

2025年 2月 1 日

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

This document is received on 11 FEB 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500180

23 / 1

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/NE-KS/553
	Date Received 收到日期	11 FEB 2025

- 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)

Tak Shing Development Investment Limited 德承發展投資有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積	12,156 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	17,228 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(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 13/01/2025 (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 09/01/2025 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別																			
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																			
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																		
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 3,542sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 8,614sq.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/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 17,228sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 17,228sq.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>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> <th></th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM</td> <td>8,614 m² (ABOUT)</td> <td>17,228 m² (ABOUT)</td> <td>15 m (ABOUT) 2-STOREY</td> <td></td> </tr> <tr> <td colspan="2">*D.G.G. - DANGEROUS GOODS GODOWN</td> <td>TOTAL</td> <td>8,614 m² (ABOUT)</td> <td>17,228 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT		B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)	15 m (ABOUT) 2-STOREY		*D.G.G. - DANGEROUS GOODS GODOWN		TOTAL	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)	
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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 4 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明)																			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) Container Vehicle <input checked="" type="checkbox"/> 6																			

Proposed operating hours 擬議營運時間

09:00 to 19:00 from Monday to Saturday. 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 Kam Tsin Road via a local access <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) <input type="checkbox"/>
	No 否	<input type="checkbox"/>

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

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

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

22/01/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories
Site area 地盤面積	12,156 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
Zoning 地帶	"Recreation" ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	17,228 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	15 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71 % <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		4
	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) _____ _____		4 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		6
	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) Container Vehicle _____ _____		N/A N/A N/A N/A N/A 6

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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	<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"/>
<u>Location plan, Zoning plan, Plan showing land status of the site and Swept path analysis,</u>		
<u>Drainage proposal, Fire service installations proposal</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories (the Site)* for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years'** (proposed development) (**Plan 1**).
- 1.2 The applicant, a construction and engineering company, intends to use the Site to continue operating the warehouse for the storage of the company's construction materials in order to support the growing demand in the construction industry and the development of various New Development Areas across the New Territories.

2) Planning Context

- 2.1 The Site falls within an area zoned "Recreation" ("REC") on the Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/21. According to the Notes of the OZP, the applied use is not a column one nor two use within the "REC" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not in line with the planning intention of "REC" zone, there is no existing or planned recreational development within the Site. Therefore, approval of the application on a temporary basis of 3 years would better utilize precious land resources, as well as to create new employment opportunities in Sheung Shui. Furthermore, the proposed development with low-rise structure is considered not incompatible with surrounding areas, which is dominated by temporary structures for warehouses, vehicle repair workshops, open storage and animal boarding establishments etc.
- 2.3 Portion of the Site has been occupied by open storage of construction materials before the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan No. IDPA/NE-KTS/1, hence, such operation is existing use. Since potential environmental nuisance (i.e. dust, air and noise impacts) may be arisen from the existing open storage use, the proposed structures would provide enclosed floor space for the applied use to minimize nuisance to the nearby environment.

2.4 The Site is the subject of a previously approved application (No. A/NE-KTS/517) for the same use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis of 3 years in March 2023. Approval of the current application is in line with the Board's previous decision. When compared with the previous application, although the applied use, site area/boundary, number of structure and building height remain unchanged while the gross floor area (GFA), covered area and parking and loading/unloading (L/UL) spaces are slightly adjusted, within which the GFA of the warehouse (Structure B1) is increased from 17,208m² to 17,228m² (about) (i.e. +0.1%), whilst the number of parking spaces of private cars is reduce from 5 to 4 while the number of L/UL spaces is increased from 4 to 6. Such changes are intended to meet the operational needs.

2.5 The applicant has made effort to comply with the approval conditions of the previous application, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/NE-KTS/517		Date of Compliance
(e)	The design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities	Partially complied with on 27.12.2023
(f)	The submission of a fire service installations (FSIs) proposal	6.9.2023
(g)	The implementation of the FSIs proposal	Not complied with
(h)	The submission of a drainage proposal	18.9.2023
(i)	The implementation of the drainage proposal	Not complied with

2.6 The applicant made submission of a revised run-in/out proposal to comply with approval condition (e) on 17.11.2023, which was considered partially acceptable by the Commissioner for Transport, 27.12.2023. As requested by Highways Department (HyD), a further proposal for relocation works of lamppost and a corresponding lighting improvement scheme are required to submit for his consideration. The applicant is currently seeking quotations from traffic contractors for the lighting improvement works. Upon obtaining planning permission from the Board, the applicant will proceed to submit the required proposal for HyD's approval, as well as to commence the implementation works for the accepted run-in/out proposal.

2.7 The applicant made submission of a FSIs proposal to comply with approval condition (f) on 02.08.2023, which was accepted by the Director of Fire Services on 06.09.2023. However, prior approval of Short Term Waiver (STW) is required for the erection of structures on Old Schedule Lots under Block Government Lease, on which the proposed FSIs will be installed. A

STW application was previously submitted to the District Lands Officer/North, Lands Department (LandsD) in April 2023 while the STW approval was granted by LandsD in May 2024. As such, the applicant did not have sufficient time to commence the implementation for FSIs to fulfill the compliance requirement, which led to the revocation of the planning permission in December 2024.

2.8 The applicant made submission of a drainage proposal to comply with approval condition (h) on 01.06.2023, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department on 18.09.2023. Upon planning approval has been granted by the Board, the applicant will commence the implementation of the accepted drainage proposal.

2.9 In support of the application, the applicant has submitted the accepted drainage and run-in/out proposals under the previous application to minimize the potential adverse impact to the surrounding area, as well as an updated FSIs proposal to enhance fire safety of the proposed development (**Appendices I to III**). Upon obtaining planning permission from the Board, the applicant will continue to proceed with the implementation works of the accepted proposals.

3) Development Proposal

3.1 The Site occupies an area of 12,156 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One structure is proposed at the Site for warehouse (excluding D.G.G.), site office and washroom with total gross floor area (GFA) of 17,228 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 10 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	12,156 m ² (about)
Covered Area	8,614 m ² (about)
Uncovered Area	3,542 m ² (about)
Plot Ratio	1.4 (about)
Site Coverage	71% (about)

Number of Structure	1
Total GFA	17,228 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,228 m ² (about)
Building Height	15 m (about)
No. of Storey	2

3.2 The proposed warehouse is intended for storage of the company's construction materials (i.e. (e.g., bricks, tiles, glass etc.). No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.

3.3 The Site has already been filled wholly with concrete for site formation of structures, parking, loading/unloading area and circulation space. As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development.

3.4 The Site is accessible from Kam Tsin Road via a local access (**Plan 1**). A total of 10 parking and loading/unloading (L/UL) spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	4
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	6

3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3**), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	2	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	2	6
Traffic trip per hour (10:00 – 18:00)	0	0	1	1	2

- 3.6 2.5m high solid metal wall will be erected along the site boundary to minimize potential nuisance to nearby sensitive receivers. The boundary wall will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or slit on boundary wall. In addition, 28 nos. of trees will be planted along the northern boundary of the Site as landscape buffer to minimize adverse visual impact to the adjoining residential development – Casas Domingo.
- 3.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage and run-in/out proposals and a fire service installations proposal, to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Property Consultants Limited

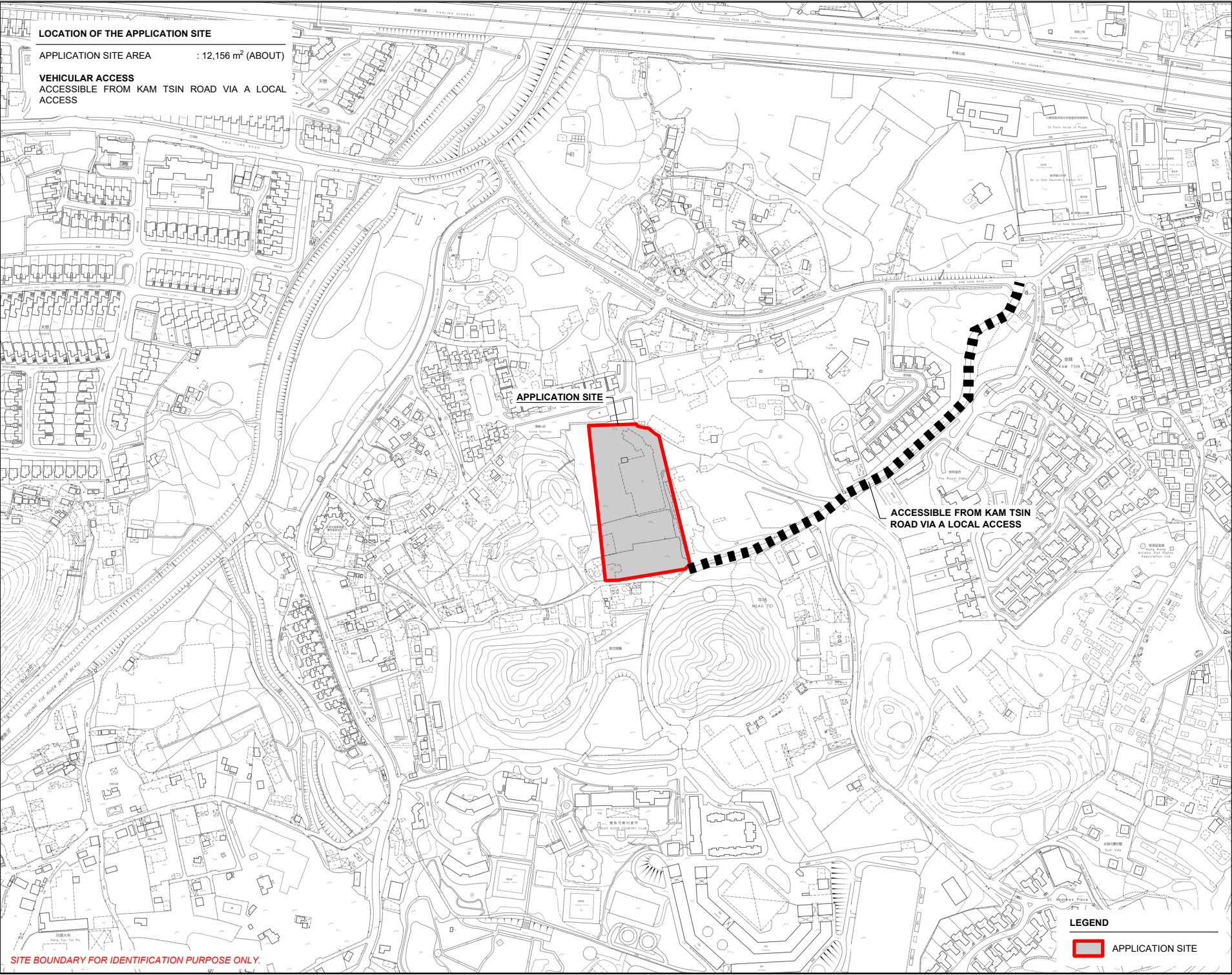
January 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

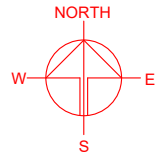
Appendix I	Accepted Drainage Proposal of Application No. A/NE-KTS/517
Appendix II	Accepted Run-in/out Proposal of Application No. A/NE-KTS/517
Appendix III	Fire Service Installations Proposal



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 12,156 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KAM TSIN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM KAM TSIN ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
TEMPORARY

SITE LOCATION
LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

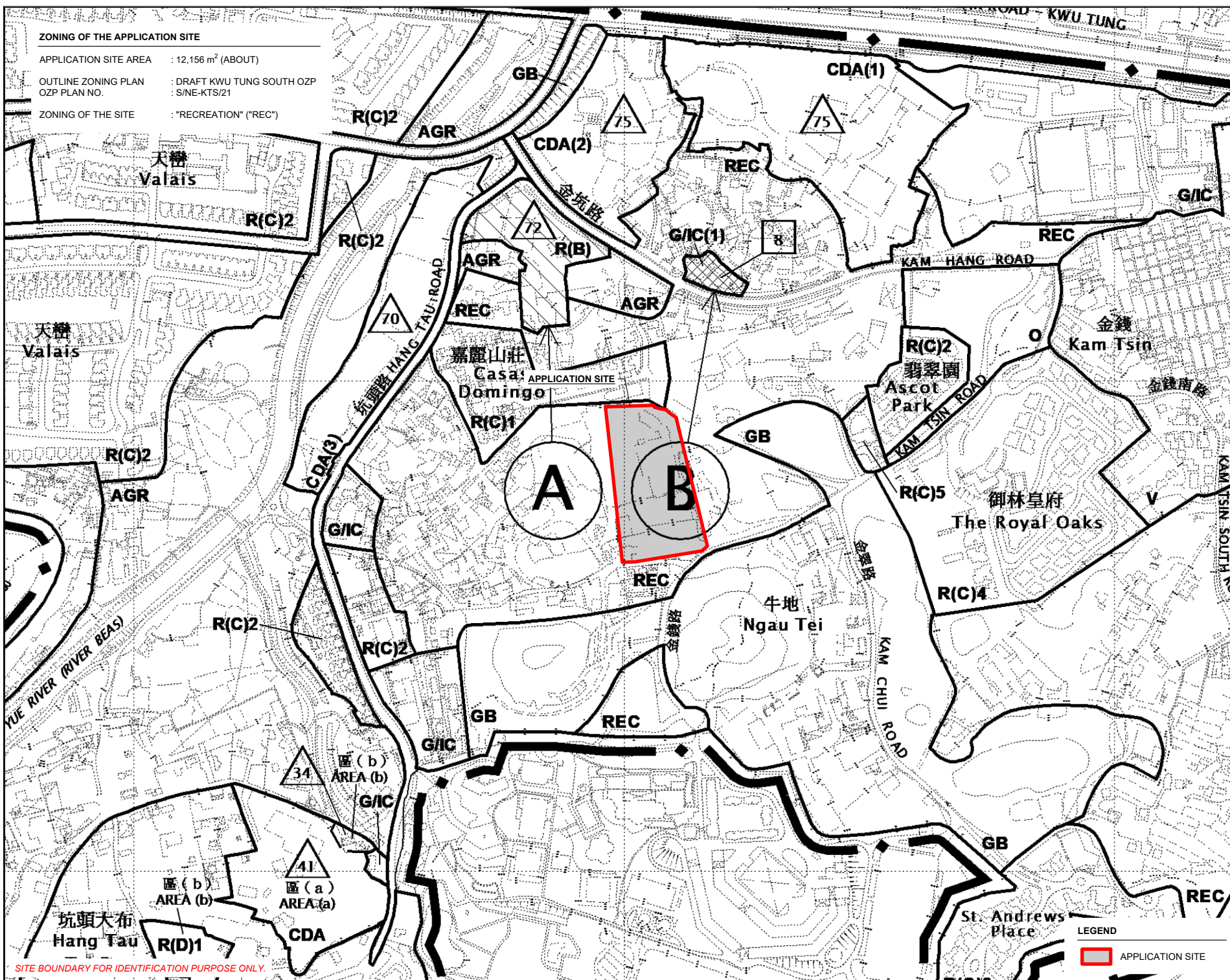
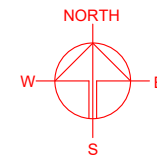
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DRAWN BY MN	DATE 6.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,156 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT KWU TUNG SOUTH OZP
 OZP PLAN NO. : S/NE-KTS/21
 ZONING OF THE SITE : "RECREATION" ("REC")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

