

2023年 4月 1 日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-KTN/907A

This document is received on 11 APR 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2300860 27/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A 176-KM/907
	Date Received 收到日期	11 APR 2023

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

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG Lam Piu 鄧林標

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lot 748 (Part) in D.D. 107, Fung Kat Heung, 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 179 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 121 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)	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan : S/YL-KTN/10
(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 and occupied by structure (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
20/03/2023 (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 ... 20/03/2023 ... (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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

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
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 106sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 73sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1
 Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 121sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 121sq.m ☒ 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	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT) 48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT) (2-STORY)	
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)		

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fung Kat Heung Road via Mei Fung Road and a local access.																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 ..179 (existing), sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 (existing) 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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</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 attached supplementary statement.

8. Declaration 聲明

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

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

20/3/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	179 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	121 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.5 (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	41 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1 (LGV)

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

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 748 (Part) in D.D. 107, 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' (proposed development) (Plan 1).
- 1.2 The applicant would like to use the existing two-storey structure at the Site for storage of miscellaneous goods, i.e. kitchenware, toiletries, furniture, consumer electronics etc.. No dangerous goods will be stored at the Site at any time during the planning approval period.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10 (Plan 2). According to the Notes of the OZP, 'warehouse' use is not a column one nor column two use within the "AGR" zone, which requires planning permission from the Board. Although the Site is zoned as "AGR" zone, the Site was subject to two approved S.16 applications (Nos. A/YL-KTN/763 and 616) for animal boarding establishment with no active agricultural activities. The surrounding area is also dominated by open storage and workshop premises, therefore, the applied use is considered not incompatible with the surrounding area.
- 2.2 Despite the fact that the applied use is not in line with the planning intention of the "AGR" zone, similar S.16 planning applications (Nos. A/YL-KTN/824 and 852) for the 'warehouse' use within the same "AGR" zone were approved by the Board previously. As the application is small in scale and only on a temporary basis, approval of the application would therefore not jeopardize the long term planning intention of the "AGR" zone. It would also better utilize deserted agricultural land in order to meet pressing demand for warehouse use.

3) Development Proposal

- 3.1 The Site occupied an area of 179 m² (about) of private land (Plan 3). The operation hours are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One two-storey structure is proposed at the Site for warehouse, ancillary office and rain shelter with total GFA of 121 m² (about) (Plan 4). The Site would be able to accommodate not more

than 3 staff. As the Site is for 'warehouse' use, 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	179m ² (about)
Covered Area	73m ² (about)
Uncovered Area	106m ² (about)
Plot Ratio	0.68 (about)
Site Coverage	41% (about)
Number of Structure	1
Total GFA	121 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	121 m ² (about)
Building Height	5.5m (about)
No. of Storey	2

3.2 The Site has been filled with concrete and occupied by structures under the previous application No. A/YL-KTN/763 (Plan 5). The existing hard-paved area is to facilitate a flat surface for site formation of structures and circulation space. No further filling is required to facilitate the proposed development. Therefore, the associated filling of land area is considered necessary and 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.

3.3 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (Plan 1). 1 loading/unloading space for light goods vehicle is provided at the Site for staff. Details of parking and L/UL space is shown at **Table 2** below:

Table 2 – Parking and L/UL Provision

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

3.4 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). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development as shown at Table 3 below is minimal, adverse traffic impact should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	Light Goods Vehicle		2-Way Total
	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1
Trips at PM peak per hour (18:00 – 19:00)	0	1	1
Traffic trip per hour (average, i.e. 10:00 – 18:00)	0.5	0.5	1

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No recycling, cleaning, repairing, dismantling nor other workshop activities will be carried out at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of drainage and fire service installations proposals) in order to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (Appendices I and II).
- 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

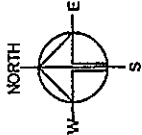
March 2023

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal

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	Land Filling Area of the Application Site
Plan 6	Swept Path Analysis



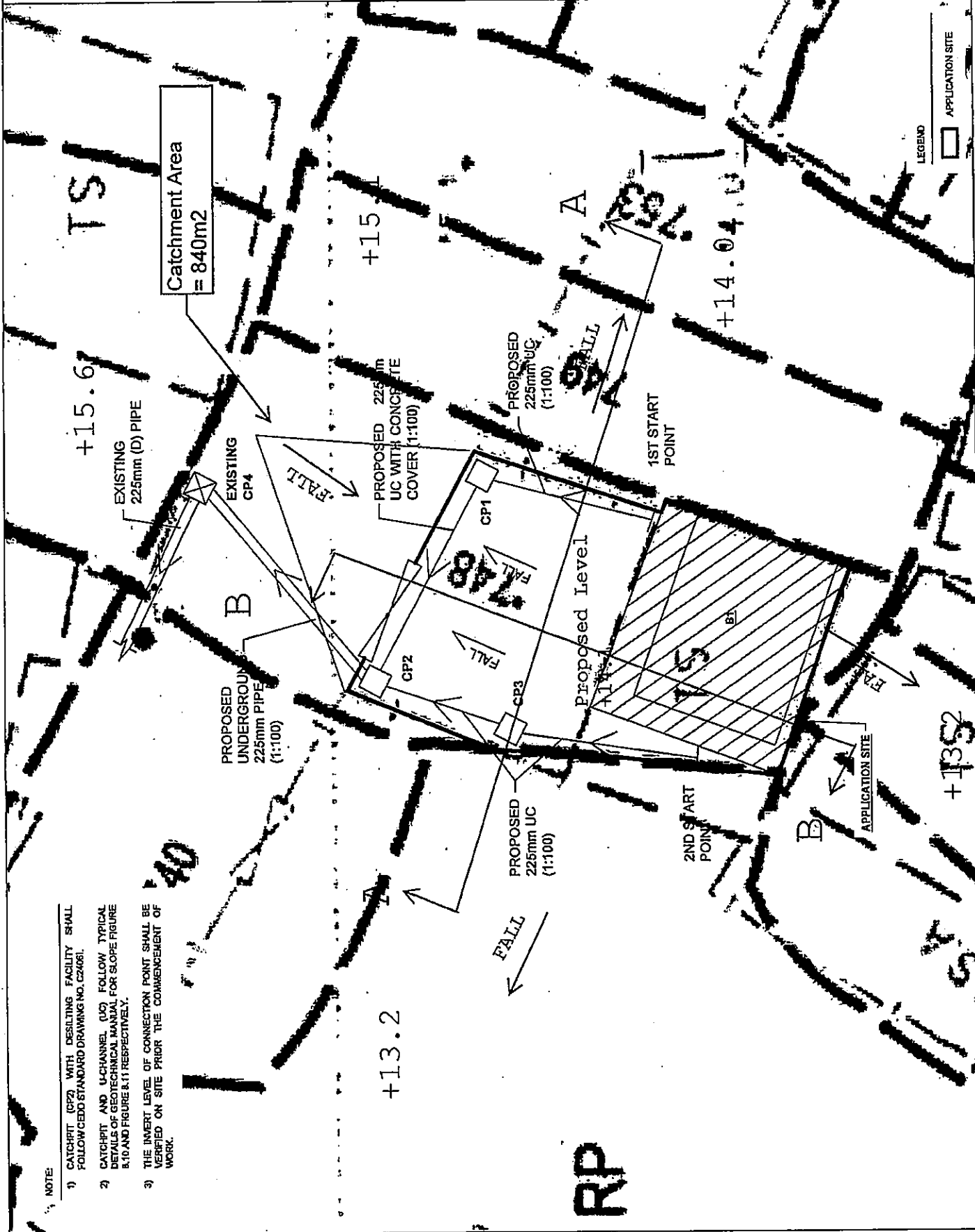
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Ver.	01
Project	

LOT 748 (PART) IN D.D. 107,
RUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW
TERRITORIES

Drawing Title	DRAINAGE PROPOSAL
Scale of A4	1:200
Drawn	
Check	
Date	6.3.2023
Revised	
Date	

NOTE

- 1) CATCHPIT (CP2) WITH DESILTING FACILITY SHALL FOLLOW CDD STANDARD DRAWING NO. C24061.
- 2) CATCHPIT AND U-CHANNEL (UC) FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIGURE 8.10 AND FIGURE 8.11 RESPECTIVELY.
- 3) THE INVERT LEVEL OF CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.



Company:
Project:

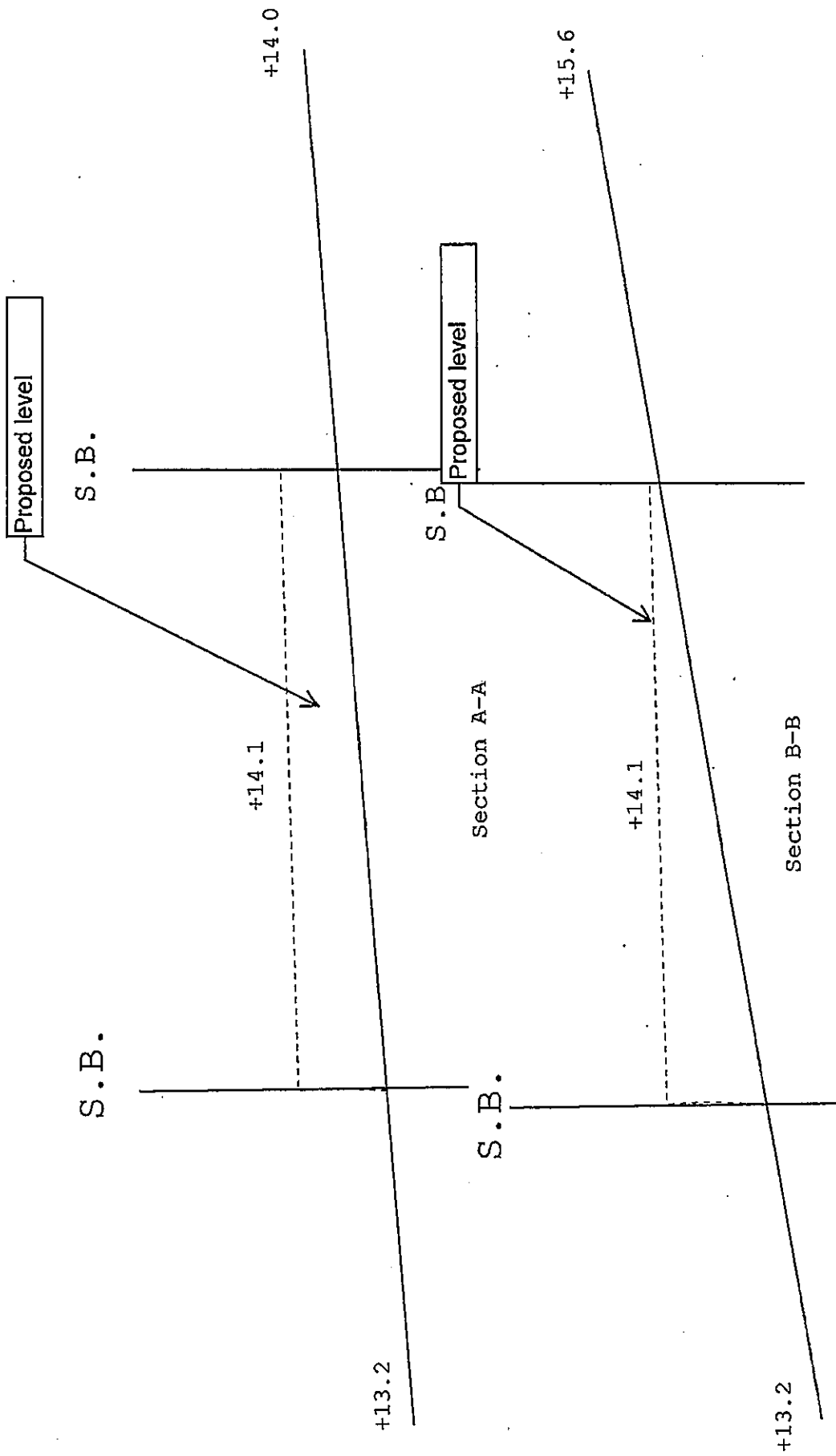
Date: 10/3/2023

Calculation for channels:

Catchment Area of site including outside area

Site Area = 840 m²
= 0.00084 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.00084 km²
= 0.055461 m³/s
= 3328 liter/min



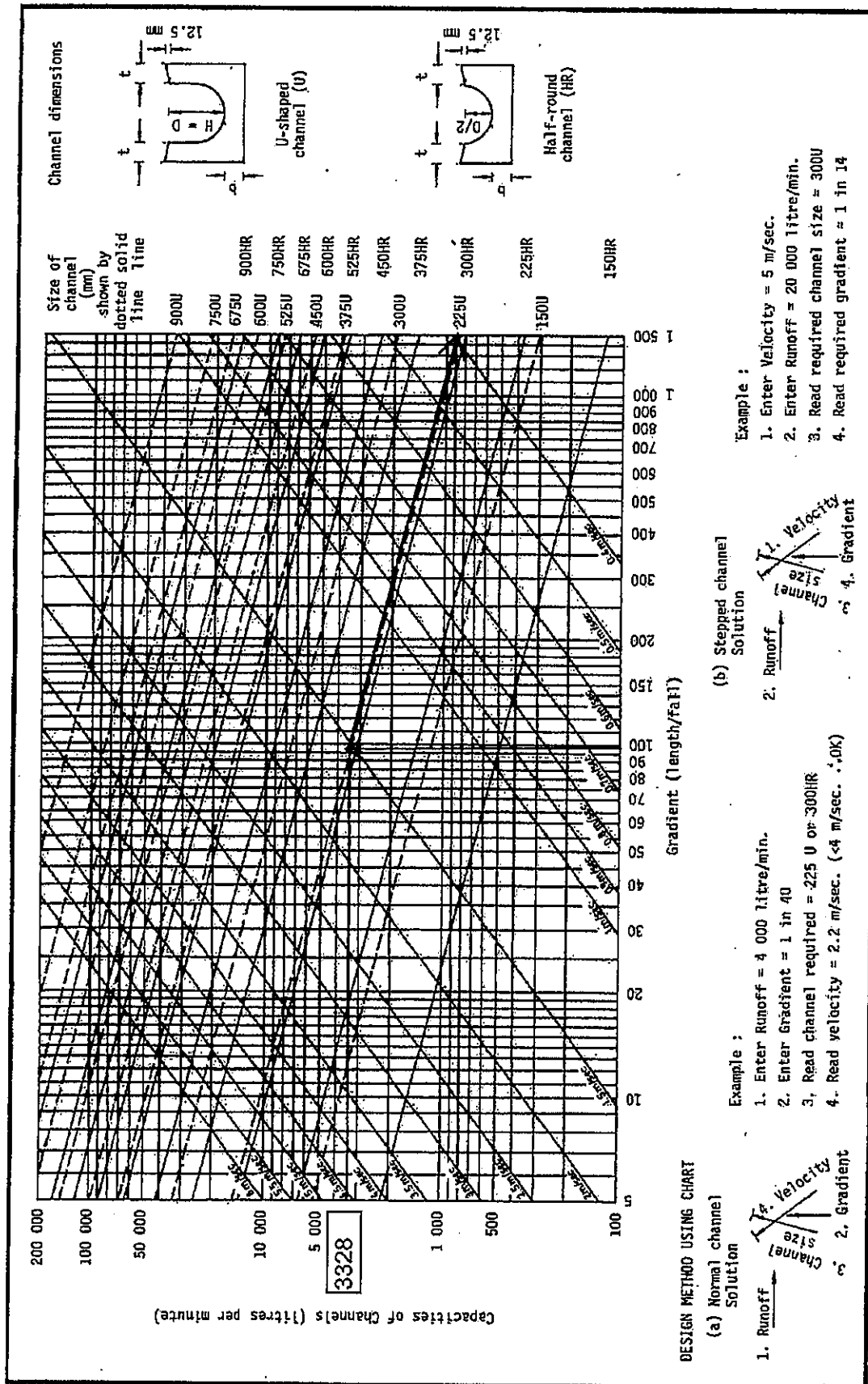


Figure 8.7 - Chart for the Rapid Design of Channels

Proposed Catchpit/Start Point	Cover Level (mPD)	Invert Level (mPD)
Start Point 1	+14.1	+13.875
Start Point 2	+14.1	+13.875
CP1	+14.1	+13.808
CP2 (With Desilting Facility)	+14.1	+13.723(From CP1) +13.978(From CP3)
CP3	+14.1	+13.028
Existing CP4	+15.7	+13.624

