

This document is received on - 2 FEB 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

^ Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在下適用的項目填寫“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 "x" at the appropriate box 請在適當的方格內加上“x”號

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Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/989
	Date Received 收到日期	- 2 FEB 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 Tsz Ki 鄧子其

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)

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1051RP (Part), 1052 and 1057 in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1051號餘段(部分)、第1052號及第1057號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 2,899.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 757.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	<div> NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約 </div>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。

☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

☐ 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. 如上述任何表格的空間不足，請另頁說明)

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*
- ☒ posted notice in a prominent position on or near application site/premises on
05/01/2024 (DD/MM/YYYY)*
於 05/01/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 05/01/2024 (DD/MM/YYYY)*
於 05/01/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one ☒.

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

註：可在多於一個方格內加上 ☒ 號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Filling of Land

擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期3年) 及填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,141.3	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	757.9	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	757.9	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	757.9	.....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)

Please refer to Proposed Layout Plan.

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

Private Car Parking Spaces 私家車車位	2	.....
Motorcycle Parking Spaces 電單車車位		.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		.....
Others (Please Specify) 其他 (請列明)		.....

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

Taxi Spaces 的士車位		.....
Coach Spaces 旅遊巴車位		.....
Light Goods Vehicle Spaces 輕型貨車車位	2	.....
Medium Goods Vehicle Spaces 中型貨車車位		.....
Heavy Goods Vehicle Spaces 重型貨車車位		.....
Others (Please Specify) 其他 (請列明)		.....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。																																	
(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)) Kong Tai Road, turn to local track. 江大路，轉到郊區小徑。																															
	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 type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,899.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	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) 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)
.....	
.....	
.....	
.....	
.....	

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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 Justification Document.

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

鄧子其

NA 不適用

Name in Block Letters

姓名 (請以正楷填寫)

Position (if applicable)

職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

19/01/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1051RP (Part), 1052 and 1057 in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1051號餘段(部分)、第1052號及第1057號
Site area 地盤面積	2,899.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	「農業」 "Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land 擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	757.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	8 <input checked="" 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	26.1 % <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) _____ _____		5 PC: 2 LGV: 3
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 LGV: 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 109 約地段第 1051 RP (部分)、1052 及 1057 號
作為期三年的臨時貨倉 (危險品倉庫除外)連附屬設施及填土工程之用途

- 申請地點的面積約為 2,899.2 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉 (危險品倉庫除外)”開發申請仍然符合租約。
- 擬議申請的貨倉 (危險品倉庫除外) 在同一個「農業」地帶，城市規劃委員會曾批准相類似的貨倉 (危險品倉庫除外)，申請包括：A/YL-KTN/940 (2023 年 8 月 25 日獲批)、A/YL-KTN/938 (2023 年 8 月 25 日獲批)及 A/YL-KTN/920 (2023 年 7 月 28 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 6 個擬議建築物，其中 4 個建築物為貨倉及附屬辦公室、1 個為附屬辦公室及 1 個為電錶室。
- 臨時貨倉計劃放置例如建築工具(如水管等)、維修零件等貨物。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.2 米，興建貨倉上蓋範圍亦會採用混凝土作平整物料，總厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1051 RP (部分)、1052 及 1057 號作為期三年的臨時貨倉(危險品倉庫除外)連附屬設施及填土工程的用途。



Legend:

Application Site 申請範圍

Appendix 1

Location: DD 109 Lot 1051 RP (Part)
DD 109 Lot 1052
DD 109 Lot 1057

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 17 January 2024

Location

位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施（為期3年）及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.

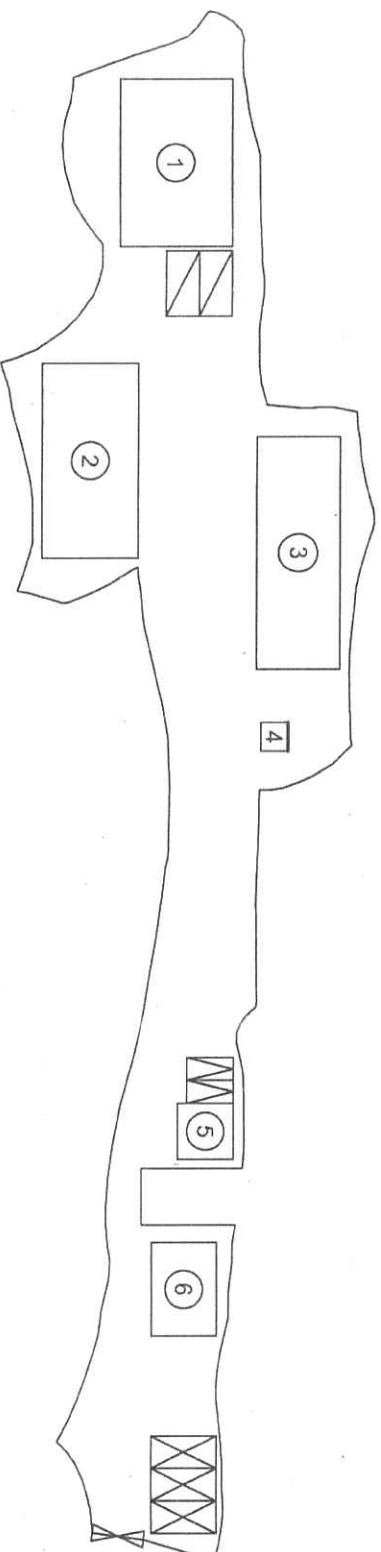
1-01

Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey
1 Warehouse (Excluding D.G.G.)	About 18m x 12m = 216 m ²	8m	1
2 Warehouse (Excluding D.G.G.)	About 21m x 10m = 210 m ²	8m	1
3 Warehouse (Excluding D.G.G.)	About 25m x 8.7m = 217.5 m ²	8m	1
4 Electric Meter Room	About 2.8m x 3m = 8.4 m ²	3.5m	1
5 Ancillary Office	About 6m x 6m = 36 m ²	3.5m	1
6 Warehouse (Excluding D.G.G.)	About 10m x 7m = 70 m ²	4m	1
Total	About 757.9 m ²		
Private Car Parking Space	Unit(s) 2		
LGV L/U/L Space	Unit(s) 2		
LGV Parking Space	Unit(s) 3		

Total Area: 2,899.2 m² (About)
Covered Area: 757.9 m² (About)
Uncovered Area: 2,141.3 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Structures area will be covered by concrete with about 0.3 m in total depth of filling of land.



