

2021年 7月 8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確認收到
 的日期。

- 8 JUL 2021

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

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

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

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

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

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

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

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，請另買說明

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KL/676
	Date Received 收到日期	8 JUL 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Man Tak Metal Company Limited (文德五金有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 2102 and 2103 (Part) in D.D. 76, Ping Che, N.T.
(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 3,750 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,063 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR") & 'Open Storage' ("OS")
(f) Current use(s) 現時用途	Warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
18/5/2021 (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 6/7/2021 (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，或有關係的鄉事委員會[&]

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 5 Years in Rural Area 位於鄉郊地區土地上及/或建築物內之暫時不超過五年的臨時用途/發展 (For Renewal and Permission for Temporary Use or Development in Rural Area, please refer to Part (B)) (如屬鄉村地區土地用途及/或建築物內之臨時用途，請參閱第(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Metal 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	727sq.m <input checked="" type="checkbox"/> About 約 3,023
Proposed covered land area 擬議有上蓋土地面積sq.m <input checked="" type="checkbox"/> About 約 6
Proposed number of buildings/structures 擬議建築物/構造物數目	NA
Proposed domestic floor area 擬議住用樓面面積	3,063sq.m <input checked="" type="checkbox"/> About 約 3,063
Proposed non-domestic floor area 擬議非住用樓面面積	3,063sq.m <input checked="" type="checkbox"/> About 約 3,063
Proposed gross floor area 擬議總樓面面積	3,063sq.m <input checked="" type="checkbox"/> About 約 3,063
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1 & Structure 3: Warehouse (Not exceeding 9m, 1 storey), Structure 2: Meter room (Not exceeding 3.5m, 1 storey), Structure 4: Toilet (Not exceeding 3m, 1 storey), Structure 5 & Structure 6: Site office (Not exceeding 6m, 2 storeys)	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	1 space of 11m x 3.5m
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays & public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Vehicular access leading from Ping Che Road <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)	
	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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land). (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

1. The proposed development is not a new development and it has been approved twice since 2016 for warehouse use. (TPB Ref: A/NE-TKL/527 & 597)
2. Insufficient supply to meet exigent open storage and warehouse demand in Ta Kwu Ling.
3. The layout of the proposed development in the current planning application is the same as the last planning permission No. A/NE-TKL/597.
4. Significant portion of the application site is zoned 'Open storage' of which warehouse is an 'as-of-right' use. Only a small portion of the site is zoned 'Agriculture' of which warehouse needs planning permission from the Town Planning Board. No open storage use is proposed within the application site.
5. The proposed development is compatible with the surrounding environment. The proposed development is resemble to the previous planning permissions since 2016.
6. Minimal traffic impact, Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that the storage use will be housed within two existing warehouses.
8. The applicant has submitted tree preservation proposal and proposed drainage proposal to support his application.
9. No container tractor/trailer will allow to access/park at the application site.
10. The storage of metal at the application site includes metal pipe and metal parts for construction use.
11. No workshop activity is proposed at the application site.

8. Declaration 聲明

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

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

Signature
簽署



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

Patrick Tsui

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

28/5/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2102 and 2103 (Part) in D.D. 76, Ping Che, N.T.
Site area 地盤面積	3,750 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	'Agriculture' ('AGR') & 'Open Storage' ('OS')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Metal 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,063 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.82 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than m 米 不多於)
		NA	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	3-9	<input checked="" type="checkbox"/> (Not more than m 米 不多於)
		1-2	<input checked="" type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	80.61% <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		0
	Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) NA		

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 checked="" type="checkbox"/>
Others (please specify) 其他(請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他(請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years

at

Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The application site is situated to the north of Sha Tau Kok Road and to the west of Ping Che Road. (Figure 1) It possesses an area of approximately 3,750m².
- 1.1.2 The application site has been hard paved. It is intended for temporary warehouse for storage of metal for a period of 3 years.
- 1.1.3 The land adjoining the application site is also occupied for open storage yard and warehouse except the land to the west of the site is vacant.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The application site has been hard paved and occupied an area of approximately 3,750m². It has a very gentle gradient sloping from north to south from about +16.6mPD to +16.3mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in Annex 1.3 hereunder, 375mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is observed that the surrounding land commands a lower level than the application site. As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 According to recent site inspection, a public drain is found to the south of the application site. (Figure 4) A culvert leading to the public drain is also found a few meters to the south of the application site.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm

water passing through and generated at the application site (Figure 4).

- 1.2.2 The intercepted stormwater will then be discharged to the proposed 375mm surface U-channel outside the site periphery and connects to the existing public drain.
- 1.2.3 The calculations in Annex 1.3 shows that the proposed 375mm surface channel has adequate capacity to cater for the surface runoff generated at the subject site and the external catchment.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel outside the application site, will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 The applicant will seek the consent from private land owner and the District Lands Office/North for the proposed surface U-channel outside the application site. The applicant will also provide iron grating for the proposed surface U-channel.
- 1.2.6 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) Some openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the entire catchment is approximately 3,750m²; &
- The catchment is fully paved and therefore the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 16.6\text{m} - 16.3\text{m} = 0.3\text{m}$$

$$L = 82\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 82\text{m} = 1\text{m in } 270\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [82 / (0.37^{0.2} \times 3,750^{0.1})]$$

$$t_c = 6.37 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 255 mm/hr

$$\text{By Rational Method, } Q = 1 \times 255 \times 3,750 / 3,600$$

$$\therefore Q = 265.63 \text{ l/s} = 15,937.5 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the culvert outside the application site and connects to the public drain.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a paved vehicular access leading from Ping Che Road. In view of that the site is intended for storage use, traffic generated by the proposed development is extremely insignificant.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

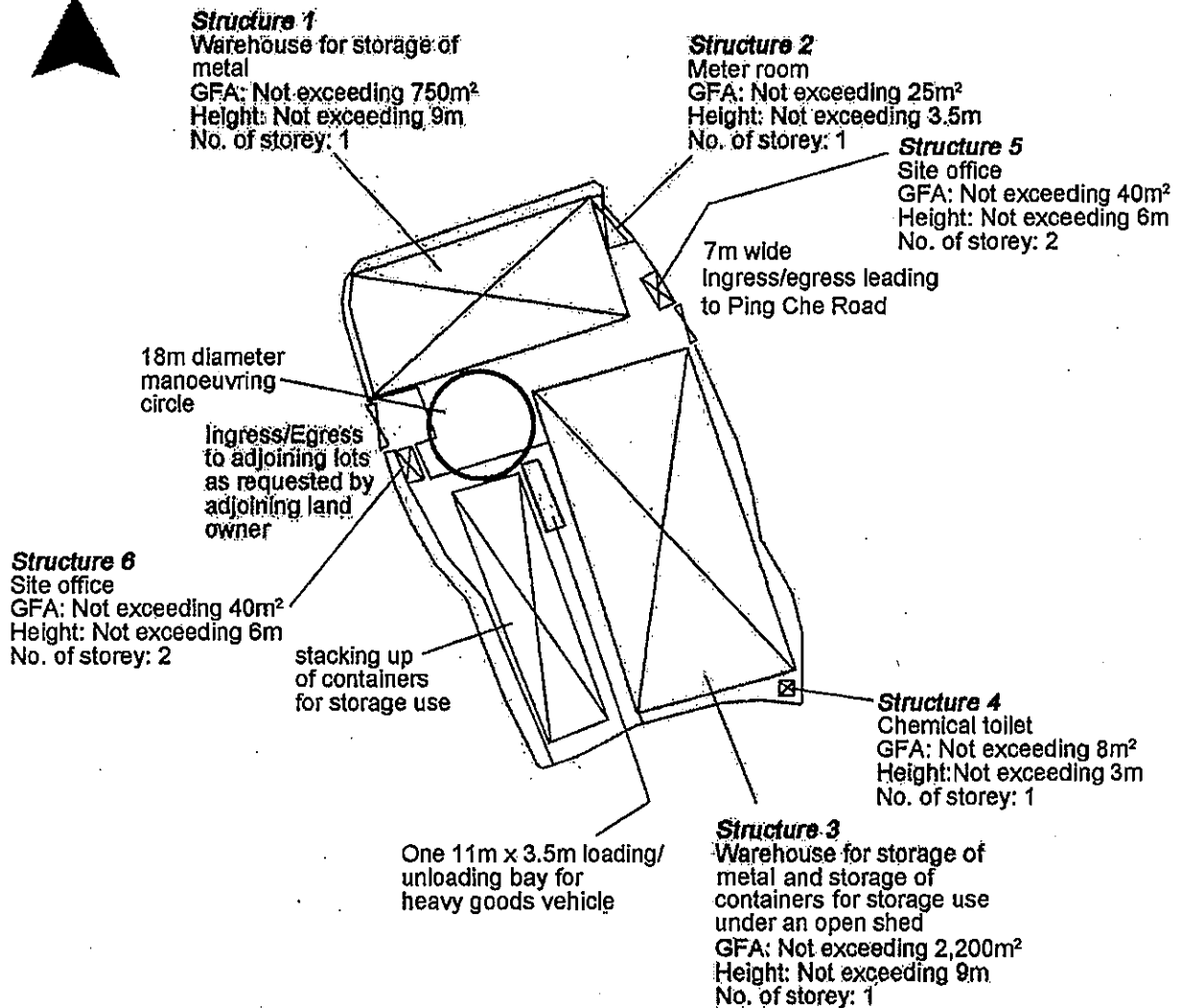
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Heavy goods vehicle	0.4	0.4	2	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium/heavy goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 From the above, the negligible increase in traffic would not aggravate the traffic condition of Ping Che Road and nearby road networks. In view of that the proposed development is a storage use, no frequent traffic would be generated by the proposed development.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

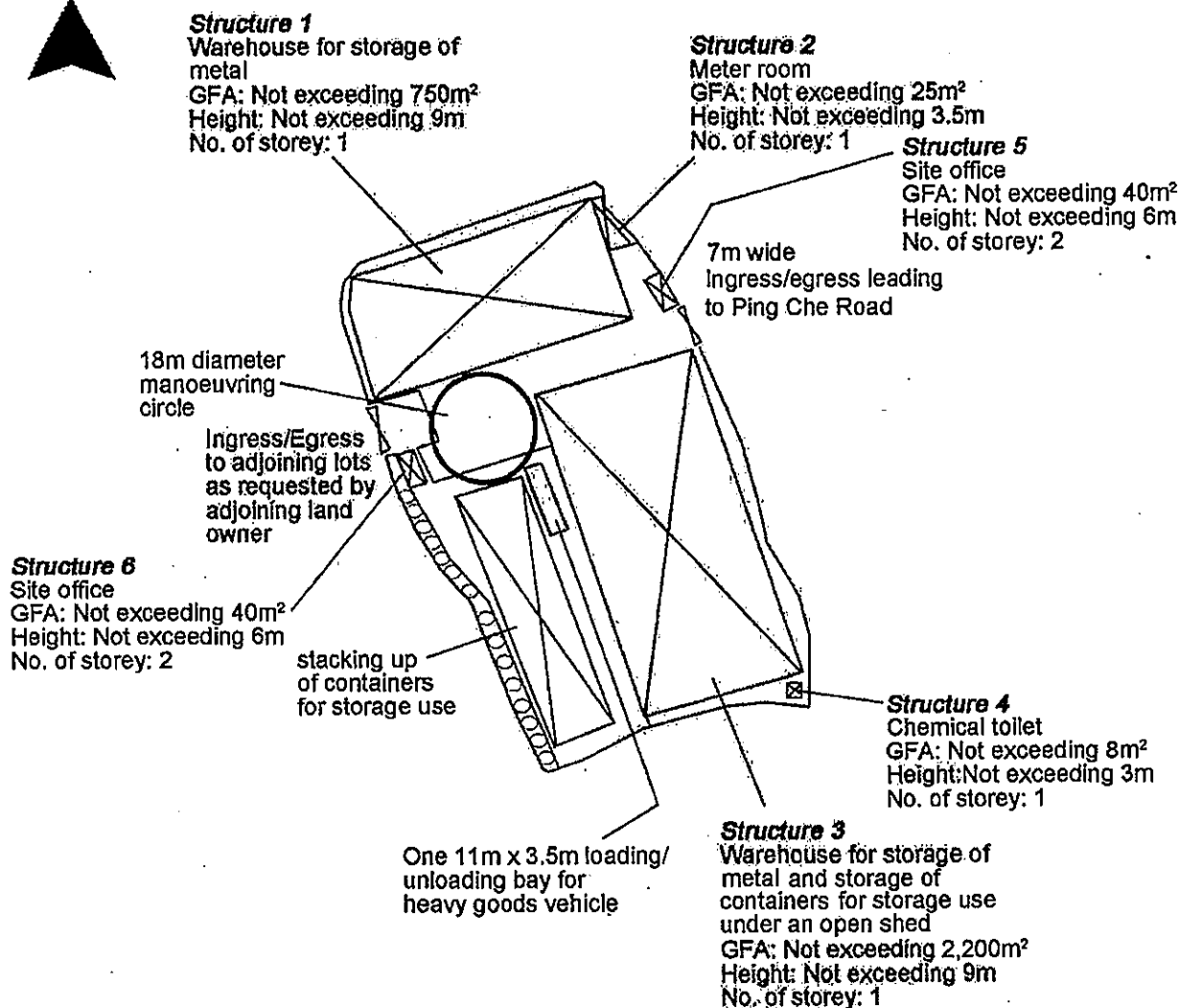
Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

Tree	Approximate Height	Spacing
○ Existing <i>Ficus microcarpa</i>	2.75m	4m



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.

Drawing Title 圖目:

As-planted Landscape Plan

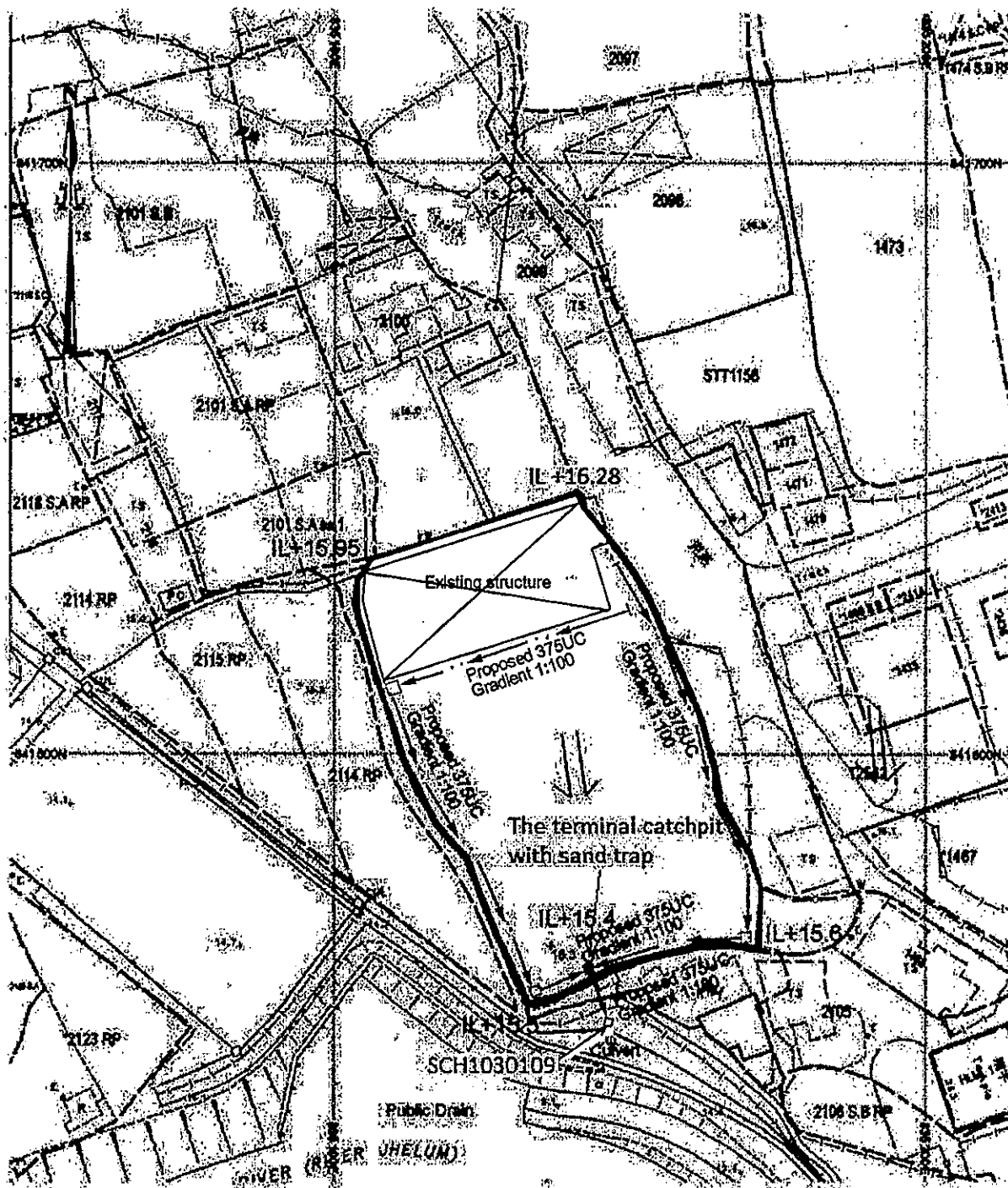
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

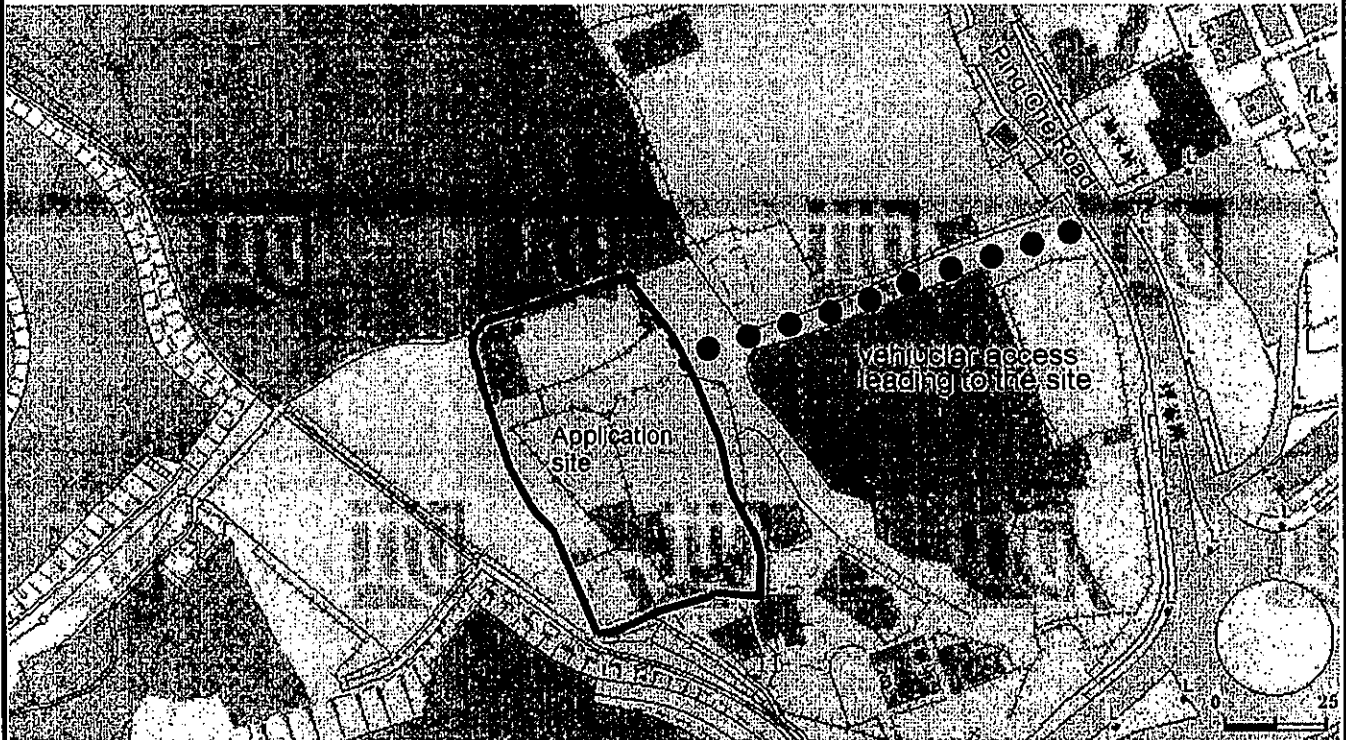
Remarks 附註:

- Proposed catchpit
- Proposed terminal catchpit
- ← Flow of surface runoff
- Level (in mPD)
- IL Invert level (in mPD)

Scale 比例:

1:1000

N



Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Metal for a Period of 3
Years at Lots 2102 & 2103 (Part) in D.D.
76, Ping Che, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

● ● ● Vehicular access leading
to Ping Che Road

Scale 比例:

Not to scale

Total: 5 pages

Date: 13 July 2021

TPB Ref.: A/NE-TKL/676

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Fanling, N.T.

We are glad to submit the FSI proposals and the traffic management measures including the erection of traffic signs "TS460" to ensure the safety of the local road between Ping Che Road and the site access for your further processing of the captioned application.