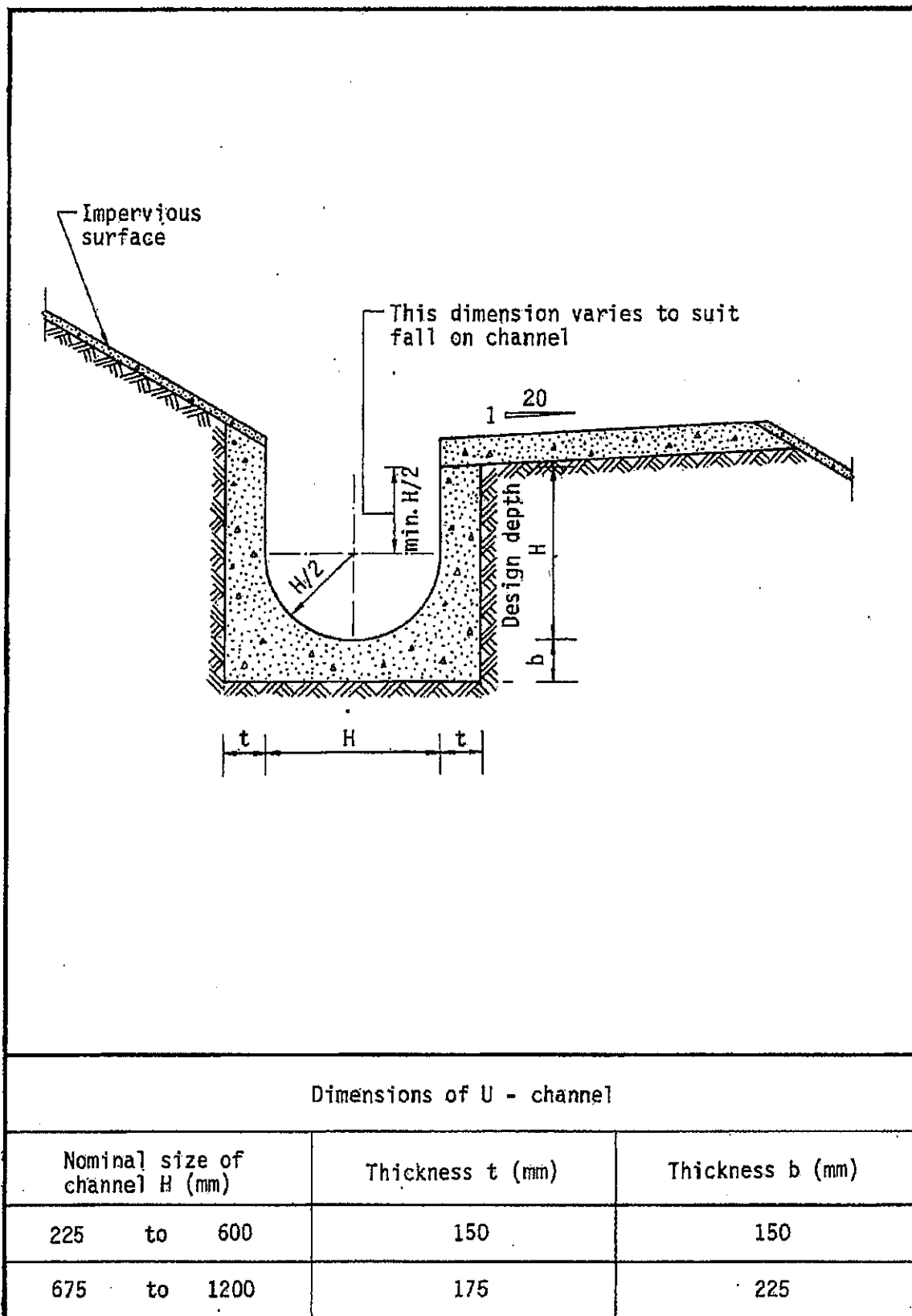


Figure 8.11 - Typical U-channel Details

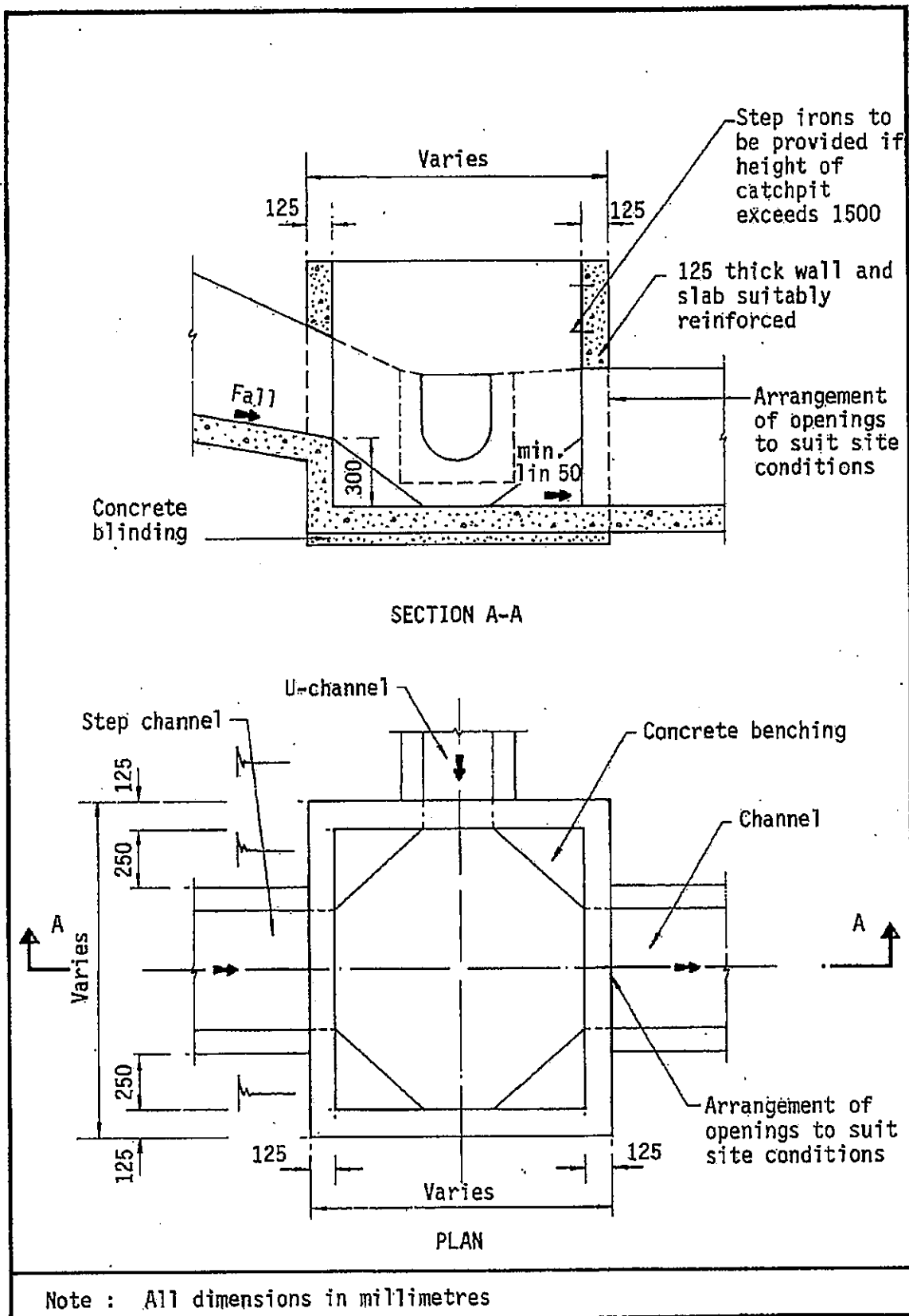
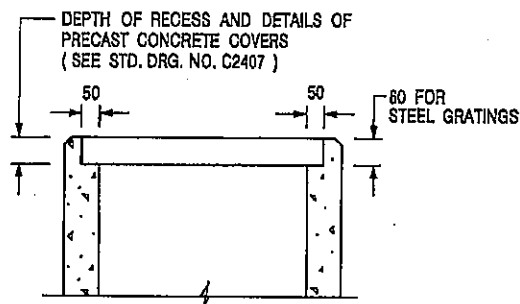


Figure 8.10 - Typical Details of Catchpits




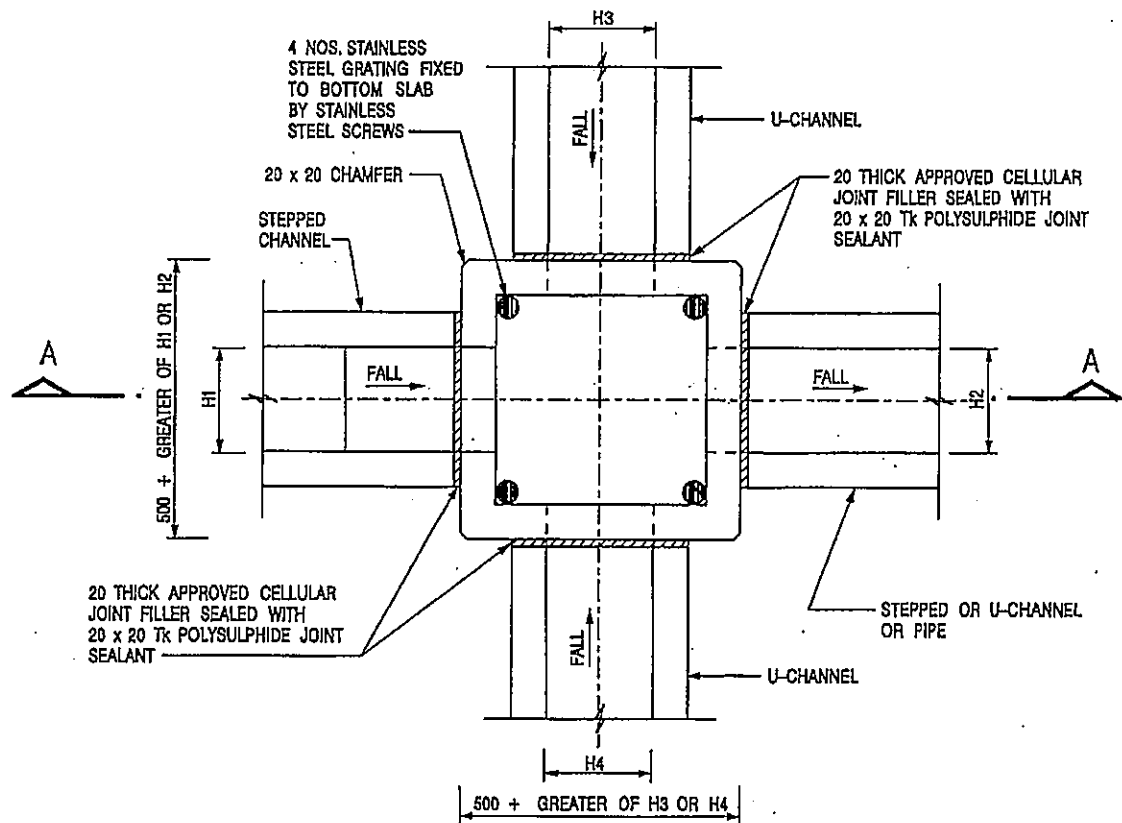
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

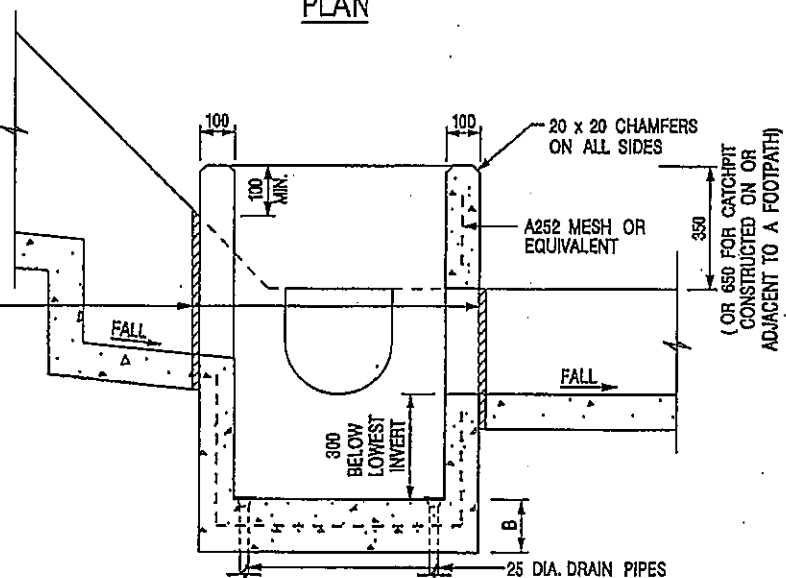
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REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 / 2	



PLAN

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

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




SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

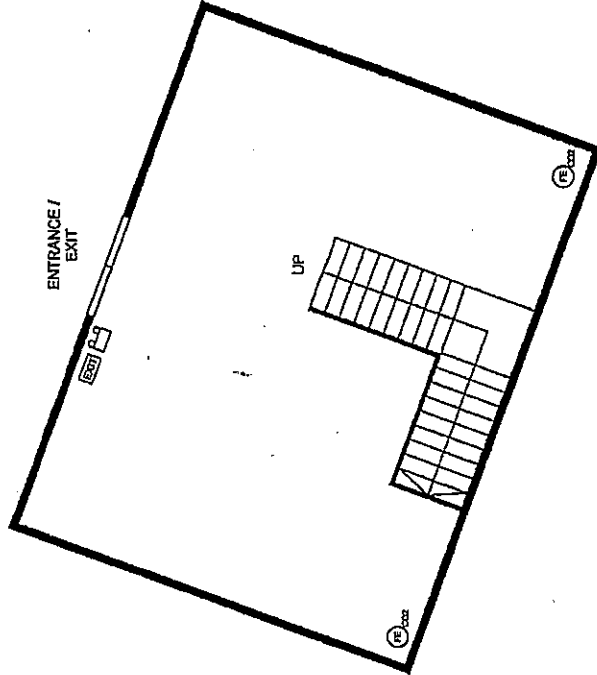
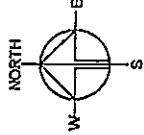
卓越工程 建設香港

-	FORMER DRG. NO. C2405J.	Original Signed	03.2016
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			

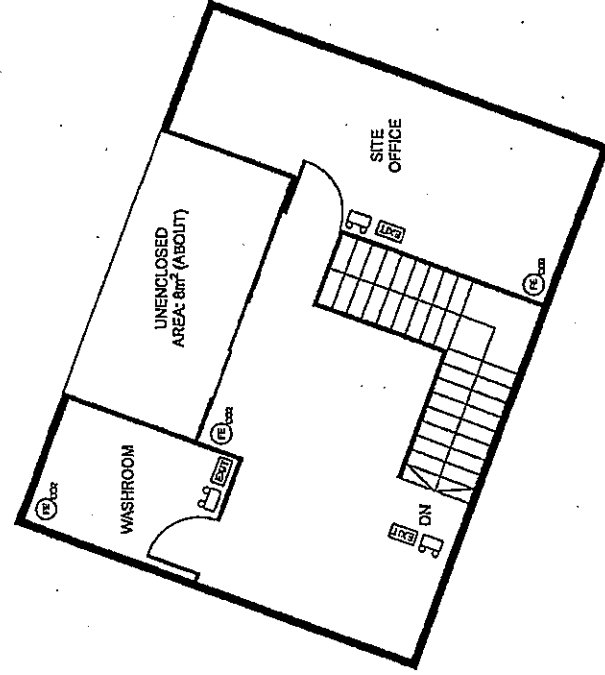
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
FLOT RATIO	: 0.88	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	NOT APPLICABLE
DOMESTIC GFA	: 121 m ²	(ABOUT)
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F	73 m ² (ABOUT)	48 m ² (ABOUT)	5.5 m (ABOUT)
	1/F	73 m ² (ABOUT)	73 m ² (ABOUT)	
	TOTAL	73 m ² (ABOUT)	121 m ² (ABOUT)	



GROUND FLOOR OF STRUCTURE B1
(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1
(INDICATIVE ONLY)

FIRE SERVICE INSTALLATIONS

- 4 x EXIT SIGN
- 4 x EMERGENCY LIGHT
- 5 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART 1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 52208.

- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

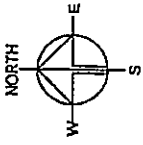


PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

LOT 746 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1:100 @ A4
TITLE	DATE
MR	23.1.2023
CREATED BY	DATE
APPROVED BY	DATE
DRAWN TITLE	FSs PROPOSAL
DWG NO.	APPENDIX II
VER.	001

LEGEND
APPLICATION SITE



R-Riches
Property Consultants Ltd.

PROPOSED
WAREHOUSE
WITH
MANUFACTURING
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

TEMPORARY
EXCLUDING
DANGER
WITH
MANUFACTURING
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

LOT 748 (PART) IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1:3000 @ A4

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

DATE

15.3.2023

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 178 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA WEI FUNG
ROAD AND A LOCAL ACCESS

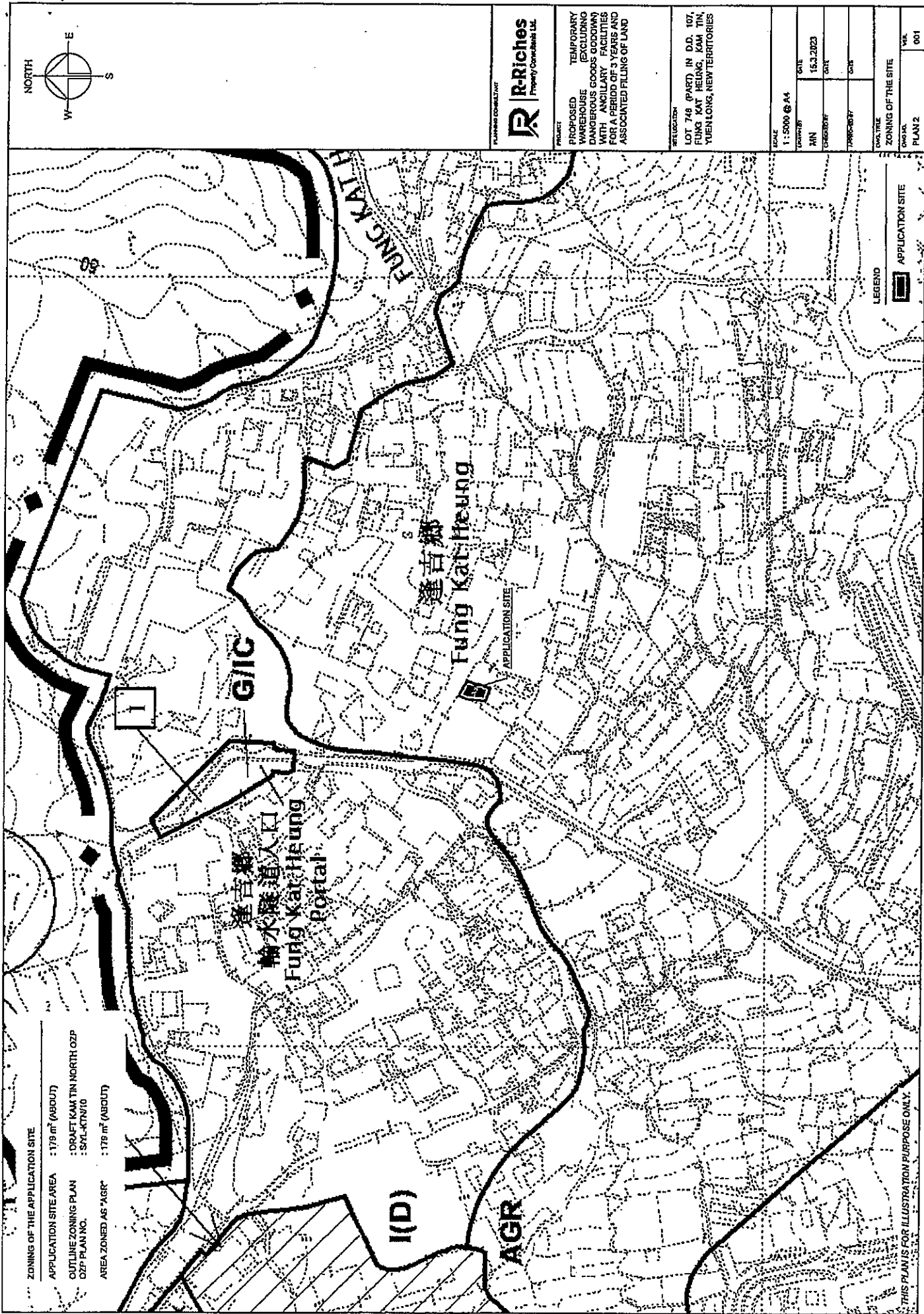
ACCESSIBLE FROM FUNG KAT
HEUNG ROAD VIA WEI FUNG
ROAD AND A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.