Scale: 1:750 @A4

Appendix 2

Proposed Layout Plan

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057

OZP: S/M-L-KTN/11
District: Kam Tin North
Zoning: Agriculture

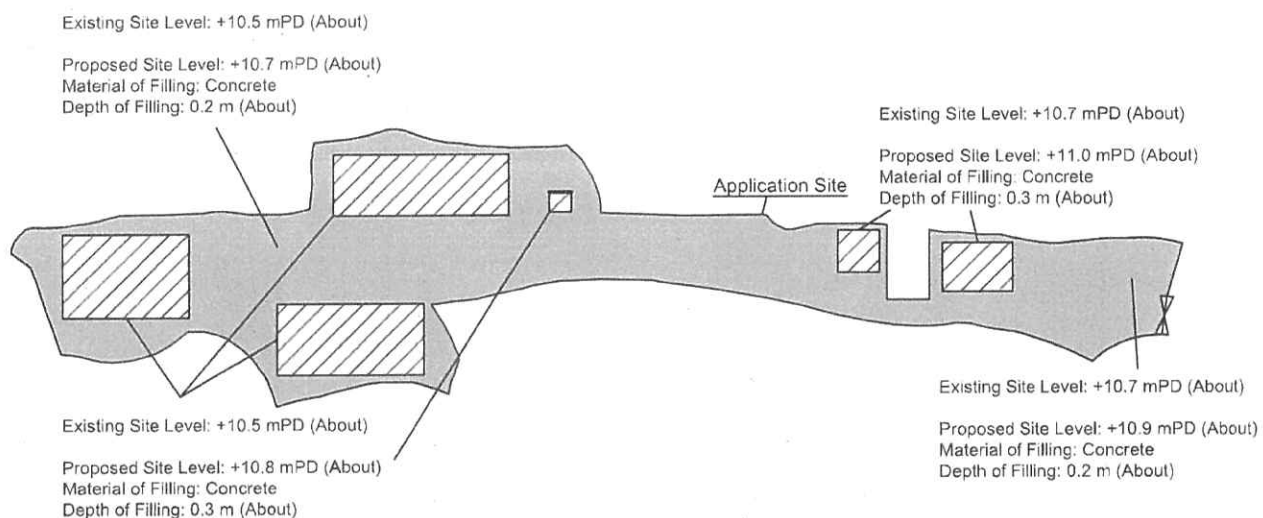
擬議臨時貨倉 (危險品倉庫除外)
連附屬設施 (為期3年) 及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Legend:

- Ingress/egress (About 5.5m)
- Proposed Structures
- Private Car Parking Space
- LGV L/U/L Space
- LGV Parking Space

Drawing No.:
2-01

For Identification Only
Date: 29/01/2024



Paved Area: About 2,899.2 m²

Legend:



Paved Area 平整範圍

<u>Appendix 4</u>	<u>Paved Area</u> 平整位置圖	<u>SCALE</u>	
Location: DD 109 Lot 1051 RP (Part) DD 109 Lot 1052 DD 109 Lot 1057	擬議臨時貨倉（危險品倉庫除外） 連附屬設施(為期3年)及填土工程	1:1000	
OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities	@A4	
Date: 17 January 2024	for a Period of 3 Years and Filling of Land	For Identification Only	Drawing No.: 4-01

S.16 Planning Application No. A/YL-KTN/989

古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/989 的疑問

· 收悉古物古蹟辦事處對 A/YL-KTN/989 申請的疑問，本人現書面回覆：

有見申請範圍的東面有部分座落在香港具考古研究價值的地點 - 大江埔，現提供相關的資訊。

填土及平整方面，本申請之填土及平整的範圍請參考 Appendix 4。不會將整個申請範圍填到相同或相約的水平高度，會保留現有的水平高度，不會改變現有的地型。整個申請範圍將會使用混凝土填高及平整分別約 0.2-0.3 米，整個以混凝土平整的範圍約 2,899.2 平方米。申請結束後會根據規劃署的要求將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

建築物方面，申請地點內的構築物計劃使用臨時物料興建，例如鐵、金屬支架及聚氨酯的隔熱鋅鐵興建，所有建築物會全部放在以混凝土平整的範圍內，全部建築物是臨時及方便移動，並放在已平整的地面，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。停車位方面，只會用作停車用途，不會有任何上蓋，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，申請地點不會進行任何挖掘工程，包括化糞池、滲水系統及渠道，申請地點周圍會利用平整後的高度興建渠道，不會挖掘舊有的泥土，將水收集並已連接下游渠道。因此不會影響土地，亦能保護地下具考古研究價值的範圍，希望 貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

申請人

鄧子其

二零二四年四月二十九日

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/989 的查詢

收悉 貴委員會對 A/YL-KTN/989 申請的查詢，本人現書面回覆。

本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

申請地點內的露天空間會用作車輛轉動、停泊及提供通道出入申請地點及附近土地，不會作露天存放用途。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