The applicant missed the opportunity to extend the due date of the compliance with planning conditions so that the last planning permission No. A/NE-TKL/597 was revoked.

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Michelle CHAN) –
By Email

Legend:

- 4kg 4kg dry powder type fire extinguisher
- 9L 9L water co2 type fire extinguisher
- 5kg 5kg co2 type fire extinguisher
- Hore Reel Set
- 150mm Fire Alarm Bell
- Break Glass Call Point
- Visual Alarm Device
- Sprinkler inlet and Sprinkler Control Valve Group
- Sprinkler Pipe & Head
- Lot Boundary
- Open Shed Line
- New installations

NATURE OF OCCUPANCY:

- Structure A : 1-Storey Warehouse for storage of spare parts (GFA area about:750sq.m. Height approx:9m)
- Structure B : 1-Storey Warehouse for storage of spare parts (GFA area about:1,115sq.m. Height Approx:9m)
- Structure C : 1-Storey Meter room (GFA area about: 25 sq.m. Height Approx: 3.5m)
- Structure D : 2-Storey site office (GFA area about: 40 sq.m.Height Approx:6m)
- Structure E: 2-Storey Site Office under the open shed. (GFA area about: 40 sq.m.Height Approx:6m)
- Structure F : 1-Storey chemical toilets under the open shed. (GFA area about: 8 sq.m. Height Approx:3m)
- Structure G : Open Shed (red line area) (GFA area about: 1085 sq.m. Height Approx:9m)

Pumps Schedule:

Designation	Flow Rate (litre/min)	Discharge Head (kpa)	Motor Rating (Kw)
SP1 , SP2	2250/1350/1100	140/290/320	18.5
JP	60	450	2.2
HR-1,HR-2	100	550	2.2

世紀消防工程有限公司
CENTURY FIRE SERVICE ENGINEERING CO. LIMITED

九龍大角咀洋松街87號永嘉工業大廈5樓08室

TEL: 2393 8468 FAX:35232988

Project:

Temporary Warehouse for Storage of spare Parts for a period of 3 Years at lots 2102 and 2103(part) in D.D 76,Ping Che,N.T
Man Tak Metal Company Limited

Title:

Proposed Fire Service Installation Layout Plan

Drawn by:

Vicky

Date:

2021-07-13

Scale:

1: 500@ A2

Ref No:

TPB/A/NE-TKL/597

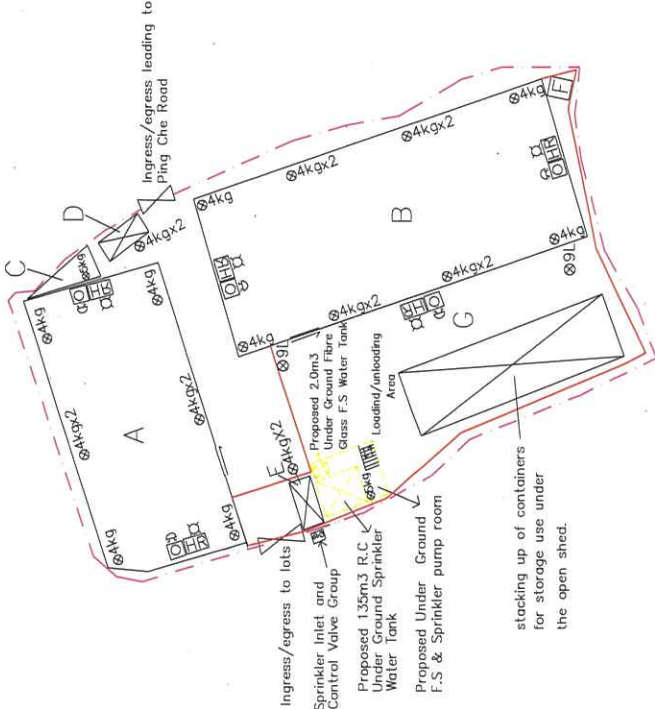
Drawing No:

2021/FS/003-(P1)

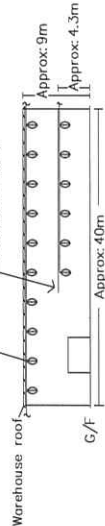
Fire Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- An Automatic Sprinkler System supplied by 135 m3 Sprinkler Water Tank and Hazard Class OH 3 shall be provided to Structure A , Structure B & Open Shed G. in accordance with BS EN 12845:2003 and FSD Circular Letter No.3/2006. The Sprinkler Water Tank,Sprinkler Pump Room,Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
- An hose reel system should be supplied by a 2.0m3 F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2002 + A2 :2008 and FSD Circular Letter No.1/2009 &3/2010 . One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning should include facilities for fire pump start and audio/visual warning device initiation.
- One No.5.0 kg CO2 F.E.shall be provided for F.S Pump Room & Sprinkler Pump Room.
- Sprinkler Tank Water Supply Pipe should be connected to Town Main.
- Sprinkler pump(SPI,SP2,JP) & Hose Reel pump (HR-1&HR-2)shall be provided at F.S . pump Room.
- The distance between the highest & the lowest sprinkler installations is approx 4.7m.
- The Structure B should provide aggregate area of openable windows exceed 6.25% of the floor area of the compartment.(Detail see drawing no.:2018/FS/003-(P2))
- Secondary source of electrical supply should be provided.

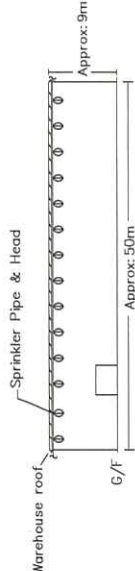
GROUND FLOOR F.S. LAYOUT PLAN



Sprinkler Pipe & Head

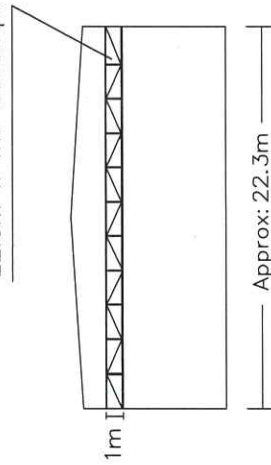


DETAILS FOR STRUCTURE A [Approx Size: 40m(L) x 19m(W) x 9m(H)]



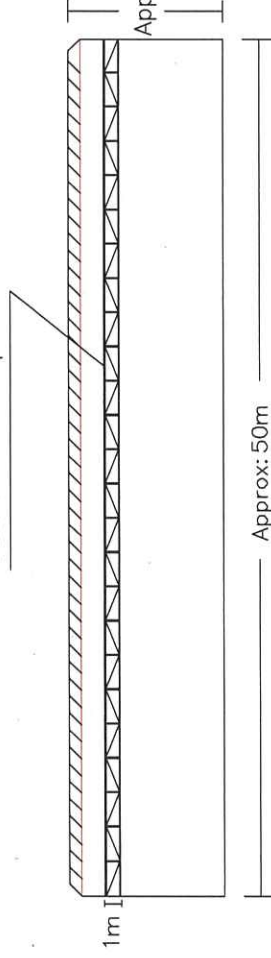
DETAILS FOR STRUCTURE B [Approx Size: 50m(L)

openable windows area approx:
22.3m x 1m=22.3sq.m



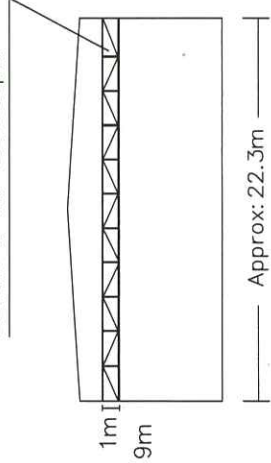
LEFT WALL

openable windows area approx::
50m x 1m=50sq.m



BACK WALL

openable windows area approx:
22.3m x 1m=22.3sq.m



RIGHT WALL

Calculate:

The aggregated area of openable windows is:

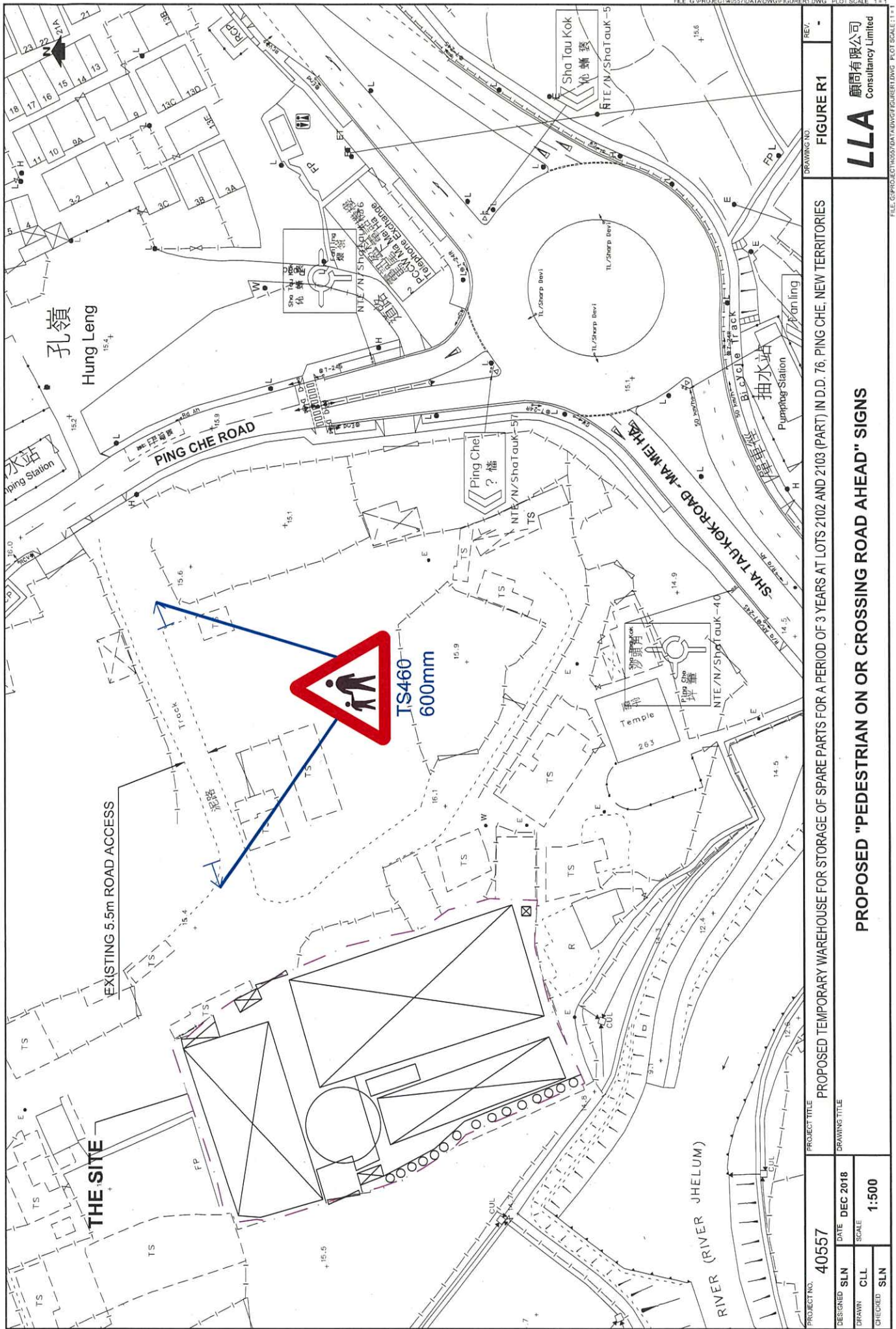
$$(22.3\text{sq.m} + 50\text{sq.m} + 22.3\text{sq.m}) = 94.6\text{sq.m}$$

6.25% of the floor (Structure B) area is:

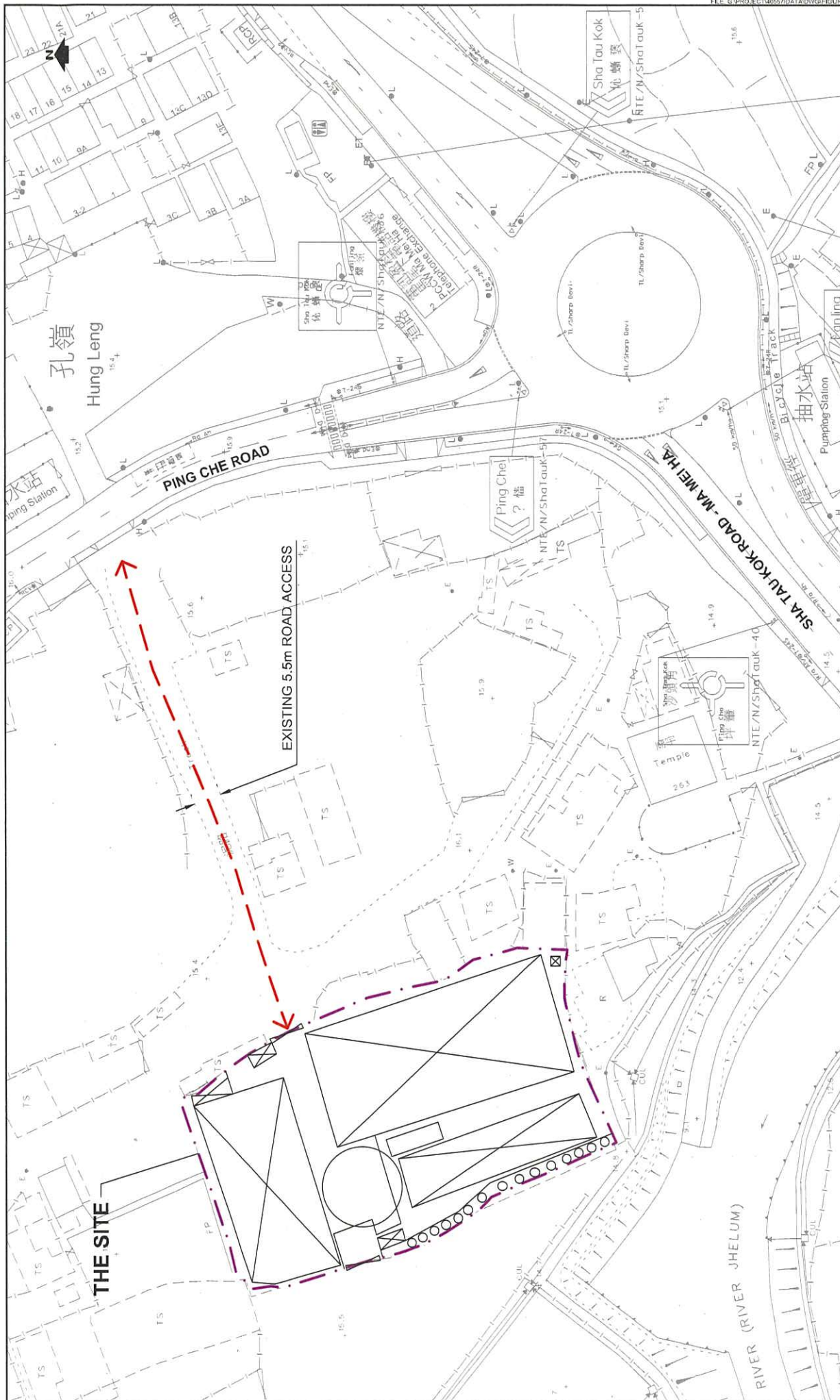
$$(1115\text{sq.m} \times 6.25\%) = 69.68\text{sq.m}$$

OPENABLE WINDOWS LAYOUT OF STRUCTURE "B"

<p>Project:</p> <p>Temporary Warehouse for Storage of Spare Parts for a Period of 3 Years at Lot 2102 and 2103(Part) in D.D 76,Ping Che,N.T</p> <p>Man Tak Metal Company Limited</p>		<p>Title:</p> <p>Proposed Fire Service Installation Layout Plan</p>		<p>Drawn by:</p> <p>Vicky</p>
<p>世紀消防工程有限公司</p> <p>CENTURY FIRE SERVICE ENGINEERING CO. LIMITED</p> <p>九龍大角咀洋松街87號永嘉工業大廈5樓08室</p> <p>TEL.: 2393 8468 FAX:35232988</p>		<p>Date:</p> <p>2021-07-13</p>		
		<p>Scale:</p> <p>1:300@ A3</p>		
		<p>Ref No:</p> <p>TPB/A/NE-TKL/597</p>		
		<p>Drawing No:</p> <p>2021/FS/003-(P2)</p>		



PROJECT NO. 40557		PROJECT TITLE		DRAWING NO.	
DESIGNED SLN		DATE DEC 2018		FIGURE R1	
DRAWN CLL		SCALE 1:500		REV. -	
CHECKED SLN		DRAWING TITLE		PROJECT TITLE	
		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 2102 AND 2103 (PART) IN D.D. 76, PING CHE, NEW TERRITORIES		DRAWING NO.	
		PROPOSED "PEDESTRIAN ON OR CROSSING ROAD AHEAD" SIGNS		FIGURE R1	
		LLA 顧問有限公司 Consultancy Limited		REV. -	



PROJECT NO. 40557		PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 2102 AND 2103 (PART) IN D.D. 76, PING CHE, NEW TERRITORIES		DRAWING NO. FIGURE 2		REV. A	
DESIGNED	SLN	DATE	DEC 2018	DRAWN	CLL	SCALE	1:1000
CHECKED	SLN						
VEHICULAR ACCESS PLAN				LLA 顧問有限公司 Consultancy Limited			

Total: 10 pages

Date: 4 August 2021

TPB Ref.: A/NE-TKL/676

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Fanling, N.T.

We refer to the comments of the Transport Department received on 3.8.2021. Our response is found in the attachment.

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,



Patrick Tsui



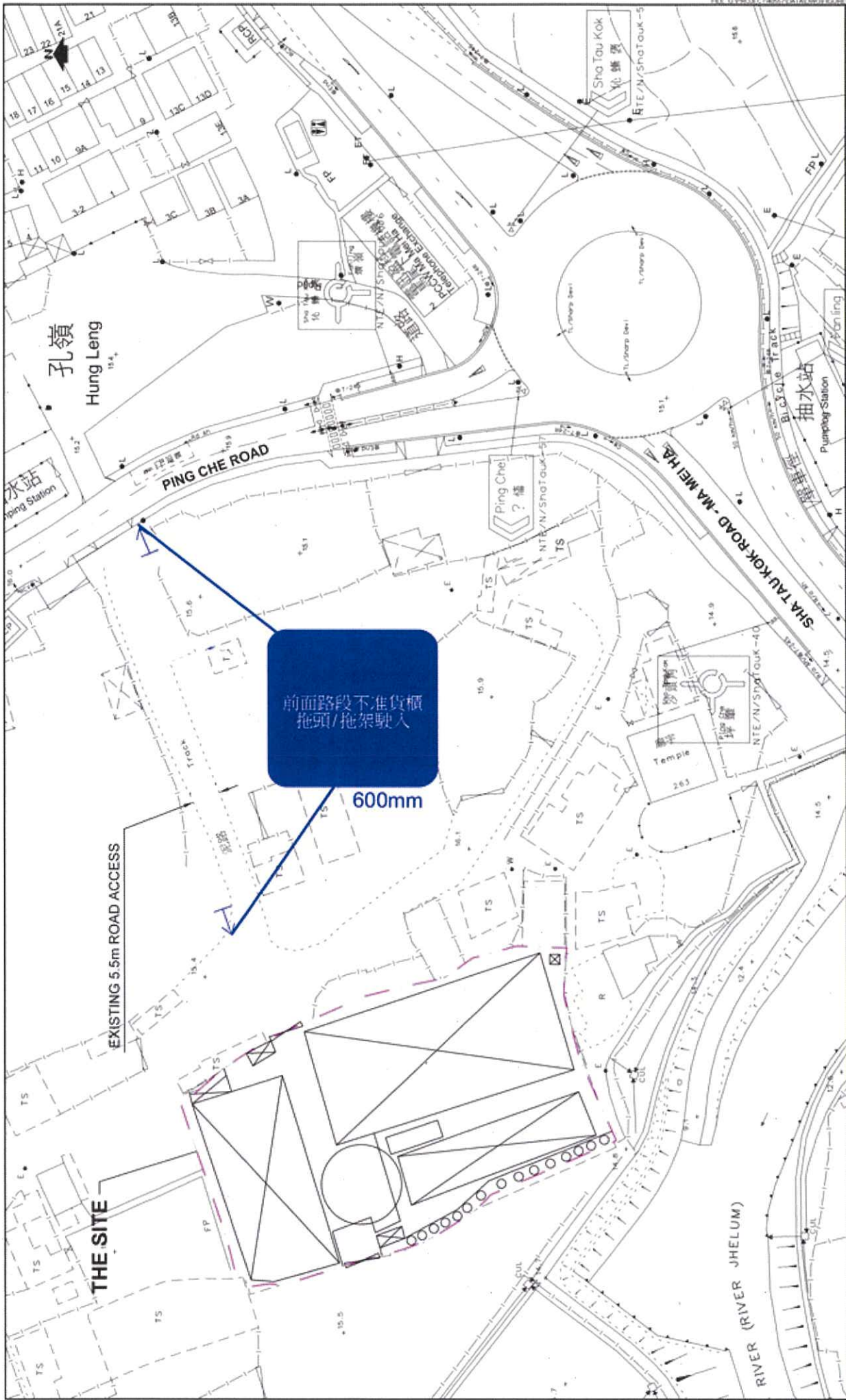
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Michelle CHAN) –
By Email

**Proposed Temporary Warehouse for
Storage of Metal for a period of 3 Years
at Lots 2102 & 2103 (Part) in D.D. 76, Fanling, N.T.**

Summary Table of Response to TD's Comments

Comments	Responses
2. Please note our comments below for the subject application:	
(i) The vehicular access between Ping Che Road and the subject site is not managed by TD. Please seek comments from the management and maintenance party of the vehicular access;	Noted.
(ii) The applicant shall advise the management/control measures to be adopted for the subject site to ensure that no queueing of vehicles outside the subject site.	The loading/unloading bay will be opened for vehicle with prior booking.
(iii) The applicant demonstrate the satisfactory maneuvering of vehicles entering and exiting the subject site, preferably using the swept path analysis;	The swept path of the heavy goods vehicle can be found in Figures 2.1 and 2.2 of the traffic review report.
(iv) It is noted that only a HGV loading/unloading bay is proposed. The applicant shall advise and justify the adequacy of parking spaces to be provided in the subject site by advising the number of vehicles visiting the subject site;	One heavy goods vehicle loading/unloading bay is provided within the site to satisfy the operational needs. Staff of the site will make use of public transport including Green Mini-bus and bus which is available at Ping Che Road.
(v) The applicant shall elaborate on the measures proposed to prevent container tractor/trailer gaining access to the site.	The applicant proposed to add a sign at the vehicular access between Ping Che Road and the subject site as shown in Figure 1 showing that no container tractor/trailer is allowed to enter the site. The applicant also undertakes that no container tractor/trailer will be allowed to enter the site.
(vi) The vehicular access should be no less than 7.3m wide; and	<p>Noted. The vehicular access between Ping Che Road and the application site is 5.5m wide, please refer to Figure 4. The proposed ingress/egress of the application site is 7.3m as shown in Figure 2 and 3.</p> <p>Due to the fact that the land adjoining the vehicular access between Ping Che Road and the application site is owned privately, the applicant cannot widen the existing vehicular access. As a matter of fact, the applicant operated the site since 2016 and he operates the development at the site smoothly although the vehicular access is 5.5m wide. This could be attributed to the prior booking system being used at the site. All vehicle going to the site needs prior booking so that it can ensure that no vehicle will going out the application site before the incoming vehicle using the vehicular access between Ping Che Road and the site.</p>

(vii) It is noted that the subject site is not directly connected to Ping Che Road. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	In order to ensure the safety of the local road between Ping Che Road and the site access, traffic signs "TS460" is proposed as shown in the attached Figure 5 during the operation period of the proposed development.
3. The applicant should satisfactorily address the above comments before we can further consider the subject application.	