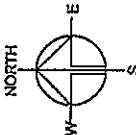
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 175 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN/10

AREA ZONED AS 'AGR' : 175 m² (ABOUT)



R-Riches
Property Consultants Ltd.

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

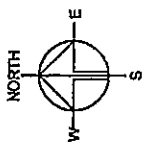
SITE LOCATION
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1:5000 @ A4
DATE
15.3.2023
DRAWN BY
CHKD BY
DATE

DATE FILE
ZONING OF THE SITE
DRAWN BY
CHKD BY
DATE
PLAN 2
VIA
001

LEGEND
APPLICATION SITE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.



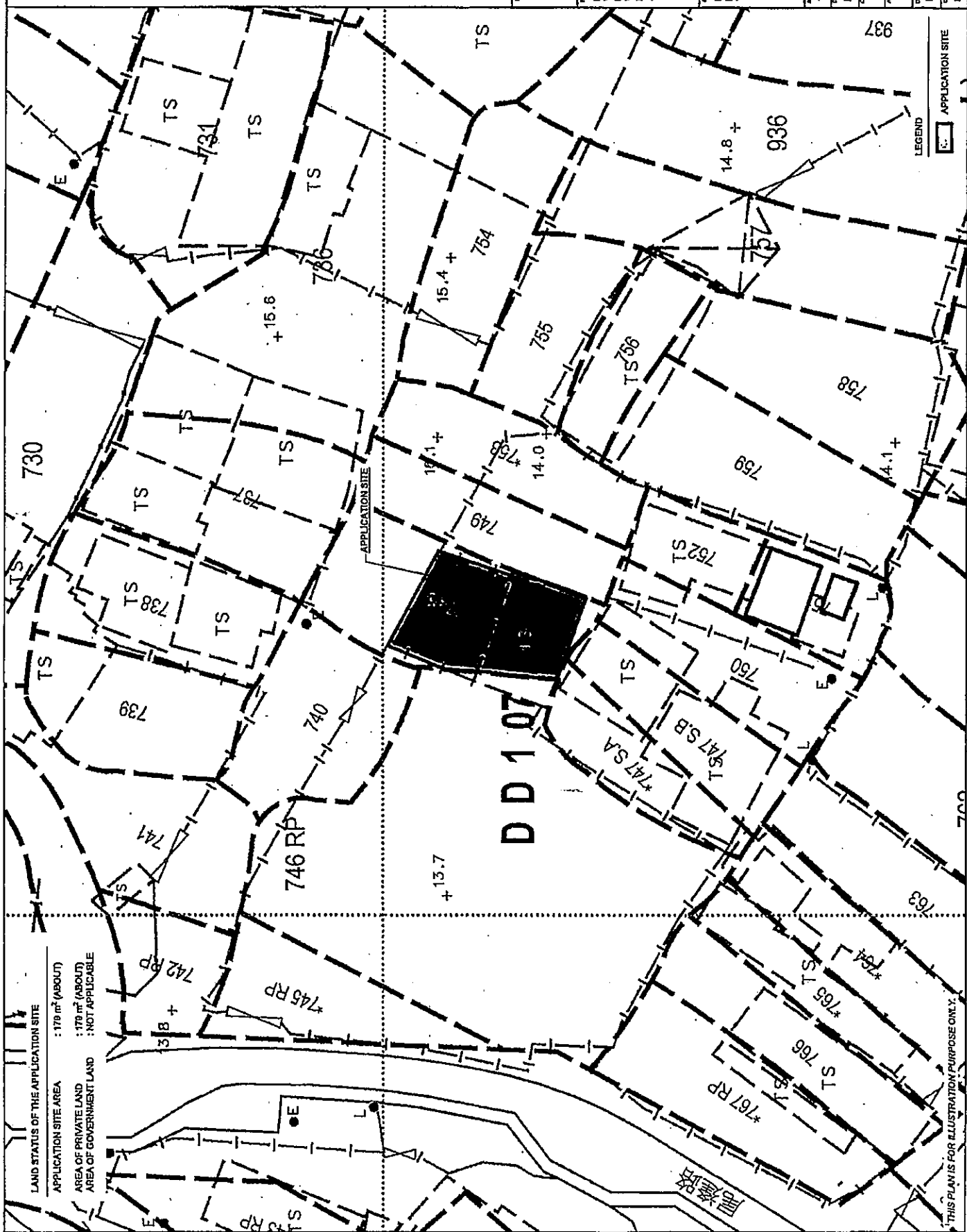
PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 LOT 748 (PART) IN D.D. 107,
 FUNG KAT HEUNG, KAM TIN,
 YUEN LONG, NEW TERRITORIES

SCALE
 1:500 @ A4
 DATE
 15.3.2023
 DRAWN BY
 DATE
 APPROVED BY
 DATE

LAND STATUS OF THE SITE
 DRAWING NO.
 PLAN 3
 VOL.
 001

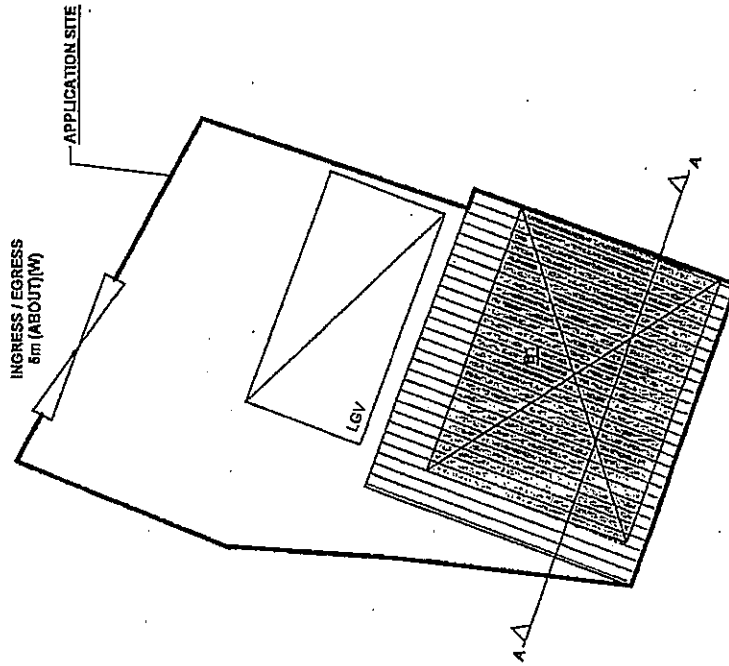


LAND STATUS OF THE APPLICATION SITE
 APPLICATION SITE AREA : 179 m² (ABOUT)
 AREA OF PRIVATE LAND : 179 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 178 m ² (ABOUT)
COVERED AREA	: 73 m ² (ABOUT)
UNCOVERED AREA	: 105 m ² (ABOUT)
PLOT RATIO	: 0.68 (ABOUT)
SITE COVERAGE	: 41 % (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NONDOMESTIC GFA	: 121 m ² (ABOUT)
TOTAL GFA	: 121 m ² (ABOUT)
BUILDING HEIGHT	: 5.5 m (ABOUT)
NO. OF STOREY	: 2



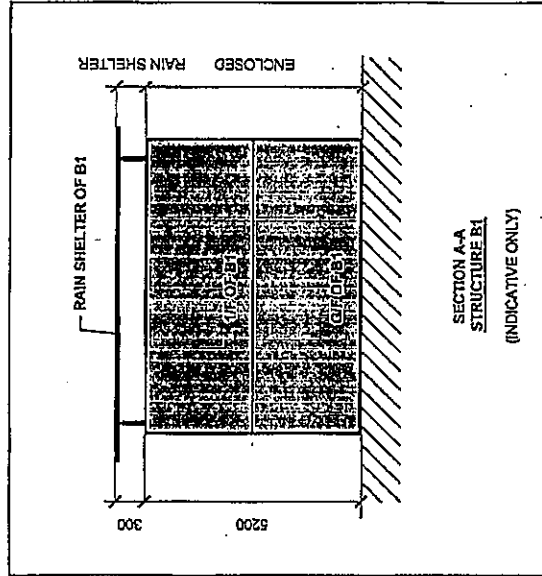
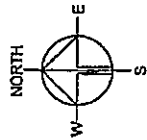
APPLICATION SITE

INGRESS / EGRESS
8m (ABOUT) [W]

L6V

A A

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.O.) ANCILLARY OFFICE & RAIN SHELTER	73 m ² (ABOUT)	48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT) (2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



RAIN SHELTER OF B1

ENCLOSED RAIN SHELTER

300

5200

SECTION A-A
STRUCTURE B1
(INDICATIVE ONLY)

LEGEND

<input type="checkbox"/>	APPLICATION SITE
<input checked="" type="checkbox"/>	STRUCTURE (ENCLOSED)
<input checked="" type="checkbox"/>	STRUCTURE (RAIN SHELTER)
<input checked="" type="checkbox"/>	LOADING / UNLOADING SPACE
<input checked="" type="checkbox"/>	INGRESS / EGRESS

LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

PLANNED CONSULTANT

R-Riches
Property Consultants Ltd.

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

WEBSITE LOCATION

LOT 748 (PART) IN D.D. 107, FUMING KAT AREA, KAM THIA, YUEN LONG, NEW TERRITORIES

SCALE
1:200 @ A4

DESIGNED BY
MIN

DATE
21.12.2023

DRAWN BY
GIBBY

DATE

CHECKED BY

DATE

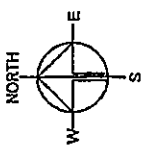
NO. OF SHEETS

LAYOUT PLAN

FIGURE

PLAN 4

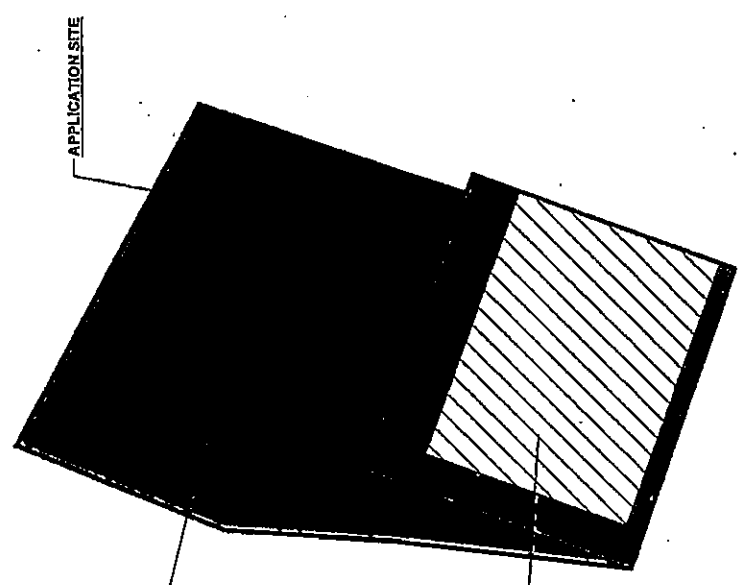
VER. 001



PLANNING CONSULTANT		R-Riches Property Consultants Ltd.	
PROJECT		PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODDOWNS) WITH INCLOSURE FACILITIES FOR PERMITTING AND ASSOCIATED FILLING OF LAND	
SITE LOCATION		LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	1:200 @ A4		
DESIGNED BY	DATE	15.3.2023	
CHECKED BY	DATE		
APPROVED BY	DATE		
DRAWN TITLE		FILLING OF LAND AREA	
DWG NO.	VER.		001
PLANS			

LEGEND


☐ APPLICATION SITE




FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 179 m ²	(ABOUT)
EXISTING SITE LEVELS	: +14.1 mPD TO +14.2 mPD	(ABOUT)

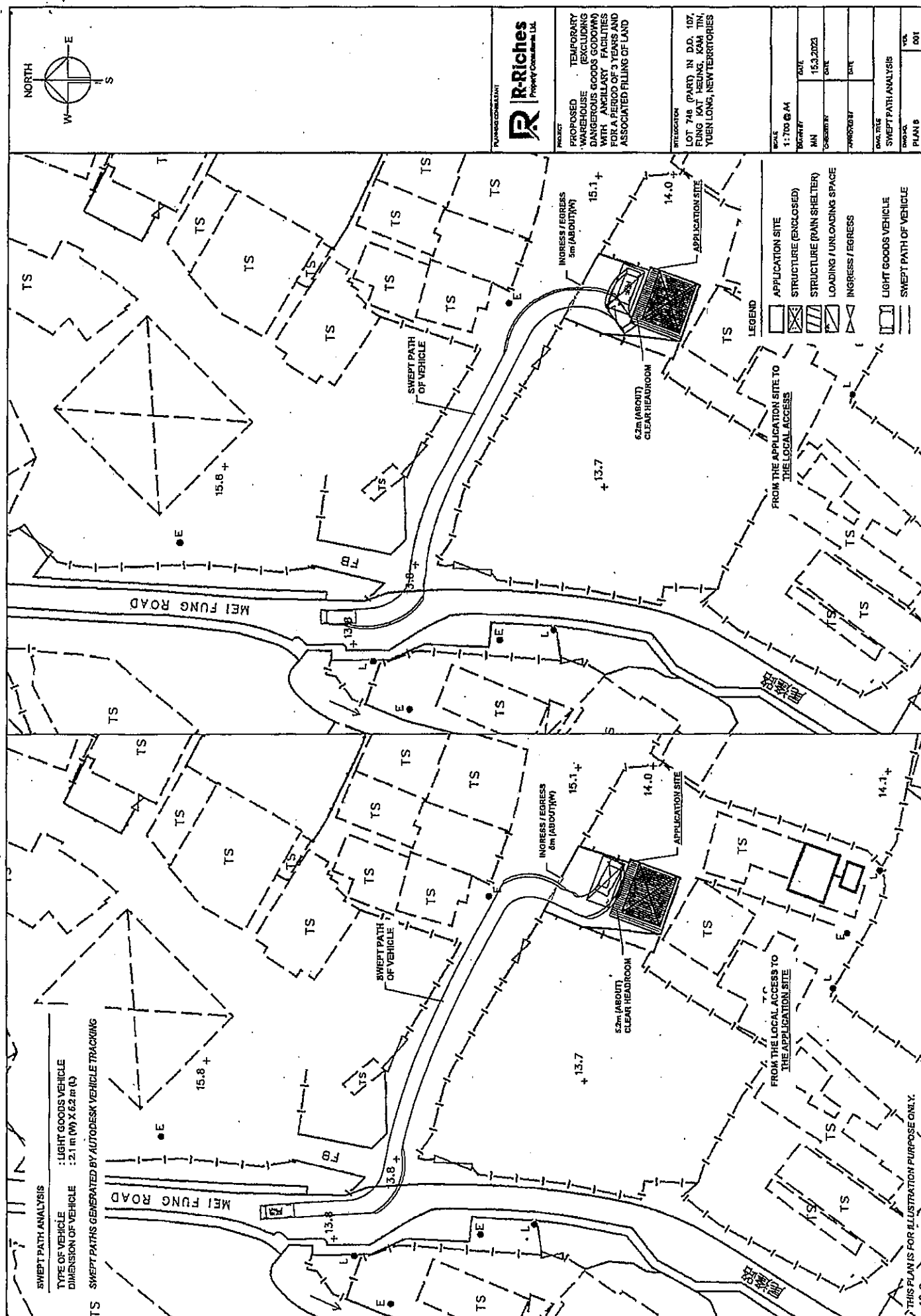
THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION OF STRUCTURE AND CIRCULATION AREA UNDER THE PREVIOUS APPLICATION NO. ATL-KTM/63.