申請人
鄧子其

二零二四年四月二十九日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/989 的查詢

收悉 貴署對 A/YL-KTN/989 申請的意見，本人現書面回覆。

出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，並備有避車處。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0-5
09:00-10:00	2-7
10:00-11:00	2-7
11:00-12:00	2-7
12:00-13:00	2-7
13:00-14:00	2-7
14:00-15:00	2-7
15:00-16:00	2-7
16:00-17:00	2-7
17:00-18:00	2-7
18:00-19:00	2-7
19:00-20:00	0-5
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近治河路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	10-15 輛

06:00-07:00	15-20 輛
07:00-08:00	25-30 輛
08:00-09:00	25-30 輛
09:00-10:00	20-25 輛
10:00-11:00	20-25 輛
11:00-12:00	25-30 輛
12:00-13:00	25-30 輛
13:00-14:00	25-30 輛
14:00-15:00	25-30 輛
15:00-16:00	25-30 輛
16:00-17:00	25-30 輛
17:00-18:00	25-30 輛
18:00-19:00	25-30 輛
19:00-20:00	25-30 輛
20:00-21:00	20-25 輛
21:00-22:00	20-25 輛
22:00-23:00	15-20 輛
23:00-00:00	10-15 輛

^此數字在 2023 年 12 月 7 日統計。

出入本申請地點主要使用治河路，該道路為一條單線雙程的道路，並備有避車處。

治河路的設計容量為每小時可容納 100 輛車輛使用，根據上述統計數字，水尾路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

由於方便上落物料和方便員工駕車到本申請地點，現申請 2 個客貨車上落貨位置、3 個客貨車停車位及 2 個私家車停車位。本申請地點不會對公眾開放。因此上述的客貨車上落貨位置、客貨車停車位及私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經治河路，再轉到郊區小徑到達申請地點。治河路沿途道路約有 3-6 米闊，並具有避車處。私家及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 5.5 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

在申請地點內有一個直徑超過 11 米及一個超過 12 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本人明白及了解連接申請地點的道路不是由 貴署管理。

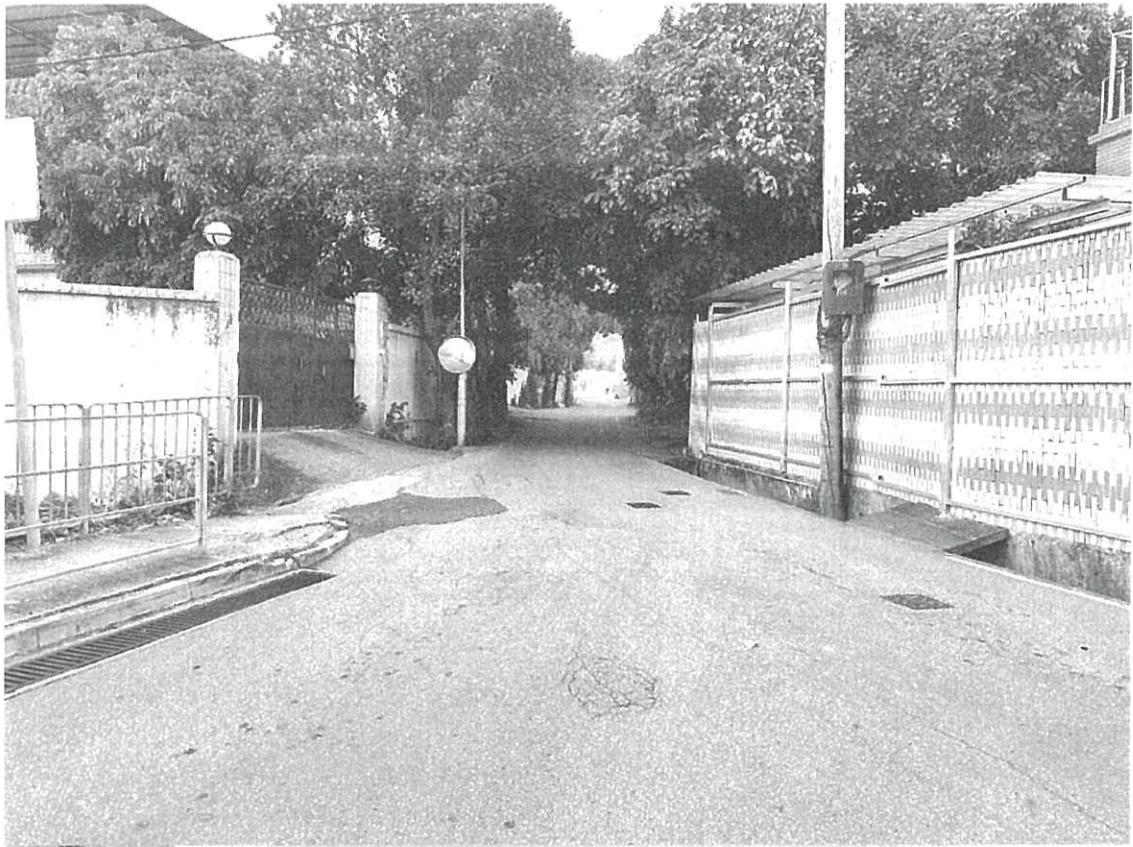
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