Structure 1
Warehouse for storage of metal
GFA: Not exceeding 750m²
Height: Not exceeding 9m
No. of storey: 1

Structure 2
Meter room
GFA: Not exceeding 25m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 5
Site office
GFA: Not exceeding 40m²
Height: Not exceeding 6m
No. of storey: 2

7.3m wide
Ingress/egress leading
to Ping Che Road

18m diameter
manoeuvring
circle

Ingress/Egress
to adjoining lots
as requested by
adjoining land
owner

Structure 6
Site office
GFA: Not exceeding 40m²
Height: Not exceeding 6m
No. of storey: 2

stacking up
of containers
for storage use

One 11m x 3.5m loading/
unloading bay for
heavy goods vehicle

Structure 4
Chemical toilet
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3
Warehouse for storage of
metal and storage of
containers for storage use
under an open shed
GFA: Not exceeding 2,200m²
Height: Not exceeding 9m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Metal for a Period of 3
Years at Lots 2102 & 2103 (Part) in D.D.
76, Ping Che, N.T.

Drawing Title 圖名:

Proposed Layout Plan

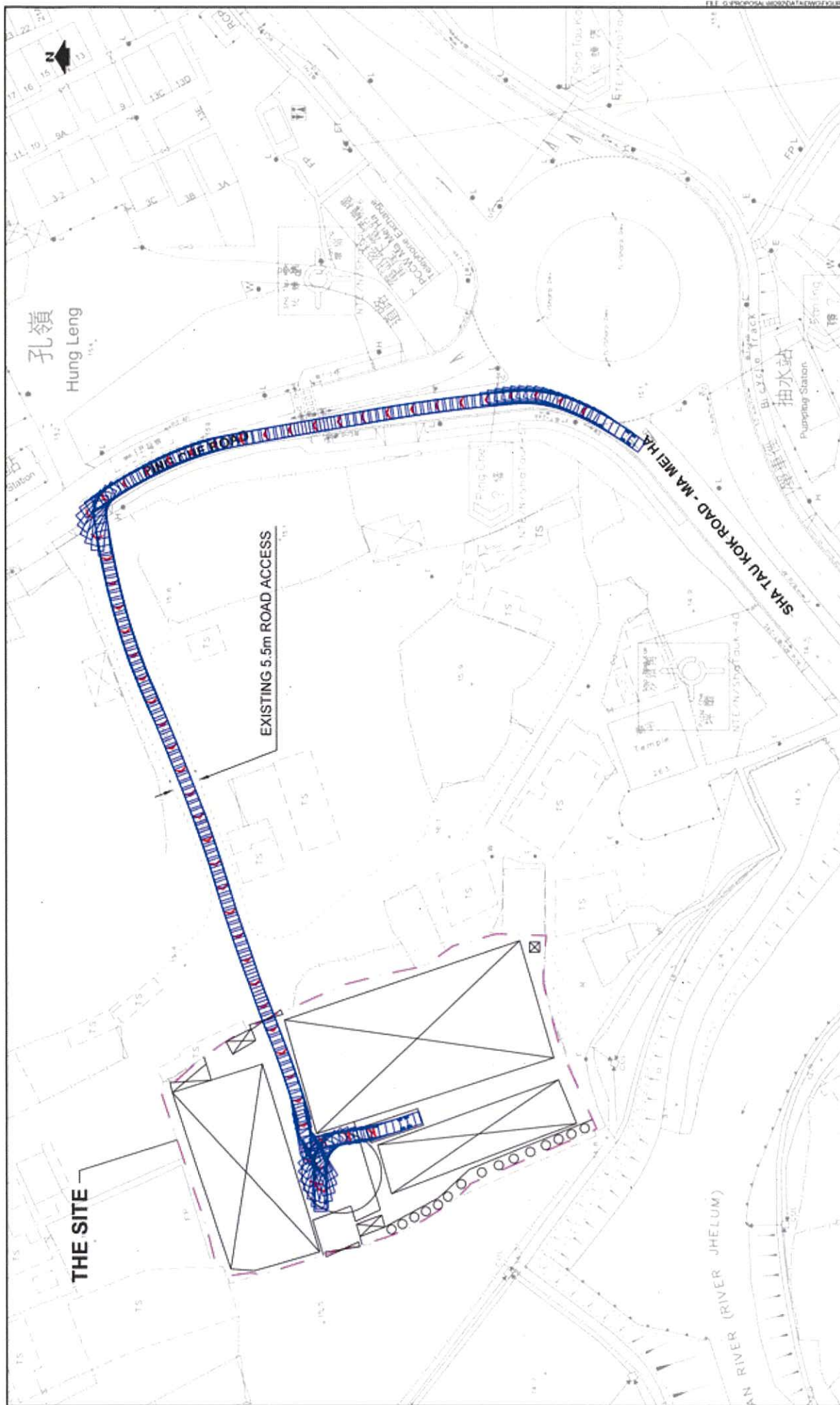
Remarks 備註:

Drawing No. 圖號:

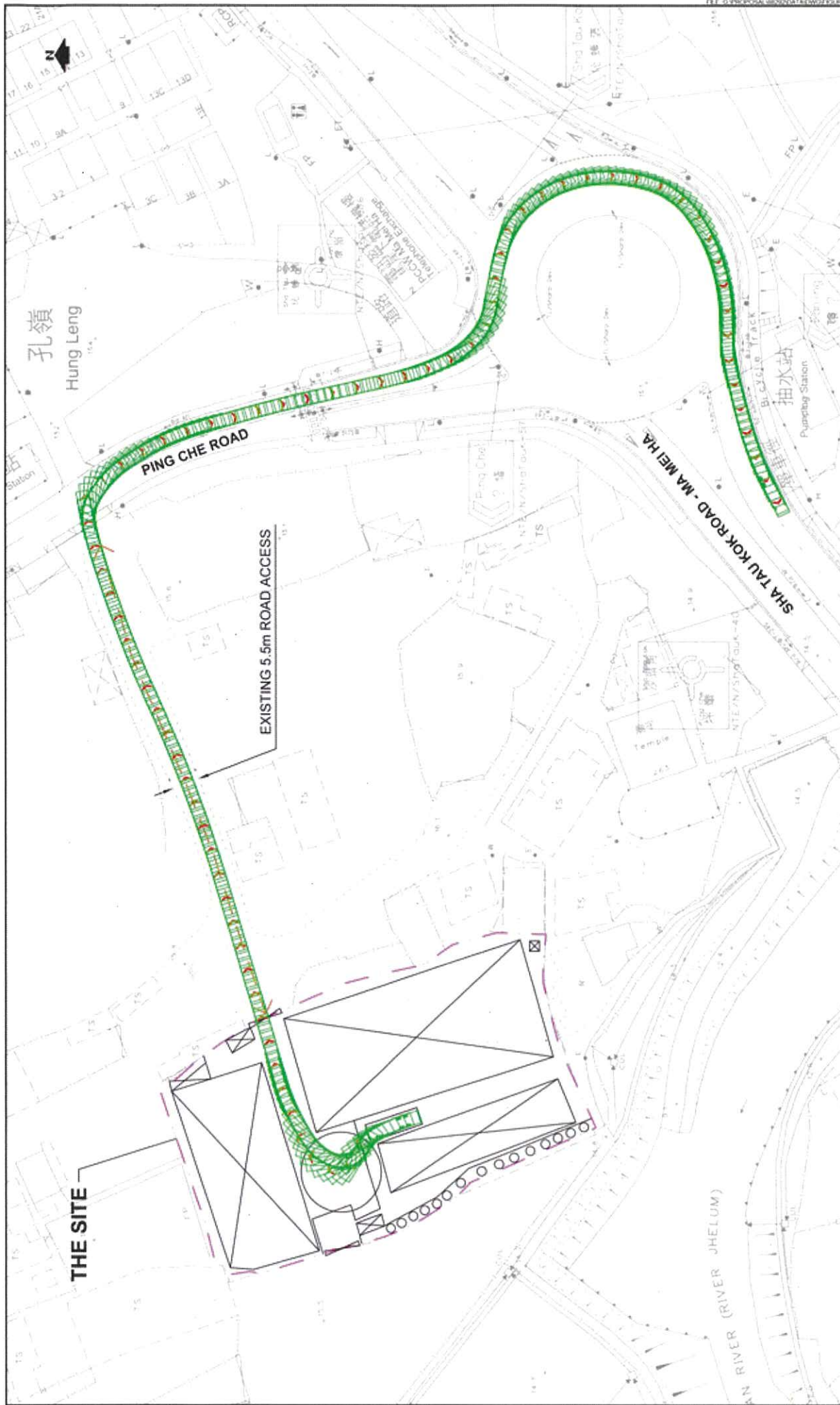
Figure 2

Scale 比例:

1:1000



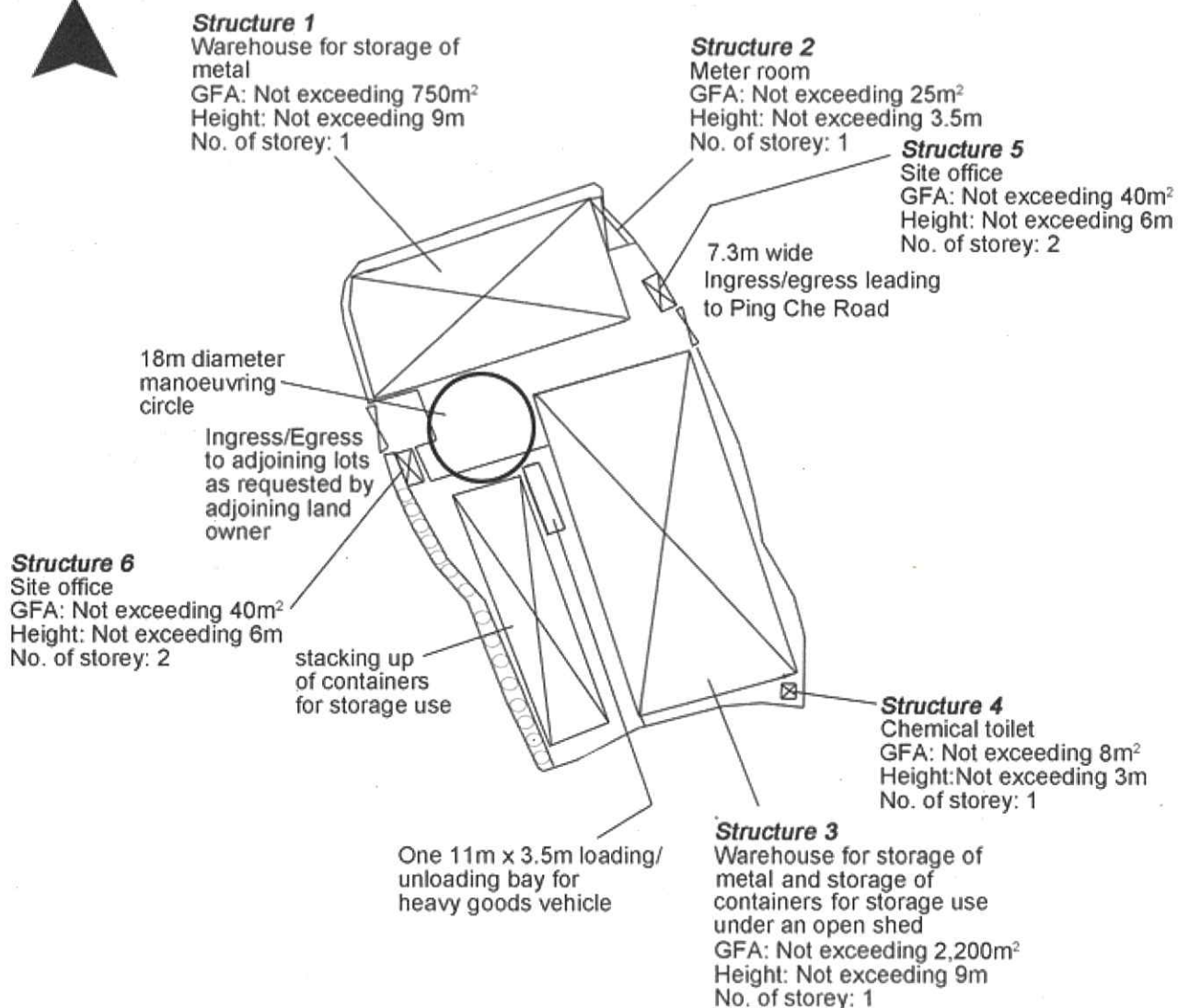
PROJECT NO		88292		PROJECT TITLE		DRAWING NO		REV	
DESIGNED		SLN		DATE		SEPT 2018		FIGURE 2.1	
DRAWN		CLL		SCALE		1:1000@A4			
CHECKED		SLN							
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL FOR A PERIOD OF 3 YEARS AT LOTS 2102 AND 2103 (PART) IN D.D. 76, PING CHE, NEW TERRITORIES									
DRAWING TITLE									
SWEPT PATH ANALYSIS - 11m HGV (IN)									
LLA 顧問有限公司 Consultancy Limited									



PROJECT NO	88292	PROJECT TITLE	PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL FOR A PERIOD OF 3 YEARS AT LOTS 2102 AND 2103 (PART) IN D.D. 76, PING CHE, NEW TERRITORIES	DRAWING NO	FIGURE 2.2	REV	
DESIGNED	SLN	DATE	SEPT 2018	LLA 顧問有限公司 Consultancy Limited			
DRAWN	CLL	SCALE	1:1000@A4				
CHECKED	SLN						

SWEPT PATH ANALYSIS - 11m HGV (OUT)

Tree	Approximate Height	Spacing
○ Existing <i>Ficus microcarpa</i>	2.75m	4m



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.

Drawing Title 圖目:

As-planted Landscape Plan

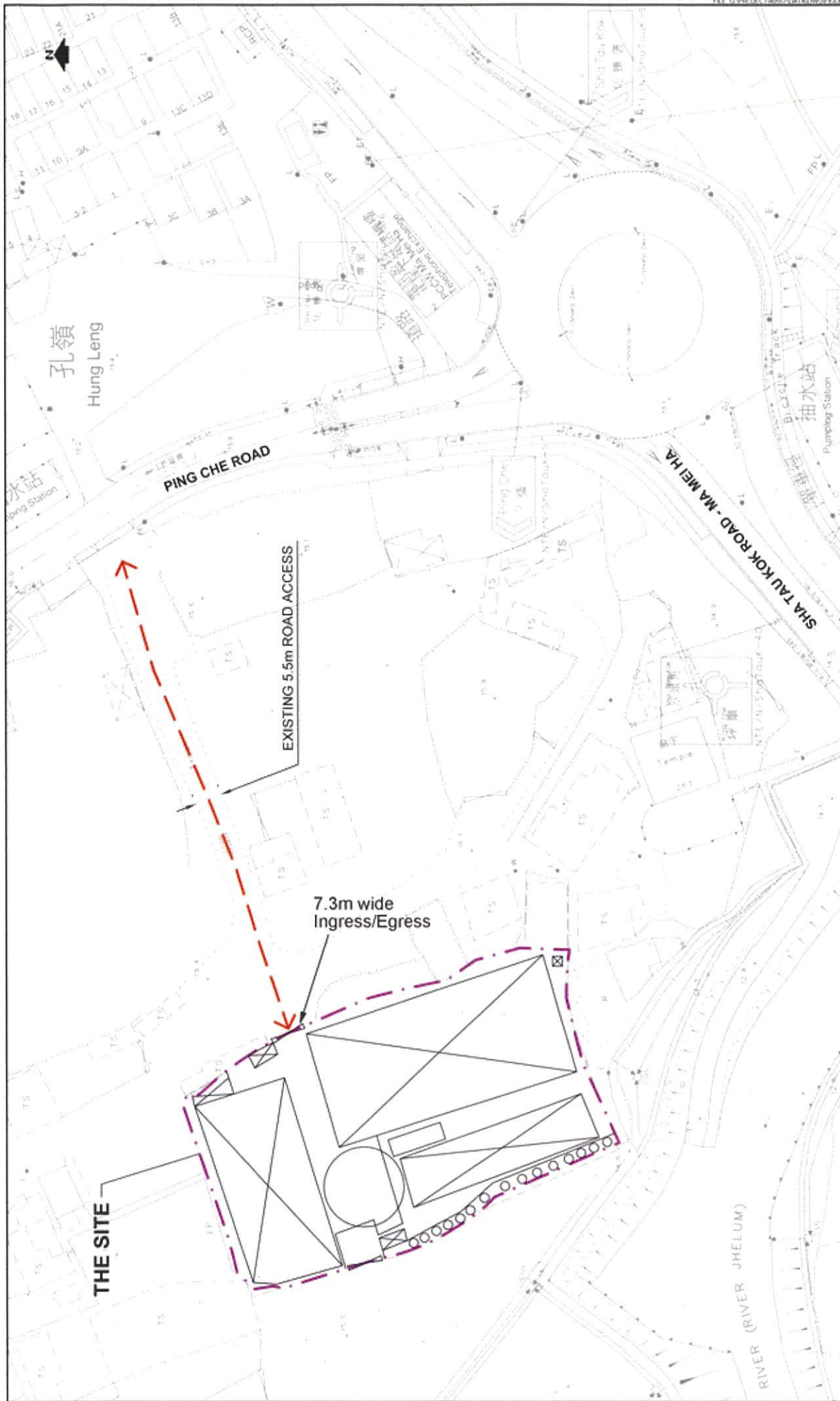
Remarks 備註:

Drawing No. 圖號:

Figure 3

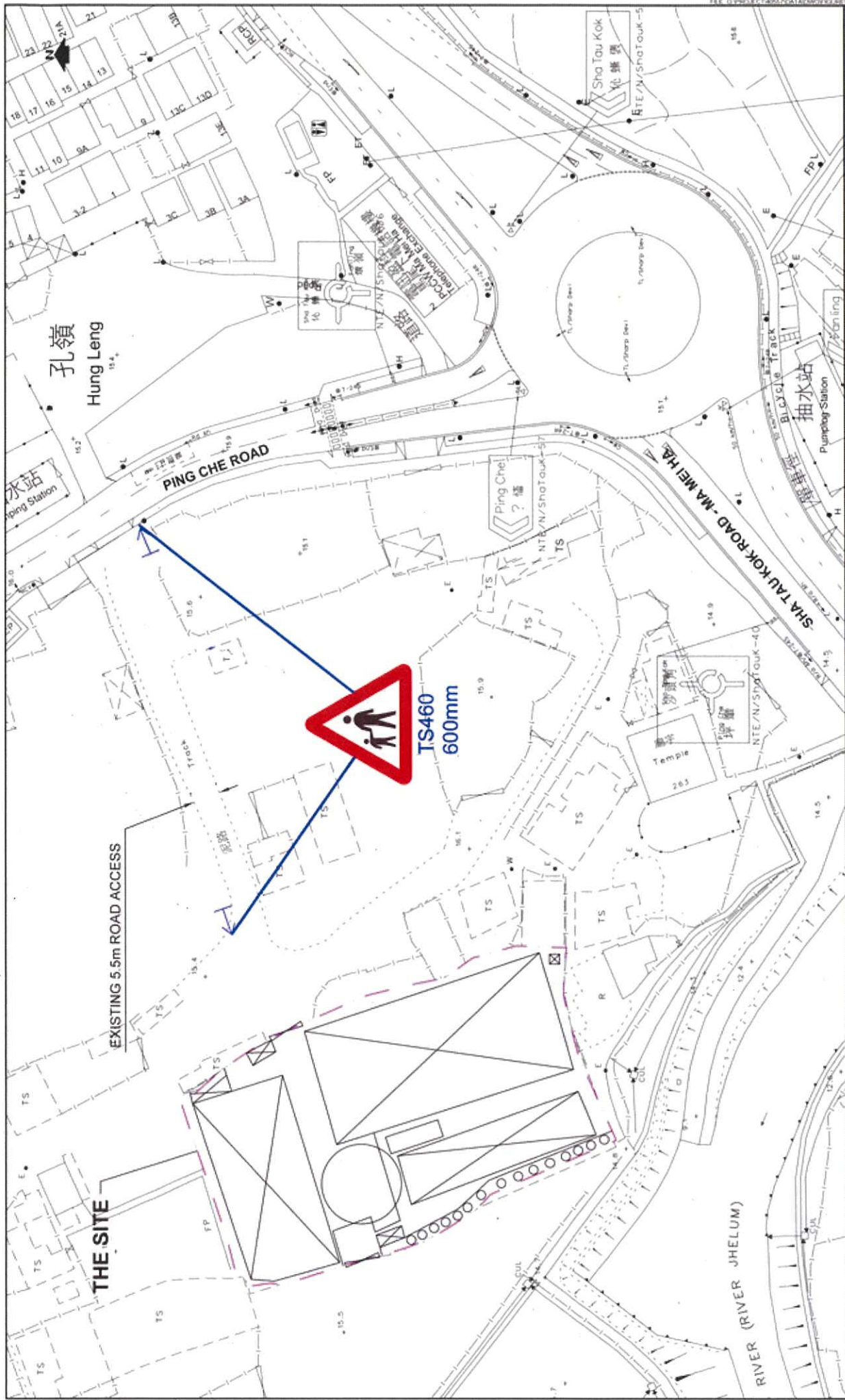
Scale 比例:

1:1000



PROJECT NO		40557		PROJECT TITLE		DRAWING NO		REV	
DESIGNED		SLN		DATE		DEC 2018		FIGURE 4	
DRAWN		CLL		SCALE		1:1000		LLA 顧問有限公司 Consultancy Limited	
CHECKED		SLN							
						</			

VEHICULAR ACCESS PLAN



PROJECT NO		PROJECT TITLE		DRAWING NO	
40557		PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL FOR A PERIOD OF 3 YEARS AT LOTS 2102 AND 2103 (PART) IN D.D. 76, PING CHE, NEW TERRITORIES		FIGURE 5	
DESIGNED	SLN	DATE	DEC 2018	LLA 顧問有限公司 Consultancy Limited	
DRAWN	CLL	SCALE	1:500		
CHECKED	SLN				

PROPOSED "PEDESTRIAN ON OR CROSSING ROAD AHEAD" SIGNS

Total: 15 pages

Date: 26 October 2021

TPB Ref.: A/NE-TKL/676

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Fanling, N.T.

The applicant wishes to respond to the comments of the Director of Fire Services and CE/MN, DSD in the following:

Response to Director of Fire Services:

Director of Fire Services's comments	Applicant's response
(a) All means of exit of the structures should be marked on the submitted plans;	Noted and please refer to the attached FSI plan.
(b) Detailed layouts of the 2-storeys site office, for both first and second storeys, shall be clearly shown in plans;	Noted and please refer to the attached FSI plan.
(c) Automatic sprinkler system shall be provided in accordance with LPC BS EN 12845: and F.S.D. Circular Letter No. 5/2020; and	Noted and please refer to the attached FSI plan.
(d) Storage configuration inside the proposed warehouses and the relevant restrictions, such as maximum storage height, maximum storage area, etc., relating to the automatic sprinkler system in accordance with LPC BS EN 12845:2015 shall be clearly stated in the F.S. Notes.	Noted and please refer to the attached FSI plan.

Response to CE/MN, DSD:

(a) Adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas.	Noted.
(b) The applicant required assessing and identifying the project's potential drainage impacts and demonstrate in their submission with the implementation of necessary mitigation measures, the project will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development.	Capacity check is provided with the consideration of reasonable catchment area.
(c) The applicant should show the existing discharge location to which the applicant proposed to discharge the stormwater from the subject site for our information.	SCH 1030109 to be the connection manhole.
(d) If the proposed stormwater facilities would be connected to any existing drainage facilities, the applicant shall check and demonstrate in their submission that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. He should also demonstrate that the flow from this site will not overload the existing drainage system. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.	Capacity check is provided.
(e) The applicant should ensure and show in his submission that all existing flow paths as well as the run-off falling onto and passing through the site should be	Noted.

<p>intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in vicinity of the subject site any time during or after the works. Catchment areas, the flow direction, formation levels of the application site and the existing ground level of the adjacent lands should also be provided for our reference.</p>	
<p>(f) The applicant is required to provide sectional views of the subject development showing clearly any walls would be erected or kerbs would be laid along the site boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for our consideration.</p>	<p>All are shown in the drainage proposal.</p>
<p>(g) The applicant is required to provide photos showing the existing drainage facilities and the proposed final discharge point for our information. A plan should be submitted to indicate the locations of the camera and directions of all photo taken.</p>	<p>The location of the proposed connection manhole is full of vegetation and it is on Government Land. The distance between the proposed connection manhole and the main open channel downstream is only about 7m, and the condition of the main open channel is in good condition.</p>
<p>(h) EPD's comments should be sought as regards to the sewage treatment/disposal facilities for the proposed area as well as the quality of surface runoff from the site for concrete catching plant if discharging to the nearby drains. A sewerage proposal should be submitted for approval if sewer connection to public</p>	<p>Noted.</p>

sewerage is required.	
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Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Michelle CHAN) –
By Email

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Park) in D.D. 76, Ping Che, N.T.

1. GENERAL

1.4 FROM SERVICE CONTRACTORS SHALL BE PROVIDED TO THE CONTRACTOR FOR THE EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

- 1.2 ALL TIES AND FITTINGS SHALL BE CLASS 2 TO 615317 MEDIAN GRADE WHERE PIERCING UP TO 4150mm.
 - 1.3 ALL TIES AND FITTINGS SHALL BE DOCTILE IRON TO BS 6843 K12 WHERE PIERCING ABOVE 4150mm.
 - 1.4 ALL BRAN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUMMERSED.
 - 1.5 ALL DOCTILE TANGS SHALL BE DOCTILE IRON
 - 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.22% OF THE FLOOR AREA OF THE STRUCTURE
- ## 2. HOSE REEL SYSTEM
- 2.1 NEW HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF 100 METRES FROM THE HOSE REEL TANK.
 - 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 200 L/S. FIBREGLASS WATER TANK WITH TWO HOSE REEL PUMPS (GUTTY STANDARD) LOCATED INSIDE THE PUMP ROOM AT EXTERNAL AREA.
 - 2.3 HOSE REEL PUMPS SHALL BE MOUNTED BY ACTIVATION OF ANY FIREALARMING UNIT FITTED TO EACH HOSE REEL SETS
 - 2.4 ALL THE HOSE REEL OUTLETS SHOULD BE HOUSED IN CLASS FINISHED CABINET SECURED UNDER LOCK & KEY.
 - 2.5 ALL THE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WIND WINNING PLATE
 - 2.6 AUTOMATICALLY DISCHARGE SYSTEM WILL BE FED BY HOSE GCS INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FIVE PUMPS.

3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETIN, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ASSESSMENT 1A/2A/3A, 2A/3A/3B, 3A/3B, 3B/3C, 3C/3D, 3D/3E, 3E/3F, 3F/3G, 3G/3H, 3H/3I, 3I/3J, 3J/3K, 3K/3L, 3L/3M, 3M/3N, 3N/3O, 3O/3P, 3P/3Q, 3Q/3R, 3R/3S, 3S/3T, 3T/3U, 3U/3V, 3V/3W, 3W/3X, 3X/3Y, 3Y/3Z, 3Z/3AA, 3AA/3AB, 3AB/3AC, 3AC/3AD, 3AD/3AE, 3AE/3AF, 3AF/3AG, 3AG/3AH, 3AH/3AI, 3AI/3AJ, 3AJ/3AK, 3AK/3AL, 3AL/3AM, 3AM/3AN, 3AN/3AO, 3AO/3AP, 3AP/3AQ, 3AQ/3AR, 3AR/3AS, 3AS/3AT, 3AT/3AU, 3AU/3AV, 3AV/3AW, 3AW/3AX, 3AX/3AY, 3AY/3AZ, 3AZ/3BA, 3BA/3BB, 3BB/3BC, 3BC/3BD, 3BD/3BE, 3BE/3BF, 3BF/3BG, 3BG/3BH, 3BH/3BI, 3BI/3BJ, 3BJ/3BK, 3BK/3BL, 3BL/3BM, 3BM/3BN, 3BN/3BO, 3BO/3BP, 3BP/3BQ, 3BQ/3BR, 3BR/3BS, 3BS/3BT, 3BT/3BU, 3BU/3BV, 3BV/3BW, 3BW/3BX, 3BX/3BY, 3BY/3BZ, 3BZ/3CA, 3CA/3CB, 3CB/3CC, 3CC/3CD, 3CD/3CE, 3CE/3CF, 3CF/3CG, 3CG/3CH, 3CH/3CI, 3CI/3CJ, 3CJ/3CK, 3CK/3CL, 3CL/3CM, 3CM/3CN, 3CN/3CO, 3CO/3CP, 3CP/3CQ, 3CQ/3CR, 3CR/3CS, 3CS/3CT, 3CT/3CU, 3CU/3CV, 3CV/3CW, 3CW/3CX, 3CX/3CY, 3CY/3CZ, 3CZ/3DA, 3DA/3DB, 3DB/3DC, 3DC/3DD, 3DD/3DE, 3DE/3DF, 3DF/3DG, 3DG/3DH, 3DH/3DI, 3DI/3DJ, 3DJ/3DK, 3DK/3DL, 3DL/3DM, 3DM/3DN, 3DN/3DO, 3DO/3DP, 3DP/3DQ, 3DQ/3DR, 3DR/3DS, 3DS/3DT, 3DT/3DU, 3DU/3DV, 3DV/3DW, 3DW/3DX, 3DX/3DY, 3DY/3DZ, 3DZ/3EA, 3EA/3EB, 3EB/3EC, 3EC/3ED, 3ED/3EE, 3EE/3EF, 3EF/3EG, 3EG/3EH, 3EH/3EI, 3EI/3EJ, 3EJ/3EK, 3EK/3EL, 3EL/3EM, 3EM/3EN, 3EN/3EO, 3EO/3EP, 3EP/3EQ, 3EQ/3ER, 3ER/3ES, 3ES/3ET, 3ET/3EU, 3EU/3EV, 3EV/3EW, 3EW/3EX, 3EX/3EY, 3EY/3EZ, 3EZ/3FA, 3FA/3FB, 3FB/3FC, 3FC/3FD, 3FD/3FE, 3FE/3FF, 3FF/3FG, 3FG/3FH, 3FH/3FI, 3FI/3FJ, 3FJ/3FK, 3FK/3FL, 3FL/3FM, 3FM/3FN, 3FN/3FO, 3FO/3FP, 3FP/3FQ, 3FQ/3FR, 3FR/3FS, 3FS/3FT, 3FT/3FU, 3FU/3FV, 3FV/3FW, 3FW/3FX, 3FX/3FY, 3FY/3FZ, 3FZ/3GA, 3GA/3GB, 3GB/3GC, 3GC/3GD, 3GD/3GE, 3GE/3GF, 3GF/3GG, 3GG/3GH, 3GH/3GI, 3GI/3GJ, 3GJ/3GK, 3GK/3GL, 3GL/3GM, 3GM/3GN, 3GN/3GO, 3GO/3GP, 3GP/3GQ, 3GQ/3GR, 3GR/3GS, 3GS/3GT, 3GT/3GU, 3GU/3GV, 3GV/3GW, 3GW/3GX, 3GX/3GY, 3GY/3GZ, 3GZ/3HA, 3HA/3HB, 3HB/3HC, 3HC/3HD, 3HD/3HE, 3HE/3HF, 3HF/3HG, 3HG/3HH, 3HH/3HI, 3HI/3HJ, 3HJ/3HK, 3HK/3HL, 3HL/3HM, 3HM/3HN, 3HN/3HO, 3HO/3HP, 3HP/3HQ, 3HQ/3HR, 3HR/3HS, 3HS/3HT, 3HT/3HU, 3HU/3HV, 3HV/3HW, 3HW/3HX, 3HX/3HY, 3HY/3HZ, 3HZ/3IA, 3IA/3IB, 3IB/3IC, 3IC/3ID, 3ID/3IE, 3IE/3IF, 3IF/3IG, 3IG/3IH, 3IH/3II, 3II/3IJ, 3IJ/3IK, 3IK/3IL, 3IL/3IM, 3IM/3IN, 3IN/3IO, 3IO/3IP, 3IP/3IQ, 3IQ/3IR, 3IR/3IS, 3IS/3IT, 3IT/3IU, 3IU/3IV, 3IV/3IW, 3IW/3IX, 3IX/3IY, 3IY/3IZ, 3IZ/3JA, 3JA/3JB, 3JB/3JC, 3JC/3JD, 3JD/3JE, 3JE/3JF, 3JF/3JG, 3JG/3JH, 3JH/3JI, 3JI/3JJ, 3JJ/3JK, 3JK/3JL, 3JL/3JM, 3JM/3JN, 3JN/3JO, 3JO/3JP, 3JP/3JQ, 3JQ/3JR, 3JR/3JS, 3JS/3JT, 3JT/3JU, 3JU/3JV, 3JV/3JW, 3JW/3JX, 3JX/3JY, 3JY/3JZ, 3JZ/3KA, 3KA/3KB, 3KB/3KC, 3KC/3KD, 3KD/3KE, 3KE/3KF, 3KF/3KG, 3KG/3KH, 3KH/3KI, 3KI/3KJ, 3KJ/3KK, 3KK/3KL, 3KL/3KM, 3KM/3KN, 3KN/3KO, 3KO/3KP, 3KP/3KQ, 3KQ/3KR, 3KR/3KS, 3KS/3KT, 3KT/3KU, 3KU/3KV, 3KV/3KW, 3KW/3KX, 3KX/3KY, 3KY/3KZ, 3KZ/3LA, 3LA/3LB, 3LB/3LC, 3LC/3LD, 3LD/3LE, 3LE/3LF, 3LF/3LG, 3LG/3LH, 3LH/3LI, 3LI/3LJ, 3LJ/3LK, 3LK/3LL, 3LL/3LM, 3LM/3LN, 3LN/3LO, 3LO/3LP, 3LP/3LQ, 3LQ/3LR, 3LR/3LS, 3LS/3LT, 3LT/3LU, 3LU/3LV, 3LV/3LW, 3LW/3LX, 3LX/3LY, 3LY/3LZ, 3LZ/3MA, 3MA/3MB, 3MB/3MC, 3MC/3MD, 3MD/3ME, 3ME/3MF, 3MF/3MG, 3MG/3MH, 3MH/3MI, 3MI/3MJ, 3MJ/3MK, 3MK/3ML, 3ML/3MN, 3MN/3MO, 3MO/3MP, 3MP/3MQ, 3MQ/3MR, 3MR/3MS, 3MS/3MT, 3MT/3MU, 3MU/3MV, 3MV/3MW, 3MW/3MX, 3MX/3MY, 3MY/3MZ, 3MZ/3NA, 3NA/3NB, 3NB/3NC, 3NC/3ND, 3ND/3NE, 3NE/3NF, 3NF/3NG, 3NG/3NH, 3NH/3NI, 3NI/3NJ, 3NJ/3NK, 3NK/3NL, 3NL/3NM, 3NM/3NO, 3NO/3NP, 3NP/3NQ, 3NQ/3NR, 3NR/3NS, 3NS/3NT, 3NT/3NU, 3NU/3NV, 3NV/3NW, 3NW/3NX, 3NX/3NY, 3NY/3NZ, 3NZ/3OA, 3OA/3OB, 3OB/3OC, 3OC/3OD, 3OD/3OE, 3OE/3OF, 3OF/3OG, 3OG/3OH, 3OH/3OI, 3OI/3OJ, 3OJ/3OK, 3OK/3OL, 3OL/3OM, 3OM/3ON, 3ON/3OO, 3OO/3OP, 3OP/3OQ, 3OQ/3OR, 3OR/3OS, 3OS/3OT, 3OT/3OU, 3OU/3OV, 3OV/3OW, 3OW/3OX, 3OX/3OY, 3OY/3OZ, 3OZ/3PA, 3PA/3PB, 3PB/3PC, 3PC/3PD, 3PD/3PE, 3PE/3PF, 3PF/3PG, 3PG/3PH, 3PH/3PI, 3PI/3PJ, 3PJ/3PK, 3PK/3PL, 3PL/3PM, 3PM/3PN, 3PN/3PO, 3PO/3PP, 3PP/3PQ, 3PQ/3PR, 3PR/3PS, 3PS/3PT, 3PT/3PU, 3PU/3PV, 3PV/3PW, 3PW/3PX, 3PX/3PY, 3PY/3PZ, 3PZ/3QA, 3QA/3QB, 3QB/3QC, 3QC/3QD, 3QD/3QE, 3QE/3QF, 3QF/3QG, 3QG/3QH, 3QH/3QI, 3QI/3QJ, 3QJ/3QK, 3QK/3QL, 3QL/3QM, 3QM/3QN, 3QN/3QO, 3QO/3QP, 3QP/3QQ, 3QQ/3QR, 3QR/3QS, 3QS/3QT, 3QT/3QU, 3QU/3QV, 3QV/3QW, 3QW/3QX, 3QX/3QY, 3QY/3QZ, 3QZ/3RA, 3RA/3RB, 3RB/3RC, 3RC/3RD, 3RD/3RE, 3RE/3RF, 3RF/3RG, 3RG/3RH, 3RH/3RI, 3RI/3RJ, 3RJ/3RK, 3RK/3RL, 3RL/3RM, 3RM/3RN, 3RN/3RO, 3RO/3RP, 3RP/3RQ, 3RQ/3RR, 3RR/3RS, 3RS/3RT, 3RT/3RU, 3RU/3RV, 3RV/3RW, 3RW/3RX, 3RX/3RY, 3RY/3RZ, 3RZ/3SA, 3SA/3SB, 3SB/3SC, 3SC/3SD, 3SD/3SE, 3SE/3SF, 3SF/3SG, 3SG/3SH, 3SH/3SI, 3SI/3SJ, 3SJ/3SK, 3SK/3SL, 3SL/3SM, 3SM/3SN, 3SN/3SO, 3SO/3SP, 3SP/3SQ, 3SQ/3SR, 3SR/3SS, 3SS/3ST, 3ST/3SU, 3SU/3SV, 3SV/3SW, 3SW/3SX, 3SX/3SY, 3SY/3SZ, 3SZ/3TA, 3TA/3TB, 3TB/3TC, 3TC/3TD, 3TD/3TE, 3TE/3TF, 3TF/3TG, 3TG/3TH, 3TH/3TI, 3TI/3TJ, 3TJ/3TK, 3TK/3TL, 3TL/3TM, 3TM/3TN, 3TN/3TO, 3TO/3TP, 3TP/3TQ, 3TQ/3TR, 3TR/3TS, 3TS/3TT, 3TT/3TU, 3TU/3TV, 3TV/3TW, 3TW/3TX, 3TX/3TY, 3TY/3TZ, 3TZ/3UA, 3UA/3UB, 3UB/3UC, 3UC/3UD, 3UD/3UE,

- 3.2 ONE NEW 1500" SPARKER WATER TANK WILL BE PROVIDED ON PLANT. THE MAIN WATER SUPPLY WILL BE TIED FROM SINGLE END.
- 3.3 TWO NEW SPARKER PUMPS (OUT/SHOULDER) AND ONE SOCKET PUMP SHALL BE PROVIDED IN IT'S PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPARKER CONTROL VALVE SET AND SPARKER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPARKER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED FROM SOCKET.
- 3.6 ALL SURGEWAY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC STOP VALVES SHOULD BE VISUAL SIGNALS TO THE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSED) OF THE VALVES.

