

This document is received on - 4 JAN 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2303146

4/12 by hand

Form No. SI6-III 表格第 SI6-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/979
	Date Received 收到日期	- 4 JAN 2024

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

## 1. Name of Applicant 申請人姓名/名稱

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

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)

( ☐ 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)	Lot 1434 (Part) in D.D. 107 in 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 ..... 498 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 379 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

(Please use separate sheets if the space of any box above is insufficient. 如上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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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

- ☒ posted notice in a prominent position on or near application site/premises on  
18/10/2023 to 01/11/2023 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 24/11/2023 (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6.. Type(s) of Application 申請類別</b>				
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)				
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....			
<b>(c) Development Schedule 發展細節表</b>				
Proposed uncovered land area 擬議露天土地面積	..... 119 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	..... 379 .....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	..... 379 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	..... 379 .....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	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA	191 m <sup>2</sup> (ABOUT)	191 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	188 m <sup>2</sup> (ABOUT)	188 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		379 m <sup>2</sup> (ABOUT)	379 m <sup>2</sup> (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 .....				
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 旅遊巴士車位 .....				
Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 (LGV) .....				
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 18:00, 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)) <u>Accessible from Shui Mei Road via a local access</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... 248 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..... 1 ..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 498 ..... 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 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> ..... .....		

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

## 7. Justifications 理由

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

Please refer to the supplementary statement.



**8. Declaration 聲明**

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

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

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

Signature  
簽署

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

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
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 Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

28/11/2023

(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 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	498	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft 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 <u>          </u> <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 <u>          </u> <input type="checkbox"/> Month(s) 月 <u>          </u>		
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 and Pond		

(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	498 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.76 <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	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	76 % <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) _____ _____		N/A
	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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 filling of land and pond area of the Site, Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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 1434 (part) in D.D. 107, 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 and Pond**' (proposed development) (Plan 1).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

#### **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 (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is neither a column one nor column two use within the "AGR" zone, which requires planning permission from the Board (Plan 2).
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by temporary structures for warehouse use and vacant land, the proposed development is considered not incompatible with the surrounding area. Therefore, the approval of the current application on a temporary basis of 3 year would better utilize deserted agricultural land in the New Territories without jeopardizing the long-term planning intention of the "AGR" zone.
- 2.3 Furthermore, several similar S.16 planning applications (Nos. A/NE-KTN/937, 938, 939, 940, 955, 957 etc.) for 'warehouse' use within the same "AGR" zone were approved by the Board previously. The most recent S.16 planning application (Nos. A/YL-KTN/957) for 'warehouse' use within the same "AGR" zone was approved by the Board for a temporary basis in 2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "AGR" zone.

#### **3) Development Proposal**

- 3.1 The Site occupied an area of 498 m<sup>2</sup> (about) (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 (excluding dangerous goods godown) and covered loading/unloading (L/UL) area with total GFA of 379 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 3 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**

<b>Application Site Area</b>	498 m <sup>2</sup> (about)
<b>Covered Area</b>	379 m <sup>2</sup> (about)
<b>Uncovered Area</b>	119 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.76 (about)
<b>Site Coverage</b>	76% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	379 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	379 m <sup>2</sup> (about)
<b>Building Height</b>	7 m (about)
<b>No. of Storey</b>	1

- 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 0.2m (about) in depth for site formation of structures and circulation area (**Plan 5**). Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels (i.e. +9.8mPD), in order to facilitate a flat ground surface (**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 Shui Mei Road via a local access (**Plan 1**). One L/UL space is

provided at the Site, details are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

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

- 3.5 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicles is provided (**Plan 4**). Sufficient space is also 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 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 is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

**Table 3 – Trip Generation and Attractions of the Site**

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average) (10:00 – 17:00)	0.5	0.5	1

- 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 minimize adverse environmental impacts and nuisance to the surrounding area. 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 will be provided, i.e. submission of drainage and fire service installations 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 and Pond'**.

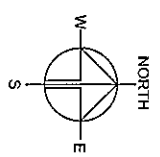
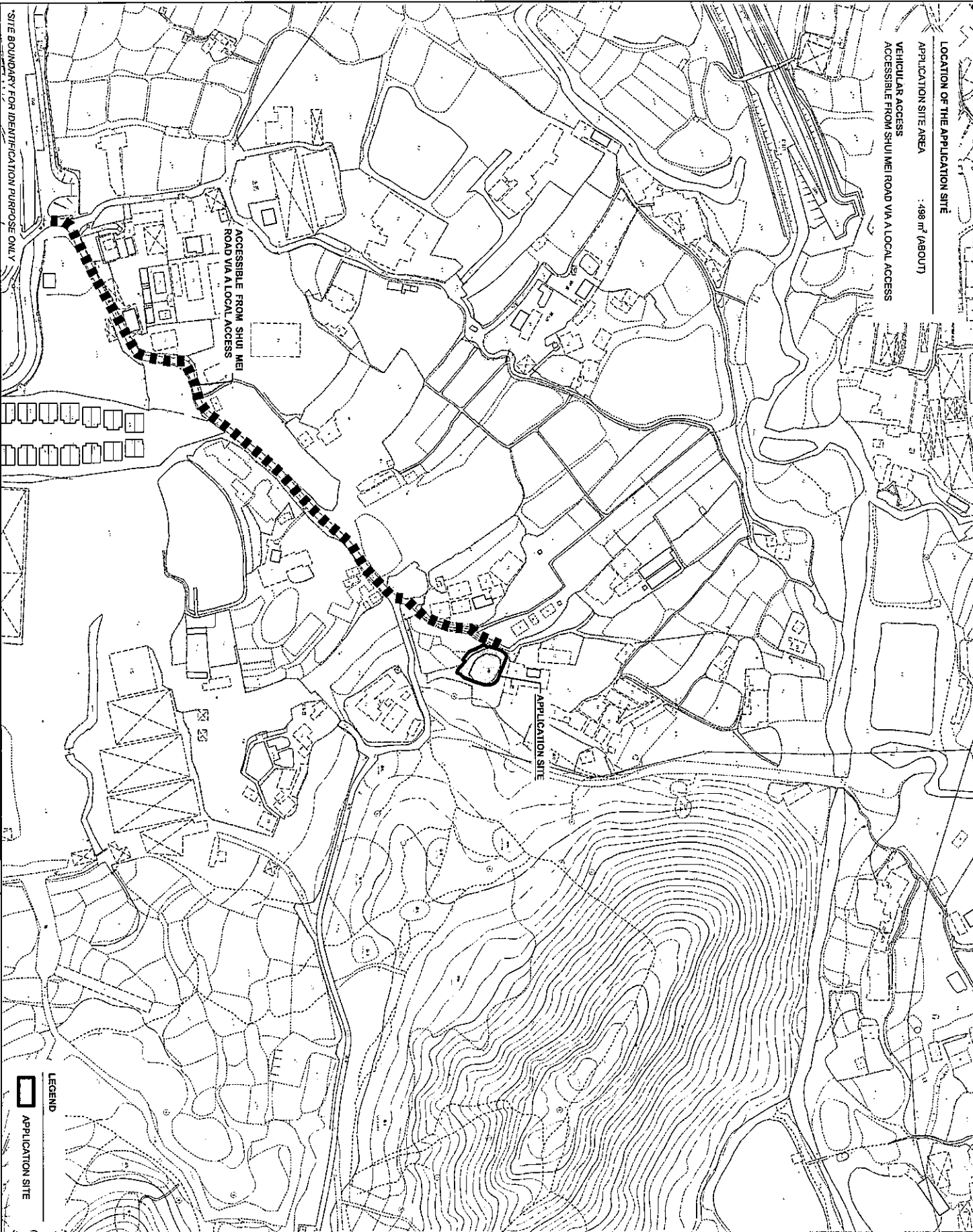
**R-riches Property Consultants Limited**

**November 2023**



## LIST OF PLANS

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Pond and Land Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis



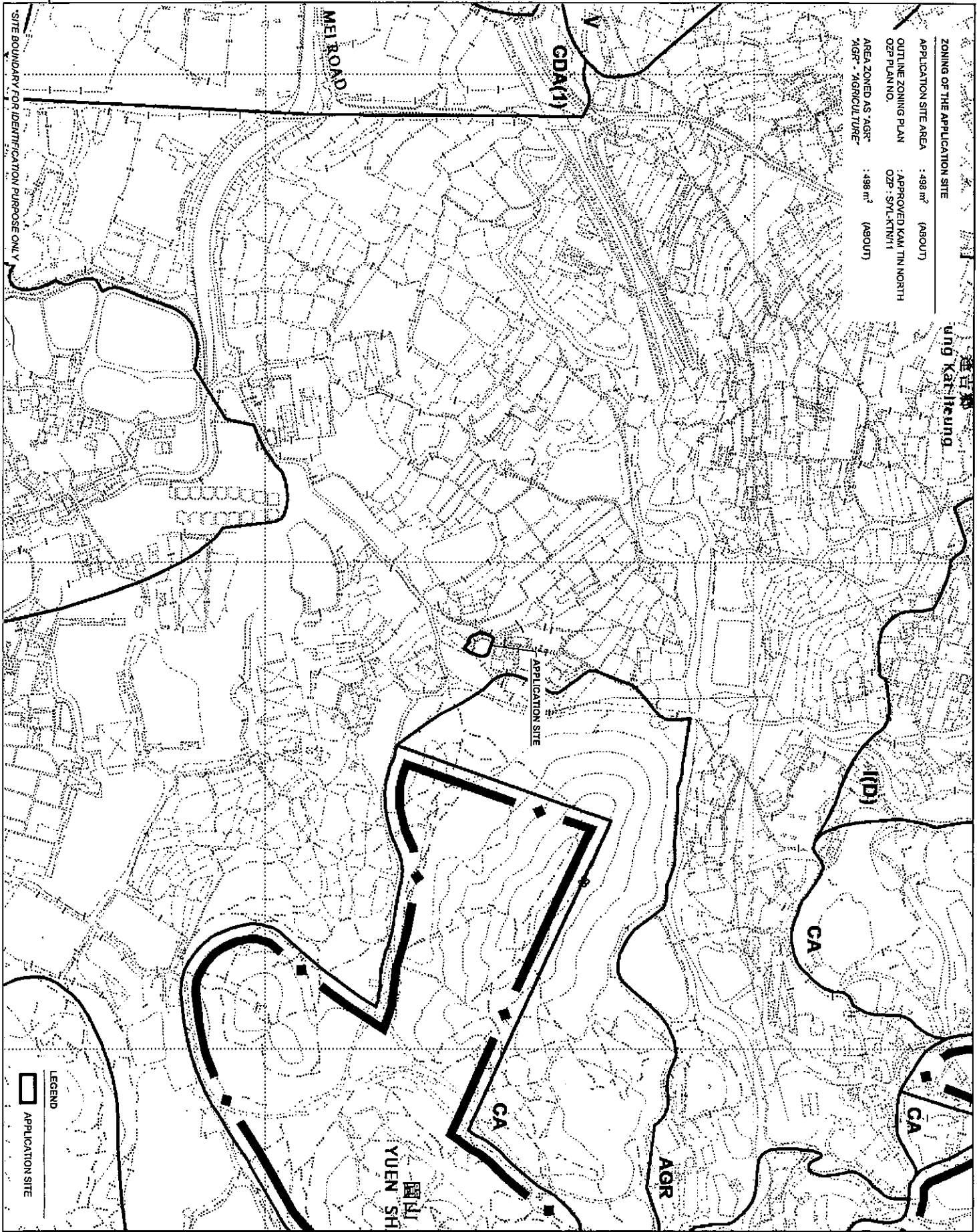
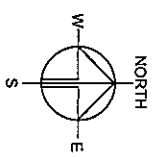
PROJECT		PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	
PLANNING CONSULTANT		R-Riches Property Consultants Ltd.	
SCALE		1 : 3000 @ A4	
DRAWN BY		MN	
CHECKED BY		DATE	
APPROVED BY		DATE	
SHEET TITLE		LOCATION PLAN	
DRAWING NO.		PLAN 1	
YEAR		001	

SITE LOCATION  
LOT 1434 (PART) IN D.D. 107,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

通告類  
ung Kat Heung

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 498 m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN	: APPROVED KAM TIN NORTH
OSP PLAN NO.	OSP : SYL-KTN11
AREA ZONED AS "AGR"	: 498 m <sup>2</sup> (ABOUT)
"AGR" - "AGRICULTURE"	



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  
AND POND

SITE LOCATION  
LOT 1434 (PART) IN D.D. 107,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1:5000 @ A4

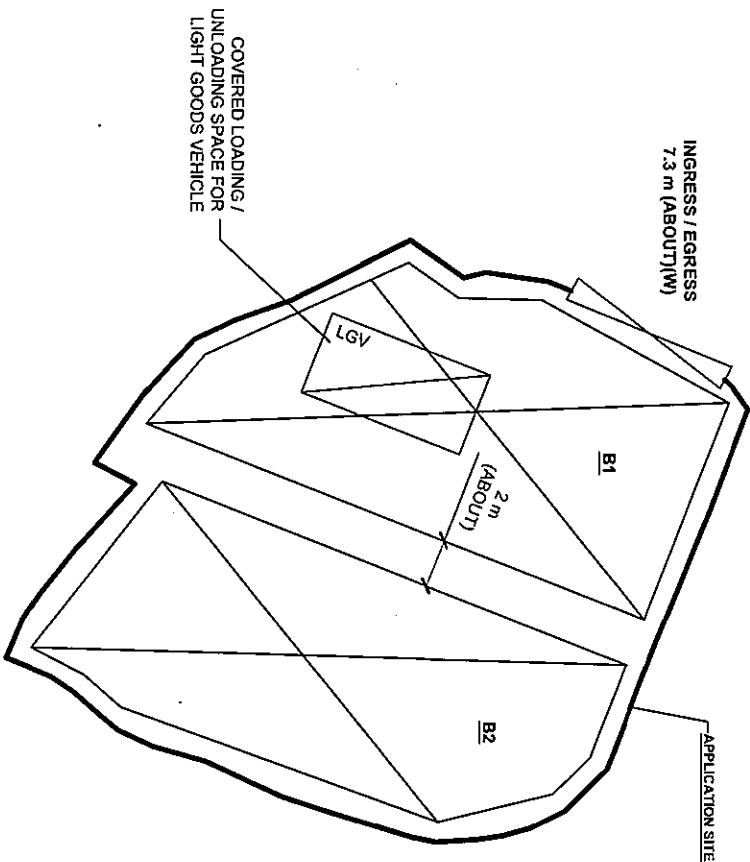
DRAWN BY	MM	DATE
DESIGNED BY	MM	23.11.2023
CHECKED BY	OL	27.12.2023
APPROVED BY		DATE

DATE TIME	
ZONING OF THE SITE	
CHARG.	002
PLAN 2	



DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 498 m <sup>2</sup> (ABOUT)
COVERED AREA	: 379 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 119 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.76 (ABOUT)
SITE COVERAGE	: 76 % (ABOUT)
NO. OF STRUCTURE	: 2 (ABOUT)
DOMESTIC GFA	: NOT APPLICABLE (ABOUT)
NON DOMESTIC GFA	: 379 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 379 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 7 m (ABOUT)
NO. OF STOREY	: 1 (ABOUT)

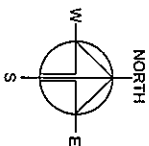
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA	191 m <sup>2</sup> (ABOUT)	191 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	188 m <sup>2</sup> (ABOUT)	188 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
D.G.G. - DANGEROUS GOODS GODOWN		TOTAL	379 m <sup>2</sup> (ABOUT)	379 m <sup>2</sup> (ABOUT)



LOADING / UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1

DIMENSION OF LUL SPACE : 7 m (L) x 3.5 m (W)



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

SITE LOCATION: LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 300 @ A4

DATE: 21.11.2023

REVIEWED BY: DATE:

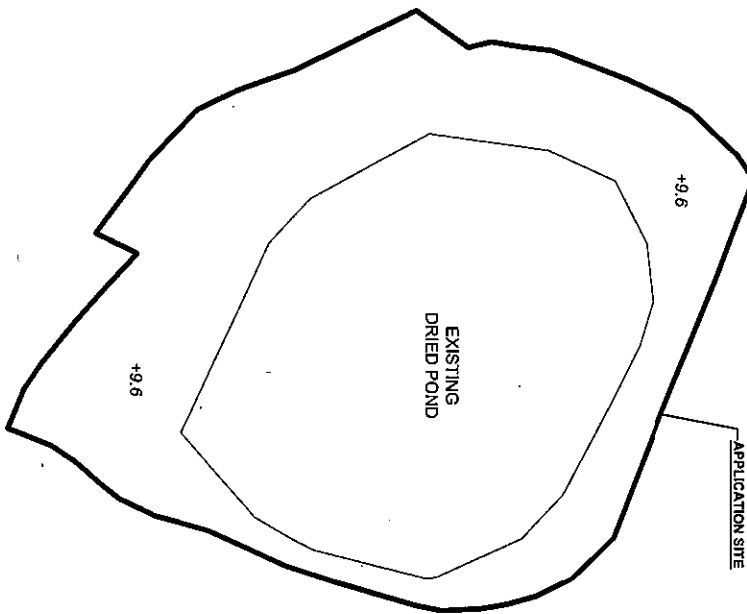
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DWG NO. 001