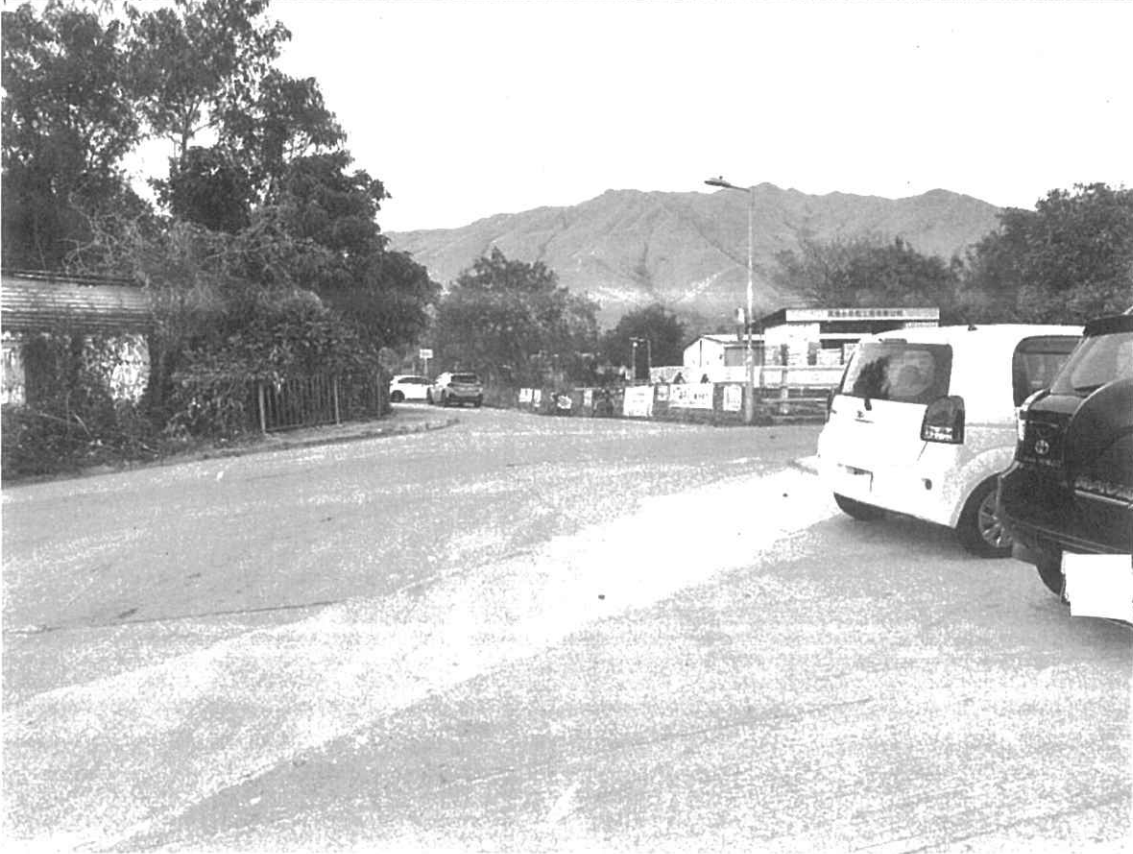
申請人
鄧子其

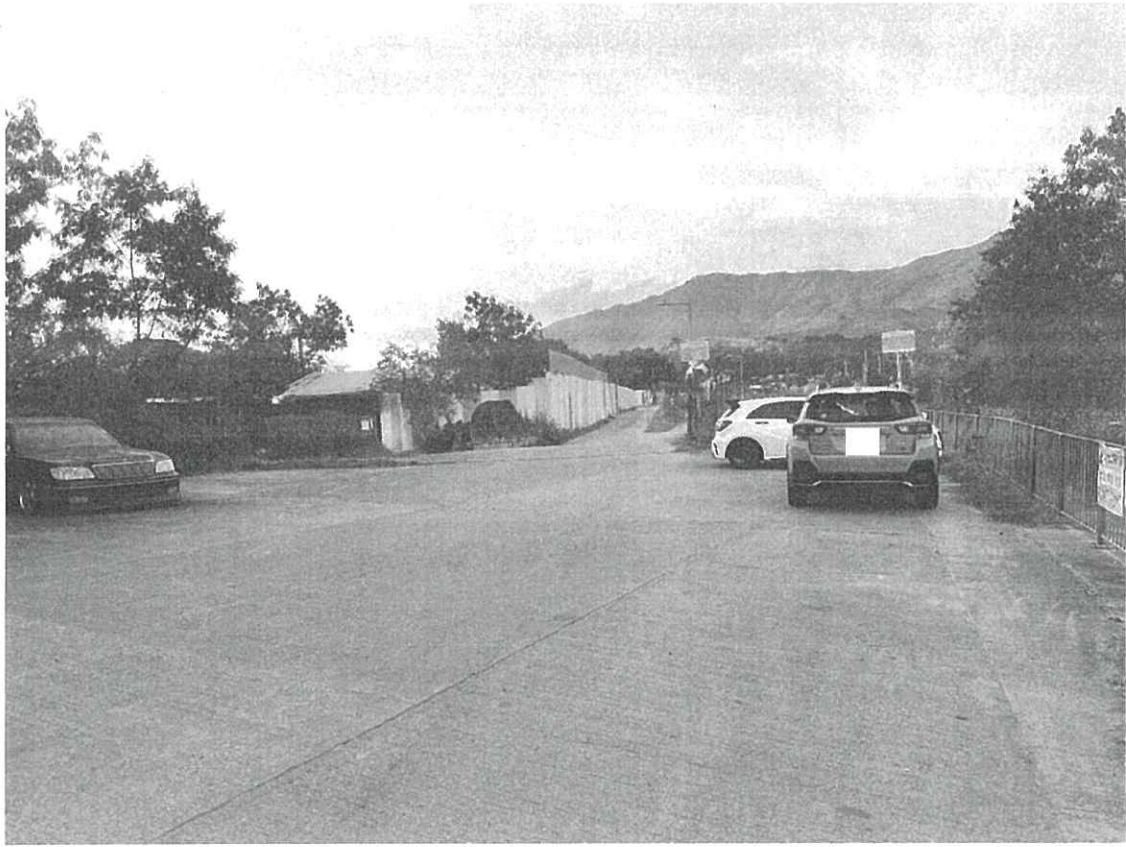
二零二四年四月二十九日

由治河路至申請地點的道路相片：









渠務署及城市規劃委員會：

有關渠務署對 A/YL-KTN/989 的查詢

收悉 貴署對 A/YL-KTN/989 申請的意見，現以書面回覆。

雖然填土範圍約 3,200 平方米，但填土的厚度只有 0.2 米及 0.3 米。根據地政總署在 2023 年 10 月 29 日的紀錄，申請地點北面的香港主水平基準為 +11.1。在平整後的申請範圍的香港主水平基準只有最高為 +11.0，最低為 +10.7。填土詳情請參考 Appendix 4。因此，即使填土後亦不會阻礙附近水流。

再者，申請地點北面的土地已獲批作臨時康體文娛場所（休閒農莊）連附屬設施（為期 5 年）及填土工程（申請編號為 A/YL-KTN/891），根據 A/YL-KTN/891 申請人所提供的文件，會將土地的香港主水平基準升高至約 +12.1。在 A/YL-KTN/891 獲批後，貴署亦加入了渠務相關的附加條件，相信該渠道能有效地收集水流。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二四年四月二十九日

渠務署及城市規劃委員會：

有關 A/YL-KTN/989 的擬議渠務建議詳細

在申請地點北面是規劃申請編號 A/YL-KTN/891 的申請範圍，基準水平高本申請範圍約 1 米，並設有鐵絲網。申請地點東面是道路。申請地點南面為耕種用地，申請地點北面為金屬實心的圍板，沒有留有去水位，因此沒有流水從北、南及西面進入申請地點。

有見及此，本申請地點的集水區只有申請地點範圍的水流，集水面積約 3,188.5 平方米，集水區為混凝土作表面。

申請地點計劃鋪設 300mmUC 引導及收集雨水及地面水，根據 STORMWATER DRAINAGE MANUAL – Section 7.5.2 Rational Method 計算，現時的渠道有足夠的容量處理集水區內的水流量。

現場相片請參考文件尾端。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧子其