3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FO

- HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (512)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4.3 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.

- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

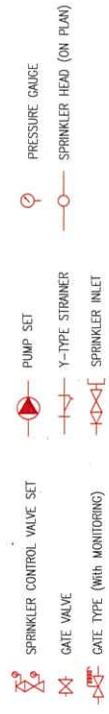
LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008 FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 9 HOURS IN CASE OF POWER FAILURE

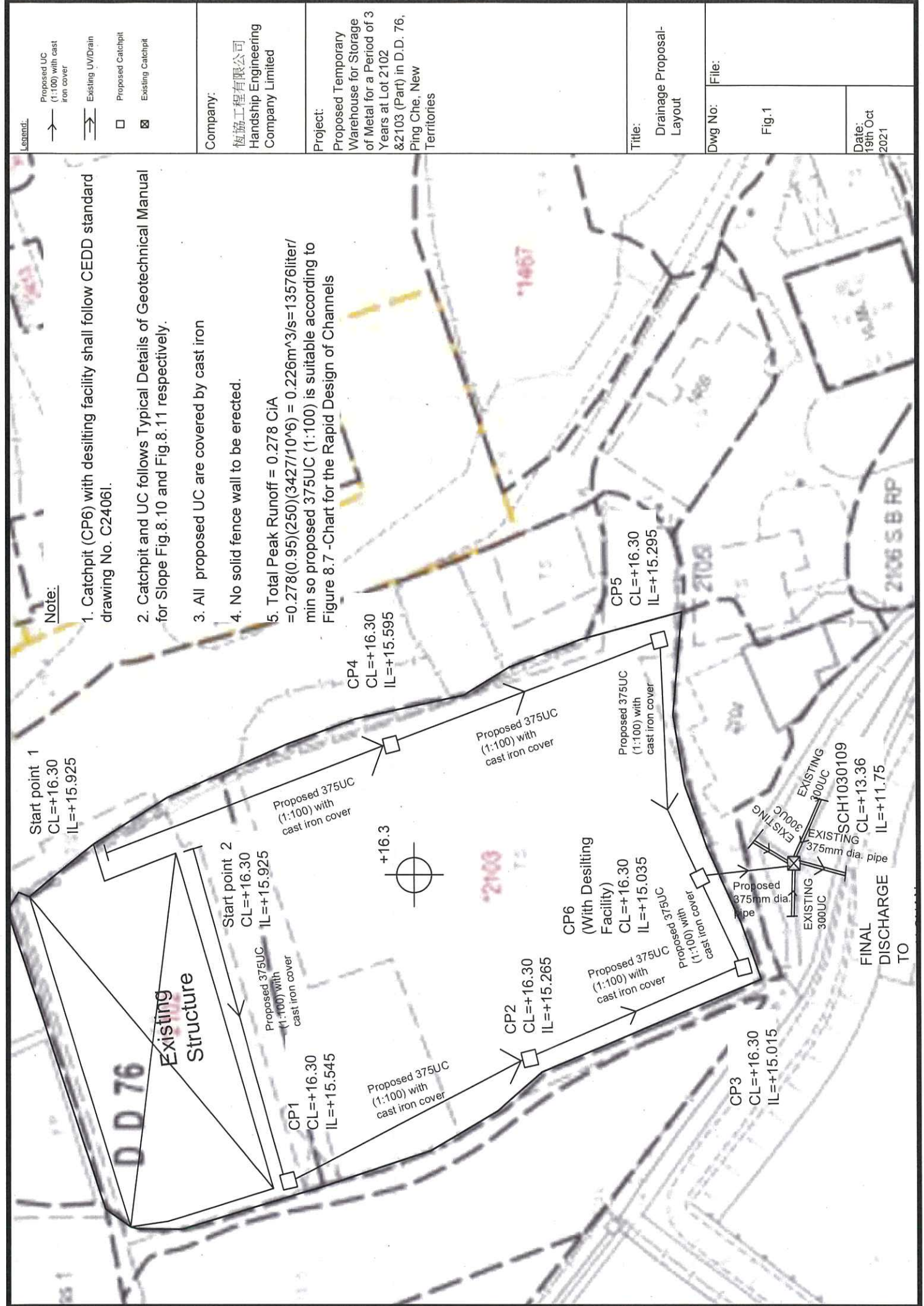
7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

HOSE REEL
EMERGENCY LIGHT

- | | | | |
|---|------------------|---|------------------|
|  | BREAK GLASS UNIT |  | EXIT SIGN |
|  | FIRE ALARM BELL |  | NON-RETURN VALVE |



PROJECT : Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Park) in D.D. 76, Ping Che, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan				ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME	DATE	DRAWING NO. : FS-01	REV. : 0
								DRAWN BY	26 Jul 2021		
								CHECKED BY			
								APPROVED BY			
		REV	DESCRIPTION	DATE							



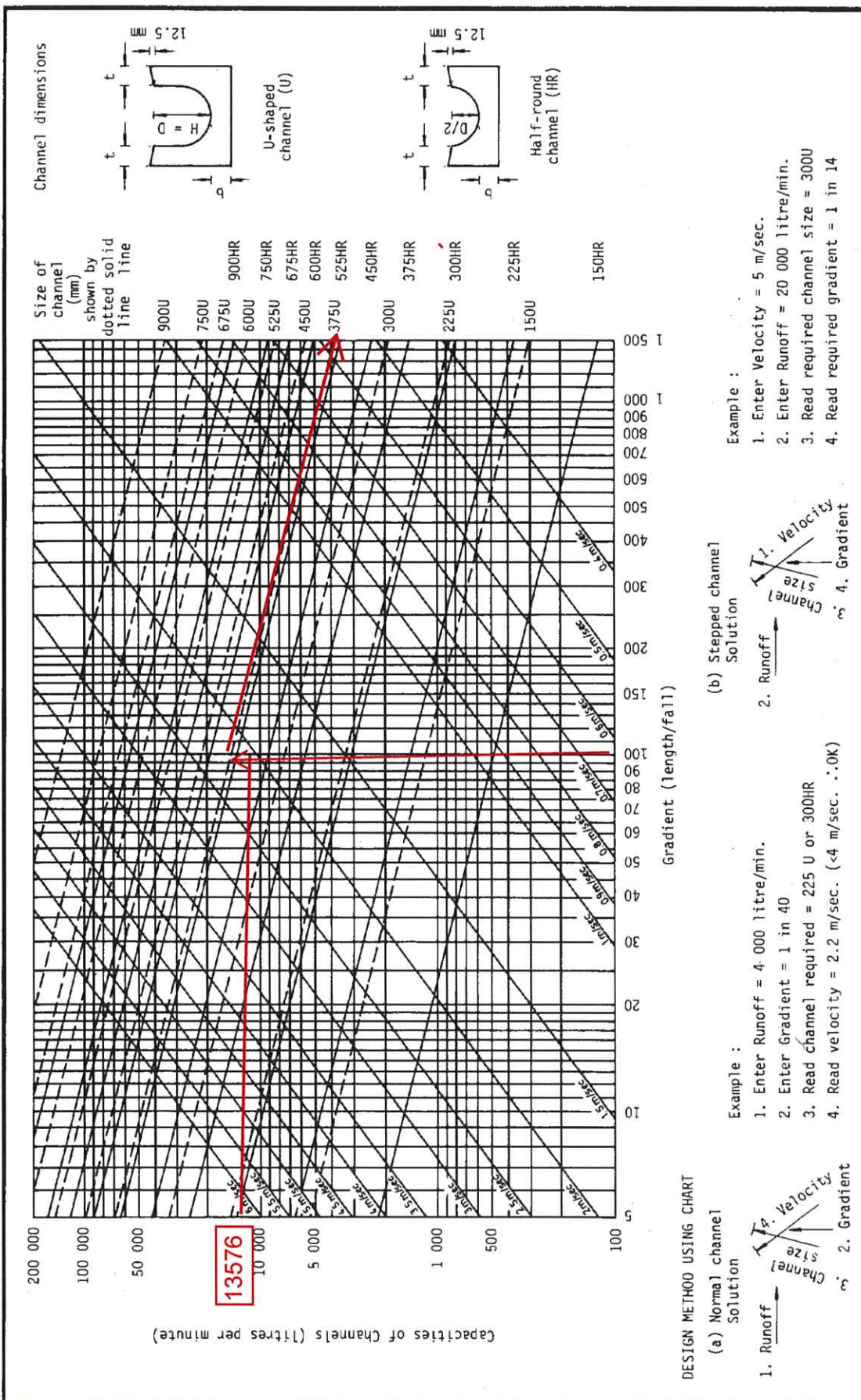
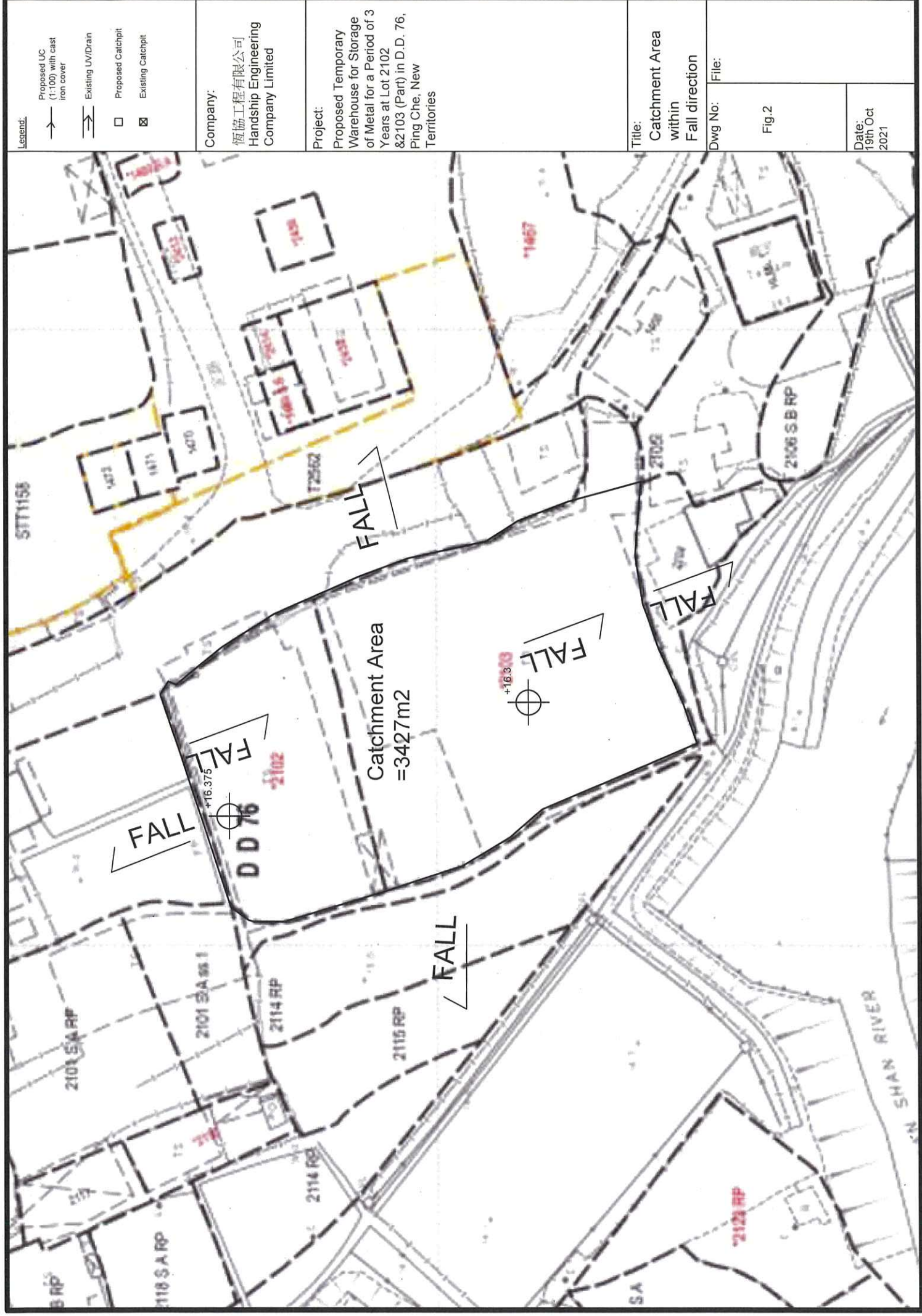


Figure 8.7 - Chart for the Rapid Design of Channels



Legend:

- Proposed UC (1:100) with cast iron cover
- Existing UV/Drain
- Proposed Catchpit
- Existing Catchpit

Company:

恒協工程有限公司
Handship Engineering
Company Limited

Project:

Proposed Temporary
Warehouse for Storage
of Metal for a Period of 3
Years at Lot 2102
& 2103 (Part) in D.D. 76,
Ping Che, New
Territories

Title:

Catchment Area
within
Fall direction

Dwg No:

Fig.2

Date:
19th Oct
2021

Total: 14 pages

Date: 17 November 2021

TPB Ref.: A/NE-TKL/676

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Fanling, N.T.

The applicant wishes to respond to the comments of the Director of Fire Services and CE/MN, DSD in the following:

Response to Director of Fire Services:

Please see the updated FSI plan in the attachment.

Response to CE/MN, DSD:

1. All structures are shown in the plan. Also, Section A-A and Section B-B are revised.
2. Adjacent area is an occupied space and temporary structure. Also, adjacent areas have their own stormwater collection system to cater their surface runoff.

The last planning permission No. A/NE-TKL/597 was revoked on 22.3.2021. At that period of time since early 2020 which was the outbreak of covid-19, the business of the applicant was severely stricken by the fluctuation of the economy. In view of that significant portion of time has been spent on saving his business, the applicant missed the opportunity to extend the due date of the compliance with planning conditions so that the last planning permission No. A/NE-TKL/597 was revoked. In the current application, the applicant has submitted both drainage proposal and FSI proposal to show his sincerity to comply with the planning conditions. He also undertakes to comply with the implementation of the drainage proposal and FSI proposal and other conditions of which the Town Planning Board see fits.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Michelle CHAN) –
By Email



Structure 1
Warehouse for storage of metal
GFA: Not exceeding 750m²
Height: Not exceeding 9m
No. of storey: 1

Structure 2
Meter room
GFA: Not exceeding 25m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 5
Site office
GFA: Not exceeding 40m²
Height: Not exceeding 6m
No. of storey: 2

18m diameter manoeuvring circle

Ingress/Egress to adjoining lots as requested by adjoining land owner

7m wide Ingress/egress leading to Ping Che Road

Structure 6
Site office
GFA: Not exceeding 40m²
Height: Not exceeding 6m
No. of storey: 2

stacking up of containers for storage use

One 11m x 3.5m loading/unloading bay for heavy goods vehicle

Structure 4
Chemical toilet
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3
Warehouse for storage of metal and storage of containers for storage use under an open shed
GFA: Not exceeding 2,200m²
Height: Not exceeding 9m
No. of storey: 1

申請編號 Application No. : A / NE-TKL / 676

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

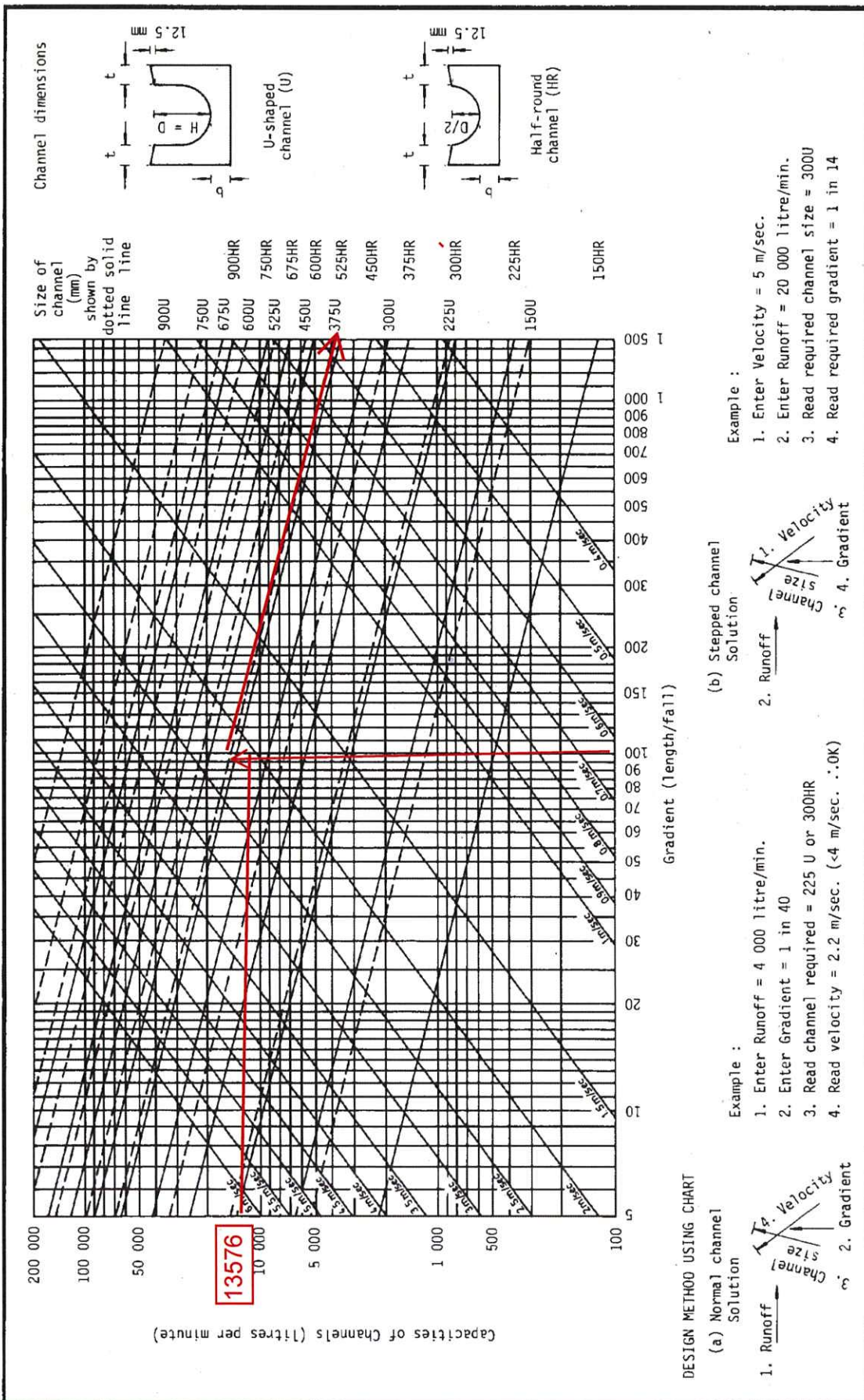
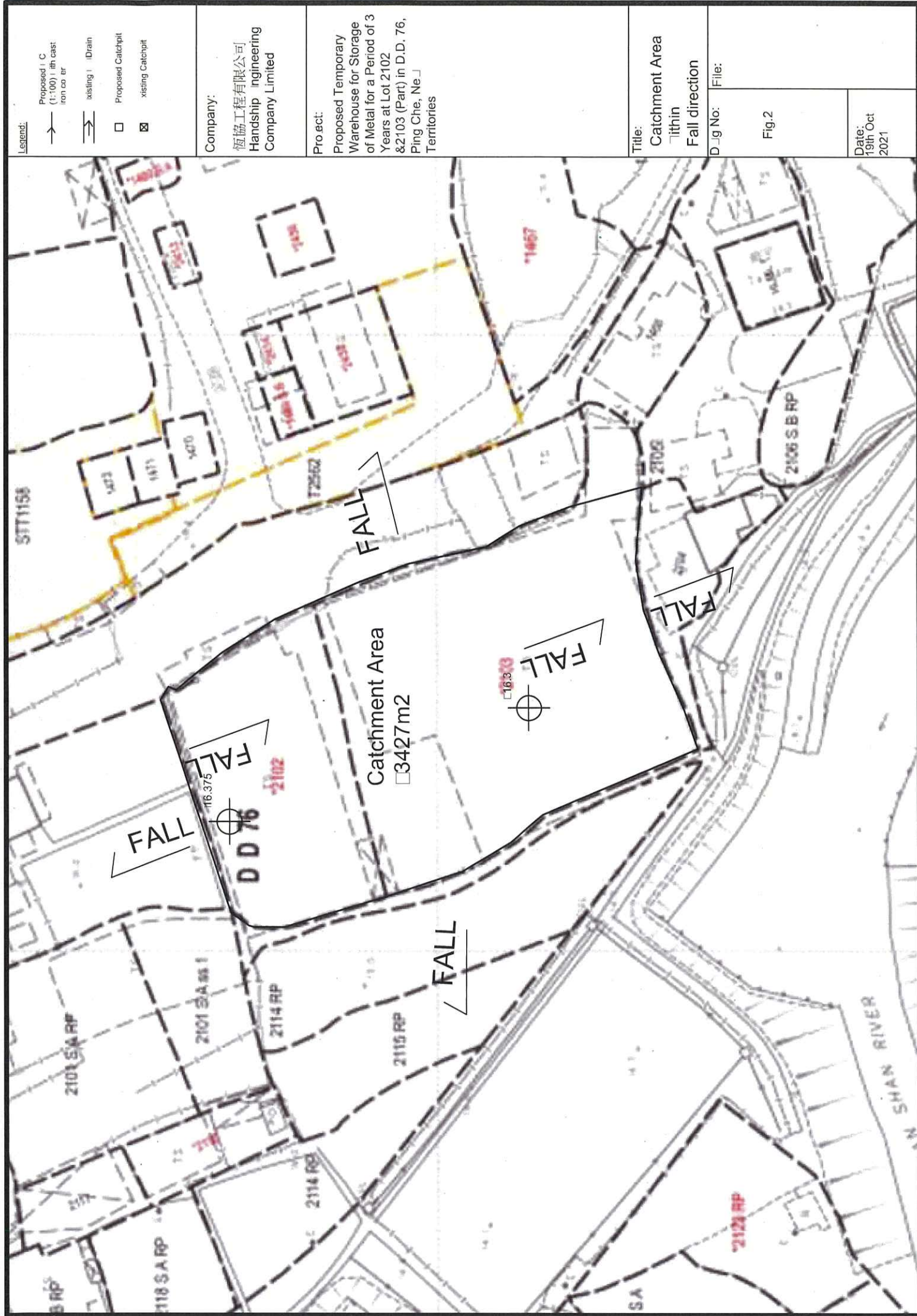


