

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2403102

31/12 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	A1YL-KTN/1090
	Date Received 收到日期	11 FEB 2025

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

1. Name of Applicant 申請人姓名/名稱

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

Harvest Hill (Hong Kong) Limited 溢峰 (香港) 有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,685 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 8,380 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)	..... 85 sq.m 平方米 <input checked="" 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" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[#]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
13/11/2024 - 27/11/2024 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/12/2024 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years 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				
(c) Development Schedule 發展細節表					
Proposed uncovered land area 擬議露天土地面積	..... 1,495 .....sq.m <input checked="" type="checkbox"/> About 約				
Proposed covered land area 擬議有上蓋土地面積	..... 4,190 .....sq.m <input checked="" type="checkbox"/> About 約				
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2				
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約				
Proposed non-domestic floor area 擬議非住用樓面面積	..... 8,380 .....sq.m <input checked="" type="checkbox"/> About 約				
Proposed gross floor area 擬議總樓面面積	..... 8,380 .....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)					
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SITE OFFICE	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)	
B2	WAREHOUSE (EXCLUDING D.G.G.) COVERED LOADING / UNLOADING AREA	4,118 m ² (ABOUT)	8,236 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)	
TOTAL		4,190 m ² (ABOUT)	8,380 m ² (ABOUT)		
*D.G.G. - DANGEROUS GOODS GODOWN					
Proposed number of car parking spaces by types 不同種類停車位的擬議數目					
Private Car Parking Spaces 私家車車位		..... 2			
Motorcycle Parking Spaces 電單車車位		..... N/A			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		..... N/A			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		..... N/A			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		..... N/A			
Others (Please Specify) 其他 (請列明)		.....		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位		..... N/A			
Coach Spaces 旅遊巴車位		..... N/A			
Light Goods Vehicle Spaces 輕型貨車車位		..... N/A			
Medium Goods Vehicle Spaces 中型貨車車位		..... 2			
Heavy Goods Vehicle Spaces 重型貨車車位		..... N/A			
Others (Please Specify) 其他 (請列明)		Container Vehicle Space		..... 1	

Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 18:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 5,685 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2.2m. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the supplementary statement.

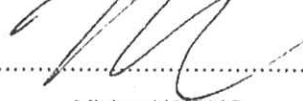
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Michael WONG

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

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

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

Date 日期

30/12/2024

(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	Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,685 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 85 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" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	8,380 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7 - 13 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	74 % <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		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		2 N/A N/A N/A N/A <hr/>
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Space <hr/>		N/A N/A N/A 2 N/A 1 <hr/>

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

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (Plans 1 to 3).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.
- 2.3 Several similar S.16 planning applications for 'warehouse' use were approved by the Board within the same "AGR" zone, which the application site of the latest application (No. A/YL-KTN/1033) is located approximately 200m east of the Site, was approved by the Board on a temporary basis in November 2024. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.
- 2.4 The Site is the subject of a previous application (No. A/YL-KTN/939) for the same use that was submitted by the same applicant. The application was approved by the Board on a temporary

basis for 3 years in Aug 2023. As such, approval of the current application is in line with the Board's previous decisions. When compared with the latest application, the building height, number of structure, parking and loading/unloading (L/UL) spaces remain unchanged while the site area, gross floor area (GFA), plot ratio and site coverage are slightly increased to meet the operational need of the proposed development. In support of the current application, the applicant has submitted a fire service installation (FSIs) and drainage proposal to minimize impact to the surrounding areas (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupied an area of 5,685 m² (about), including 85 m² (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for warehouses (excl. D.G.G.) and site office with total GFA of 8,380 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 6 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	5,685 m ² (about), including 85 m ² (about) of GL
Covered Area	4,190 m ² (about)
Uncovered Area	1,495 m ² (about)
Plot Ratio	1.5 (about)
Site Coverage	74% (about)
Number of Structure	2
Total GFA	8,380 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	8,380 m ² (about)
Building Height	7m - 13 m (about)
No. of Storey	2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop

activities will be stored/conducted at the Site at any time during the planning approval period.

- 3.3 The Site is proposed to be filled wholly with concrete of not more than 2.2m (about) in depth for site formation of structures and circulation space (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from San Tam Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	1	1	0	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	1	1	0	1	5
Traffic trip per hour (average)	0	0	1	1	1	1	4

(10:00 – 17:00)							
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- 3.6 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will follow the '*Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)*' for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of FSIs and drainage proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

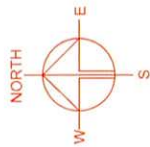
December 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,585 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM SAN TAM
ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1:5000 @ A4

DRAWN BY

MN

DATE

18.12.2024

REVIEWED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DWG TITLE

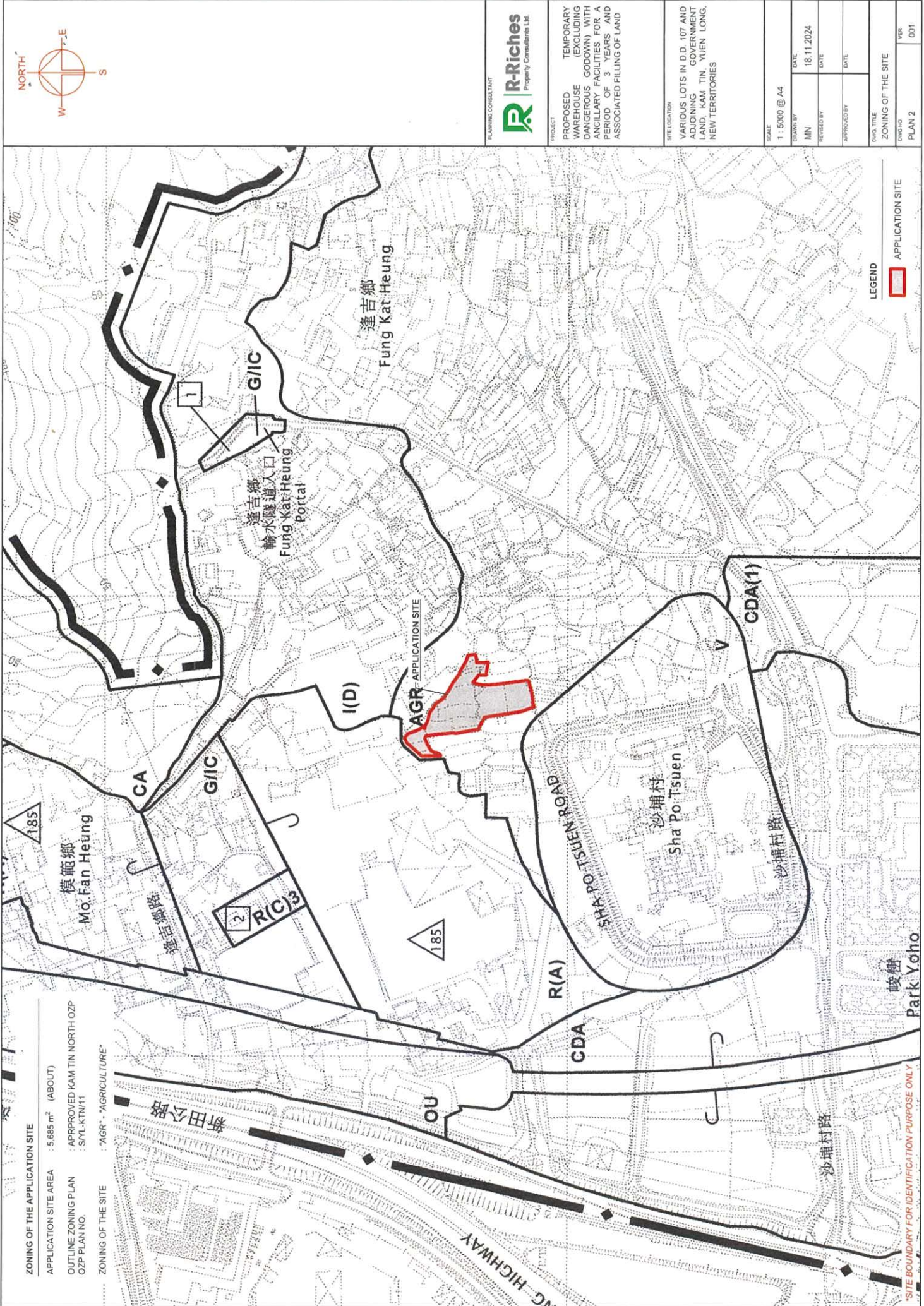
LOCATION PLAN

OWNER

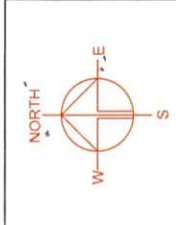
PLAN 1

VER

001



ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 5,685 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTW/11
ZONING OF THE SITE : "AGR" - "AGRICULTURE"



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

DATE

18.11.2024

REVIEWED BY

DATE

APPROVED BY

DATE

FIG. TITLE

ZONING OF THE SITE

WORK

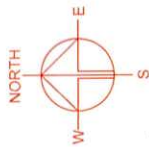
PLAN 2

001

LEGEND

APPLICATION SITE

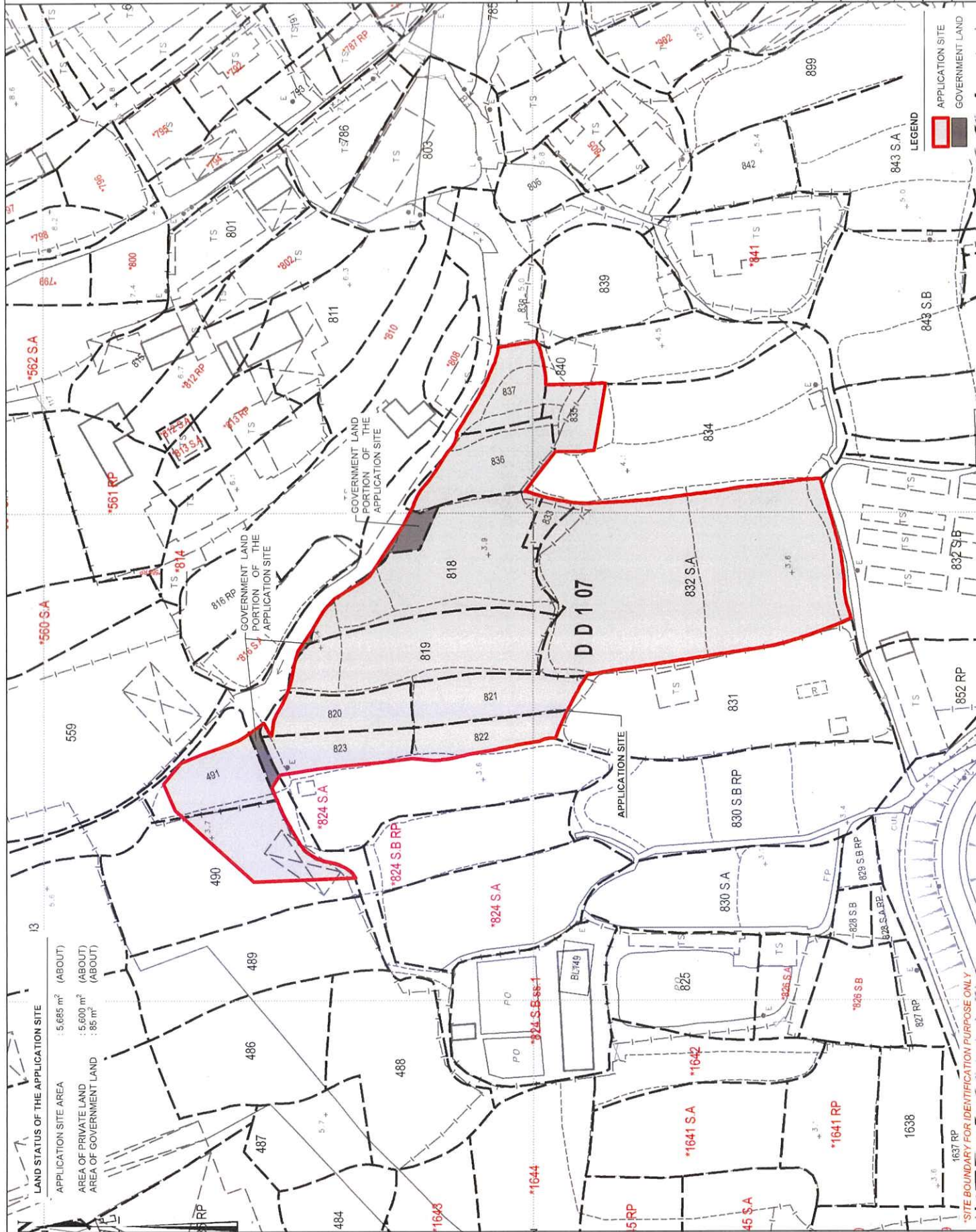
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