二零二四年四月二十九日

Calculation of Peak Runoff, Q_p (Rational Method)

Rainfall Intensity, i

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

Where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3 of SMD, as shown below

for 50 year Design Return Period (Using Table 3a – Storm Constants for Different Return Periods of HKO Headquarters on SDM)

$a=$	451.3
$b=$	2.46
$c=$	0.337

The Rainfall Intensity of the site is around 71 mm/hr.

Calculation of Peak Runoff, Q_p (Rational Method)

According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

For catchment area of the site at the proposed development, the Concrete runoff coefficient is taken as 0.95, Grassland (heavy soil) with flat surface as 0.25 and Asphalt (small rock) as 0.95.

Peak Runoff, Q_p

$$Q_p = 0.278 C i A$$

Where Q_p = Peak runoff in km^3/s
 C = Runoff coefficient (dimensionless)
 i = Rainfall intensity in mm/hr
 A = Catchment area in km^2

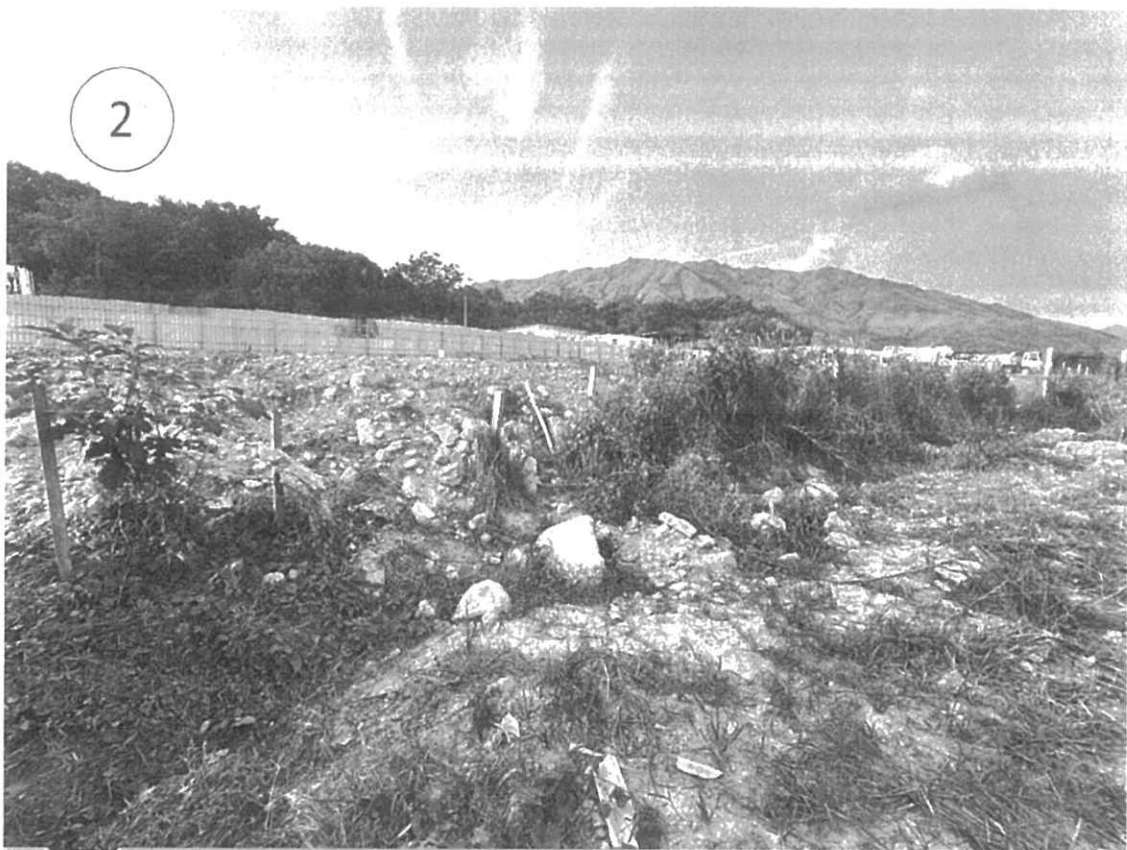
	The site
$C=$	0.95
$i=$	71
$A=$	0.0031885
$Q_p=$	0.060