Figure 8.7 - Chart for the Rapid Design of Channels



Legend:

- Proposed 1:1000 1/4th cast iron cover
- existing 1:1000 1/4th cast iron cover
- Proposed Catchpit
- existing Catchpit

Company:

恆協工程有限公司
Handship Engineering
Company Limited

Project:

Proposed Temporary
Warehouse for Storage
of Metal for a Period of 3
Years at Lot 2102
& 2103 (Part) in D.D. 76,
Ping Che, New Territories

Title:

Catchment Area

within

Fall direction

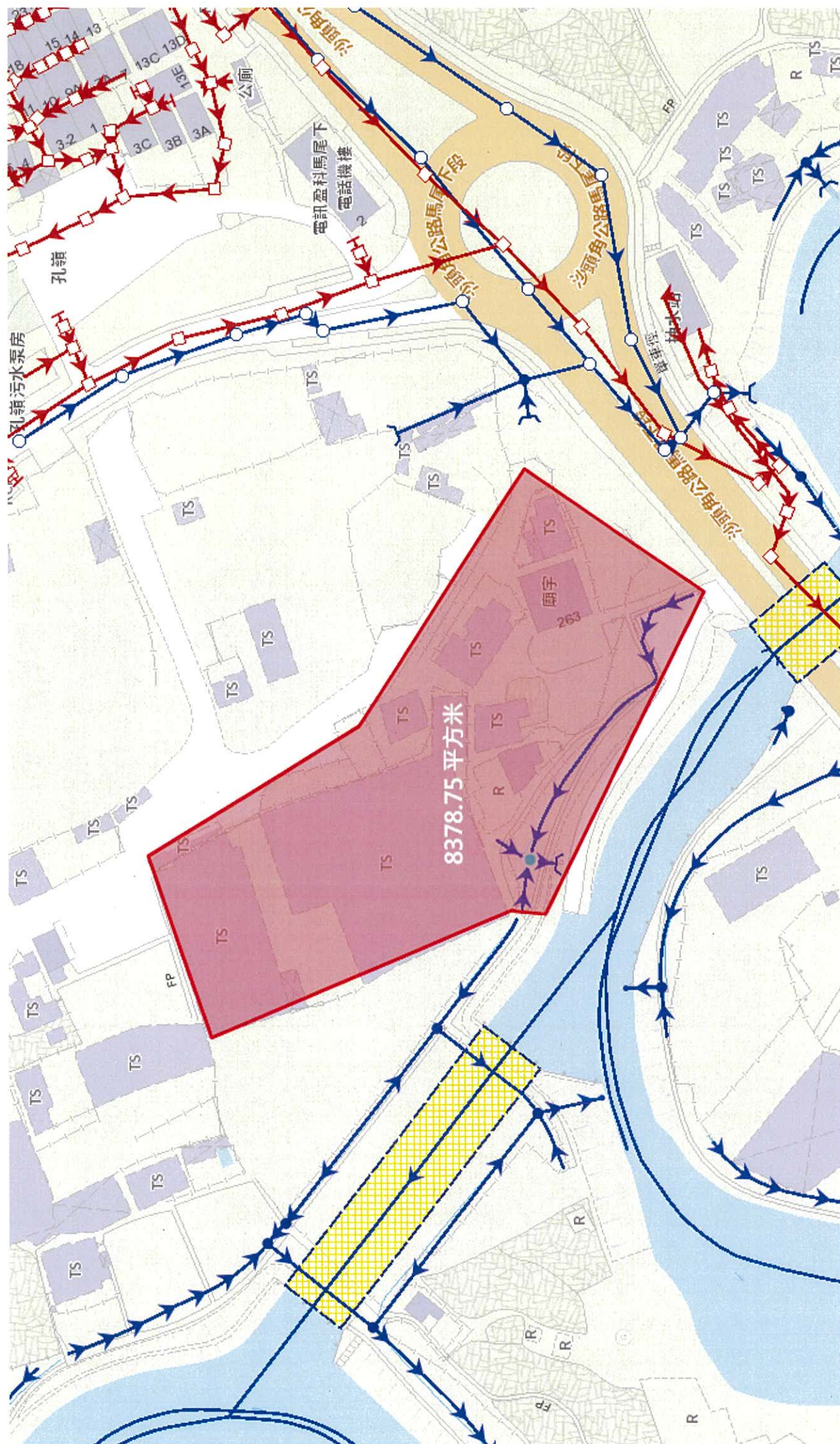
Dwg No:

File:

Fig.2

Date:

19th Oct
2021



Company: HANDSHIP ENGINEERING LTD CO.
Project :

Date: 19/10/2021

Calculation for existing pipe:

Catchment Area for existing pipe

Outside Zone

Area = 8378.75 m²
= 0.00837875 km²

Total Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.008379 km²
= 0.553206969 m³/s
= 33192 liter/min

Check existing 375mm dia concrete pipe by Colebrook-White Equation

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

where :

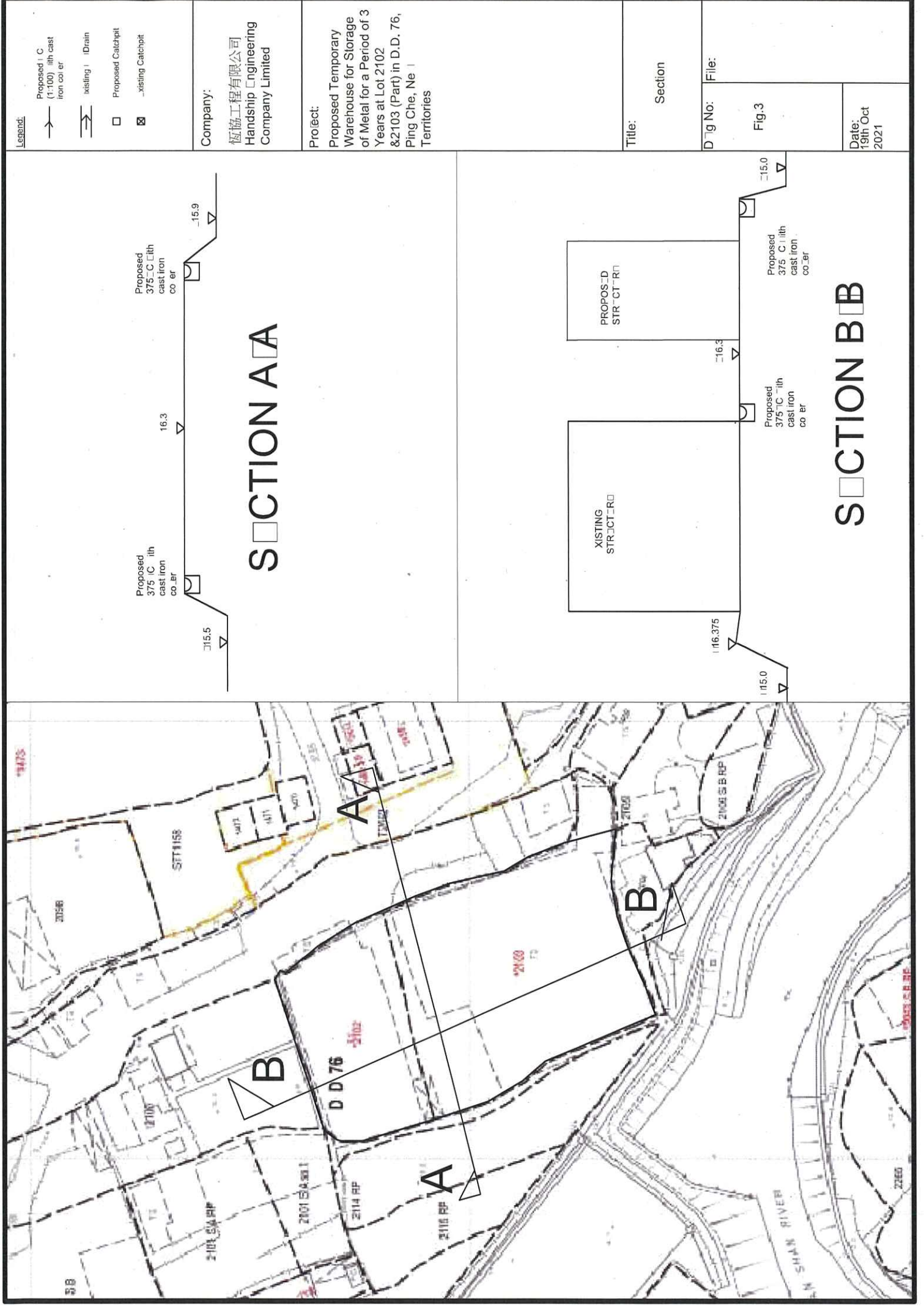
V =
g =
D =
ks =
v =
s =
Area =
Therefore, design V of pipe capacity =

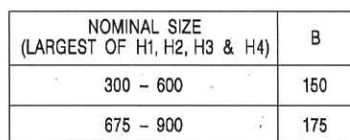
mean velocity (m/s)
gravitational acceleration (m/s²)
internal pipe diameter (m)
hydraulic pipeline roughness (m)
kinematic viscosity of fluid (m²/s)
hydraulic gradient

9.81 m/s²
0.375 m
0.00015 m
1.14E-06 m²/s
0.015
0.110446617 m²
2.5796 m/s

> Design velocity from catchment area = 0.553207 m³/s / 2.504409 m/s
0.110446617
==>O.K.

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





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

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

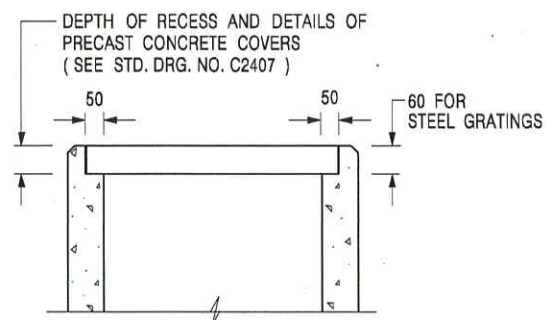
SCALE 1 : 20

DATE	JAN 1991
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DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development



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)**



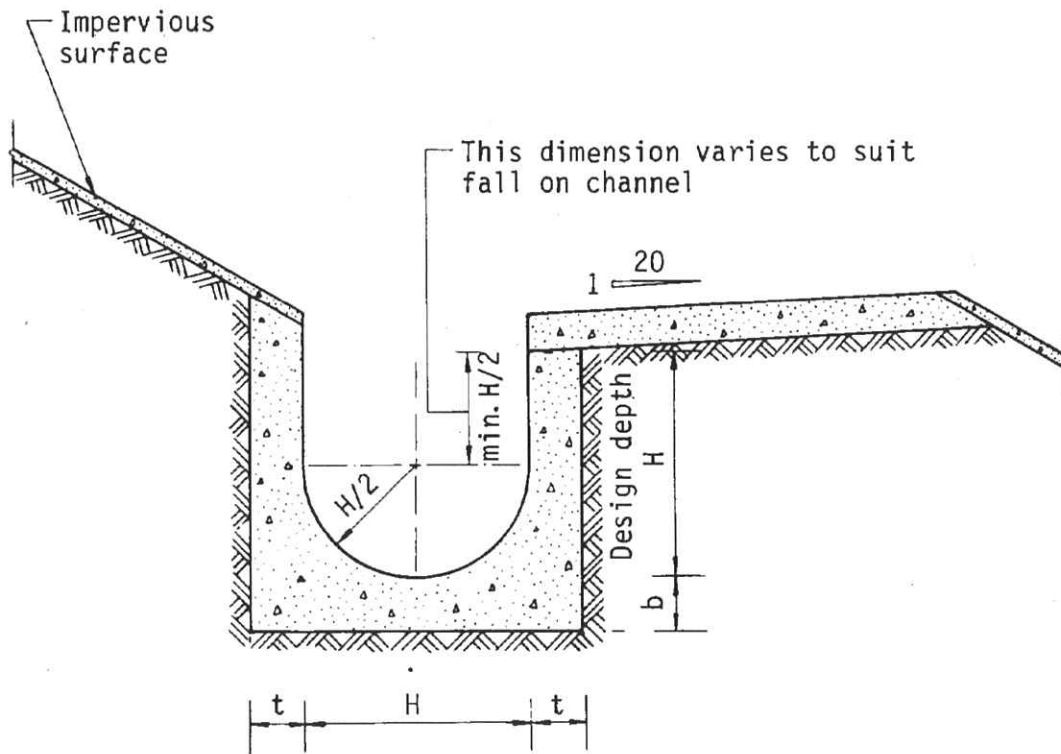
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

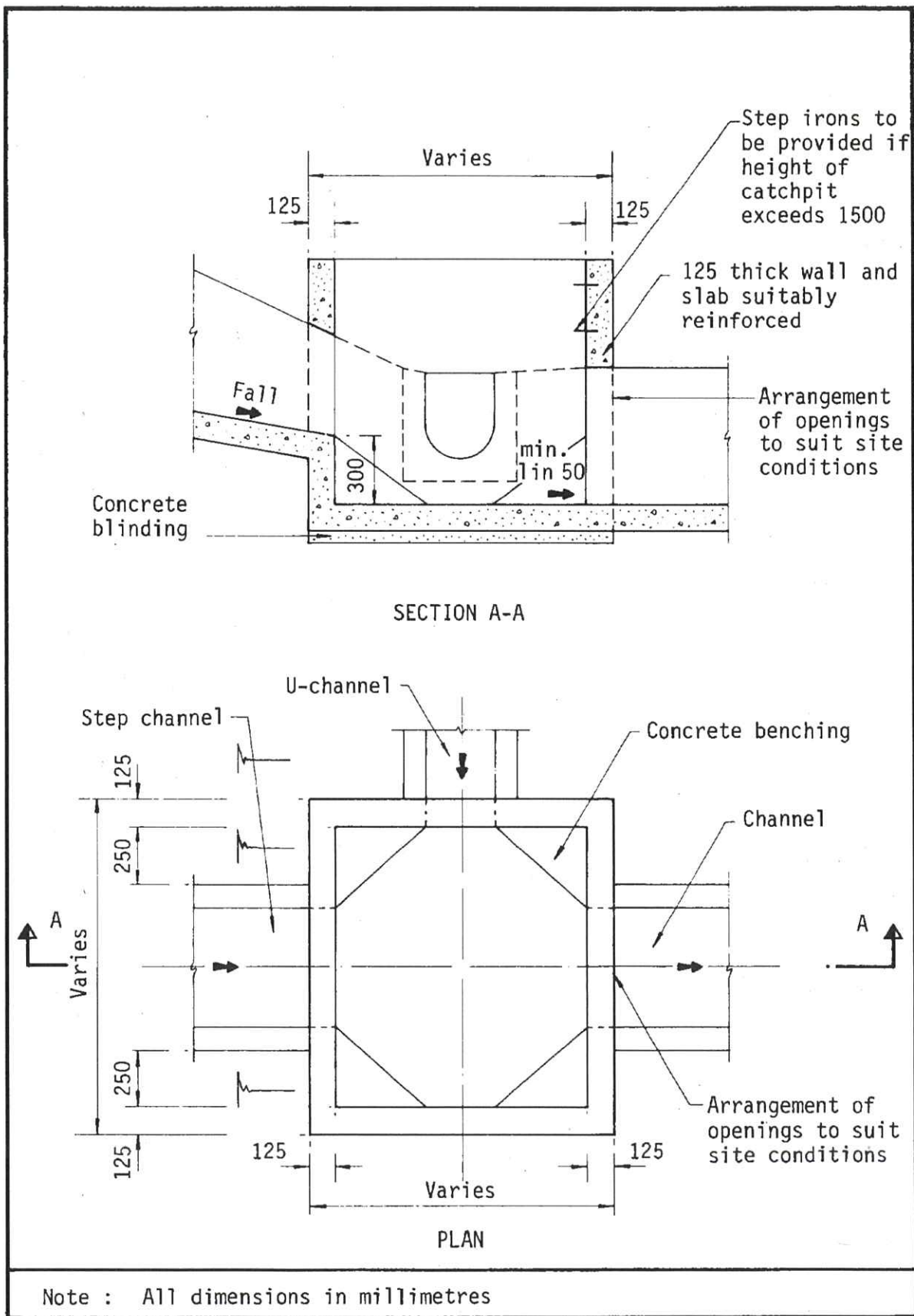


Figure 8.10 - Typical Details of Catchpits

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Park) in D.D. 76, Ping Che, N.T.

10-11-12

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

- 1.2 ALL RIGGS AND FITTINGS SHALL BE CLASS. 2 TO BS1587 MEDIAN GRADE WHERE FITTING UP TO 150mm.
- 1.3 ALL RIGGS AND FITTINGS SHALL BE DUCTILE IRON TO BS EN1545 R10 WHERE FITTING ABOVE 150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SURFACED.
- 1.5 ALL PIPES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN1545 R10 WHERE FITTING ABOVE 150mm.
- 1.6 ALL PIPES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN1545 R10 WHERE FITTING ABOVE 150mm.
- 1.7 ALL PIPES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN1545 R10 WHERE FITTING ABOVE 150mm.
- 1.8 THE MOISTURE AREA OF DETECTABLE MOISTURE NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
2. HOSE REEL SYSTEM
- 2.1 THE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL RUNING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 200T.S. FIREBOUGHS WATER TANK VIA TWO HOSE REEL PUMPS (DAILY STANDST) LOCATED INSIDE THE PUMP ROOM AT EXTERING AREA.
- 2.3 HOSE REEL PUMPS SHALL BE MOUNTED BY ACTUATION OF ANY FIREBOUGHS UNIT FITTED HOSE EACH HOSE REEL 25T.
- 2.4 ALL HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL THE HOSE REEL SHOULD BE PROVIDED WITH ISO APPROVED TYPE NOTIFICATION CLASP & TWO WARNING PLATE.
- 2.6 SECONDARY ELECTRICITY SUPPLY CIRCUITRY TIE OFF BEFORE CLOSING MAIN SWITCH SHALL BE PROVIDED FOR THE FIVE PUMPS.

3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH UPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING US ON 12/14/15 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND 150 CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND 150 CIRCULAR LETTER NO. 3/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP II.

