

**Previous s.16 Applications covering the Application Site (the Site)**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	17.1.2020 [revoked on 17.7.2021]
2.	A/YL-KTN/824	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]

**Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of Three Years	12.6.2020
2.	A/YL-KTN/852	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.9.2024]
4.	A/YL-KTN/898	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	19.5.2023
6.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023

	Application No.	Use/Development	Date of Consideration
7.	A/YL-KTN/907	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	13.10.2023
8.	A/YL-KTN/920	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	28.7.2023
9.	A/YL-KTN/937	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
10.	A/YL-KTN/938	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.8.2024]
11.	A/YL-KTN/939	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023
12.	A/YL-KTN/951	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
13.	A/YL-KTN/953	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	8.12.2023
14.	A/YL-KTN/955	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
15.	A/YL-KTN/957	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	27.10.2023
16.	A/YL-KTN/963	Proposed Temporary Warehouse (Excluding Dangerous Goods	8.12.2023

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
		Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	
17.	A/YL-KTN/975	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	26.1.2024
18.	A/YL-KTN/979	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land and Pond	5.7.2024
19.	A/YL-KTN/992	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Filling of Land	5.4.2024
20.	A/YL-KTN/993	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
21.	A/YL-KTN/995	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	5.4.2024
22.	A/YL-KTN/996	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.4.2024
23.	A/YL-KTN/1004	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land and Pond	25.10.2024
24.	A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
25.	A/YL-KTN/1017	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	25.10.2024

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
26.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 956 and 959 RP both in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot Nos. 956 and 959 RP both in D.D. 107 are covered by Short Term Waiver (STW) No. 5507 for the purpose of "Temporary Warehouse (excluding Dangerous Goods Godown) and ancillary uses"; and
- his advisory comments are in **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application from highways maintenance perspective.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction.

## 5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising warehouse, farmland, vacant land, temporary structures and scattered tree groups. The Site is vacant, hard paved with temporary structure. No significant landscape resource is observed within the Site. According to the submission, no tree felling is involved. Significant adverse landscape impact on the landscape character and landscape resources is not anticipated.

## 6. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no substantiated environmental complaint received against the Site in the past three years.

## 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application.

## 9. **Other Departments**

The following government departments have no objection to/no comment on the application:

- Project Manager (West), Civil Engineering and Development Department; and
- Chief Engineer/Construction, Water Supplies Department.

**Recommended Advisory Clauses**

- (a) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Mei Fung Road and the local access road). Mei Fung Road is not maintained by HyD; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (f) to note the comments of the Director of Environmental Protection that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the proposed use;

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

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
  - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- based on the submitted FSIs proposal, he has the following comment:
  - i. all structure within the Site shall be clearly stated on plan; and
  - ii. the applicant is advised to clarify whether the warehouse is a four-side open-shed. Additional FSIs (i.e. sprinkler system and fire alarm system) shall be provided to any enclosed structure with total floor area exceeds 230m<sup>2</sup>;
- if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

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

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized buildings works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of

the B(P)R; and

- detailed checking under the BO will be carried out at building plan submission stage.

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

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**From:** [REDACTED]  
**Sent:** 2024-10-07 星期一 03:30:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1052 DD 107 Fung Kat Heung Road

Dear TPB Members,

Strongest Objections. The operation was a manipulation of the FAKE HOBBY FARM SCAM.

Conditions were not fulfilled then and have not not been fulfilled to date on the approved 824, hence a fresh application.

It is unacceptable that TPB members act like the three monkeys and continue to approve roll overs for operations that clearly have NO INTENTION OF EVER FULFILLING DRAINAGE AND FIRE CONDITIONS.

Shame on you.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 18 March 2022 2:37 AM HKT  
**Subject:** A/YL-KTN/824 DD 107 Fung Kat Heung Road

A/YL-KTN/824

Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin

Site area : About 2,057.92sq.m

Zoning : "Agriculture"

Applied use: Warehouse / Filling of Land / 2 Vehicle Parking

Dear TPB Members,

As objectors have pointed out time and again, many Hobby Farm applications are nothing more than a ruse to commence or continue brownfield operations. The history of this site is a classic example:

A/YL-KTN/690 Approved 17 Jan 2020 Revoked 17 July 2021 (Drainage and Fire)

Lots 956, 958 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 2,337sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / 2 Vehicle Parking

About 57% of the site under Application No. A/YL-KTN/690 would be used for farming the site under Application No. A/YL-KTN/690 was **involved in an on-going planning enforcement case** against an unauthorized storage use. Enforcement Notice was issued in June 2019 and according to the latest site inspection, the unauthorized storage use had been discontinued.

Moreover, some of the approved hobby farms in the vicinity **had not yet operated**.

Clearly there was no intention to develop the hobby farm or to carry out any farming :

**The proposed filling of land could regularize the unauthorized development of paved area within the Application Site.** In addition, the Applicant also intends to regularize unauthorized structure(s) erected on the Application Site with reference to the latest correspondence from the Lands Department. Upon this planning permission, the Applicant would apply to the Lands Department for a **temporary waiver to permit the applied structures**. According to the RNTPC Paper No. A/YL-KTN/690, the Site was subject to a planning enforcement action (No. E/YL-KTN/498) against an unauthorized development (UD) involving storage use. An Enforcement Notice was issued on 20th June 2019 to the concerned party requiring discontinuation of the UD. As a matter of fact, the UD has been discontinued and a Compliance Notice under Section 23(4A) of the Town Planning Ordinance has been issued by the Planning Authority dated 23rd January 2020.

Approval of the current application would undermine the purpose of enforcement action and encourage further applications of the same nature on the many approved 'Hobby Farms' that are nothing more than fronts for other activities.

Mary Mulvihill

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From: [REDACTED]  
Sent: 2024-10-08 星期二 08:00:00  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Comments on the Section 16 Application.No. A/YL-KTN/1052  
Attachment: TPB20241008(KTN1052).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

8<sup>th</sup> October 2024

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1052

The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, the planning intention of AGR zone *"is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. While all the proposed uses are not related to agriculture, the entire site, according to the application, would be paved by concrete. We opine that this is not in line with the planning intention of AGR zone.

**2. Adverse environmental impacts**

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including warehouse, car parking space, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



長春社 Since 1958

The Conservancy Association

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Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

Yours faithfully,  
The Conservancy Association

This document is received on 9 SEP 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402172 6/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-1C7N/1052
	Date Received 收到日期	- 9 SEP 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

SHEEN POWER CAPITAL INVESTMENT LIMITED

### 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)

DESPACE (INTERNATIONAL) LIMITED

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long
(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 ..... 2,055.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 930 ..... 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）	..... 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Warehouse  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse, (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1125.6 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	930 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	930 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	930 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) One Structure : Warehouse; 1 storey (not exceeding 5m) ..... ..... .....	
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	1 .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00 am to 7:00 pm from Mondays to Saturdays, no operation on Sundays and public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Mei Fung Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2055.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 Not more than 0.2 ..... m 米 <input checked="" 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 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>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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



**8. Declaration 聲明**

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

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

Signature  
簽署

CHENG SHING TAI, ENDY

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

CHARTERED TOWN PLANNER

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 CHARTERED MEMBER OF RTPi  
(Membership no. 422) Others 其他

on behalf of  
代表

DeSPACE (International) Limited

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

Date 日期

4/9/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long		
Site area 地盤面積	2,055.6	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	Agriculture		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	930 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45 % <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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan, Public Transport Services Plan, Land Filling Ratio		
Drainage Plan, Fire Service Installations Proposal, Swept Path Analysis and Direction of Flow		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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





## **SUPPLEMENTARY PLANNING STATEMENT**

September 2024

### **Section 16 Town Planning Application**

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 years and Associated Filling of Land in Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories

#### **The Applicant:**

Sheen Power Capital Investment Limited

#### **Consultant:**

DeSPACE (International) Limited

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### **List of Drawings**

- Drawing A-1 Location Plan
- Drawing A-2 Lot Index Plan
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- Drawing A-4 Proposed Layout Plan
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- Appendix 1 Approved Drainage Plan of the Previous Application
- Appendix 2 Approved Fire Service Installations Proposal of the Previous Application
- Appendix 3 Swept Path Analysis
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### **Executive Summary**

This Planning Statement is submitted in support of proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a period of 3 years and associated filling of land in Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories ("the Application Site"), to seek the approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance. The Application Site falls within an area zoned "Agricultural" ("AGR") on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11. According to the Notes of the OZP, the proposed "Warehouse (other than Dangerous Goods Godown)" is neither a Column 1 nor Column 2 use under ("AGR"). According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB, notwithstanding that the use or development is not provided for in terms of the Plan.

Please also note that any new filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), on land falling within the "AGR" zone on the Kam Tin North OZP requires permission from the TPB under section 16 of the Town Planning Ordinance.

The proposal is justified mainly for the following reasons:

- The proposed development is not incompatible with the surrounding areas;
- The proposed development would not jeopardize the long-term planning intention of the "AGR" zone;
- Similar approved applications in the vicinity;
- Previously approved planning application for the same use and associated filling of land on the site; and
- No adverse traffic, visual and environmental impacts.

In view of the planning and justifications put forth in the Supplementary Planning Statement, the Town Planning Board is kindly invited to give favorable consideration to this application.

## 行政摘要

(內容如與英文版本有任何差異，應以英文版本為準)

此規劃綱領是為一宗位處新界元朗錦田逢吉鄉路丈量約份第 107 約地段第 956 號及第 959 號餘段(「申請地盤」)用作擬議三年臨時許可作臨時貨倉(危險品倉庫除外)及相關填土工程，並根據《城市規劃條例》第 16 條希望得到城市規劃委員會的申請規劃許可。申請處所位於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9(「該大綱核准圖」)的「農業」地帶。根據該大綱核准圖的《註釋》所述，擬議的「貨倉(危險品倉庫除外)」既不是第一欄用途或第二欄用途。根據大綱核准圖的註釋，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可，即使圖則沒有作出規定。

此外，所有在「農業」地帶內的土地進行新的填土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)，須向城市規劃委員會申請規劃許可。

該規劃申請的規劃理據主要基於以下原因：

- 擬議發展與毗鄰的土地用途相容;
- 擬議發展不會阻礙「農業」地帶的長遠發展;
- 擬議發展附近有類似的項目獲批准;
- 申請人已符合於地盤先前規劃申請作同一用途及相關填土工程的大部分許可附帶條件; 及
- 申請處所在交通、消防安全和噪音方面都不會對周圍環境造成不良影響。

基於規劃綱領中的規劃及技術理據，懇請城規會支持是項規劃申請。

## **Section One – Introduction**

### **1.1 Project Background**

1.1.1 DeSPACE (International) Limited acts on behalf of the Applicant, namely, the Sheen Power Capital Investment Limited, the registered land owner of Lot Nos. 956 and 959 RP in D.D. 107, to submit this section 16 town planning application to the Town Planning Board (TPB) for using the Application Site for a proposed Temporary Warehouse (excluding Dangerous Goods Godown) for period of 3 years and associated filling of land in “Agriculture” (“AGR”) zone under the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP). The location of the Application Site is shown in **Drawing A-1**.

1.1.2 According to the OZP, the proposed “Warehouse (other than Dangerous Goods Godown)” is neither a Column 1 nor Column 2 use under the “AGR” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission. Associated filling of land is also required permission from TPB.

1.1.3 The proposed warehouse is compatible with the nearby miscellaneous character of rural developments intermixed with hobby farm, dog kennel, open storage/storage yards, parking of vehicles and vacant/unused land. Also, the proposed development would not cause any adverse impacts to the surroundings.

### **1.2 Structure of Report**

1.2.1 Section 2 gives a brief overview of the site context and history. Section 3 presents the planning context of the Site. Section 4 contains a full description of the proposed development scheme. Planning and technical justifications for the proposed development are elaborated in Section 5. Section 6 draws the concluding remarks and summarises the planning grounds for approval of the application.

## **Section Two - Site Context and History**

### **2.1 Site Context and Surrounding Land Uses**

- 2.1.1 The Application Site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). The site has a site area of about 2,055.6 sq. m.
- 2.1.2 The surrounding areas are miscellaneous in character predominated by hobby farm, dog kennel, open storage/storage yards, parking of vehicles and vacant/unused land. (as shown in **Drawing A-1**) A number of previously approved temporary uses include:
- a. Two revoked planning applications for temporary eating place (restaurant and outside seating accommodation) (No. A/YL-KTN/876) and temporary hobby farm use (No. A/YL-KTN/850) are located to the north;
  - b. A revoked planning application for temporary holiday camp and barbecue site with ancillary eating place and facilities (No. A/YL-KTN/859) is located to the northeast;
  - c. A revoked planning application for temporary warehouse (excluding dangerous goods godown) (No. A/YL-KTN/852) is located to the south;
  - d. An approved planning application for temporary animal boarding establishment (No. A/YL-KTN/807) is located further southwest; and
  - e. An approved planning application for temporary warehouse (excluding dangerous goods godown) (No. A/YL-KTN/890) is located to the northwest;

### **2.2 Land Status**

- 2.2.1 The Applicant is the registered land owner of Lot Nos. 956 and 959 Rp in D.D. 107 (**Drawing A-2**). With reference to the latest land registry status, the lots are the Old Schedule padi lots as per the Block Government Lease of D.D. 107.

### **2.3 Accessibility**

- 2.3.1 The Application Site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). There are sufficient public transport services including minibus and bus near the Application Site. These stops and stations are within easy walking distance of about 10 to 15 minutes. Please refer to the **Drawing A-3** for the Public Transport Services Plan.

## **Section Three - Planning Context**

### **3.1 Statutory Planning Context**

3.1.1 The Application Site is currently zoned "AGR" on the Kam Tin North OZP and the Applicant intends to use the Site for the purpose of Temporary Warehouse (excluding Dangerous Goods Godown) for a period of 3 years and associated filling of land. According to the Notes of the OZP with regard to "AGR" zone, the planning intention of "AGR" is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. In addition, the proposed "Warehouse (other than Dangerous Goods Godown)" is neither a Column 1 nor Column 2 use under the "AGR" zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

3.1.2 It is also noted that any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the TPB under section 16 of the Town Planning Ordinance.

### **3.2 Previous Planning Application(s) within the Subject Site**

3.2.1 The Application Site is the subject of 2 previously approved applications. The Application No. A/KTN/690 was submitted by a different applicant for a proposed temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years. This application was approved by TPB on 6<sup>th</sup> January 2020 and revoked on 17<sup>th</sup> July 2021.

3.2.2 The Application No. A/YL-KLN/824 same as the subject application was submitted by the same Applicant for a proposed temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land. This application was approved by TPB on 6<sup>th</sup> May 2022. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the "AGR" zone and is not incompatible with the surrounding area. This application was revoked on 6<sup>th</sup> February 2024 due to non-compliance with part of the approval conditions within the specified time limit. The Applicant would like to re-submit this application with a view to extend the time limit for further discharging the outstanding approval conditions.



### 3.3 Similar Planning Application

- 3.3.1 As shown in **Tables 1 and 2**, there are Two (2) approved planning cases in the vicinity and Eleven (11) approved planning cases in “AGR” zone within the same OZP in 2024. These applications share similarities in terms of temporary warehouse use. The circumstances surrounding these similar applications are largely applicable to the current application.

Table 1 – Approved Planning Application for Temporary Warehouse in “AGR” in the Vicinity

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/890 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land /  Lots 913 RP (Part) and 914 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	398 sq. m.	0.78	31/3/2023
A/YL-KTN/852 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land /  Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long	996 sq. m.	0.53	23/9/2022

Table 2 – Approved Planning Application for Temporary Warehouse in “AGR” within the Same OZP in 2024

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/1000 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land /  Lot 27 RP in D.D. 110 and Adjoining Government Land, Tai Kong Po, Kam Tin,	1,205 sq. m.	0.36	5/7/2024

	Yuen Long, New Territories			
A/YL-KTN/979 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond /  Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	379 sq. m.	0.76	5/7/2024
A/YL-KTN/996 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /  Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	328 sq. m.	0.58	19.4.2024
A/YL-KTN/970 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /  Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories	680 sq. m.	0.42	19.4.2024
A/YL-KTN/995 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /  Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	446 sq. m.	0.64	5.4.2024
A/YL-KTN/993 (Approved with	Proposed Temporary Warehouse (excluding	646 sq. m.	0.51	5.4.2024



condition(s) on a temporary basis)	Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /  Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/992 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /  Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	210 sq. m.	0.27	5.4.2024
A/YL-KTN/988 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land /  Lot 71 RP in D.D. 110, Kam Tin, Yuen Long, New Territories	887 sq. m.	1	5.4.2024
A/YL-KTN/976 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land /  Lot 1371 in D.D. 109, Kam Tin North, Yuen Long	432 sq. m.	0.28	19.4.2024
A/YL-KTN/978 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /	1,196 sq. m.	1.66	1.3.2024

	Lots 422 S.B ss.1 (Part) and 422 S.B RP in D.D. 110, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/975 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /  Lots 1400 (Part) and 1401 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.	420 sq. m.	0.19	26.1.2024

- 3.2.3 In summary of the above-mentioned planning applications, temporary warehouse use for a period of three years would not frustrate the long-term planning intention and is considered not incompatible with the surrounding land uses which are mainly intermixed with storage uses, holiday camp, vacant land, woodland, plant nursery, animal boarding establishment and residential structures/dwellings. These justifications support the purpose of the proposed development.

## Section Four - The Proposed Development Scheme

- 4.1 The proposed temporary warehouse is for storage of wooden products such as wooden boards. It is a single-storey structure with a total floor area of about 930 sq. m. The operation hours of the Application Site would be 9:00 am to 7:00 pm from Mondays to Saturdays and no operation on Sundays and public holidays. It is estimated that the proposed development would be able to accommodate 2 to 3 staffs. Please refer to **Drawings A-4 to A-5** for the proposed layout plan and proposed section.
- 4.2 The proposed development will be served by a proposed 6m run-in/out as vehicular access at Mei Fung Road (i.e., a local track). To meet the operational needs, one (1) private car parking space will be provided within the Site for the exclusive use of the operator of the proposed development and one(1) space for loading and unloading of light goods vehicles (LGV L/UL) will be provided. Sufficient space for manoeuvring and queuing of vehicles are allowed within the Site such that no waiting or queuing of vehicles on the public road will be resulted under any circumstances.
- 4.3 The associated filling of land with not more than 0.2m of concrete is to facilitate the proposed use. Please refer to the **Drawing A-6**.
- 4.4 The key development parameters of the proposed development are summarized in Table 3 below:

Table 3: Development Parameters for the Proposed Development

<b>Proposed Warehouse</b>	
Site Area	About 2,055.6 sq.m.
Total Floor Area	About 930 sq.m.
Plot Ratio	About 0.45
No. of block	1
Building height	5 m
No. of storey	1
No. of parking spaces and loading/unloading spaces	<ul style="list-style-type: none"> <li>▪ 1 disabled car parking space (5m x 3.5m)</li> <li>▪ 1 LGV L/UL (7m x 3.5m)</li> </ul>
Operation Hours	<ul style="list-style-type: none"> <li>▪ 9:00 am to 7:00 pm from Mondays to Saturdays</li> <li>▪ No operation on Sundays and public holiday</li> </ul>
<b>Filling of Land</b>	
Land Filling Area	2,055.6 sq. m. (about)
Existing Site Level	8.5mPD (about)
Proposed Site Level	8.7mPD (about)
Depth of Filling	Not more than 0.2m
Material of Filling	Concrete

## **Section Five - Planning and Technical Justifications**

### **5.1 The Proposed Development is Not Incompatible with the Surrounding Areas**

- 5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for warehouses, holiday camps, animal boarding establishments etc.. Furthermore, similar S.16 planning applications for 'warehouse' use and associated filling of land were approved by TPB within the same "AGR" zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the "AGR" zone and it is considered in line with TPB's previous decisions.

### **5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the "AGR" Zone**

- 5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

### **5.3 Similar Approved Application in the Vicinity**

- 5.3.1 As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and Eleven (11) approved planning cases in "AGR" zone within the same OZP in 2024. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

### **5.4 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site**

- 5.4.1 As forementioned in Section 3.2, the Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition(s) of the previously planning application No. A/YL-KTN/824 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature with only slight adjustments in its site area and total floor area. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. Please find the drainage proposal and fire service installations proposal in **Appendices 1 and 2** respectively.