The total design runoff of the catchment area is $0.060 \text{ m}^3/\text{s}$, which is around 3,587.3 liter/min.

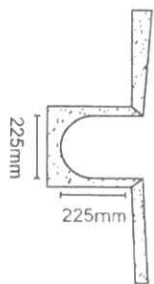
According to GEO Technical Guidance Note No. 43 (TGN 43),
For gradient 1:200, a 300UC will be suitable.

本申請會採用 300mmUC。

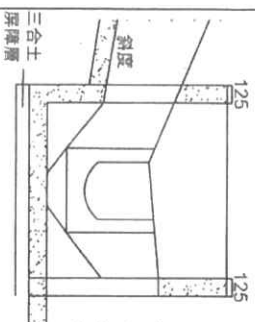




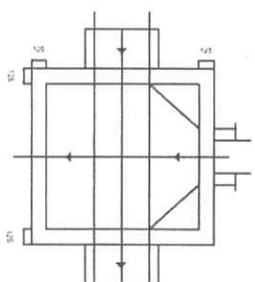




U型明渠切面圖



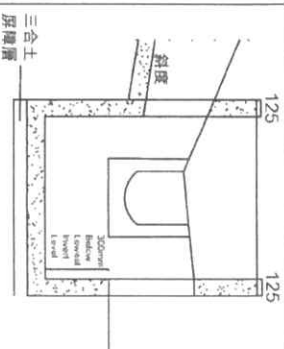
沙井切面圖



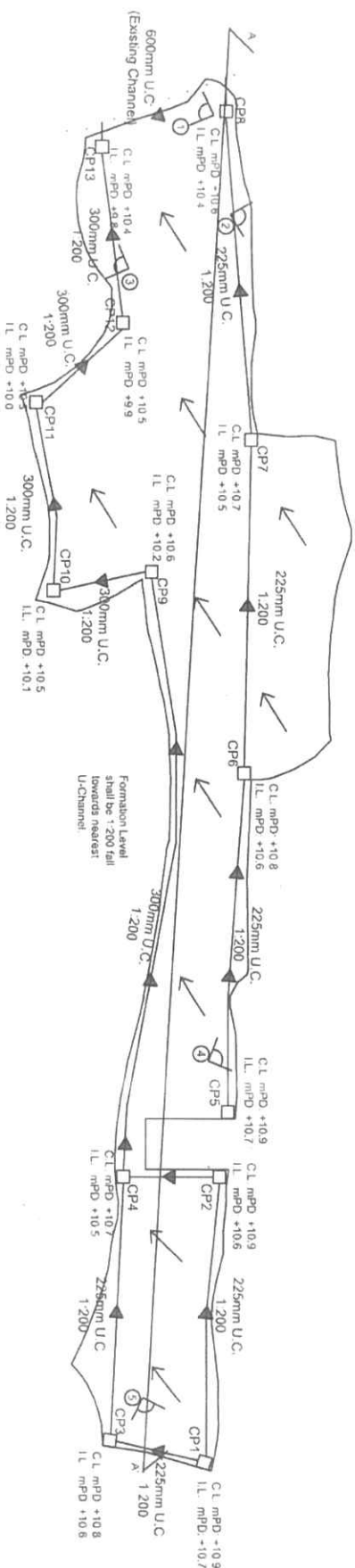
沙井俯視圖



U型明渠切面略圖



沙井切面圖 (CP8 and CP13 Design)



Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C24061.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. inspection and maintenance regularly).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.
5. The discharge point is on the top of the natural stream, no extra work is needed outside the application site.

Scale: 1:750 @A4

Appendix 5

Proposed

Drainage Plan
擬議渠務建議

Location:

D.D. 109 Lot 1051 RP (Part),
1052 and 1057

OZP: S/ML-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時貨倉(危險品倉庫除外)
連附屬設施(為期3年)及填土工程

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

Legend:

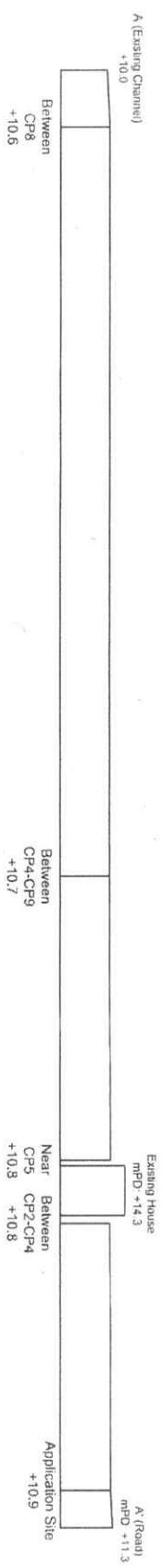
- | | |
|--------------------------|----------------------|
| <input type="checkbox"/> | Proposed Catchpit |
| <hr/> | Proposed U-Channel |
| ▶ | Water Flow Direction |
| • | Existing Channel |