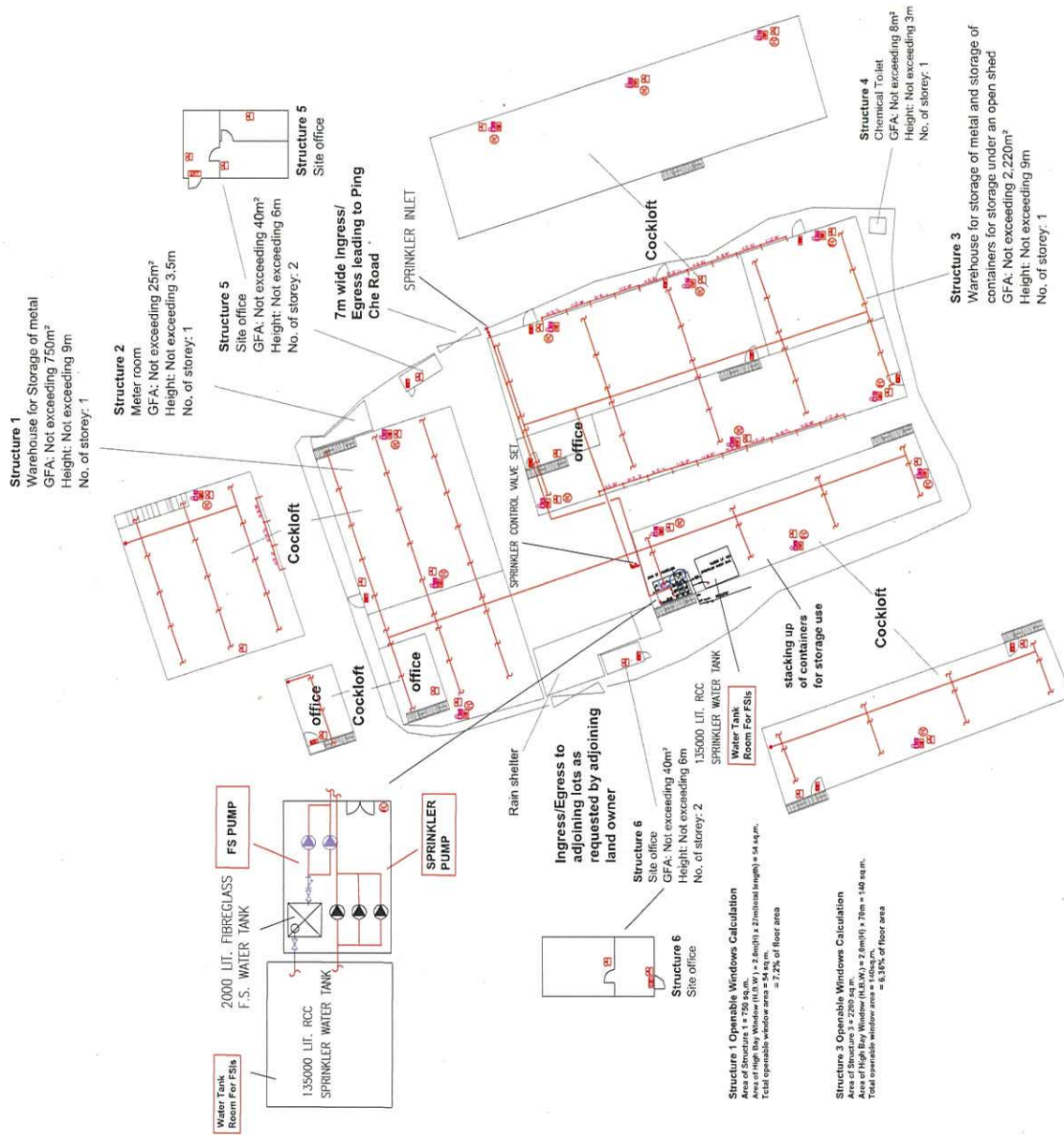
- 3.2. ONE ONE 150mm³ SPARKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3. TWO NEW SPARKLER PUMPS (OUT/STATION) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN ITS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4. NEW SPARKLER CONTROL VALVE SET AND SPARKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5. A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPARKLER PIPE. THIS VALVE SHALL BE AT A CONVENIENT POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6. ALL SUBSTATION STOP VALVES TO BE ELECTRIC WORKING TYPE.
- 3.7. ALL ELECTRIC TYPE VALVES SHALL HAVE VISUAL SIGNALS TO FIRE STATION MAIN SUPERSTORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSED) OF THE VALVES.
- 3.8. SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE-OUT BEFORE CLIPS INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPARKLER PUMPS.

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010

4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 705.5206. PART 1. 2014 AND ITS (N. 1) 2011. CONTAINING ALL AVIA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE
- 5.2. EXT. SIGN
- 6.1 ALL EXITS/DOOR/VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.1.0 OF CDP 2012 AND TSD CIRCULAR LETTER NO. 5/2008. ALL EXITS/DOOR/VENTILATION SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

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



LEGEND	
	HOSE REEL
	BREAK GLASS UNIT
	FIRE ALARM BELL
	EMERGENCY LIGHT
	EXIT SIGN
	NON-RETURN VALVE / FLOW SWITCH
	5KG DRY POWDER FIRE EXTINGUISHER
	SAND BUCKET
	SPRINKLER CONTROL VALVE SET
	GATE VALVE
	GATE TYPE (WITH MONITORING)
	PUMP SET
	Y-TYPE STRAINER
	SPRINKLER INLET
	PRESSURE GAUGE
	SPRINKLER HEAD (ON PLAN)

PROJECT : Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Ping Che, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan				ARCHITECT : <			
--	--	--	--	--	--	--	--	--

Total: 12 pages

Date: 24 November 2021

TPB Ref.: A/NE-TKL/676

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years at Lots 2102 & 2103 (Part) in D.D. 76, Fanling, N.T.

The applicant wishes to respond to the further comments of the CE/MN, DSD in the following:

Response to CE/MN, DSD:

1. The drawings have been updated.
2. All structures are shown in the plan. Also, Section A-A and Section B-B are revised.

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Michelle CHAN) –
By Email



Structure 1
Warehouse for storage of metal
GFA: Not exceeding 750m²
Height: Not exceeding 9m
No. of storey: 1

Structure 2
Meter room
GFA: Not exceeding 25m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 5
Site office
GFA: Not exceeding 40m²
Height: Not exceeding 6m
No. of storey: 2

18m diameter
manoeuvring
circle

Ingress/Egress
to adjoining lots
as requested by
adjoining land
owner

7m wide
Ingress/egress leading
to Ping Che Road

Structure 6
Site office
GFA: Not exceeding 40m²
Height: Not exceeding 6m
No. of storey: 2

stacking up
of containers
for storage use

One 11m x 3.5m loading/
unloading bay for
heavy goods vehicle

Structure 4
Chemical toilet
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3
Warehouse for storage of
metal and storage of
containers for storage use
under an open shed
GFA: Not exceeding 2,200m²
Height: Not exceeding 9m
No. of storey: 1

申請編號 Application No. : A / NE-TKL / 676

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Metal for a Period of 3
Years at Lots 2102 & 2103 (Part) in D.D.
76, Ping Che, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Legend:

- Proposed UC (1:100) with cast iron cover
- Existing U/D Drain
- Proposed Catchpit
- Existing Catchpit

Company:

恒裕工程有限公司
Handship Engineering
Company Limited

Project:

Proposed Temporary
Warehouse for Storage
of Metal for a Period of 3
Years at Lot 2102
& 2103 (Part) in D.D. 76,
Ping Che, New
Territories

Title:

Catchment Area
within
Fall direction

Dwg No:

File:

Fig.2

Date:
19th Oct
2021

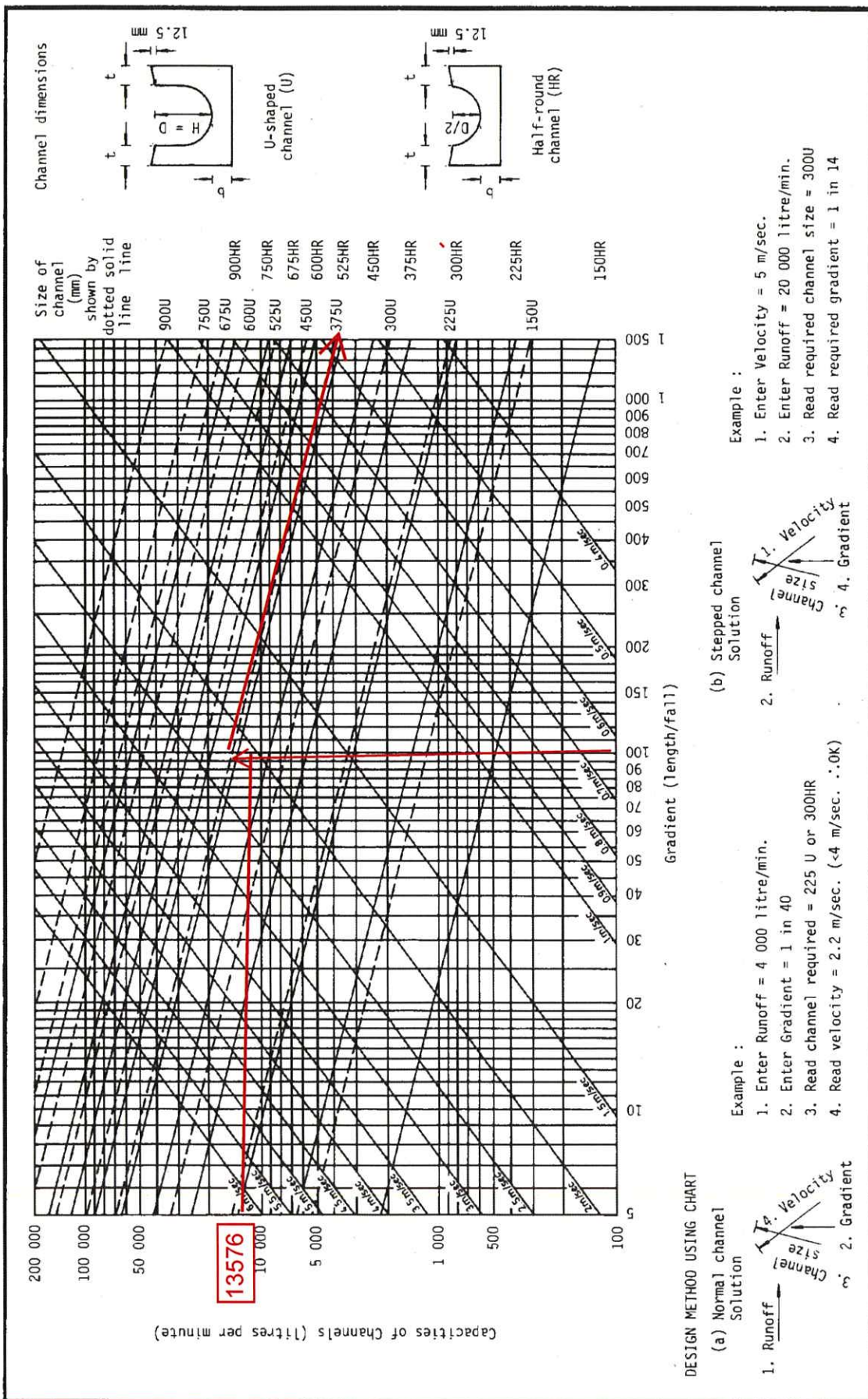
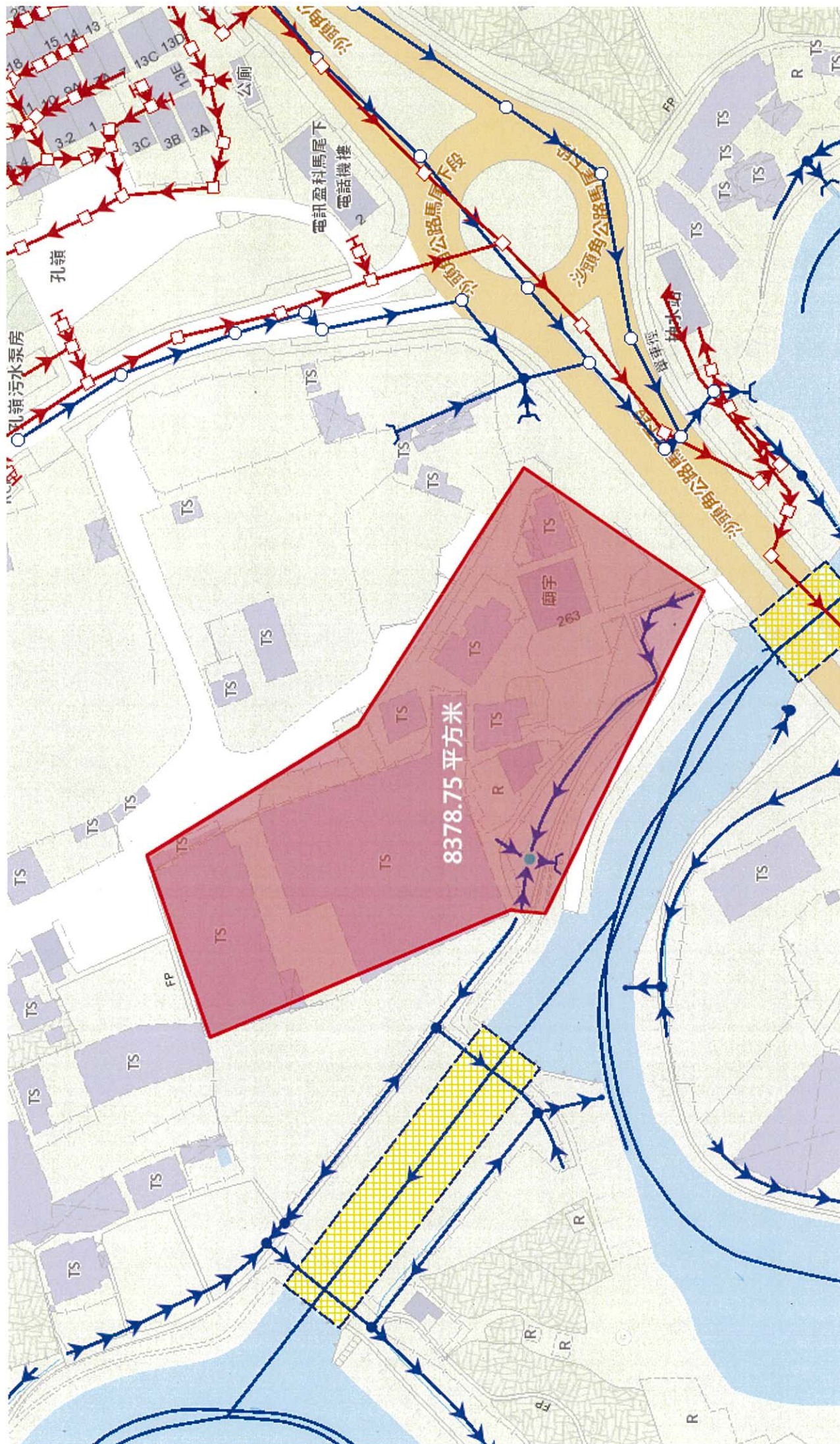


Figure 8.7 - Chart for the Rapid Design of Channels



Company:
Project :

HANDSHIP ENGINEERING LTD CO.

Date: 19/10/2021

Calculation for existing pipe:

Catchment Area for existing pipe

Outside Zone

Area = 8378.75 m²
= 0.00837875 km²

Total Peak runoff in m³/s = 0.278 x 250 mm/hr x 0.008379 km²
= 0.553206969 m³/s
= 33192 liter/min

Check existing 375mm dia concrete pipe 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 = gravitational acceleration (m/s²)
D = internal pipe diameter (m)
ks = hydraulic pipeline roughness (m)
v = kinematic viscosity of fluid (m²/s)
s = hydraulic gradient

Area = 0.110446617 m²
Therefore, design V of pipe capacity = 2.5796 m/s
> Design velocity from catchment area = 0.553207 m³/s / 2.504409 m/s
0.110446617
=>>O.K.

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

Legend:

- Proposed UC (1:100) with cast iron cover
- Existing UV/Drain
- Proposed Catchpit
- Existing Catchpit

Company:

恒協工程有限公司
Handship Engineering
Company Limited

Project:

Proposed Temporary
Warehouse for Storage
of Metal for a Period of 3
Years at Lot 2102
& 2103 (Part) in D.D. 76,
Ping Che, New
Territories

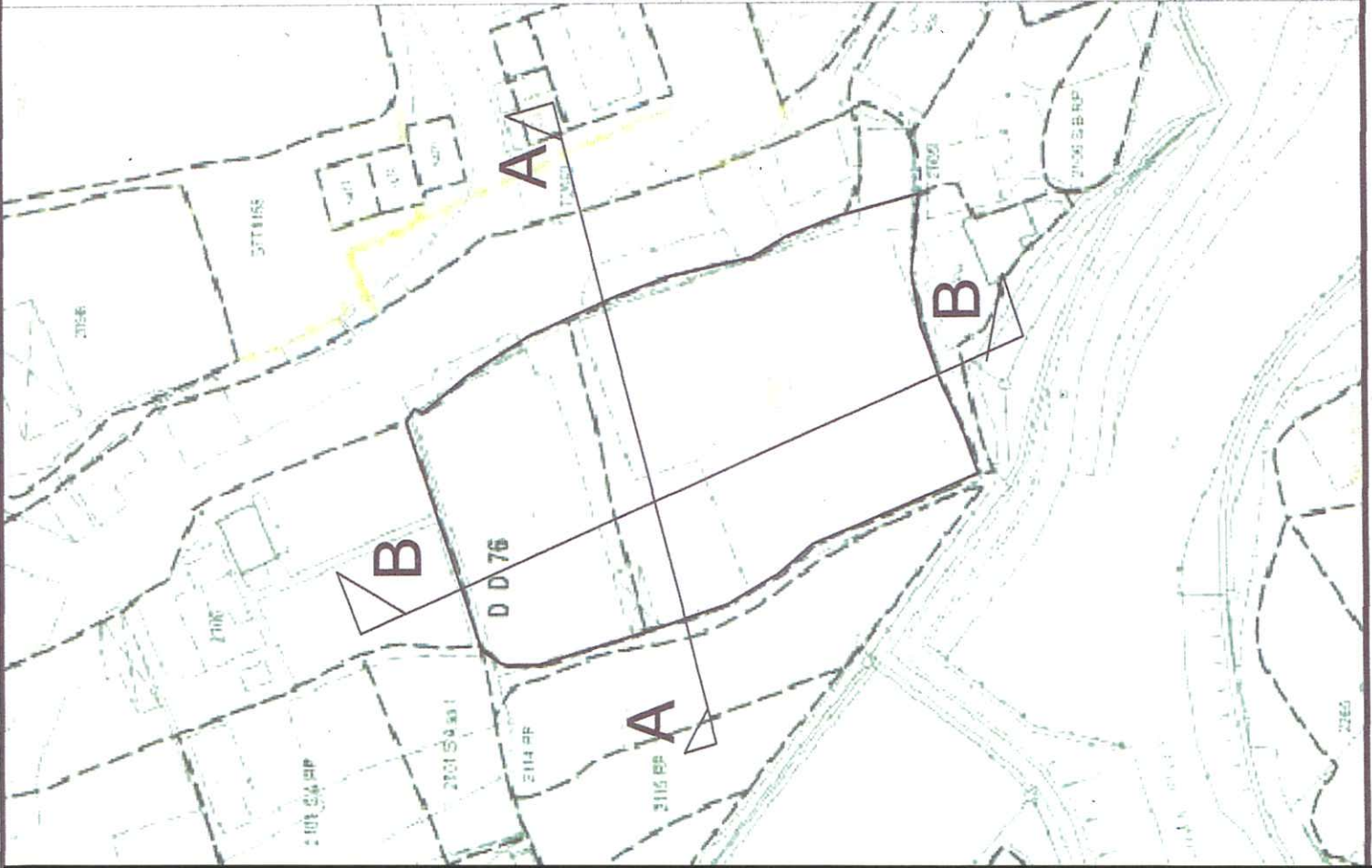
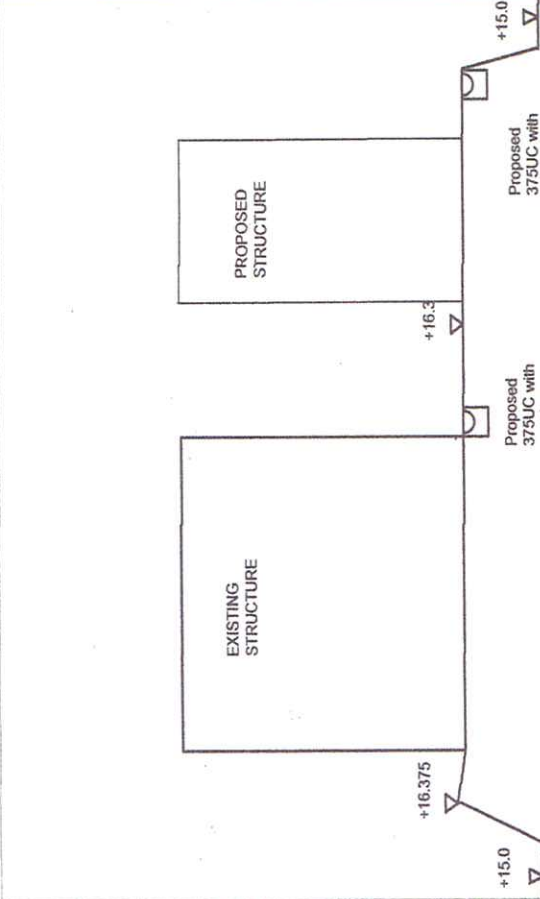
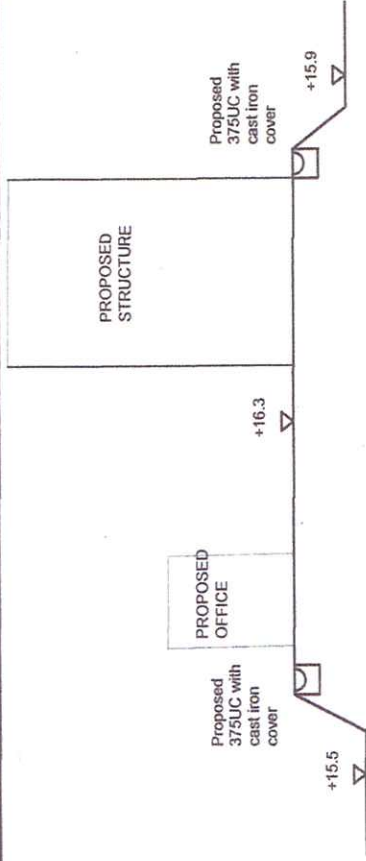
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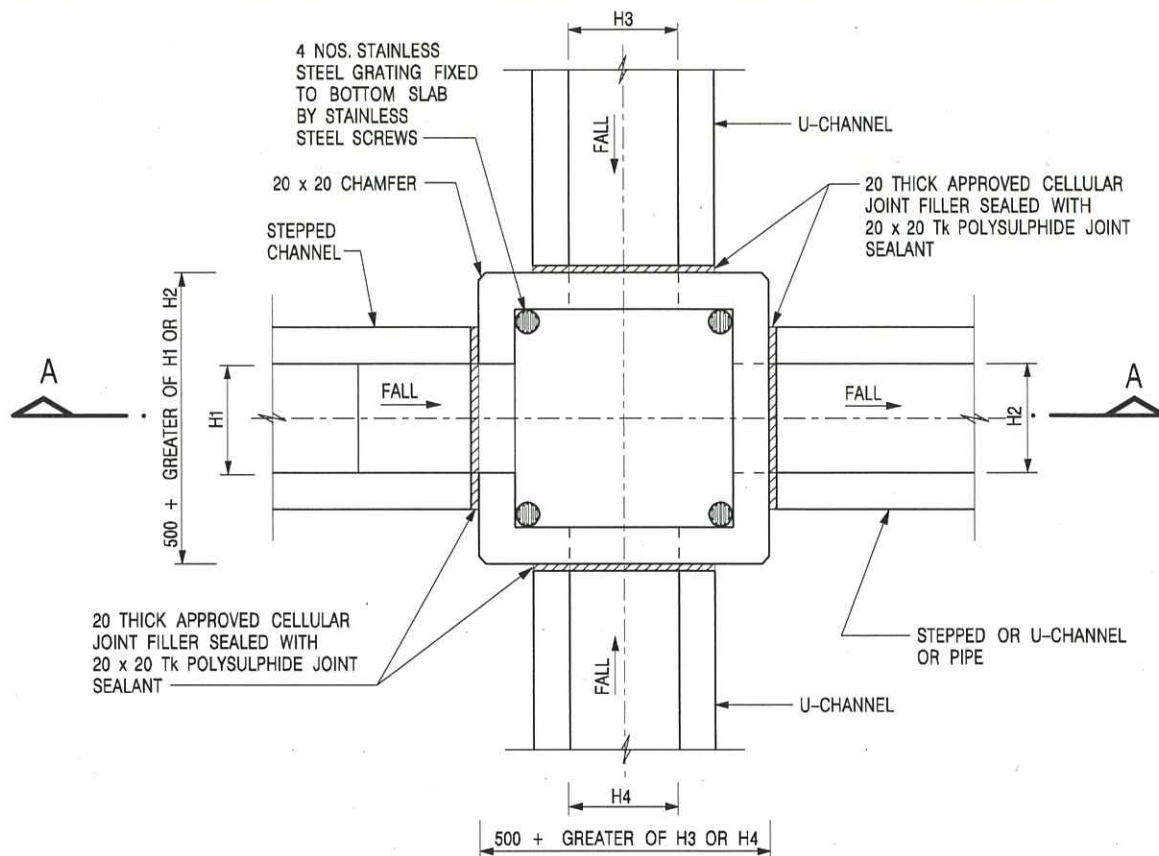
Section

