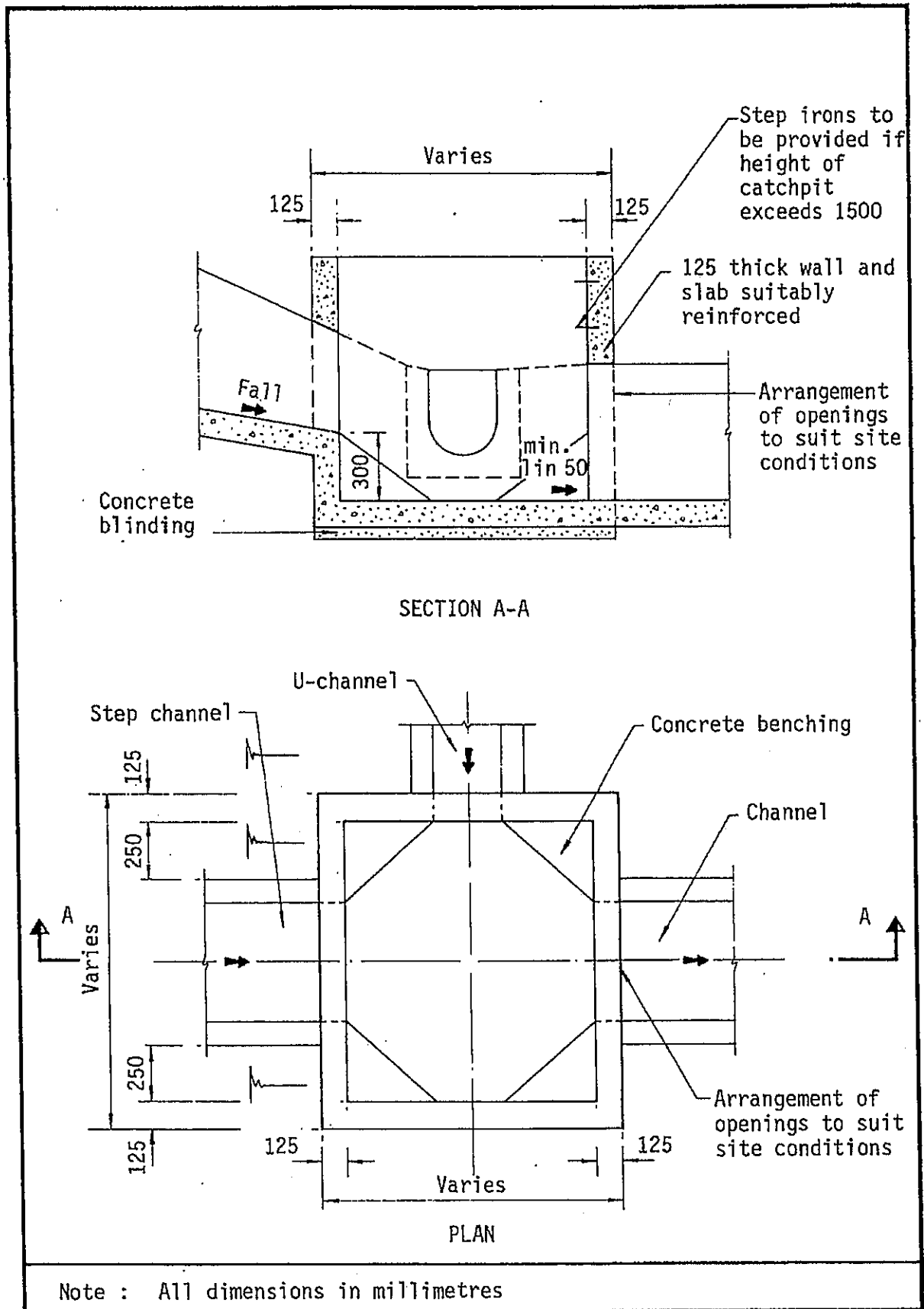


Figure 8.10 - Typical Details of Catchpits



Our Ref. : DD124 Lot 2238 S.A RP  
Your Ref. : TPB/A/HSK/336

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

**By Email**

6 December 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Warehouse for a Period of 3 Years in “Residential (Group B) 3” Zone,  
Lot 2238 S.A RP (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Y.L., N.T.**

**(S.16 Planning Application No. A/HSK/336)**

We are writing to submit further information for the subject application, details are as follows:

- (i) Replacement page of the application form (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

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



**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Miss Natalie CHAN

email: nlychan@pland.gov.hk)



<b>6. Type(s) of Application 申請類別</b>																
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/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 for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)															
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....															
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... N/A .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 752 .....sq.m <input checked="" type="checkbox"/> 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/A .....sq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 752 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... 752 .....sq.m <input checked="" type="checkbox"/> About 約																
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE</td> <td>752m<sup>2</sup> (ABOUT)</td> <td>752m<sup>2</sup> (ABOUT)</td> <td>7.5m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>752m<sup>2</sup> (ABOUT)</td> <td>752m<sup>2</sup> (ABOUT)</td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	WAREHOUSE	752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(1-STOREY)	TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT												
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TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (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 ..... 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) .....																
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... Coach Spaces 旅遊巴車位 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 (LGV) ..... 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) .....																