Drawing No.:

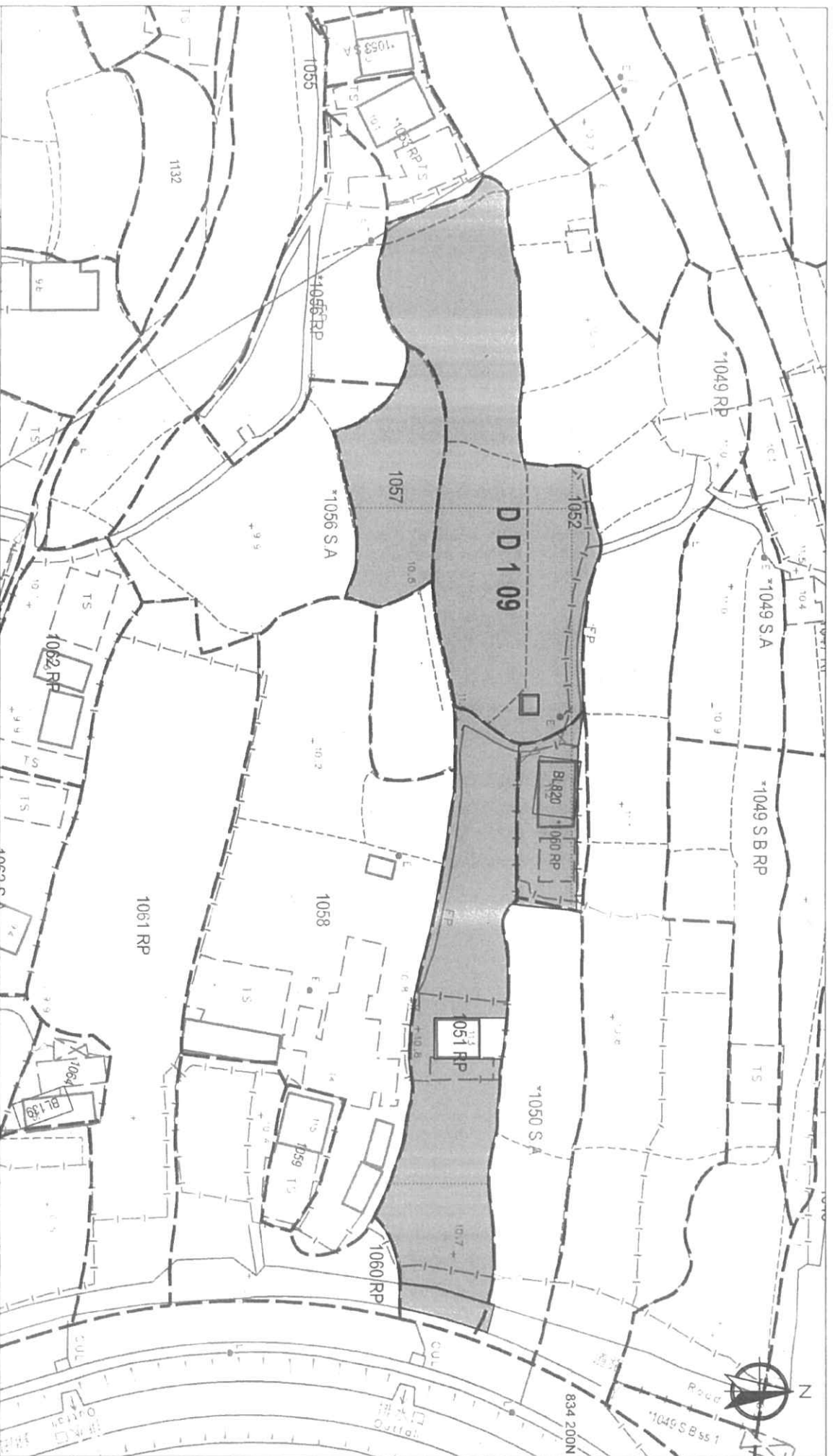
5-01

For Identification Only

Date: 15/04/2024



<u>Appendix 5.1</u>		Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057	擬議臨時貨倉 (危險品倉庫除外) 連附屬設施(為期3年)及填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Drawing No.: 5.1-1	
Cross-Section	OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture			For Identification Only Date: 14/04/2024	



Appendix 5.2

Catchment Area

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057

OZP: S/ML-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時貨倉(危險品倉庫除外)
連附屬設施(為期3年)及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Scale: 1:750 @A4