13

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,685 m² (ABOUT)
AREA OF PRIVATE LAND : 5,600 m² (ABOUT)
AREA OF GOVERNMENT LAND : 85 m² (ABOUT)



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1:1000 @ A4

DATE

13.12.2024

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWS TITLE

LAND STATUS OF THE SITE

FORM NO

PLAN 3

VER

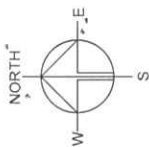
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APPLICATION SITE

GOVERNMENT LAND

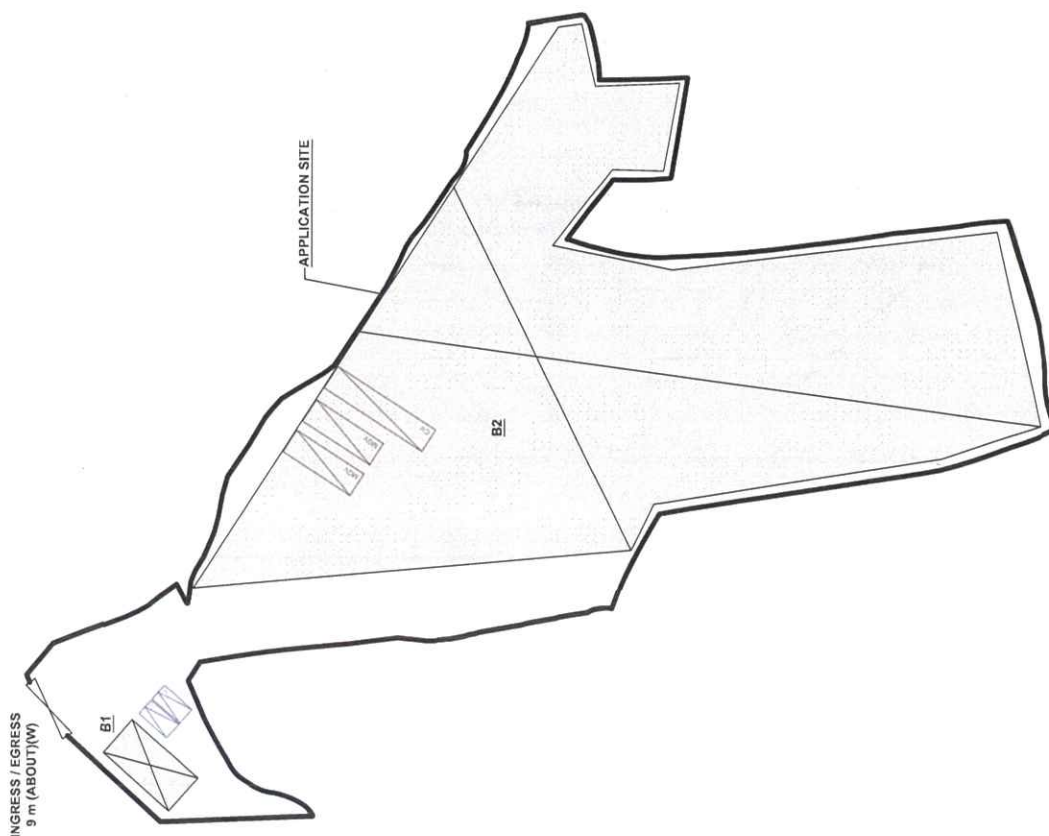
LEGEND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE WAREHOUSE (EXCLUDING D.G.) COVERED LOADING / UNLOADING AREA	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
B2		4,118 m ² (ABOUT)	8,236 m ² (ABOUT)	13 m (ABOUT) (2-STOREY)
TOTAL		4,190 m ² (ABOUT)	8,380 m ² (ABOUT)	

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 5,885 m ² (ABOUT)
COVERED AREA	: 4,190 m ² (ABOUT)
UNCOVERED AREA	: 1,495 m ² (ABOUT)
PLOT RATIO	: 1:5 (ABOUT)
SITE COVERAGE	: 74 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE (ABOUT)
NON-DOMESTIC GFA	: 8,380m ² (ABOUT)
TOTAL GFA	: 8,380 m ² (ABOUT)
BUILDING HEIGHT	: 7 m - 13 m (ABOUT)
NO. OF STOREY	: 2



PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	2
DIMENSION OF PARKING SPACE	5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	2
DIMENSION OF LUL SPACE	11 m (L) x 3.5 m (W)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	1
DIMENSION OF LUL SPACE	16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

SCALE	1 : 1000 @ A4					
	GIVEN BY	DATE				
	MN	13 12 2024				
	RECEIVED BY	DATE				
	APPROVED BY	DATE				
DRAWING TITLE LAYOUT PLAN						
DRAWN BY	PLAN 4			VER.		001

PLANNING CONSULTANT



— OBJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1000

PLAYING BY

IN

Nile

ALL OTHERS

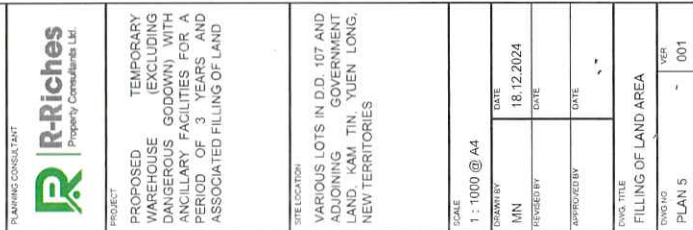
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AVG. TITLE

LAYOUT

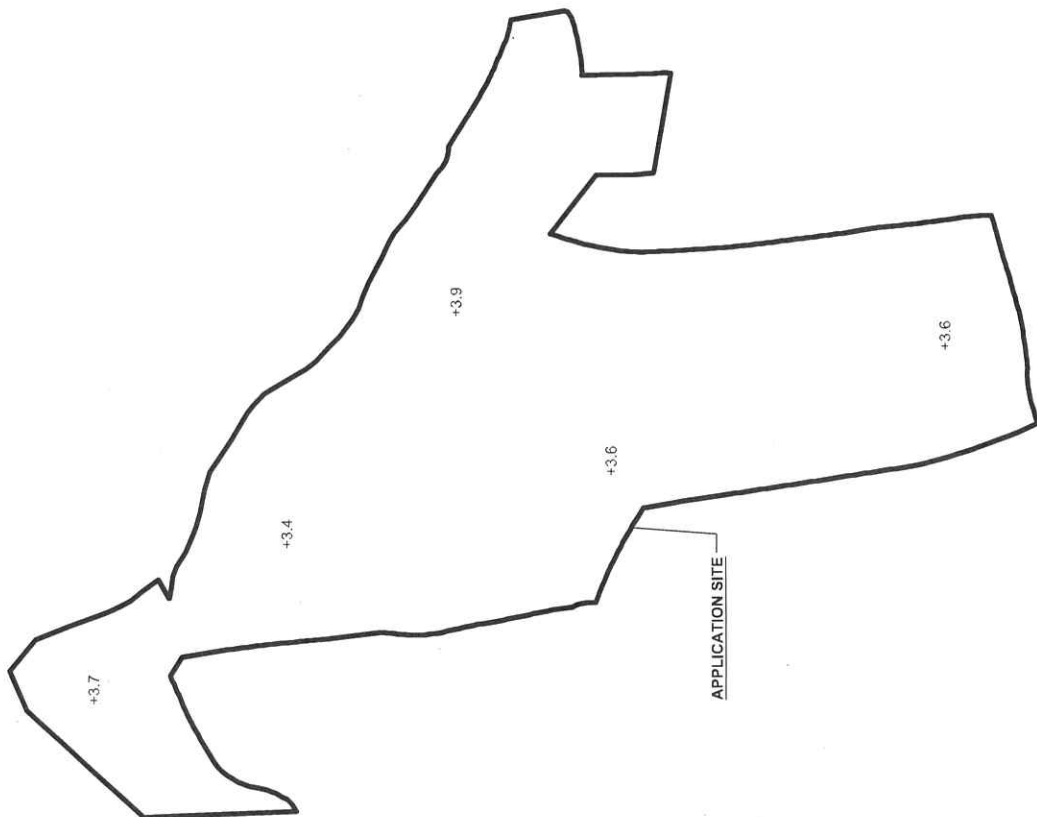
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ON DANC



EXISTING CONDITION OF THE APPLICATION SITE

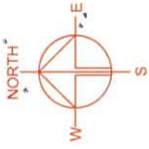
APPLICATION SITE AREA	: 5.685 m ²	(ABOUT)
EXISTING SOILED GROUND AREA	: 5.685 m ²	(ABOUT)
EXISTING SITE LEVELS	: +3.4 mPD TO +3.9 mPD	(ABOUT)



APPLICATION SITE
LAND FILLING AREA
+3.4 SITE LEVEL

APPLICATION SITE
+3.4 SITE LEVEL

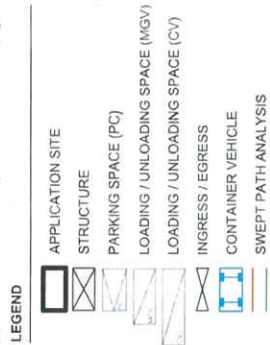
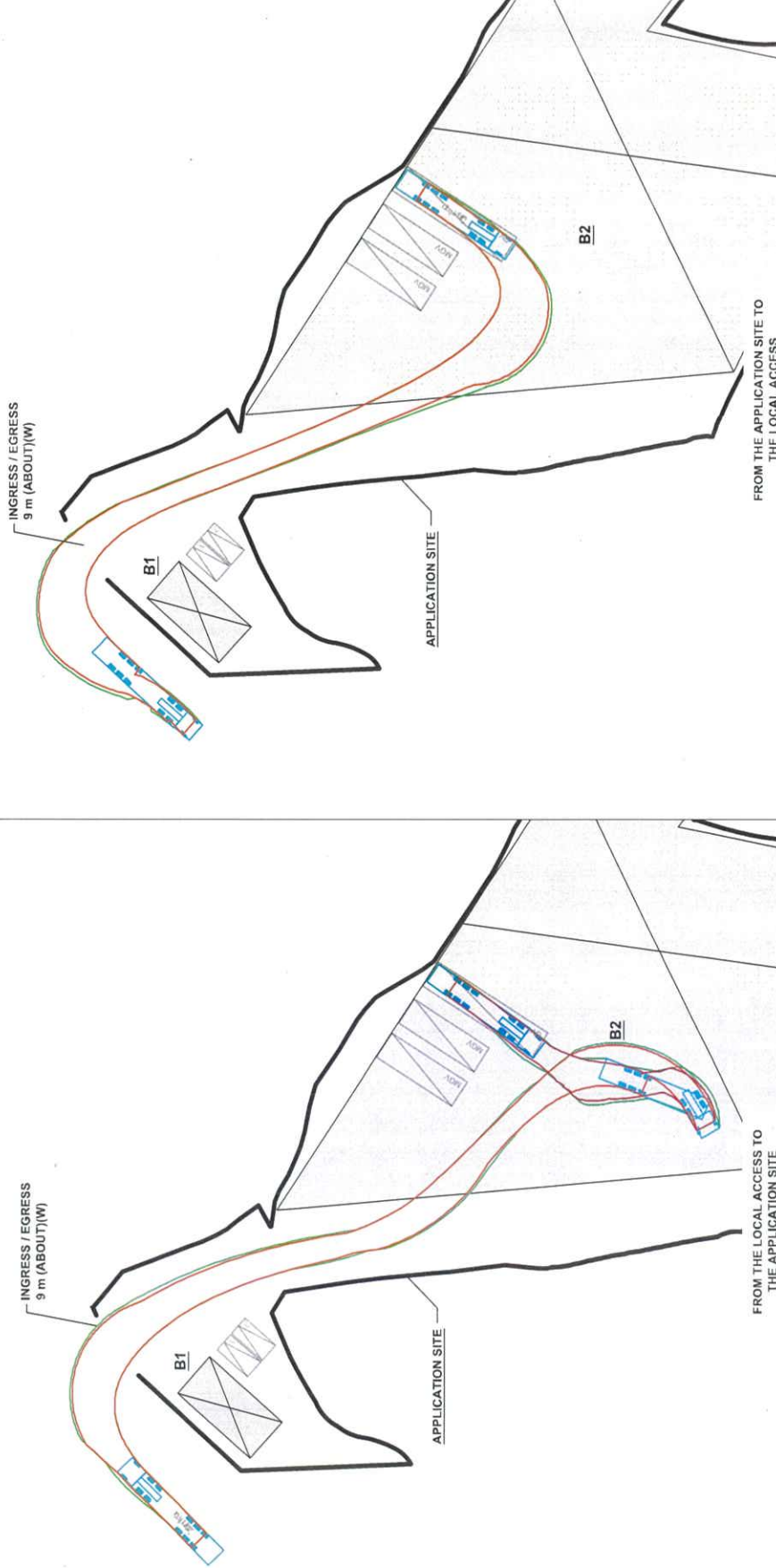
SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY



SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



1. HOSE REEL SYSTEM

- #### 4. MISCELLANEOUS F.S. INSTALLATION

ELEVATION B
AREA: 33 m²

ELEVATION C
AREA: 246 m²

PROJECT	PROPOSED WAREHOUSE EXCLUDING ASSOCIATED FILLING OF LAND	TEMPORARY EXCLUDING PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
SITE LOCATION	VARIOUS LOTS IN Q.D. 107 AND ADJOINING GOVERNMENT LAND, KIM TWEEN LONG, NEW TERRITORIES	
SCALE	NOT TO SCALE @ A3	
DRAWN BY	MAN	DATE
CHECKED BY	MAN	18.12.2024
DESIGNED BY	MAN	DATE
FILE NO.	FIS PROPOSAL (1/2)	
APPENDIX I	001	PAGE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	5,655 m ²	(ABOUT)
COVERED AREA	4,190 m ²	(ABOUT)
UNCOVERED AREA	1,465 m ²	(ABOUT)
PLOT RATIO	1.5	(ABOUT)
SITE COVERAGE	74 %	(ABOUT)
NO. OF STRUCTURE	2	NOT APPLICABLE
DOMESTIC GFA	8,390 m ²	(ABOUT)
INDUSTRIAL GFA	8,390 m ²	(ABOUT)
TOTAL GFA	16,780 m ²	(ABOUT)
BUILDING HEIGHT	7 m - 13 m	(ABOUT)
NO. OF STOREY	2	

INGRESS / EGRESS
9 m (ABOUT)(W)

G/F OF
STRUCTURE
B1

1/F OF
STRUCTURE
B1

135,000 LITRES R.C.
UNDERGROUND SPRINKLER
WATER TANK

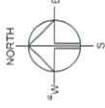
PROPOSED 2,000 LITRES FIBRE
GLASS F.S. WATER TANK

G/F OF
STRUCTURE
B2

1/F OF
STRUCTURE
B2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.) COVERED LOADING / UNLOADING AREA	4,118 m ² (ABOUT)	8,236 m ² (ABOUT)	13 m (ABOUT)(2-STORY)
TOTAL		5,190 m ² (ABOUT)	8,380 m ² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS
GODOWN), WITH
COVERED LOADING
AND UNLOADING
AREA, FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

USE OF
LAND
FOR
INDUSTRIAL
AND
WAREHOUSING
PURPOSES IN
THE
KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE	1:750 @ A3
DATE	18.12.2024
DESIGNED BY	7007
CHECKED BY	7007
APPROVED BY	
APPENDIX	APPENDIX 1
NO.	001

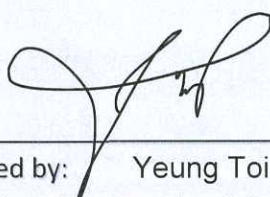
FIRE SERVICE INSTALLATIONS

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

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Drainage Proposal

December 24



Prepared by: Yeung Toi Tung RP0666920
Marvellous Construction & Design Company Limited
For Harvest Hill (Hong Kong) Limited



Table of Contents

1	Introduction	1
1.1	Background.....	1
1.2	Application Site	1
2	Development Proposal.....	2
2.1	The Proposed Development	2
3	Assessment Criteria.....	2
4	Proposed Drainage System	5
4.1.	Proposed Channels	5
5	Conclusion	5

List of Table

Table 1 - Key Development Parameters	2
Table 2– Design Return Periods under SDM	2

List of Figure

Figure 1 – Site Location Plan
Figure 2 - Existing Drainage Plan
Figure 3– Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 - Sections

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Various Lots in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated near Fung Kat Heung. It has an area of approx. 5,685 m². The site location is shown in **Figure 1**.
- 1.2.2 A large portion of the site was mainly hard paved. The existing site levels are proposed to be raised to +5.6 mPD from +3.4~3.9 mPD in order to match with existing road level adjacent to the site.
- 1.2.3 There are an existing 1500mm pipes constructed by the applicant. One end of the pipes is in close proximity to the application site, the other end was connected to a branch channel to Kam Tin River. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 5,685 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	5,685
Paved Area after Development (m ²)	5,685

Table 1 – Site Development Area

3 Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

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

The site is located within the HKO Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	485
b	=	3.11
c	=	0.397

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km ²

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

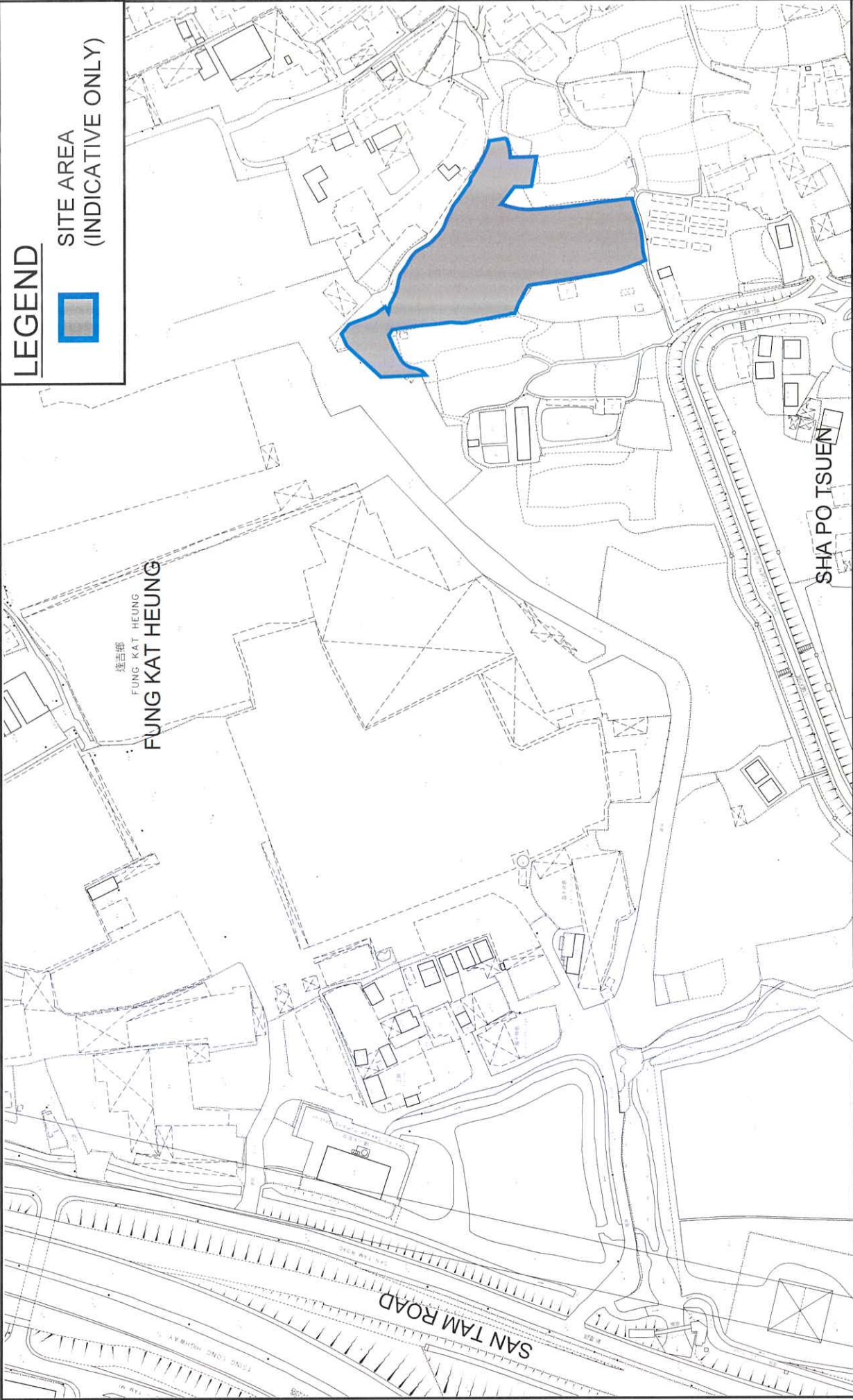
- 4.1.1 Proposed Channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing 1500mm drains which eventually discharge to Kam Tin River. The utilization of the existing 1500mm drains is not more than 14% according to checking in **Appendix A**.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

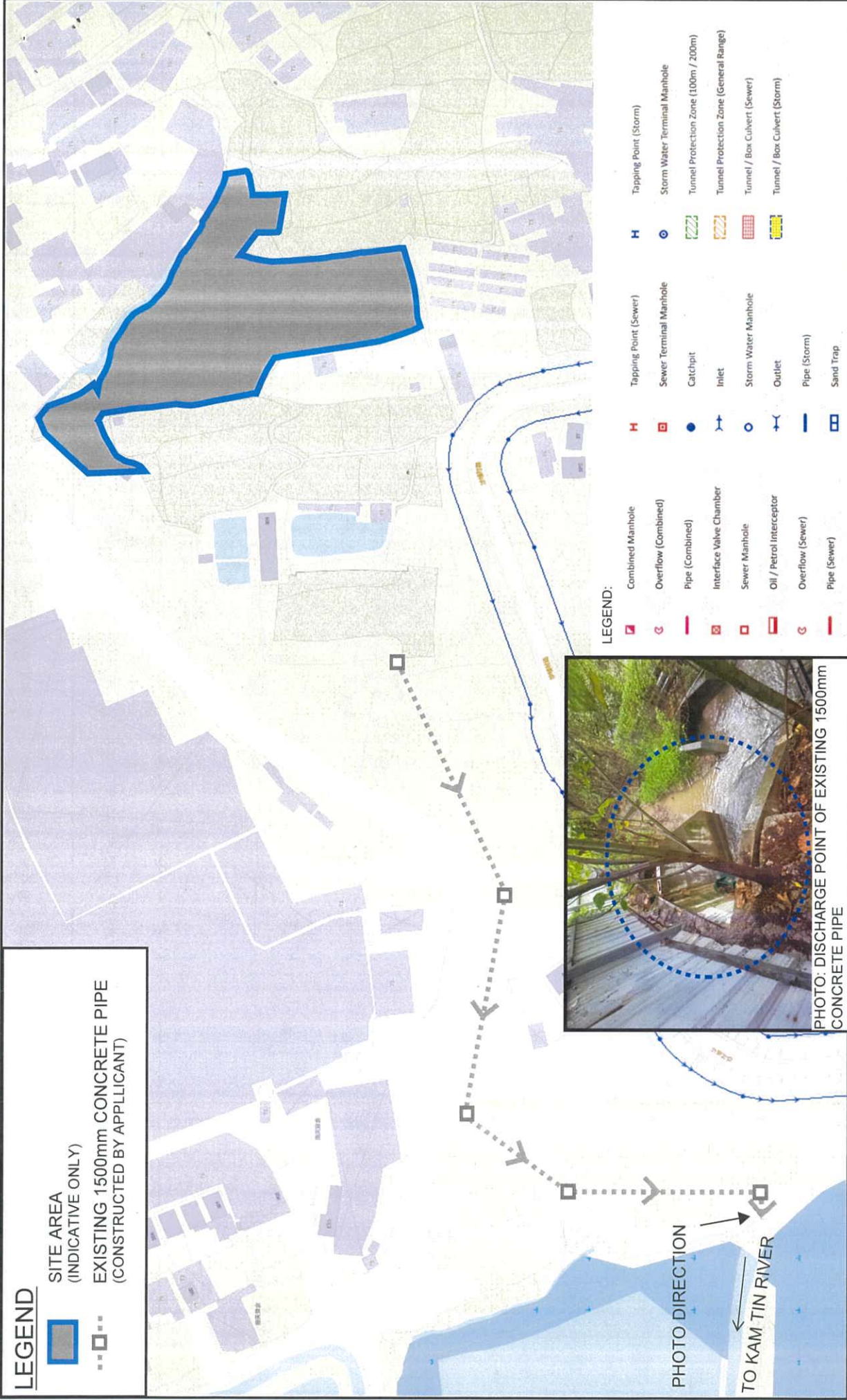
- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing drainage system. With implementation of the above drainage system, the no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