 EXISTING HARD-PAVED AREA

EXISTING SITE LEVEL : +14.1 mPD (ABOUT)
EXISTING GROUND SURFACE : CONCRETE
PURPOSE OF FILLING : CIRCULATION SPACE

 EXISTING HARD-PAVED AREA

EXISTING SITE LEVEL : +14.2 mPD (ABOUT)
EXISTING GROUND SURFACE : CONCRETE
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE





顧問有限公司
盈卓物業

Our Ref.: DD107 Lot 748
Your Ref.: TPB/A/YL-KTN/907

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

By Email

16 August 2023

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/907)

We are writing to submit further information to provide clarification of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ 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. Loree DUEN
(Attn.: Ms. Crystal WONG

email: llyduen@pland.gov.hk)
email: cthwong@pland.gov.hk)

Responses-to-Comments

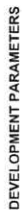
**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/907)

(i) A RtoC Table:

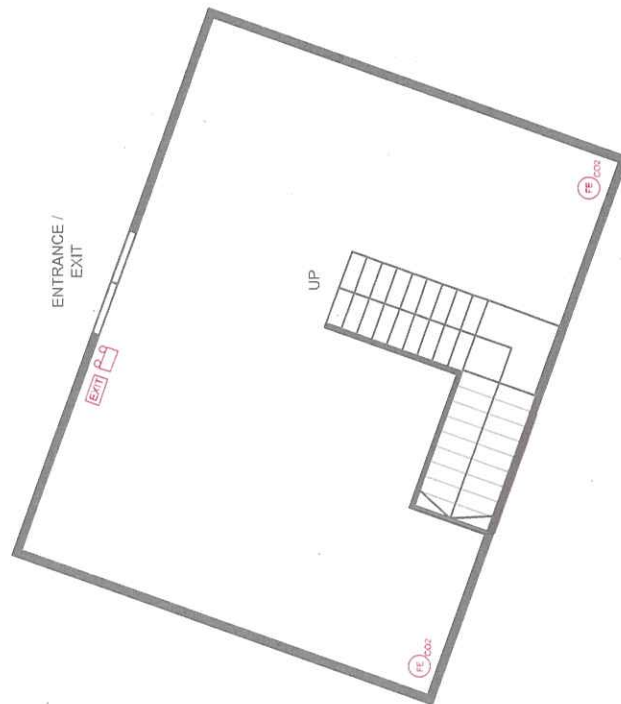
Departmental Comments		Applicant's Responses
1. Comments of Director of Fire Services (Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)		
(a)	The standards and specifications of the proposed emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021".	Noted. Revised fire service installations proposal is submitted for your consideration (Annex I).
2. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
(a)	RtC (a): Section A-A is wrongly presented the proposed site situation. The land filling will affect the overland flow across the site. Please review your proposal.	A revised drainage proposal is provided (Annex II). Cross-Section is revised. Also, Cover level of UC and Catchpit at eastern is proposed as +14.0mPD for collect surface runoff.
(b)	RtC (b): In calculation, 225UC should read 300UC.	It is revised accordingly.
(c)	RtC (c): Please provide roof drainage system for comment. In general, peripheral channels should be provided.	Cross-section is provided accordingly. Roof peripheral channels are provided.
(d)	RtC (d): Please indicate (1) another I.L. of CP2 (2) I.L. of 2 Start Points on drainage plan.	It is provided accordingly (Annex II).
(e)	CP1's I.L. is higher than Start Point 1's I.L. which is unacceptable. CP1's I.L. does not match with the catchpit schedule. Please revise.	It is provided accordingly (Annex II).

(f)	RtC (g): In calculation, please provide reference of A/YL-KTN/605 for its runoff.	A/YL-KTN/605 drainage proposal is attached for your reference.
(g)	RtC (i): Noting that the existing 225mm dia. UPVC will be reconstructed to 300mm dia. UPVC. Please show the full alignment of the proposed works with photo record supported.	It is provided accordingly
3. Comments of District Lands Officer/Yuen Long, Lands Department (Contact Person: Ms. S. L. CHENG; Tel: 2443 1072)		
(a)	He has adverse comment on the application; and	Noted.
(b)	LandsD has grave concerns given that there are unauthorized building works and/ or uses on Lot No. 748 in D.D. 107 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	The applicant will submit Short Term Wavier application to your department to facilitate the proposed development after planning approval has been obtained from the Town Planning Board.



APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	




STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT) (2-STORY)
	TOTAL	73 m² (ABOUT)	121 m² (ABOUT)	



GROUND FLOOR OF STRUCTURE B1
(INDICATIVE ONLY)



(INDICATIVE ONLY)

- FIRE SERVICE INSTALLATIONS**
-
-  4 x EXIT SIGN
-  4 x EMERGENCY LIGHT
-  5 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS 1838:2013 AND THE FSD CIRCULAR LETTER 4/2021.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

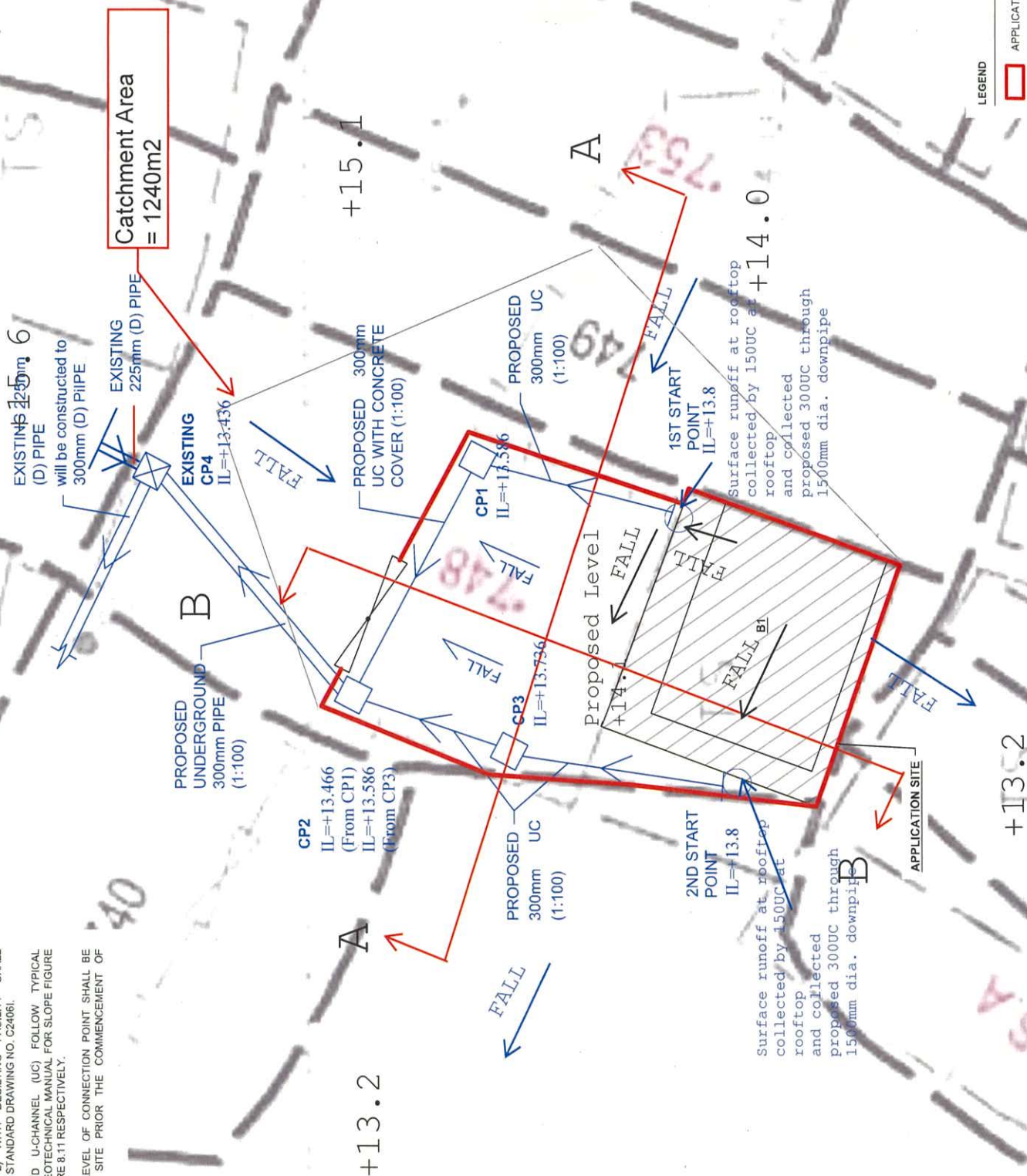
THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.



Drawing No.	Ver.
Annex II	01
Project	

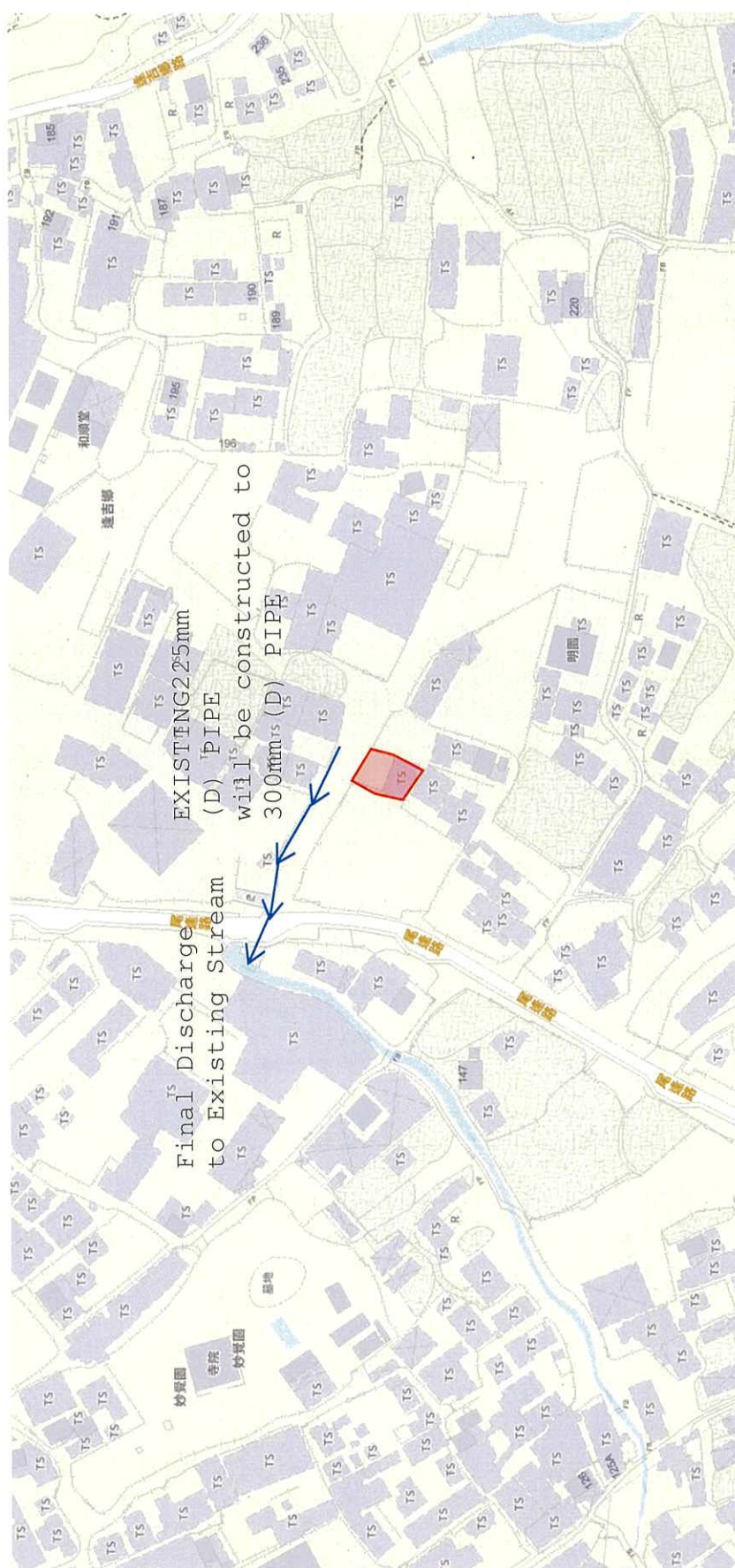
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	

Drawing Title	Date
DRAINAGE PROPOSAL	6.3.2023
Scale of A4	Date
1 : 200	
Drawn	
Revised	



NOTE:

- 1) CATCHPIT (CP2) WITH DESLITING FACILITY SHALL FOLLOW CDD STANDARD DRAWING NO. C2406I.
- 2) CATCHPIT AND U-CHANNEL (UC) FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIGURE 8.10 AND FIGURE 8.11 RESPECTIVELY.
- 3) THE INVERT LEVEL OF CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.



Proposed Catchpit/Start Point	Cover Level (mPD)	Invert Level (mPD)
Start Point 1	+14.0	+13.7
Start Point 2	+14.1	+13.8
CP1	+14.0	+13.586
CP2 (With Desilting Facility)	+14.1	+13.466 (From CP1) +13.586 (From CP3)
CP3	+14.1	+13.736
Existing CP4	+15.7	+13.436

Proposed Catchpit/Start Point	Cover Level (mPD)	Invert Level (mPD)
Start Point 1	+14.1	+13.8
Start Point 2	+14.1	+13.8
CP1	+14.1	+13.586
CP2 (With Desilting Facility)	+14.1	+13.723(From CP1) +13.586 (From CP3)
CP3	+14.1	+13.736
Existing CP4	+15.7	+13.436

Company:
Project :

Date: 17/5/2023

Calculation for channels:

Catchment Area of site

$$\begin{aligned} &= 1240 \text{ m}^2 \\ &= 0.00124 \text{ km}^2 \end{aligned}$$

Peak runoff in m^3/s

$$\begin{aligned} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.00124 \text{ km}^2 \\ &= 0.081871 \text{ m}^3/\text{s} \\ &= 4912 \text{ liter/min} \end{aligned}$$

Total Peak Runoff for Site

$$= 0.081871 \text{ m}^3/\text{s} = 4912.26 \text{ liter/min}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 300UC will be suitable for the site

Check 300 dia uPVC pipeline:

From A/YL-KTN/605 , runoff = 2971 liter/min
 Runoff for existing pipe = 4912.26 + 2971
 = 7883.26 liter/min
 = 0.131388 m³/s

Check 300 dia. Pipe by Colebrook-White Equation

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

where :

V = mean velocity (m/s)
 g = gravitational acceleration (m/s²)
 D = internal pipe diameter (m)
 ks = hydraulic pipeline roughness (m)
 v = kinematic viscosity of fluid (m²/s)
 s = hydraulic gradient

(Table 5, from DSD Sewerage Manual, uPVC)

Therefore, design V of pipe capacity = 2.1236 m/s > Design velocity from = 0.131388 m³/
 = 0.3² * pi/4 catchment area = 1.858755 m/s
 ==> 0. K.

Proposed level

S.B.

+14.1

+14.0

+13.2

S.B.

Proposed level

Section A-A

S.B.