6.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

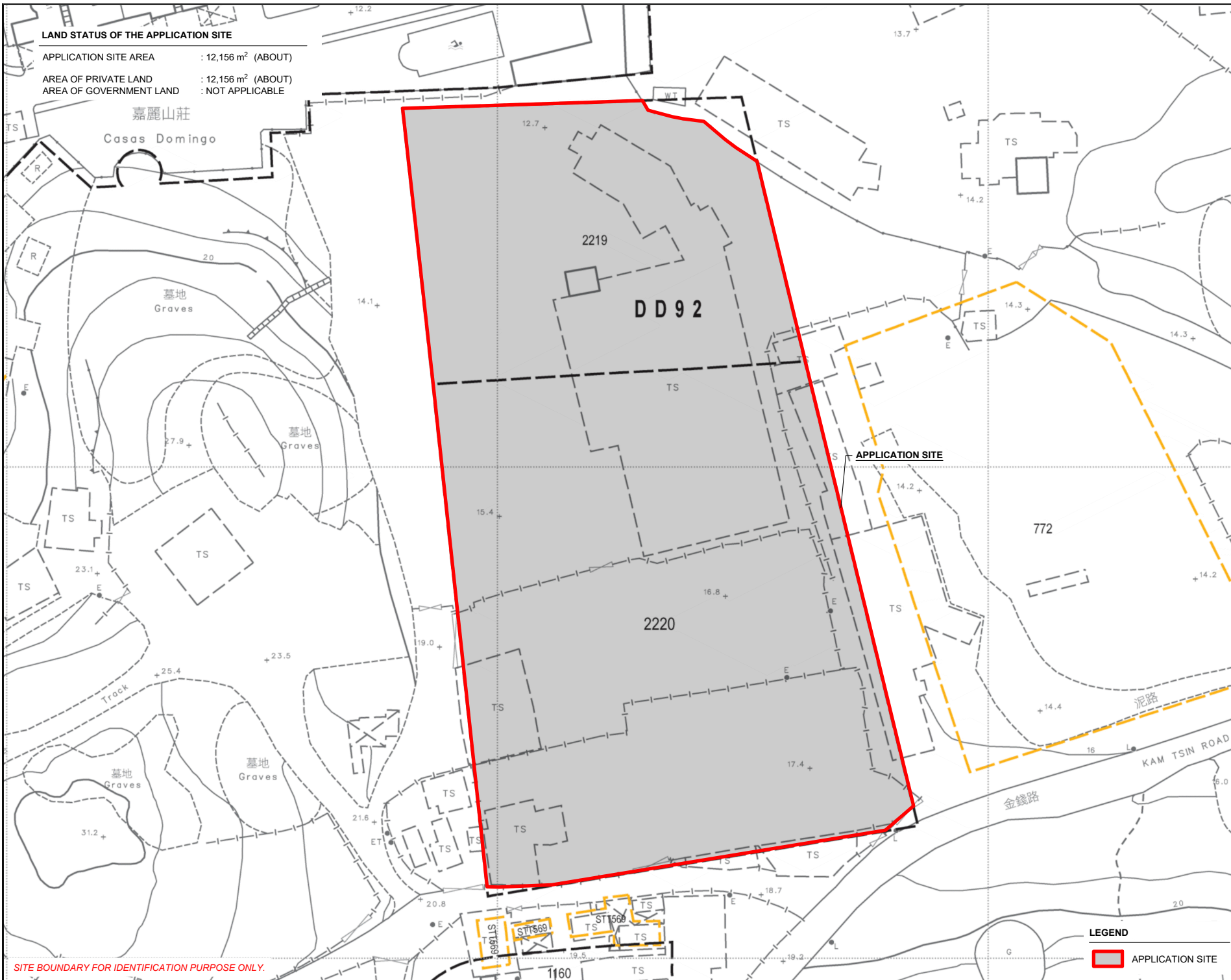
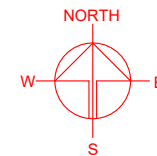
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LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,156 m² (ABOUT)
 AREA OF PRIVATE LAND : 12,156 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

6.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

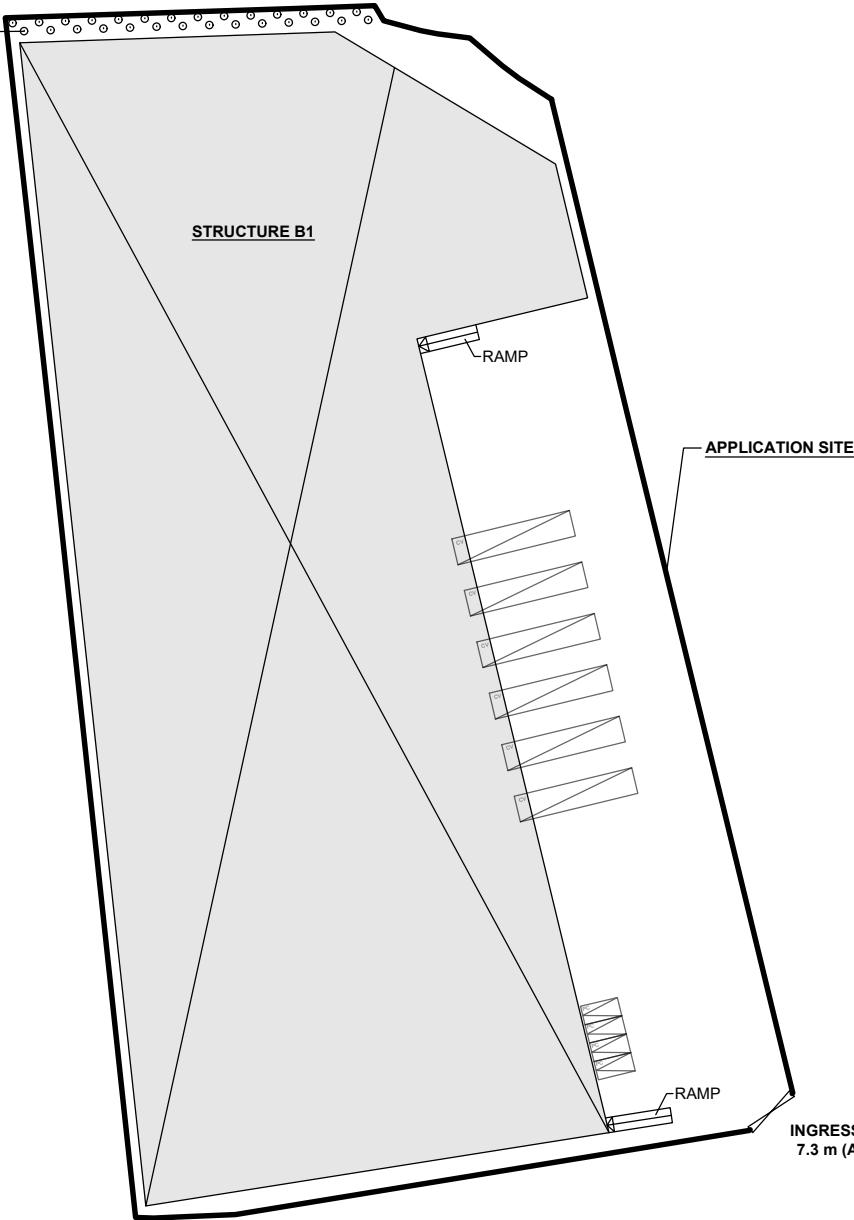
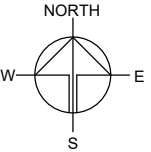
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,156 m ²	(ABOUT)
COVERED AREA	: 8,614 m ²	(ABOUT)
UNCOVERED AREA	: 3,542 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 17,228 m ²	(ABOUT)
TOTAL GFA	: 17,228 m ²	(ABOUT)
BUILDING HEIGHT	: 15 m	(ABOUT)
NO. OF STOREY	: 2	

NO. OF PROPOSED TREE: 28
TO PROVIDE LANDSCAPE
SCREENING FROM THE NEARBY
RESIDENTIAL DEVELOPMENT

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
*D.D.G. - DANGEROUS GOODS GODOWN		TOTAL	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

INGRESS / EGRESS
7.3 m (ABOUT)(W)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/U/L SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS



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

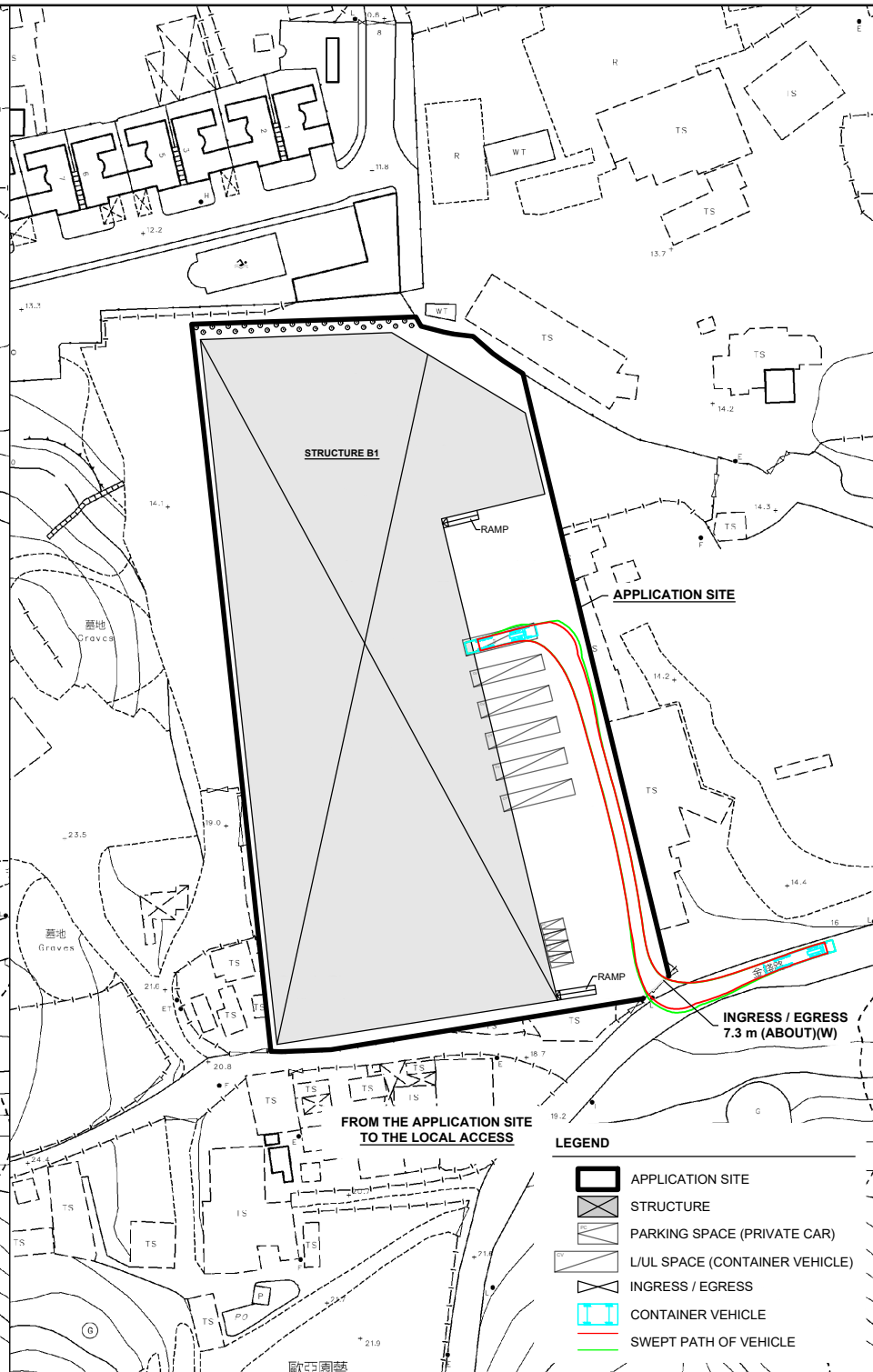
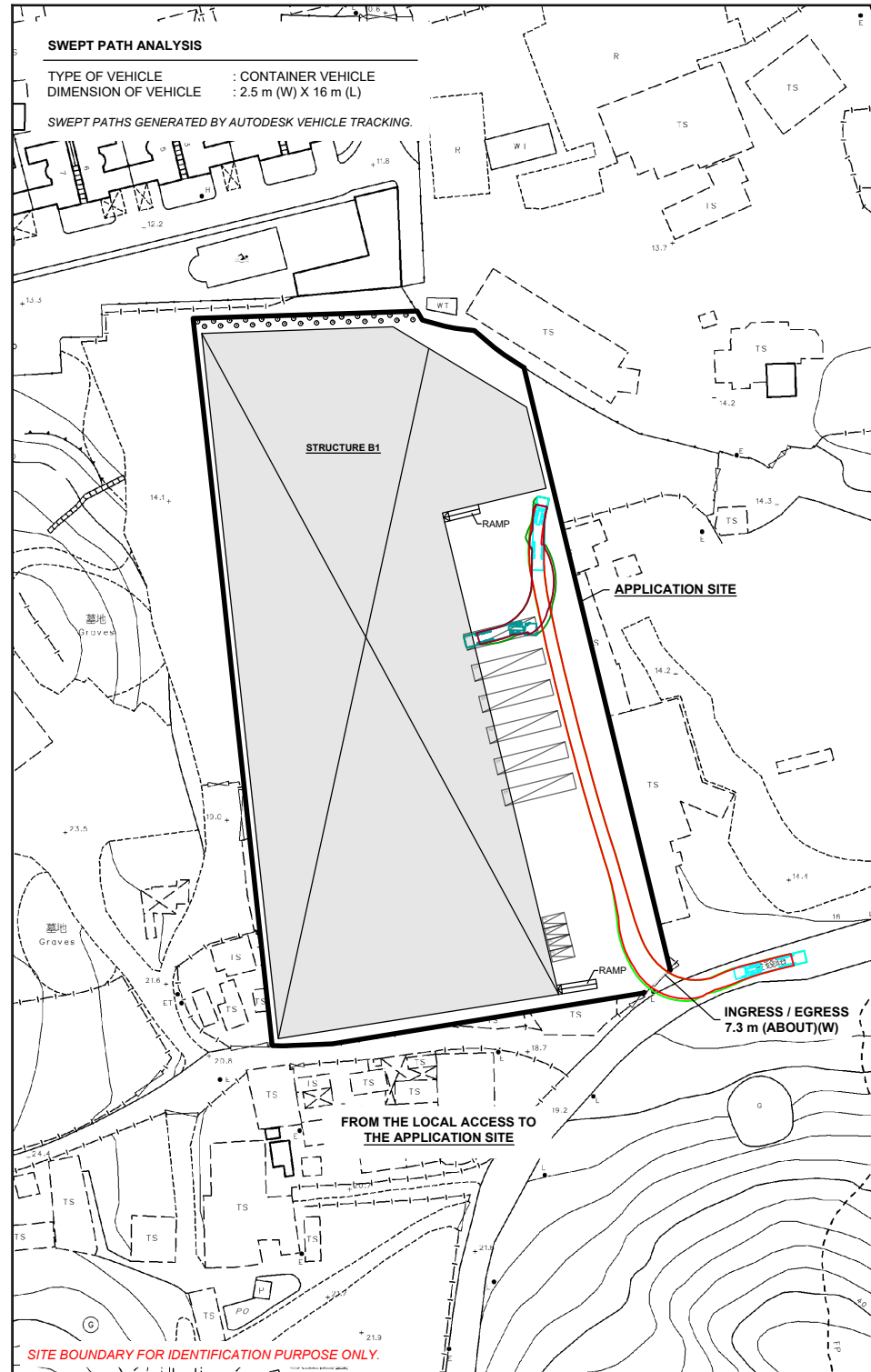
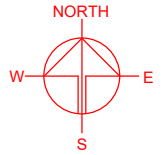
SITE LOCATION
LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 17.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAYOUT PLAN	
DWG NO. PLAN 4	VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY

MN

DATE

6.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

規 劃 署

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



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-KTS/517
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

Dear Sir/Madam,

Planning Application No. A/NE-KTS/517

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office for a Period of 3 Years within "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D. 92,
Kwu Tung South, Sheung Shui, New Territories**

**Compliance with Approval Condition (h) –
the submission of a drainage proposal**

I refer to your email of 1.6.2023 submitting a set of documents for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Keith LIU (Tel: 2300 1595) of Drainage Department direct.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