PROJECT: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	TITLE SITE LOCATION PLAN	FIGURE NUMBER FIGURE 1		
LOCATION: Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories				
		VER	DESCRIPTION	DATE



PROJECT: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	TITLE EXISTING DRAINAGE PLAN	FIGURE NUMBER FIGURE 2		
			VER	DESCRIPTION
			DATE	
LOCATION: Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories				

LEGEND:



PROPOSED CHANNEL AND CATCHPIT

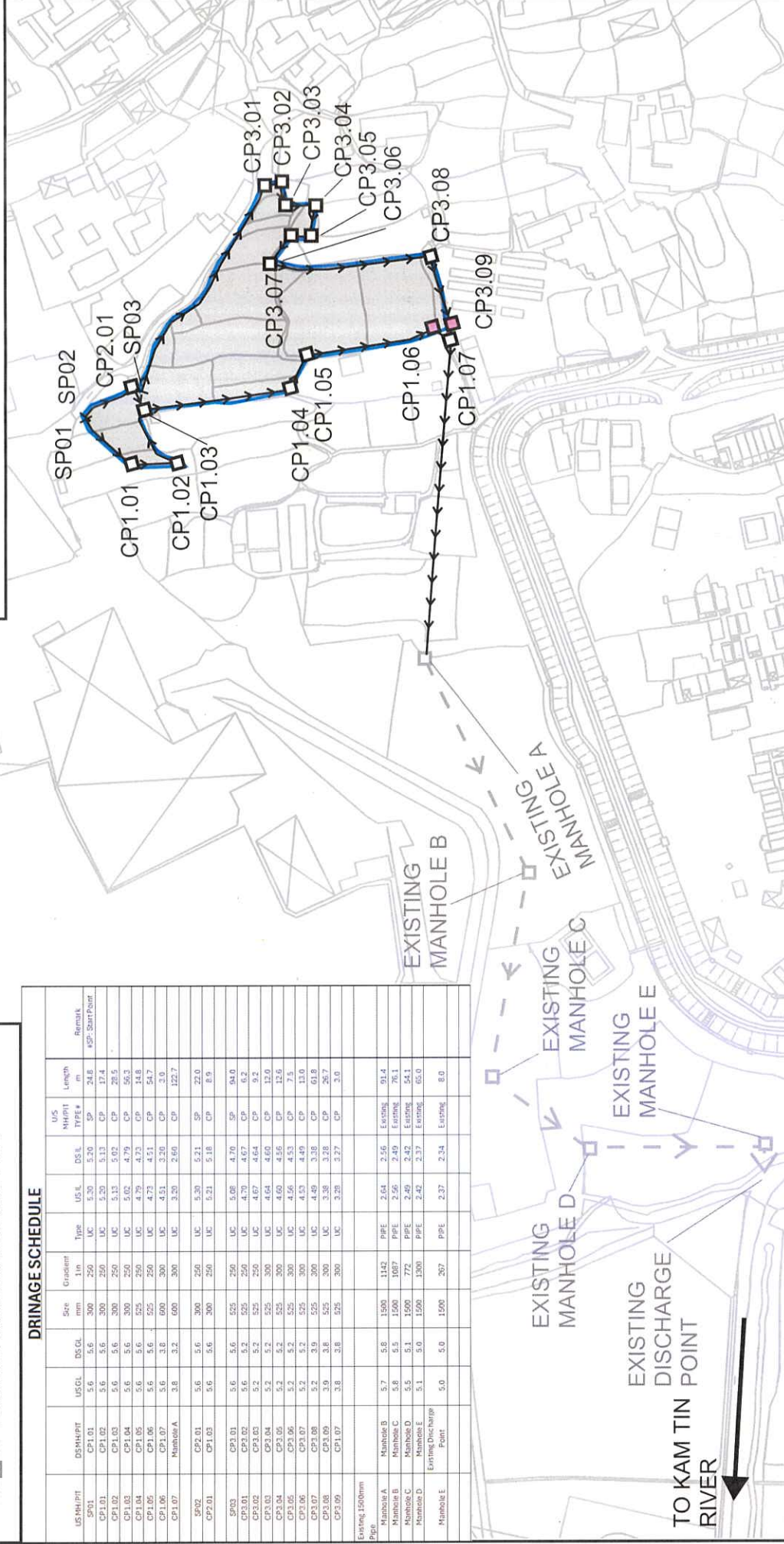
EXISTING 1500mm CONCRETE PIPE

NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.p.d.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. DRAINAGE SCHEDULE SHALL REFER TO FIGURE 3-2.
4. LOCATION OF CATCHPITS ARE APPROX. ONLY.
5. SOLID COVER ARE TO BE PROVIDED FOR ALL CATCHPIT.

DRAINAGE SCHEDULE

US MH/PT	DS MH/PT	US GL	DS GL	Size	Gradient	Type	US S.L.	DS S.L.	US MH/PT TYPE #	Length m	Remark
SP01	CP1.01	5.6	5.6	300	250	UC	5.30	5.30	SP	24.6	WSP Start Point
CP1.01	CP1.02	5.6	5.6	300	250	UC	5.20	5.13	CP	17.4	
CP1.02	CP1.03	5.6	5.6	300	250	UC	5.13	5.02	CP	26.5	
CP1.03	CP1.04	5.6	5.6	300	250	UC	5.02	4.79	CP	56.3	
CP1.04	CP1.05	5.6	5.6	300	250	UC	4.79	4.73	CP	14.8	
CP1.05	CP1.06	5.6	5.6	300	250	UC	4.73	4.51	CP	24.7	
CP1.06	CP1.07	5.6	5.6	300	250	UC	4.51	4.30	CP	3.0	
CP1.07	Manhole A	5.6	5.6	300	250	UC	4.30	4.20	CP	122.7	
SP02	CP2.01	5.6	5.6	300	250	UC	5.30	5.31	SP	22.0	
CP2.01	CP1.03	5.6	5.6	300	250	UC	5.21	5.18	CP	8.9	
SP03	CP3.01	5.6	5.6	300	250	UC	5.08	4.70	SP	94.0	
CP3.01	CP3.02	5.6	5.6	300	250	UC	4.70	4.67	CP	6.2	
CP3.02	CP3.03	5.2	5.2	300	250	UC	4.67	4.64	CP	9.2	
CP3.03	CP3.04	5.2	5.2	300	250	UC	4.64	4.60	CP	12.0	
CP3.04	CP3.05	5.2	5.2	300	250	UC	4.60	4.56	CP	12.6	
CP3.05	CP3.06	5.2	5.2	300	250	UC	4.56	4.53	CP	7.5	
CP3.06	CP3.07	5.2	5.2	300	250	UC	4.53	4.49	CP	13.0	
CP3.07	CP3.08	3.9	3.9	300	250	UC	4.49	4.38	CP	61.8	
CP3.08	CP3.09	3.8	3.8	300	250	UC	4.38	4.28	CP	26.7	
CP3.09	CP1.07	3.8	3.8	300	250	UC	4.28	4.27	CP	3.0	
Existing 1500mm Pipe											
Manhole A	Manhole B	5.7	5.8	1500	1142	PPE	2.64	2.56	Existing	91.4	
Manhole B	Manhole C	5.8	5.9	1500	1087	PPE	2.56	2.49	Existing	76.1	
Manhole C	Manhole D	5.5	5.1	1500	772	PPE	2.49	2.42	Existing	54.1	
Manhole D	Manhole E	5.1	5.0	1500	1300	PPE	2.42	2.37	Existing	65.0	
Existing Discharge Point											
Manhole E		5.0	5.0	1500	267	PPE	2.37	2.34	Existing	8.0	



PROJECT:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

LOCATION:

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

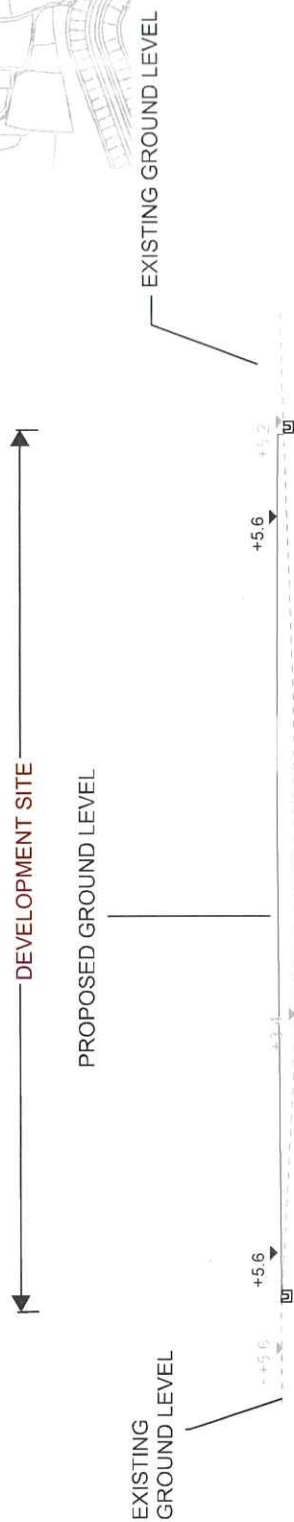
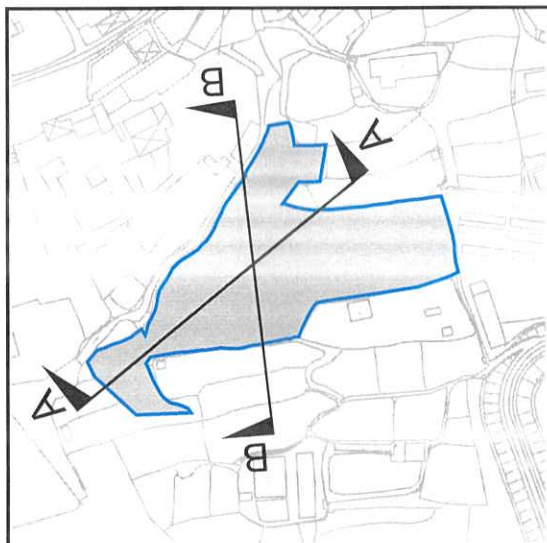
TITLE
PROPOSED DRAINAGE
SYSTEM

FIGURE NUMBER
FIGURE 3

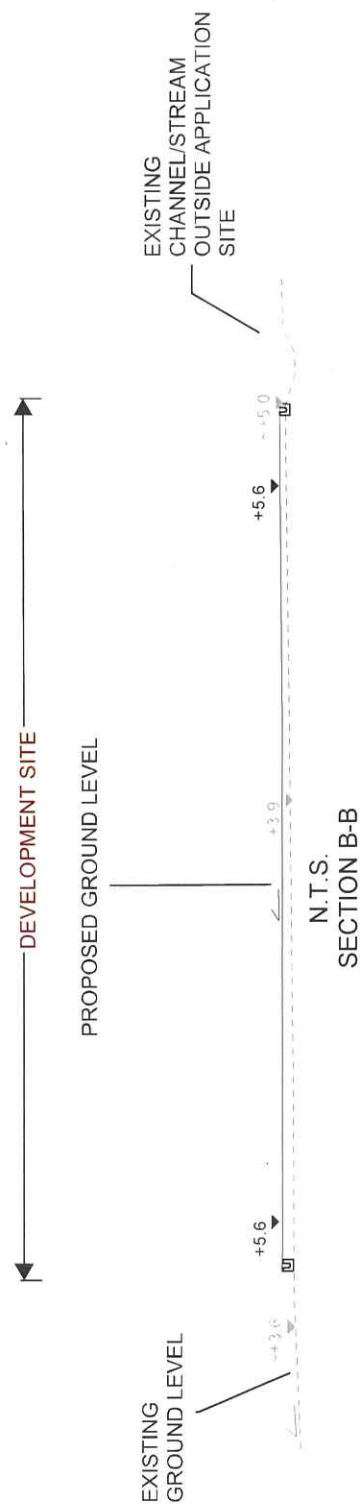


VER DESCRIPTION DATE


SITE AREA
(INDICATIVE ONLY)