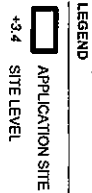
LEGEND

- APPLICATION SITE
- STRUCTURE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

APPLICATION SITE BEFORE FILLING OF LAND AND POND			
APPLICATION SITE AREA	: 498 m <sup>2</sup>	(ABOUT)	
SITE LEVELS BEFORE FILLING OF LAND	: +9.6 mPD	(ABOUT)	
AREA OF THE EXISTING DRIED POND	: 248 m <sup>2</sup>	(ABOUT)	
DEPTH OF EXISTING DRIED POND	: 1 m	(ABOUT)	

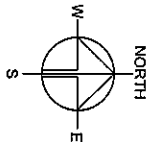
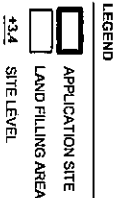
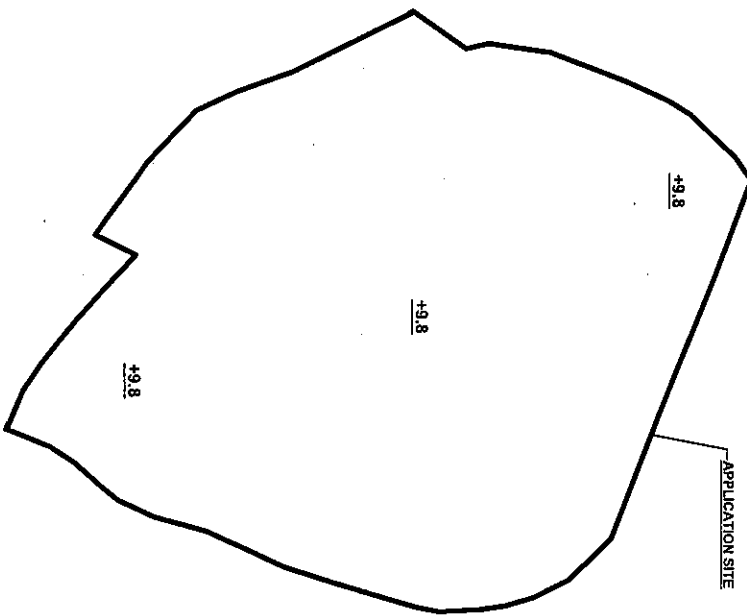


SITE LEVELS ARE FOR REFERENCE ONLY.



EXISTING FILLING OF LAND AREA			
APPLICATION SITE AREA COVERED BY STRUCTURE	: 498 m <sup>2</sup>	(ABOUT)	
PROPOSED LAND FILLING AREA	: 498 m <sup>2</sup>	(ABOUT)	
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(ABOUT)	
PROPOSED SITE LEVELS	: +9.8 mPD (ABOUT)		
MATERIAL OF LAND FILLING	: CONCRETE		
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE		
PROPOSED POND FILLING AREA	: 248 m <sup>2</sup>	(ABOUT)	
MATERIAL OF FILLING	: CONCRETE		

\*THE POND FILLING AREA IS INCLUDED IN THE CALCULATION OF LAND FILLING AREA.



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

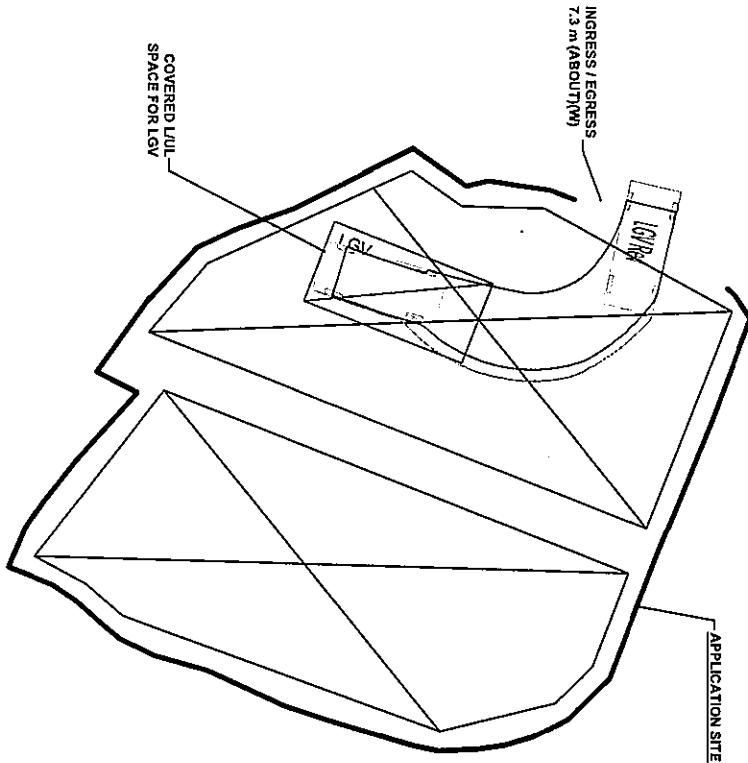
SITE LOCATION  
LOT 1434 (PART) IN D.D. 107, KAM TIN, TSEN LONG, NEW TERRITORIES

SCALE	1 : 300 @ A4
DRAWN BY	DATE
MIN	23.11.2023
REVIEWED BY	DATE
APPROVED BY	DATE

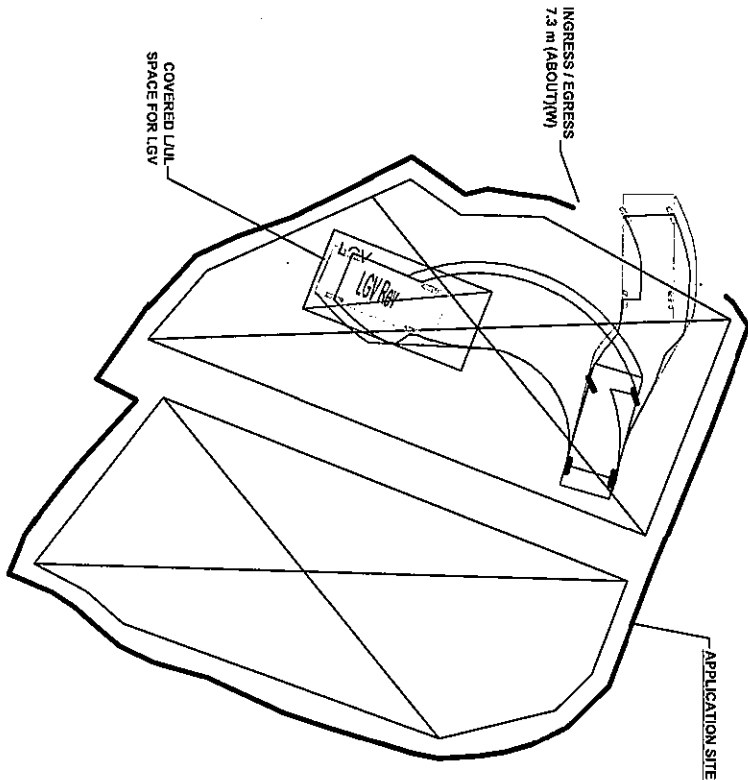
PROJECT TITLE	FILLING OF LAND
DWG. NO.	PLAN 5
VER.	001

SWEPT PATH ANALYSIS

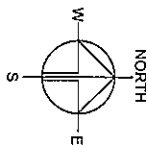
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE



FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS



PLANNING CONSULTANT



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

SITE LOCATION : LOT 1434 (PART) IN D.O. 107,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE : 1 : 300 @ A4

DRAWN BY	DATE
MIN	23.11.2023
CHECKED BY	SITE
APPROVED BY	DATE

PROJECT TITLE	DATE
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 6	001





Our Ref. : DD107 Lot 1434  
Your Ref. : TPB/A/YL-KTN/979

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

By Email

22 March 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,  
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/979)**

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

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at \_\_\_\_\_ or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,  
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/979)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b> <b>(Contact Person: Mr. Terence TANG; Tel.: 2300 1257)</b>		
(a)	I have reservation on the subject development as there as proposed pond and land filling works and appears covering the whole application site but there is no substantiation show how the overland flow from adjacent areas would not be interrupted by the proposed works.	A drainage proposal, with provision of peripheral u-channel and catchpits is provided to mitigate potential drainage impact generated by the proposed development (Annex I). The applicant will implement the proposed drainage facilities at the application site (the Site) once the drainage proposal is accepted by CE/MN, DSD / Town Planning Board.
<b>2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b> <b>(Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)</b>		
(a)	The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	Please be noted that the Site is currently vacant and there is no active agricultural use within the Site. The Site is also surrounded by temporary structures for warehouse use and vacant land. As the proposed development is intended to support the warehousing and storage industry, approval of the application on a temporary basis of 3 years would not frustrate the long term planning intention of the "Agriculture" zone and better utilize deserted agricultural land. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
(b)	Pond filling is generally not recommended from a fisheries viewpoint. Although the fish pond is currently of unknown status, it	Please be informed that the fish pond is dried for decades. The applicant submitted a drainage proposal in accordance with

	has the potential to be used for fish culture operations in the future. As such, the application is not supported from a fisheries viewpoint.”	requirements from DSD, including the provision of peripheral u-channels and catchpits to mitigate the potential adverse drainage impact generated by the proposed development. Therefore, direct impact to the fish pond should not be anticipated.
--	--	---

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

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Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

March 2024

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- Figure 2 - Existing Drainage Plan
- Figure 3 – Proposed Drainage System

## List of Appendix

- Appendix A – Design Calculation
- Appendix B - Development Layout Plan
- Appendix C – Reference Drawings for UChannel, Catchpit and Manhole

# 1.Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1434 (part) in D.D. 107, 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 and Pond' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

## 1.2 The Site

- 1.2.1 The Application Site area is about 498m<sup>2</sup>, and it situates beside local tracks at the west, south and east. Those local track connect the site to Shui Mei Road in the South of the Proposed Development. The site is partly occupied by existing structures, abandoned dried pond and grassland.
- 1.2.2 The Application Site is surrounded by grassland, temporary structures and local track. It is generally flat with existing ground level of approx. +9.6 mPD and it is proposed to be filled up to +9.8 mPD after the Proposed Development.
- 1.2.3 The site location plan is shown in **Figure 1**.
- 1.2.4 Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.

## 2. Development Proposal

### 2.1 The Proposed Development

- 2.1.1 The total site area is approximately 498m<sup>2</sup>. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose.

Proposed Development	
Total Site Area (m <sup>2</sup> )	498
Assume all proposed site area as paved area after development for assessment purpose (m <sup>2</sup> )	498

**Table 1 - Key Development Parameters**

## 3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. 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 site and the surrounding are generally flat. The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby public drainage system. 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 Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	471.9
b	=	3.02
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 <sup>3</sup> /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km <sup>2</sup>

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

- Paved Area: C = 0.95
- 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<sub>f</sub> = 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:

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

where,

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

## 4. Proposed Drainage System

- 4.1.1 The Application Site and the surrounding areas are generally flat. Internal drainage system is proposed to collect the runoff from the application site and discharge to the existing drainage system under the local tracks at the south. The alignment, size and gradient of the proposed drains are shown in **Figure 3**.
- 4.1.2 The design calculations of proposed channels are shown in **Appendix A**.

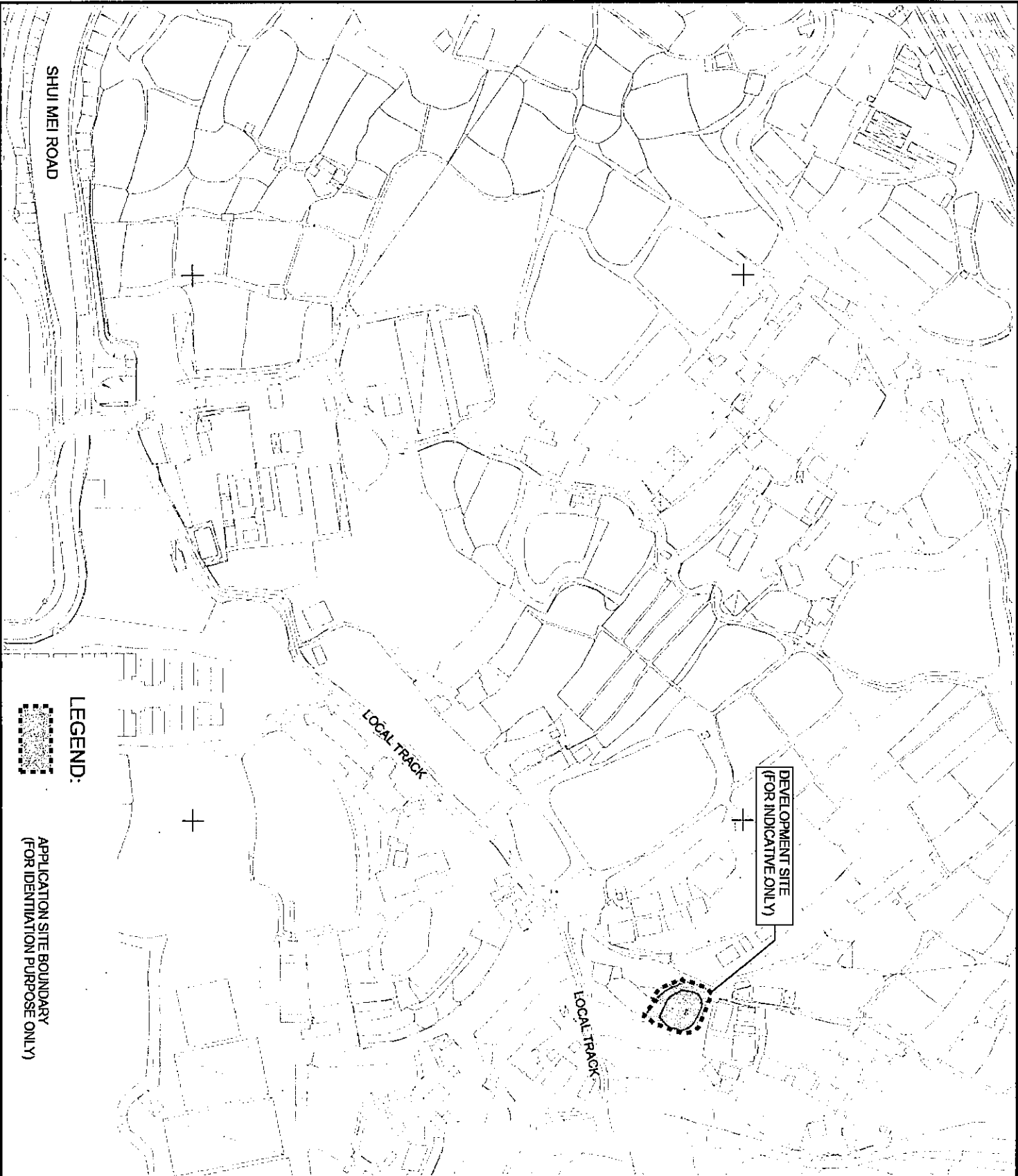
## 5. Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the proposed perimeter Uchannel/drains and discharge to the existing drainage system under the southern local track.
- 5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of text -