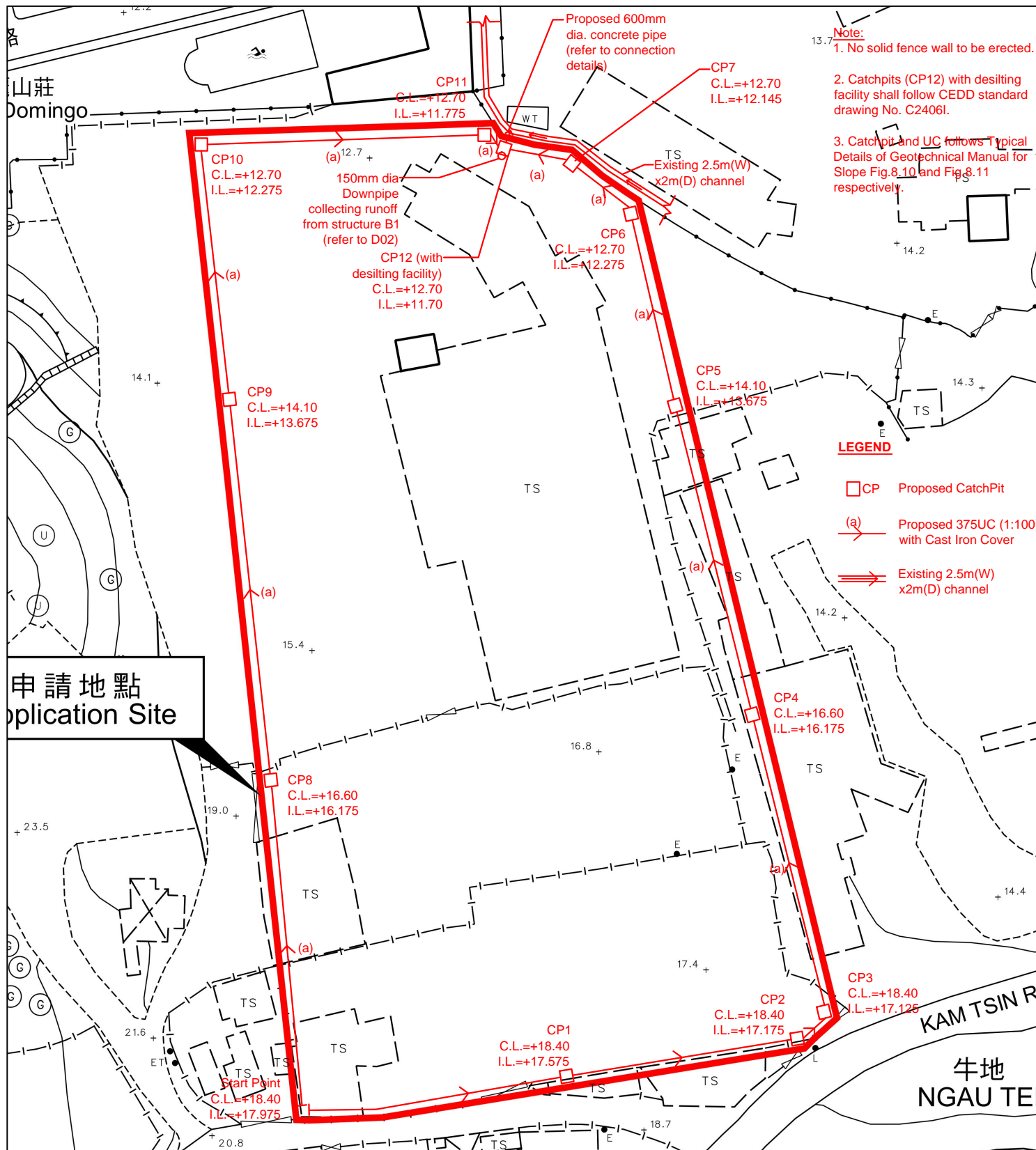
- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Keith LIU)

Fax: 2739 8775

AL/FS/wm



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung South, Sheung Shui, New Territories

(Application No.:A/NE-KTS/517)

Title:

Drainage Proposal

KTS517/D01

Drawn by:

DM

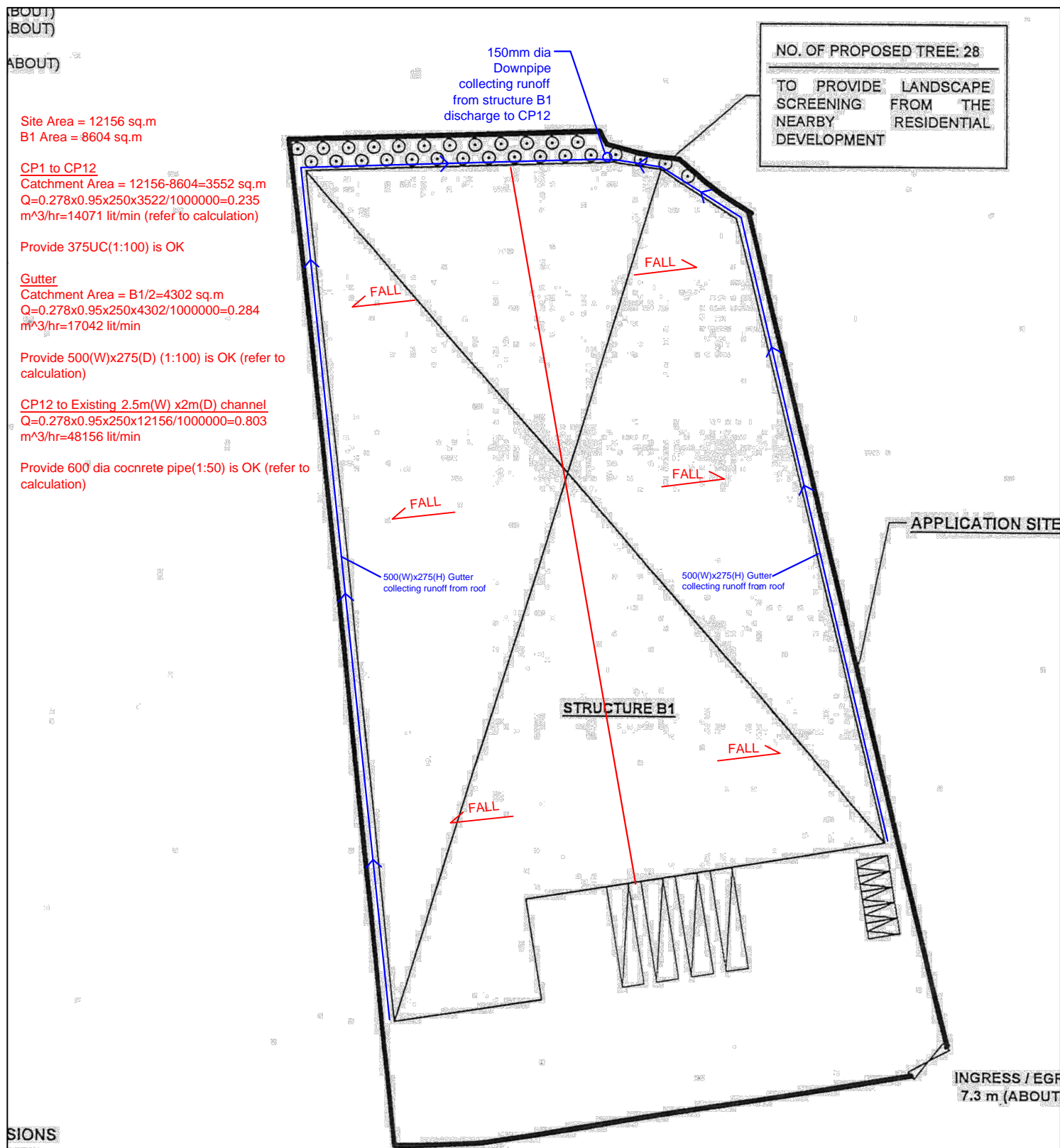
Date:

1-6-2023

Check by:

DM

Scale:



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Temporary Use/Development in Rural Areas for a Period of 3 Years
at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road,
Kwu Tung South, Sheung Shui, New Territories

(Application No.:A/NE-KTS/517)

Drainage Proposal
(Development Layout and Cal.)

KTS517/D02

Drawn by:

DM

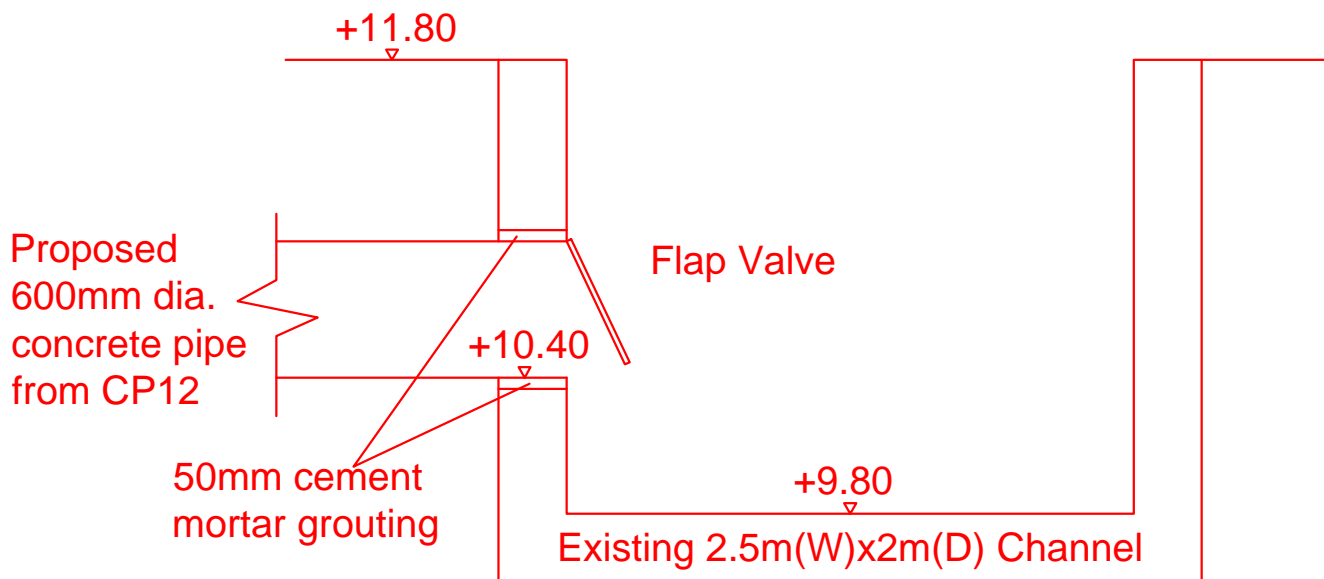
Date:

1-6-2023

Check by:

DM

Scale:



CONNECTION DETAILS

<p>正宏工程顧問公司</p> <p>CHING WAN ENGINEERING CONSULTANTS CO.</p> <p>Project: Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung South, Sheung Shui, New Territories (Application No.:A/NE-KTS/517)</p>	<p>Drainage Proposal (Connection Details)</p>		<p>KTS517/D03</p>
	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>1-6-2023</p>	
	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	

$$\text{Site Area} = 3552 \text{ m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 3552 \text{ m}^2$$

$$= 0.003552 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.003552$$

$$= 0.235 \text{ m}^3/\text{sec}$$

$$= 14071 \text{ lit/min}$$

Provide 375UC(1:100) is OK

$$\text{Site Area} = 12156 \text{ m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 12156 \text{ m}^2$$

$$= 0.012156 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.012156$$

$$= 0.803 \text{ m}^3/\text{sec}$$

$$= 48156 \text{ lit/min}$$

Calculation Maximum Capacity of Proposed 600mm dia. Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\text{where } R = \frac{\pi r^2}{2 \pi r} \quad \begin{matrix} \text{dia} & 600 \text{ mm} \\ r = & 0.3 \text{ m} \end{matrix}$$

$$= \frac{r}{2}$$

$$= 0.15 \text{ m}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/50 \quad S_f = 0.02$$

$$\text{Therefore, } V = \frac{0.15^{2/3} * 0.02^{0.5}}{0.012}$$

$$= 3.327 \text{ m/sec}$$

$$\text{Maximum Capacity (Q}_{\text{max}}) = V * A$$

$$= 3.42 * \pi r^2$$

$$= 0.941 \text{ m}^3/\text{sec}$$

$$1 \text{ nos of pipe} = 0.941 \text{ m}^3/\text{sec}$$

$$= 56442 \text{ lit/min}$$

$$> 48156 \text{ lit/min}$$

Provide 600mm dia underground pipe (1:50) is OK

Site Area = 4302 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 4302 \text{ m}^2 \\ = 0.004302 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.004302 \\ &= 0.284 \text{ m}^3/\text{sec} \\ &= 17042 \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 500(W)x275(D) Gutter

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned} \text{where } R &= (W \times D) / (2D + W) & W &= 0.5 \text{ m} \\ &= 0.131 & D &= 0.275 \text{ m} \end{aligned}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

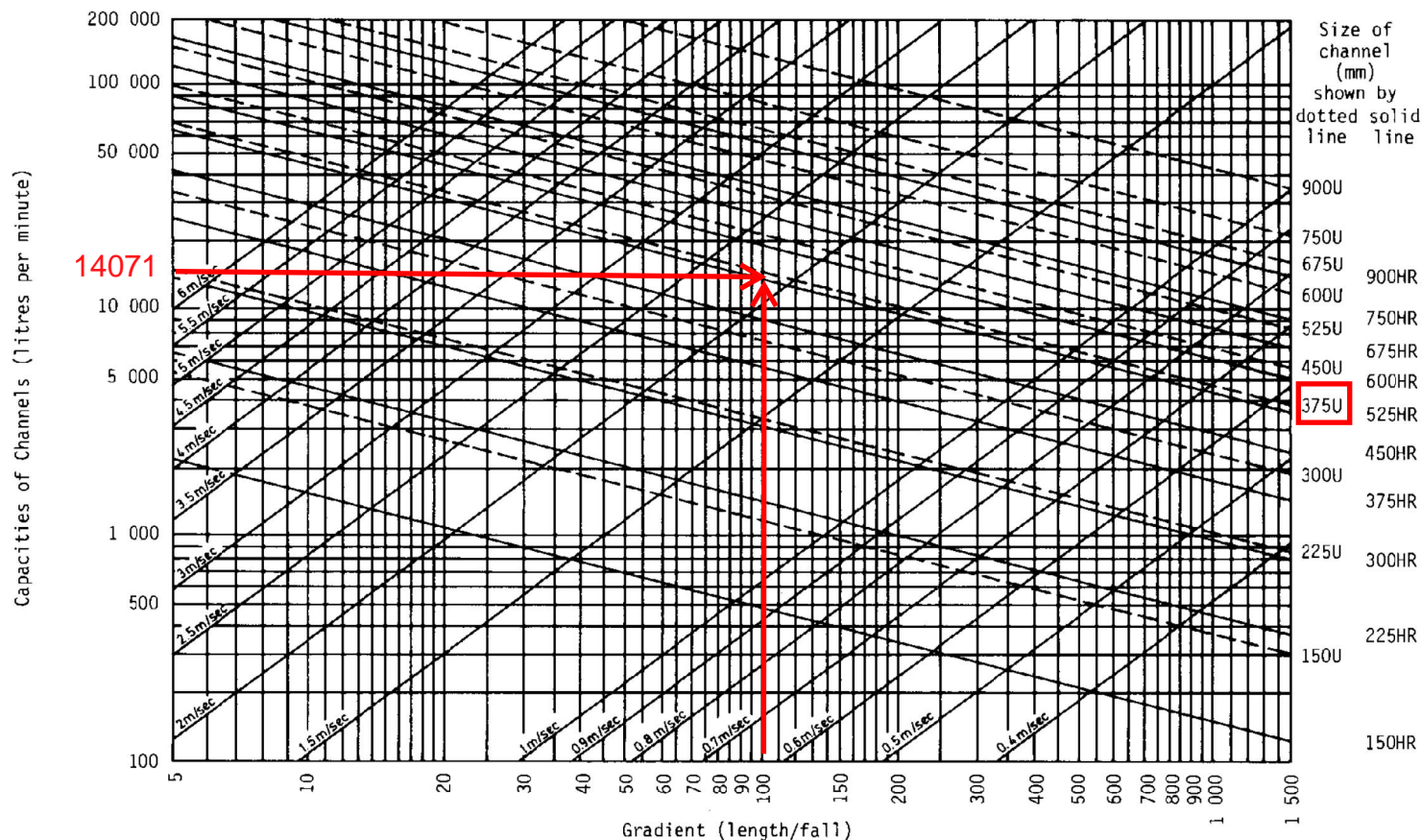
$$1/100 \quad S_f = 0.0100$$

$$\begin{aligned} \text{Therefore, } V &= 0.131^{2/3} * 0.01^{0.5} / 0.012 \\ &= 2.149 \text{ m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\text{max}}) &= V * A \\ &= 2.149 * 0.5 * 0.275 \\ &= 0.295 \text{ m}^3/\text{sec} \end{aligned}$$

$$\begin{aligned} 1 \text{ nos of Gutter} &= 0.295 \text{ m}^3/\text{sec} \\ &= 17729 \text{ lit/min} \\ &> 17042 \text{ lit/min} \end{aligned}$$

Provide 500(W)x275(D) Gutter (1:100) is OK



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴ OK)

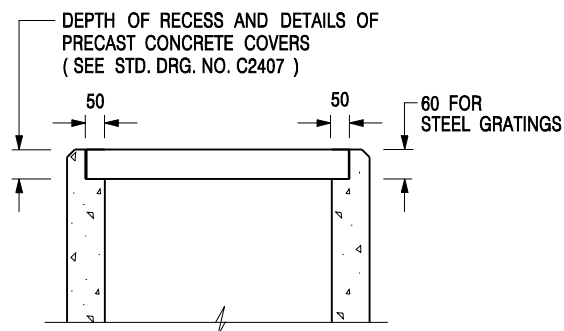
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



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

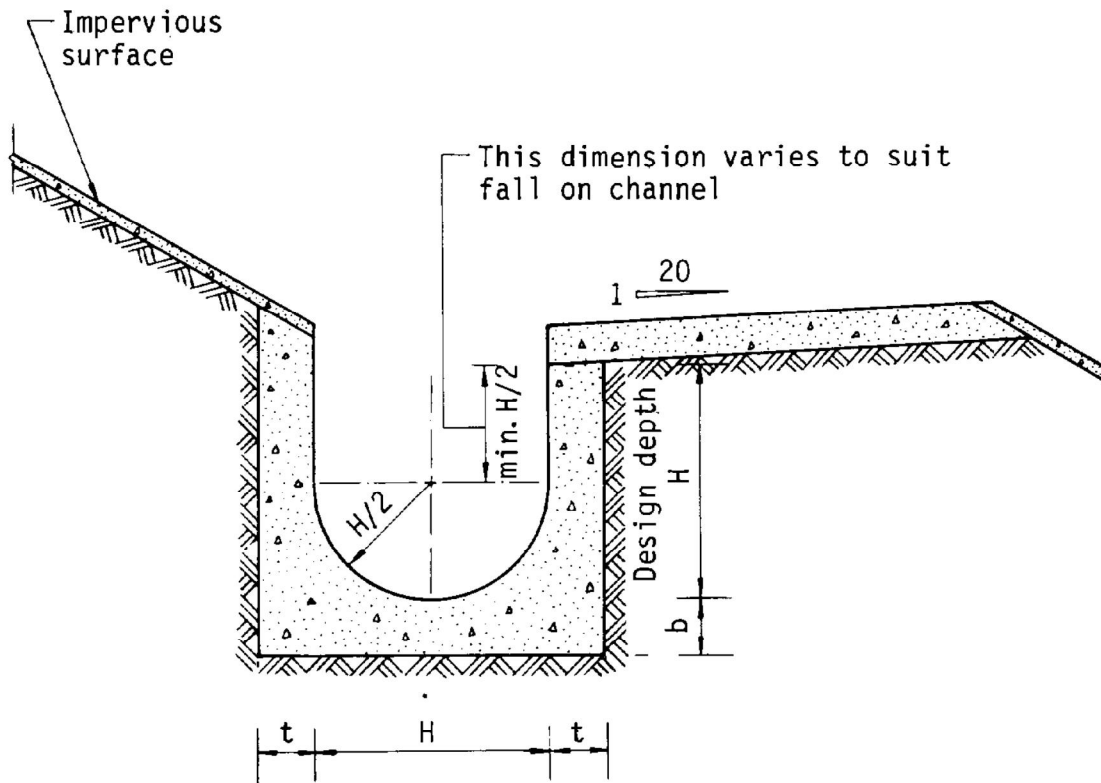
DATE JAN 1991

DRAWING NO.