+14.1

+15.6

+13.2

Section B-B

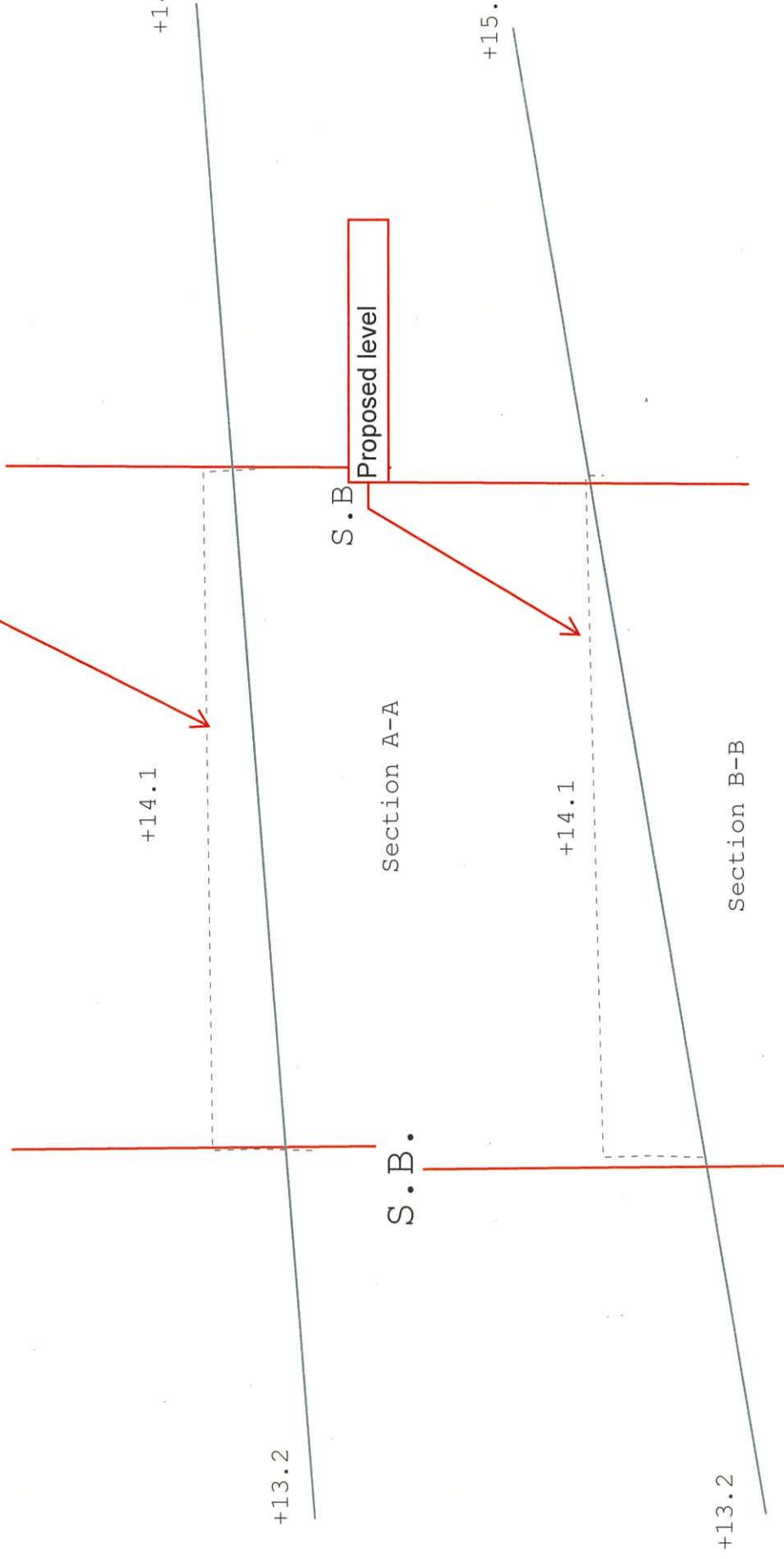
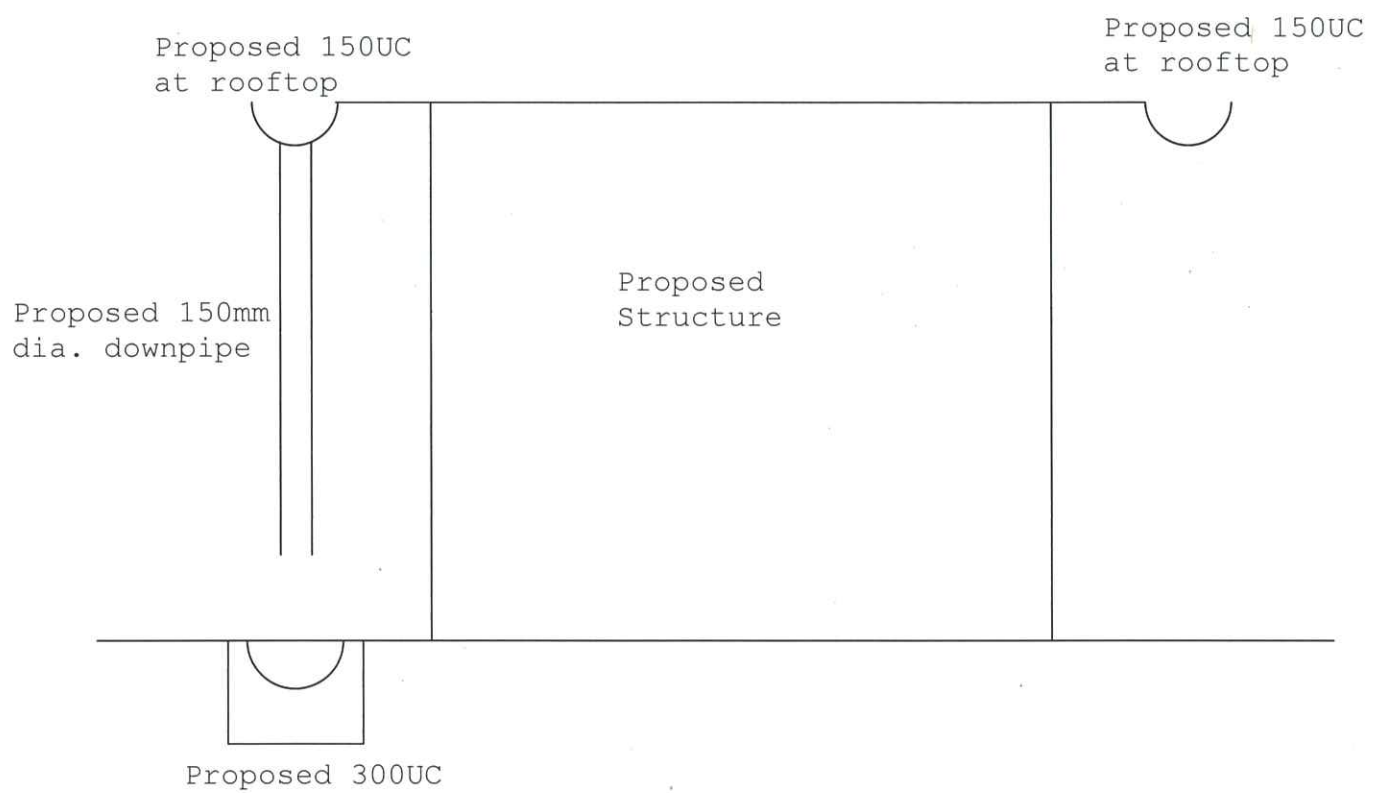


Figure 8.7 - Chart for the Rapid Design of Channels



Rooftop Drainage System

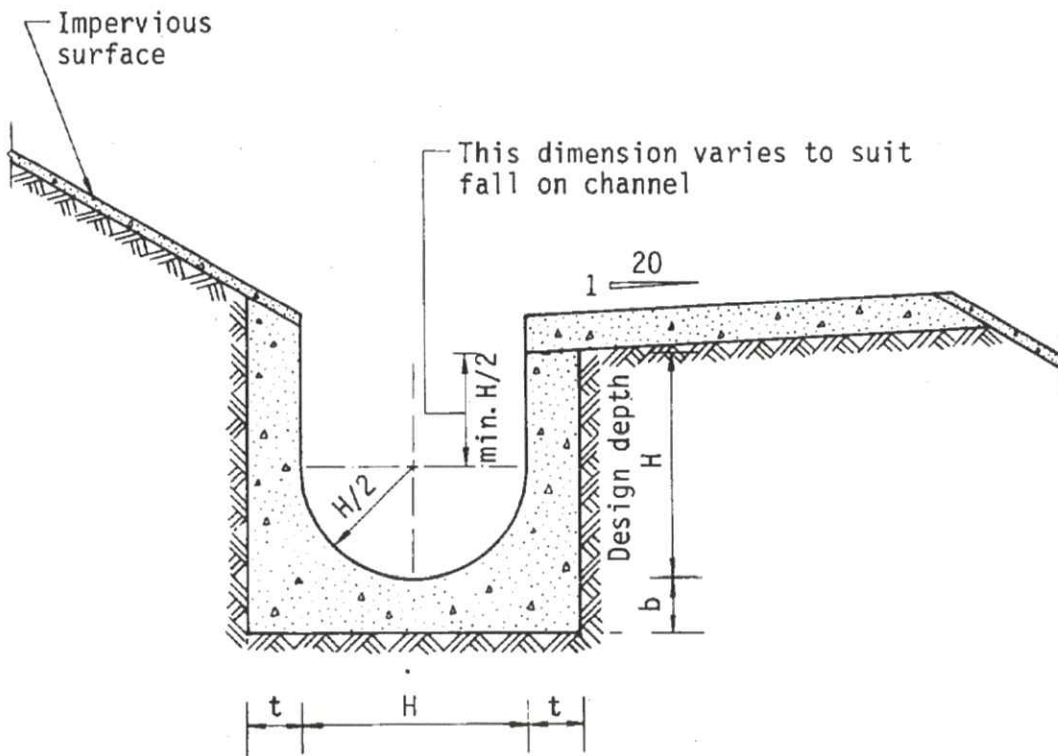
Proposed 150UC
at rooftop

Proposed 150UC
at rooftop



Proposed
Structure

Rooftop Drainage System
(Other Side)



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

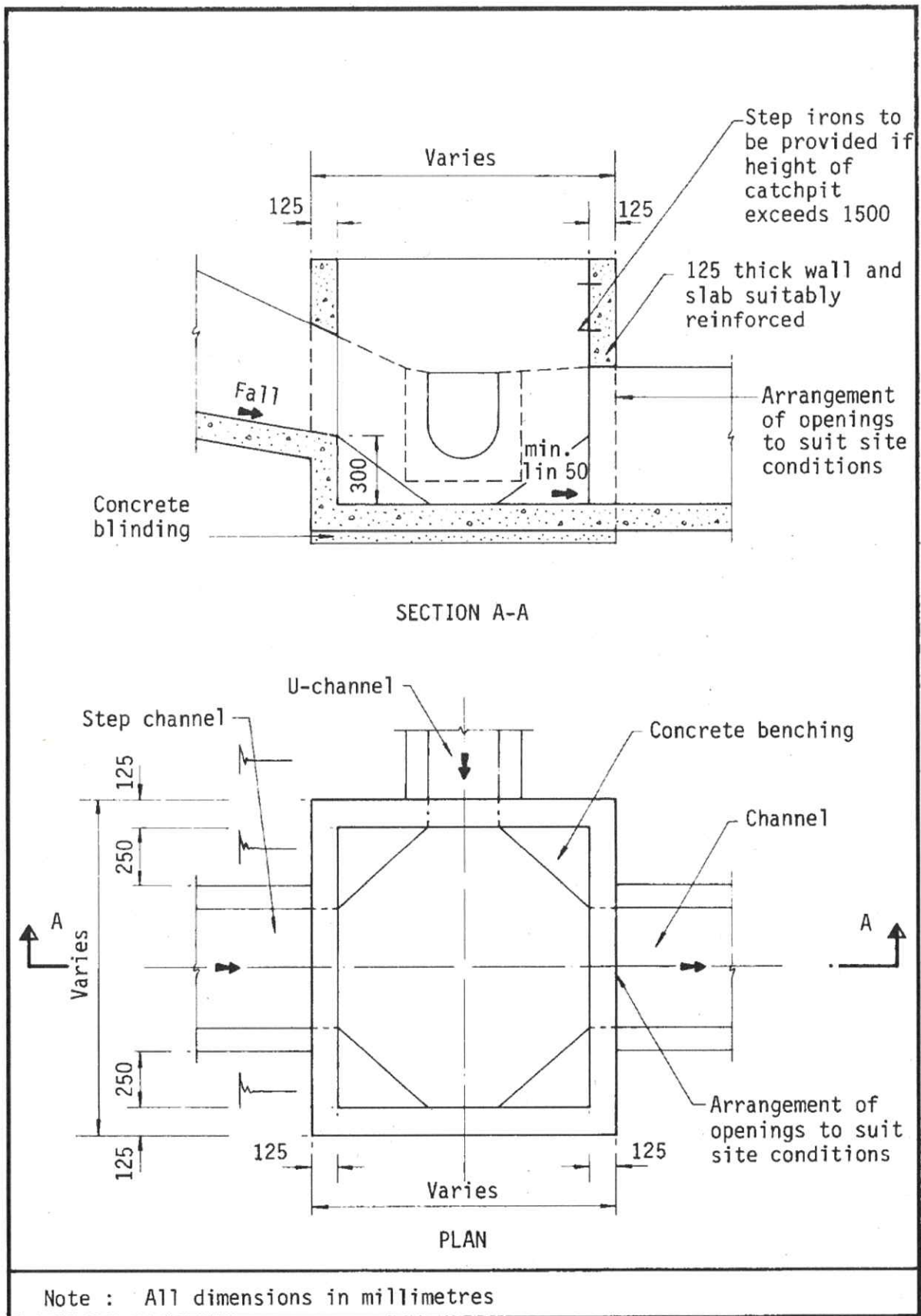
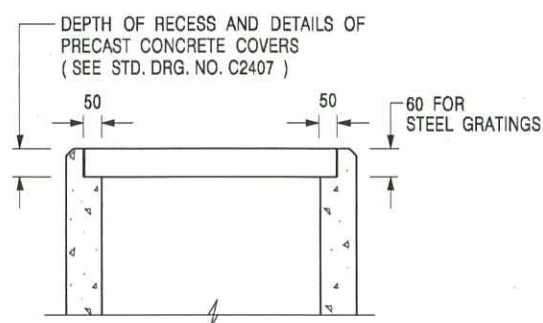


Figure 8.10 - Typical Details of Catchpits




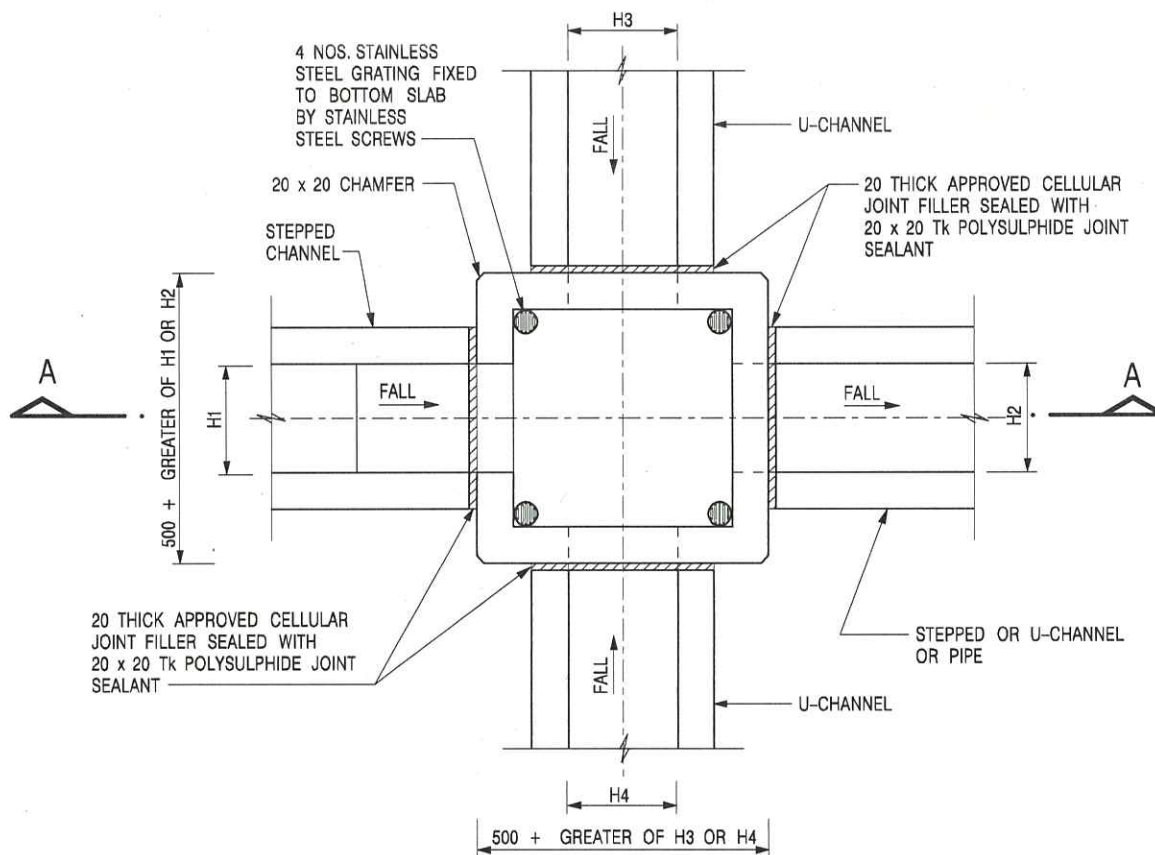
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

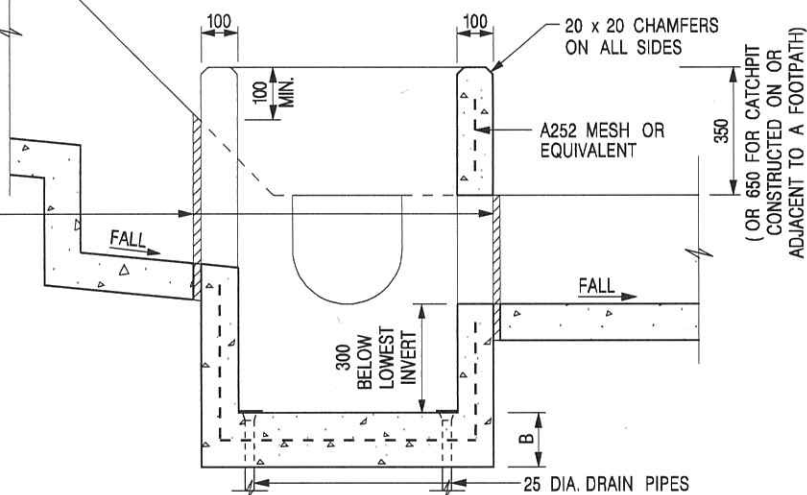
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REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 / 2	



PLAN

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

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




SECTION A - A

NOTES:

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

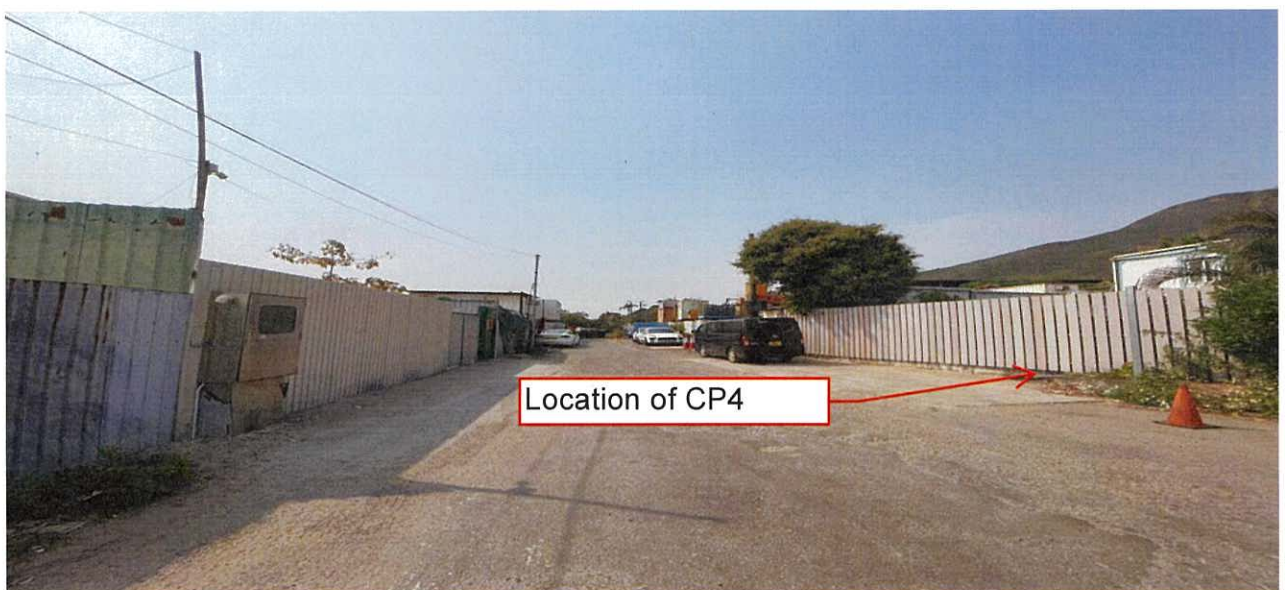
CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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