## 5.5 No Insurmountable Traffic Impacts

- 5.5.1 The Application site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse traffic impacts to the surroundings. There is a smooth manoeuvring of vehicles to/from Castle Road – Ta Mi/Sam Tam Road along the local access and within the Application Site. Please refer to **Appendices 3 and 4** for the swept path analysis and direction of flow between Castle Peak Road – Tam Mi/Sam Tam Road and the Application Site.
- 5.5.2 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no waiting or queuing of vehicles on the public road will be resulted under any circumstances (**Appendix 3**). As traffic generated and attracted by the proposed development is minimal (as shown in **Table 4**), adverse traffic impact should not be anticipated.

Table 4: Estimated Trip Generation and Attraction

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.1	0.1	1	1
Light goods vehicle	1	1	2.5	2.5
Total	1.1	1.1	3.5	3.5

Note 1: The peak hours are assumed as 7:00 am to 9:00 am in the morning and 5:00 pm to 7:00 pm in the afternoon.

## 5.6 No Insurmountable Visual Impacts

- 5.6.1 The proposal involves a 5m structure for a warehouse. With the overall visual context of low-rise developments including active agricultural land, hobby farm, residential structures/dwellings, open storage/storage yards and so on, the existing 5m structure is considered to be compliable without leading to adverse visual impact on visual penetration of an open sky view, light penetration into surrounding environment and visual openness.
- 5.6.2 In consideration of the sensitive viewers in direct sight of the proposed development, the proposed development shall not induce adverse visual impact and concerns to viewers such as pedestrians and drivers on Mei Fung Road and local residents of the nearby residential developments.

- 5.6.3 While the existing structure (i.e., the proposed development) is hidden at the south-eastern of the Application Site and 50.5m (**Drawing A-4**) from the Mei Fung Road, the proposed development shall not create any visual impacts to all the key sensitive viewers in the surrounding areas.

#### **5.7 No Insurmountable Environmental Impacts**

- 5.7.1 The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse environmental impacts to the surroundings. While the nature of the proposed warehouse on a temporary basis is static, it would not generate significant environment and noise disturbances to the environment in the local community.
- 5.7.2 Given the estimation of traffic generation/attraction in **Table 4**, the limited traffic flow should generate no traffic noise and have no adverse impact to the surrounding road network. No workshop and industrial activities will be carried out within the Application Site and no effluent and dust emission will be expected.
- 5.7.3 Furthermore, users and operators of the proposed development should exercise care, as far as possible, making excessive noise causing nuisance to the surrounding. The following mitigation measures will be adopted to avoid degradation of the surroundings:
- i. No operation between sensitive hours from 7:00 pm to 9:00 am in the next morning;
  - ii. No operation on Sundays and public holidays; and
  - iii. No repairing, dismantling, assembling or other workshop activities are proposed.
- 5.7.4 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

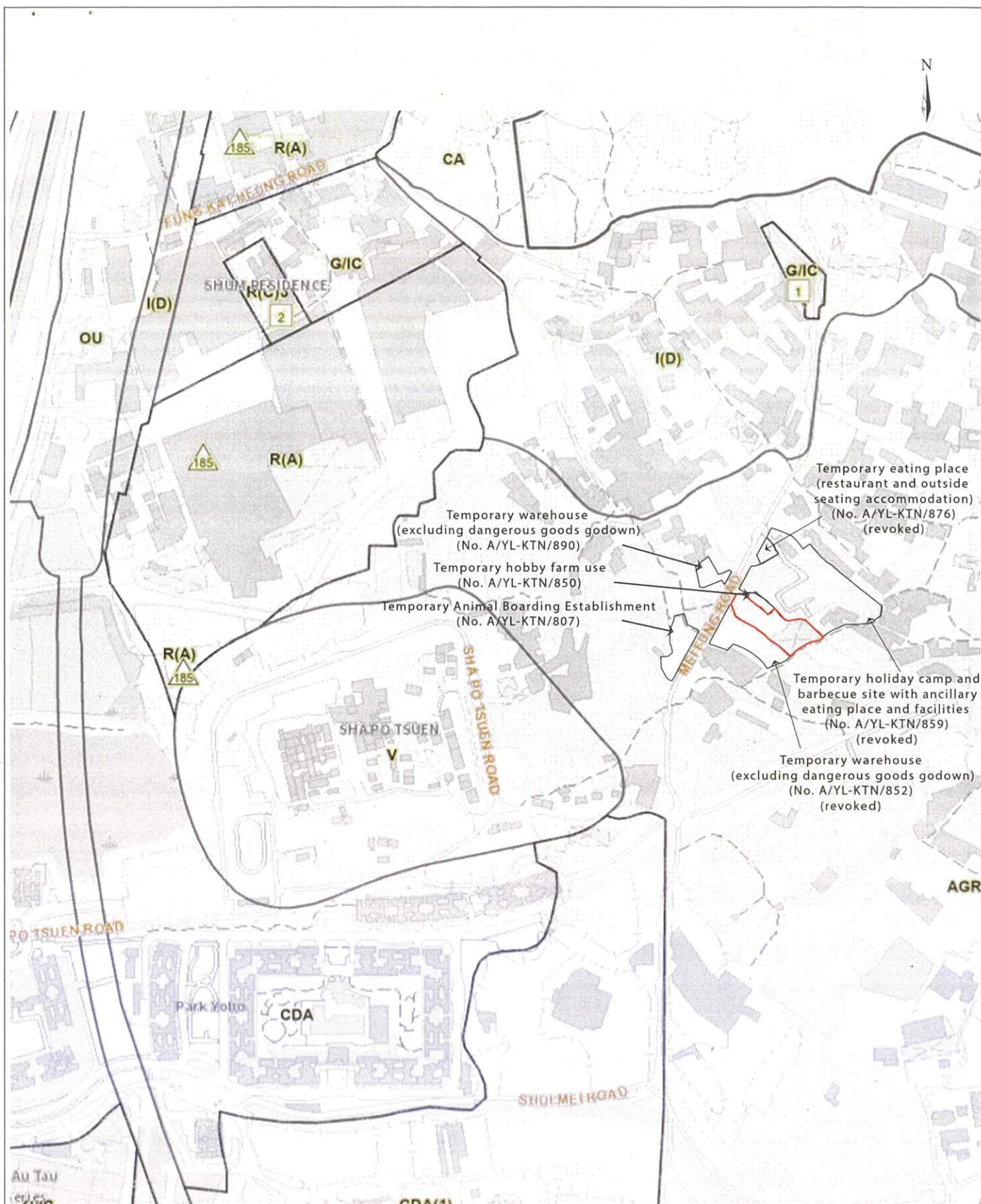
## **Section Six - Conclusion**

- 6.1 The section 16 planning application is submitted to seek support from TPB for the proposed Temporary Warehouse (excluding Dangerous Goods Godown) for Period of 3 Years and Associated Filling of Land in Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long, New Territories.
- 6.2 The Application Premises is fully justified on the following grounds:
- a. The proposed development is not incompatible with the surrounding areas;
  - b. The proposed development would not jeopardize the long-term planning intention of the "AGR" zone;
  - c. Similar approved applications in the vicinity;
  - d. Previously approved planning application for the same use and associated filling of land on the site; and
  - e. No adverse traffic, visual and environmental impacts.
- 6.3 To conclude, the Proposed Development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favourably consider the present application in support of the proposed warehouse in Yuen Long District.



## List of Drawings





**LEGEND:**

Application Site

**LOCATION:**

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**DRAWING NO.:**

A-1

**DRAWING TITLE:**

Location Plan

**DATE:**

13.8.2024

**SCALE:**

1:4700

**PREPARED BY:**

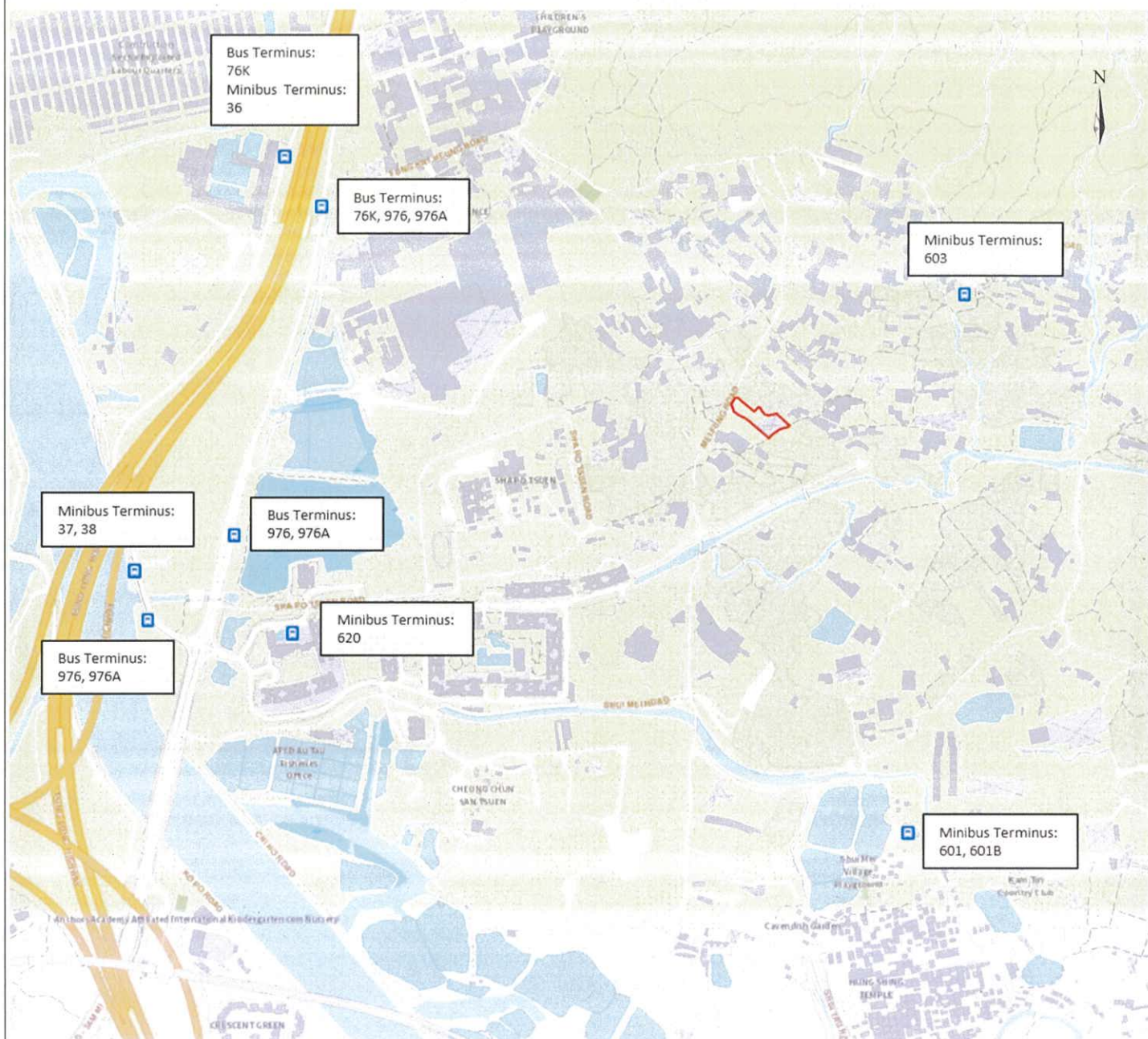


DeSPACE (International) Limited









**LEGEND:**

 Application Site

**LOCATION:**

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**DRAWING NO.:**

A-3

**DRAWING TITLE:**

Public Transport Services Plan

**DATE:**

13.8.2024

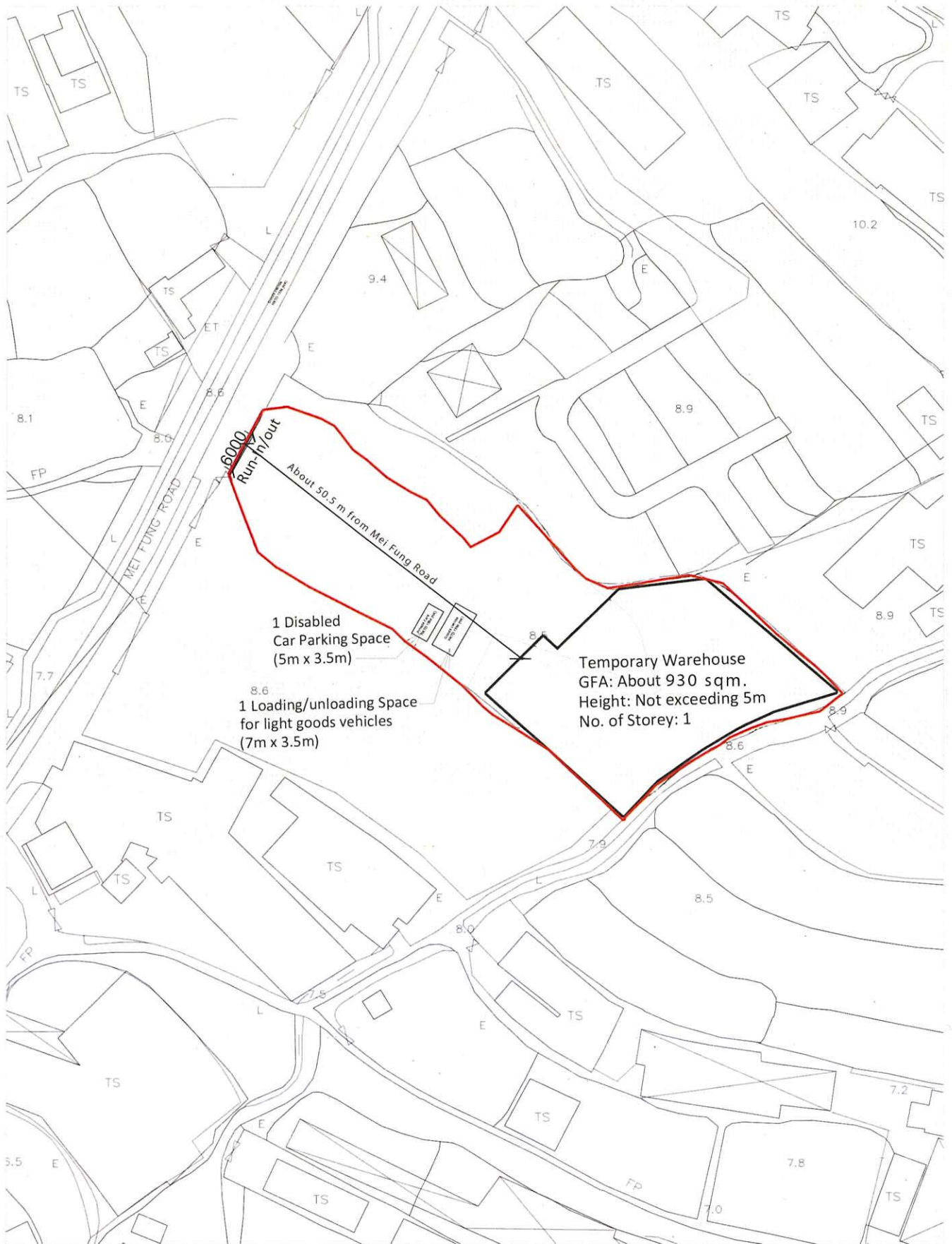
**SCALE:**

1:9000

**PREPARED BY:**



DeSPACE (International) Limited


**LEGEND:**

Application Site

**LOCATION:**

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**DRAWING NO.:**

A-4

**DRAWING TITLE:**

Proposed Layout Plan

**DATE:**

13.8.2024

**SCALE:**

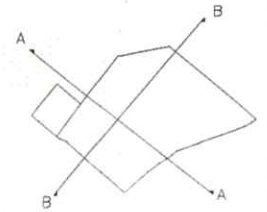
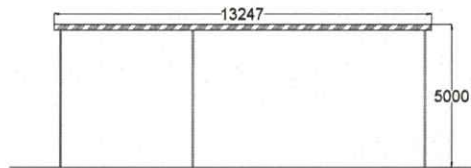
1:750

**PREPARED BY:**

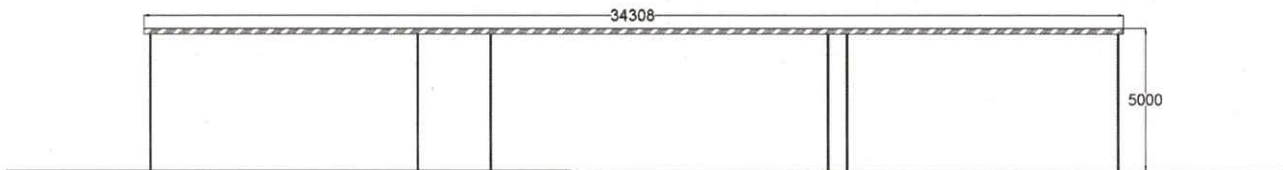

DeSPACE (International) Limited



## SECTION AA



## SECTION BB



REMARKS:

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

DRAWING TITLE:

DATE:

SCALE:

PREPARED BY:

A-5

Elevation Plan

13.8.2024



DeSPACE (International) Limited



### Land Filling Ratio of the Application Site

Application Site Area: 2,055.6 sq. m. (about)

Land Filling Area: 2,055.6 sq. m. (about)

Original Site Level: 8.5 mPD (about)

Existing Site Level: 8.7 mPD (about)

Depth of Filling: Not more than 0.2 m

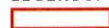
Material of Filling: Concrete

Purpose of Land Filling: Site Formation of Structure and Circulation Space

Covered by Structure (i.e. Warehouse): 930 sq. m. (about)



#### LEGENDS:

 Application Site

#### LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-6

DRAWING TITLE:

Land Filling Ratio

DATE:

13.8.2024

SCALE:

1:750

PREPARED BY:



DeSPACE (International) Limited

## **Appendix 1**

Approved Drainage Plan of the Previous Application



## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTN/824  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (3590 6233)**

DeSPACE (International) Limited  
Suite 1601, 16/F, Tower II, Lippo Centre  
Admiralty, Hong Kong  
(Attn: Aigo NG)

28 July 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (d)  
– the Submission of Drainage Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godwon)  
for a Period of 3 Years and Filling of Land in “Agriculture” Zone,  
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  
(Application No. A/YL-KTN/824)**

I refer to your submission dated 19.7.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

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

c.c.