C2406 /2



Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

規 劃 署

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



Planning Department

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

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/NE-KTS/517

電話號碼 Tel. No. : 3168 4072

傳真機號碼 Fax No. : 3168 4074

Dear Sir/Madam,

Planning Application No. A/NE-KTS/517

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office for a Period of 3 Years within "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D. 92,
Kwu Tung South, Sheung Shui, New Territories**

**Compliance with Approval Condition (c) –
the design and provision of vehicular access, parking and loading/unloading spaces and
pedestrian facilities**

I refer to your letter dated 17.11.2023 regarding the submission of a revised run-in/out proposal for compliance with the captioned approval condition. Relevant departments have been consulted on your submission. Your submission is considered:

☐ Acceptable. The captioned condition **has been complied with.**

☒ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it **has not been fully complied with.** Please find the detailed comments in **Appendix.**

☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Mr. CHU Ho Man, Hoffman (Tel: 2399 6933) of the Transport Department.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

C for T

CE/Lighting, HyD

CTP/TPB(3)

(Attn.: Mr. CHU Ho Man, Hoffman)

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

AL/LC/mw

Appendix**Comments of the Commissioner for Transport**

Approval condition (e) has been partially complied with, subject to the following condition imposed by the Highways Department (HyD). The applicant shall submit a further proposal to HyD's office detailing the proposed permanent relocation works. Upon receiving the proposal, HyD's term contractor will provide the corresponding lighting improvement scheme and his office will advise the applicant of the cost of the works that to be settled by the applicant in form of Demand Note. Besides, the applicant shall be responsible for all the civil works, i.e. public lighting cable ducts and drawpits, relating to the permanent relocation of the concerned lamppost.

Our Ref. : DD92 Lot 2219 & 2220
Your Ref. : TPB/A/NE-KTS/517

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

By Email

17 November 2023

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D.92, Kam Tsin Road, Kwu Tung South, Sheung Shui, N.T.**

(S.16 Planning Application No. A/NE-KTS/517)

We are writing to submit a revised run-in/out proposal for compliance with approval condition (e) of the subject application, i.e. *the design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Louis CHEUNG
(Attn.: Ms. Monique WONG

email: lhwcheung@pland.gov.hk)
email: mkmwong@pland.gov.hk)



[REDACTED]

Final Technical Note



Project	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui	Date	17/11/2023
Note	Run In / Out Proposal, Pedestrian Connection and Swept Path Analysis		

1 *Introduction*

- 1.1 The Applicant proposes a temporary warehouse development situated at Kam Tsin Road, Kwu Tung, Sheung Shui. To facilitate the approval condition for the proposed development, design of run in / out, pedestrian connection and swept path analysis for both run in / out and critical parking spaces were conducted with results summarized in this Technical Note.

2 *Run In / Out Proposal*

- 2.1 The proposed development is connected to Kam Tsin Road via the proposed run in / out located at the southeast corner of the site. To facilitate the manoeuvring of container trucks, the width of the run in / out is 7.3m, which is stipulated with Transport Planning and Design Manual (TPDM).
- 2.2 With a lamp post identified at the proposed access, relocation of lamp post would be required for the construction of the run in / out.
- 2.3 **Figure A** presents the details of the run in / out proposal and the associated swept path analysis for the run in / out.
- 2.4 Acting as a dead end carriageway serving insignificant local developments only, Kam Tsin Road is a single-2 carriageway with minimal traffic identified along the carriageway. In particular, to facilitate a smooth operation of 16m container truck leaving the site, staff will be deployed at the run in / out, while only to allow container trucks leaving the site when no traffic is observed along Kam Tsin Road.

3 *Pedestrian Connection*

- 3.1 To facilitate effective pedestrian connection within the site, a footpath connecting the entrance of the warehouse structure and the proposed run in / out is proposed along the eastern side of the site. **Figure A** presents the location of the footpath.

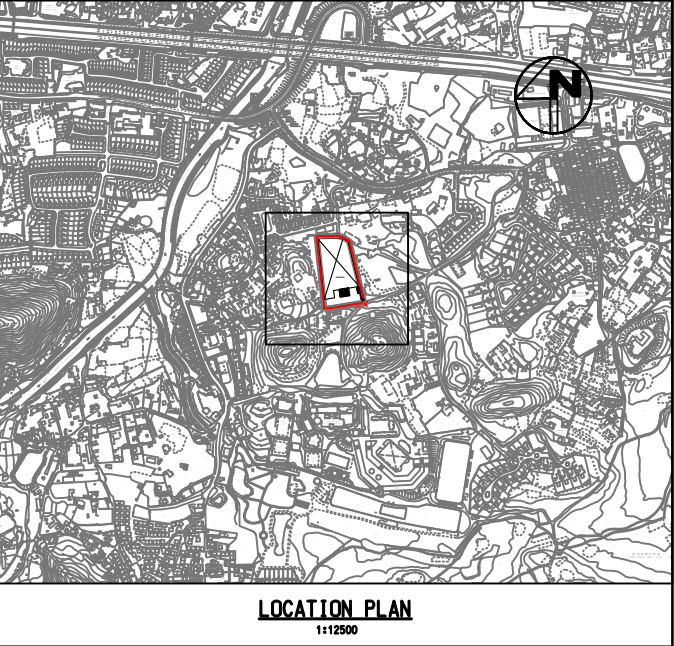
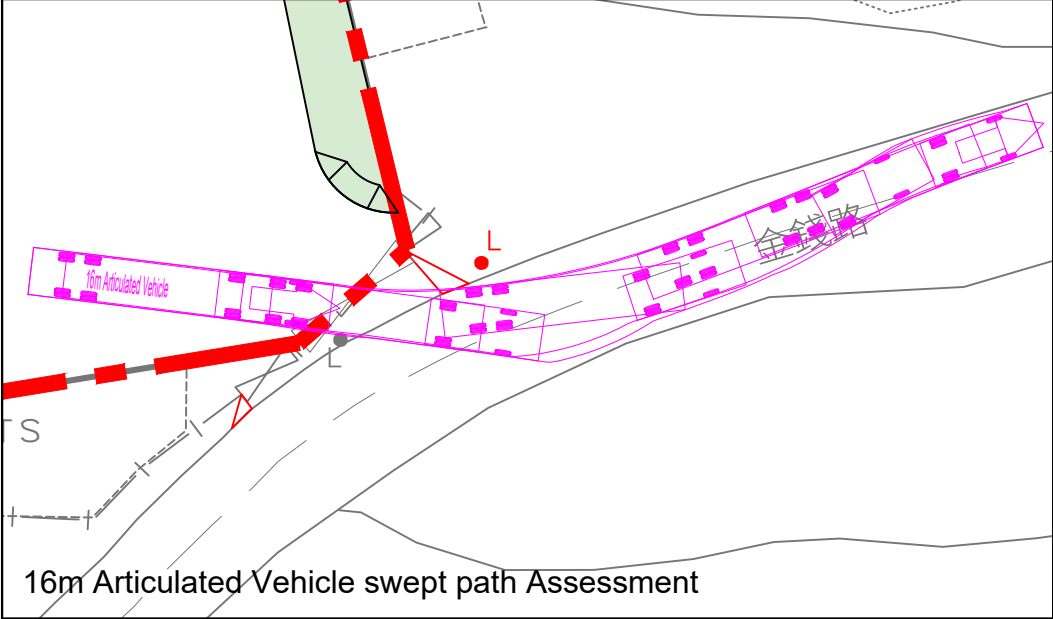
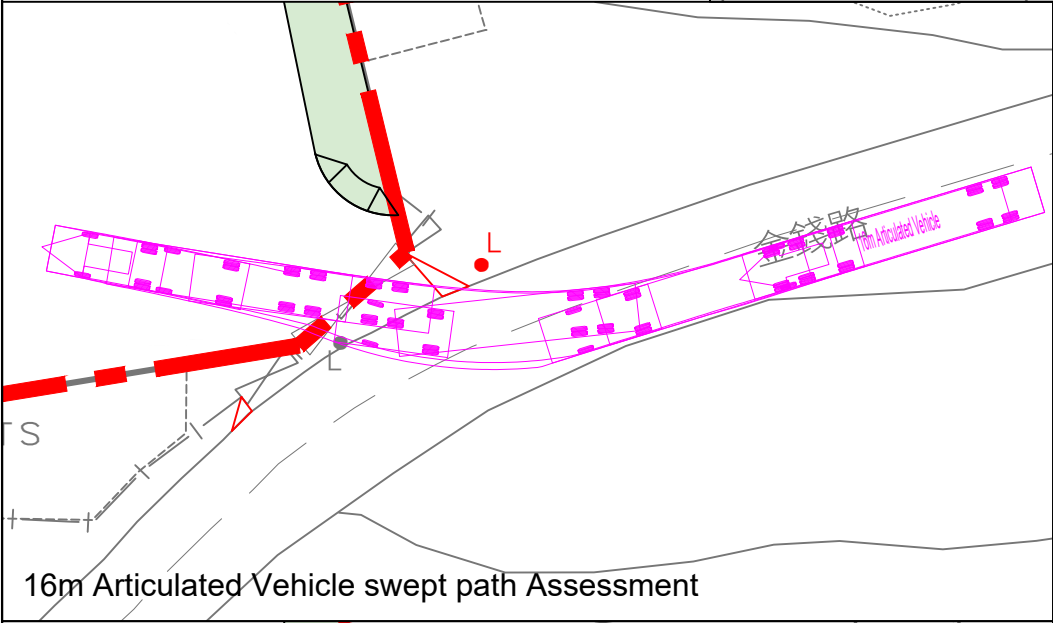
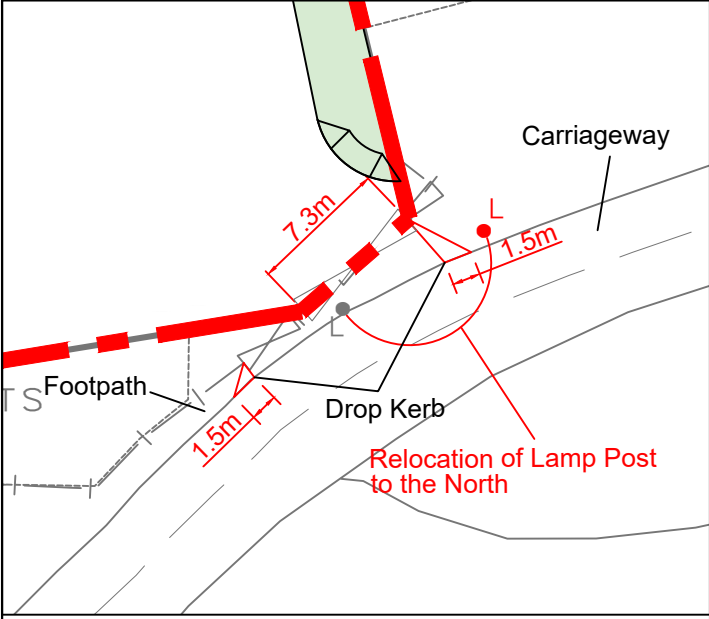
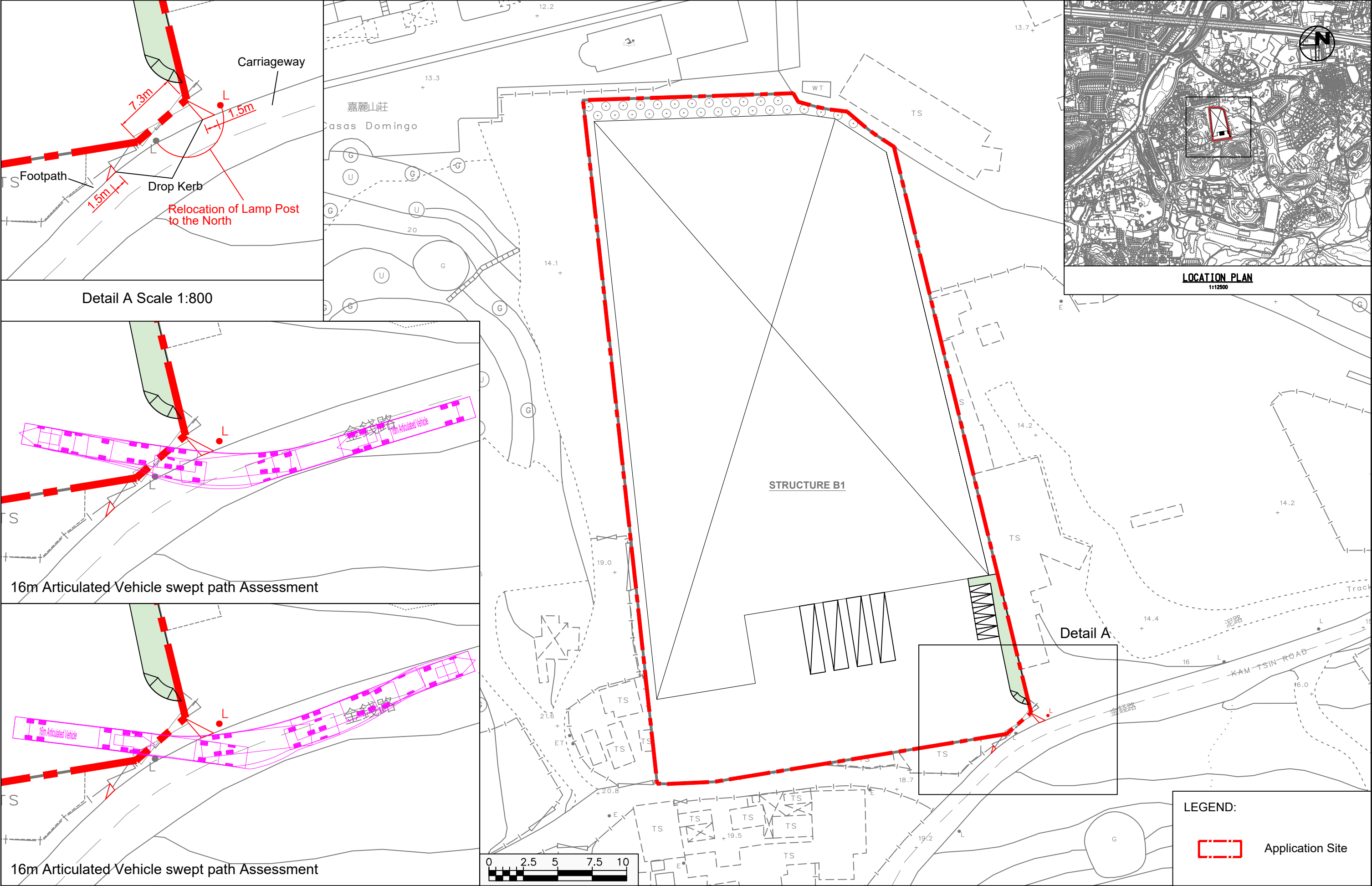
4 *Swept Path Analysis*

- 4.1 Based on the latest design, the proposed development consists of 5 private car parking spaces and 4 parking spaces for container trucks.