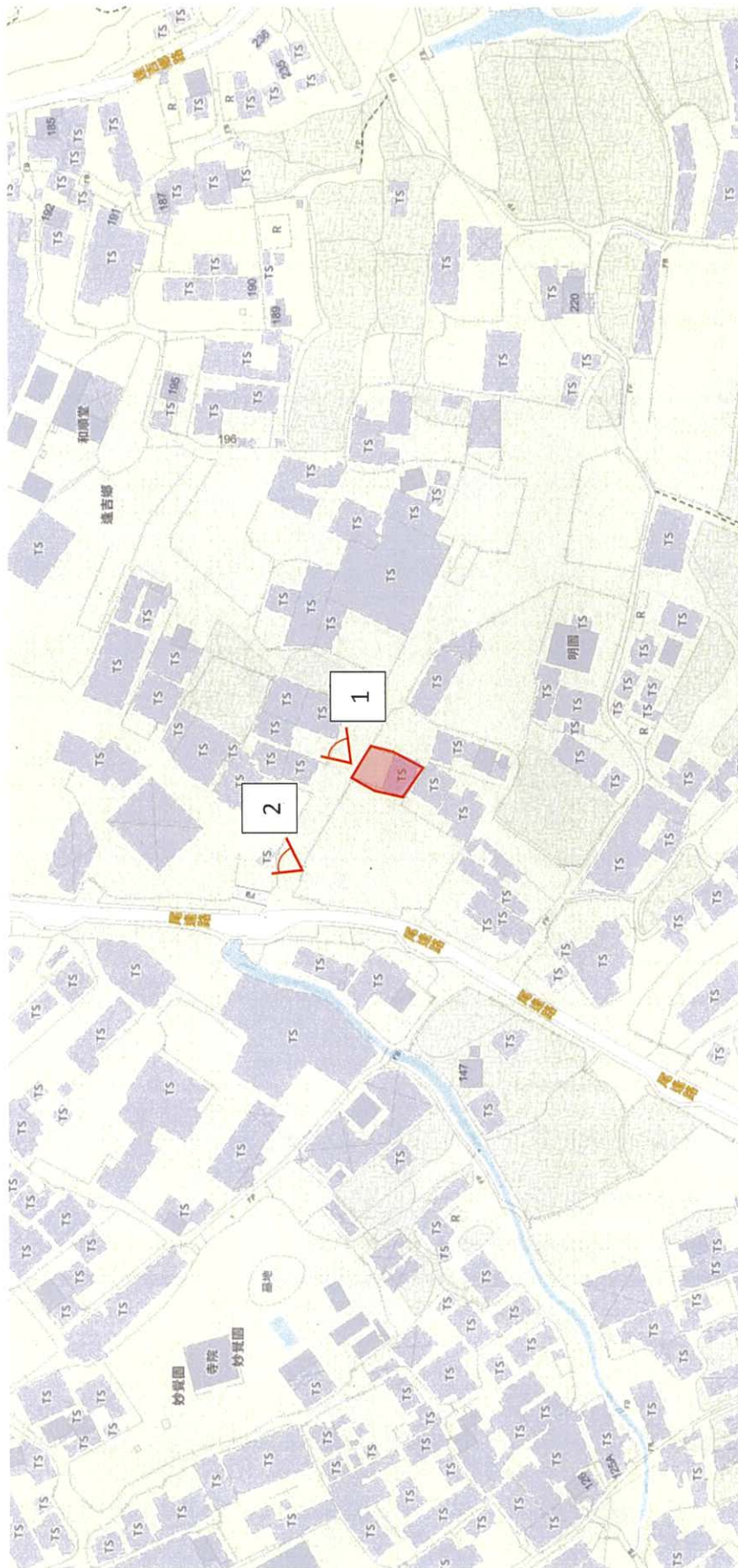
SITE PHOTO



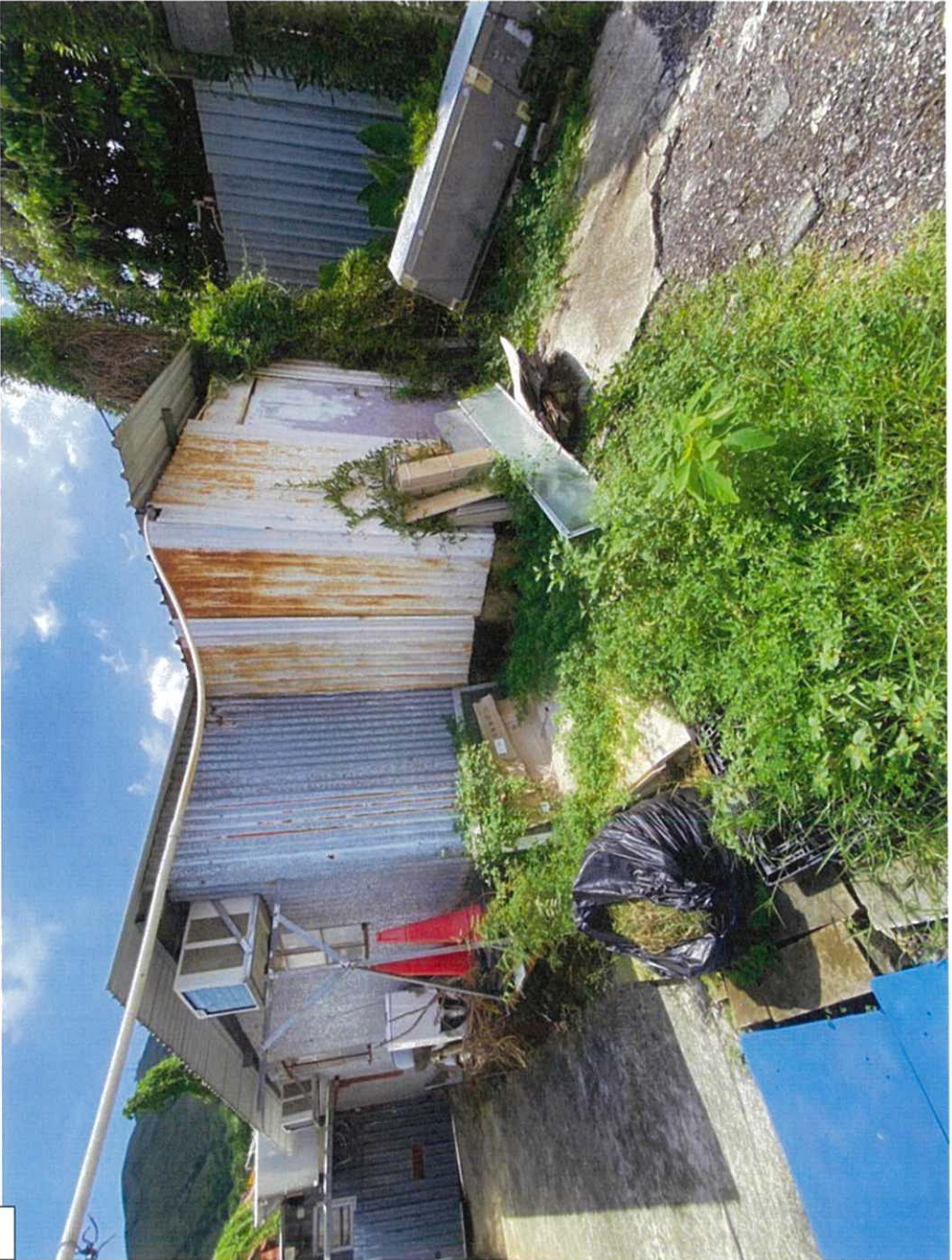
Existing Condition of CP4



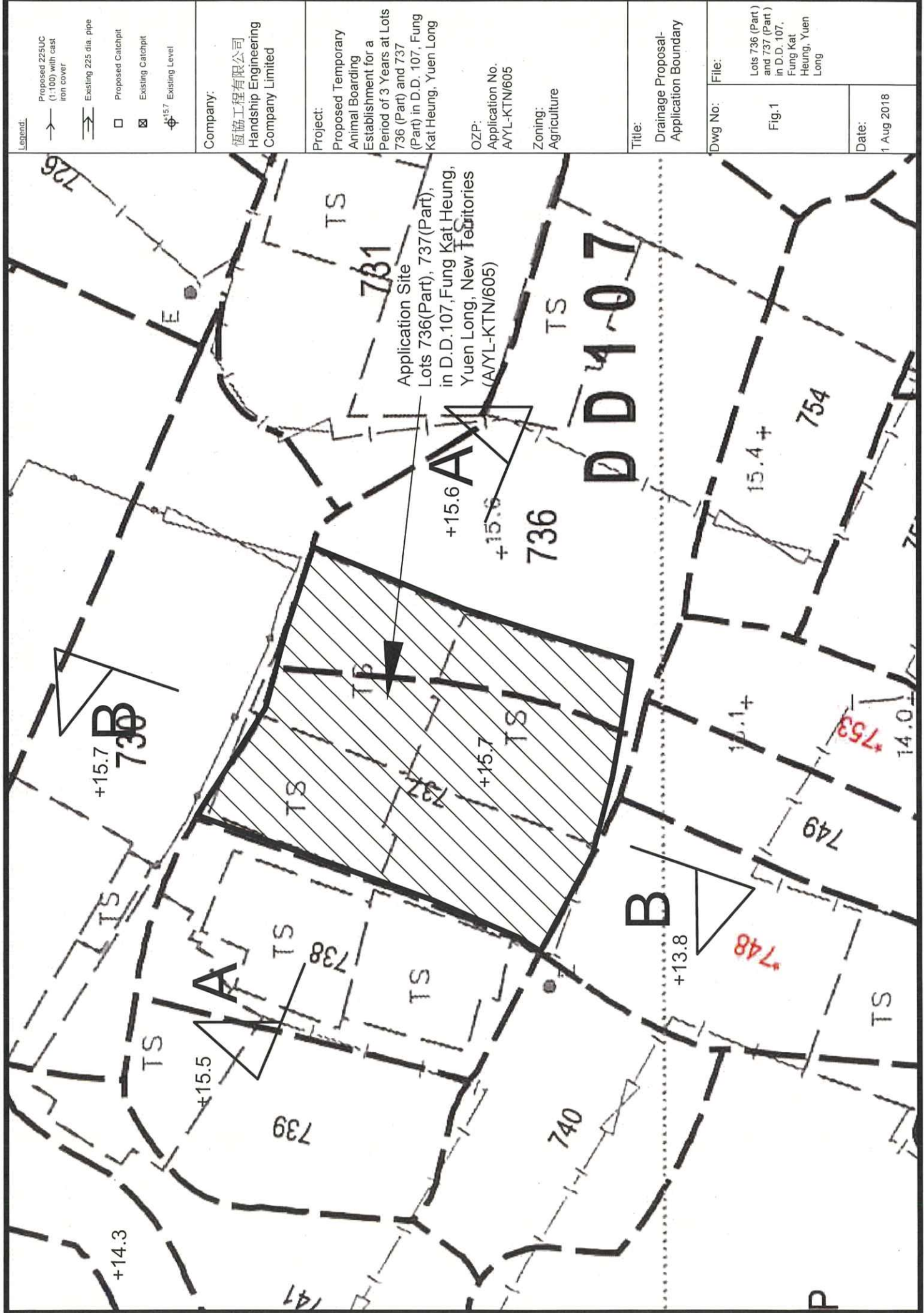
Location of CP4



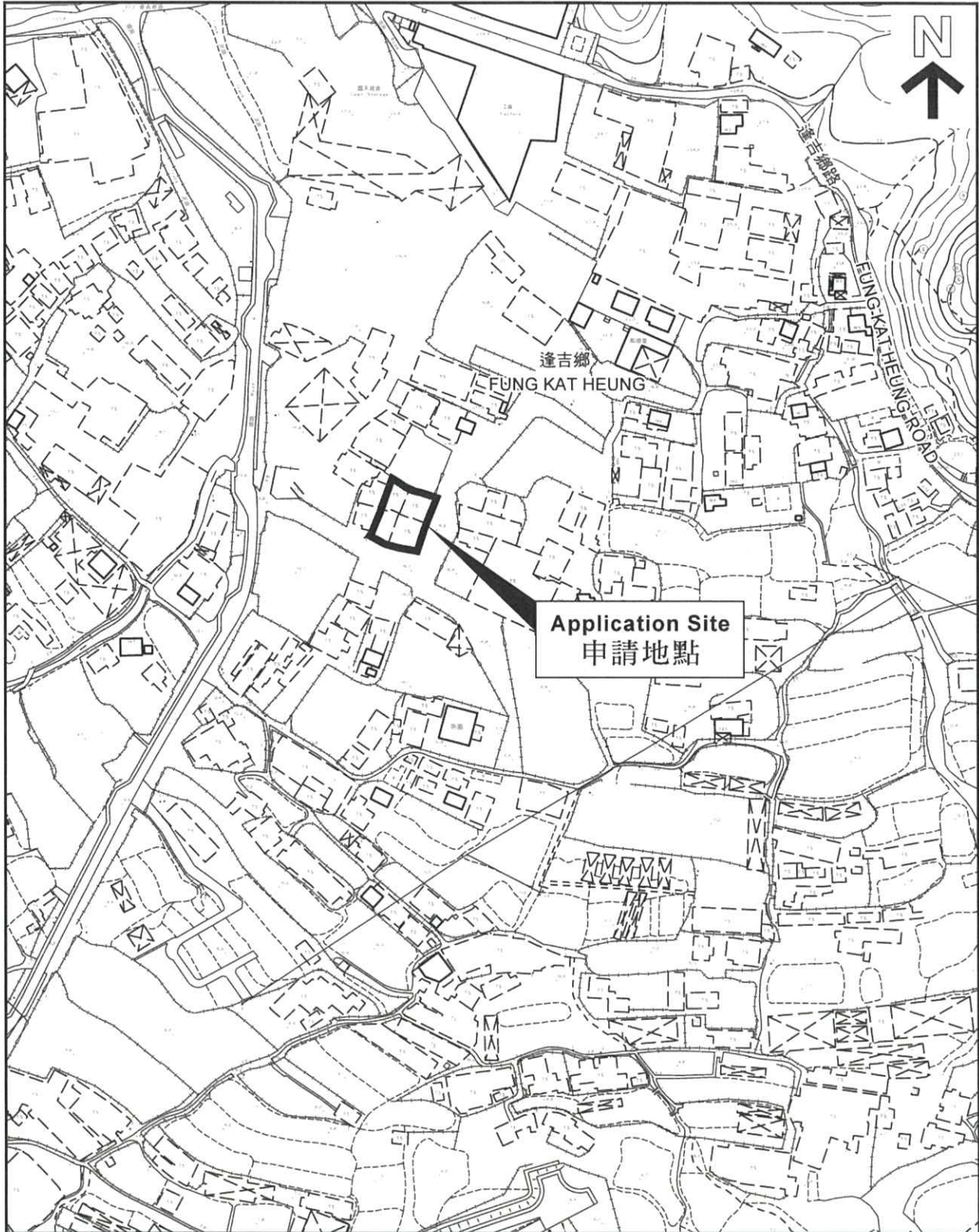




A/YL-KTN/605



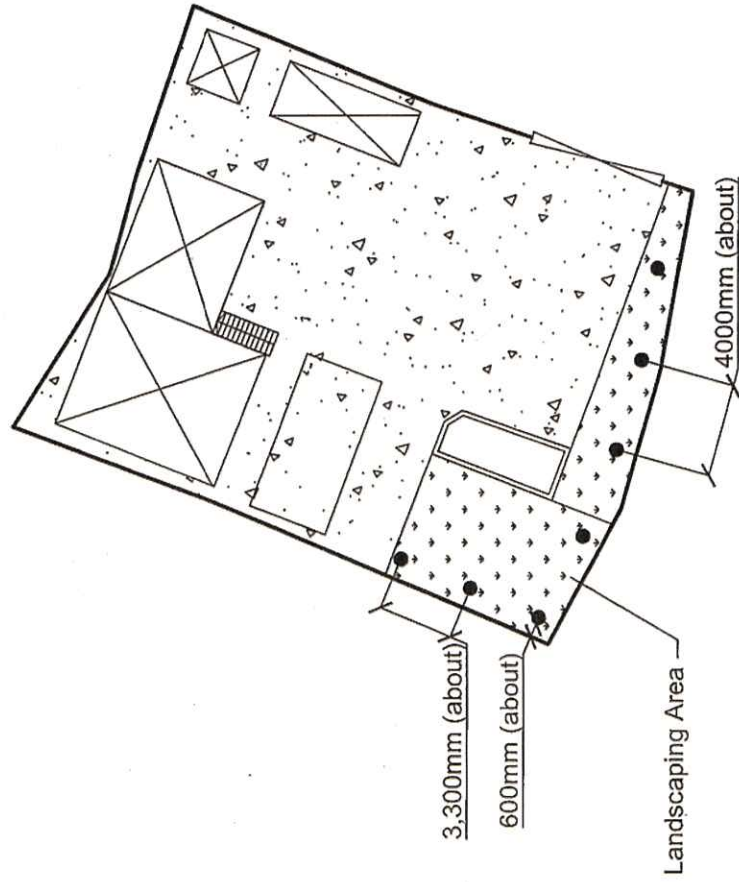
A/YL-KTN/605





No. of Proposed Tree: 7
Species of Tree: Ficus Microcarpa
Spacing: Not more than 4,000mm (about)
Tree Height: Not less than 2.75m (about)