CE/MN of DSD

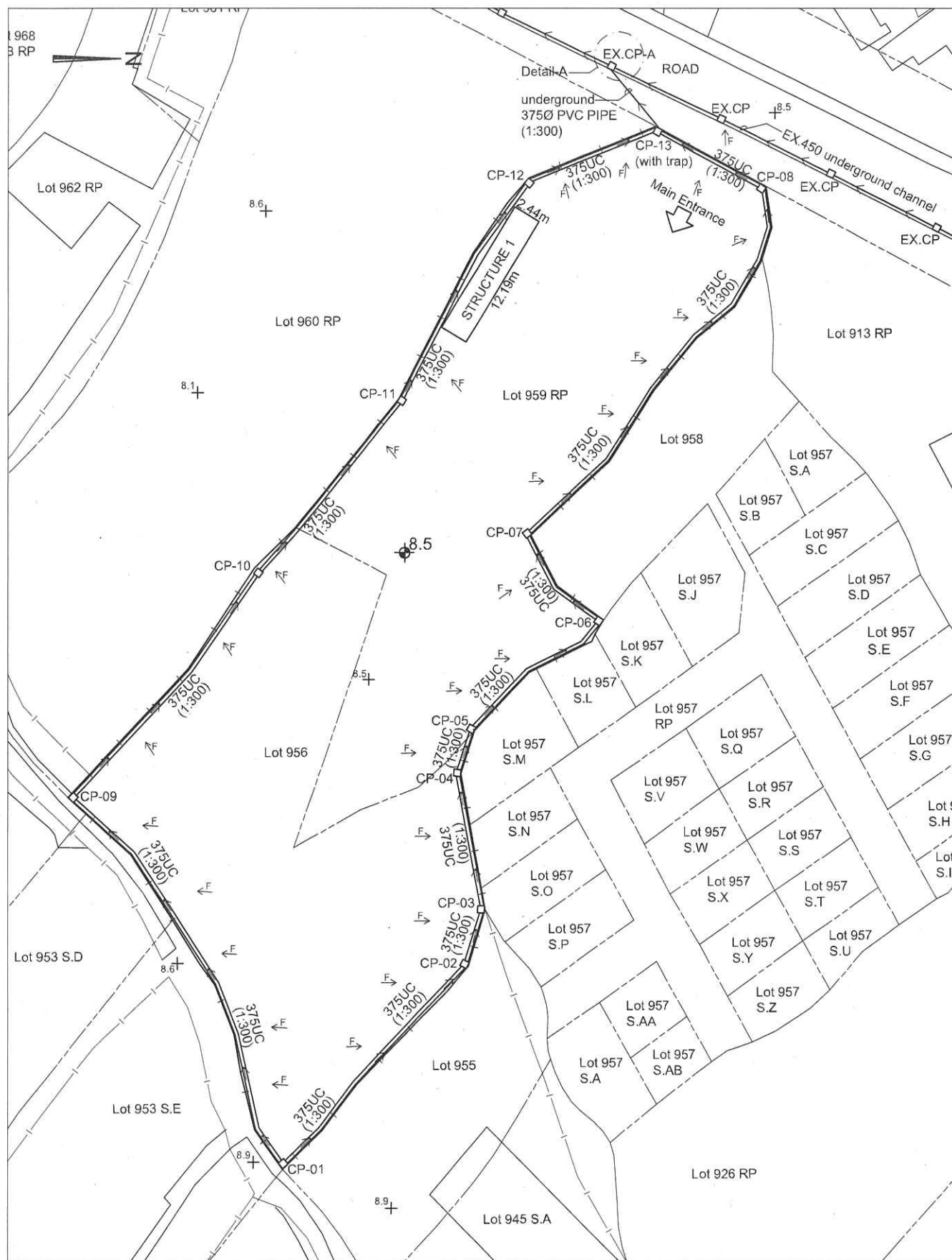
(Attn.: Mr. YIM Kwok Ho, Ivan)

(Fax: 2770 4761)

Internal

CTP/TPB

AL/LD/LW/rc



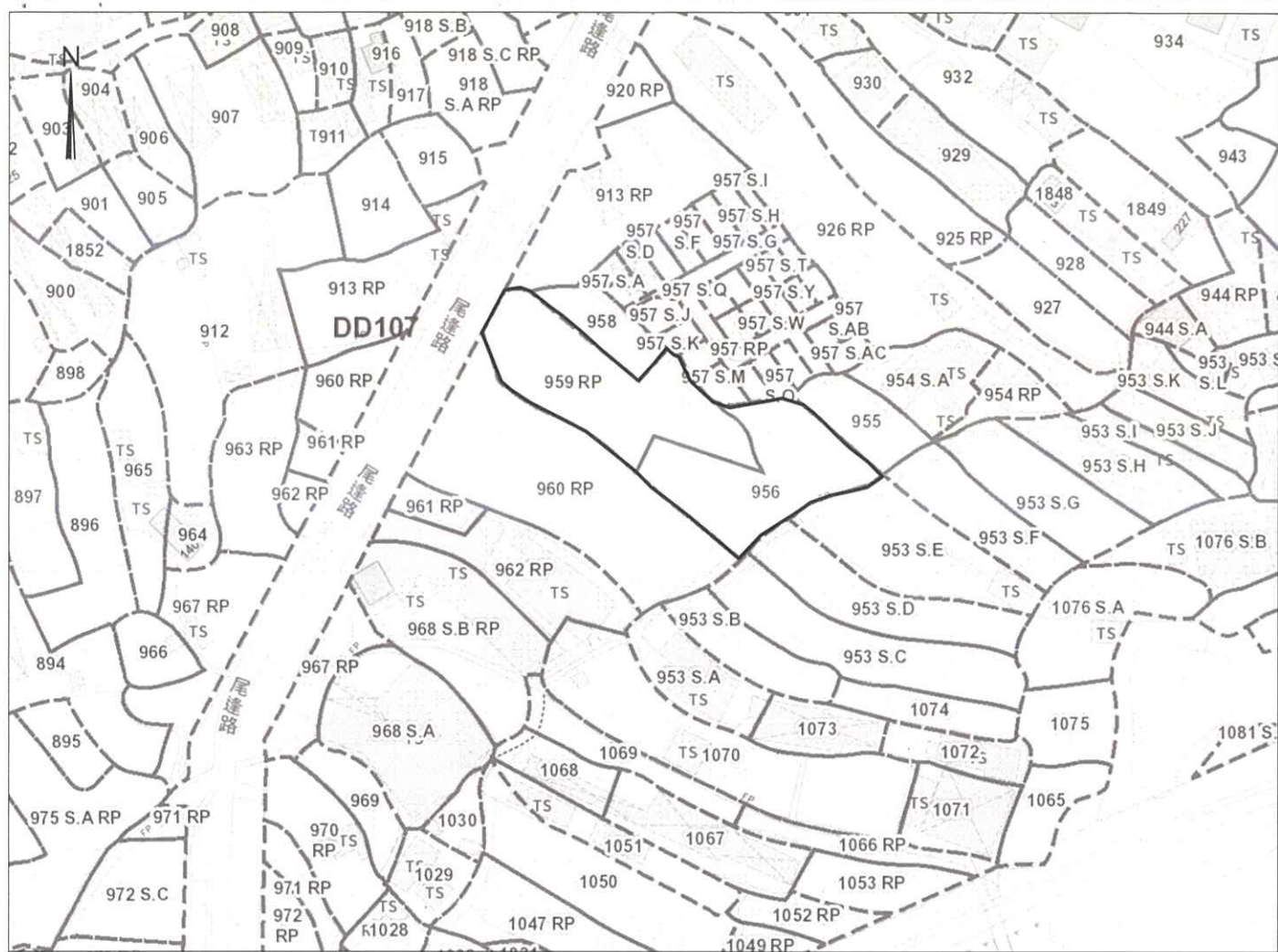
## APPLICATION SITE

**DRAWING TITLE**

## DRAWING NO.

This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.





**SITE PLAN**  
(SCALE 1 : 1500)

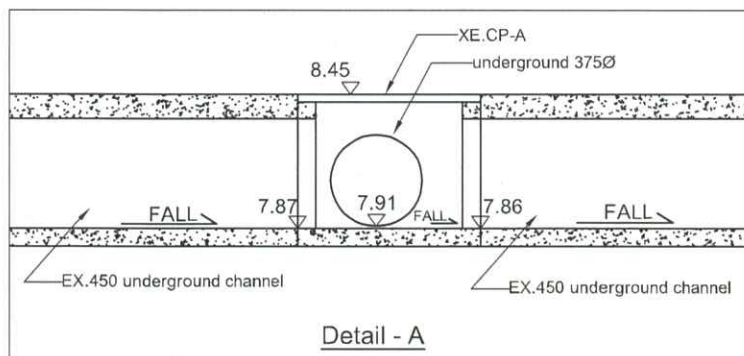
#### LEGEND



#### GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. CONCRETE MIX TO BE 30D/20 AND COMPLY WITH CS1.
3. BLINDING LAYER TO BE 15P MIX.
4. ALL NEW 225 CHANNEL ARE OF FALL GRADIENT 1:100
5. PROPOSED CONNECTION UNDERGROUND PIPE IS TO BE CONSTRUCTED UNDER FOOTPATH AND THE UPVC PIPE PROVIDED CONCRETE SURROUND MIN. 150MM THICK.

CATCHPIT	Cover Level	A1	A 2	Invert Level
CP01 (CEDD DRAWING NO. C2405/1)	8.50	-----	-----	8.30
CP02 (CEDD DRAWING NO. C2405/1)	8.50	8.23	-----	8.23
CP03 (CEDD DRAWING NO. C2405/1)	8.50	8.21	-----	8.21
CP04 (CEDD DRAWING NO. C2405/1)	8.50	8.17	-----	8.17
CP05 (CEDD DRAWING NO. C2405/1)	8.50	8.16	-----	8.16
CP06 (CEDD DRAWING NO. C2405/1)	8.50	8.11	-----	8.11
CP07 (CEDD DRAWING NO. C2405/1)	8.50	8.08	-----	8.08
CP08 (CEDD DRAWING NO. C2405/1)	8.50	7.96	-----	7.96
CP09 (CEDD DRAWING NO. C2405/1)	8.50	8.18	-----	8.18
CP10 (CEDD DRAWING NO. C2405/1)	8.50	8.10	-----	8.10
CP11 (CEDD DRAWING NO. C2405/1)	8.50	8.04	-----	8.04
CP12 (CEDD DRAWING NO. C2405/1)	8.50	7.97	-----	7.97
CP13 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	8.50	7.93	7.93	7.93
EX.CP-A	8.45	7.87	7.91	7.86



#### APPLICATION SITE

Proposed Temporary Warehouse  
Lot 956 and 959 RP  
D.D. 107  
Fung Kat Heung,  
Kam Tin, Yuen Long, N.T.

#### DRAWING TITLE

STORMWATER  
DRAINAGE WORK

#### DRAWING NO.

STE-2C

#### DRAWING DATE

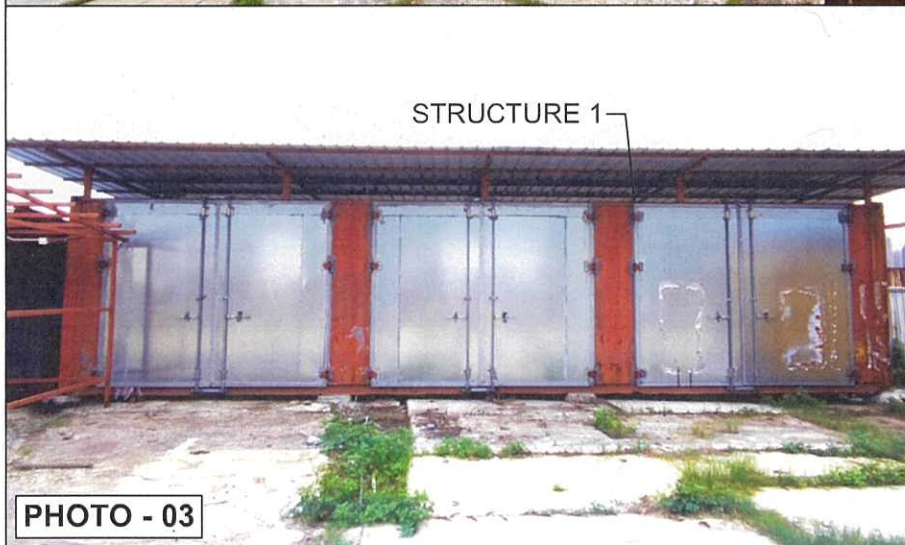
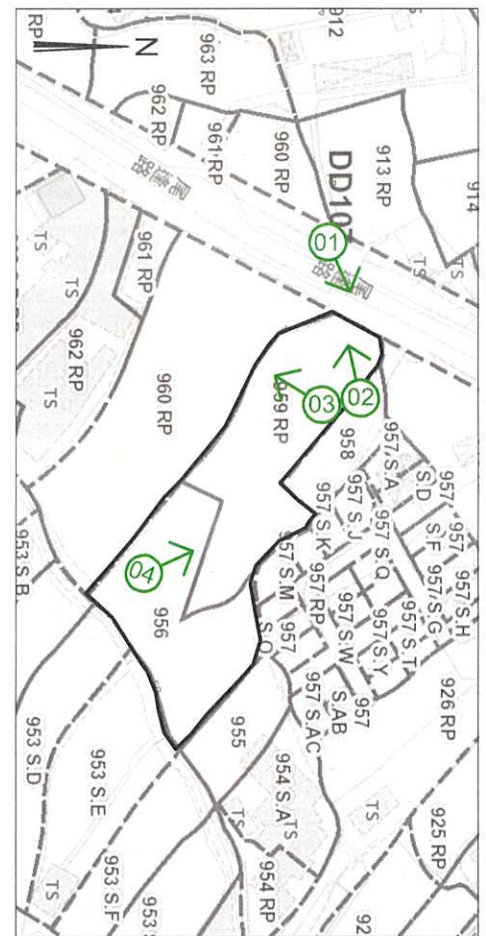
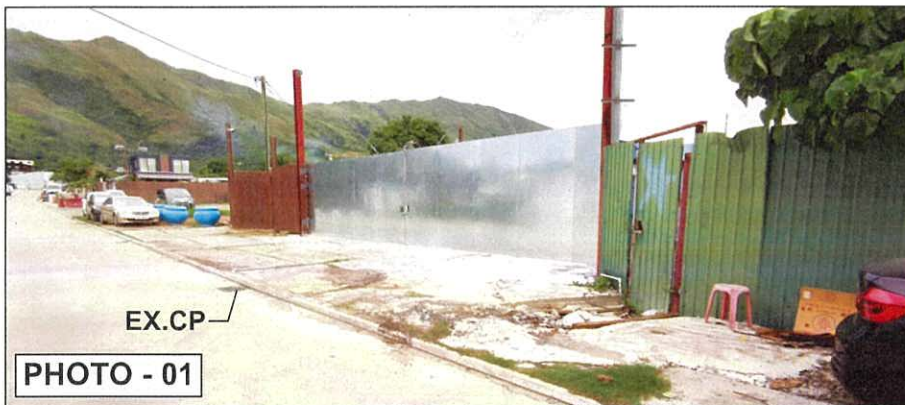
12 JUL 2022

This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.

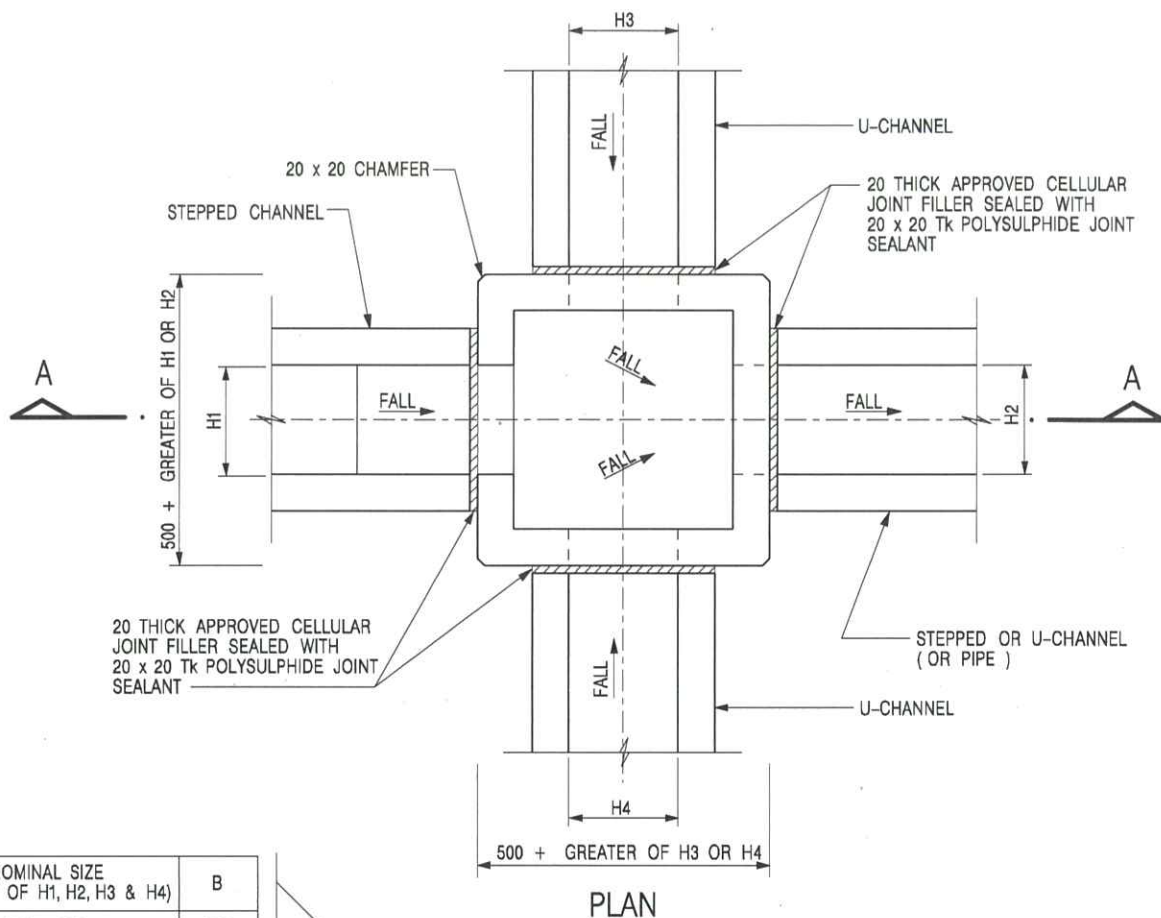
**Solar-lil Design  
Consulting Limited**

景佑設計工程顧問有限公司



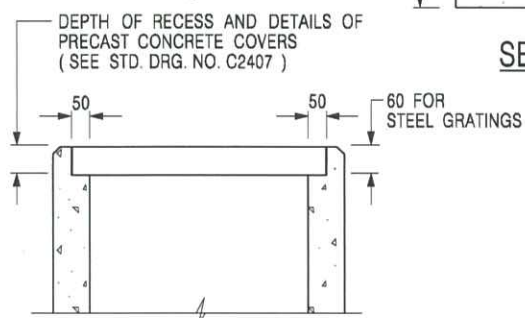
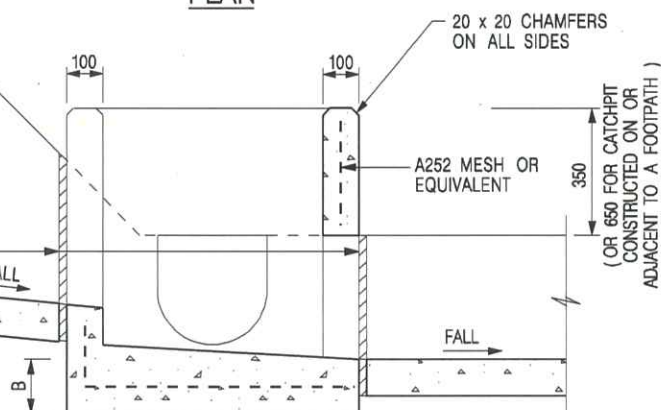


<b>APPLICATION SITE</b> Proposed Temporary Warehouse Lot 956 and 959 RP D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long, N.T.	<b>DRAWING TITLE</b> STORMWATER DRAINAGE WORK	<b>DRAWING NO.</b> STE-3C  <b>DRAWING DATE</b> 12 JUL 2022	This drawings and all related information are property of Solar-Iil Design Consulting Limited, any use must be approved by the company.	<b>Solar-Iil Design Consulting Limited</b> 景佑設計工程顧問有限公司
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NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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




#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR  
PRECAST CONCRETE COVERS / GRATINGS

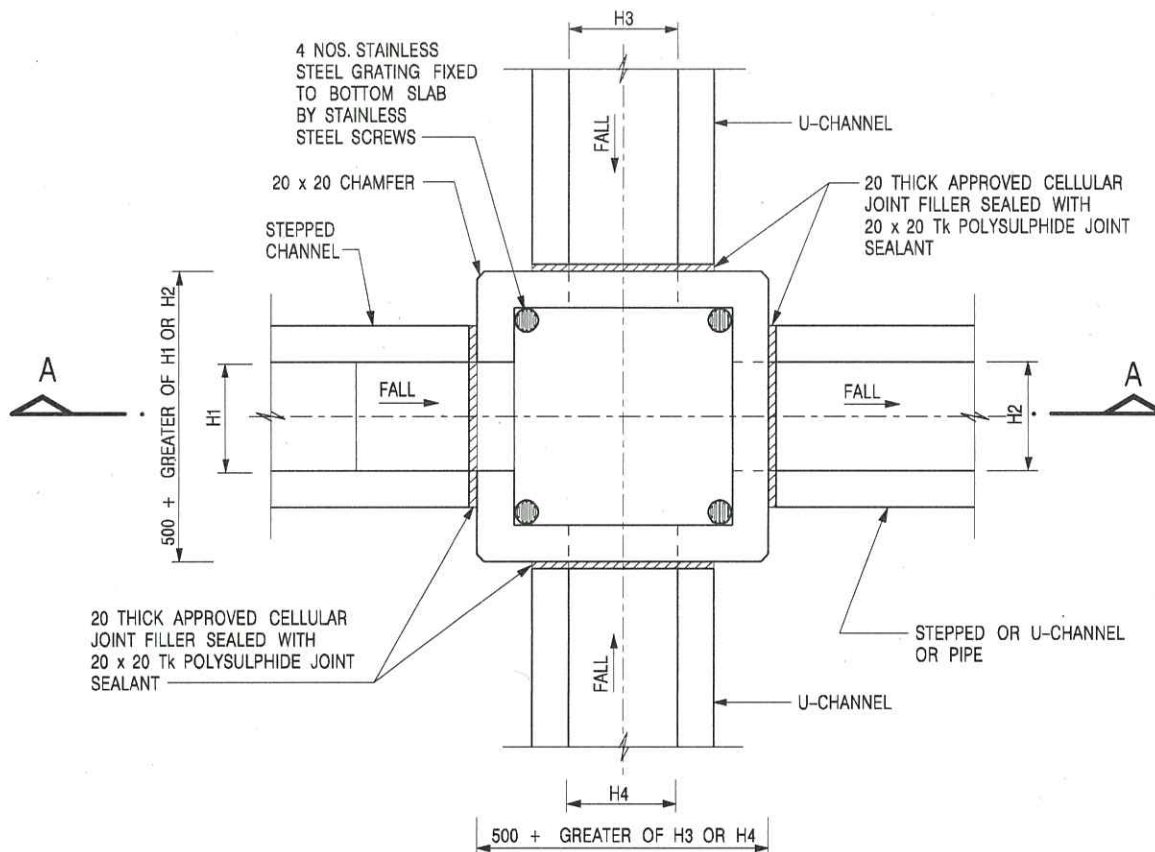
STANDARD CATCHPIT DETAILS  
(SHEET 1 OF 5)