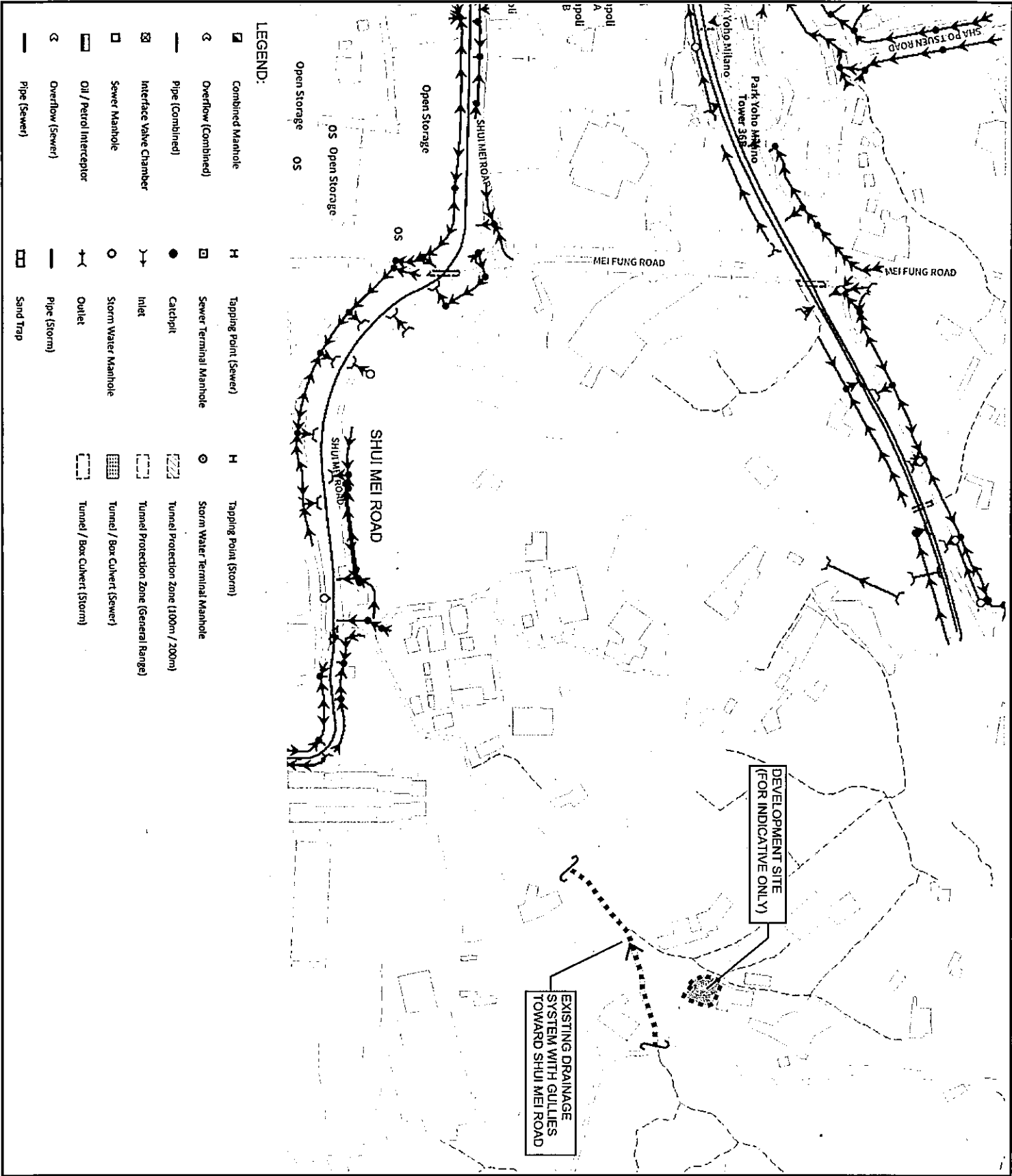
# FIGURES

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**PROJECT:**  
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

DRAWING TITLE: SITE LOCATION PLAN		
REV	DESCRIPTION	DATE
DRAWING NUMBER: FIGURE 1		

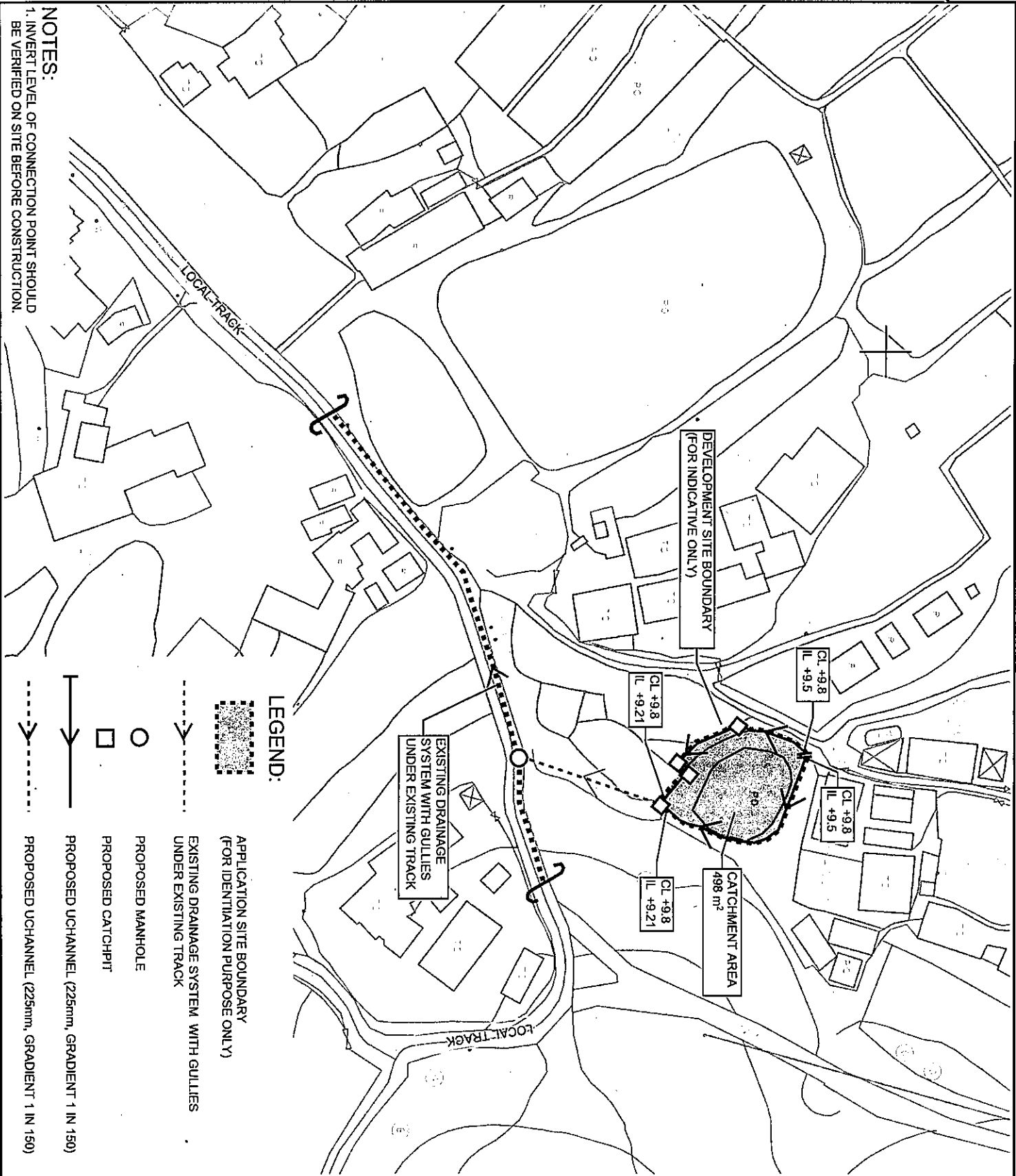


<b>PROJECT:</b> Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories		
REV	DESCRIPTION	DATE
<b>DRAWING TITLE:</b> EXISTING DRAINAGE PLAN		
<b>DRAWING NUMBER:</b> FIGURE 2		

**PROJECT:**  
Proposed Temporary  
Warehouse (Excluding  
Dangerous Goods Godown)  
with Ancillary Facilities for a  
Period of 3 Years and  
Associated Filling of Land and  
Pond in "Agriculture" Zone,  
Lot 1434 (part) in D.D. 107,  
Kam Tin, Yuen Long, New  
Territories

REV	DESCRIPTION	DATE
DRAWING TITLE: PROPOSED DRAINAGE SYSTEM		

DRAWING NUMBER:  
FIGURE 3



# Appendix

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# Appendix A - Design Calculation

## Channel Design

### U Channel - Internal

#### Runoff Estimation

Design Return Period	1 in	10 years
Paved Area*	498	(m2)
Unpaved Area*	0	(m2)
Total Equivalent Area	473	(m2)
Rainfall Intensity, I**	206	mm/hr
Design Discharge Rate, Q***	0.027	m3/s

\* Assume all the site area is paved for assessment purpose

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

$$*** Q = 0.278 \times 473 \times 206 / 1000000$$

#### U Channel

Channel Size	225	(mm)
Gradient	1 in	150
Velocity	1.07	m/s
Capacity	0.048	m3/s

Utilization

$$0.027 / 0.048 = 56.38 \% < 85 \%$$

## PipeWorks Design

### Runoff Estimation

Design Return Period	1 in	10 years
Paved Area*	498	m2
Unpaved Area*	0	m2
Total Equivalent Area	473	m2
Time of Concentration	5	min
Rainfall Intensity	206	mm/hr
Design Discharge Rate	0.027	m3/s

### Pipe Design

Pipe Size	225	mm
Gradient	1 in	150
Velocity	1.24	m/s
Capacity	0.049	m3/s

Utilization

$$= 55.42 \% < 85 \%$$

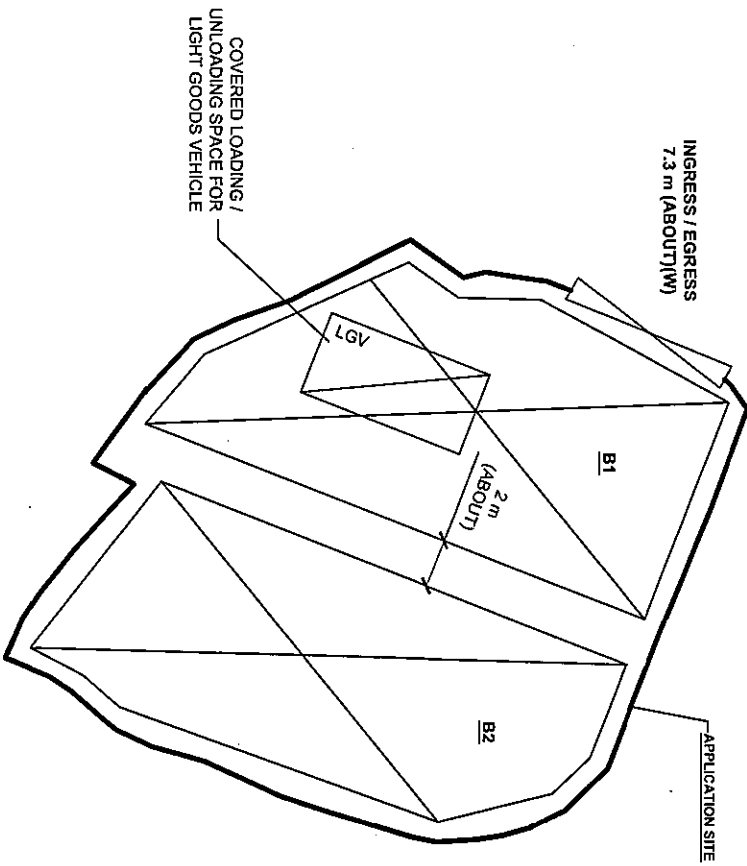
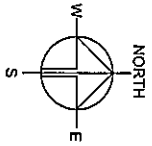


Appendix B - Development Layout Plan

UNCOVERED AREA	: 119 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.76	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 2	(ABOUT)
DOMESTIC GFA	: 379 m <sup>2</sup>	(ABOUT)
NONDOMESTIC GFA	: 379 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 379 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

COVERED LOADING / UNLOADING AREA WAREHOUSE (EXCLUDING D.G.G.)		TOTAL	
B2	188 m <sup>2</sup> (ABOUT)	379 m <sup>2</sup> (ABOUT)	379 m <sup>2</sup> (ABOUT)
D.G.G. - DANGEROUS GOODS GODOWN			

GFA	BUILDING HEIGHT
191 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
188 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)







LOADING / UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1

DIMENSION OF LUL SPACE : 7 m (L) x 3.5 m (W)

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS



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

SITE LOCATION: LOT 1434 (PART) IN D.D. 107 KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 300 @ A4

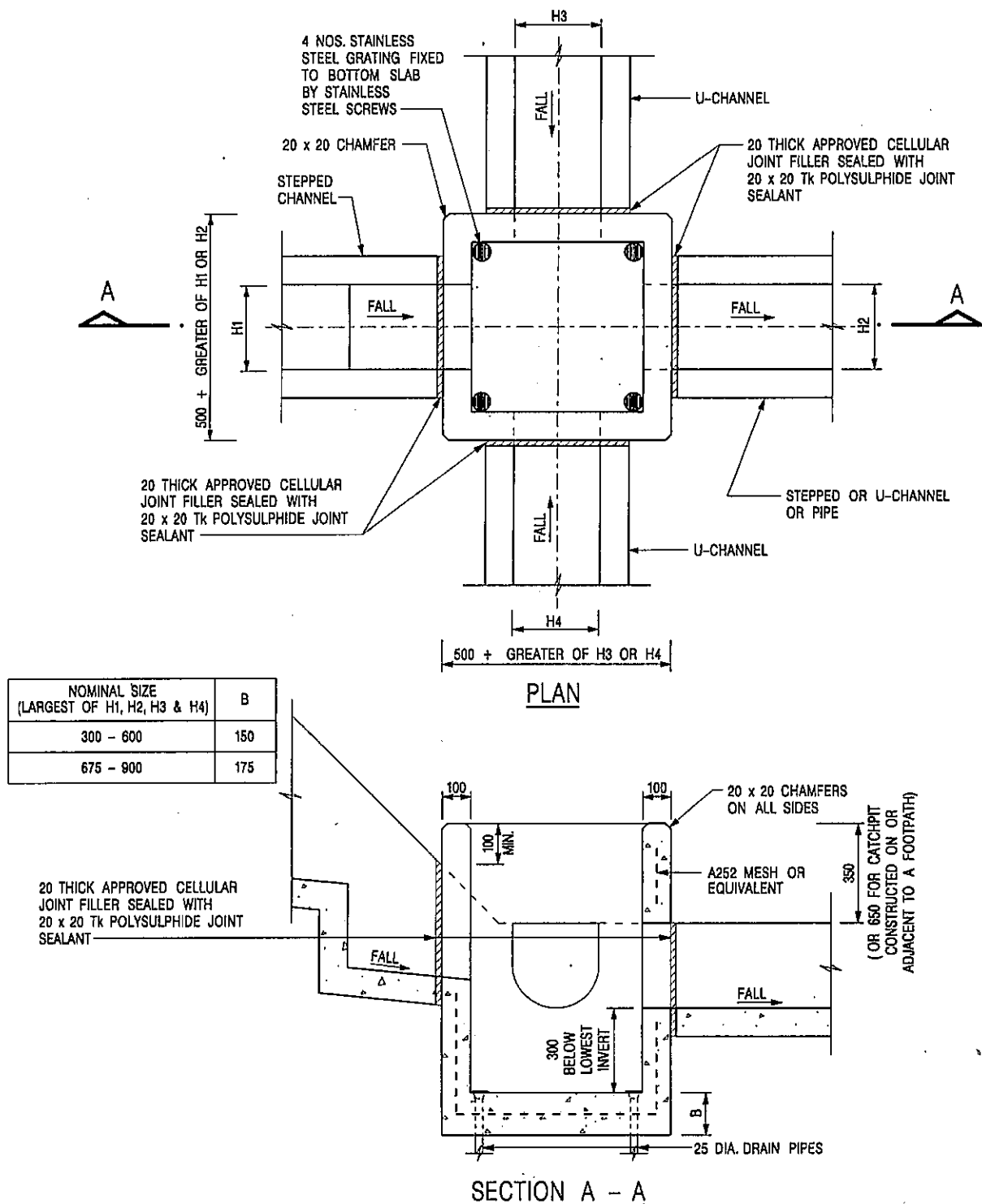
DATE: 21.11.2023

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DATE: 21.11.2023

# Appendix C - Reference Drawings




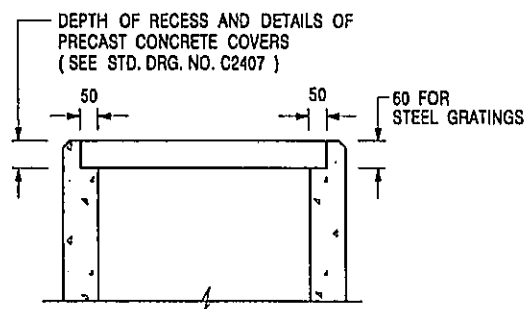
## NOTES:

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

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



**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 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 '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

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**

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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:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
  8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
  9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
  10. 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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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

卓越工程 建設香港



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

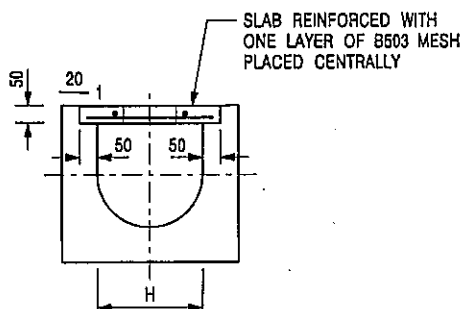
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DATE JAN 1991

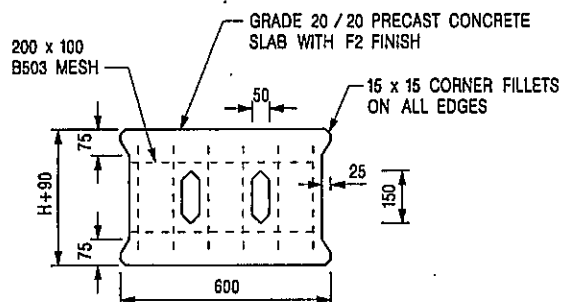
**DRAWING NO.**

C24101

## We Engineer Hong Kong's Development



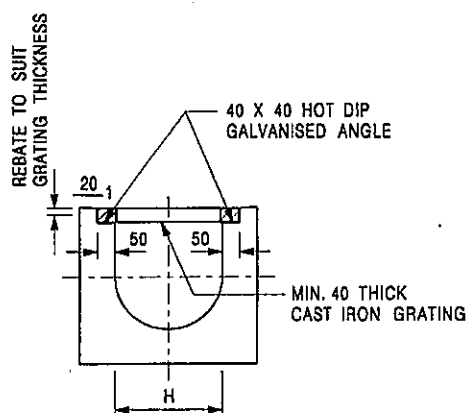
TYPICAL SECTION



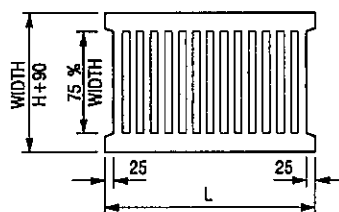
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