- 4.2 To ensure sufficient turning spaces for internal traffic circulation, swept path analysis is also conducted particularly for container trucks, with details presented in **Figure B**.
- 4.3 Assessment results indicate that sufficient turning spaces are provided within the proposed development.

Figure

X:\Ozzo\82746 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui



LEGEND:


 Application Site

 盈卓集團
R-RICHES GROUP

Date 15/11/2023 Scale 1:800

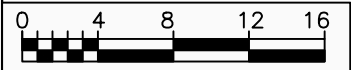
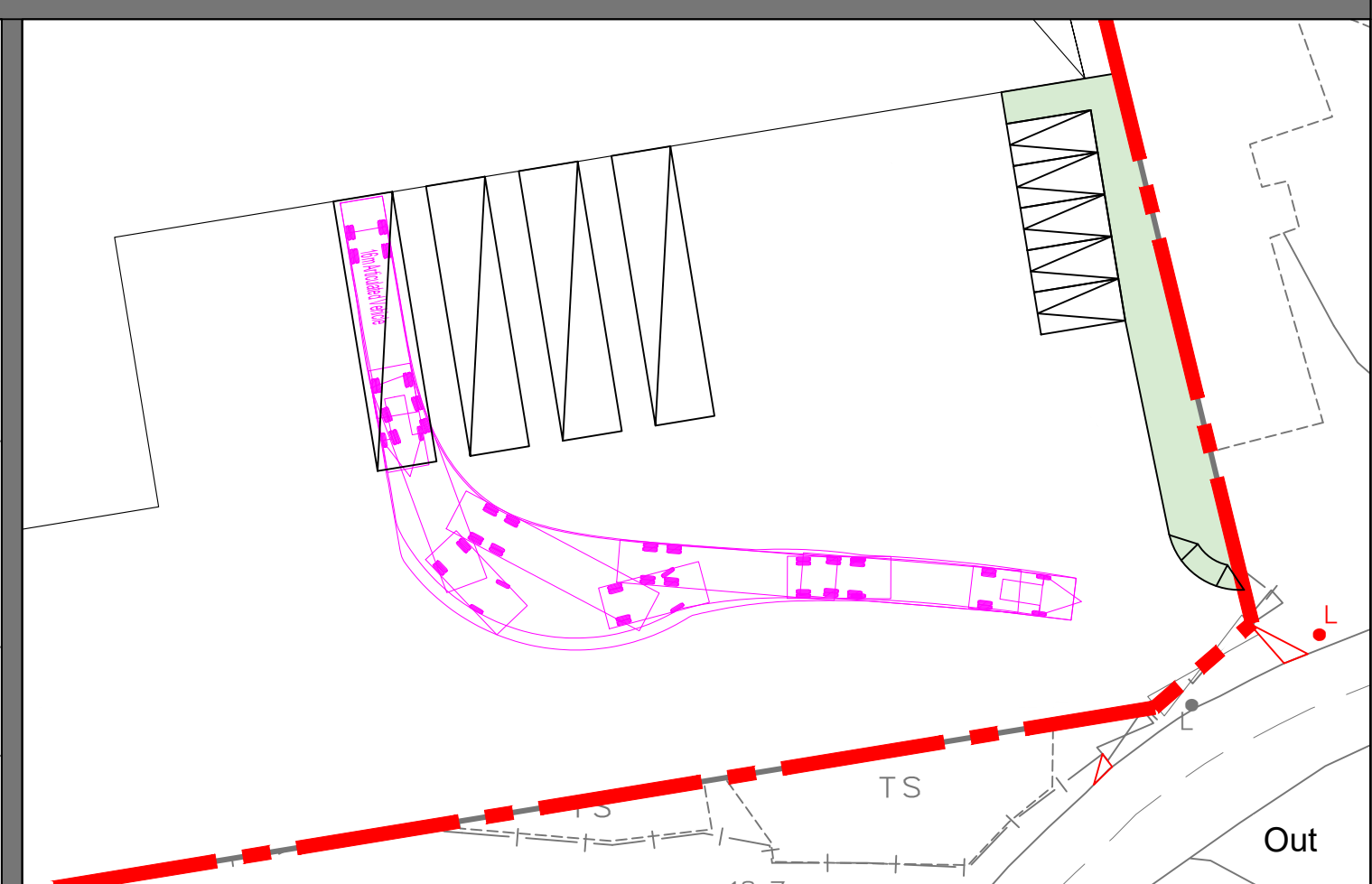
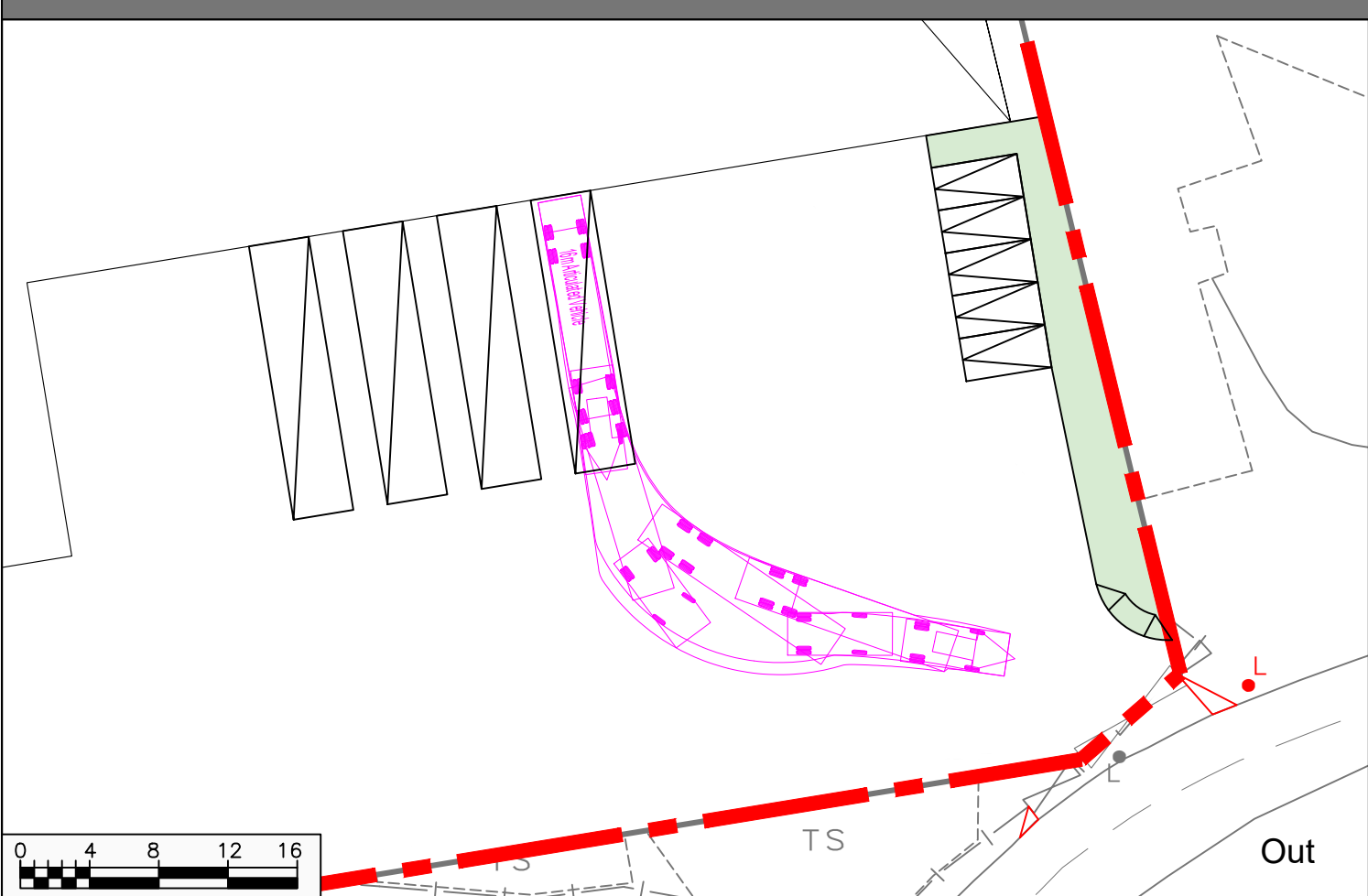
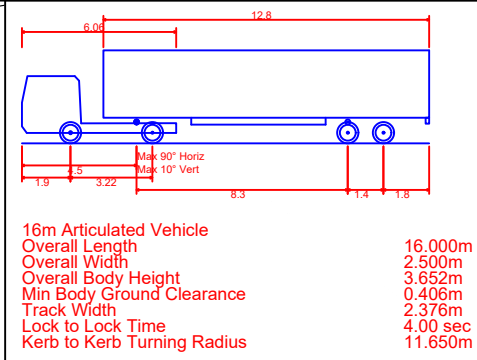
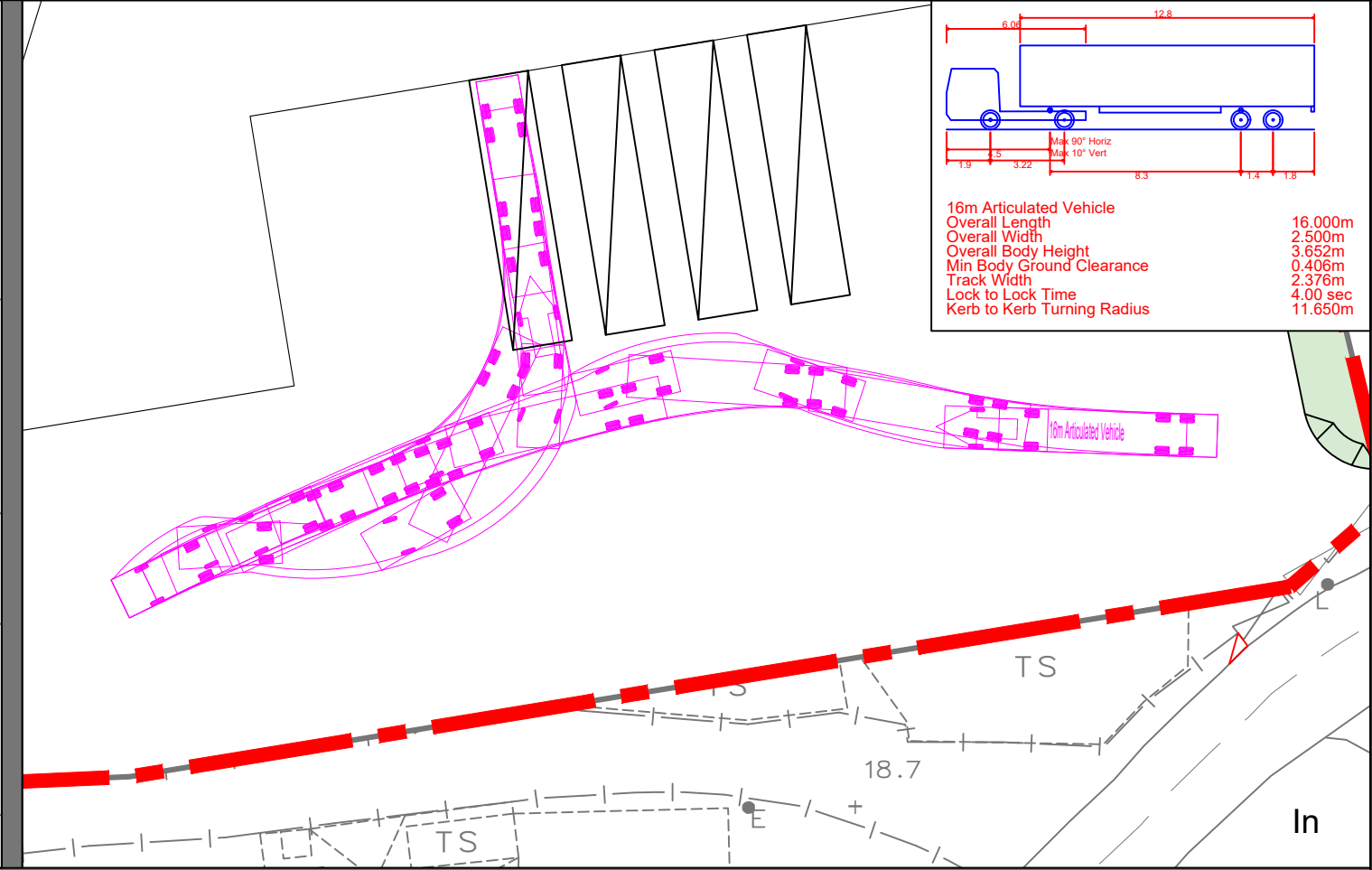
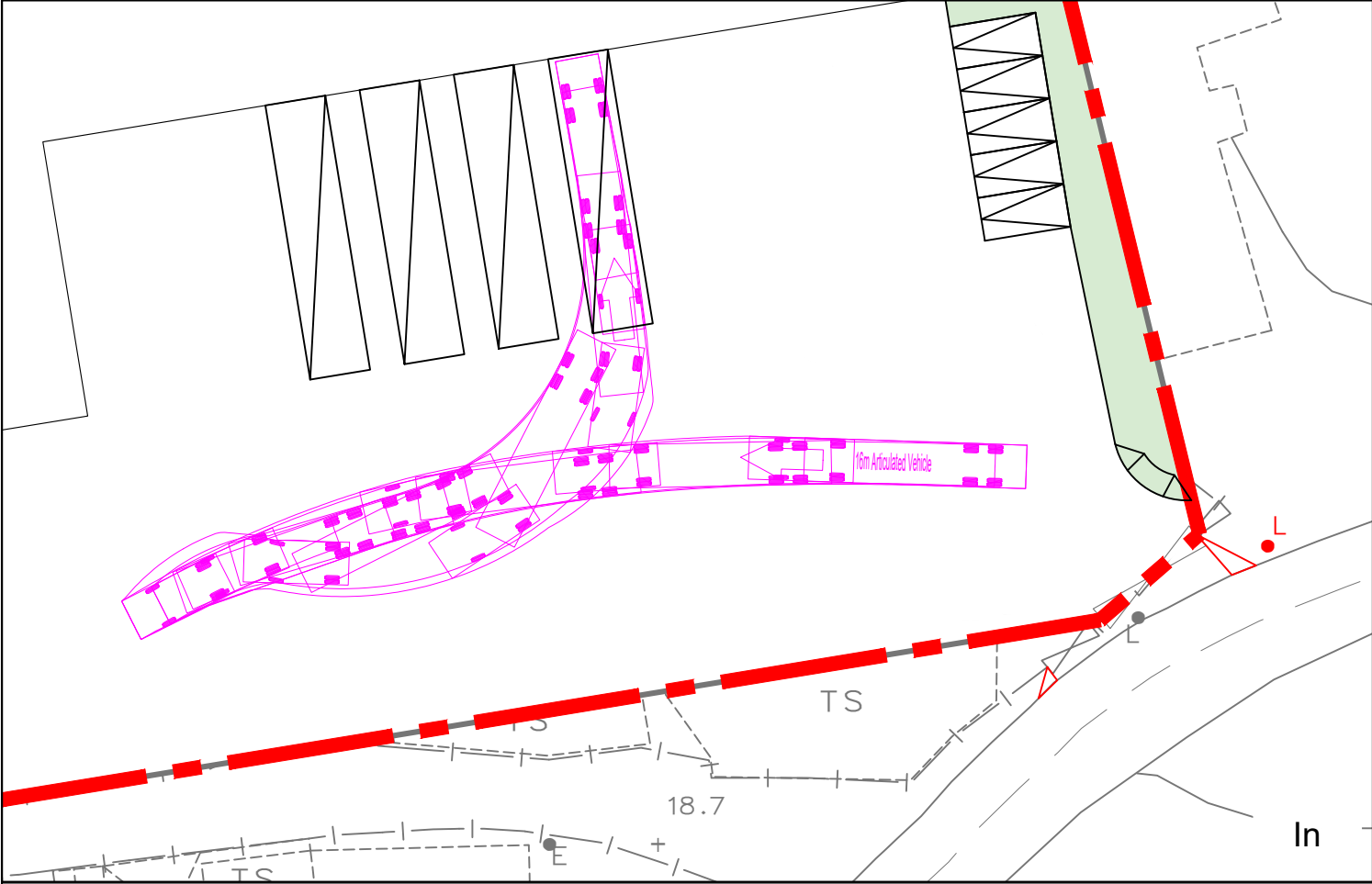
Project Title
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui

Run In / Out Proposal at Kam Tsin Road

 OZZO TECHNOLOGY

Project No. 82746	Rev. -
Dwg No. Figure A	

X:\Ozzo\82746 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui\82746 Figure B A.dwg 2023/11/15 12:11:05