卓越工程 建設香港

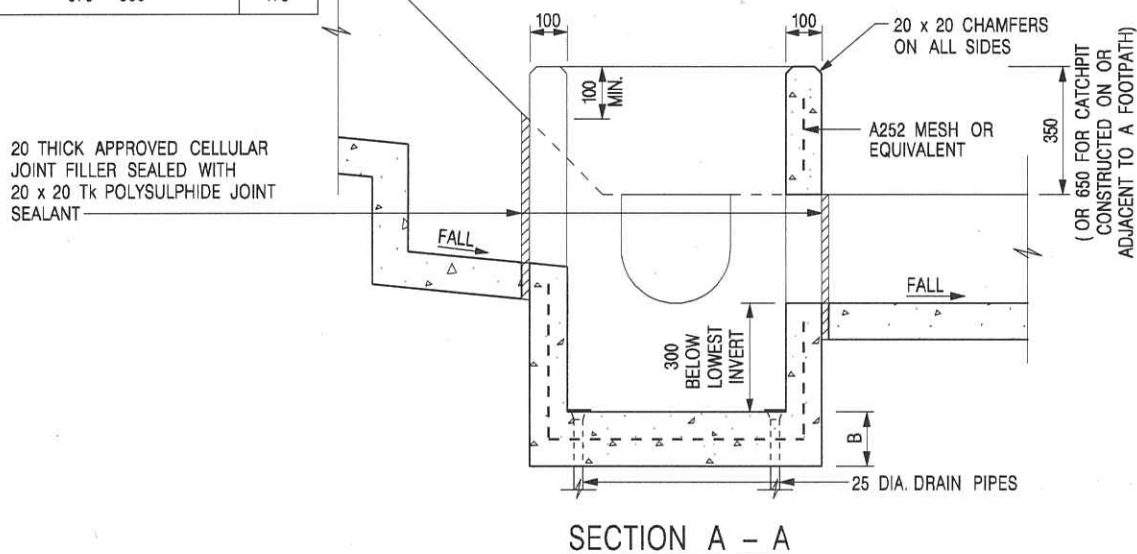
FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2405 /1

We Engineer Hong Kong's Development





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



#### NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- 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**

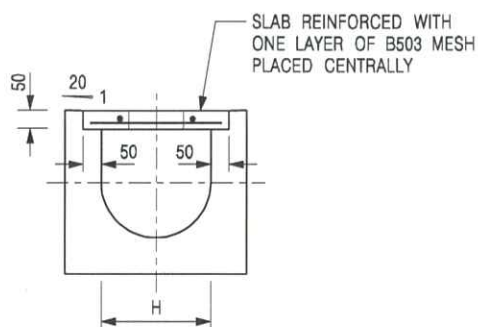
**SCALE** 1 : 20

**DATE** JAN 1991

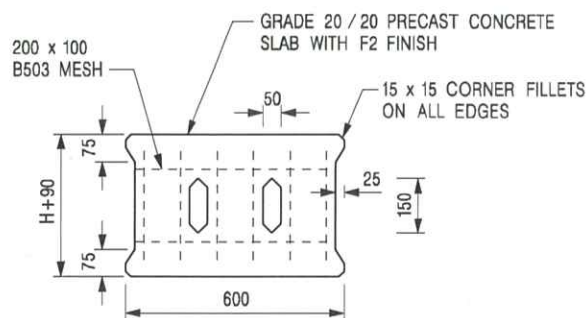
**DRAWING NO.**

**C2406 /1**

We Engineer Hong Kong's Development



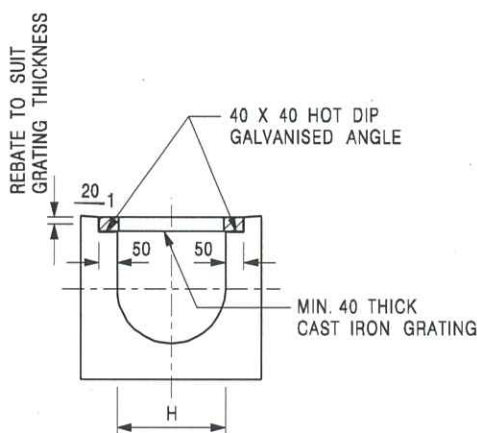
TYPICAL SECTION



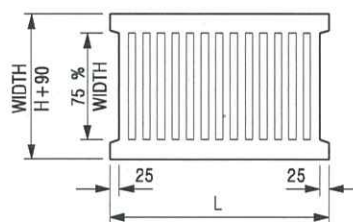
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HYD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS

卓越工程 建設香港



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

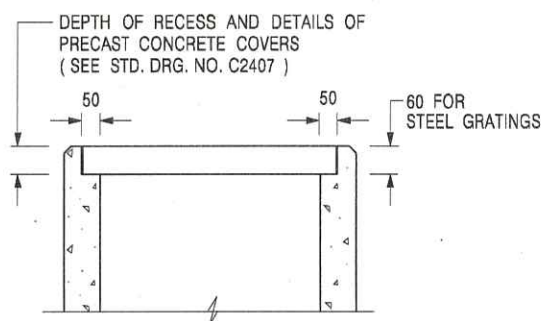
**DATE** JAN 1991

**DRAWING NO.**

**C2412E**

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 /2 ) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**

## **Appendix 2**

Approved Fire Service Installations Proposal of the  
Previous Application



## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTN/824  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax (3590 6233)**

DeSPACE (International) Limited  
Suite 1601, 16/F, Tower 2, Lippo Centre  
89 Queensway  
Admiralty, Hong Kong  
(Attn: Gregory K.C. Lam)

19 May 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)  
– the Submission of Fire Service Installations Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)  
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  
(Application No. A/YL-KTN/824)**

I refer to your submission dated 9.5.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. CHAU Nai-yin (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

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

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739 8775)

Internal

CTP/TPB

LD/cw

**Appendix****Comments from the Director of Fire Services:**

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



PROJECT: PROPOSED TEMPORARY WAREHOUSE IN KAM TIN

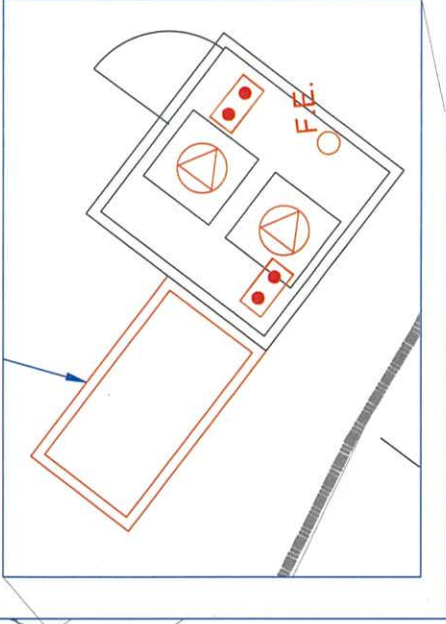
SUBJECT: F.S. NOTES

1. THE WHOLE OF THE FIRE SERVICES INSTALLATIONS SHALL COMPLY WITH THE CODES OF PRACTICE ISSUED BY THE HONG KONG FIRE SERVICES DEPARTMENT.
2. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OR THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
3. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE AREA AND COMPLY WITH BS STANDARD BS 5266-1:2016, BS EN STANDARD 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
4. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION SERVING THE AREA, AND COMPLY WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008 AND FSD'S CODE OF PRACTICE 2022 EDITION. THE DIRECTIONAL AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY.
5. MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839-1:2017 AND FSD CL 6/2021 SHALL BE PROVIDED FOR ENTIRE AREA AND INCORPORATED WITH MODIFIED HOSE REEL SYSTEM.
6. THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.
7. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL BARRIER FREE ACCESS. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/ VISUAL WARNING DEVICE INITIATION.
8. MODIFIED FIRE HOSE REEL SYSTEM
  - i. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
  - ii. ONE 2,000 LITRES FIRE SERVICES WATER TANK TO BE PROVIDED FOR THE FIRE HOSE REEL SYSTEM FOR ENTIRE AREA.
  - iii. THE FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) IN FS PUMP ROOM AT GROUND FLOOR.
9. 4.5 KG CO2 FIRE EXTINGUISHERS TO BE PROVIDED IN ALL PLANT ROOMS AND AT POSITION AS INDICATED ON PLANS.
10. SECONDARY POWER SUPPLY WILL BE PROVIDED FOR ALL FIRE SERVICES INSTALLATIONS AND CONNECTED BEFORE MAIN SWITCH EXCEPT EMERGENCY LIGHTING, DIRECTIONAL SIGNS AND EXIT SIGNS.

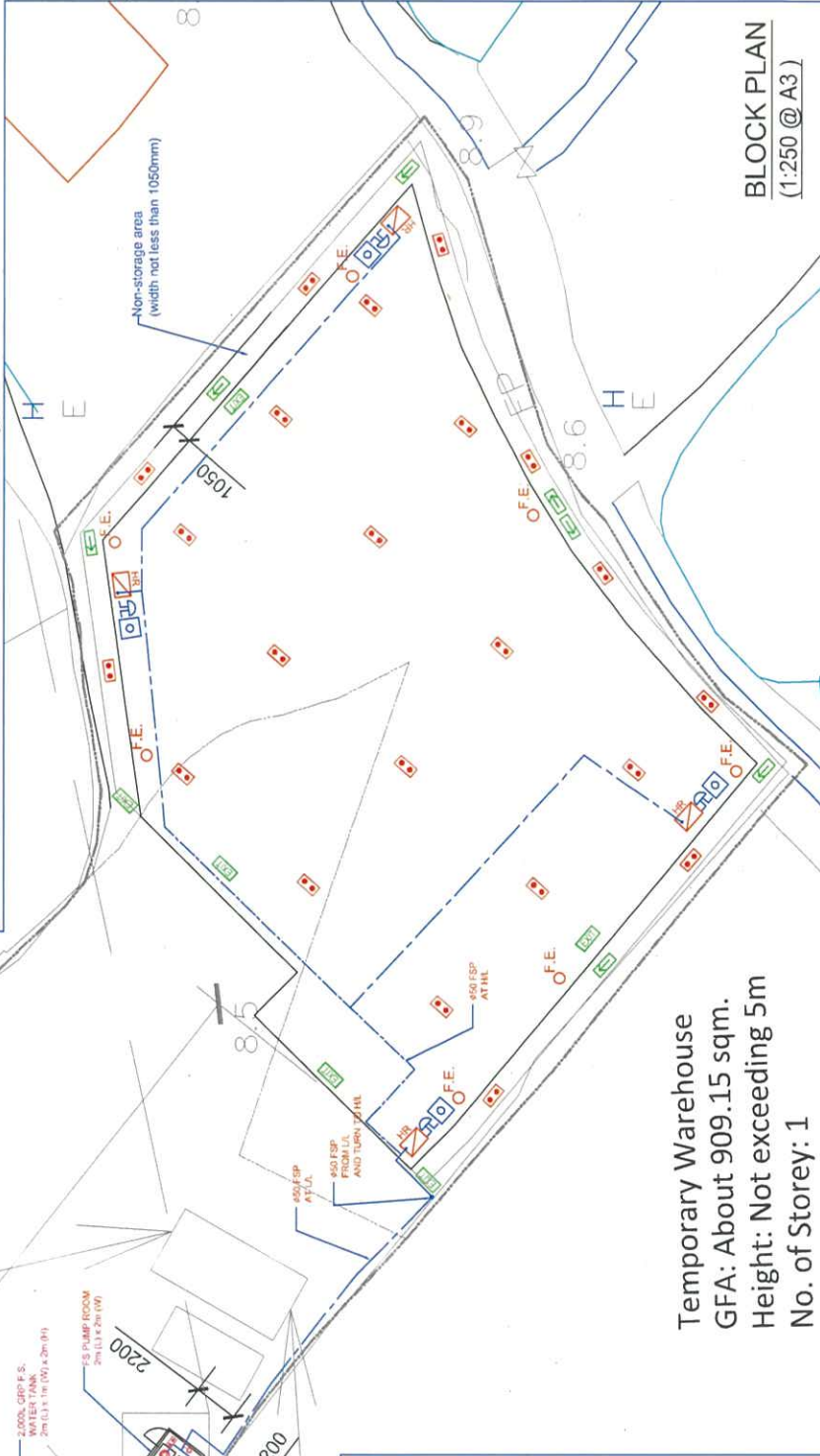
(N.T.S. @ A3)

APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	FS NOTES	FS-01A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years in "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
		DATE. :	
		2023-04-24	

**PART PLAN FOR F.S.  
PUMP ROOM**  
(1:50 @ A3)



**BLOCK PLAN**  
(1:250 @ A3)



**Temporary Warehouse**  
GFA: About 909.15 sqm.  
Height: Not exceeding 5m  
No. of Storey: 1

1 Disabled  
Car Parking Space  
(5m x 3.5m)

1 Loading/unloading Space  
for light goods vehicles  
(7m x 3.5m)

**LEGEND**

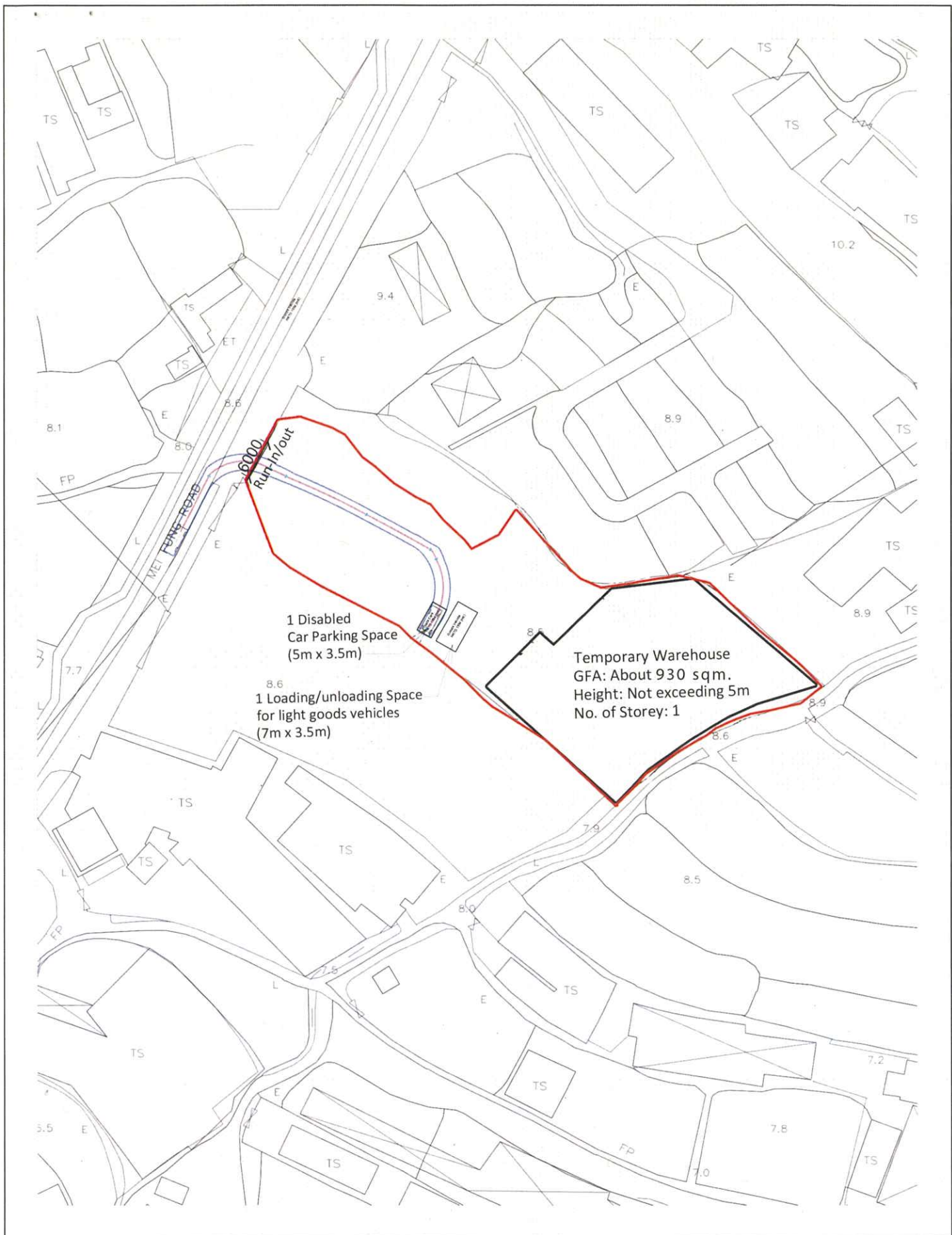
- LED EXIT SIGN, CW 2 HRS. N-AM DISCHARGE DURATION
- DURATION EMERGENCY BATTERY POWER PACK
- LED DIRECTION EXIT SIGN, CW 2 HRS. N-AM DISCHARGE DURATION
- DURATION EMERGENCY BATTERY POWER PACK
- NON MAINTAINED TYPE EMERGENCY LIGHTING CW 2 HRS. LED LAMP
- N-AM BATTERY AND CHARGER MODULE, 2 HRS. N-AM DISCHARGE DURATION
- EMERGENCY BATTERY POWER PACK
- F.S. PUMP (DUTY, STANDBY)
- HOSE REEL SET
- ALARM BELL
- BREAKGLASS UNIT
- 45 KG CO<sub>2</sub> F.E.
- 450 FSP

APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	PROPOSED FS AND E-LIGHT LAYOUT PLAN	FS-02A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years in "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kai Heung, Kam Tin, Yuen Long
		DATE: 2023-04-24	



## **Appendix 3**

### Swept Path Analysis



**LEGEND:**

Application Site

**LOCATION:**

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**DRAWING NO.:**

A-7

**DRAWING TITLE:**

Swept Path  
(Private car in)