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

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

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

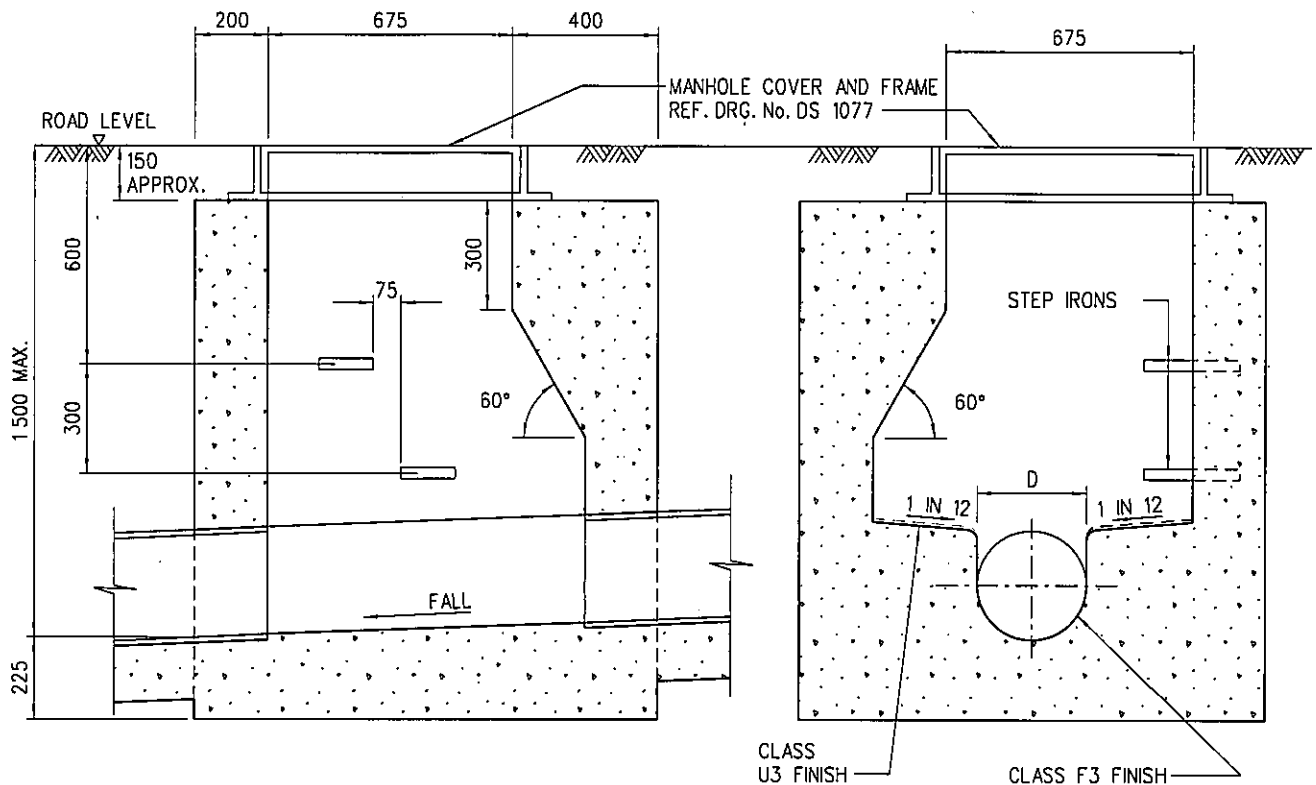
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DRAWING NO.

C2412E

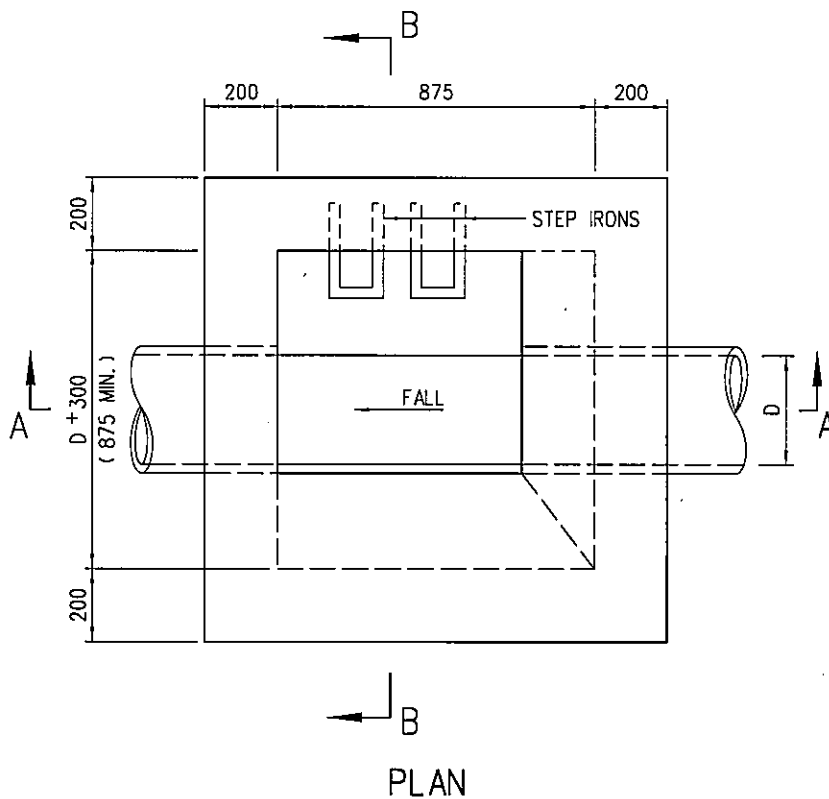
卓越工程 建設香港

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SECTION A-A

SECTION B-B



PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 150 TO 675 mm
3. NORMAL RANGE : 1000 TO 1500 mm OF DEPTH (FROM ROAD LEVEL TO LOWEST INVERT)
4. USED IN : STORMWATER DRAIN AND SEWER
5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
6. TOP TREATMENT: SEE DRG. No. DS 1032
7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE : GRADE 30/20
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
10. RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

A	NOTE 10 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE D1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

DRAWING No.

SCALE

1 : 20

DS 1079A





Our Ref. : DD107 Lot 1434  
Your Ref. : TPB/A/YL-KTN/979

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

By Email

15 April 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,  
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**



**(S.16 Planning Application No. A/YL-KTN/979)**

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

**S.16 Planning Application No. A/YL-KTN/979**

**Responses-to-Comments**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

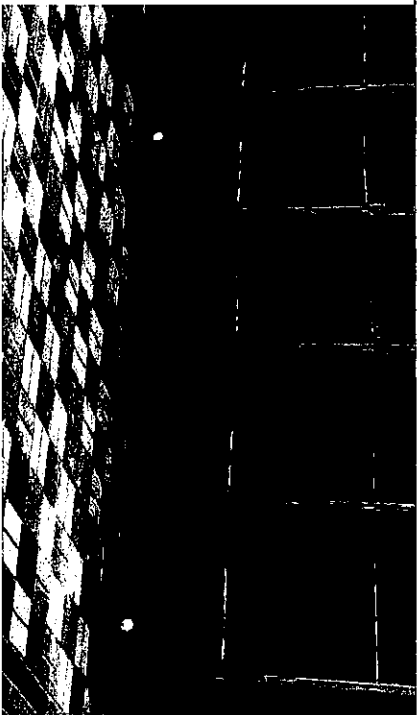
**(Application No. A/YL-KTN/979)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses	
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)			
(1)	Please provide catchment plan for comment. The surface runoff from adjacent areas should be considered.	Noted.. Please refer to <b>Figure 4</b> of the revised drainage proposal ( <b>Annex I</b> ).	
(2)	Consideration should be given to provide catchpit at the turning points of the u-channel.	Noted. Please refer to revised <b>Figure 3</b> of the revised drainage proposal ( <b>Annex I</b> ).	
(3)	The cover and invert levels of all catchpits should be shown on the drainage plan.	Noted. Please refer to revised <b>Figure 3</b> of the revised drainage proposal ( <b>Annex I</b> ).	
(4)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	Noted. Please refer to <b>Figure 4</b> of the revised drainage proposal ( <b>Annex I</b> ).	
(5)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Noted. The ultimate discharge point is the existing nullah near Shui Mei Road. Please refer to <b>Appendix D</b> and updated <b>Figure 2</b> of the revised drainage proposal ( <b>Annex I</b> ).	

**S.16 Planning Application No. A/YL-KTN/979**

<p>(6) 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. The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</p>	<p>There are existing drainage pipes/pits/channel along the village road. Drainage construction works could be made to the existing drainage pit for discharge from the application site. Please find site photos in <b>Appendix D</b> and proposed connection detail in updated <b>Figure 3</b> of the revised drainage proposal for your perusal (<b>Annex I</b>).</p>
<p>(7) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site, and demonstrate the existing drainage facilities have spare capacity to cater for the additional discharge from the proposed development.</p>	<p>Noted. Please refer to the calculation in <b>Appendix A</b> and site photos in <b>Appendix D</b> of the revised drainage proposal (<b>Annex I</b>). The utilization of existing drainage facilities is about 38%. It is anticipated that there is no significant drainage impact to existing drainage facilities.</p>
<p>(8) Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.</p>	<p>Noted. Corrugated sheet fence would be erected. 50mm dia. opening to be provided near ground level at 3m center to center spacing.</p>

		
(9)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to <b>Appendix E</b> of the revised drainage proposal ( <b>Annex 1</b> ).
(10)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(11)	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.	Noted.
(12)	Please number the proposed catchpit as CP1, CP2...etc. for reference.	Noted.
(13)	Please clarify what is the difference of solid and dotted red line.	Please note the proposed drainage plan in <b>Figure 3</b> is updated. The dotted red line is removed. The solid red lines are proposed U Channel.

(14)	Please provide relevant connection details of proposed manhole including the cover and invert levels.	Noted. The proposed connection detail is shown in Figure 3 of the revised drainage proposal (Annex I).
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Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

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Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drainage Appraisal

April 2024

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Appendix B - Development Layout Plan
Appendix C – Reference Drawings for UChannel, Catchpit
Appendix D – Photos Record of Surrounding
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# 1. Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1434 (part) in D.D. 107, 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 and Pond' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

## 1.2 The Site

- 1.2.1 The Application Site area is about 498m<sup>2</sup>, and it situates beside local tracks at the west, south and east. Those local track connect the site to Shui Mei Road in the South of the Proposed Development. The site is partly occupied by existing structures, abandoned dried pond and grassland.
- 1.2.2 The Application Site is surrounded by grassland, temporary structures and local track. It is generally flat with existing ground level of approx. +9.6 mPD and it is proposed to be filled up to +9.8 mPD after the Proposed Development.
- 1.2.3 The site location plan is shown in **Figure 1**.
- 1.2.4 Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.



## 2. Development Proposal

### 2.1 The Proposed Development

- 2.1.1 The total site area is approximately 498m<sup>2</sup>. The indicative development schedule is summarized in Table 1 below for technical assessment purpose.

Proposed Development	
Total Site Area (m <sup>2</sup> )	498
Assume all proposed site area as paved area after development for assessment purpose (m <sup>2</sup> )	498

**Table 1 - Key Development Parameters**

## 3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. 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 site to the east is generally higher. The proposed village drainage system intended to collect runoff from the internal site as well as from the external eastern area. It is proposed to be discharged to existing nearby public drainage system which would discharge to existing nullah at Shui Mei Road. 1 in 10 years return period is adopted for the drainage design. Catchments plan is shown in Figure 4.

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 Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	471.9
b	=	3.02
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:

- Paved Area: C = 0.95
- 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:

$$\text{Colebrook-White Equation: } \frac{1}{\sqrt{f}} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

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

## 4. Proposed Drainage System

- 4.1.1 A drainage system is proposed to collect the runoff from the application site as well as runoff from the eastern site. It is proposed to be discharged to the existing drainage system under the local tracks at the south. The alignment, size and gradient of the proposed drains are shown in **Figure 3**.
- 4.1.2 The design calculations of proposed channels and checking of existing drains are shown in **Appendix A**.
- 4.1.3 The reference drawings of proposed drains are shown in **Appendix C**.

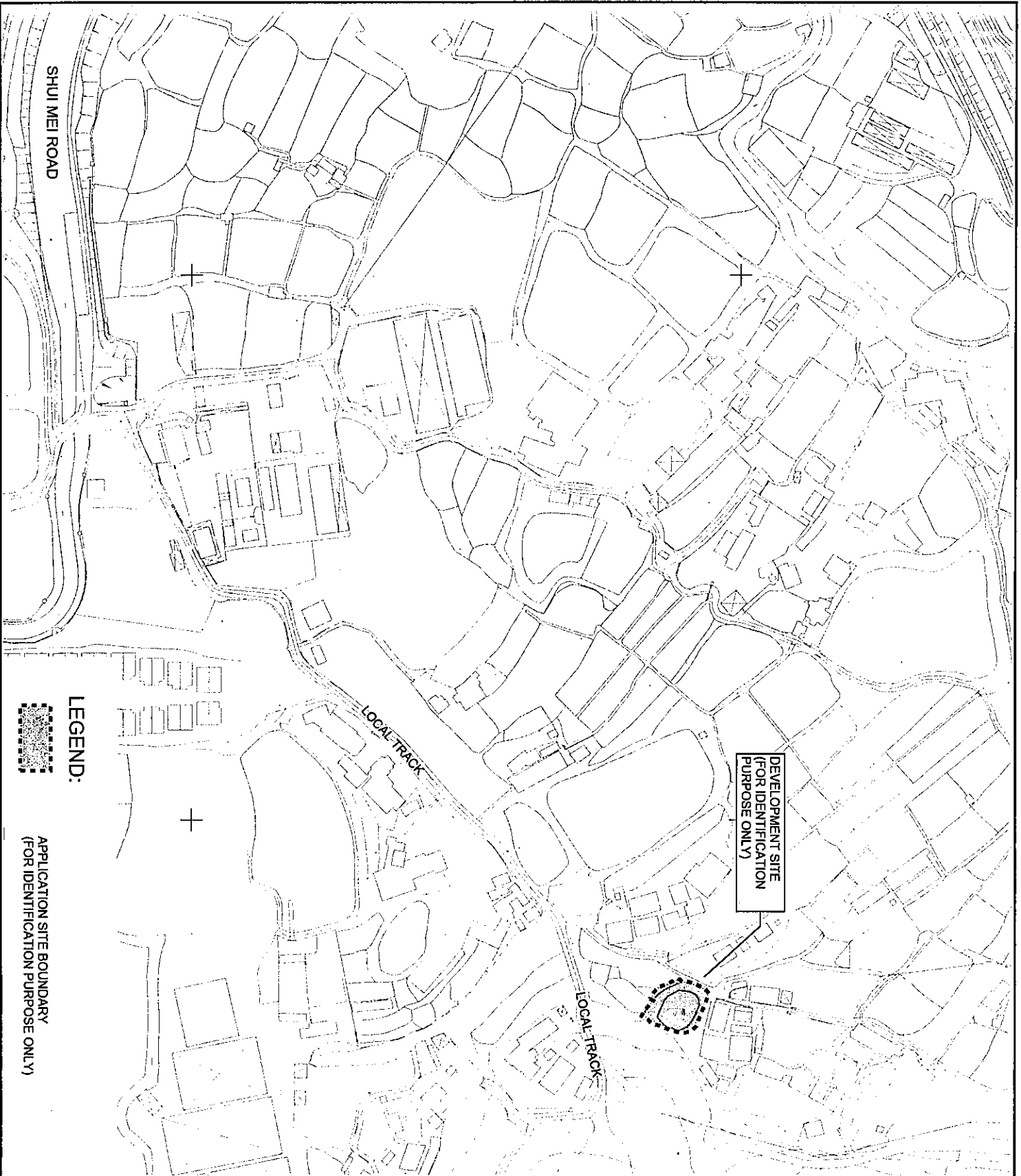
## 5. Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site and runoff from eastern area will be collected by the proposed perimeter Uchannel/drains and discharged to the existing drainage system under the southern local track.
- 5.1.2 The utilization of existing drain is approx.. 38% only.
- 5.1.3 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of text -