盈卓集團

R-RICHES GROUP

Date

15/11/2023


Scale

1:400

Project Title

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui

Swept Path Assessments for Parking Facilities



Project No. 82746

Dwg No. Figure B

Rev. A

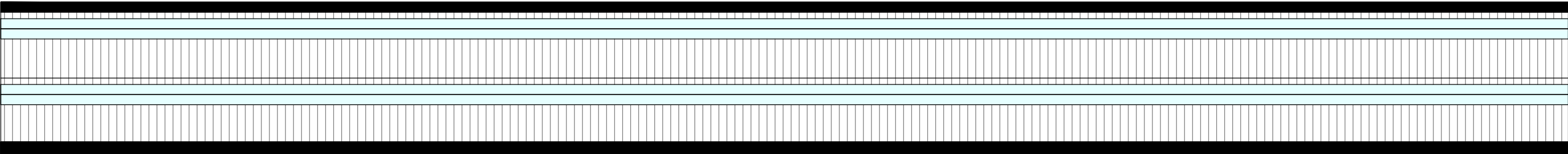
FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:

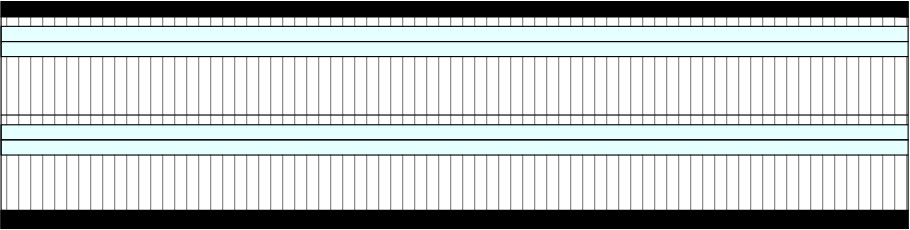
(A) STORAGE CATEGORY: CATEGORY (I)

(B) STORAGE HEIGHT: NOT EXCEEDING 4M

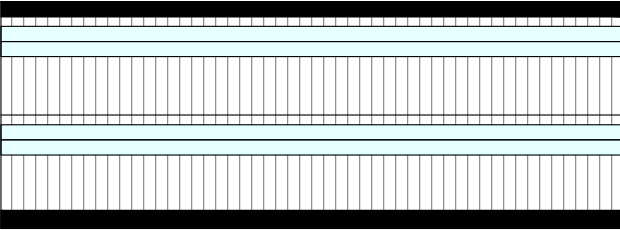
(C) STORAGE: ST1
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER N0.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



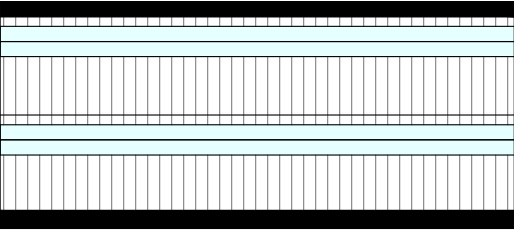
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

OPENABLE WINDOW AREA CALCULAION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³	
LOCATION	STRUCTURE B1
GFA	17,228 m²
OPENABLE WINDOW AREA REQUIRED	17,228 m² X 6.25% = 1,077 m² (ABOUT)
OPENABLE WINDOW AREA PROVIDED	REFER TO ELEVATION - (A-A) = 620 m² REFER TO ELEVATION - (B-B) = 240 m² REFER TO ELEVATION - (C-C) = 164 m² REFER TO ELEVATION - (D-D) = 136 m²
	TOTAL = 1,160 m² > 1,077 m²

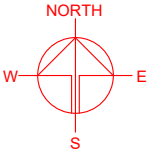
PROJECT
PROPOSED WAREHOUSE
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 500 @ A3	
DRAWN BY MN	DATE 22.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (1/2)	
DWG NO. APPENDIX III	VER. 001

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 12,156 m ²	(ABOUT)
COVERED AREA	: 8,614 m ²	(ABOUT)
UNCOVERED AREA	: 3,542 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 17,228 m ²	(ABOUT)
TOTAL GFA	: 17,228 m ²	(ABOUT)
BUILDING HEIGHT	: 15 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
*D.D.G. - DANGEROUS GOODS GODOWN		TOTAL	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)



FIRE SERVICE INSTALLATIONS	
	EXIT SIGN
	EMERGENCY LIGHTING
	5 KG CO2 TYPE FIRE EXTINGUISHER
	4 KG DRY POWER TYPE FIRE EXTINGUISHER
	HOSE REEL PUMP
	SPRINKLER PUMP
	150mm FIRE ALARM BELL
	PUMP CONTROL PANEL
	BREAK GLASS UNIT
	VISUAL ALARM DEVICE
	2,000 LITRES FIBRE GLASS F.S. WATER TANK
	135,000 LITRES R.C. SPRINKLER WATER TANK
	HOSE REEL SET
	SPRINKLER CONTROL VALVE
	SPRINKLER INLET



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

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

SITE LOCATION
LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 800 @ A3

DRAWN BY MN	DATE 22.1.2025
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
FSIs PROPOSAL (2/2)

DWG NO. APPENDIX III	VER. 001
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顧問有限公司
盈卓物業

Our Ref. : DD92 Lot 2219 & 2220
Your Ref. : TPB/A/NE-KTS/553

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

By Email

1 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/553)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])

(Attn.: [REDACTED])



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories**

(Application No. A/NE-KTS/553)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environment Protection (DEP) (Contact Person: Ms. Abbey LAU; Tel.: 2835 1300)		
(a)	From the information provided, it is noted that the applicant will follow ProPECC PN 1/23 for sewerage treatment at the site. According to our information, there is existing public sewers in the vicinity of the application site. If the applicant convey the sewage to public sewer, a detailed Sewerage Impact Assessment (SIA) is required in order to ensure no adverse sewerage impact from the proposed development.	Although the existing public sewer is located in the vicinity of the application site (the Site), soakaway system will be adopted by the applicant for sewage treatment. Considering the small amount of sewage generated from the washroom of the Site, washroom connected to temporary septic tanks with a sufficient capacity is proposed to handle the sewage and then tinkered away by a licensed contractor. Therefore, connection to the nearby public sewer is not required.
(b)	The applicant shall advise the measures for sewage treatment and disposal (e.g. chemical toilets or septic tank and soakaway system).	During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated by on-site staff and drivers. The applicant will implement good practices under <i>ProPECC PN 1/23</i> when designing on-site sewage system with the Site, i.e. the use of soakaway system for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

(c)	The applicant is reminded to review if there is any other sources of sewage generation (e.g. drivers, floor cleaning, truck wheels cleaning, fire water testing for fire service installation, etc.), except from the washroom for use by warehouse staff.	As the proposed development is solely for 'warehouse' use without any workshop activities, the major source of wastewater will be sewage from washroom generated by on-site staff and drivers.
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. LI Chi-fung; Tel.: 2733 5844)		
(a)	The sprinkler control valve group shall be clearly marked on plans;	Noted. The applicant will submit a revised fire service installations (FSIs) proposal for the consideration of the D of FS to enhance fire safety of the Site after planning approval has been obtained from the Town Planning Board (the Board).
(b)	The minimum clearance around each single storage block (i.e. 2.4 m) & Max. storage block area of 50m shall be specified in the FS Notes;	
(c)	Modified hose reel system shall be provided in accordance with the FSI CoP 2022;	
(d)	The alarm bell should be located and incorporated with each hose reel and clearly indicated on plans.	
(e)	The G/F and 1/F of a structure shall be regarded as separate compartments. Therefore, the calculations of openable windows for compartments shall be provided accordingly and precisely indicated on plans.	

3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Henry NG; Tel.: 3565 3950)		
(a)	<p>According to our site visit on 4.3.2025, some trees are observed mainly along the northeastern and southeastern boundaries of the Site. Most of them are of common species and generally in small/medium size and fair/poor condition while two number of trees (i.e. <i>Ficus microcarpa</i>) are large in size and in good condition along the southeastern boundary of the Site. With reference to Swept Path Analysis (Plan 5 rev.001) of the application, the proposed swept path of vehicle may conflict with the two <i>Ficus microcarpa</i>. Nevertheless, no treatment proposal for those trees (e.g. tree protection measures) has been provided.</p>	<p>All existing trees within the Site will be preserved and well-maintained by the applicant, including the two <i>Ficus macrocarpa</i> along the southeastern boundary of the Site. Please refer to the revised landscape proposal for details (Annex I). In addition, 28 nos. of trees (i.e. <i>Polyspora Axillaris</i>) with 1.2m (L) x 1.2m (W) x 1.2m (D) tree pits will be planted along the northern boundary of the Site as landscape buffer to minimize adverse visual impact to the adjoining residential development. Regular horticultural maintenance on the existing/proposed trees will be provided by the applicant. Therefore, adverse landscape impact generated from the proposed development is not anticipated.</p>
(b)	<p>The applicant should provide survey on trees (with site photos showing the existing conditions) and treatment proposal for the existing trees (e.g. tree protection measures, particularly for the two <i>Ficus microcarpa</i>) as appropriate.</p>	
(c)	<p>The applicant proposed to plant 28 number of trees along the northern boundary of the Site as shown on the Layout Plan (PLAN 4.ver.001). The species and size of proposed trees, the dimension of planting area and soil depth for tree planting should be provided to ensure</p>	

	sufficient space for healthy and sustainable growth of the proposed trees.	
(d)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval.	Noted.
4. Comments of the District Planner Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Florence SIU; Tel.: 3168 4042)		
(a)	According to our recent site inspection, the layout of the current use at the application site is different from that submitted under Application No. A/NE-KTS/553. Please explain. Should there involve major changes in the layout and mix of uses, you are required to submit a fresh application.	<p>The existing structures within the Site will be demolished by the applicant and developed in accordance with the proposed layout of the current application after planning approval has been obtained from the Board.</p> <p>The proposed development is intended solely for ‘warehouse (excluding dangerous goods godown)’ use. All goods will be stored within the enclosed structure. No storage of dangerous goods, workshop, recycling, cleansing, dismantling and other workshop activities will be carried out at the Site during the planning approval period.</p>
(b)	Referring to para. 3.3 of your planning statement, it is stated that “concrete site formation is required to meet the operation needs”. Please clarify if there will involve any filling of land or further site formation works within the application site.	The Site has been filled wholly with concrete to meet the operational needs. No further filling of land will be carried out during the planning approval period.

5. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Brian CHAN; Tel.: 2399 2175)		
(a)	Please clarify whether there will be a gate installed at the entrance. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;	<p>No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site to ensure that queuing of vehicles would not be carried out at any time during the planning approval period.</p> <p>Besides, 'BEWARE OF HEAD ON TRAFFIC' and 'BEWARE OF PEDESTRIAN' signs will be respectively shown at the junction of Kam Tsin Road and the site ingress/egress to enhance road to ensure no queuing of vehicles outside the Site and pedestrian safety.</p> <p>As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated and only the applicant's fleets will be allowed to enter/exit the Site. As the vehicular trips could be strictly controlled by the applicant, only <u>2</u> vehicular trips would be scheduled for container vehicle during the AM and PM peak hour respectively to reduce congestion and improve safety.</p> <p>With the implementation of the above traffic management measures, it is expected that adverse impact on the local traffic and pedestrian safety will be minimal.</p>
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site. In particular the road outside the subject lot is a one-lane two-way carriageway which shall not be blocked.	
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	
6. Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) (Contact Person: Mr. Danny TSE; Tel.: 2762 3966)		
(a)	The applicant is required to construct the run-in/out in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD.	The applicant will implement the accepted run-in/out proposal after planning approval has been obtained from the Board.

(b)	The section of Kam Tsin Road adjacent to the application site is under HyD's maintenance purview. However, the proposed access to the site will pass through a strip of land between the Kam Tsin Road and the subject site, which is not maintained by HyD. The applicant is required to sort out the land issue as sketch below with relevant land authorities; and	Noted. The applicant will consult the relevant parties regarding the land issue after planning approval has been obtained from the Board.
(c)	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public road and drains.	Noted. The applicant has submitted a drainage proposal to review the drainage arrangement for the proposed development (Annex II). Surface run-off arising from the Site will be collected by the peripheral U-channel and eventually discharged to the existing channel situated to the northeastern of the Site. Sufficient drainage facilities will be provided by the applicant to the satisfaction of the Director of Drainage.
7. Comments of the Chief Highway Engineer/Lighting, Highways Department (CHE/L, HyD) (Contact Person: Mr. Ivan YIM; Tel.: 3903 6559)		
(a)	The applicant shall submit a further proposal to this office detailing the proposed permanent relocation works. Upon receiving the proposal, our term Contractor will provide the corresponding lighting improvement scheme and this office will advise the applicant of the cost of the works that to be settled by the applicant in form of Demand Note. Besides, the applicant shall be responsible for all the civil works, ie. public lighting cable ducts and drawpits, relating to the permanent relocation of the concerned lamppost.	Noted. As relocation of the existing lamp post, which is identified at the proposed access, would be required for the construction of the run-in/out, the applicant will submit a further proposal to provide the corresponding lighting improvement scheme after planning approval has been obtained from the Board.

8. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Keith LIU; Tel.: 2300 1595)		
(a)	As the roof layout was changed, the applicant should revise drawing no. KTS517/D02	Noted. A revised drainage proposal is provided by the applicant to review the drainage arrangement (Annex II). During the operation of the proposed development, surface runoff arising from the Site will be collected by the peripheral U-channel and eventually discharged to the existing channel situated to the northeastern of the Site. The calculation shows that the proposed drainage facilities can handle the runoff from the Site.
(b)	Should the applicant choose to connect his proposed sewerage system to DSD's network, they shall furnish DSD with their connection proposal, with manhole types, sizes and invert levels, for agreement. After obtaining DSD's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.	
(c)	Should the applicant choose to dispose of sewage of the proposed development through other means, views from EPD should be sought.	Noted.

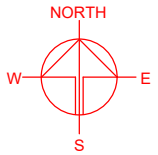
Annex I
Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 12,156 m ²	(ABOUT)
COVERED AREA	: 8,614 m ²	(ABOUT)
UNCOVERED AREA	: 3,542 m ²	(ABOUT)

NO. OF PROPOSED TREE	: 28	(ABOUT)
SPECIES OF NEW TREES	: POLYSPORA AXILLARIS	
HEIGHT OF NEW TREES	: NOT LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 3 m	
DIMENSION OF TREE PIT	: 1.2 m (L) X 1.2 m (W) X 1.2 m (D)	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
*D.D.G. - DANGEROUS GOODS GODOWN		TOTAL	8,614 m ² (ABOUT)	17,228 m ² (ABOUT)



NO. OF PROPOSED TREE: 28

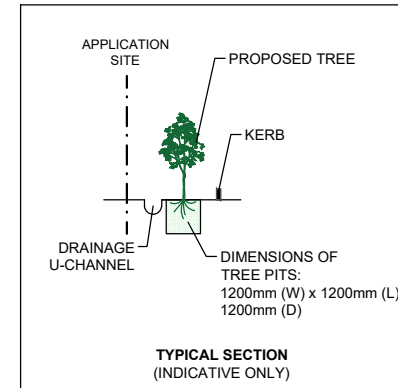
TO PROVIDE LANDSCAPE
SCREENING FROM THE NEARBY
RESIDENTIAL DEVELOPMENT

STRUCTURE B1

RAMP

APPLICATION SITE

EXISTING TWO *FICUS MICROCARPA* WILL
BE PRESERVED BY THE APPLICANT



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS
	PROPOSED NEW TREE
	EXISTING TREE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY LT 1.4.2025