All trees are 600mm (about)
off the Site Boundary



申請編號 Application No.: A/YL-KTN/605

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Ground Floor

Project:
Proposed
Animal
Boarding
Establishment for a period
of 3 Years

Lots 738 (Part) and 737
(Part) in D.D. 107, Fung
Kai Heung, Yuen Long,
New Territories

Scale: 1:300

Drawn by:

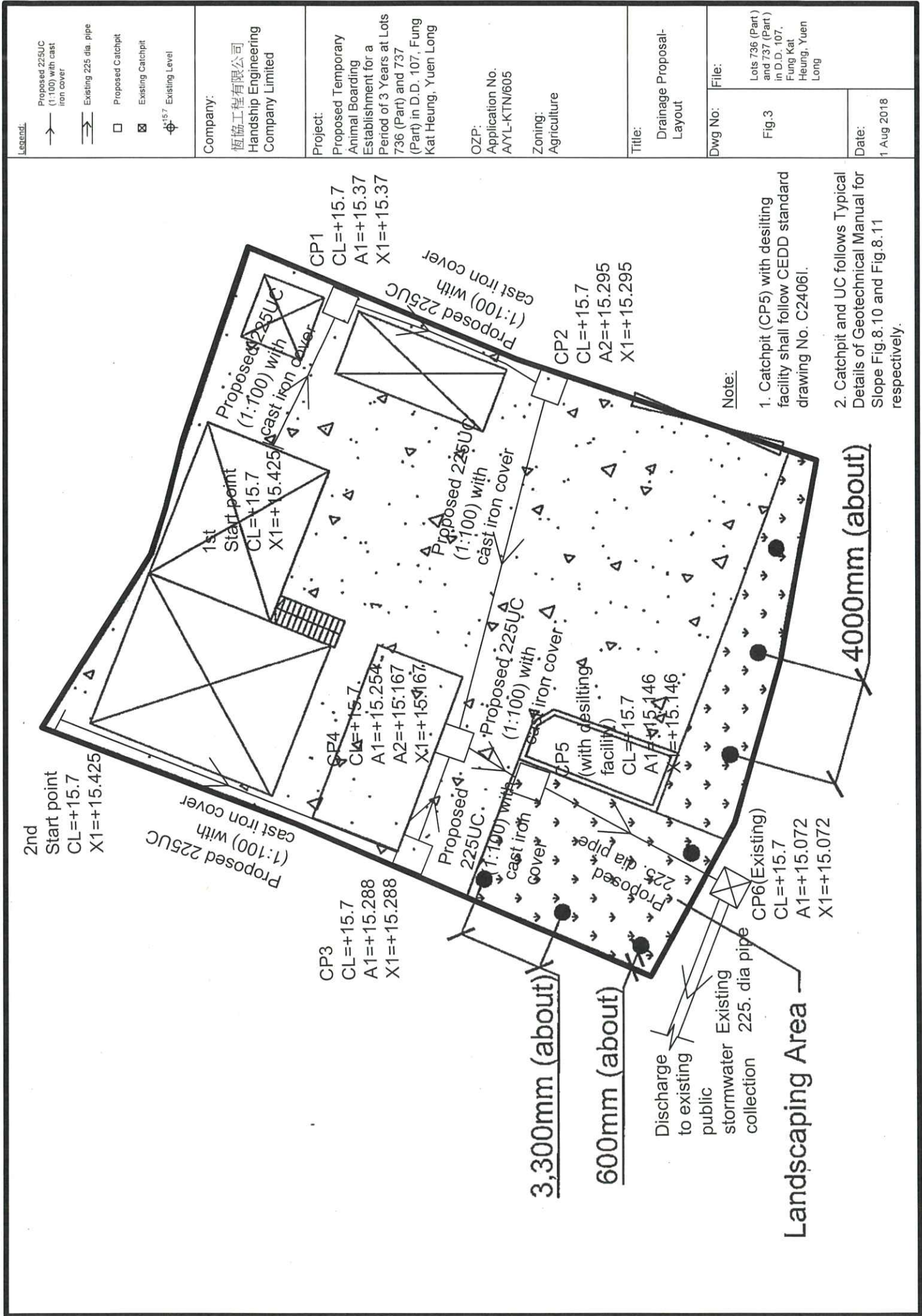
OZP : SYL-KTN/9
District : Kam Tin North
Zoning : "AGR"

Title:

Landscape Plan

Date:

17 APR 2018



Legend:	Proposed 225UC (1:100) with cast iron cover Existing 225 dia. pipe Proposed Catchpit Existing Catchpit Existing Level
Company: 恆協工程有限公司 Handship Engineering Company Limited	Project: Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
OZP: Application No. AYL-KTN/605 Zoning: Agriculture	Title: Connection Detail-CP6
Dwg No: Fig. 4	File: Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Date: 1 Aug 2018	

Section C-C

Ground Level

CL=+15.7

125

25 DIA. DRAIN PIPES

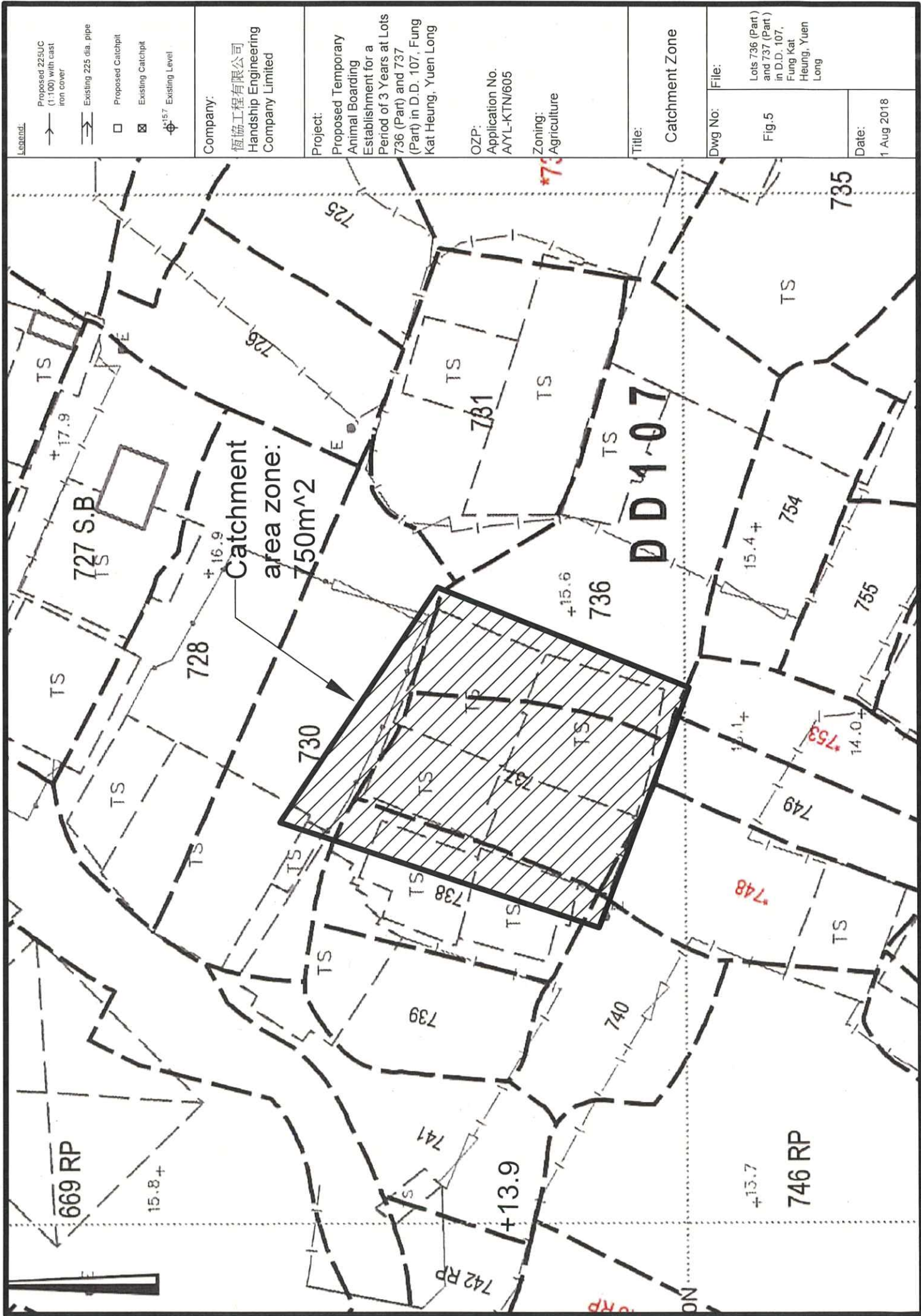
X1=+15.072

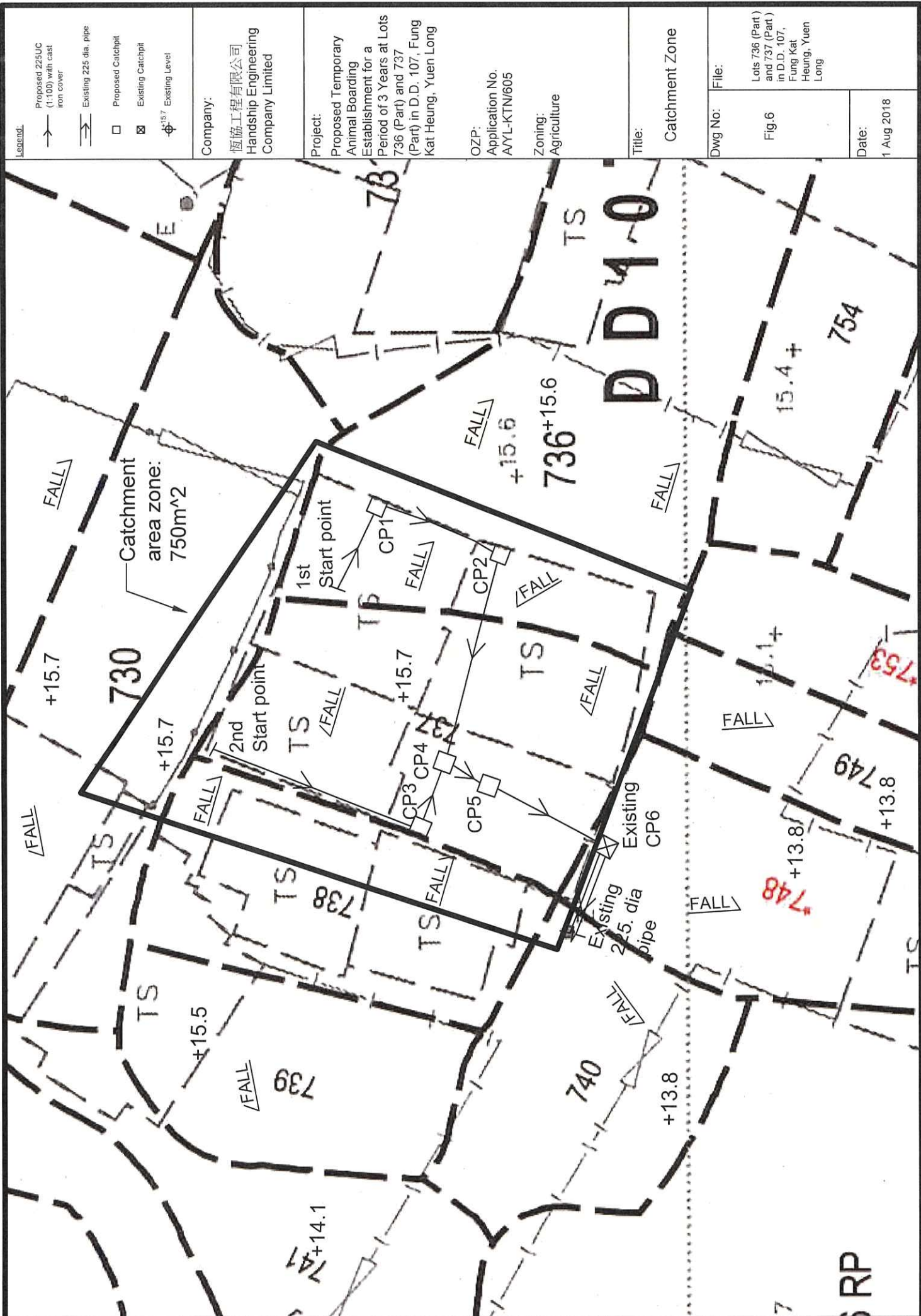
FALL

Discharge to existing public stormwater collection

Existing 225 dia. pipe

Proposed 225 dia. pipe





Company: 恆協工程有限公司 Handship Engineering Company Limited
Project: Proposed Temporary Animal Boarding Establishment for a Period of 3 Years
 at Lots 736 (Part) and 737 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Application No. (A/YL-KTN/605)
Date: 1-Aug-2018

Calculation for Design of Channels:

Catchment Zone

Area = 750 m²
 = 0.0008 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.00075 km²
 = 0.0495 m³/s
 = 2971 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100, proposed 225UC will be suitable.
 Existing 225 dia. pipe is also suitable.