# FIGURES

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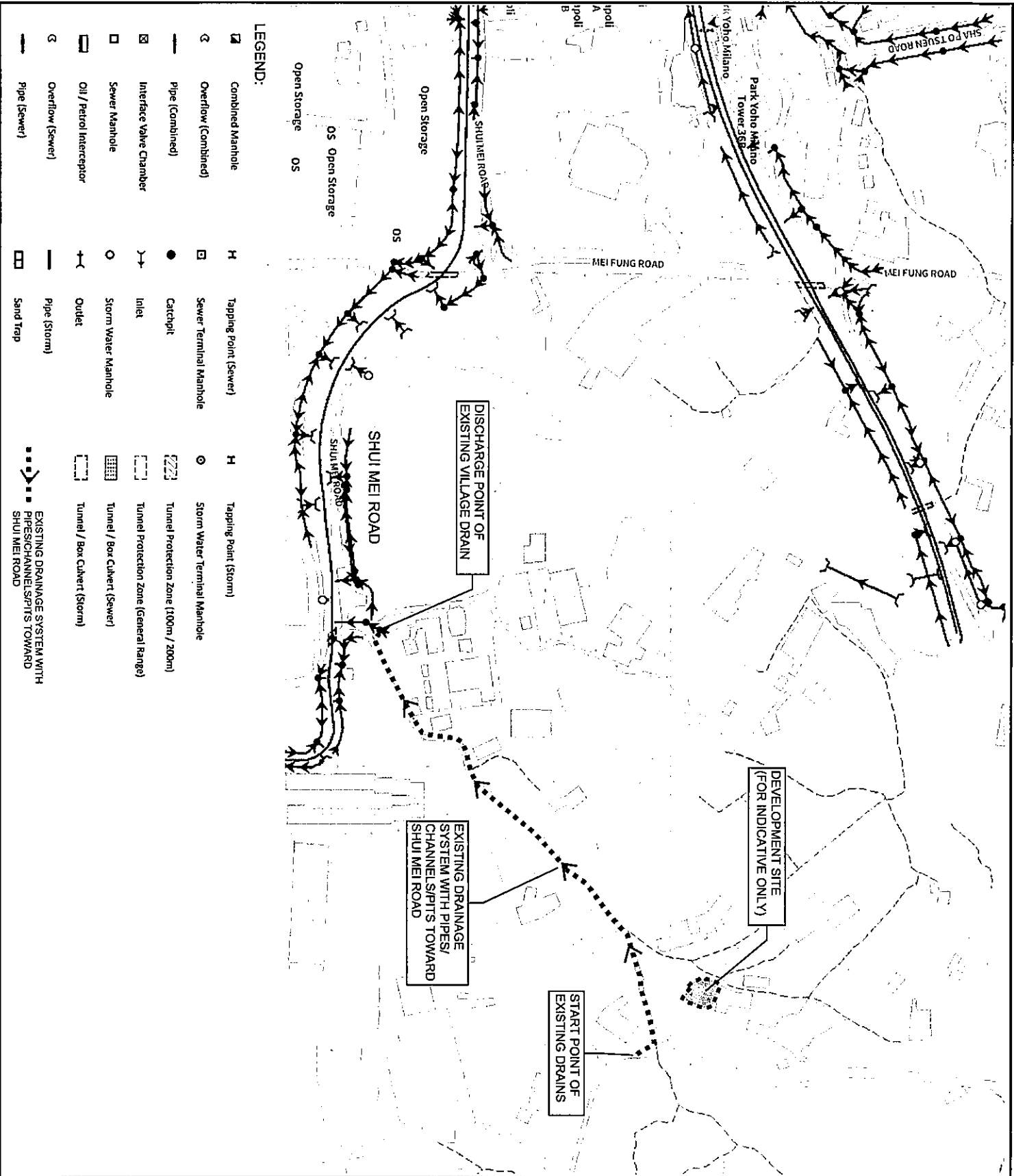


**PROJECT:**  
 Proposed Temporary  
 Warehouse (Excluding  
 Dangerous Goods Godown)  
 with Ancillary Facilities for a  
 Period of 3 Years and  
 Associated Filling of Land and  
 Pond in "Agriculture" Zone,  
 Lot 1434 (part) in D.D. 107,  
 Kam Tin, Yuen Long, New  
 Territories

REV	DESCRIPTION	DATE

DRAWING TITLE:  
 SITE LOCATION PLAN

DRAWING NUMBER:  
 FIGURE 1

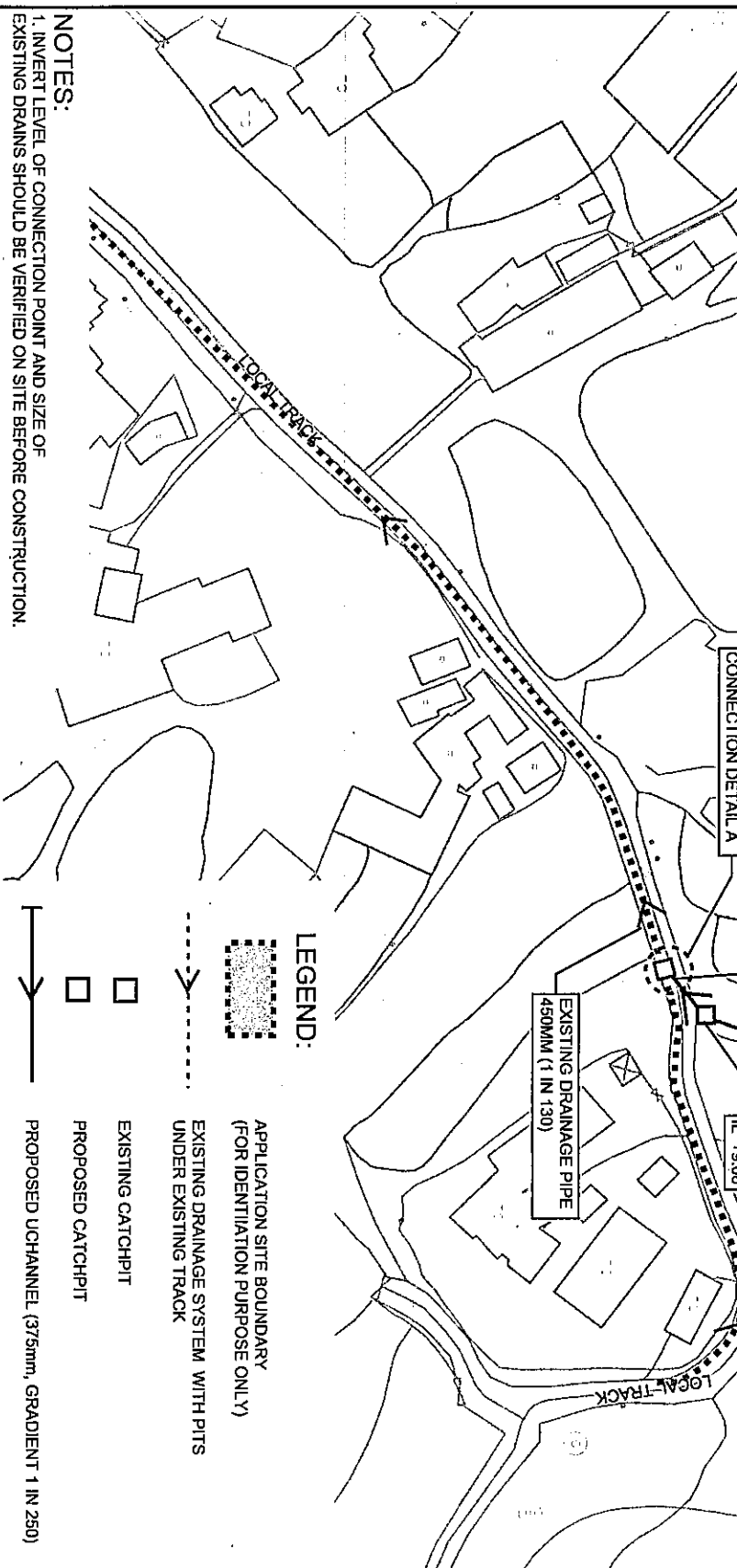
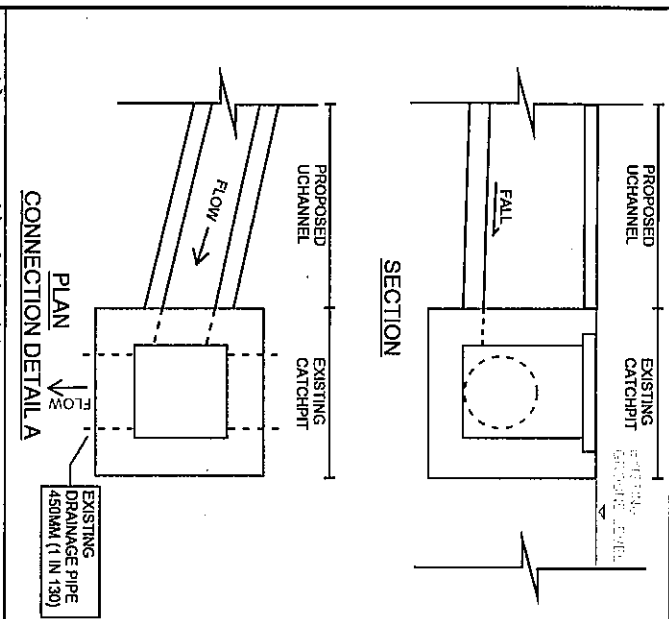


**PROJECT:**  
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

**DRAWING TITLE:**  
EXISTING DRAINAGE PLAN

**DRAWING NUMBER:**  
FIGURE 2A

REV	DESCRIPTION	DATE



**LEGEND:**

- APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
- EXISTING DRAINAGE SYSTEM WITH PITS UNDER EXISTING TRACK
- EXISTING CATCHPIT
- PROPOSED CATCHPIT
- PROPOSED UCHANNEL (375mm, GRADIENT 1 IN 250)

**NOTES:**  
 1. INVERT LEVEL OF CONNECTION POINT AND SIZE OF EXISTING DRAINS SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

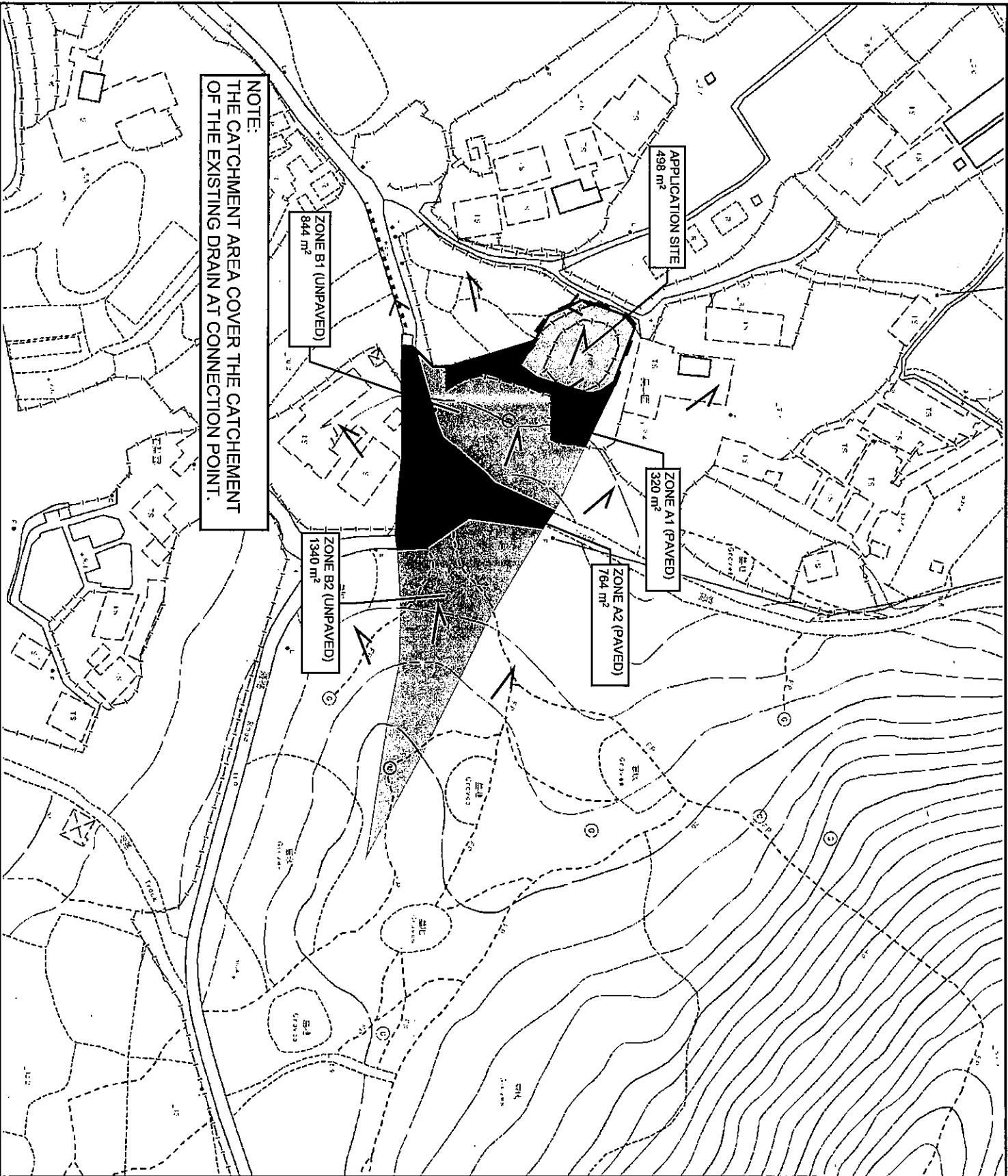
**PROJECT:**  
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

REV	DESCRIPTION	DATE

DRAWING TITLE:  
**PROPOSED DRAINAGE SYSTEM**

DRAWING NUMBER:  
**FIGURE 3A**





**PROJECT:**  
Proposed Temporary  
Warehouse (Excluding  
Dangerous Goods Godown)  
with Ancillary Facilities for a  
Period of 3 Years and  
Associated Filling of Land and  
Pond in "Agriculture" Zone,  
Lot 1434 (part) in D.D. 107,  
Kam Tin, Yuen Long, New  
Territories

REV	DESCRIPTION	DATE

DRAWING TITLE:  
CATCHMENT PLAN

DRAWING NUMBER:  
FIGURE 4

# Appendix

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## Appendix A - Design Calculation

### U Channel - Site Area + Zone A1 + A2 + B1 + B2

#### Runoff Estimation

Design Return Period	1 in 10 years
Paved Area	1556 (m <sup>2</sup> )
Unpaved Area	2183 (m <sup>2</sup> )
Total Equivalent Area	2242 (m <sup>2</sup> )
Rainfall Intensity, I **	200 mm/hr
Design Discharge Rate, Q***	0.125 m <sup>3</sup> /s

(498+320+738)  
(1340+843)

$$*** Q = 0.278 \times 2242 \times 200 / 1000000$$

#### U Channel

Channel Size	375 (mm)
Gradient	1 in 250
Velocity	1.16 m/s
Capacity	0.146 m <sup>3</sup> /s

Utilization  $0.125 / 0.146 = 85.78 \% < 90 \%$  (10% allow for siltation)

## Checking of Existing 450mm Drain Pipe at Local Village Road

#### Runoff Estimation

Design Return Period	1 in 10 years
Paved Area*	1556 m <sup>2</sup>
Unpaved Area*	2183 m <sup>2</sup>
Total Equivalent Area	2242 m <sup>2</sup>
Rainfall Intensity	200 mm/hr
Design Discharge Rate	0.125 m <sup>3</sup> /s

#### Checking of Existing 450mm Drain Pipe

Pipe Size	450 mm
Gradient	1 in 130
Velocity	2.06 m/s
Capacity	0.328 m <sup>3</sup> /s

(existing gradient is approx 1 in 125, use 1 in 130 for checking)

Utilization  $= 38.10 \% < 90\%$

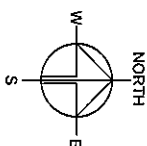
## Time of Concentration

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	t <sub>0</sub> (min) = $0.14465L / (H^{0.2} A^{0.1})$	t <sub>c</sub> = t <sub>0</sub> + t <sub>f</sub>
A	L			H		
(m <sup>2</sup> )	(m)	(mPD)	(mPD)		(min)	(min)
3739	135	21	9.8	8.296	5.618	5.618

GFA	BUILDING HEIGHT
100,000	100
200,000	200
300,000	300
400,000	400
500,000	500
600,000	600
700,000	700
800,000	800
900,000	900
1,000,000	1,000
1,100,000	1,100
1,200,000	1,200
1,300,000	1,300
1,400,000	1,400
1,500,000	1,500
1,600,000	1,600
1,700,000	1,700
1,800,000	1,800
1,900,000	1,900
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9,400,000	9,400
9,500,000	9,500
9,600,000	9,600
9,700,000	9,700
9,800,000	9,800
9,900,000	9,900
10,000,000	10,000