CHECKED BY DATE

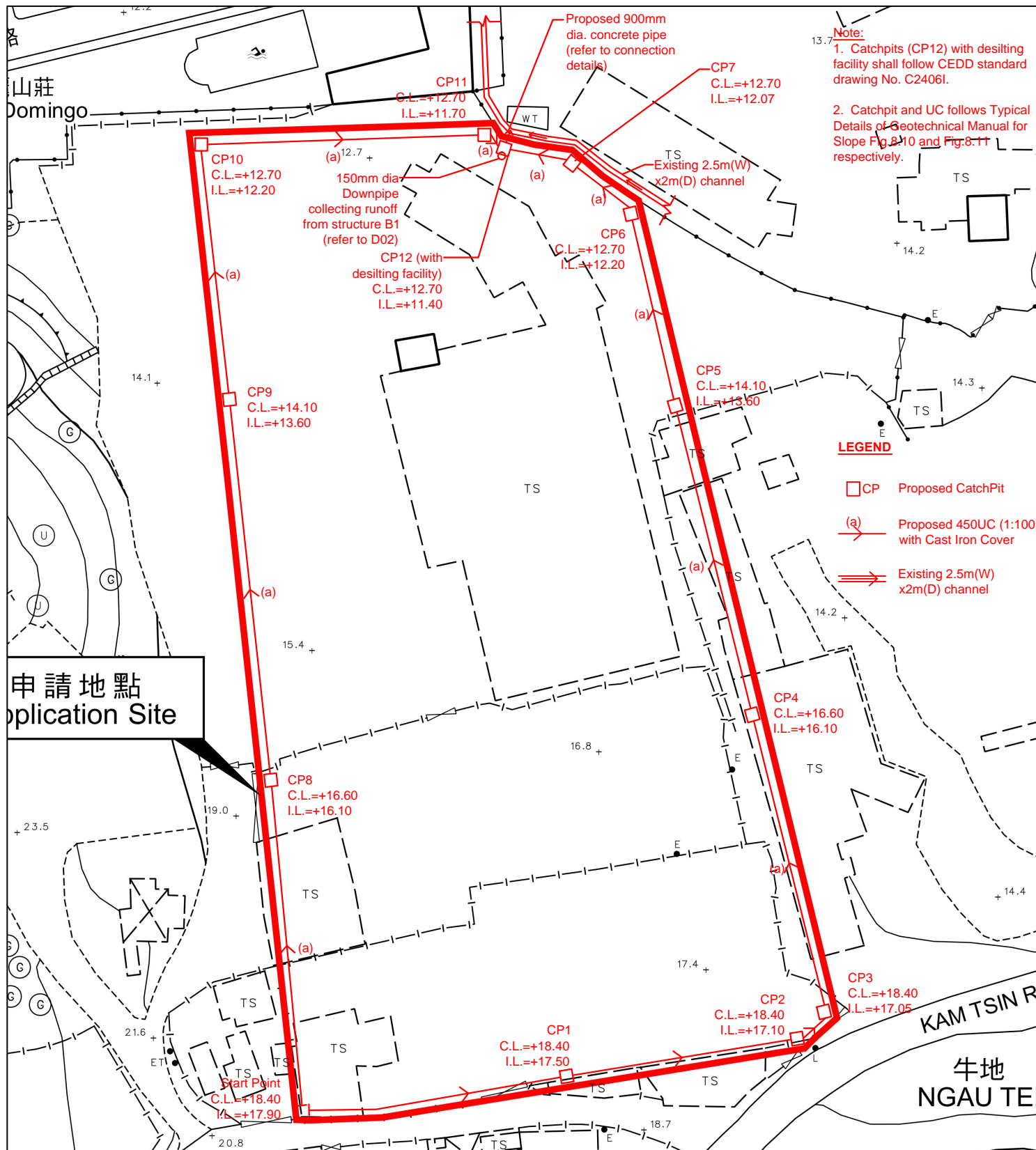
APPROVED BY DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.
ANNEX I

VER.
001

Annex II
Drainage Proposal



申請地點
Application Site

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Temporary Use/Development in Rural Areas for a Period of 3 Years
at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road,
Kwu Tung South, Sheung Shui, New Territories

(Application No.:A/NE-KTS/553)

Title:

Drainage Proposal

KTS553/D01

Drawn by:

DM

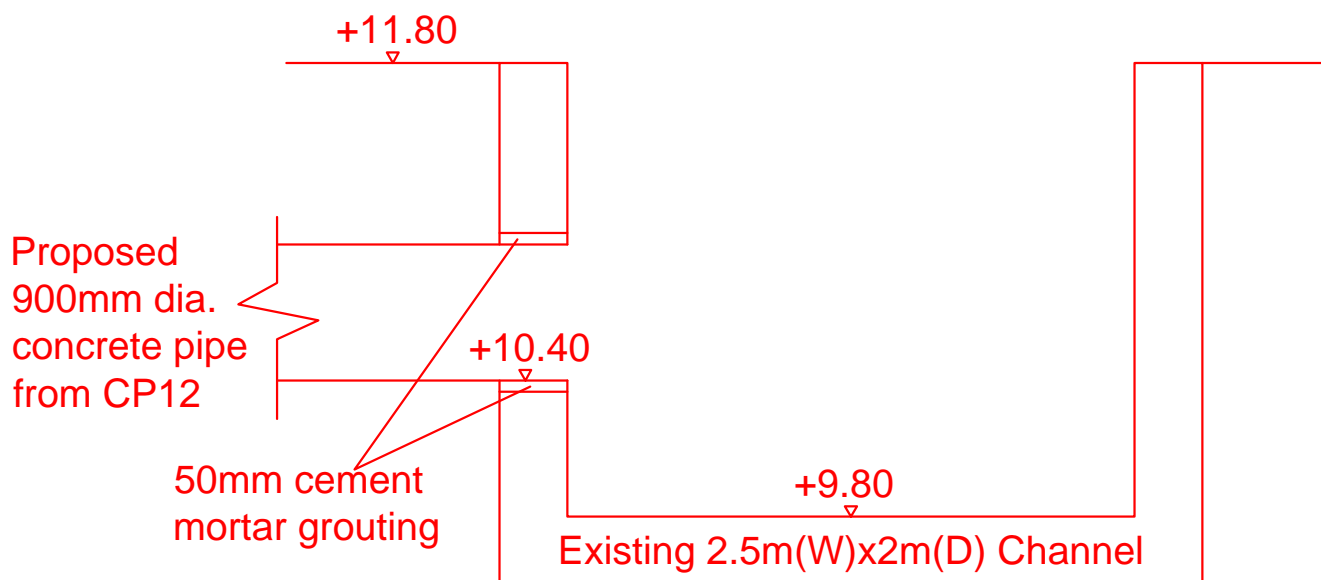
Date:

24-3-2025

Check by:

DM

Scale:



CONNECTION DETAILS

<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANTS CO.</div> <div>Project: Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung South, Sheung Shui, New Territories (Application No.:A/NE-KTS/553)</div>	Drainage Proposal (Connection Details)		KTS553/D03
	Drawn by:	Date:	
	DM	24-3-2025	
	Check by:	Scale:	
	DM	----	

Site Area = 3542 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 10 / 1^{0.2} * 3542^{0.1} \\ &= 0.639 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)} \\ &= 1.111 * 505.5 / (0.639 + 3.29)^{0.355} \\ &= 345.5 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} A &= 3542 \quad \text{m}^2 \\ &= 0.003542 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 345.9 * 0.003542 \\ &= 0.323 \quad \text{m}^3/\text{sec} \\ &= \mathbf{19393} \quad \text{lit/min} \end{aligned}$$

Provide 450UC(1:100) is OK

Site Area = 12156 m²

Calculation of Runoff for Proposed 600mm dia Pipe,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 12156 \quad \text{m}^2 \\ &= 0.012156 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 10 / 1^{0.2} * 12156^{0.1} \\ &= 0.565 \quad \text{min} \end{aligned}$$

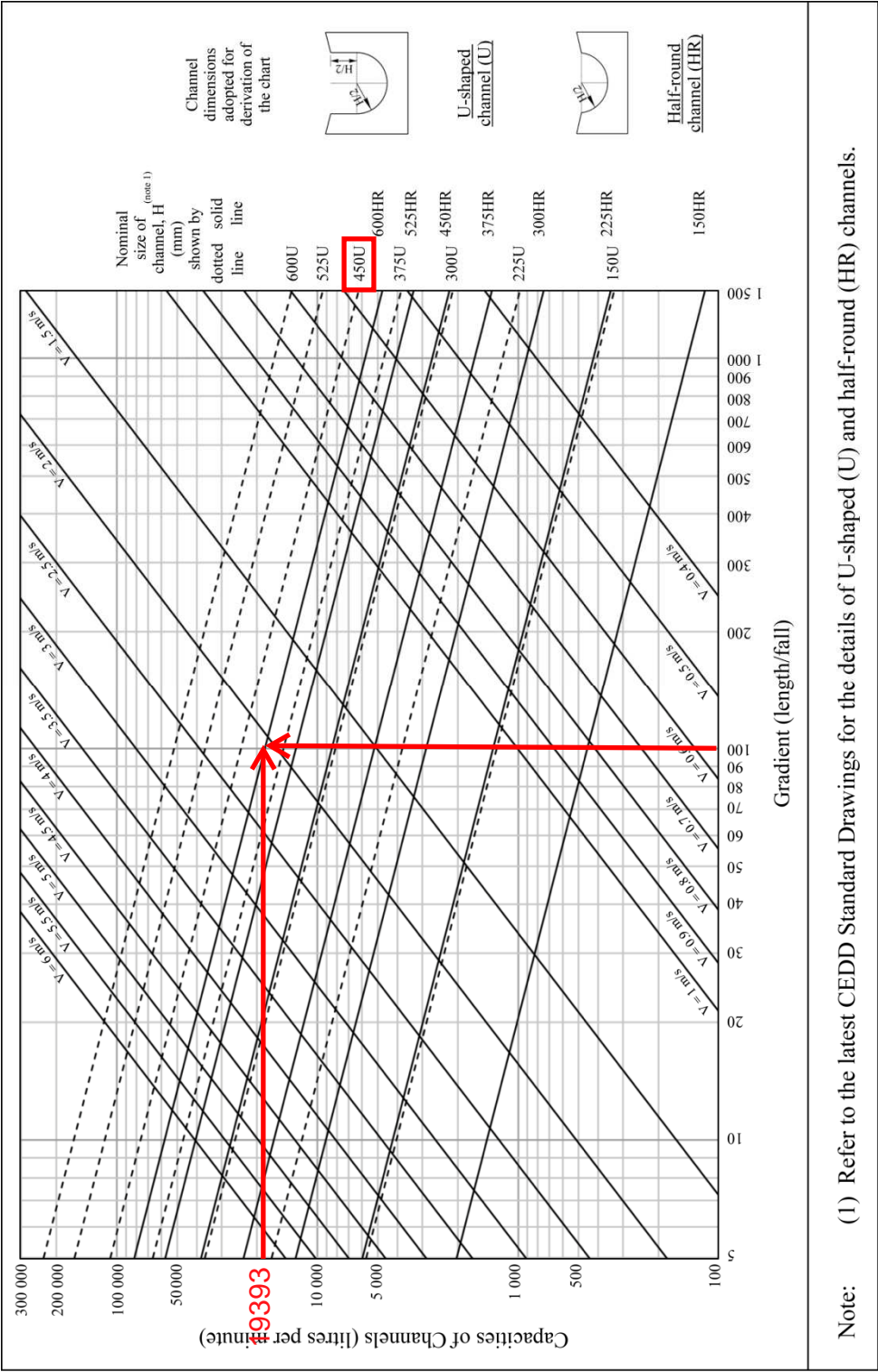
$$\begin{aligned} i &= 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)} \\ &= 1.111 * 505.5 / (0.565 + 3.29)^{0.355} \\ &= 347.9 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 347.9 * 0.012156 \\ &= 1.117 \quad \text{m}^3/\text{sec} \\ &= \mathbf{67007} \quad \text{lit/min} \end{aligned}$$

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



Check 900mm dia. Pipes by Colebrook-White Equation

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

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.9	m	internal pipe diameter (m)
ks	=	0.00006	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.005		hydraulic gradient

(Table 14, from DSD SDM, concrete pipe)

Therefore, design V of pipe capacity = 2.6991 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 1.374	m ³ /s	
= 82420	lit/min	
> 67007	lit/min	Ok

Site Area = 4307 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 4307 \text{ m}^2 \\ = 0.004307 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \\ = 0.14465 * 10 / 1^{0.2} * 4307^{0.1} \\ = 0.626 \text{ min}$$

$$i = 1.111 * a / (t + b)^c \quad (\text{50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}) \\ = 1.111 * 505.5 / (0.626 + 3.29)^{0.355} \\ = 345.9 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 345.9 * 0.004302$
 $= 0.393 \text{ m}^3/\text{sec}$
 $= 23608 \text{ lit/min}$

Calculation Maximum Capacity of Proposed 600(W)x300(D) Gutter

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = (W * D) / (2D + W)$ $W = 0.6 \text{ m}$
 $= 0.150$ $D = 0.3 \text{ m}$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

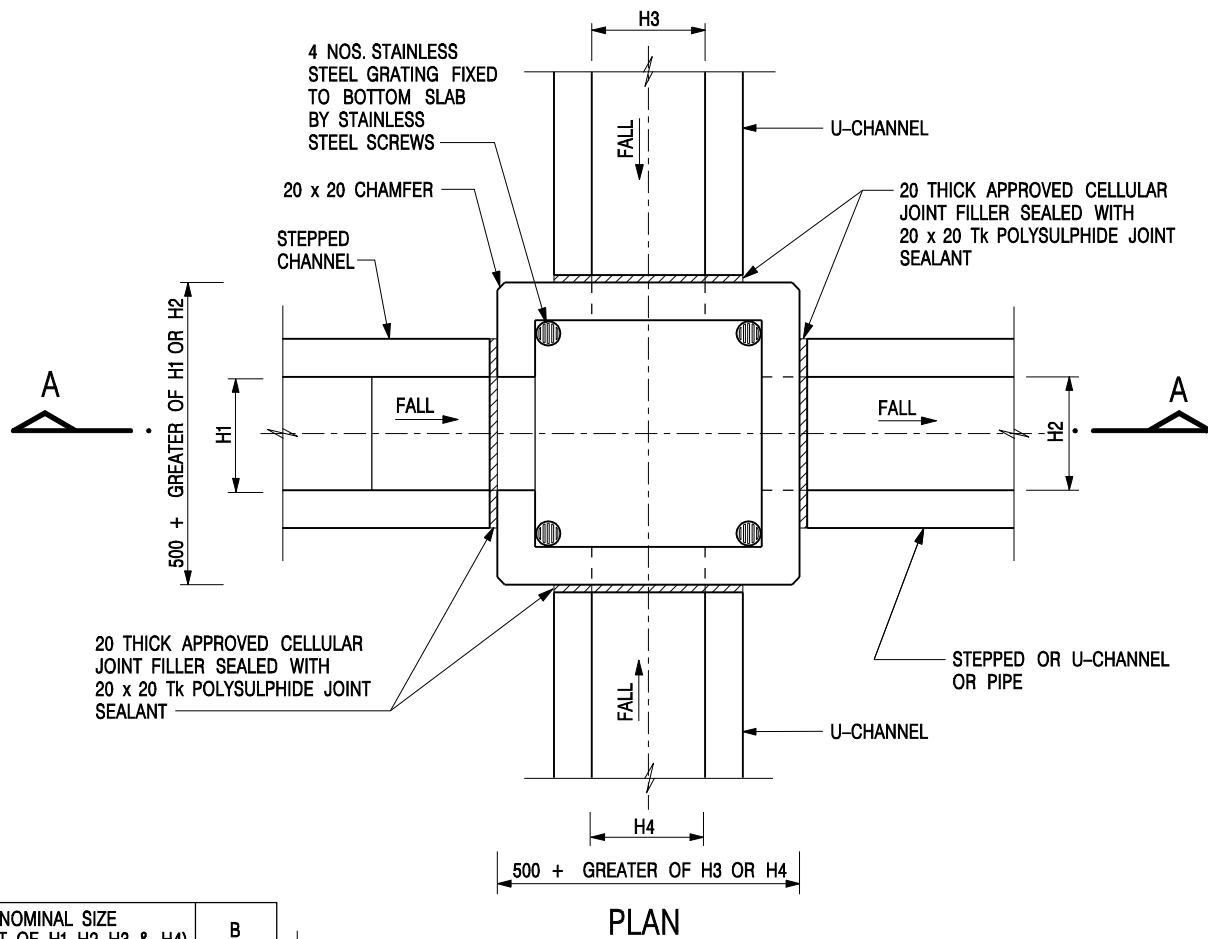
$$1/100 \quad S_f = 0.0100$$

Therefore, $V = 0.15^{2/3} * 0.01^{0.5} / 0.012$
 $= 2.353 \text{ m/sec}$

Maximum Capacity (Q_{\max}) $= V * A$
 $= 2.353 * 0.6 * 0.3$
 $= 0.423 \text{ m}^3/\text{sec}$

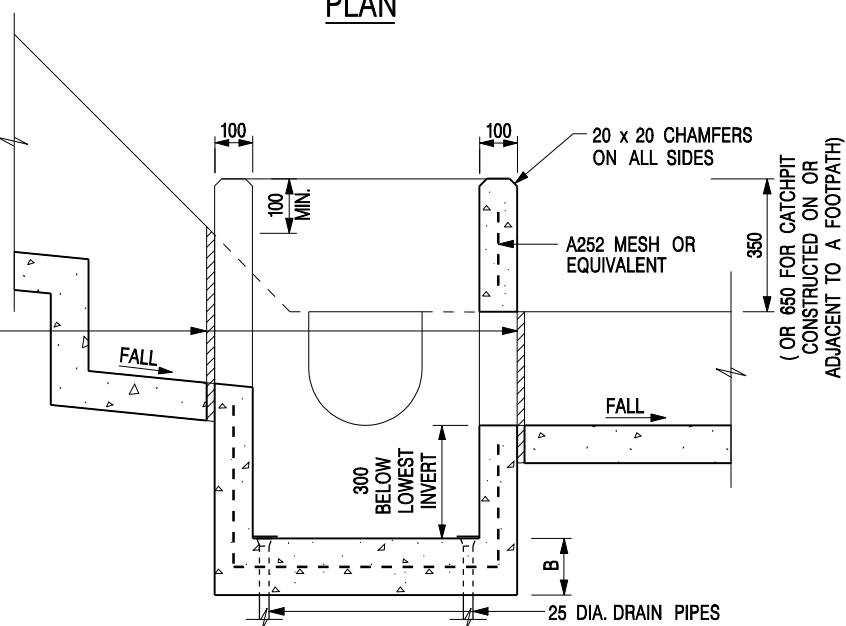
1 nos of Gutter $= 0.423 \text{ m}^3/\text{sec}$
 $= 25408 \text{ lit/min}$
 $> 23608 \text{ lit/min}$

Provide 600(W)x300(D) Gutter (1:100) is OK



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



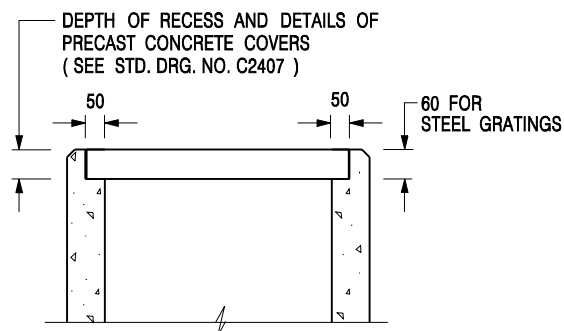
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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.