**DATE:**

13.8.2024

**SCALE:**

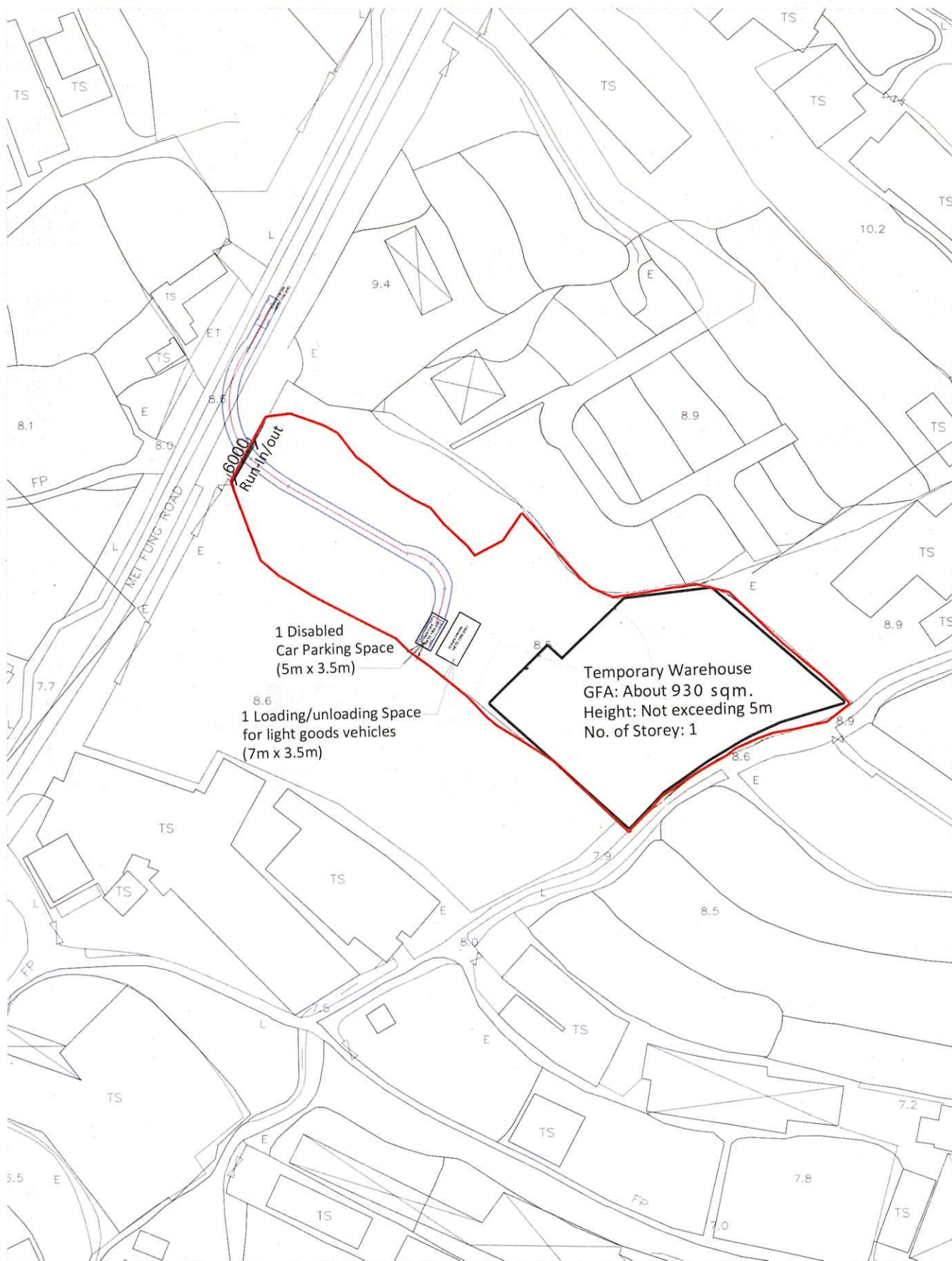
1:750

**PREPARED BY:**



DeSPACE (International) Limited




**LEGEND:**

Application Site

**LOCATION:**

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

**DRAWING NO.:**

A-8

**DRAWING TITLE:**

Swept Path  
(Private car out)

**DATE:**

13.8.2024

**SCALE:**

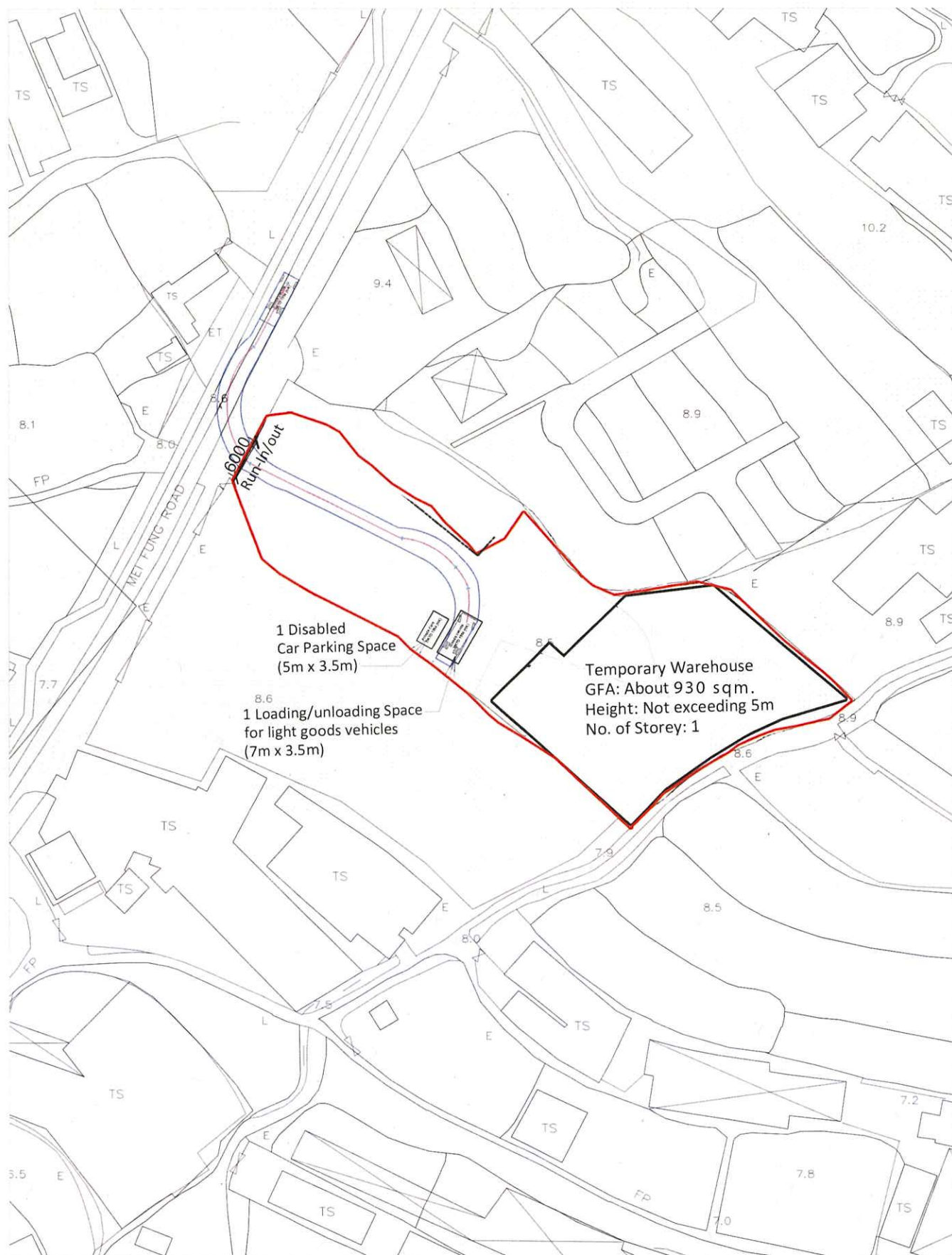
1:750

**PREPARED BY:**


DeSPACE (International) Limited







**LEGEND:**

Application Site

LOCATION:

**LOCATION:**  
Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DRAWING NO.:

A-10

**DRAWING TITLE:**

Swept Path  
(Light goods vehicle out)

DATE:

13.8.2024

**SCALE:**

1:750

PREPARED BY:



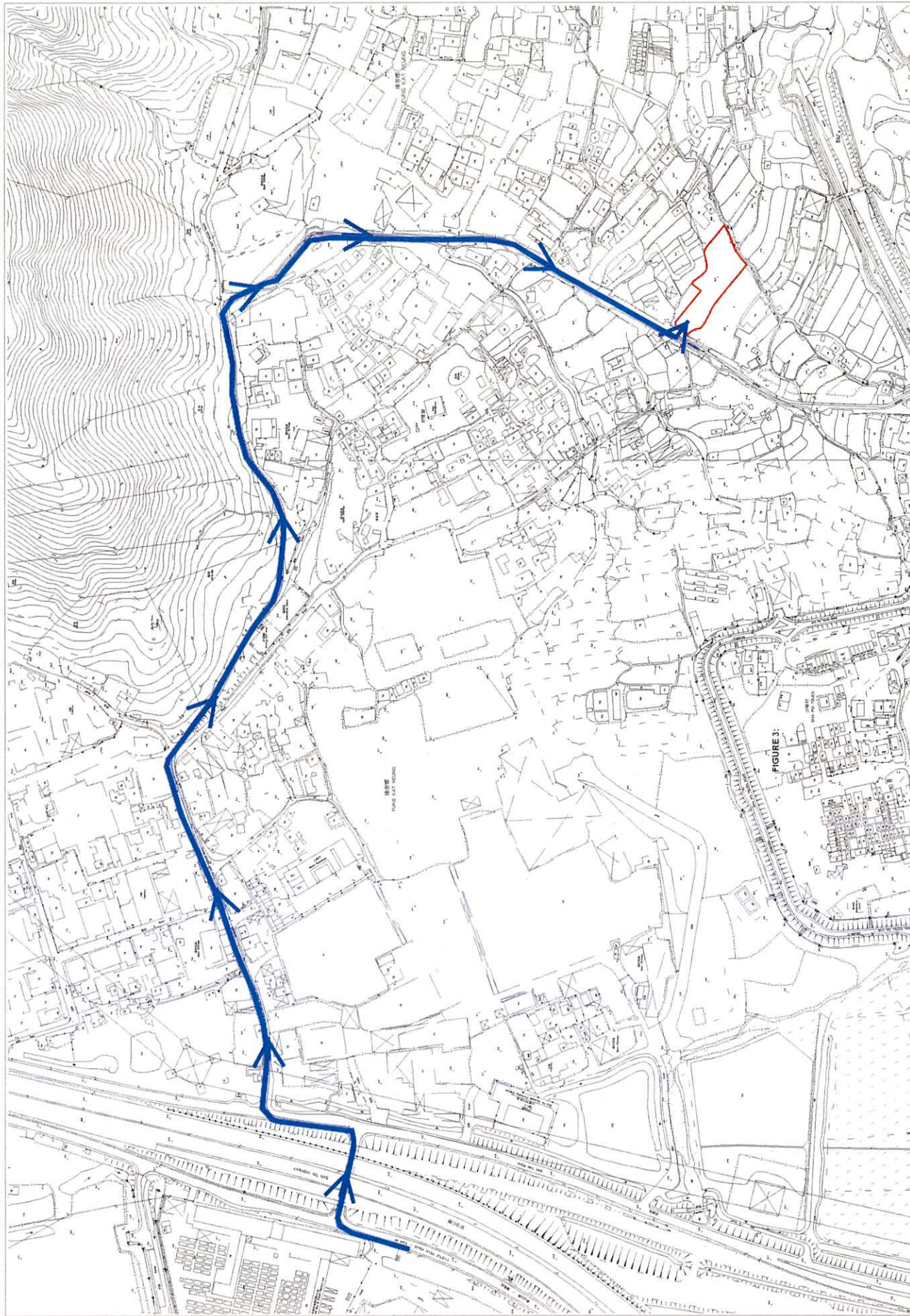
DeSPACE (International) Limited



## **Appendix 4**

Direction of Flow





LEGEND:

Application Site

DRAWING NO. A-11

SCALE: 1:4000 at A4

DATE: 13.8.2024

FIGURE TITLE:

Direction of Flow (IN)

LOCATION:

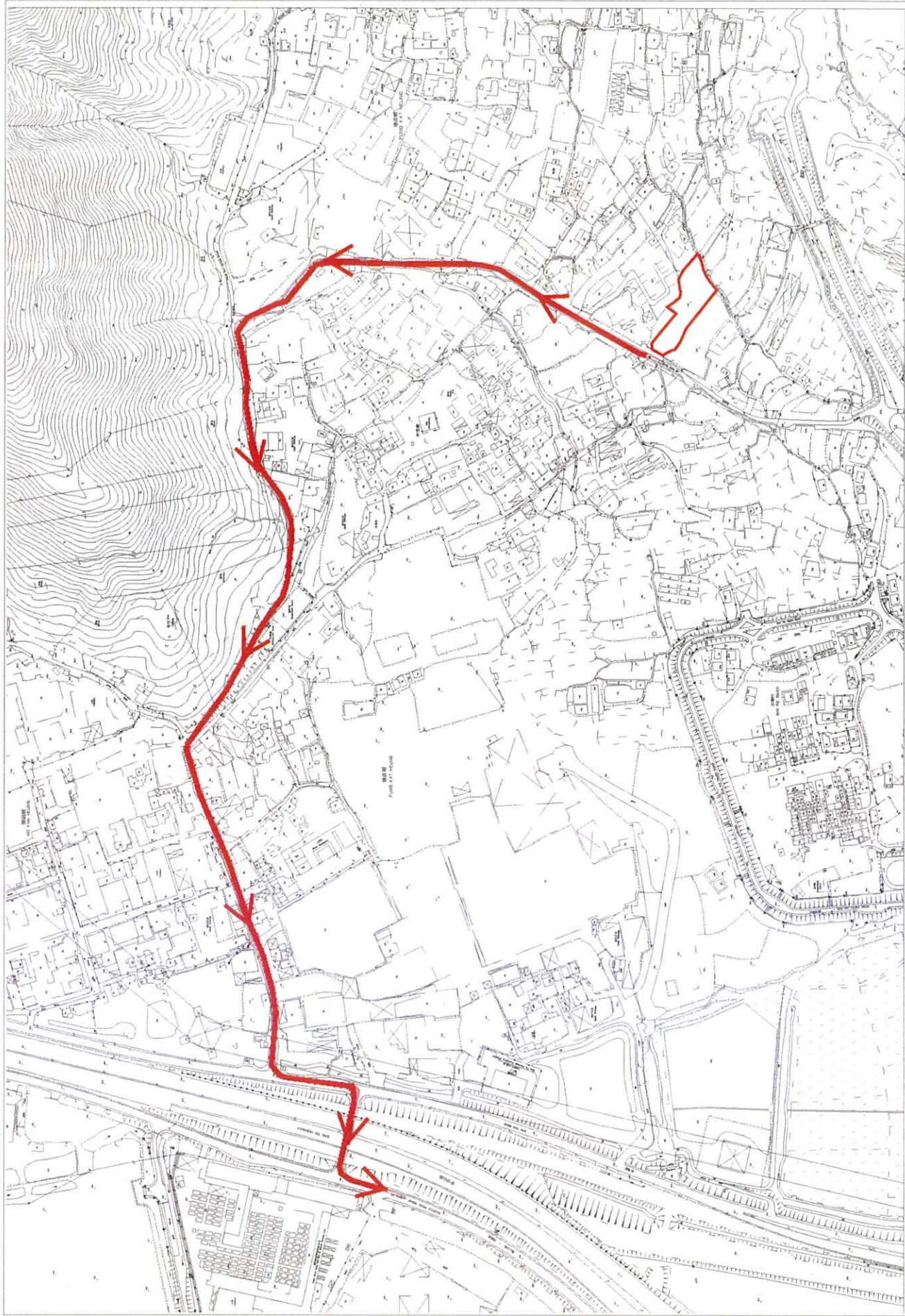
Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung,  
Kam Tin, Yuen Long, New Territories

PREPARED BY:



DeSPACE (International) Limited





LEGEND:

Application Site

DRAWING NO. A-12

FIGURE TITLE:

SCALE: 1:4000 at A4

DATE: 13.8.2024

LOCATION:

Lot Nos. 956 and 959 RP in D.D. 107, Fung Kat Heung,  
Kam Tin, Yuen Long, New Territories

PREPARED BY:



DSPACE (International) Limited



寄件者: Chi Chung Heung [REDACTED]  
寄件日期: 2024年09月13日星期五 15:21  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Cheng Endy  
主旨: Replacement pages of the Planning Application No. A/YL-KTN/1052  
附件: Replacement pages of Supplementaty Planning Statament-A\_YL-KTN\_1052.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find the replacement pages of the supplementary planning statement of the captioned case that was submitted to the Town Planning Board on 5 September 2024.

Additionally, we would like to supplement that the Applicant will ensure all the storage will only be kept inside the warehouse, and none in the open area of the subject site.

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [REDACTED]

Best regards,  
Calton Heung

DeSPACE (International) Limited

## **Section Three - Planning Context**

### **3.1 Statutory Planning Context**

- 3.1.1 The Application Site is currently zoned "AGR" on the Kam Tin North OZP and the Applicant intends to use the Site for the purpose of Temporary Warehouse (excluding Dangerous Goods Godown) for a period of 3 years and associated filling of land. According to the Notes of the OZP with regard to "AGR" zone, the planning intention of "AGR" is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. In addition, the proposed "Warehouse (other than Dangerous Goods Godown)" is neither a Column 1 nor Column 2 use under the "AGR" zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from TPB. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- 3.1.2 It is also noted that any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the TPB under section 16 of the Town Planning Ordinance.

### **3.2 Previous Planning Application(s) within the Subject Site**

- 3.2.1 The Application Site is the subject of 2 previously approved applications. The Application No. A/KTN/690 was submitted by a different applicant for a proposed temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years. This application was approved by TPB on 6<sup>th</sup> January 2020 and revoked on 17<sup>th</sup> July 2021.
- 3.2.2 The Application No. A/YL-KLN/824 same as the subject application was submitted by the same Applicant for a proposed temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land. This application was approved by TPB on 6<sup>th</sup> May 2022. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the "AGR" zone and is not incompatible with the surrounding area. This application was revoked on 6<sup>th</sup> February 2024 due to non-compliance with part of the approval conditions within the specified time limit. In particular, a small number of available fire contractors in the market has delayed the procurement process for fire service installation, which was necessary to meet the approval condition of the implementation of the fire service installations proposal deadline. The Applicant

would like to re-submit this application with a view to extend the time limit for further discharging the outstanding approval conditions.

### 3.3 Similar Planning Application

- 3.3.1 As shown in **Tables 1 and 2**, there are Two (2) approved planning cases in the vicinity and Eleven (11) approved planning cases in “AGR” zone within the same OZP in 2024. These applications share similarities in terms of temporary warehouse use. The circumstances surrounding these similar applications are largely applicable to the current application.

Table 1 – Approved Planning Application for Temporary Warehouse in “AGR” in the Vicinity

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/890 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land /  Lots 913 RP (Part) and 914 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	398 sq. m.	0.78	31/3/2023
A/YL-KTN/852 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land /  Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long	996 sq. m.	0.53	23/9/2022

Table 2 – Approved Planning Application for Temporary Warehouse in “AGR” within the Same OZP in 2024

Application No.	Applied Use / Address	Gross Floor Area	Plot Ratio	Date of Approval
A/YL-KTN/1000 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land /	1,205 sq. m.	0.36	5/7/2024



	Lot 27 RP in D.D. 110 and Adjoining Government Land, Tai Kong Po, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/979 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond /  Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	379 sq. m.	0.76	5/7/2024
A/YL-KTN/996 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /  Lots 1225 S.C, 1226 S.E and 1230 S.B in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	328 sq. m.	0.58	19.4.2024
A/YL-KTN/970 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /  Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories	680 sq. m.	0.42	19.4.2024
A/YL-KTN/995 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /  Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New	446 sq. m.	0.64	5.4.2024

	Territories			
A/YL-KTN/993 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land /  Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories	646 sq. m.	0.51	5.4.2024
A/YL-KTN/992 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /  Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	210 sq. m.	0.27	5.4.2024
A/YL-KTN/988 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land /  Lot 71 RP in D.D. 110, Kam Tin, Yuen Long, New Territories	887 sq. m.	1	5.4.2024
A/YL-KTN/976 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land /  Lot 1371 in D.D. 109, Kam Tin North, Yuen Long	432 sq. m.	0.28	19.4.2024
A/YL-KTN/978 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a	1,196 sq. m.	1.66	1.3.2024

basis)	Period of 3 Years and Associated Filling of Land /  Lots 422 S.B ss.1 (Part) and 422 S.B RP in D.D. 110, Kam Tin, Yuen Long, New Territories			
A/YL-KTN/975 (Approved with condition(s) on a temporary basis)	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land /  Lots 1400 (Part) and 1401 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T.	420 sq. m.	0.19	26.1.2024

3.2.3 In summary of the above-mentioned planning applications, temporary warehouse use for a period of three years would not frustrate the long-term planning intention and is considered not incompatible with the surrounding land uses which are mainly intermixed with storage uses, holiday camp, vacant land, woodland, plant nursery, animal boarding establishment and residential structures/dwellings. These justifications support the purpose of the proposed development.



## **Section Five - Planning and Technical Justifications**

### **5.1 The Proposed Development is Not Incompatible with the Surrounding Areas**

- 5.1.1 The proposed development with low-rise structure is considered not incompatible with the surrounding areas, which are dominated by a miscellaneous character intermixed with temporary structures for warehouses, holiday camps, animal boarding establishments etc.. Furthermore, similar S.16 planning applications for 'warehouse' use and associated filling of land were approved by TPB within the same "AGR" zone (as shown in Tables 1 and 2 in Section 3.3.1). Therefore, the approval of the current application would not set an undesirable precedent within the "AGR" zone and it is considered in line with TPB's previous decisions.