COVERED LOADING/UNLOADING AREA	191 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(+STORE)
WAREHOUSE (EXCLUDING D.G.G.)	188 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(+STORE)
82	188 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(+STORE)
<b>TOTAL</b>	<b>379 m<sup>2</sup> (ABOUT)</b>	<b>379 m<sup>2</sup> (ABOUT)</b>
D.G.G. - DANGEROUS GOODS GODOWN		

**'D.G.G. - DANGEROUS GOODS GODOWN**







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

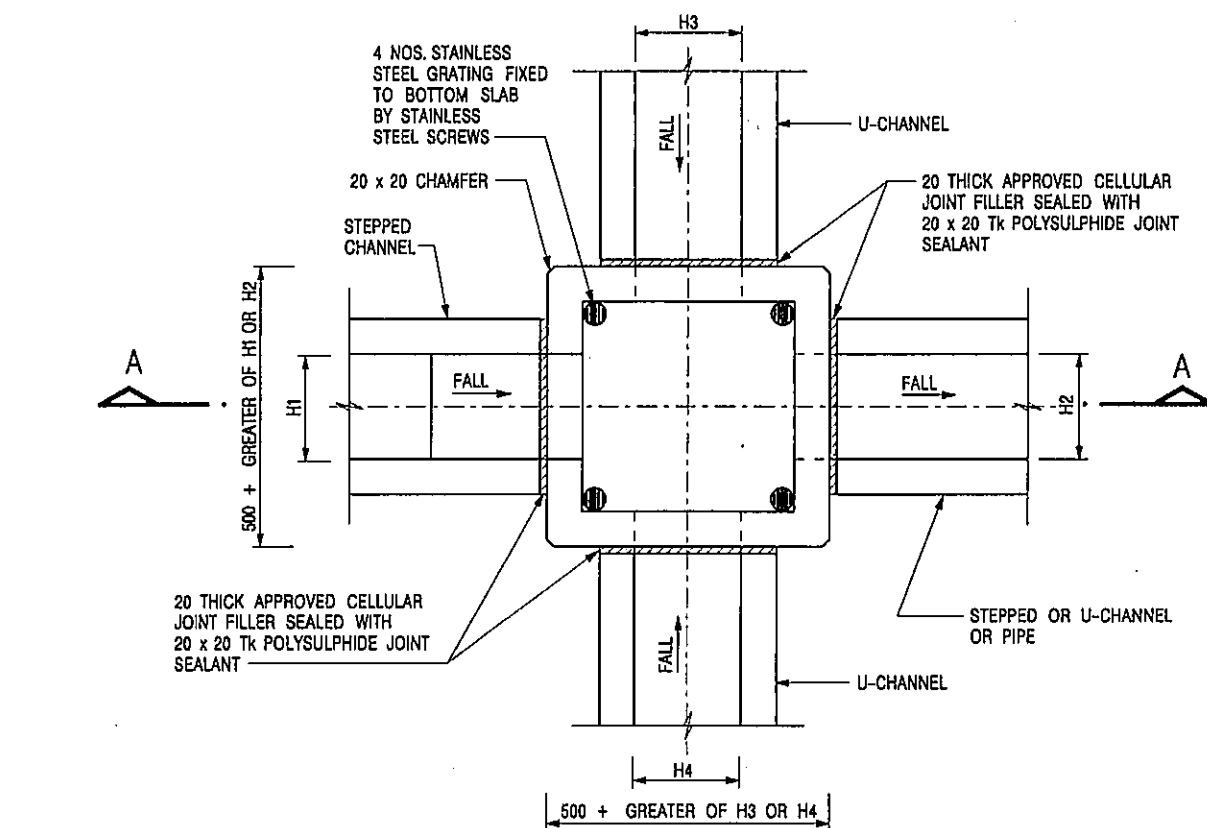
**SITE LOCATION**  
LOT 1434 (PART) IN D.D. 107,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE	1 : 300 @ A4
DRAWN BY	DATE
MN	21.11.2023
REVIEWED BY	DATE
APPROVED BY	DATE

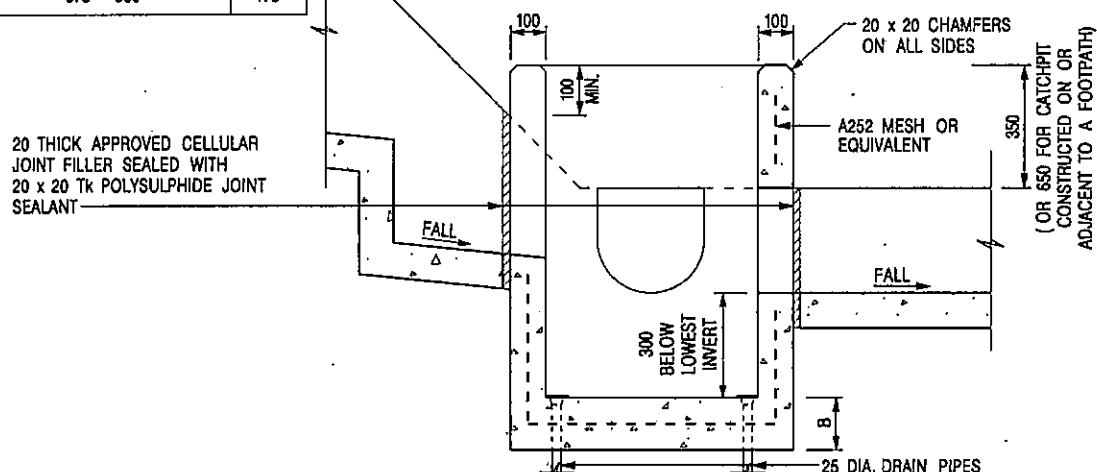
DWG. TITLE  
LAYOUT PLAN

LEGEND	
	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

# Appendix C - Reference Drawings



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




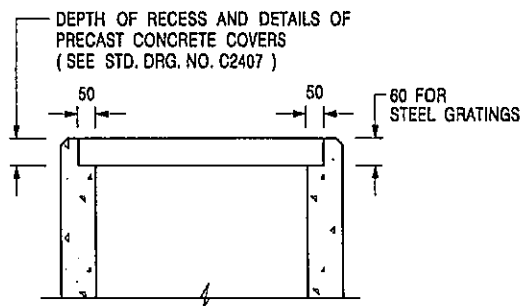
## NOTES:

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

卓越工程 建設香港

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



### 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)



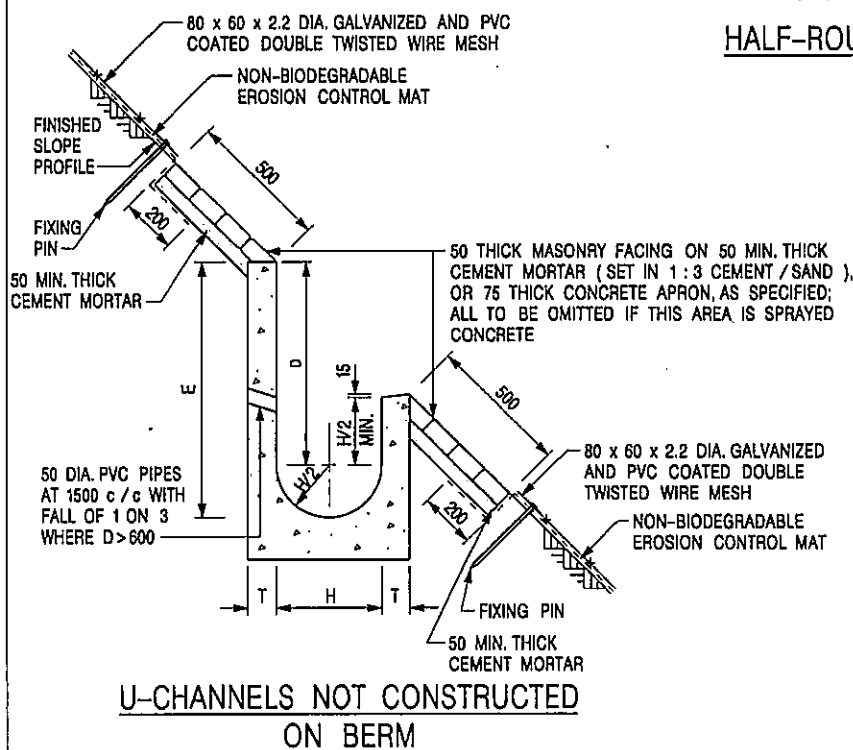
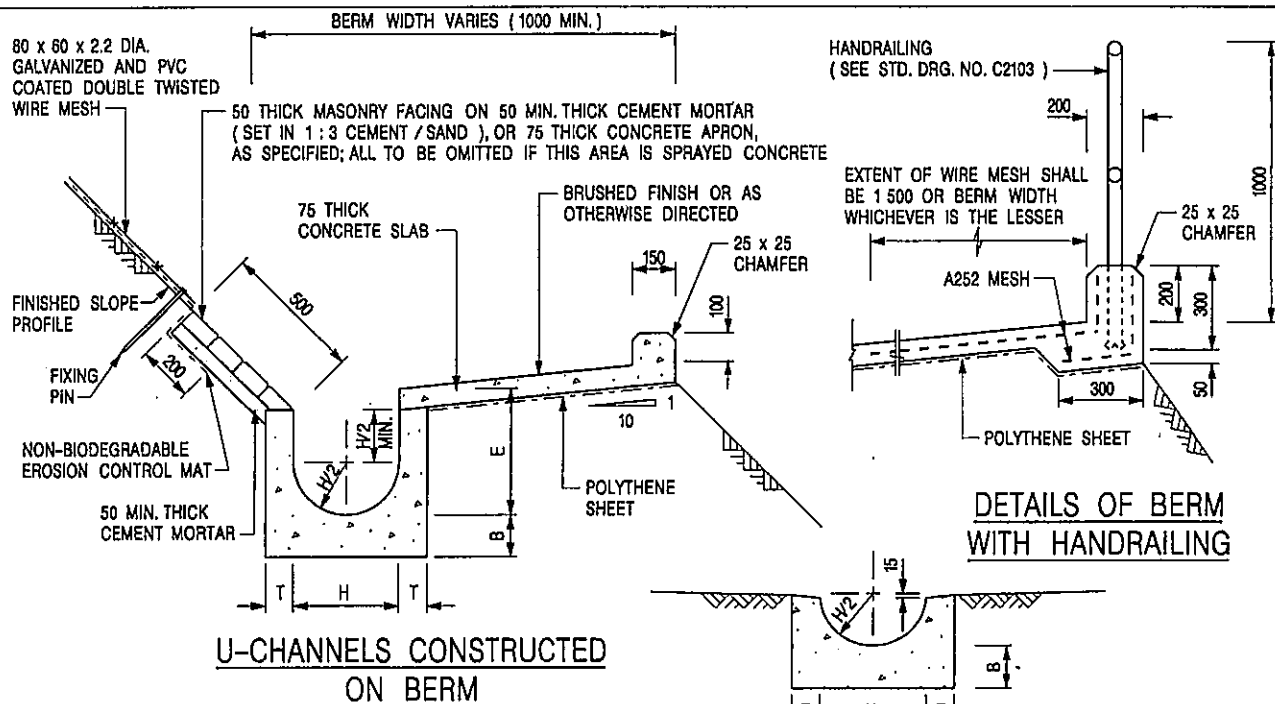
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



#### 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

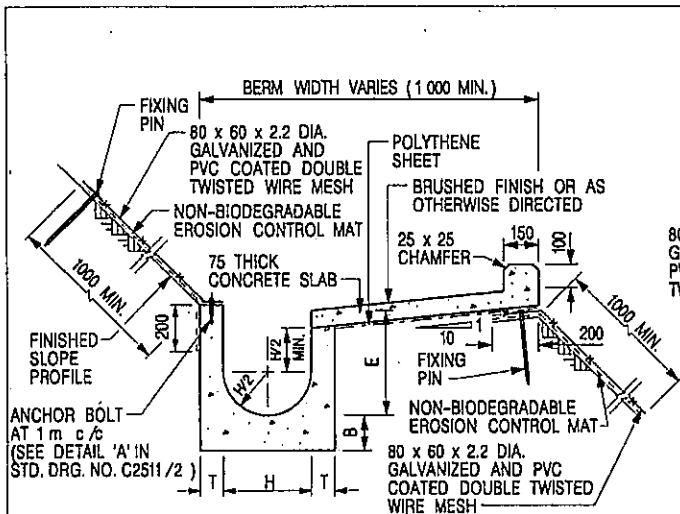
SCALE 1:25

DRAWING NO. C2409I

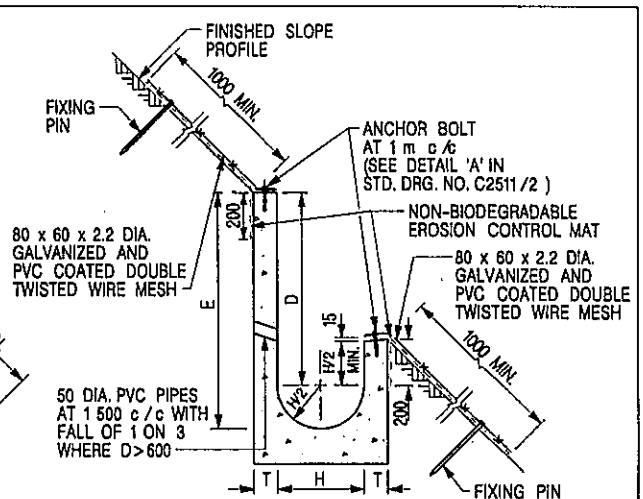
DATE JAN 1991

卓越工程 建設香港

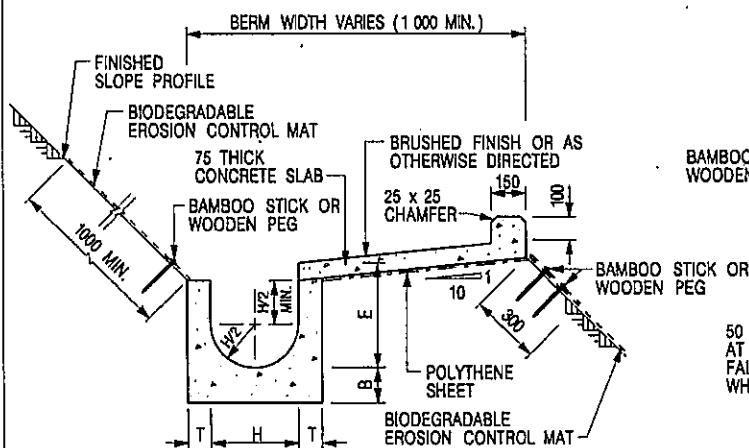
We Engineer Hong Kong's Development



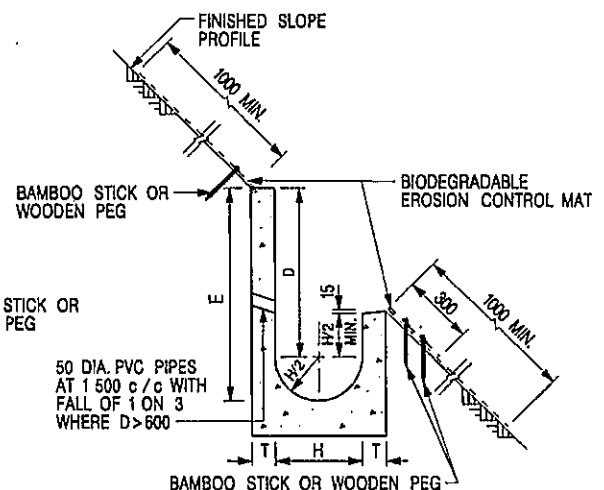
**U-CHANNELS CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



**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)**

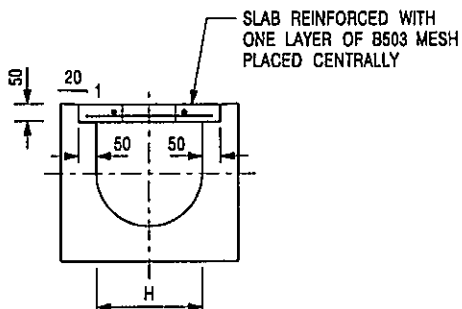


**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

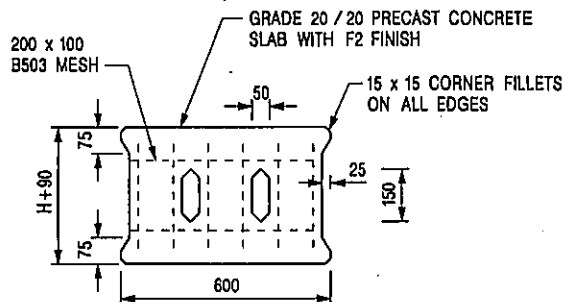
**SCALE** DIAGRAMMATIC  
**DATE** JAN 1991