-	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

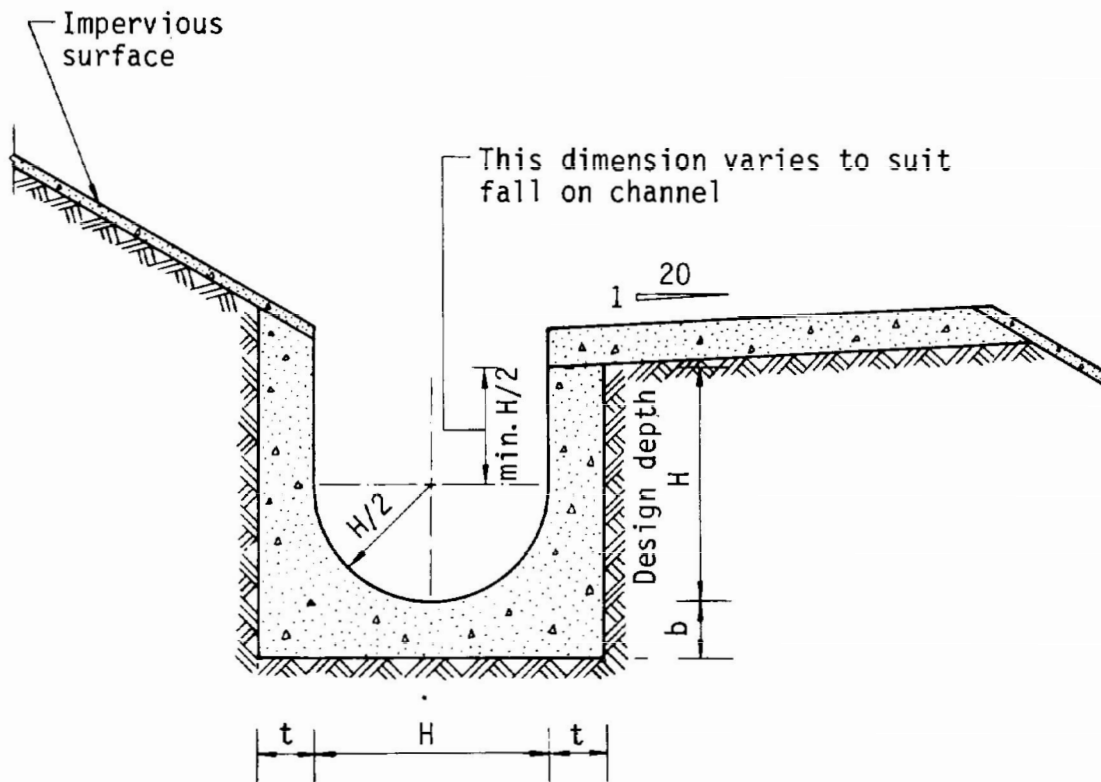
DATE JAN 1991

DRAWING NO.

C2406 /2



Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details



顧問有限公司
盈卓物業

Our Ref. : DD92 Lot 2219 & 2220
Your Ref. : TPB/A/NE-KTS/553

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

By Email

3 April 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/553)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui, New Territories**

(Application No. A/NE-KTS/553)

- (i) 2.5m high solid metal wall will be erected along the whole site boundary to minimise potential nuisance to the nearby sensitive receivers.
- (ii) A total of 19 existing trees are along the eastern and southeastern of the application site, including the two *Ficus microcarpa*. All these existing trees will be preserved and maintained by the applicant during the planning approval period.
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/North, Lands Department, Lands Department (DLO/N, LandsD) (Contact Person: Mr. HO Kwok-leung; Tel.: 2675 1777)		
(a)	<p>The following irregularity not covered by the subject planning application has been detected by this office:</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The GL adjoining the application site has been illegally occupied with unauthorized structures without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28 or the applicant should advise any toleration has been given by competent authority. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	<p>The unlawful occupation of Government land (GL) will be demolished by the applicant after planning approval has been obtained from the Town Planning Board (the Board). No structure will be erected on GL.</p>
(b)	<p>The lot owners/applicant shall cease the illegal occupation of the GL not covered by the subject planning application immediately; <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected</p>	<p>The applicant will apply for modification of the STW conditions to rectify the proposed scheme after planning approval has been obtained from the Board.</p>

	<p>the rectification as aforesaid required, the STW holder will need to apply to this office for modification of the STW conditions where appropriate. The application for modification of the STW will be considered by LandsD in its capacity as the landlord and there is no guarantee that it will be approved. The application, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take land control action for any unlawful occupation of GL and to take enforcement action (if required) under the STW. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
--	--	--

Previous s.16 Applications involving the Application Site

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-KTS/517	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	31.3.2023 (Revoked on 30.12.2024)

Rejected Application

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-KTS/491	Temporary Warehouse with Ancillary Office for a Period of 3 Years	6.11.2020	1, 2

Rejection Reasons:

1. Not in line with the planning intention and no strong justification for a departure.
2. Failure to demonstrate that the development would not generate adverse traffic impact on the surrounding areas.

**Similar s.16 Applications within the nearby “Recreation” Zone on the
Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
in the Past Five Years**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/532	Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office for a Period of 3 Years	19.4.2024
A/NE-KTS/545	Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office for a Period of 3 Years	20.12.2024

Government Departments' General Comments

1. Traffic

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

- no comment on the application;
- an approval condition on the design and provision of parking and loading/unloading spaces and pedestrian facilities to the satisfaction of the C for T is recommended; and
- the advisory comments are at **Appendix V**.

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

- no comment on the application;
- given the understanding that the applicant will submit the design drawings for the run-in/out to C for T and HyD for review and approval, and construct the run-in/out to the satisfaction of both C for T and HyD, he has no further comments on the application. In this connection, approval conditions should be imposed in relation to the design and provision of run-in/out to the satisfaction of C for T and Director of Highways; and
- the advisory comments are at **Appendix V**.

2. Fire Safety

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

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

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the drainage proposal submitted with the application is found generally in order. Condition should also be imposed for the applicant to implement the drainage proposal to his satisfactory; and
- the advisory comments are at **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of Mar 2024, the Site is located in an area of rural inland plain landscape character comprising village houses, temporary structures, open storages and tree groups. The Sheung Yue River is to the west of the Site;
- with reference to DPO's site photos taken on 25.2.2025, the Site has been hard paved with temporary structures and open storage of construction materials. The proposed development is considered not incompatible with the landscape setting in the proximity;
- significant adverse landscape impact arising from the proposed use is not anticipated; and
- the advisory comments are at **Appendix V**.

5. Electrical and Mechanical Services

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no adverse comments on the application as far as the proposed warehouse will not result in a significant increase in the number of working personnel;
- there is a high pressure underground town gas transmission pipeline (running along Kam Hang Road) in the vicinity of the proposed temporary warehouse; and
- the advisory comments are at **Appendix V**.

6. Recreation and Leisure Facilities

Comments of the Director of Leisure and Cultural Services (DLCS):

- no planning projects are involved in the Site;
- no venue or roadside amenity area under his purview is identified to be affected; and
- no trees under his maintenance are affected by the application.

7. Other Departments

The following government departments have no objection to / no comment on the application and their advisory comments, if any are provided in **Appendix V**:

- Director of Agriculture, Fisheries and Conservation;

- Project Manager (North), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police; and
- District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development at the application site (the Site) with the concerned owner(s);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (d) should you fail to comply with the approval conditions resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (e) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:
 - illegal occupation of Government Land (GL) should not be encouraged. The lot owners/applicant shall cease the illegal occupation of the GL not covered by the planning application immediately; and the Short Term Waiver (STW) holder will need to apply to his office for modification of the STW conditions where appropriate. The application for modification of the STW will be considered by LandsD in its capacity as the landlord and there is no guarantee that it will be approved. The application will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take land control action for any unlawful occupation of GL and to take enforcement action (if required) under the STW. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of Commissioner for Transport that:
 - the vehicular access between Kam Tsin Road and the Site is not managed by Transport Department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access; and
 - no gate shall be installed at the Site's ingress/egress, as proposed by the applicant, to ensure no queueing of vehicles outside the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that:
 - the section of Kam Tsin Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between the Kam Tsin Road and the Site, which is not maintained by HyD. The applicant is required to sort out the land issue with relevant land authorities; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (h) to note the comments of the Chief Engineer/Lighting, HyD that:

- the applicant shall submit a further proposal to his office detailing the proposed permanent relocation works of lamp post. Upon receiving the proposal, his term Contractor will provide the corresponding lighting improvement scheme and his office will advise the applicant of the cost of the works that to be settled by the applicant in form of Demand Note. Besides, the applicant shall be responsible for all the civil works, i.e. public lighting cable ducts and drawpits, relating to the permanent relocation of the concerned lamppost;

(i) to note the comments of the Director of Fire Services that:

- the applicant is advised to note the following points in the submission of fire service installations (FSIs) proposal:
 - i. the sprinkler control valve group shall be clearly marked on plans;
 - ii. the minimum clearance around each single storage block (i.e. 2.4 m) and maximum storage block area of 50m shall be specified in the FS Notes;
 - iii. modified hose reel system 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;
 - iv. the alarm bell should be located and incorporated with each hose reel and clearly indicated on plans; and
 - v. G/F and 1/F of a structure shall be regarded as separate compartments. Therefore, the calculations of openable windows for compartments shall be provided accordingly and precisely indicated on plans;
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans while the above comments on the submitted FSIs proposal will no longer be valid;

(j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:

- no stud pipe is reserved for the Site. Should the applicant choose to connect his proposed sewerage system to DSD's network, they shall furnish DSD with their connection proposal, with manhole types, sizes and invert levels, for agreement. After obtaining DSD's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to his Division for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD; and
- should the applicant choose to dispose of sewage of the proposed development through other means, views and comments from Environmental Protection Department should be sought;

(k) to note the comments of the Director of Environmental Protection that:

- no operation between 7:00 p.m. and 9:00 a.m. Mondays to Saturdays and on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- a 2.5m-high solid metal wall along the site boundary should be provided, as proposed by the applicant;
- the relevant mitigation measures and requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and the statutory requirements under relevant pollution control ordinances should be followed; and
- given the temporary nature of the proposed development, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 and are duly certified by an Authorised Person. The requirements of ProPECC PN 2/24 and ProPECC PN 1/23 to properly handle the construction runoff and sewerage produced from the development should be followed; and

(l) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities for approval;

(m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- 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 the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator 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;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- the headroom (15m) of the two-storey structure (i.e. warehouse) are considered excessive. It should be justified upon formal plan submission to BD;
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;

- 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;
- 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;
- the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- detailed checking under the BO will be carried out at building plan submission stage;

(n) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- there is a high pressure underground town gas transmission pipeline (running along Kam Hang Road) in the vicinity of the proposed temporary warehouse. The project proponent shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of work; and
- the number of working personnel in the proposed temporary warehouse shall be minimised as far as reasonably practicable.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

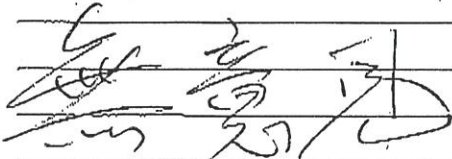
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/553

意見詳情 (如有需要，請另頁說明)

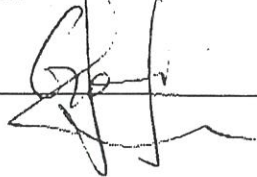
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.2.27

致城市規劃委員會秘書：

FAXED

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/553

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯福達

簽署 Signature

侯福達

日期 Date

4-3-2025

金錢村村代表

FAXED

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/553

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持無意見。

「提意見人」姓名/名稱 Name of person/company making this comment Hau Tim Kau

簽署 Signature

侯添球

日期 Date

3-3-2025金錢村村代表

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
 Sent: 2025-03-10 星期一 03:13:07
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>
 Subject: A/NE-KTS/553 DD 92 Kwu Tung South Recreation

From: [REDACTED]
 To: tpbpd <tpbpd@pland.gov.hk>
 Date: Monday, 10 March 2025 3:11 AM HKT
 Subject: Re: A/NE-KTS/517 DD 92 Kwu Tung South Recreation

Dear TPB Members,

517 was revoked 30 Dec 2024 for failure to fulfill a number of conditions. So back for another quickie to be streamlined and rubber stamped despite proof that the operator is dragging his feet with regard to compliance:

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

Approval Conditions of Application No. A/NE-KTS/517 Date of Compliance

(e) The design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities

Partially complied with on 27.12.2023

(f) The submission of a fire service installations (FSIs) **proposal 6.9.2023**

(g) **The implementation of the FSIs proposal Not complied with**

(h) **The submission of a drainage proposal 18.9.2023**

(i) **The implementation of the drainage proposal Not complied with**

2.6 The applicant made submission of a revised run-in/out proposal to comply with approval condition (e) on 17.11.2023, which was considered partially acceptable by the Commissioner for Transport, 27.12.2023

ONE AND A HALF YEARS LATER.

This is a large site, a fire or flooding would have a serious impact on the community.

IT IS HIGH TIME THAT BOTH GOVT DEPTS AND TPB GOT SERIOUS ABOUT THE TRUE INTENTION OF NATIONAL SECURITY - INSURING THE SAFETY AND WELL BEING OF THE COMMUNITY.

Applications like this should be rejected to send out a strong message that delaying tactics and failure to comply with regulations will no longer be tolerated.

Mary Mulvihill

From: [REDACTED]
 To: tpbpd <tpbpd@pland.gov.hk>
 Date: Sunday, 20 November 2022 3:03 AM HKT
 Subject: A/NE-KTS/517 DD 92 Kwu Tung South Recreation

A/NE-KTS/517

Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road nr Casas Domingo, Kwu Tung South

Site area: About 12,156sq.m

Zoning: "Recreation"

Applied use: Warehouse / 9 Vehicle Parking

Dear TPB Members,

Application 491 - 659th RNTPC MEETING ON 06.11.2020

After deliberation, the Committee decided to reject the application. The reasons were :

“(a) the proposed development is not in line with the planning intention of the “Recreation” zone in the Kwu Tung South area which is **primarily for recreational developments for the use of the general public and to encourage the development of active and/or passive recreation and tourism/eco-tourism**. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

(b) the applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.”

This was just part of a larger operation, that appears to have been established years ago without the requisite approvals. Recreation zoning has always been a joke.

Joe Public can assume that the outcome for the current application will be similar but the operation will continue.

How much longer can this farcical charade persist?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 October 2020 12:55 AM CST
Subject: A/NE-KTS/491 DD 92 Kwu Tung South Recreation

A/NE-KTS/491
Lot 2220 (Part) in D.D. 92, Kwu Tung South
Site area : About 4,795.98sq.m
Zoning : "Recreation"
Applied use: Warehouse / 12 Vehicle Parking

Dear TPB Members,

This is clearly an application to legitimize an ongoing brownfield operation.

The site lies at the heart of a cluster of residential enclaves and natural terrain.

The Kwu Tung South Development Plan was completed last year so now expectations are that the administration will get cracking with the project. Step No 1 is to remove brownfield operations that are not in line with the master plan.

There is no previous history of approvals so members should expedite progress by rejecting applications that will impede implementation.

Mary Mulvihill