N.T.S.
SECTION A-A



N.T.S.
SECTION B-B

PROJECT:	TITLE	FIGURE NUMBER
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	SECTIONS	FIGURE 5
LOCATION:	 MARVELLOUS <small>CONSTRUCTION</small>	
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES	VER	DESCRIPTION
		DATE

APPENDIX

Appendix A: Design Calculation

Time of Concentration Checking

Catchment	Flow Distance (m)	Highest Level (mPD)	Lowest Level (mPD)	Gradient (per 100m) = (H1-H2)/L x 100	tc = 0.1485L ^{0.74} / (H ^{1.48}) ^{0.5}
A	30	5.65	5.6	0.167	3.3
566					3.3



n	0.014	485
Ks	0.15	3.11
Viscosity	0.000001	0.397

Return Period	1 in	10	years
---------------	------	----	-------

Zone	HKO
------	-----

Catchment Area Table (Area in m²)

Catchment	A1	A2	B1	Total Site Area (After Development)
Total Area	566	5119	2862	5665
Hard Paved Area	566	5119	2862	5665
Unpaved Area	0	0	0	0
Equival. Area	587.7	4863.06	1109.32	6460.75

Pavement Type	Hard Paved	Unpaved
Road Coefficient	0.95	0.35

Calculation Table of Drainage System

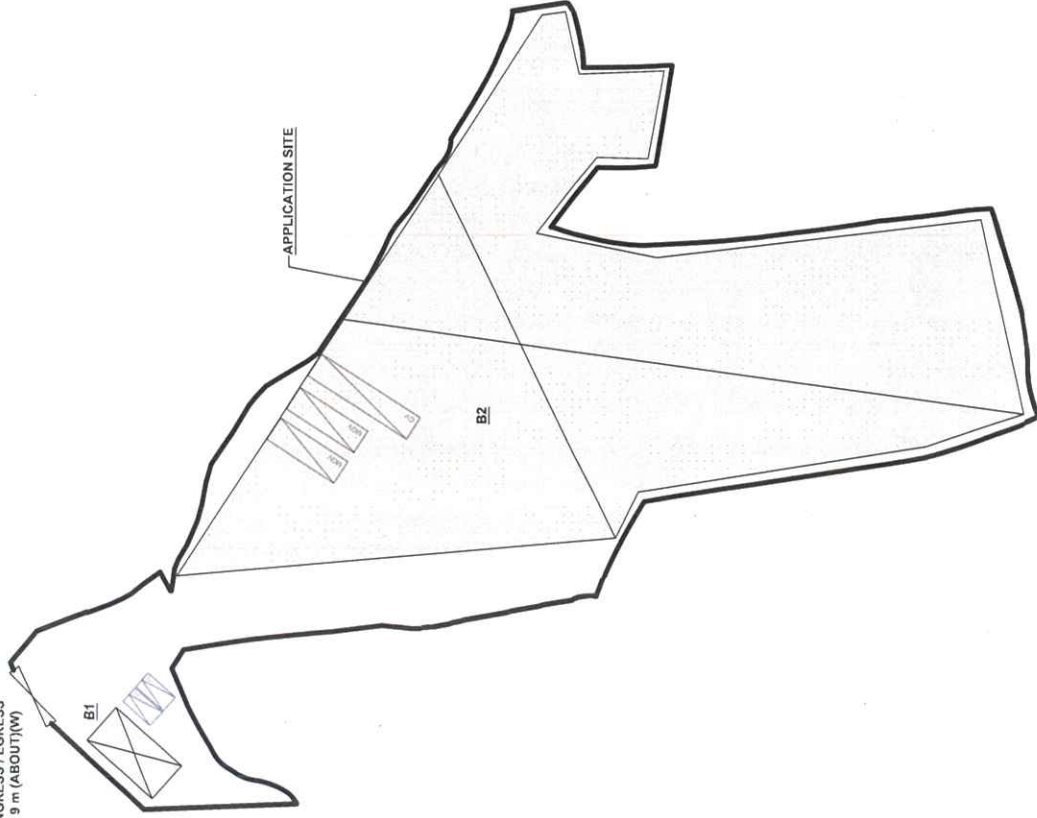
US MH/PT	DS MH/PT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PT TYPE	Length m	V m/s	Capacity m³/s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Int. Discharge m³/s	Intensity mm/hr	ToC min	Utilization	Remark
SP01	CP1.01	5.60	5.60	300	250	UC	5.30	5.20	SP	24.9	1.00	0.08	A1								0.63	232	3.30	40.2%	
CP1.01	CP1.02	5.60	5.60	300	250	UC	5.20	5.13	CP	17.4	1.00	0.08	A1								0.63	226	3.71	42.1%	
CP1.02	CP1.03	5.60	5.60	300	250	UC	5.13	5.02	CP	28.5	1.00	0.08	A1								0.63	223	4.00	41.4%	
CP1.03	CP1.04	5.60	5.60	300	250	UC	5.02	4.79	CP	58.3	1.00	0.08	A1								0.63	217	4.48	40.4%	
CP1.04	CP1.05	5.60	5.60	525	250	UC	4.79	4.73	CP	14.8	1.45	0.36	A1	A2							0.63	207	5.42	87.0%	
CP1.05	CP1.06	5.60	5.60	525	300	UC	4.73	4.51	CP	54.7	1.45	0.36	A1	A2							0.63	205	5.59	86.3%	
CP1.06	CP1.07	5.60	5.60	600	300	UC	4.51	3.20	CP	3	1.45	0.47	A1	A2	B1						0.63	200	6.21	78.4%	
CP1.07	Manhole A	3.80	3.20	600	300	UC	3.20	2.60	CP	122.7	1.45	0.47	A1	A2	B1						0.63	199	6.27	78.4%	
SP02	CP2.01	5.60	5.60	300	250	UC	5.30	5.21	SP	22	1.00	0.08	A1								0.63	232	3.30	40.2%	
CP2.01	CP2.02	5.60	5.60	300	250	UC	5.21	5.15	CP	8.9	1.00	0.08	A1								0.63	227	3.57	42.2%	
SP03	CP3.01	5.60	5.60	525	250	UC	5.08	4.79	SP	94	1.45	0.36	A2								0.63	232	3.30	87.8%	
CP3.01	CP3.02	5.20	5.20	525	250	UC	4.70	4.67	CP	6.2	1.45	0.36	A2								0.63	218	4.38	82.5%	
CP3.02	CP3.03	5.20	5.20	525	250	UC	4.67	4.64	CP	9.2	1.45	0.36	A2								0.63	217	4.45	82.5%	
CP3.03	CP3.04	5.20	5.20	525	300	UC	4.64	4.60	CP	12	1.33	0.33	A2								0.63	216	4.58	89.5%	
CP3.04	CP3.05	5.20	5.20	525	300	UC	4.60	4.56	CP	12.6	1.33	0.33	A2								0.63	214	4.71	89.5%	
CP3.05	CP3.06	5.20	5.20	525	300	UC	4.56	4.53	CP	7.5	1.33	0.33	A2								0.63	213	4.76	88.1%	
CP3.06	CP3.07	5.20	5.20	525	300	UC	4.53	4.49	CP	13	1.33	0.33	A2								0.63	212	4.86	87.7%	
CP3.07	CP3.08	5.20	3.90	525	300	UC	4.49	3.38	CP	61.8	1.33	0.33	A2								0.63	210	5.12	87.0%	
CP3.08	CP3.09	3.90	3.90	525	300	UC	3.38	3.28	CP	25.7	1.33	0.33	A2								0.63	203	5.96	84.0%	
CP3.09	CP3.10	3.80	3.80	525	300	UC	3.28	3.27	CP	3	1.33	0.33	A2								0.63	200	6.27	82.8%	
Existing 1500mm Pipe	Manhole A	5.68	5.78	1500	1142	PPE	2.64	2.56	Existing	91.37	1.42	2.51	A1	A2	B1						0.34	189	7.68	13.7%	
Manhole B	Manhole C	5.78	5.53	1500	1087	PPE	2.56	2.49	Existing	76.09	1.46	2.53	A1	A2	B1						0.32	182	8.75	12.9%	
Manhole C	Manhole D	5.53	5.11	1500	772	PPE	2.49	2.42	Existing	54.06	1.74	3.07	A1	A2	B1						0.32	177	9.82	10.5%	
Manhole D	Manhole E	5.11	5.01	1500	1300	PPE	2.42	2.37	Existing	65.03	1.33	2.35	A1	A2	B1						0.32	174	10.14	11.5%	
Manhole E	Existing Discharge Point	5.01	5.01	1500	267	PPE	2.37	2.34	Existing	8	2.69	5.26	A1	A2	B1						0.31	170	10.96	5.9%	

Appendix B - Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,685 m ²	(ABOUT)
COVERED AREA	: 4,190 m ²	(ABOUT)
UNCOVERED AREA	: 1,495 m ²	(ABOUT)
PLOT RATIO	: 1.5	(ABOUT)
SITE COVERAGE	: 74 %	(ABOUT)
NO. OF STRUCTURE	: 2	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 8,380m ²	(ABOUT)
TOTAL GFA	: 8,380 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	(ABOUT)

INGRESS / EGRESS
9 m (ABOUT)(W)



TOTAL 4,190 m² (ABOUT) 8,380 m² (ABOUT)

*D.G.G. - DANGEROUS GOODS GODOWN

WAREHOUSE (EXCLUDING D.O.G.) 4,190 m² (ABOUT) 8,380 m² (ABOUT)

B2

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LUL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DATE