Dwg No:

Fig.3

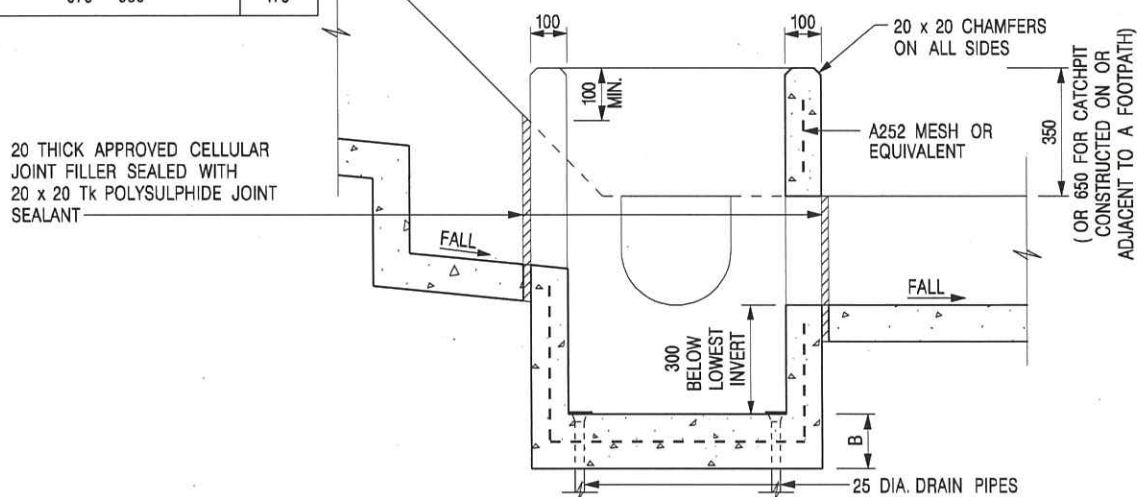
Date:
19th Oct
2021





PLAN

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




SECTION A - A

NOTES:

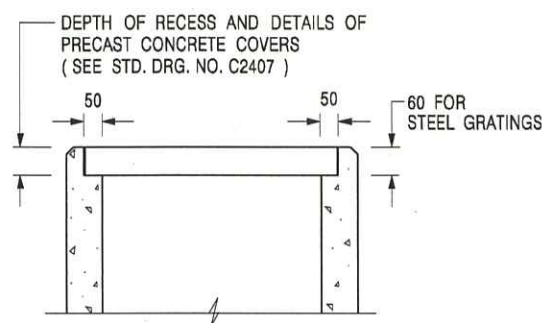
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	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	

We Engineer Hong Kong's Development




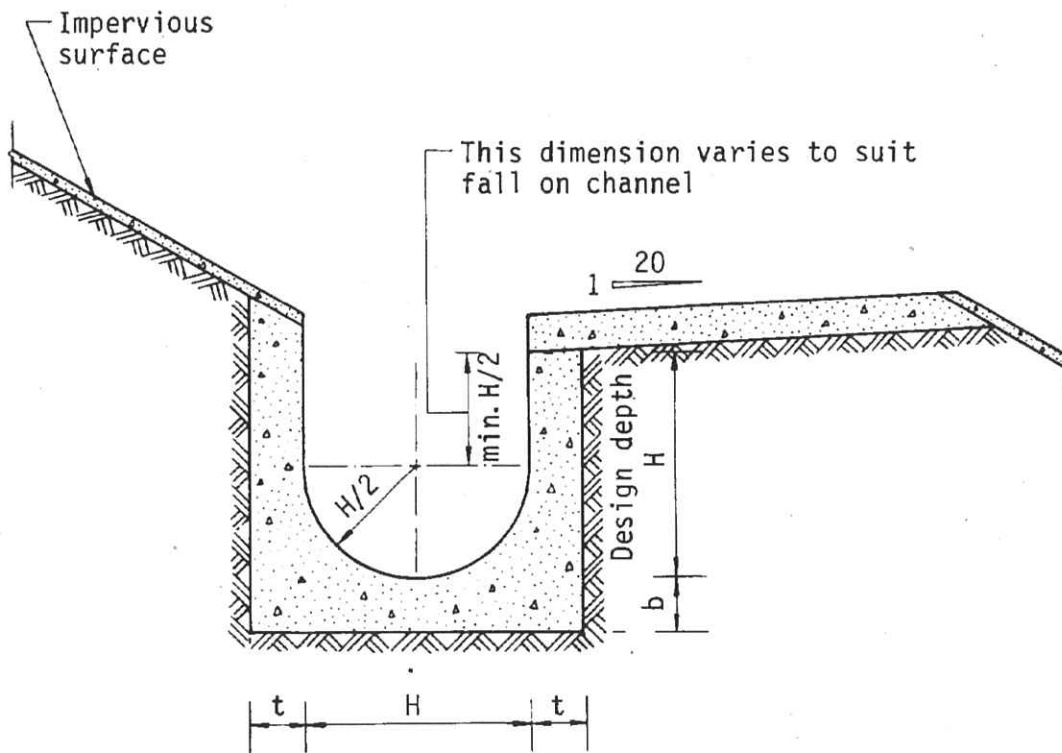
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	DRAWING NO.
		DATE JAN 1991	C2406 / 2



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

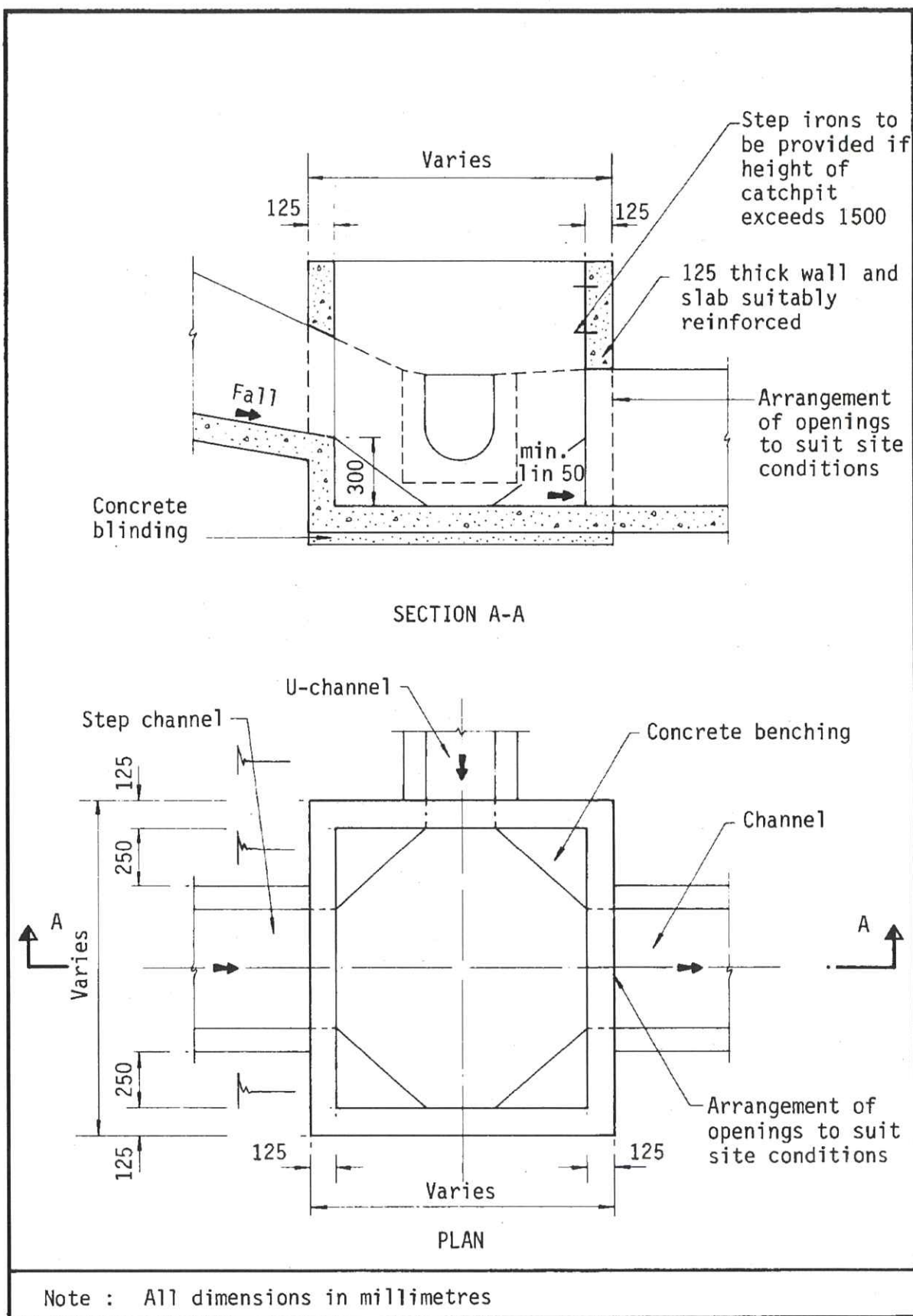


Figure 8.10 - Typical Details of Catchpits

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



A/NE-TKL/676

14/12/2021 16:39

From:

To: ssnkan@pland.gov.hk

Cc: TPB <tpbpd@pland.gov.hk>

File Ref:

History: This message has been forwarded.

Dear Sharon,

We write to confirm that the operation including vehicle repairing workshop and workshop use at Lot 2099 in DD76 does not form part of the proposed development at the application site of A/NE-TKL/676.

Best regards,

Patrick Tsui

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-TKL/527	Temporary Warehouse for Storage of Metal Parts with Ancillary Parking of Vehicles for a Period of 3 Years	22.1.2016 (revoked on 22.2.2018)	A1 - A10
A/NE-TKL/597	Temporary Warehouse for Storage of Spare Parts for a Period of 3 Years	22.2.2019 (revoked on 22.3.2021)	A1 - A4, A6 & A8 - A13

Approval Conditions:

- A1 No operation between 7:00 p.m. and 9:00 a.m. was allowed
- A2 No operation on Sundays and public holidays was allowed
- A3 No vehicle repairing, dismantling or other workshop activities was allowed
- A4 The maintenance of the existing boundary fencing
- A5 The submission and the implementation of landscape proposal
- A6 The submission of drainage proposal
- A7 The provision of drainage facilities
- A8 The submission of proposals for water supplies for fire-fighting and fire service installations
- A9 The provision of water supplies for fire-fighting and fire service installations
- A10 The revocation clause
- A11 Existing trees on the site should be maintained in good condition
- A12 The submission and implementation of proposed traffic management measures
- A13 The implementation of drainage proposal

**Similar S.16 Applications for Temporary Warehouse
in the vicinity of the application site within/partly within the “Agriculture” zone
in the Ping Che and Ta Kwu Ling Area**

Approved Application

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-TKL/655	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	28.5.2021	A1 - A11

Approval Conditions:

- A1 No operation between 6:00 p.m. and 9:00 a.m. from Mondays to Saturdays was allowed
- A2 No operation on Sundays and public holidays was allowed
- A3 No container tractor/trailer as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A4 The submission of drainage proposal
- A5 The provision of drainage facilities
- A6 The provision of fire extinguisher(s)
- A7 The submission of proposals for water supplies for fire-fighting and fire service installations
- A8 The provision of water supplies for fire-fighting and fire service installations
- A9 The implementation of traffic improvement measures
- A10 The revocation clause
- A11 The reinstatement clause

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-TKL/566	Proposed Temporary Workshop and Warehouse for Construction Materials for a Period of 3 Years	23.6.2017	R1 - R3

Rejection Reasons:

- R1 The proposed temporary use under application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the Ping Che and Ta Kwu Ling area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the proposed development would not cause adverse traffic and environmental impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

5-1

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

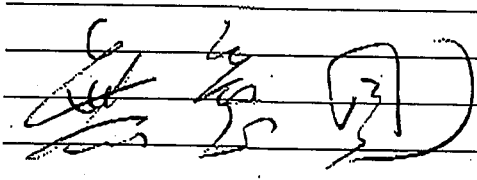
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/676

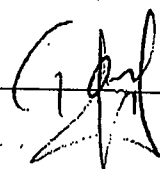
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date

19 JUL 2021

寄件者: [REDACTED]
寄件日期: 2021年08月02日星期一 4:08
收件者: tpbpd
主旨: A/NE-TKL/676 DD 76 Ping Che

Dear TPB Members,

It would appear that yet again the applicant did not comply with the conditions as EIGHT Extensions of Time were clocked up and approval period runs into 2022.

Questions please as " Although the planning permission was revoked on 22.2.2018 due to non-compliance with approval conditions in relation to **the provision of drainage facilities** and provision of water supplies for fire-fighting and fire service installations (FSI), the applicant had submitted a revised drainage proposal and a FSI proposal in support of the subject application"

This site is adjacent to a river. With the current uncertain weather patterns there is a strong possibility of heavy rain fall. The last thing HK needs is lots of nasty toxins leaching into our already less than pristine waterways.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 28, 2018 2:35:00 AM
Subject: A/NE-TKL/597 DD 76 Ping Che

Dear TPB Members,

Application 527 was approved in Jan 2016 but operator failed to fulfill conditions and approval was revoked although it took two years.

It is clear that it has been business as usual.

Are you going reward the operator with further approval instead of phasing out brownfield sites?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, October 6, 2015 12:23:04 AM
Subject: A/NE-TKL/527 Ping Che

A/NE-TKL/527

Lot 2102 and 2103 (Part) in D.D. 76, Ping Che

Site area 3,750.00 m² Zoning "Agriculture"

Applied Use; Proposed Temporary Open Storage of Metal Parts for a Period of 3 Years

Dear TPB Members,

Unfortunately no images are provided to show the current aspect of the site. Such information should be mandatory as members of the public cannot be expected to visit each and every site going through TPB.

Metal ware tends to corrode. The corrosion can leak into the land. There can be runoff of toxic waste.

Approval of the application would encourage the introduction of more open storage use in the area leading to further deterioration of the rural landscape resources

While the government is considering the construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment it would be unacceptable to grant approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise.

TPB should reject this application as its approval would set an undesirable precedent.

Mary Mulihill

5-3 to 4

P. 1/3

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

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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-TKL/676

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附有反對資料

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

簽署 Signature



日期 Date

4-8-2021

P-2/3

5-3

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者:

貴處檔號: TPB/A/NE-TKL/676

新界坪輦橫嶺丈量約份第76約地段第2102號及第2103號(部分)

臨時貨倉(存放五金)(為期3年)

(申請編號: A/NE-TKL/676)

頃接該區村民對上述申請提出反對, 希望本會能向 貴處轉述其理由是:

- 1) 沙頭角公路交通已非常繁忙, 大量重型車輛往來, 經常出現塞車, 易生意外。
- 2) 村路狹窄, 不宜引入大量重型車輛行駛, 危及村民行走安全, 影響村民不便。
- 3) 大量沙塵, 污水排放等問題更造成空氣污染, 影響村民之日常生活。
- 4) 由於眾多村民反對, 懇請 貴處應考慮整體環境, 慎重處理上述申請, 敬祈亮鑒, 至感德便!

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席



劉永安

敬上

(劉永安)

2021年8月4日

P-3/3

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粉嶺區鄉事委員會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T.; Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/676

新界坪輦橫嶺丈量約份第76約地段第2102號及第2103號(部分)

臨時貨倉(存放五金)(為期3年)

(申請編號：A/NE-TKL/676)

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(李廣明)

敬上

2021年8月4日

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department on the following:
 - (i) the Site comprises Lots No. 2102 and 2103 in D.D. 76. The lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guaranteed right of access. Lot No. 2103 in D.D. 76 is covered by MOT No. 33036, and L of A No. 1163. The MOT and as issued for erection of temporary structures for the purpose of dwelling kitchen; and the L of A was issued for erection of temporary structures for the purpose of agricultural storage. The concerned MOT and LoA fall within the application site;
 - (ii) it is noted that:
 - 1. the occupation boundary and application boundary of the application site does not tally;
 - 2. portion of the Government land adjoining Lot No. 2102 in D.D. 76 is being illegally occupied;
 - 3. unauthorized structure, which falls within the occupation boundary, was erected on Lot No. 2103 in D.D.76;
 - 4. one of the proposed structures would be built for toilet use, the applicant should note that any proposed toilet facility should meet the current health requirements; and
 - 5. the existing structures erected on the Site are not acceptable under the said MOT and LoA;
 - (iii) the unauthorized structures concerned and illegal occupation of Government land are not acceptable. This office reserves the right to take necessary land control and lease enforcement actions against the above irregularities; and
 - (iv) if the planning application is approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT applications are approved, their commencement date would be backdated to the first date of occupation, and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office.

- (c) to note the comments of the Commissioner for Transport as follows:
 - (i) should seek comment and agreement from the responsible party to implement the proposed pedestrian safety measure and the related traffic matters; and
 - (ii) the applicant is reminded to provide adequate manoeuvring space for heavy goods vehicles within the Site;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply the approval of the tree works such as pruning transplanting and/or felling under the Lease. The applicant is reminded to approach relevant authority/department direct to obtain necessary approval on tree works;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that necessary measures should be implemented to prevent polluting and disturbing the nearby watercourse as far as possible;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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 application site under the BO;
 - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for storage, containers or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;
 - (vi) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided

under the Building (Planning) Regulation 41D;

- (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Building (Planning) Regulation 19(3) at building plan submission stage;
 - (viii) temporary warehouse with excessive high headroom (e.g. 9 mH) should be double counted in GFA unless exempted; and
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage;
- (h) to note the comments of the Director of Fire Services on the following:
- (i) based on the fire service installations proposal submitted by the applicant, he has the following comments:
 - 1. section drawings for structure 3 should be provided with details layout of window opening; and
 - 2. please clarify the usage of structure 4 'Chemical Toilet' and whether any dangerous goods involved;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iv) to address the approval condition regarding the provision of fire extinguisher, the applicant is advised to submit a valid fire certificate (FS 251) to his office for approval; and
- (i) to follow the environmental mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Director of Environmental Protection in order to minimize any possible environmental nuisances; and to comply with all environmental protection/ pollution control ordinances.