**DRAWING NO.**  
**C24101**





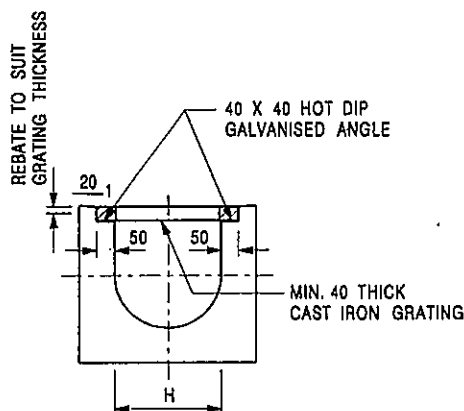
TYPICAL SECTION



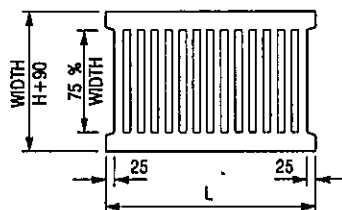
PLAN OF SLAB

### 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



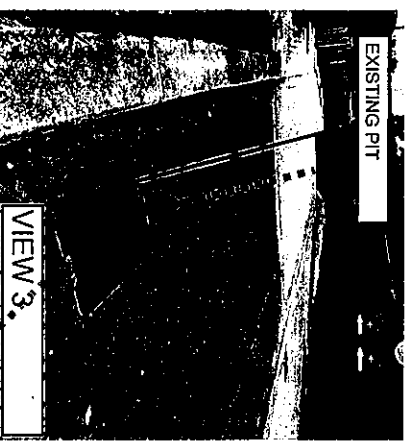
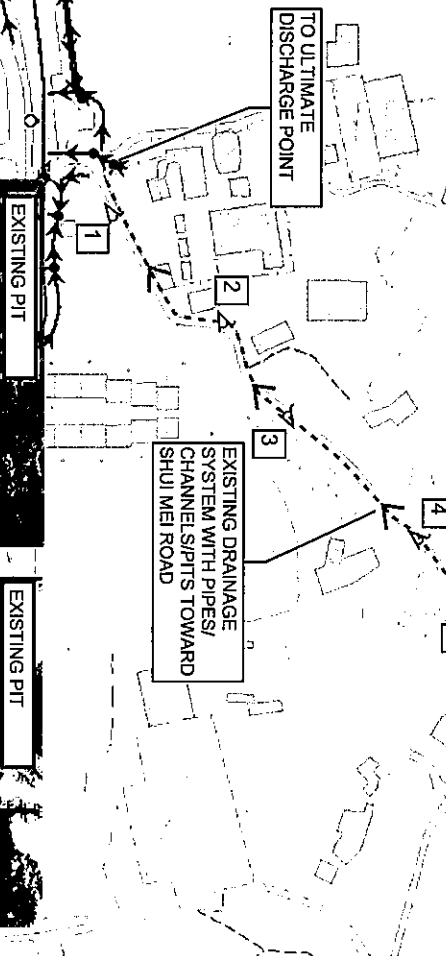
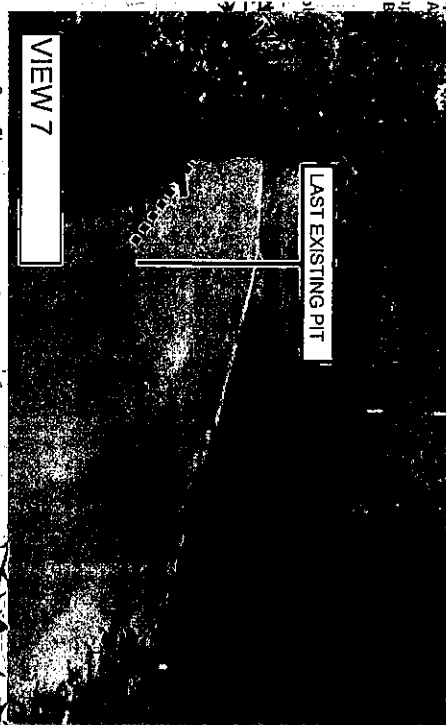
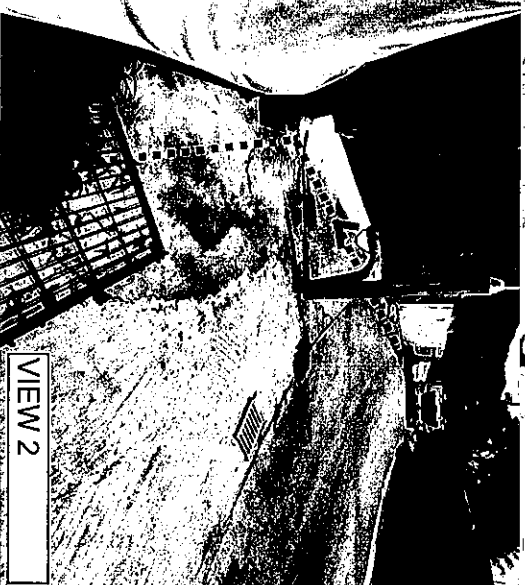
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20  
DATE JAN 1991

DRAWING NO.  
C2412E

卓越工程 建設香港

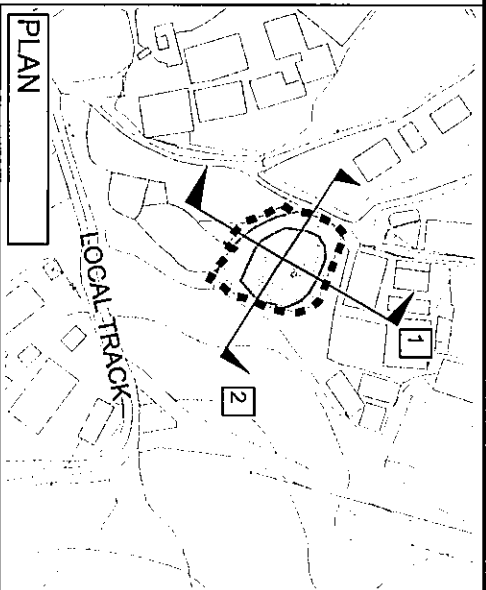
We Engineer Hong Kong's Development



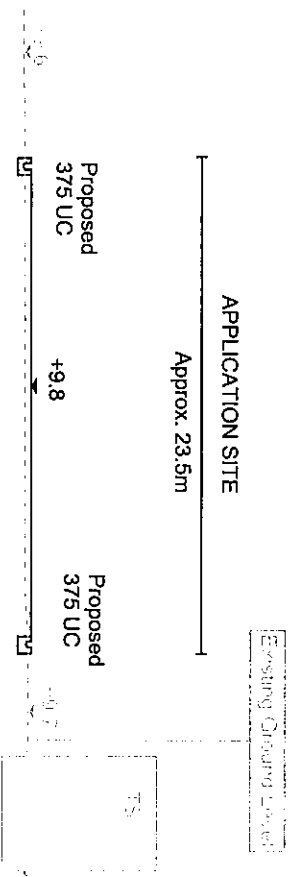
**PROJECT:**  
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Photos Record of Surroundings

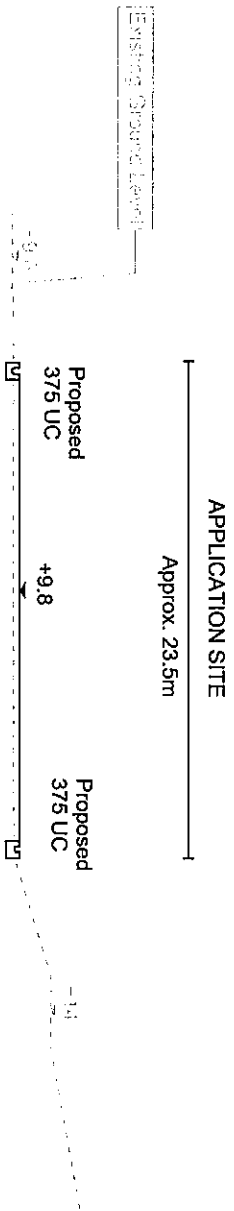
Appendix D



**PROJECT:**  
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories



### SECTION 1



### SECTION 2

SECTIONS		
Appendix E		



Our Ref. : DD107 Lot 1434  
Your Ref. : TPB/A/YL-KTN/979

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

**By Email**

22 April 2024

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,  
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/979)**

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

- (i) A replacement page of application form (**Appendix I**).
- (ii) A revised plan showing the filling of land and pond of the application site (**Plan 1**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at or the undersigned at your convenience.  
Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

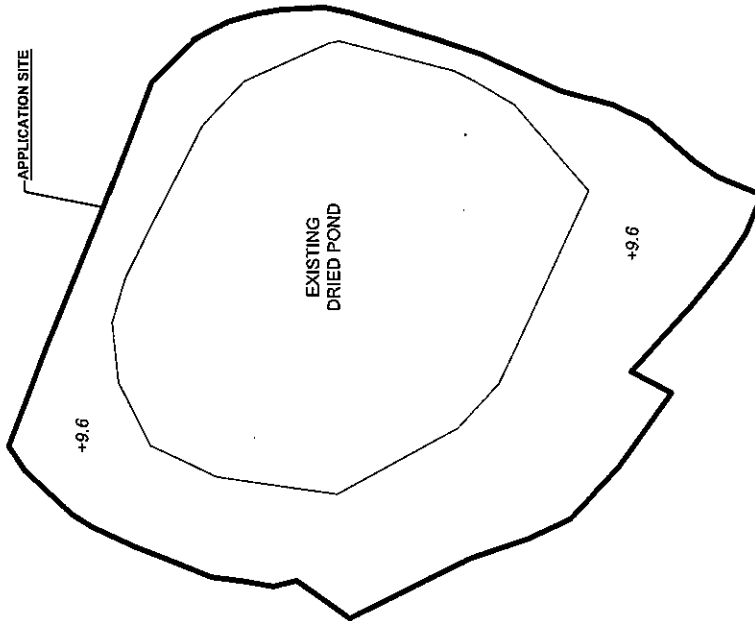
(Attn.: Ms. Andrea YAN  
(Attn.: Ms. Olivia NG

)  
)

(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	379 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.76 <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 <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	76 % <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) _____ _____		N/A
	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)

APPLICATION SITE BEFORE FILLING OF LAND AND POND

APPLICATION SITE AREA	: 498 m <sup>2</sup>	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +9.8 mPD	(ABOUT)
AREA OF THE EXISTING DRIED POND	: 248 m <sup>2</sup>	(ABOUT)
DEPTH OF EXISTING DRIED POND	: 1 m	(ABOUT)



LEGEND

APPLICATION SITE

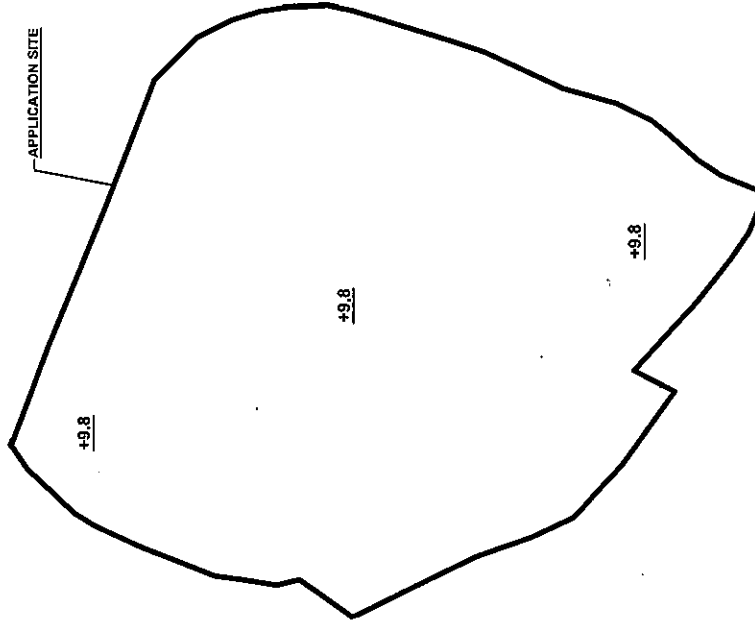
+9.6 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AND POND AREA

APPLICATION SITE AREA COVERED BY STRUCTURE	: 498 m <sup>2</sup>	(ABOUT)
EXISTING LAND FILLING AREA	: 379 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: 498 m <sup>2</sup>	(ABOUT)
SITE LEVELS	: NOT MORE THAN 0.2 m	(ABOUT)
MATERIAL OF LAND FILLING	: +9.8 mPD	(ABOUT)
USE	: CONCRETE	
	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
EXISTING POND FILLING AREA	: 248 m <sup>2</sup>	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	

\*THE POND FILLING AREA IS INCLUDED IN THE CALCULATION OF LAND FILLING AREA.

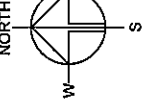


LEGEND

APPLICATION SITE

LAND FILLING AREA

+9.8 SITE LEVEL



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 AND POND

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 300 @ A4

DRAWN BY

DATE

23.11.2023

REVISOR BY

DATE

22.04.2024

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG. NO.

PLAN 1

VER.

001





Our Ref. : DD107 Lot 1434  
Your Ref. : TPB/A/YL-KTN/979

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

By Email

16 May 2024

Dear Sir,

**4<sup>th</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,  
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/979)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). The current submission is intended to facilitate an earlier meeting for the Town Planning Board's consideration.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at or the undersigned at your convenience.  
Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Ms. Olivia NG

email: )  
email: )



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/979)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses						
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)								
(1)	Appendix A: Please clarify how does the total equivalent area come from. Relevant coefficient to be adopted should be well justified and provided for comment.	Noted. Please refer to the updated <b>Appendix A of Annex I</b> . As presented in report section 3.1.3, the runoff coefficient for paved area and unpaved area are 0.95 and 0.35 respectively for your perusal.						
(2)	Appendix A: Please justify the proposed rainfall intensity.	Noted. Please refer to updated <b>Appendix A of Annex I</b> .  $i = \frac{a}{(t_d + b)^c}$ Where  <table><tr><td>a =</td><td>471.9</td></tr><tr><td>b =</td><td>3.02</td></tr><tr><td>c =</td><td>0.397</td></tr></table> as per Table 3a of SDM (1 in 10 year for HKO rainfall zone)	a =	471.9	b =	3.02	c =	0.397
a =	471.9							
b =	3.02							
c =	0.397							

**S.16 Planning Application No. A/YL-KTN/979**

(3)	Appendix A: For 375UC, please review the proposed gradient as it is considered too flat.	Please note the velocity of flow = 1.16 m/s is larger than 1.0 m/s and therefore the gradient is considered sufficient.
(4)	Response item 8: The proposed 50mm dia. opening is not acceptable. Adequate opening means at least 100mm separation should be provided from ground level.	Noted. 100mm dia. opening would be provided with 100mm separation from ground level.
(5)	Cross sections: The proposed u-channels cannot intercept the overland flow from adjacent areas, please review and revise.	Please note the u-channel cover level is updated for intercept of overland flow.
(6)	The details of existing manhole to be connected with are still missing.	Noted. Please refer to the cover and invert level of existing manhole in Figure 3 for your reference. Please note there is no more proposed manhole in the revised proposal as compare to the original proposal.