13.12.2024

DATE

13.12.2024

DATE

13.12.2024

DATE

13.12.2024

DATE

13.12.2024

DATE

13.12.2024

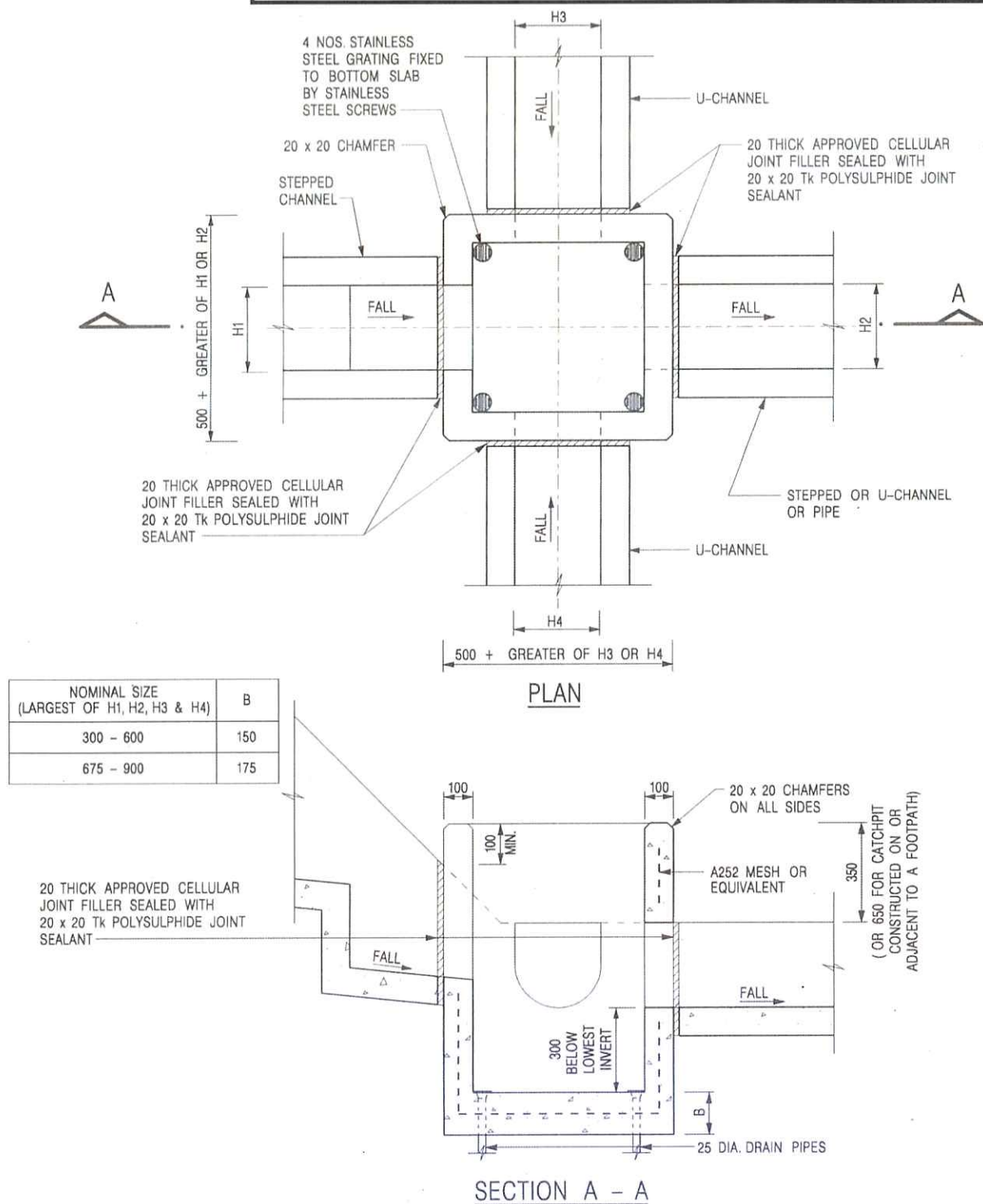
DATE

13.12.2024

DATE

13.12.2024

Appendix C - Reference Drawings




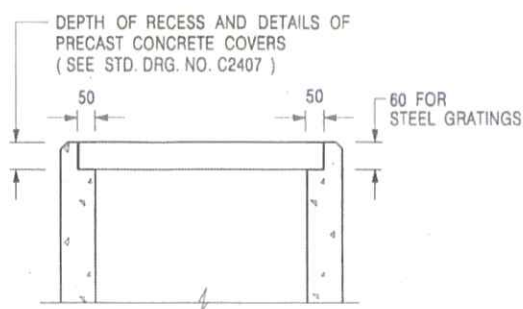
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

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



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

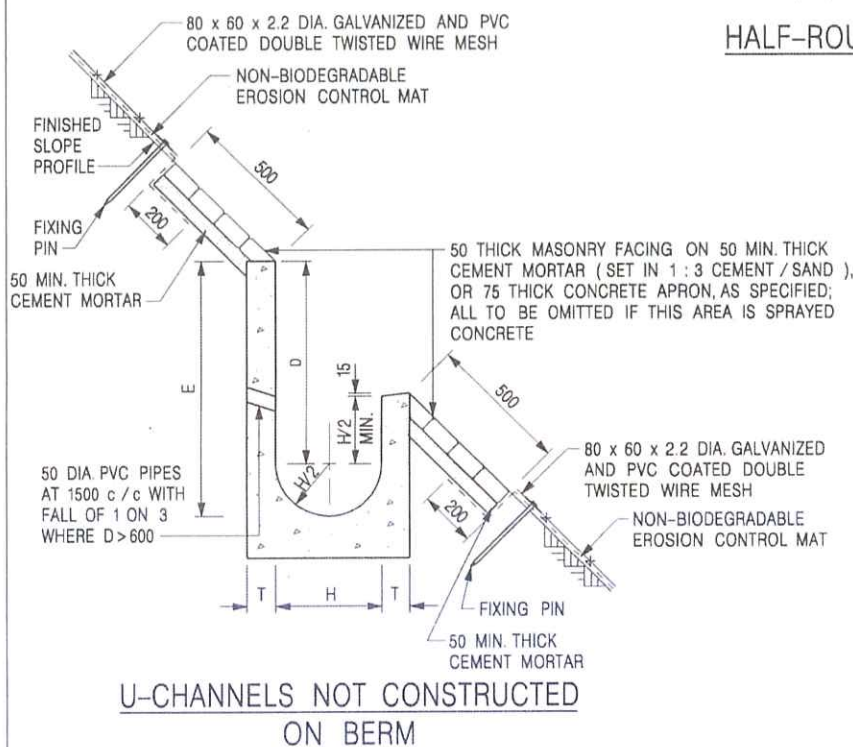
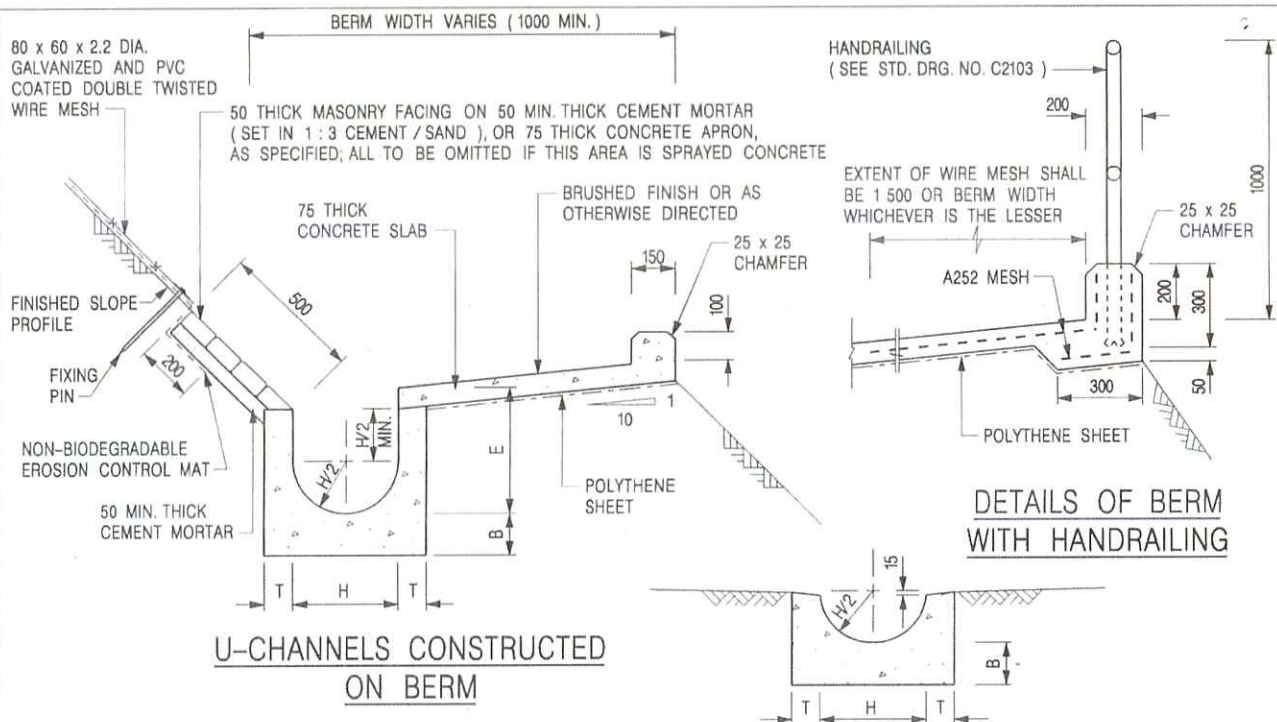
DATE JAN 1991

DRAWING NO.

C2406 / 2A

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NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

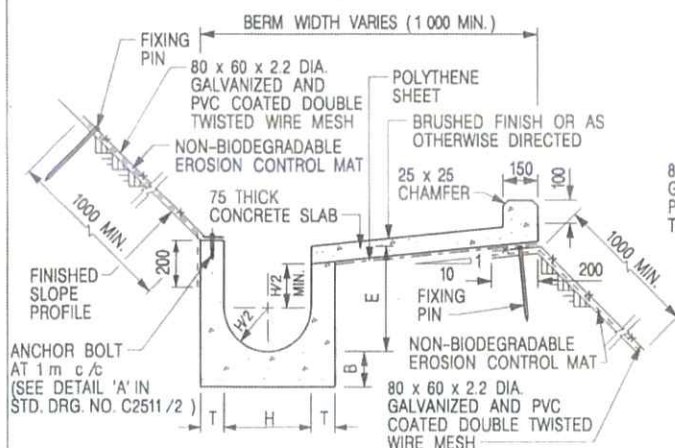
DATE JAN 1991

DRAWING NO.

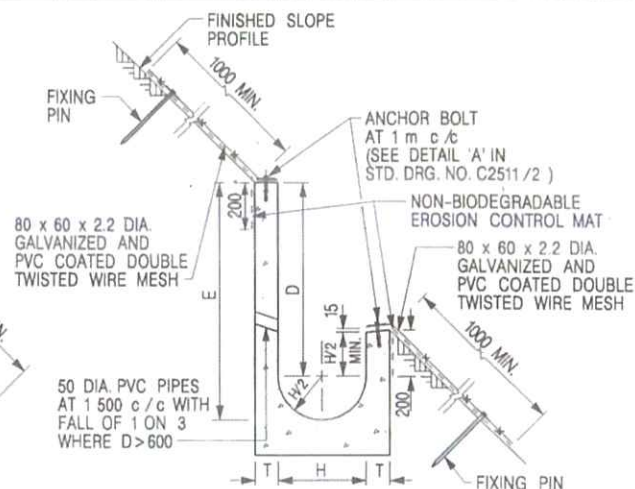
C24091

卓越工程 建設香港

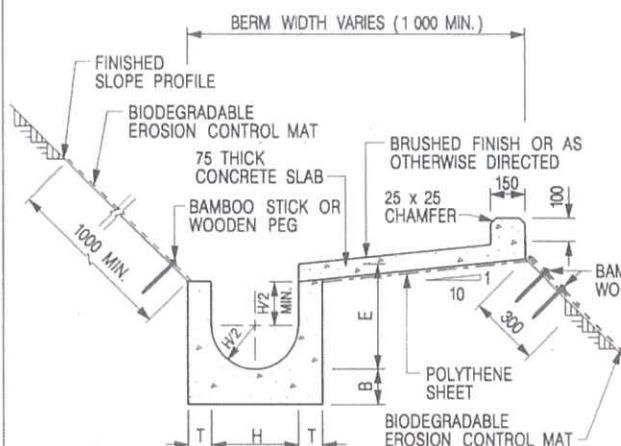
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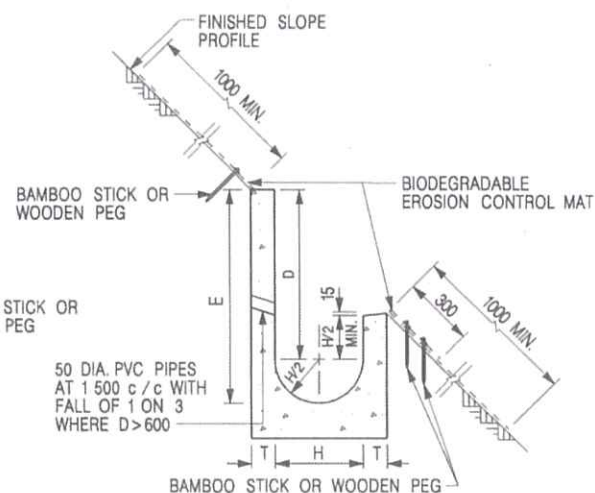
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM. SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

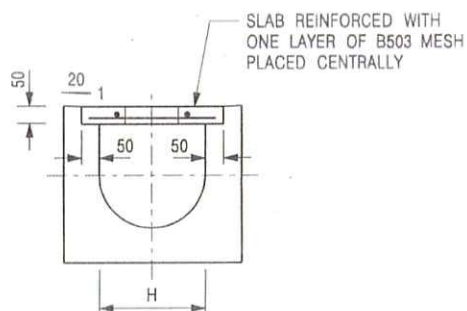
DRAWING NO.