### **5.2 The Proposed Development Would Not Jeopardize the Long-term Planning Intention of the "AGR" Zone**

- 5.2.1 Based on the previously approved cases in Table 1 and 2, it is considered that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

### **5.3 Similar Approved Application in the Vicinity**

- 5.3.1 As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and Eleven (11) approved planning cases in "AGR" zone within the same OZP in 2024. The proposed temporary warehouses were considered not incompatible with the surrounding areas in these by TPB. With a similar development scale, intensity and land use nature, it is expected that the Application Site for the proposed temporary warehouses is compatible and a suitable use in the surrounding.

### **5.4 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site**

- 5.4.1 As forementioned in Section 3.2, the Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition(s) of the previously planning application No. A/YL-KTN/824 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature with only slight adjustments in its site area and total floor area. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, a fire contractor has been engaged to install the fire service facilities in accordance with the approved fire service installations proposal

for No. A/YL-KTN/824. Please find the drainage proposal and fire service installations proposal in **Appendices 1 and 2** respectively.

## 5.5 No Insurmountable Traffic Impacts

5.5.1 The Application site is accessible from Fung Kat Heung Road via Mei Fung Road (i.e., a local track). The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse traffic impacts to the surroundings. There is a smooth manoeuvring of vehicles to/from Castle Road – Ta Mi/Sam Tam Road along the local access and within the Application Site. Please refer to **Appendices 3 and 4** for the swept path analysis and direction of flow between Castle Peak Road – Tam Mi/Sam Tam Road and the Application Site.

5.5.2 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no waiting or queuing of vehicles on the public road will be resulted under any circumstances (**Appendix 3**). As traffic generated and attracted by the proposed development is minimal (as shown in **Table 4**), adverse traffic impact should not be anticipated.

Table 4: Estimated Trip Generation and Attraction

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.1	0.1	1	1
Light goods vehicle	1	1	2.5	2.5
Total	1.1	1.1	3.5	3.5

Note 1: The peak hours are assumed as 7:00 am to 9:00 am in the morning and 5:00 pm to 7:00 pm in the afternoon.

## 5.6 No Insurmountable Visual Impacts

5.6.1 The proposal involves a 5m structure for a warehouse. With the overall visual context of low-rise developments including active agricultural land, hobby farm, residential structures/dwellings, open storage/storage yards and so on, the existing 5m structure is considered to be compliable without leading to adverse visual impact on visual penetration of an open sky view, light penetration into surrounding environment and visual openness.

5.6.2 In consideration of the sensitive viewers in direct sight of the proposed development, the proposed development shall not induce adverse visual impact and concerns to viewers such as pedestrians and drivers on Mei Fung Road and local residents of the nearby residential developments.

5.6.3 While the existing structure (i.e., the proposed development) is hidden at the south-eastern of the Application Site and 50.5m (**Drawing A-4**) from the Mei Fung Road, the proposed development shall not create any visual impacts to all the key sensitive viewers in the surrounding areas.

#### **5.7 No Insurmountable Environmental Impacts**

5.7.1 The proposed use, involving the storage of wooden products and only light goods vehicles will be used, will unlikely result in significant adverse environmental impacts to the surroundings. While the nature of the proposed warehouse on a temporary basis is static, it would not generate significant environment and noise disturbances to the environment in the local community.

5.7.2 Given the estimation of traffic generation/attraction in **Table 4**, the limited traffic flow should generate no traffic noise and have no adverse impact to the surrounding road network. No workshop and industrial activities will be carried out within the Application Site and no effluent and dust emission will be expected.

5.7.3 Furthermore, users and operators of the proposed development should exercise care, as far as possible, making excessive noise causing nuisance to the surrounding. The following mitigation measures will be adopted to avoid degradation of the surroundings:

- i. No operation between sensitive hours from 7:00 pm to 9:00 am in the next morning;
- ii. No operation on Sundays and public holidays; and
- iii. No repairing, dismantling, assembling or other workshop activities are proposed.

5.7.4 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.





Date: 22<sup>nd</sup> October 2024

age(s): 1 + Attachments  
**BY HAND & EMAIL**  
(tpbpd@pland.gov.hk)

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

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS  
GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN  
“AGRICULTURE” ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG  
ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES**

**(Town Planning Application No. A/YL-KTN/1052 – Submission of Further Information)**

We refer to the captioned town planning application.

Attached please find 4 copies of the following attachments for further clarification:

- Attachment 1: Revised Drainage Plan;
- Attachment 2: Implementation of the Revised Drainage Plan; and
- Attachment 3: Revised Fire Service Installation Proposal.

Please be advised that this FI should be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B since the replacement pages of the report is only a technical clarification/response to comments of relevant Government department WITHOUT changing the nature of the application, the proposed uses nor the proposed scheme.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this pre-submission, please feel free to contact Mr. Calton HEUNG at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

Greg Lam



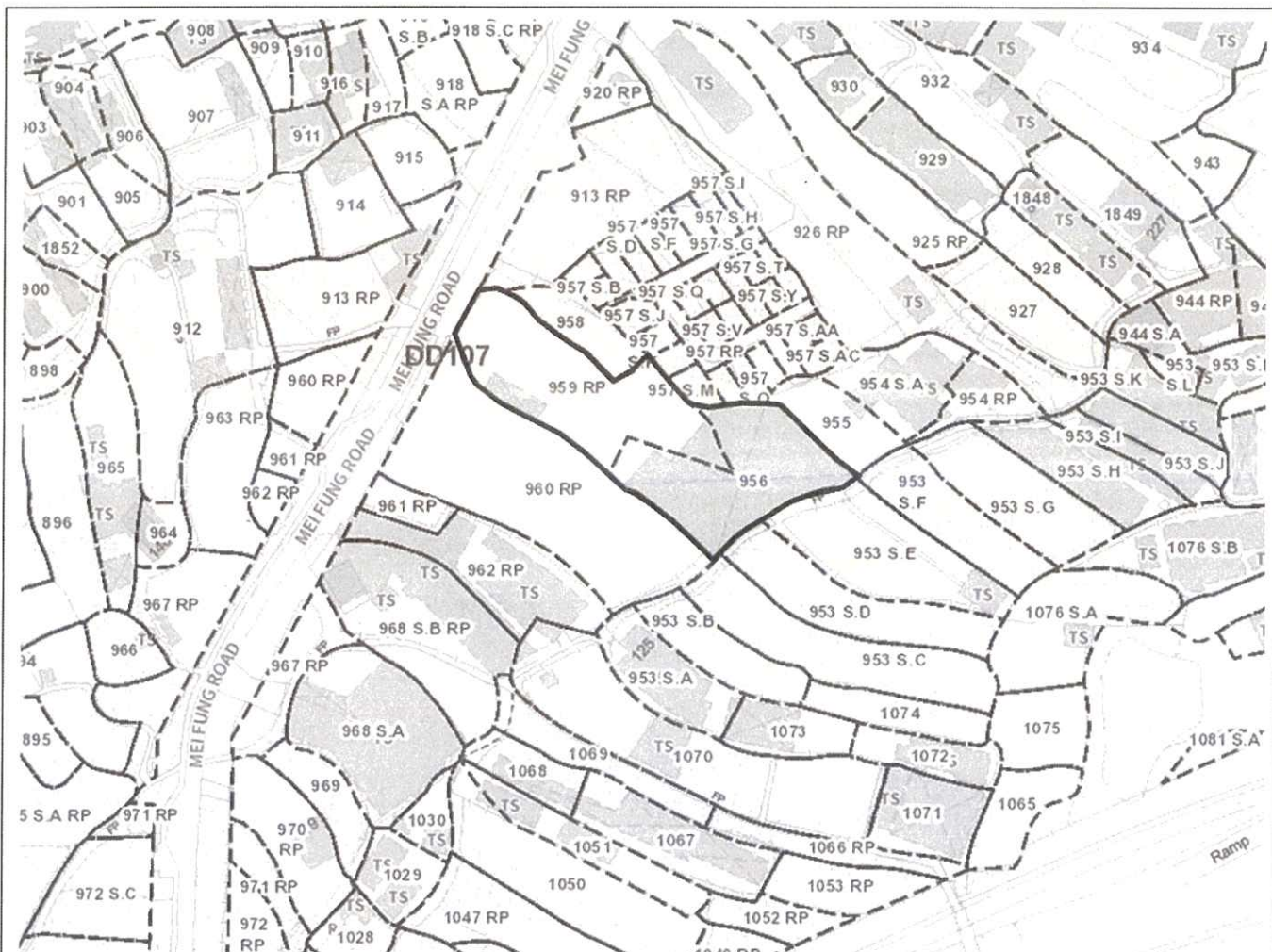
## **Attachment 1**

Revised Drainage Plan



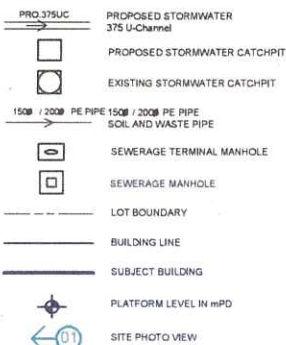






**SITE PLAN**  
(SCALE 1 : 1500)

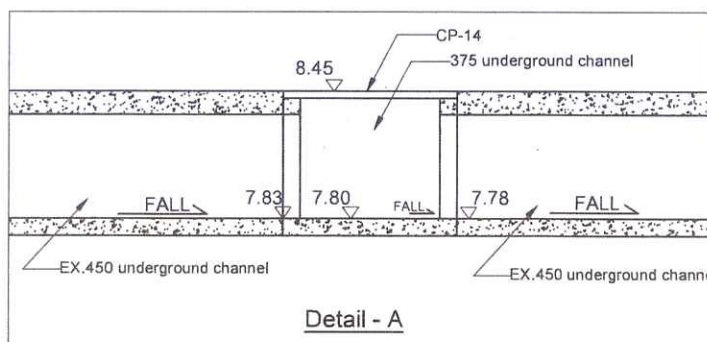
#### LEGEND



#### GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. CONCRETE MIX TO BE 30D/20 AND COMPLY WITH CS1.
3. BLINDING LAYER TO BE 15P MIX.
4. ALL NEW 225 CHANNEL ARE OF FALL GRADIENT 1:100
5. PROPOSED CONNECTION UNDERGROUND PIPE IS TO BE CONSTRUCTED UNDER FOOTPATH AND THE UPVC PIPE PROVIDED CONCRETE SURROUND MIN. 150MM THICK.

CATCHPIT	Cover Level	A1	A 2	Invert Level
CP01 (CEDD DRAWING NO. C2405/1)	8.50	-----	-----	8.30
CP02 (CEDD DRAWING NO. C2405/1)	8.50	8.23	-----	8.23
CP03 (CEDD DRAWING NO. C2405/1)	8.50	8.21	-----	8.21
CP04 (CEDD DRAWING NO. C2405/1)	8.50	8.17	-----	8.17
CP05 (CEDD DRAWING NO. C2405/1)	8.50	8.16	-----	8.16
CP06 (CEDD DRAWING NO. C2405/1)	8.50	8.11	-----	8.11
CP07 (CEDD DRAWING NO. C2405/1)	8.50	8.08	-----	8.08
CP08 (CEDD DRAWING NO. C2405/1)	8.50	7.96	-----	7.96
CP09 (CEDD DRAWING NO. C2405/1)	8.50	8.18	-----	8.18
CP10 (CEDD DRAWING NO. C2405/1)	8.50	8.10	-----	8.10
CP11 (CEDD DRAWING NO. C2405/1)	8.50	8.04	-----	8.04
CP12 (CEDD DRAWING NO. C2405/1)	8.50	7.97	-----	7.97
CP13 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	8.50	7.93	7.93	7.93
EX.CP-A	8.45	7.87	7.91	7.86



#### APPLICATION SITE

Proposed Temporary Warehouse  
Lot 956 and 959 RP  
D.D. 107  
Fung Kat Heung,  
Kam Tin, Yuen Long, N.T.

#### DRAWING TITLE

STORMWATER  
DRAINAGE WORK

#### DRAWING NO.

ST-2D

#### DRAWING DATE

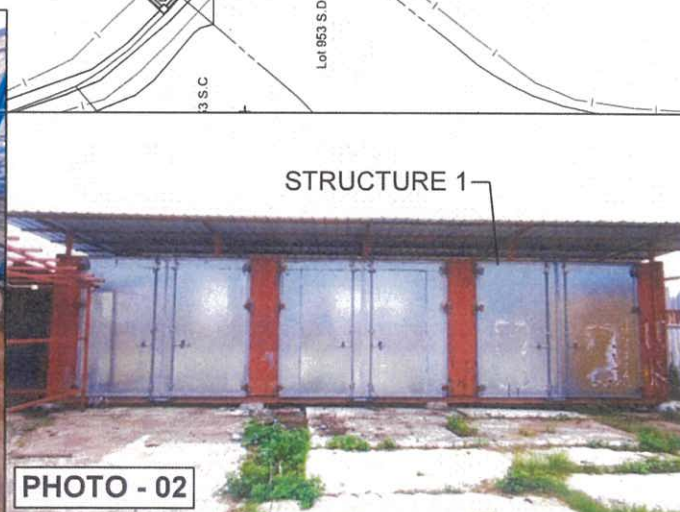
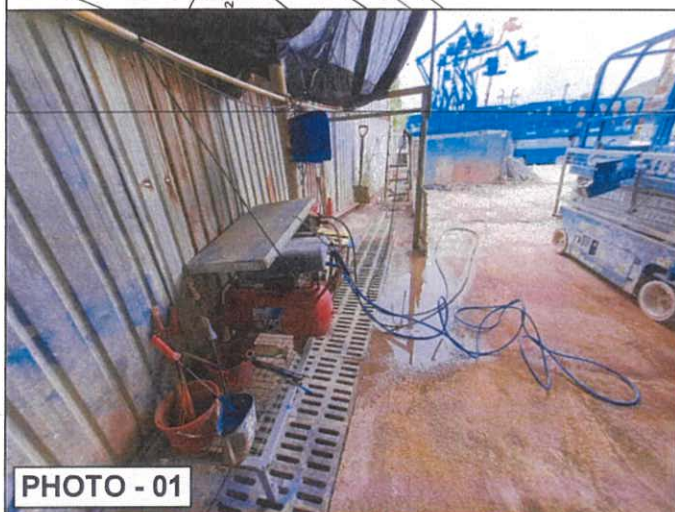
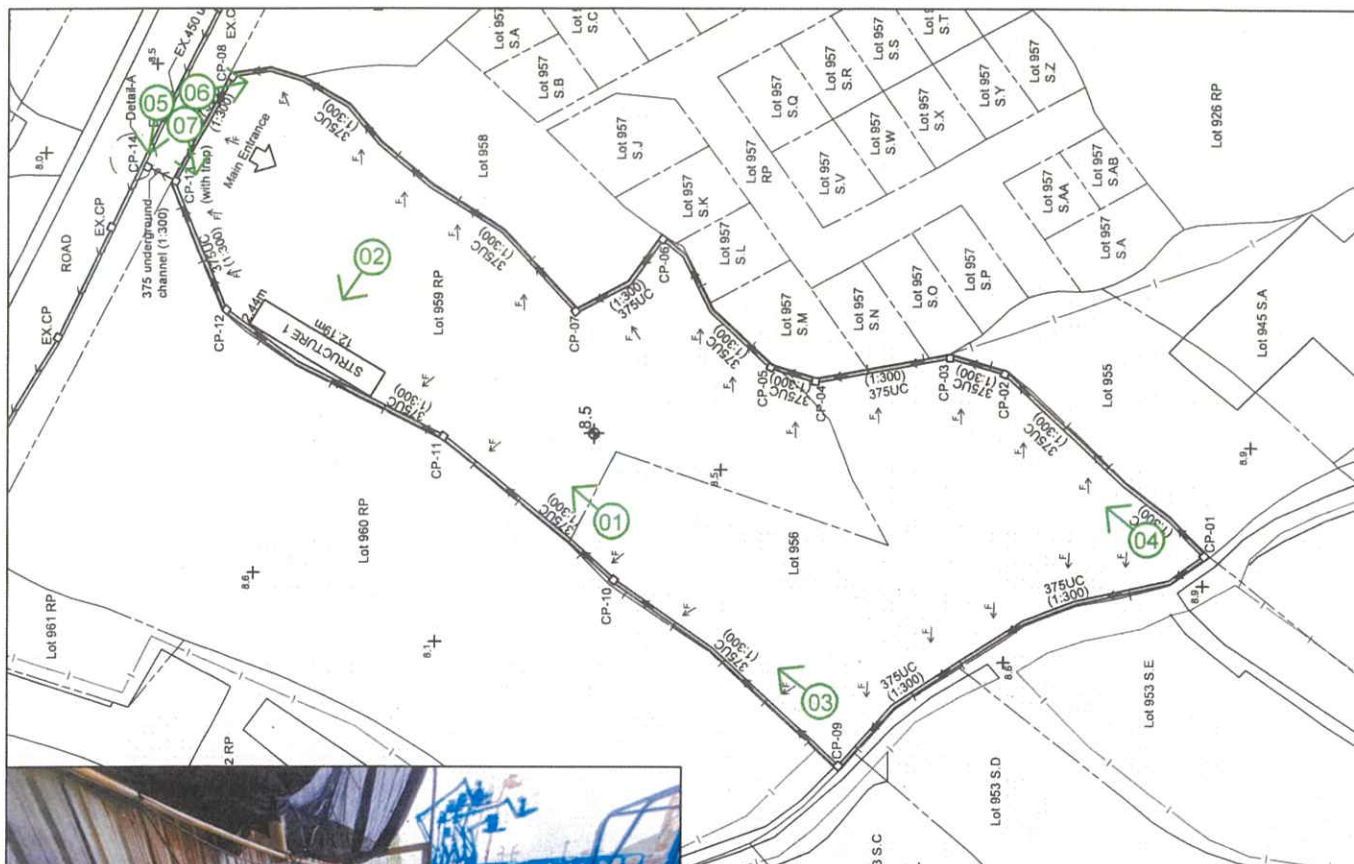
09 NOV 2023

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**Solar-lil Design  
Consulting Limited**

景佑設計工程顧問有限公司





<b>APPLICATION SITE</b> Proposed Temporary Warehouse Lot 956 and 959 RP D.D. 107 Fung Kat Heung, Kam Tin, Yuen Long, N.T.	<b>DRAWING TITLE</b> STORMWATER DRAINAGE WORK	<b>DRAWING NO.</b> ST-3D	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	<b>Solar-lil Design Consulting Limited</b> 景佑設計工程顧問有限公司
		<b>DRAWING DATE</b> 09 NOV 2023		



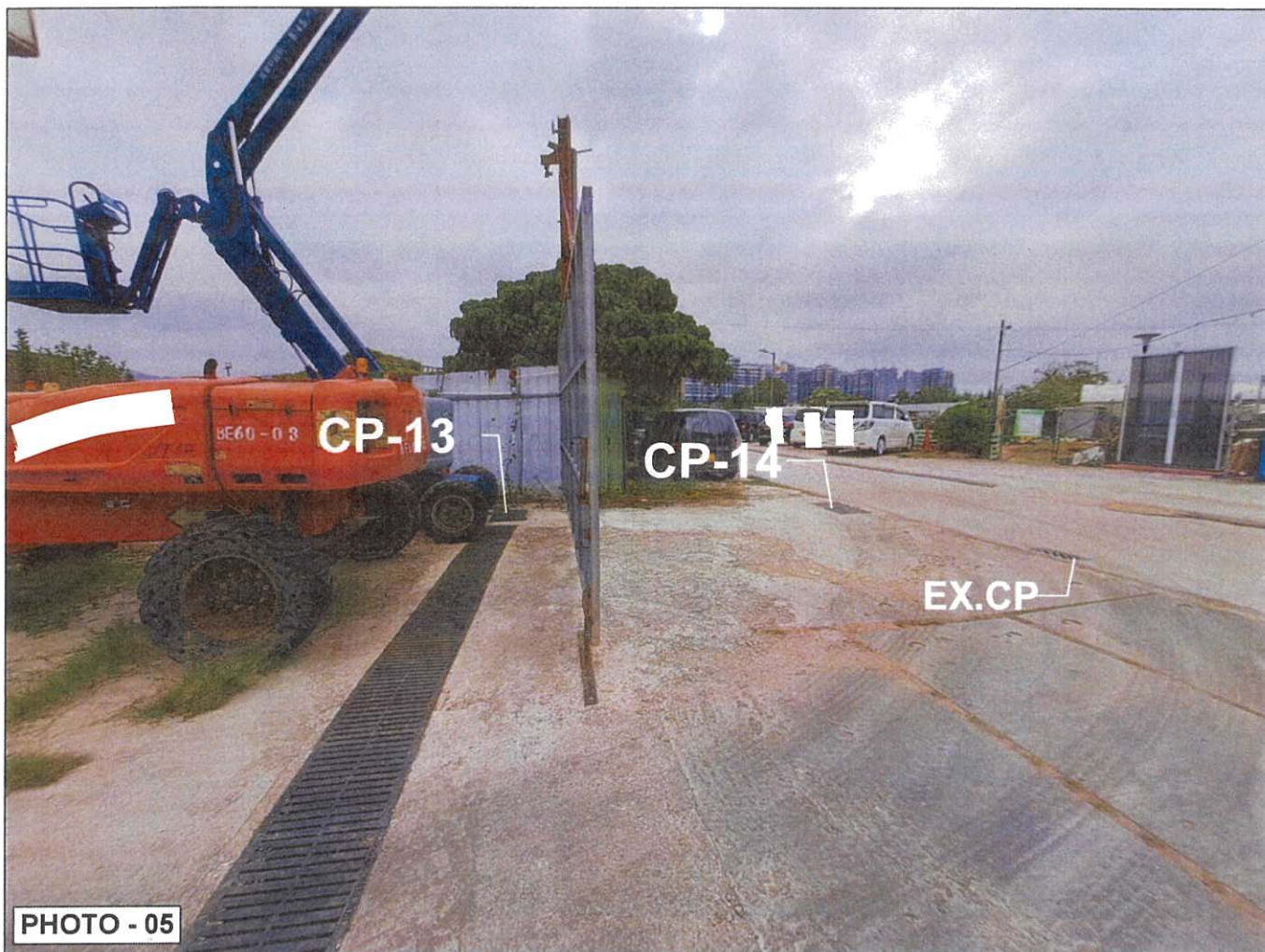


PHOTO - 05



PHOTO - 06



PHOTO - 07

**APPLICATION SITE**

Proposed Temporary Warehouse  
Lot 956 and 959 RP  
D.D. 107  
Fung Kat Heung,  
Kam Tin, Yuen Long, N.T.