## Appendix A - Design Calculation

### U Channel - Site Area + Zone A1 + A2 + B1 + B2

#### Runoff Estimation

Design Return Period	1 in	10	years
Paved Area		1556	(m <sup>2</sup> )
Unpaved Area		2183	(m <sup>2</sup> )
Total Equivalent Area		2242	(m <sup>2</sup> )
Rainfall Intensity, I **		200	mm/hr
Design Discharge Rate, Q***		0.125	m <sup>3</sup> /s

$$(498+320+738)$$

$$(1340+843)$$

$$(1556 \times 0.95 + 2183 \times 0.35)$$

$$*** Q = 0.278 \times 2242 \times 200 / 1000000$$

$$t = \frac{a}{(t_a + b)^c}$$

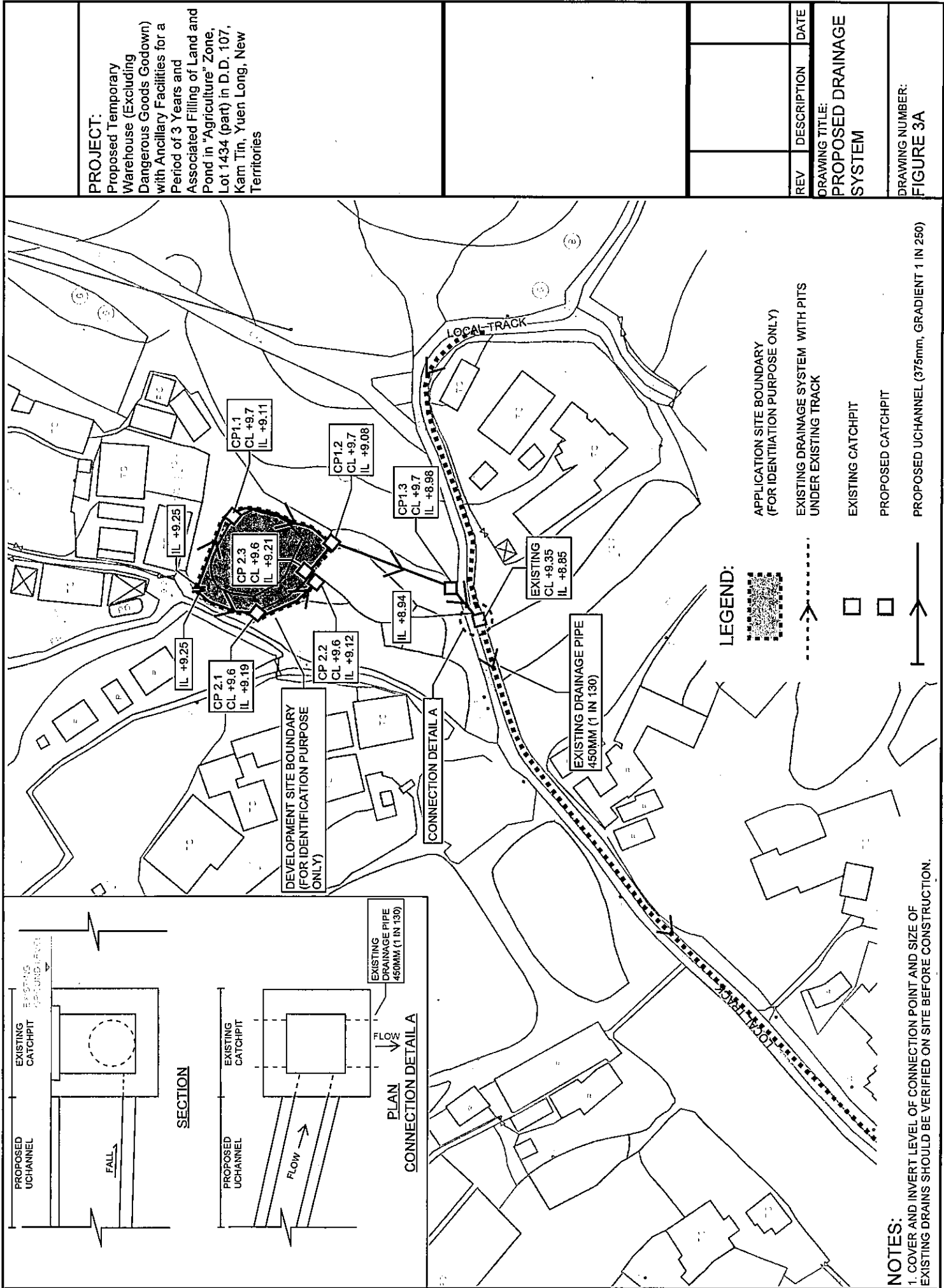
where a = 471.9  
b = 3.02  
c = 0.397

as per Table 3a of SDM

#### U Channel

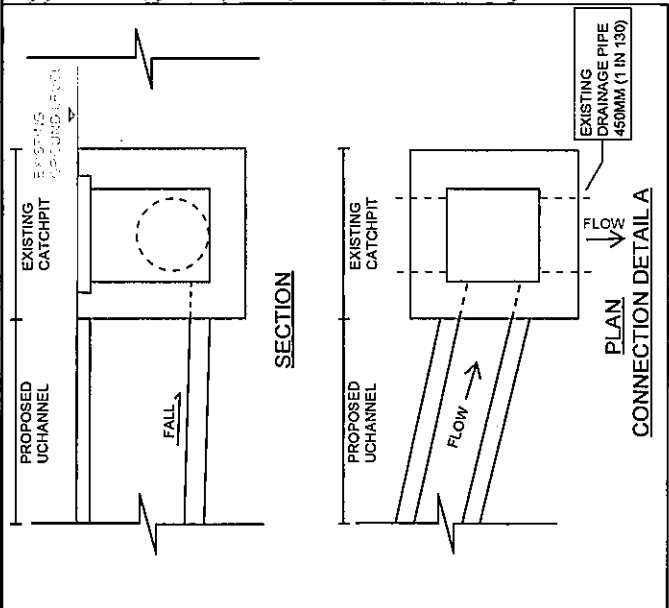
Channel Size		375	(mm)
Gradient	1 in	250	
Velocity		1.16	m/s
Capacity		0.146	m <sup>3</sup> /s

Utilization  $0.125 / 0.146 = 85.78 \% < 90 \%$  (10% allow for siltation)

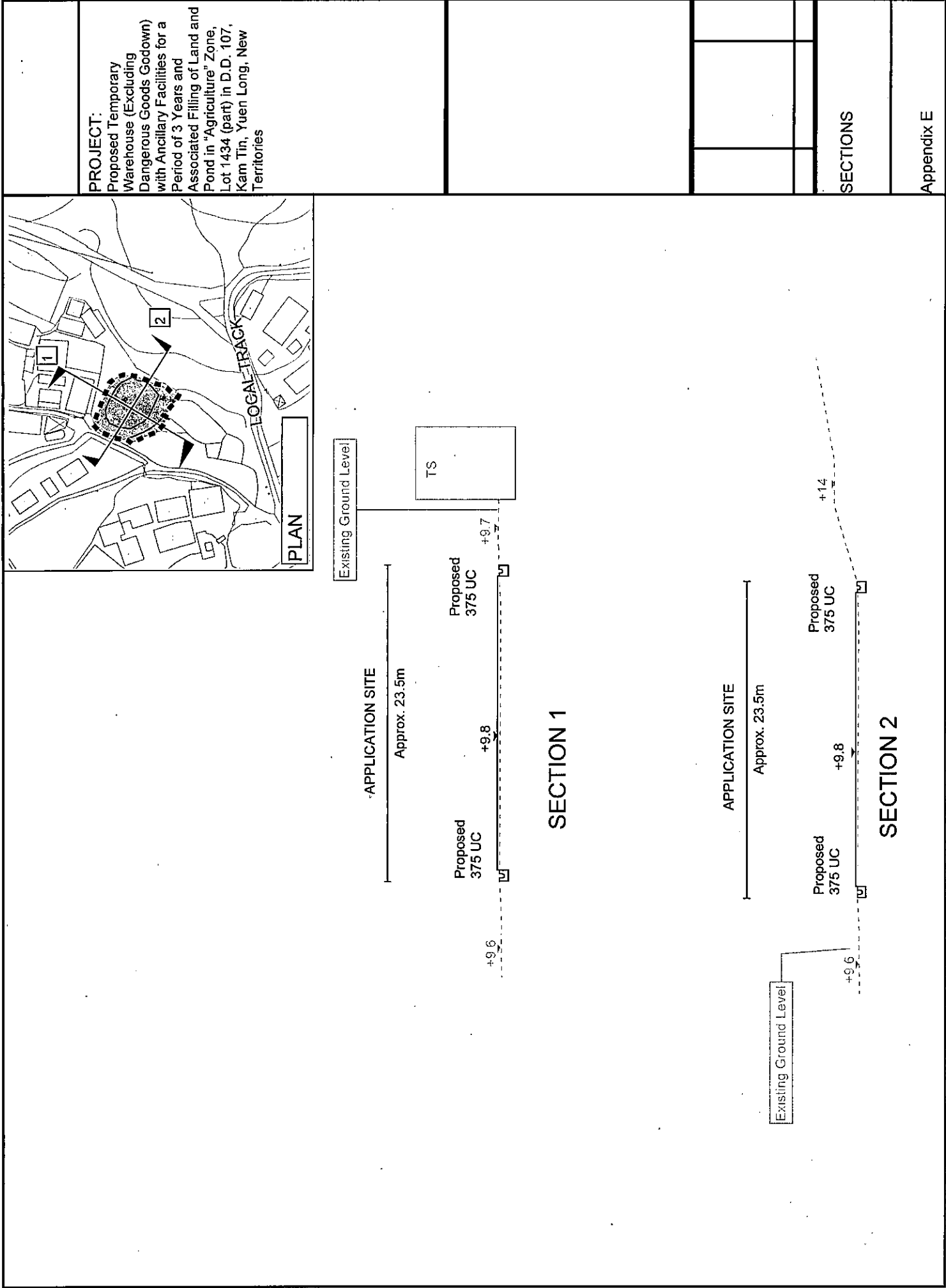


**PROJECT:**  
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE: <b>PROPOSED DRAINAGE SYSTEM</b>		
DRAWING NUMBER: <b>FIGURE 3A</b>		



**NOTES:**  
1. COVER AND INVERT LEVEL OF CONNECTION POINT AND SIZE OF EXISTING DRAINS SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.



Our Ref. : DD107 Lot 1434  
Your Ref. : TPB/A/YL-KTN/979

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

By Email

31 May 2024

Dear Sir,

**5<sup>th</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone,  
Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**



**(S.16 Planning Application No. A/YL-KTN/979)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN

email:

)

(Attn.: Ms. Olivia NG

email:

)



## Responses-to-Comments

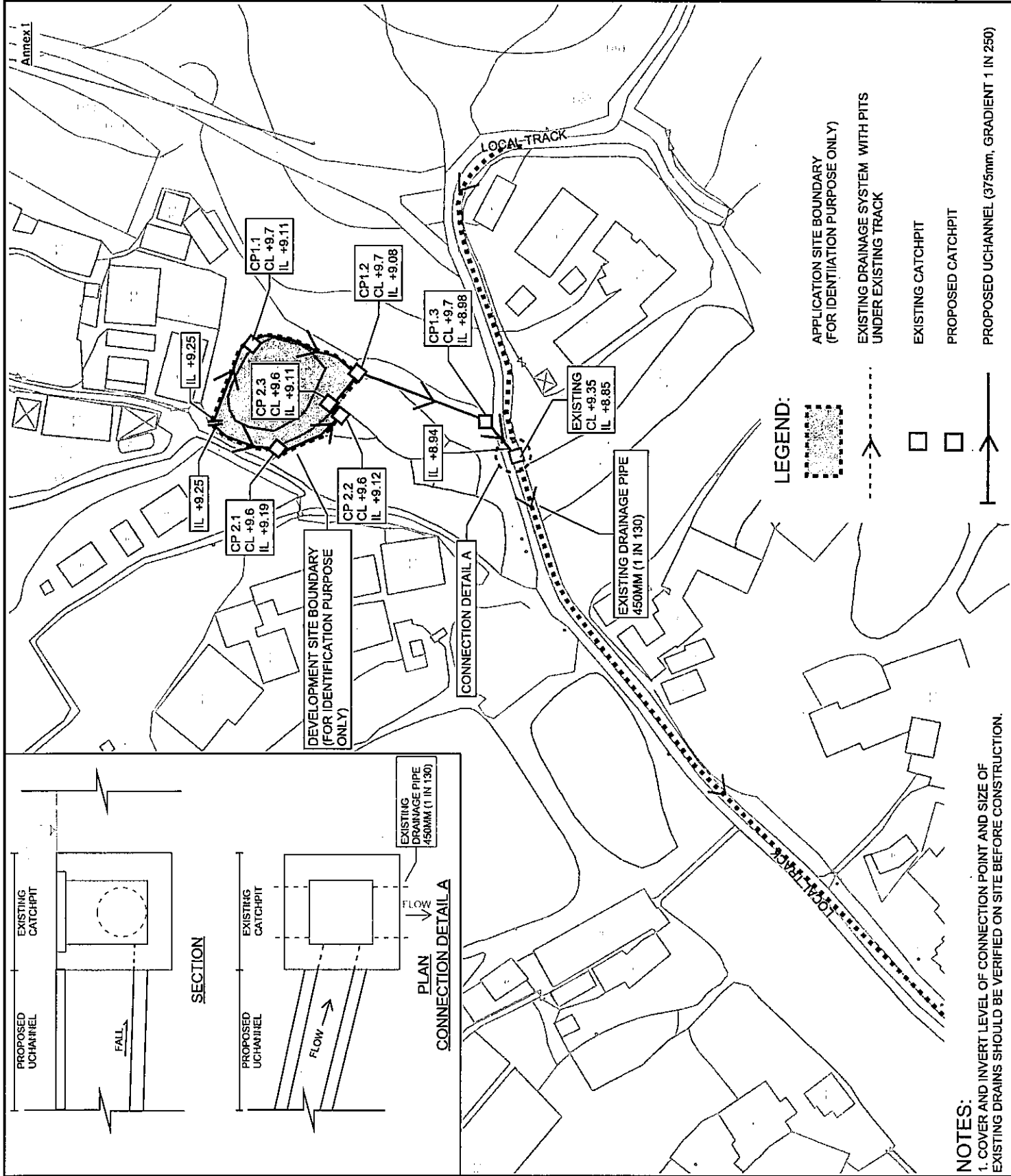
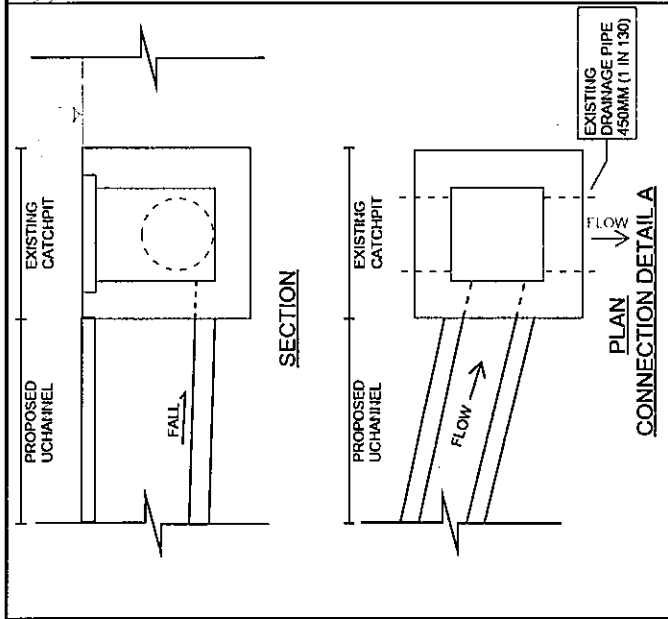
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/979)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b> <b>(Contact Person: Mr. Terence TANG; Tel.: 2300 1257)</b>		
(1)	Response 4: 100mm dia. opening is not acceptable. 100mm separation opening from ground level along the hoarding should be provided.	Noted. 100mm separation opening from ground level along the hoarding will be provided.
(2)	Invert level of CP2.3 is higher than its upstream which is not acceptable.	Noted. The typo is corrected. The invert level of CP2.3 is +9.11 mPD. Please find revised Figure 3B for your perusal (Annex I).





**NOTES:**

1. COVER AND INVERT LEVEL OF CONNECTION POINT AND SIZE OF EXISTING DRAINS SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

**PROJECT:**

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in "Agriculture" Zone, Lot 1434 (part) in D.D. 107, Kam Tin, Yuen Long, New Territories

REV	DESCRIPTION	DATE

DRAWING TITLE:  
**PROPOSED DRAINAGE SYSTEM**

DRAWING NUMBER:  
**FIGURE 3B**



**Appendix II of RNTPC**  
**Paper No. A/YL-KTN/979B**

**Similar s.16 Applications in the Vicinity of the Site within the same “AGR” Zone in the Past 5 Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022 [revoked on 6.2.2024]
2.	A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
4.	A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023 [revoked on 21.1.2024]
5.	A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
6.	A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
7.	A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	13.10.2023
8.	A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
9.	A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
10.	A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023

11.	A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
12.	A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
13.	A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
14.	A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
15.	A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
16.	A/YL-KTN/970	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
17.	A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	26.1.2024
18.	A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
19.	A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
20.	A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
21.	A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 1434 in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

**2. Traffic**

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

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

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

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

**3. Drainage**

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

- no objection in principle to the application; and
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the accepted drainage proposal for the proposed use to the satisfaction of his department or of the Town Planning Board.

**4. Fire Safety**

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

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

## 5. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

## 6. **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 inland plains landscape character comprising farmlands, vacant lands, open storage, scattered temporary structures, tree groups and woodland within "Conservation Area" zone to the east of the Site. The proposed use is not incompatible with the planned landscape character of the proximity; and
- the Site is fenced-off, hard paved and occupied by storage of construction material. The dried pond as indicated in the submission has been filled and hard paved. No existing tree is observed within the Site. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

## 7. **Building Matters**

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

- no objection to the application.

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

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

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

## 9. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the proposed use under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised on the following points:
    - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
  - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) 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 the 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - the proposed vehicular access to the Site, i.e. from Shui Mei Road via a local access, is not maintained by HyD; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorised building works (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 Building (Planning) Regulations (B(P)R);
  - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the coordinator 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 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; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised:
    - i. to follow the requirements stipulated in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
    - ii. that no construction waste should be used for land and pond filling;
    - iii. to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
    - iv. to meet the statutory requirements under relevant pollution control ordinances; and



- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.



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**A/YL-KTN/979 DD 107 Kam Tin**  
30/01/2024 02:38

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

**A/YL-KTN/979**

**Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long**

**Site area: About 498sq.m**

**Zoning: "Agriculture"**

**Applied use: Warehouse / 1 Vehicle Parking / Filling of Land and Pond**

Dear TPB Members,

Strong Objections. The lot is close to Conservation Area and the pond is part of the buffer zone.

The elimination of this and the remaining ponds in the district is contrary to the need to protect natural drainage to combat the challenges of climate change.

No previous application, no justification for approval.

Mary Mulvihill