DATE JAN 1991

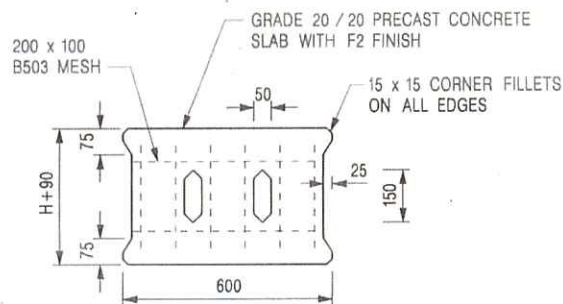
C2410I

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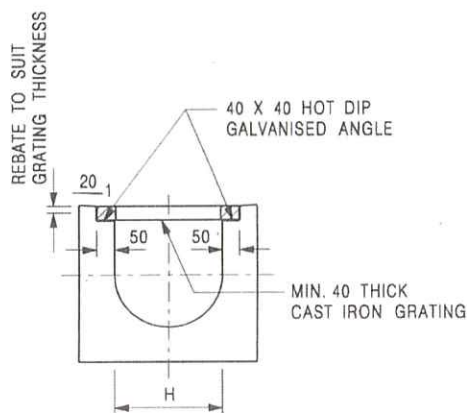
TYPICAL SECTION



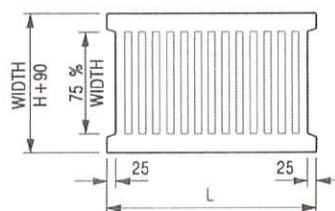
PLAN OF SLAB

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

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CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

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寄件者: Louis Tse [REDACTED]
寄件日期: 2025年03月27日星期四 18:22
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1090 - Further Information
附件: FI1 for A_YL-KTN_1090 (20250327).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD107 Lot 490 & VL
Your Ref. : TPB/A/YL-KTN/1090

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

By Email

27 March 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1090)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

email: awyyan@pland.gov.hk)
email: jsjcheung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
And Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1090)

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:
- The proposed development is intended solely for ‘warehouse’ use, no open storage activities will be carried out within the application site (the Site) during the planning approval period.
 - The majority of the Site (i.e. 5,408m², 95% of the Site) has been filled with concrete with a site level of +5.4mPD. The current application serves to regularise the filled area to facilitate the proposed development. Upon obtaining planning approval from the Town Planning Board (the Board), further filling of land with concrete for not more than 0.4m (about) in depth is proposed to be carried out within the entire Site (**Plan 1** and **Annex I**). The proposed filling of land is intended to facilitate a flat surface to meet operational needs and smooth vehicle run-in/out. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out.
 - The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture, etc), which are typically packaged in bulk or large in size, medium goods vehicle and container vehicle are required for transporting large quantities of goods to enhance the operational efficiency.
 - The applicant of the previous application (No. A/YL-KTN/939) has found it difficult to continue to operate the ‘warehouse’ during the economic downturn since Q1 2024. During the operation period of the previous application, the applicant made submissions of drainage and fire service installations (FSIs) proposals for compliance with approval conditions (d) and (g) on 22/08/2024, however, the submissions were not accepted by the Chief Engineer/Mainland North, Drainage Services Department and Director of Fire Services on 23/09/2024. In Q4 2024, the Site was forced to close down and returned back to the land owner by the applicant. Hence, approval conditions were not complied with within the designated time period, which led to revocation of the application on 05/02/2025.

S.16 Planning Application No. A/YL-KTN/1090

- The applicant later negotiates with the land owner and partners with other stakeholders to share the cost, the current application is therefore made to rectify the proposed scheme. Compared with the previous application, the additional GFA (i.e. 1,392m², +20%) is proposed to facilitate the operational needs between different stakeholders.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S.L. CHENG; Tel.: 2443 1072)		
(a)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot No. 490 in D.D.107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>Noted. The existing structure(s) located at Lot 490 in D.D.107 will be demolished by the applicant after planning approval has been obtained from the Board. Short Term Waiver (STW) and Short Term Tenancy (STT) applications will be submitted to the Lands Department by the applicant to rectify the proposed development.</p>

2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel.:2733 7737)		
(a)	The maximum storage area of a single block (i.e. 50 m ²) shall be specified in the FS Notes;	Noted. A revised fire service installations (FSIs) proposal will be provided by the applicant after planning approval has been obtained from the Board
(b)	The minimum clearance around each single storage block (i.e. 2.4 m) shall be specified in the FS Notes;	
(c)	The sprinkler inlets shall be positioned in a prominent position on the exterior of the building;	
(d)	The sprinkler pump room, FS pump room and Fire alarm system shall be clearly marked on plans;	
(e)	Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;	
(f)	Fire extinguishers shall be provided to every level of Structure B2;	
(g)	Section drawings with dimensions of all openable windows of Structure B2 shall be provided to justify the calculations; and	
(h)	The G/F and 1/F of Structure B2 shall be regarded as separate compartments. As such, the calculation of openable windows shall be revised accordingly.	
3. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	I have the following comments on the submitted drainage proposal: Para. 3.1.2 - According to SDM, 1 in 50 years return period should also be considered.	Noted. A revised drainage proposal will be provided

S.16 Planning Application No. A/YL-KTN/1090

		by the applicant after planning approval has been obtained from the Board.
(b)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	
(c)	Figure 2 - Please provide evidence to prove the existence and dimension of the existing 1500mm dia. concrete pipe.	
(d)	Figure 3 - Please consider to combine CP1.06 and 3.09. Please review if CP1.07 is required.	
(e)	Figure 3 - Please advise the length from CP1.07 to Existing Manhole A and see if manhole or alike should be provided according to relevant design guidelines.	
(f)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected. Drainage facilities at lower platform should be provided.	
(g)	Please provide more cross sections for reference.	
(h)	Section B-B - U-channels should be provided at lower platform (i.e. same level with existing ground levels).	
(i)	Appendix A - Practically, utilization should not be higher than 85% for conservative concern.	
(j)	Appendix A - Please review the catchment areas for assessment for SP03 to CP1.07 (the middle part), as catchment area B1 should also be considered.	
(k)	Please make reference to the latest Technical Note No. 1 - Technical Note to prepare a Drainage Submission issued by DSD for more details in preparing the drainage proposal.	

S.16 Planning Application No. A/YL-KTN/1090

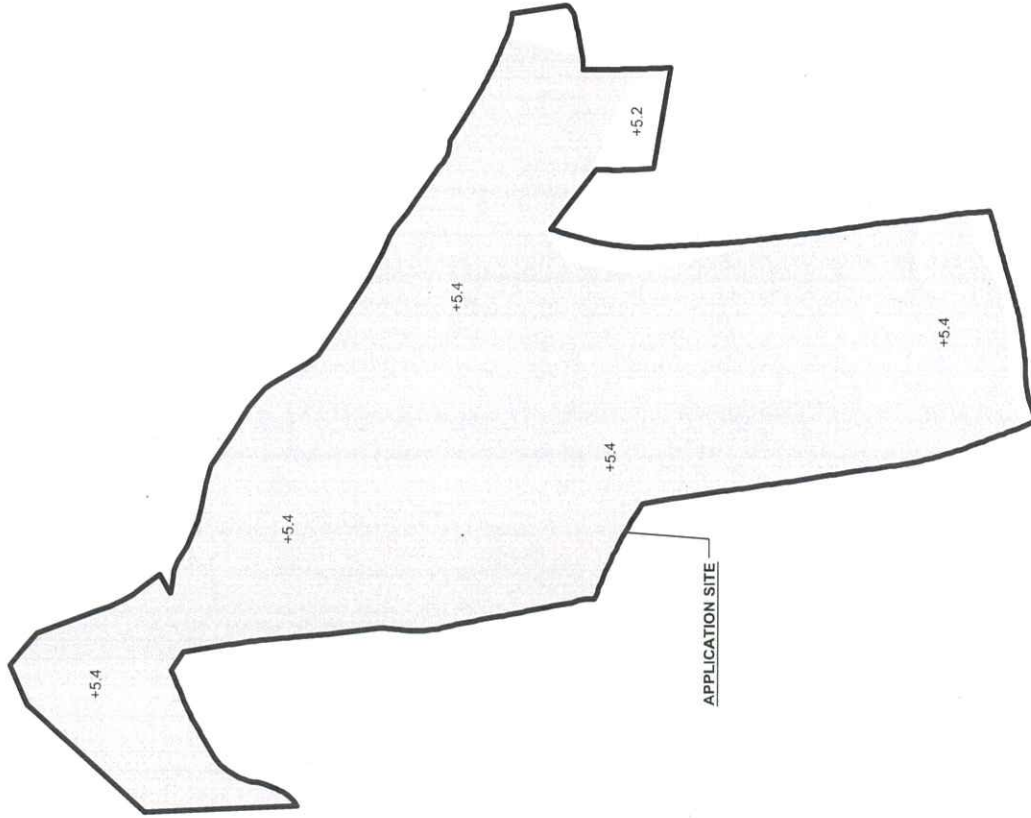
(l)	The proposal should indicate how the runoff (the flow direction) from the adjacent areas.	
(m)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage connection/improvement/modification works and the operation of the drainage can be practically implemented.	
(n)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	
(o)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(p)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	
4. Comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) (Contact Person: Ms. Karen CHUI; Tel.: 3919 8620)		
(a)	Please note that the application site is located at the south of site boundary of Sha Po Public Housing Development (SPPHD) under "Agreement No. CE8/2022 (CE) - Site Formation and Infrastructure Works for Public Housing Developments at Sha Po, Shap Pat Keung and Tai Kei Leng, Yuen Long - Investigation, Design and Construction". The tentative land resumption	Noted. The application is only on a temporary basis and the applicant agreed to be moved out during the land resumption stage of the development of Sha Po Public Housing Development. The proposed

S.16 Planning Application No. A/YL-KTN/1090

	<p>programme and site formation works of SPPHD would commence in Q4 2027 and 2028, the earliest respectively. Thus, the above programme of land resumption and construction works would overlap with the application period of the subject site.</p> <p>Following this, your special attention is drawn to the following-</p> <p>the proposed road widening along San Tam Road under the above project which might have possible interface issue to the existing track road branching off from San Tam Road and leading to the application site. Moreover, it is observed that the existing track road is situated in various private lots, and most of the concerned lots would be resumed for the implementation of the SPPHD. It is prudent for the applicant to consider an alternative access to the application site before the commencement of the proposed site formation works under SPPHD; and</p>	<p>use would be terminated if the Government resume the Site for clearance and construction or relevant works.</p>
(b)	<p>Apart from access road issue, it is noted that the proposed channels for diverting the surface runoff from the application site would connect to the existing 1500mm concrete pipe, a portion of which is located on private lots that are subject to resumption under the SPPHD. It is prudent for the applicant to explore an alternative drainage system for the application site before the commencement of the proposed site formation works under the SPPHD.</p>	<p>Noted.</p>

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,685 m ²	(ABOUT)
EXISTING HARD PAVED AREA	: 5,408 m ²	(ABOUT)
EXISTING SITE LEVELS OF FILLED AREA	: +5.4 mPD	(ABOUT)
EXISTING SOILED GROUND AREA	: 277 m ²	(ABOUT)
EXISTING SITE LEVELS OF SOILED GROUND AREA	: +5.2mPD	(ABOUT)