**DRAWING TITLE**

STORMWATER  
DRAINAGE WORK

**DRAWING NO.**

ST-4D

**DRAWING DATE**

09 NOV 2023

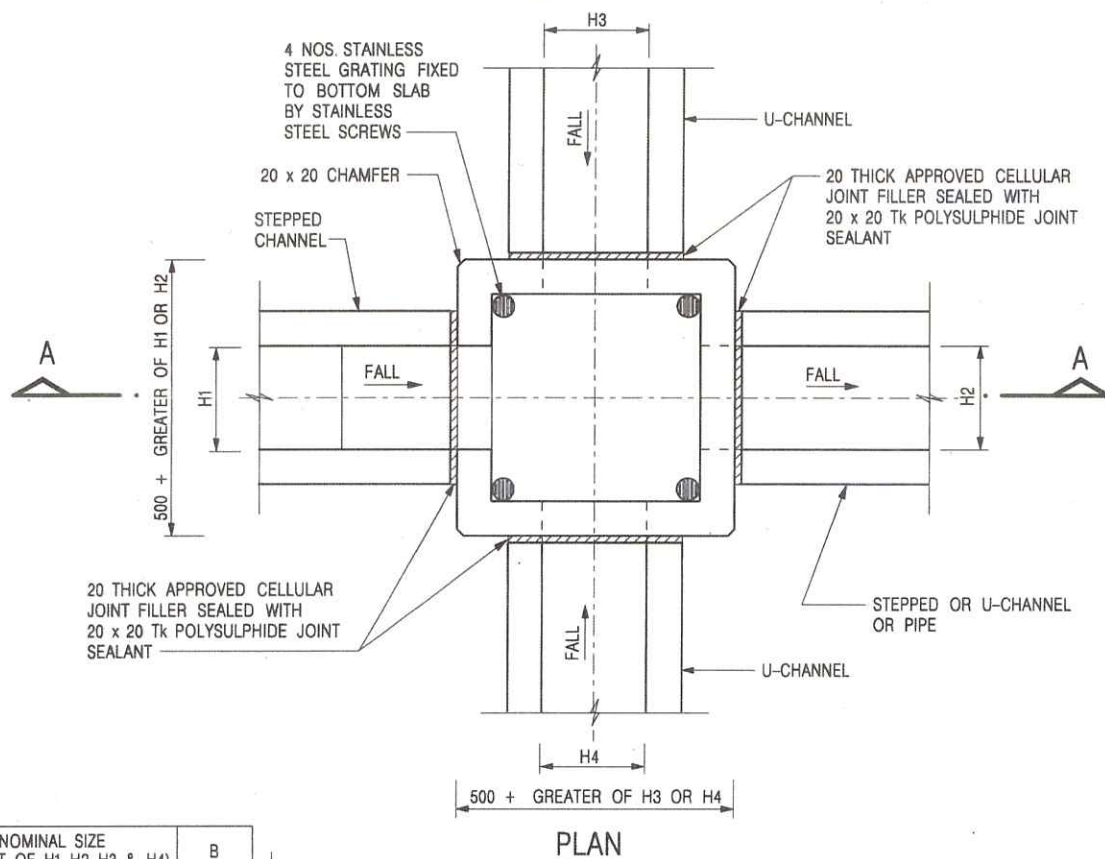
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景佑設計工程顧問有限公司

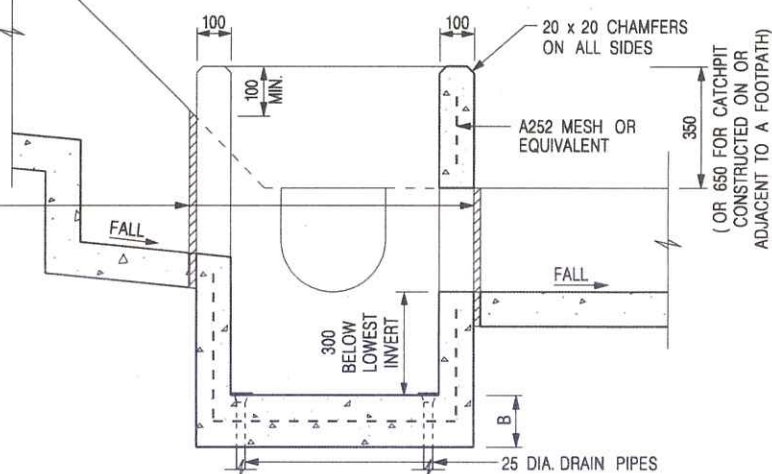






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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




SECTION A - A

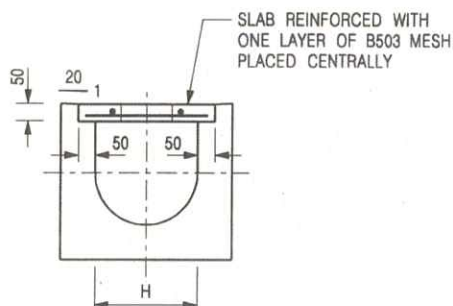
**NOTES:**

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

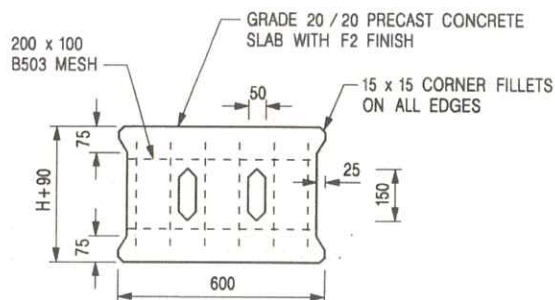
CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /1
We Engineer Hong Kong's Development		



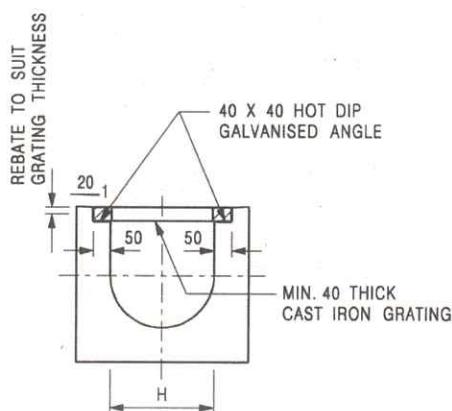
TYPICAL SECTION



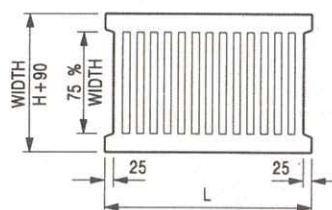
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON Hyd STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS

卓越工程 建設香港



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

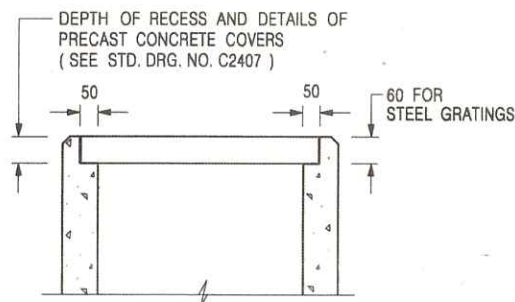
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.  
C2412E

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 /2 ) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**

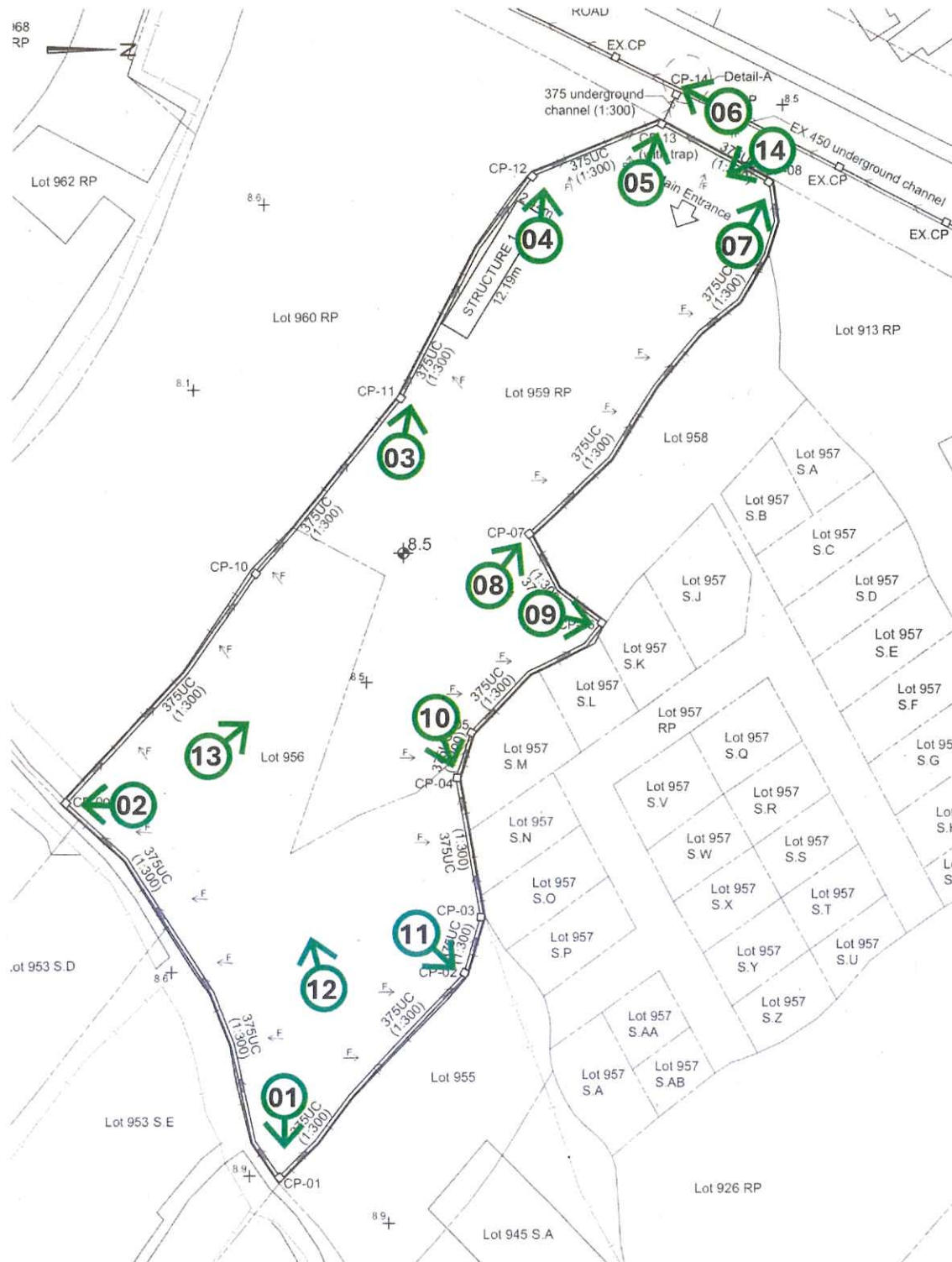
## **Attachment 2**

### Implementation of the Revised Drainage Plan

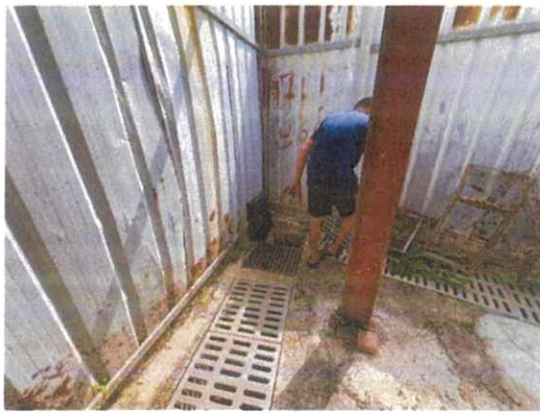


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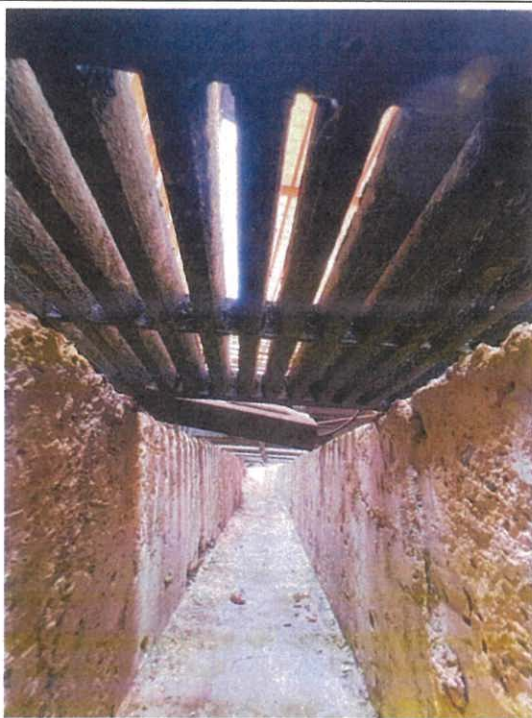
Proposed Temporary Warehouse Lot 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long



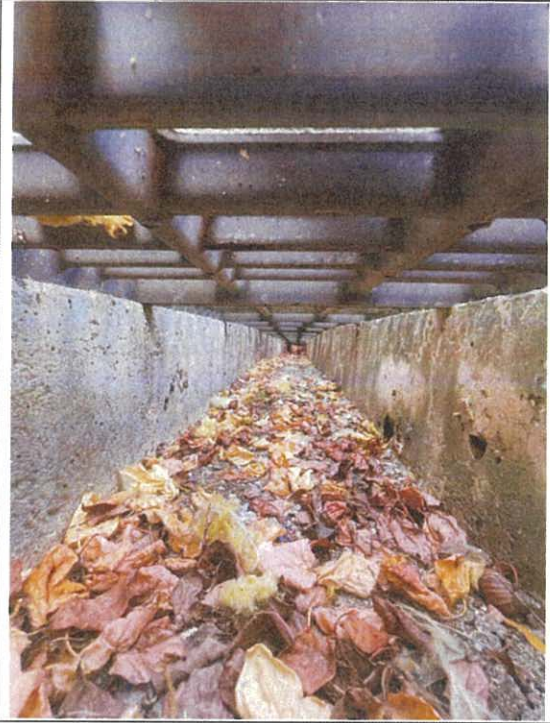




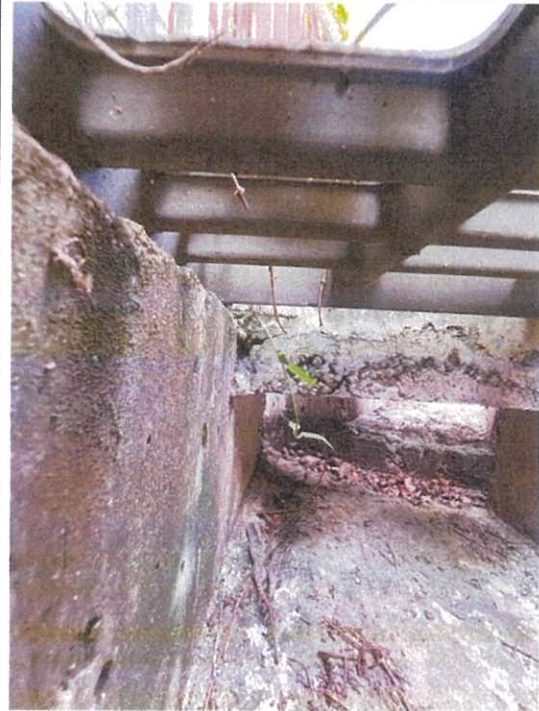
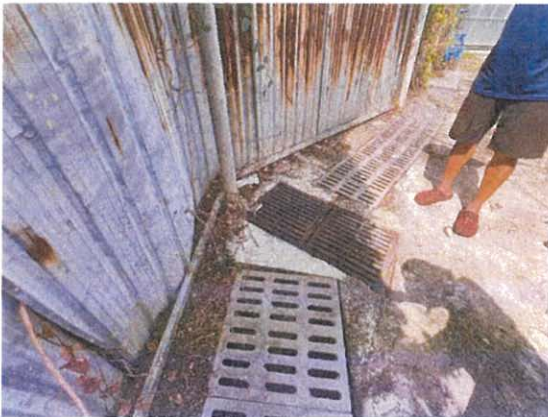
Point - 01