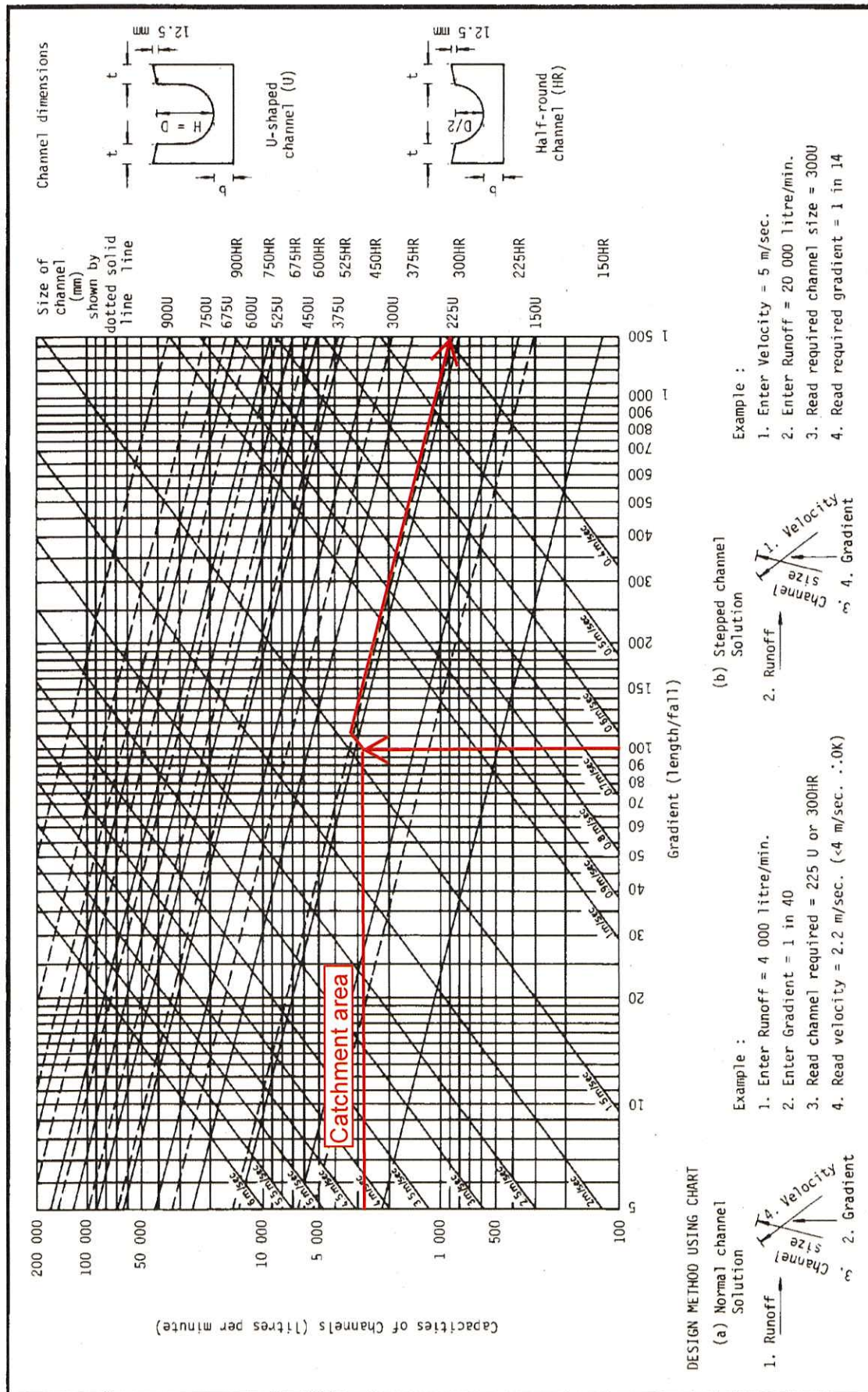
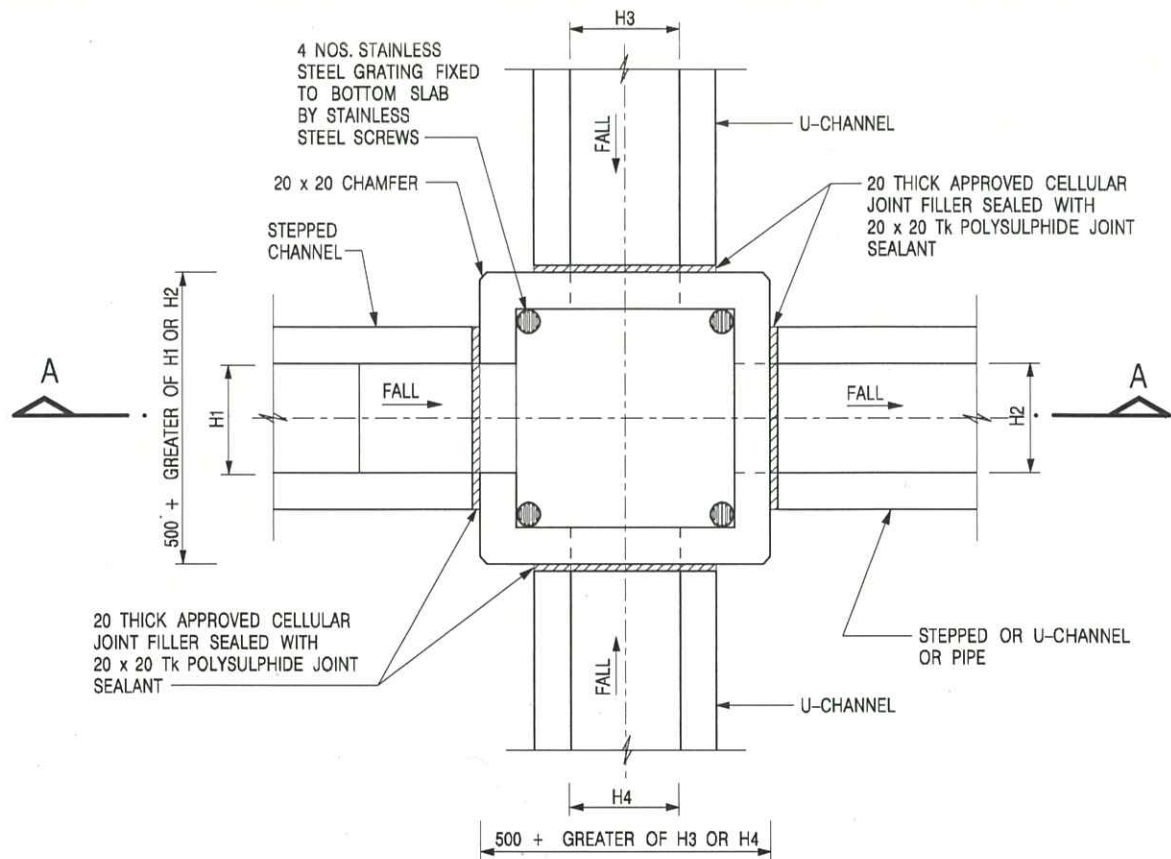
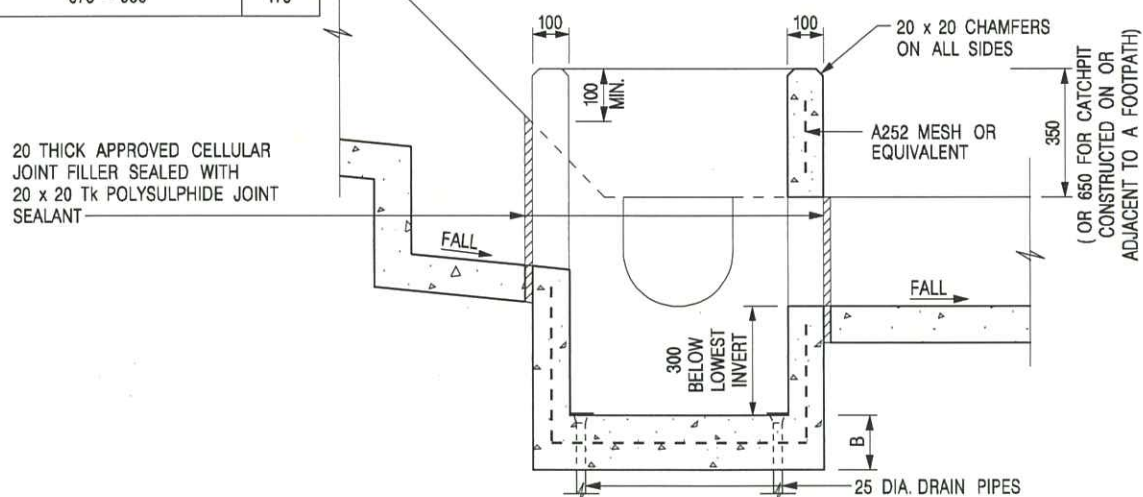


Figure 8.7 - Chart for the Rapid Design of Channels



PLAN

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

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



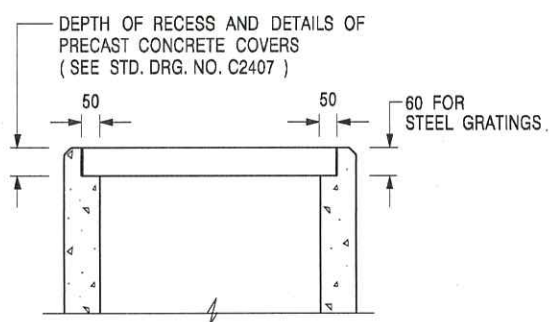
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2406 /1

We Engineer Hong Kong's Development




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
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10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

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

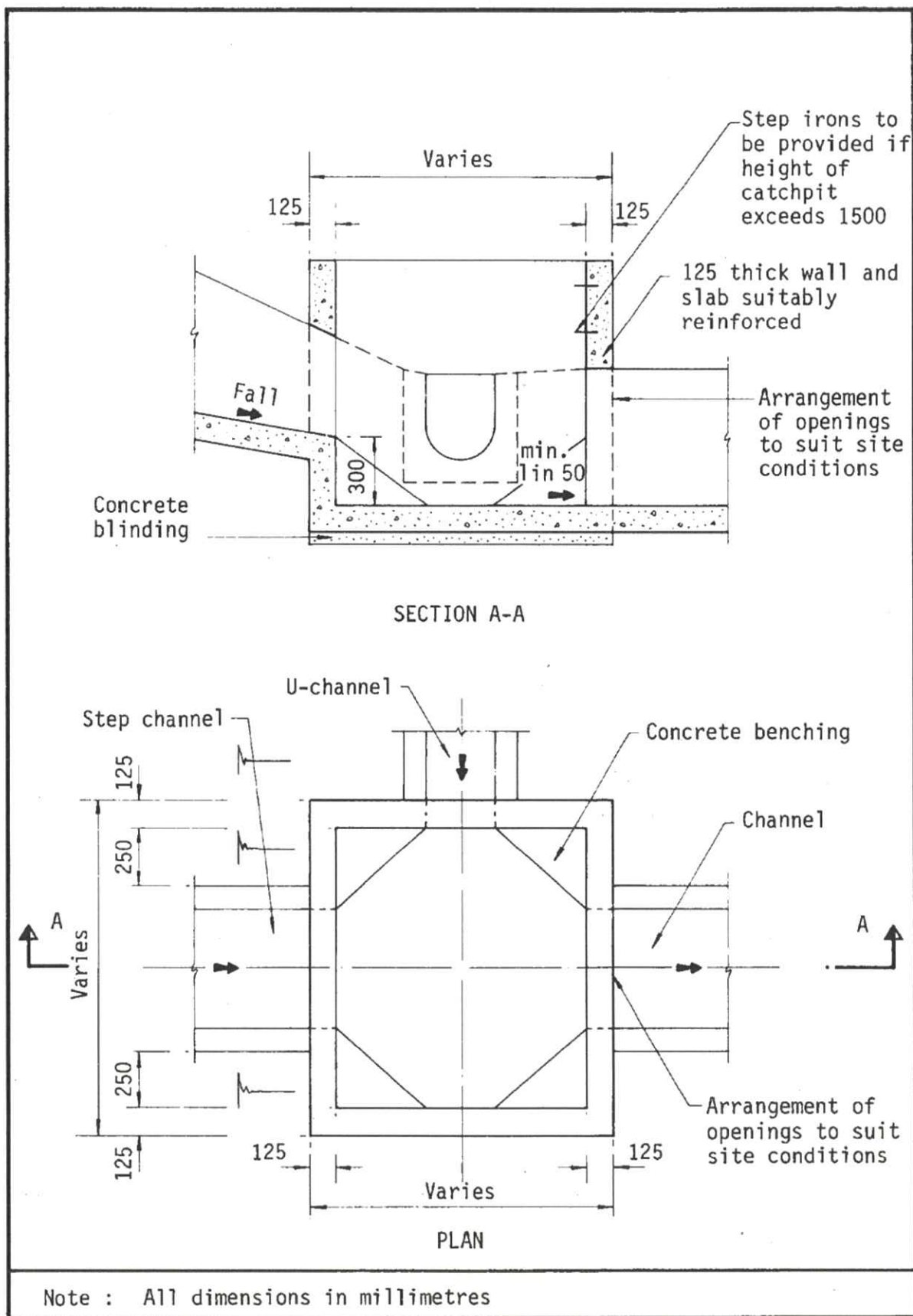


Figure 8.10 - Typical Details of Catchpits

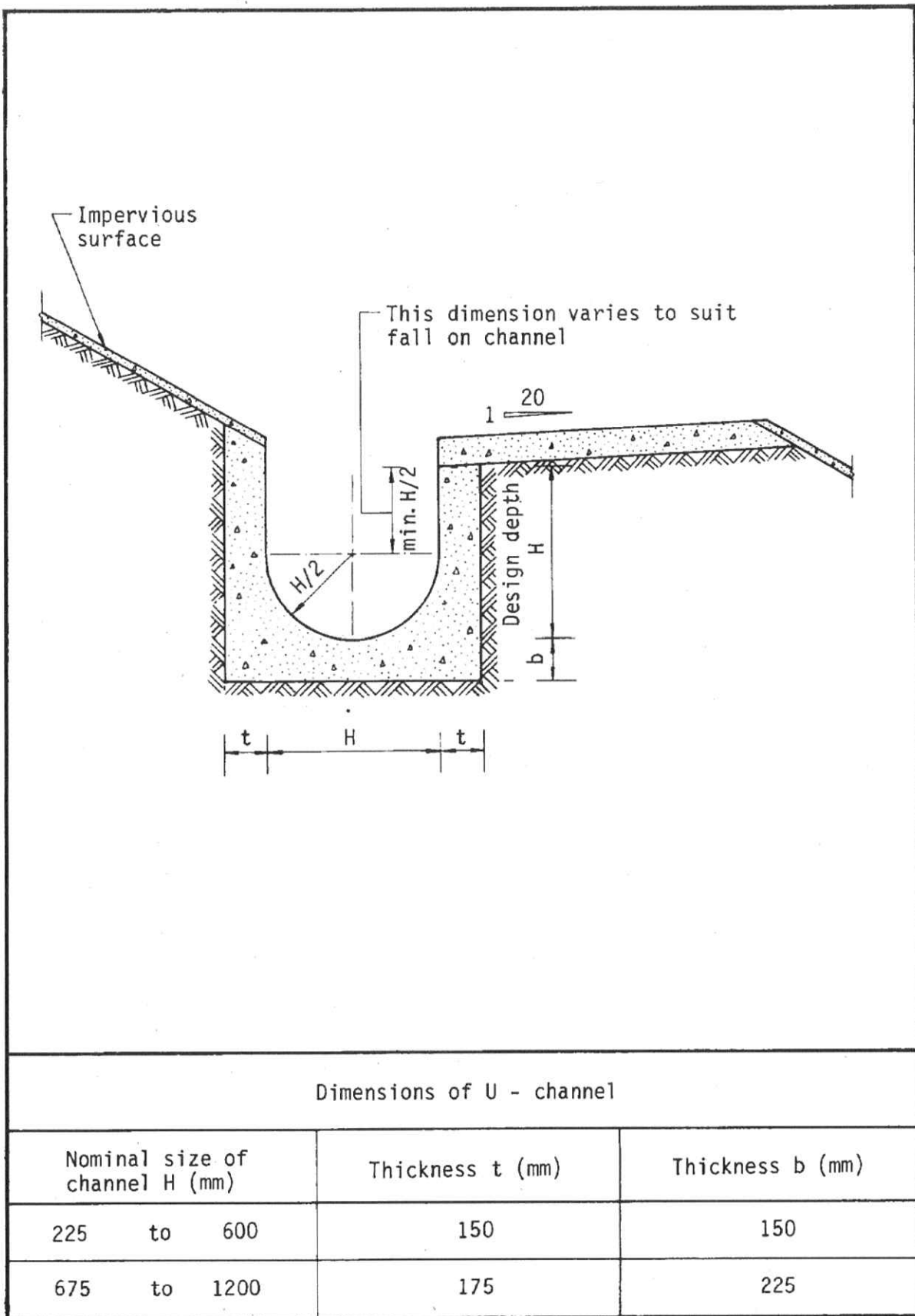


Figure 8.11 - Typical U-channel Details



盈卓物業
顧問有限公司

Our Ref.: DD107 Lot 748
Your Ref.: TPB/A/YL-KTN/907

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

By Email

5 October 2023

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/907)

We are writing to submit further information to provide clarifications of the subject application. Details are as follows:

- (i) The application site (the Site) has been hard paved with existing site levels ranging from +14.1mPD to 14.2mPD (about) and is occupied by structure under the previous application No. A/YL-KTN/763.
- (ii) As the proposed development only involves warehouse for storage of miscellaneous goods, no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2322 8888 or 2322 8889, or by email at orpheus.lee@tpb.com.hk or the undersigned at your convenience. Thank you for your kind attention.



吳卓明

Director



(852) 2322 8888
(852) 2322 8889



1007, 2023-09-06

Page 4/6

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Joyce TAM

email: llyduen@pland.gov.hk)
email: jhltam@pland.gov.hk)



Previous s.16 Applications

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
A/YL-KTN/763	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021 [revoked on 10.3.2023]

Similar s.16 Applications in the vicinity of the Site within/straddling the same “AGR” Zone on the Kam Tin North OZP

Approved Applications

Application No.	Use / Development	Date of Consideration
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 3 Years	12.6.2020
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023
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
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023

A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
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

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no objection to the application.

2. Drainage

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

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

3. Fire Safety

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

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

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the application site (the Site) received in the past three years.

5. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in a rural landscape character comprising temporary structures, farmlands, open storage and scattered tree groups. Significant adverse impact on the

landscape character and landscape resources arising from the proposed use is not anticipated.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comment on the suitability for the use proposed in the application;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO); and
- detailed checking under the BO will be carried out at building plan submission stage.

7. District Officer's Comments

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

- his office has not received any locals' comment on the application and he has no comment on the application.

8. Other Departments

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

- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the permission is given to the proposed development under application. It does not condone any other developments currently exist on the application site (the Site) which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (b) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
 - there are unauthorised building works (UBWs) and/uses on Lot No. 748 in D.D. 107 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - Mei Fung Road and Fung Kat Heung Road are not maintained by HyD;
 - his department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary

Uses and Open Storage Sites' issued by the DEP;

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

- more detail on how the raised land as a result of the land filling will not adversely affect the overland flow across the Site should be explained;
- in the channel calculation/ chart, the proposed determined 225 UC appears to be undersized. Please review and revise;
- please advise why u-channel is not provided at the southeast side of the Site. Please advise how the overland flow the above area of the Site could be properly intercepted and discharged. In general, peripheral surface channels should be provided;
- the invert levels of the proposed catchpits should be shown on the drainage plan for reference;
- the proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel;
- the invert level from CP3 to CP2 is higher than CP3's invert level. Please revise;
- please provide checking on the hydraulic capacity of the proposed underground 225mm dia. pipe;
- 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 and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. The relevant connection details should be provided for reference;
- please provide photo record and details showing the condition of existing CP4 and existing 225mm dia. pipe is acceptable;
- the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development;
- the location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan;
- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised that the installation/maintenance/modification/repair work of fire service installations (FSIs) shall be undertaken by an Registered Fire Service

Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and

- the applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for construction, operation and maintenance of inside services within the private lots to WSD's standards; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 existing structure (not being a New Territories Exempted houses) are erected on leased land without the approval of the Building Authority (BA), they are UBWs under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTN/907 DD 107 Fung Kat Heung
09/05/2023 21:12

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

763 ABE approved 10/9/21 conditions not fulfilled. PlanD knows, members if they have a brain should know and Joe Public is convinced, this is not a genuine operation but one of a long list of applications for ABE to gain approval for filling in and building on farmland.

If members approve this it indicates that they are complicit in this game of deceit that has turned our countryside into a ramshackle no mans land and will underline the now clear message that non compliance with conditions is no obstacle whatsoever to gaining approval from the board.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 April 2021 3:00 AM CST
Subject: A/YL-KTN/763 DD 107 Fung Kat Heung

Dear TPB Members,

After a whopping TEN extensions of time, applicant is relying on the 'mo man tai' submit another application and keep the train on the tracks approach.

There is no data available on what conditions were not met. Members question please and also the viability of animal boarding on such a small site. ANIMAL BREEDING should be eliminated.

Has Ag and Fish been around to inspect the operation, what exactly is going on there?

That abuse of children and animals is so prevalent in this jurisdiction indicates that decision makers do not care about the rights of the vulnerable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, August 1, 2018 2:11:57 AM

Subject: A/YL-KTN/616 DD 107 Fung Kat Heung

A/YL-KTN/616

Lot 748 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Site area : About 179m²

Zoning : "Agriculture"

Applied Use Development : Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

This appears to be an application to legitimize ongoing unapproved operations. It is also too small for such an operation.

The use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas. The feces from an unidentified number of animals would have to be disposed off and there is no mention of discharge of gray water and toxic substances used to wash and debug animals..

TPB should also consider the many cases of unauthorized animal breeding that are exposed in the media on a weekly basis.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Mary Mulvihill