LEGEND

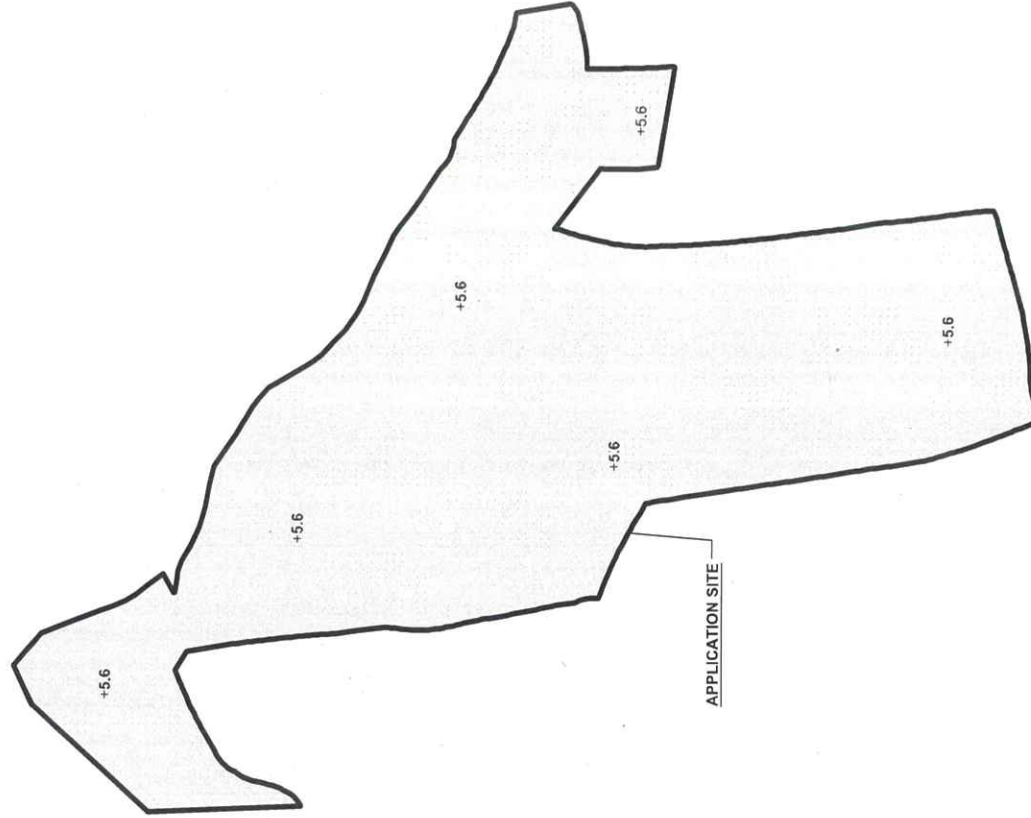
APPLICATION SITE

LAND FILLING AREA

+3.4 SITE LEVEL

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA COVERED BY STRUCTURE	: 5,685 m ²	(ABOUT)
PROPOSED FILLING AREA	: 4,190 m ²	(ABOUT)
DEPTH OF LAND FILLING	: 5,685 m ²	(ABOUT)
PROPOSED SITE LEVELS	: NOT MORE THAN 0.4 m	(ABOUT)
MATERIAL OF LAND FILLING	: +5.6 mPD	(ABOUT)
USE	: CONCRETE	(ABOUT)
	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING / UNLOADING SPACE AND CIRCULATION AREA	

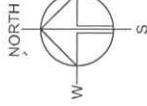


LEGEND

APPLICATION SITE

LAND FILLING AREA

+3.4 SITE LEVEL



Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 18:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 5,685 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.4m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年04月07日星期一 15:28
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1090 - Further Information
附件: FI2 for A_YL-KTN_1090 (20250407).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD107 Lot 490 & VL
Your Ref. : TPB/A/YL-KTN/1090

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

By Email

7 April 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1090)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

email: awyyan@pland.gov.hk)
email: jsjcheung@pland.gov.hk)

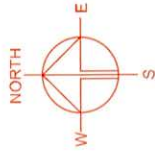
Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
And Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1090)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel.: 2399 2421)		
(a)	Although the traffic impact arisen from the development is minimal, the proposed development involved container vehicles travelling in village road. The applicant should provide the routing between the site and San Tam Road.	A plan showing the routing between the application site (the Site) and San Tam Road is provided (Plan 1). Staff will be deployed at the ingress/egress and the junction of San Tam Road and the ingress/egress of the Site to direct incoming and outgoing container vehicles to enhance road safety along the local access.
(b)	Long vehicles travelling in local access may induce road safety hazard especially during the event of head on traffic. The applicant shall consider appropriate traffic management measures to reduce the risk.	Besides, 'BEWARE OF HEAD ON TRAFFIC' and 'BRWARE OF PEDESTRIAN' signs will be respectively shown at the junction of San Tam Road and the Site ingress/egress to enhance road and pedestrian safety along the local access. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated and only the applicant's fleets will be allowed to enter/exit the Site. As the vehicular trips could be strictly controlled by the applicant, adverse traffic impact on the local traffic and pedestrian safety will be minimal.
(c)	The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,685 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

鐘吉鄉
FUNG KAT HEUNG

ACCESSIBLE FROM SAN TAM
ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1: 2200 @ A4

DRAWN BY

MM

DATE

18.12.2024

REVIEWED BY

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APPROVED BY

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/678	Proposed Temporary Shop and Services (Retail of Forklift) for a Period of 3 Years	8.1.2021 [revoked on 8.1.2022]
2.	A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023 [revoked on 25.2.2025]

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

	Application No.	Use/Development	Date of Consideration
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/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]
3.	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]
4.	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]
5.	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]
6.	A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]

	Application No.	Use/Development	Date of Consideration
7.	A/YL-KTN/905	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Filling of Land	19.5.2023 [revoked on 19.11.2024]
8.	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
9.	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
10.	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
11.	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]
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 Godown) with Ancillary Facilities for a	8.12.2023

	Application No.	Use/Development	Date of Consideration
		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/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
24.	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
25.	A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	6.12.2024
26.	A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods	22.11.2024

	Application No.	Use/Development	Date of Consideration
		Godown) for a Period of Three Years and Associated Filling of Land	
27.	A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
28.	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
29.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
30.	A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
31.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
32.	A/YL-KTN/1081	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025
33.	A/YL-KTN/1083	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	28.2.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective for the section of carriageway which is under the traffic management of the Transport Department; and
- advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

2. Railway Development

Comments of the Commissioner for Northern Metropolis Railways, HyD:

- no adverse comment on application from Northern Link Main Line project perspective; and
- the application site (the Site) is located away from the scheme boundary of Northern Link Main Line.

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 revised 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; and
- advisory comments are at **Appendix IV**.

5. Landscape Aspect

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising vacant land, temporary structures, open storage, scattered tree groups. The proposed use is not incompatible with surrounding landscape character; and
- according to the site photos, the Site is generally a vacant compacted ground. No existing tree is observed within the site boundary. Significant adverse impact on the landscape resources arising from the proposed use is not anticipated.

6. Building Matters

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

- no objection to the application; and
- advisory comments are at **Appendix IV**.

7. Other Departments

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

- District Officer (Yuen Long), Home Affairs Department;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (c) should the applicant fail to comply with any of 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 or the Town Planning Board to any further application;
- (d) the proposed access to the Site may be affected by the Sha Po public housing development and it may be resumed by the Government at any time during the planning approval period for implementation of the public housing development. The applicant should terminate the proposed use and vacate the Site upon implementation of the public housing development;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorised structure(s) and/or uses on Lot No. 490 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots at the Site and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (f) 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;

- (g) 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 the proposed access connecting the Site and San Tam Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to:
 - i. follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - ii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - iii. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - iv. meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Director of Fire Services that:
- if the proposed structures are 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;
- (j) to note the comments of the Head of Civil Engineering Office, Civil Engineering and Development Department that:
- it is prudent for the applicant to consider an alternative access to the Site before commencement of land resumption and site formation works under the Sha Po public housing development; and
 - the proposed channels for diverting the surface runoff from the Site would connect to the existing 1500mm concrete pipe, a portion of which is located on private lots that are subject to resumption under the Sha Po public housing development. It is prudent for the applicant to explore an alternative drainage system for the Site before commencement of site formation works under the Sha Po public housing development;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that two structures and associated filling of land are 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 (BA) should be obtained,

otherwise they are unauthorized building 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 structure is erected on leased land without the approval of the Building Authority, they are UBW under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by 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

1

From: [REDACTED]
Sent: 2025-03-11 星期二 02:29:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1090 DD 107 Fung Kat Heung

A/YL-KTN/1090

Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Kam Tin

Site area : About 5,685sq.m Includes Government Land of about 85sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land Entire Site**

Dear TPB Members,

The preposterous 1032 withdrawn. No doubt the intention is to chop it into pieces for the death by 1,000 cuts formula. So back to the original footprint with a minor increase in GL.

Note that conditions for 939 have not been fulfilled, no details provided.

The operator has obviously no intention of fulfilling the conditions. Note the Planning Statement avoids the issue merely indication that

Appendix I Fire Service Installations **Proposal**

Appendix II Drainage **Proposal**

THE APPLICATION WAS APPROVED IN AUGUST 2023, ALMOST TWO YEARS AGO

The lots are adjacent to a watercourse and situated in an area with ponds so Drainage is obviously a concern.

The applicant had plenty of time to show good faith.

Time for some decisive action on the part of those appointed to ensure "**the health, safety, convenience and general welfare of the community**"

The application should be rejected. This is not Cat 2 designation. Economic activity is declining and with it the demand for storage.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 August 2024 3:03 AM HKT
Subject: A/YL-KTN/1032-DD 107 Fung Kat Heung

A/YL-KTN/1032

Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin

Site area : About 14,061sq.m Includes Government Land of about 401sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 18 Vehicle Parking / **Filling of Land Entire Site**

Dear TPB Members,

Strongest objections; the footprint includes a number of ponds. The applicant intends to fill in the entire site. The drainage conditions of the approved application have not been fulfilled, but then the negative aspects of filling in large sites like this and the possible consequences are no longer a consideration despite the increased risks of flooding.

This is an almost tripling in size of the approved 939 application. 939 was streamlined, no questions asked, so members effectively rubberstamped the recommendations of PlanD.

It is now quite clear that operators know that under the excuse of the NT development plans any and every application to slather farm land in cement will be approved.

TPB members have entirely abrogated their duty to questions why despite previous policy statement that pledge to phase out brownfield operations, the government is now effectively encouraging the transformation of districts like Fung Kat Heung into a vast sprawl of ramshackle operations.

Why has the administration not developed and encouraged operators to do the same, the long promised solution of high rise industrial nodes to accommodate these activities? All this waffle about technology hub, blah, blah, blah is risible when on the ground Hong Kong is now pursuing a development policy that is outdated, land inefficient and certainly contributing to environmental degradation at a time when the territory should be upgrading as an insurance against climate change.

Also no questions about the statement regarding increase in demand for facilities like this when the media is full of reports on the declining demand for industrial buildings and the many applications to rezone this zoning to residential.

Statements that the land can subsequently be reinstated are ridiculous as a three year old would know that once the land is covered in rubble and asphalt it will never again be suitable for farming activity.

AT THIS POINT MEMBERS SHOULD HAVE THE COURAGE TO POINT OUT THAT IF THE ADMISNTRATION'S END GAME IS TO CONVERT ALL THE FARMLAND IN FUND KAT HEUNG TO BROWNFIELD, THEN THE HONEST WAY TO DO THIS WOULD BE TO REZONE THE DISTRICT TO OPEN STORAGE AND HAVE DONE WITH IT.

NO MATTER WHAT OBJECTIONS WOULD BE PUT FORWARD THE CHANGE IN ZONING WOULD BE APPROVED AS CAN BE SEEN FROM THE 100% SUCCESS RATE OF THE OZP PROCESSED IN RECENT YEARS NOW THAT THE ADMISNTRATION HAS FULL CONTROL OF ALL THE ADVISORY BODIES.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 3 August 2023 3:11 AM HKT
Subject: A/YL-KTN/939 DD 107 Sha Po Tsuen

A/YL-KTN/939

Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Kam Tin

Site area : About 5,678sq.m Includes Government Land of about 77sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / Filling of Land Entire Site

Dear TPB Members,

Strong Objections, there is no previous history of applications. The applicant proposes to fill in the entire site. There is farming activity in the area and the site is vegetated with trees. Members should check aerial images to see if there have been trashing of the site.

A small section is part of a previous application for a forklift operation

A/YL/678 REVOKED ON 8.1.2022:

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As the applicant had failed to comply with conditions (f), (g), (i) & (j) satisfactorily by 8.1.2022, the planning permission for the subject application had already been revoked on the same date.

In view of the amount of farmland that is to be developed into housing, there is no justification to approval for the transformation of what is left to be gradually transformed into the brownfield sprawl that we were promised would be eradicated. Warehouses should be accommodated on purpose built industrial estates. Operators should be obliged to unite and invest in well designed and equipped compounds.

While approval of brownfield is an easy solution, members have a duty to protect arable farmland in order to ensure a minimal level of local food production.

Mary Mulvihill