Point - 02

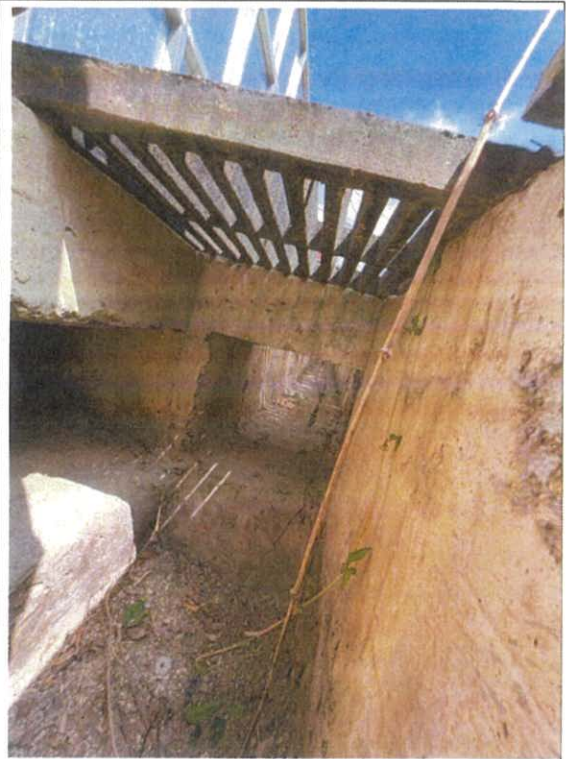


Point - 03

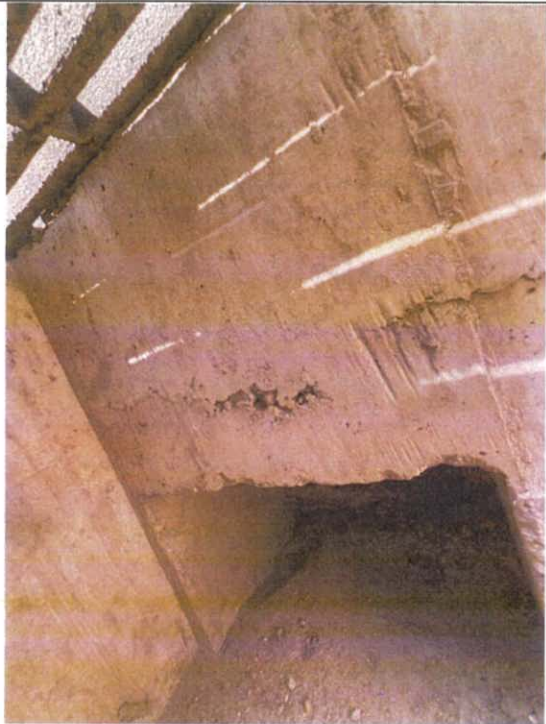


Point - 04



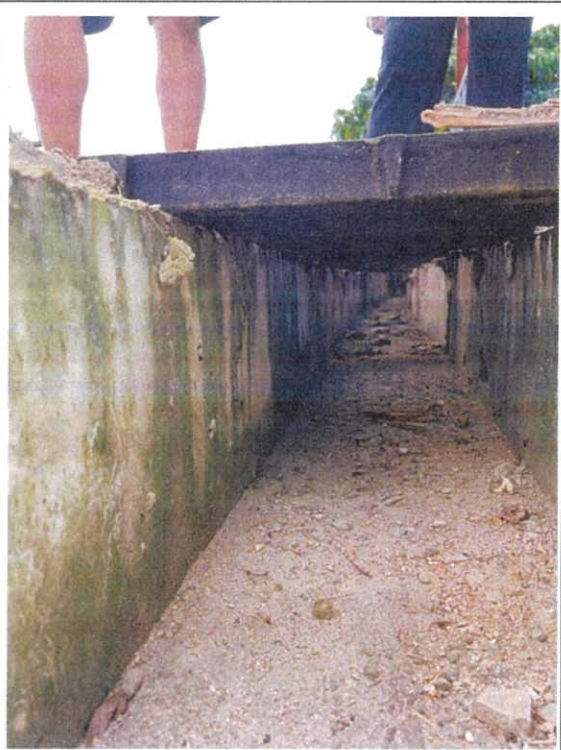


Point - 05



Point - 06





Point - 07

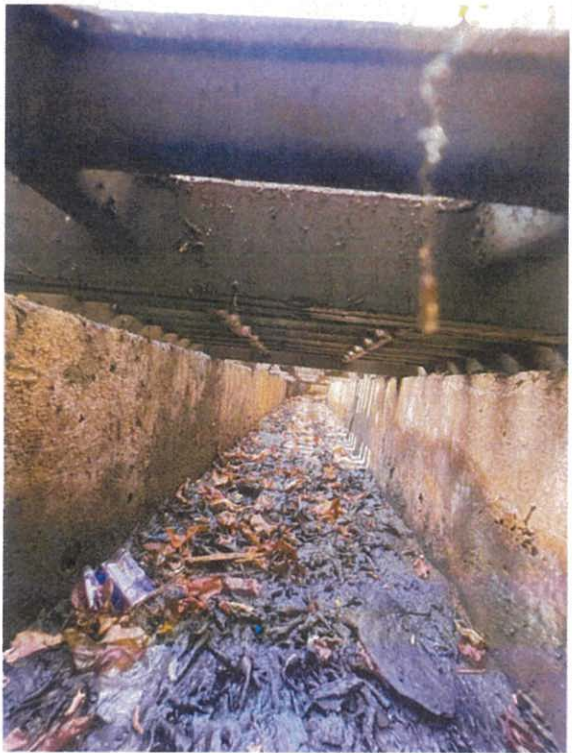
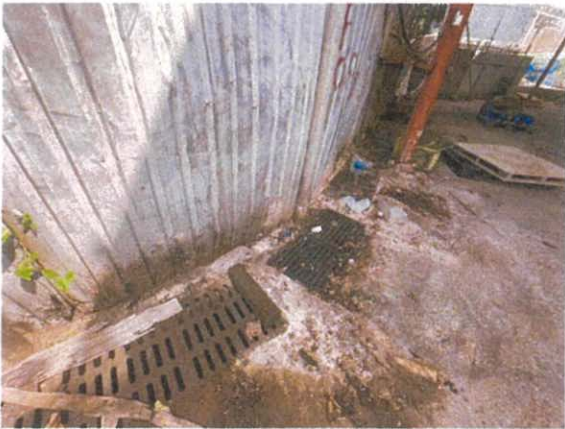


Point - 08



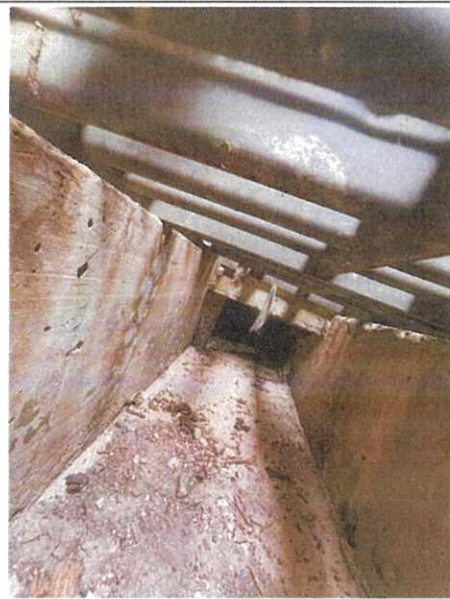


Point - 09



Point - 10





Point - 11



Point - 12



Point - 13



Point - 14



## **Attachment 3**

### Revised Fire Service Installation Proposal

PROJECT: PROPOSED TEMPORARY WAREHOUSE IN KAM TIN

SUBJECT: F.S. NOTES

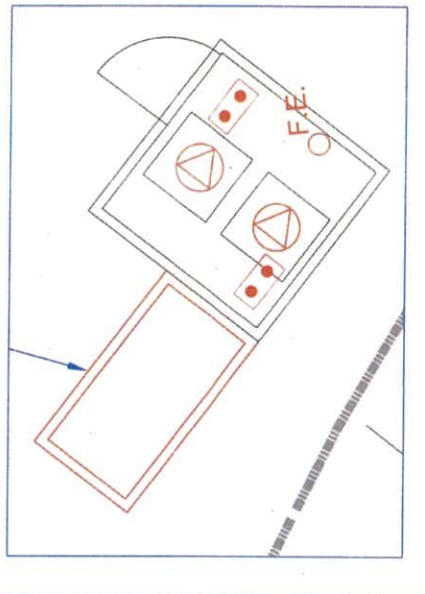
1. THE WHOLE OF THE FIRE SERVICES INSTALLATIONS SHALL COMPLY WITH THE CODES OF PRACTICE ISSUED BY THE HONG KONG FIRE SERVICES DEPARTMENT.
2. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OR THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
3. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE AREA AND COMPLY WITH BS STANDARD BS 5266-1:2016, BS EN STANDARD 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
4. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION SERVING THE AREA, AND COMPLY WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008 AND FSD'S CODE OF PRACTICE 2022 EDITION. THE DIRECTIONAL AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY.
5. MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839-1:2017 AND FSD CL 6/2021 SHALL BE PROVIDED FOR ENTIRE AREA AND INCORPORATED WITH MODIFIED HOSE REEL SYSTEM.
6. THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.
7. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL BARRIER FREE ACCESS. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/ VISUAL WARNING DEVICE INITIATION.
8. MODIFIED FIRE HOSE REEL SYSTEM
  - i. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
  - ii. ONE 2,000 LITRES FIRE SERVICES WATER TANK TO BE PROVIDED FOR THE FIRE HOSE REEL SYSTEM FOR ENTIRE AREA.
  - iii. THE FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) IN FS PUMP ROOM AT GROUND FLOOR.
9. 4.5 KG CO2 FIRE EXTINGUISHERS TO BE PROVIDED IN ALL PLANT ROOMS AND AT POSITION AS INDICATED ON PLANS.
10. SECONDARY POWER SUPPLY WILL BE PROVIDED FOR ALL FIRE SERVICES INSTALLATIONS AND CONNECTED BEFORE MAIN SWITCH EXCEPT EMERGENCY LIGHTING, DIRECTIONAL SIGNS AND EXIT SIGNS.

(N.T.S. @ A3)

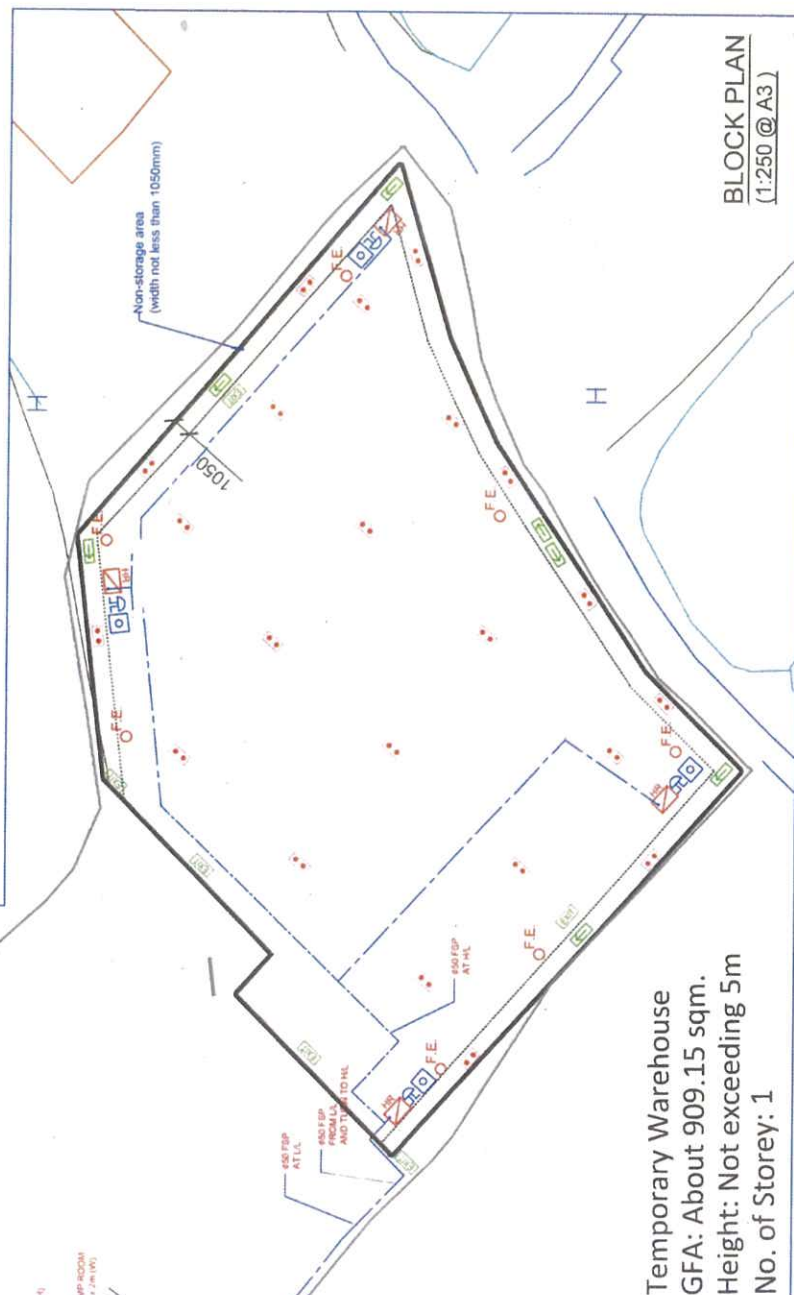
APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 950 RP & 956 D.D.107 Yuen Long, N.T.	FS NOTES	FS-01A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in n "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kai Heung, Kam Tin, Yuen Long
		DATE: :	
		2024-10-16	



PART PLAN FOR F.S.  
PUMP ROOM  
(1:50 @ A3)



BLOCK PLAN  
(1:250 @ A3)



Temporary Warehouse  
GFA: About 909.15 sqm.  
Height: Not exceeding 5m  
No. of Storey: 1

1 Disabled  
Car Parking Space  
(5m x 3.5m)

1 Loading/unloading Space  
for light goods vehicles  
(7m x 3.5m)

LEGEND

- LED EXIT SIGN, CW2, 1HRS, N/A, DISCHARGE DURATION
- DURATION EMERGENCY BATTERY POWER PACK
- LED DIRECTION EXIT SIGN, CW2, 1HRS, N/A, DISCHARGE DURATION
- DURATION EMERGENCY BATTERY POWER PACK
- NON-MANTAINED TYPE EMERGENCY LIGHTING, CW2, 1HRS, LED LAMP
- N/A, BATTERY AND CHARGER MODULE, 2 HRS, N/A, DISCHARGE DURATION
- EMERGENCY BATTERY POWER PACK
- F.S. PUMP (DUTY/STAND-BY)
- HOSE REEL SET
- ALARM BELL
- BREAKGLASS UNIT
- 45/60 CO, F.E.
- 450 FSP

APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 955 RP & 956 D.D. 107 Yuen Long, NT	PROPOSED FS AND E.L.I.G.H LAYOUT PLAN	FS-02A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in n "Agriculture" Zone, Lots 956 and 958 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
		DATE :	
		2024-10-16	







DeSPACE (International) Limited

Date: 23<sup>rd</sup> October 2024

Page(s): 1 + Attachment  
**BY HAND & EMAIL**  
(tpbpd@pland.gov.hk)

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

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION  
FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS  
GODOWN) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN  
"AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG  
ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES**

**(Town Planning Application No. A/YL-KTN/1052 – Submission of Further Information 2 )**

We refer to the captioned town planning application.

Attached please find 4 copies of the Revised Fire Service Installation Proposal for further clarification:

Please be advised that this FI should be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B since the replacement pages of the report is only a technical clarification/response to comments of relevant Government department WITHOUT changing the nature of the application, the proposed uses nor the proposed scheme.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this pre-submission, please feel free to contact Mr. Calton HEUNG at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,  
FOR AND ON BEHALF OF  
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam



PROJECT: PROPOSED TEMPORARY WAREHOUSE IN KAM TIN

SUBJECT: F.S. NOTES

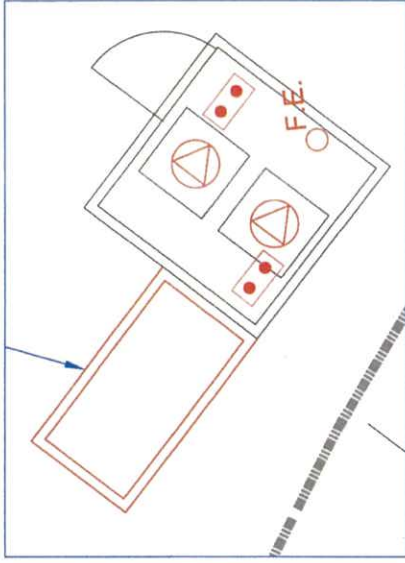
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(N.T.S. @ A3 )

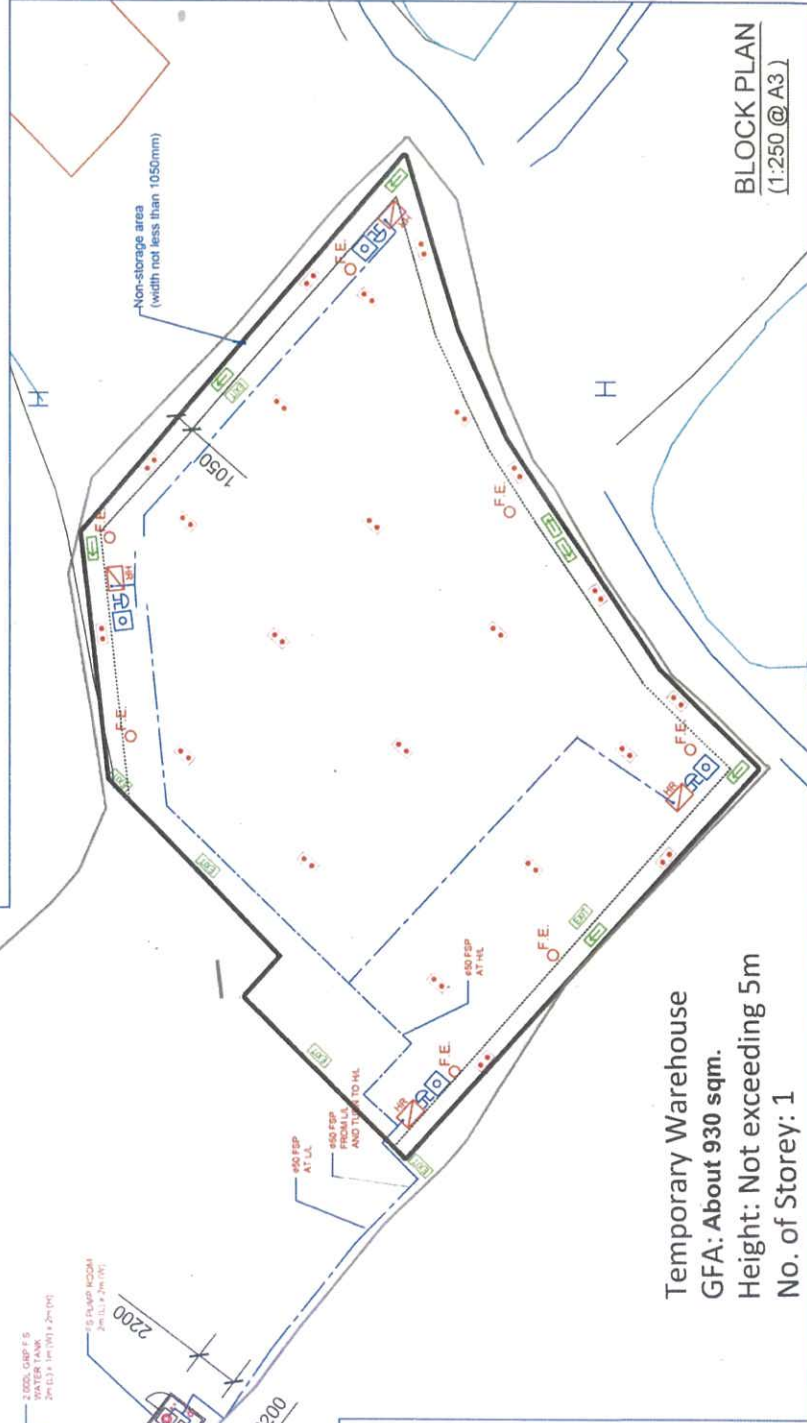
APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	FS NOTES	FS-01A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Earth in Preclosure Zone, Lots 956 and 959 RP, D.D.107, Tung Nai Fung, Nam Tin, Yuen Long
		DATE :	
		2024 - 10 - 16	



PART PLAN FOR F.S.  
PUMP ROOM  
(1:50 @ A3.)



BLOCK PLAN  
(1:250 @ A3.)

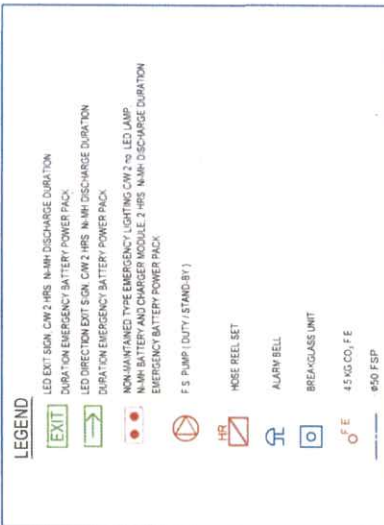


Temporary Warehouse  
GFA: About 930 sqm.  
Height: Not exceeding 5m  
No. of Storey: 1

50500 (about)

1 Disabled  
Car Parking Space  
(5m x 3.5m)

1 Loading/unloading Space  
for light goods vehicles  
(7m x 3.5m)



APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D. 107 Yuen Long, N.T.	PROPOSED FS AND E-LIGHT LAYOUT PLAN	FS-02A	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a period of 3 Years and Associated Temporary Loading and Unloading Zone, Lots 956 & 959 RP in D.D. 107, Fung Kai Heung, Kam Tin, Yuen Long
	DATE :	2024-10-16	