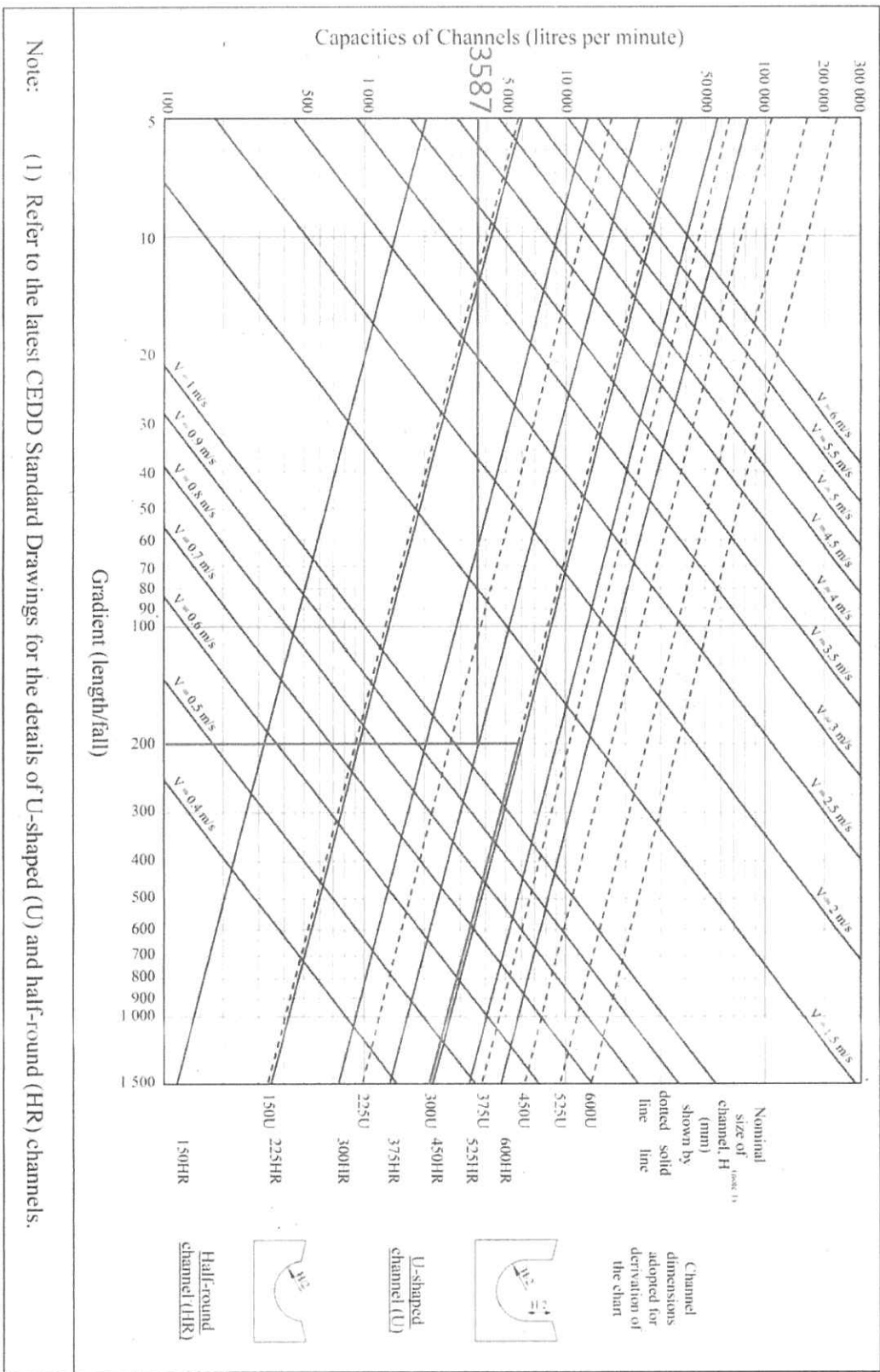
Drawing No.:
5.2-1

For Identification Only
Date: 15/04/2024

GEO Technical Guidance Note No. 43 (TGN 43)

Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

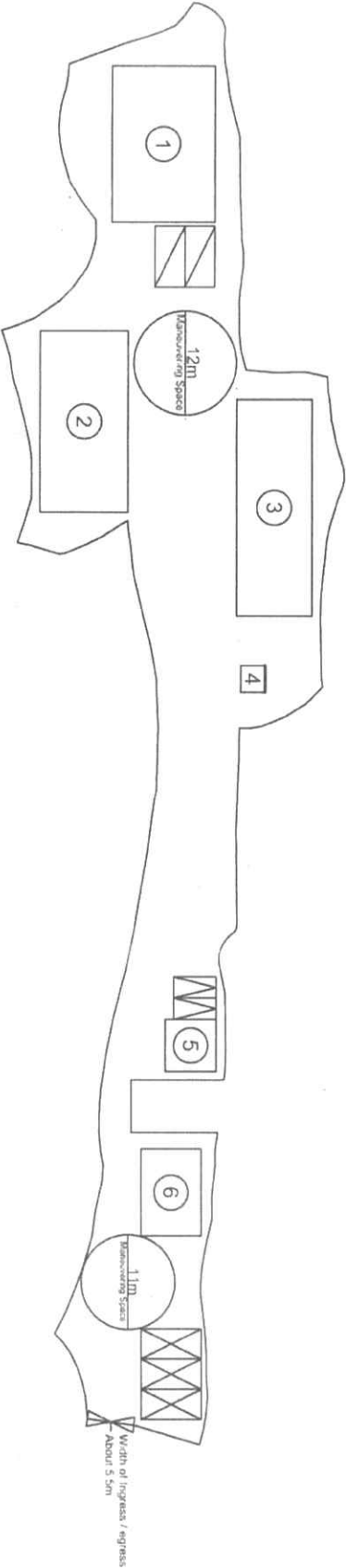
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Proposed Structures Details			
Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey
1 Warehouse (Excluding D.G.G.)	About 18m x 12m = 216 m ²	8m	1
2 Warehouse (Excluding D.G.G.)	About 21m x 10m = 210 m ²	8m	1
3 Warehouse (Excluding D.G.G.)	About 25m x 8.7m = 217.5 m ²	8m	1
4 Electric Meter Room	About 2.8m x 3m = 8.4 m ²	3.5m	1
5 Ancillary Office	About 6m x 6m = 36 m ²	3.5m	1
6 Warehouse (Excluding D.G.G.)	About 10m x 7m = 70 m ²	4m	1
Total	About 757.9 m ²		
Private Car Parking Space	Unit(s) 2		
LGV L/U/L Space	Unit(s) 2		
LGV Parking Space	Unit(s) 3		

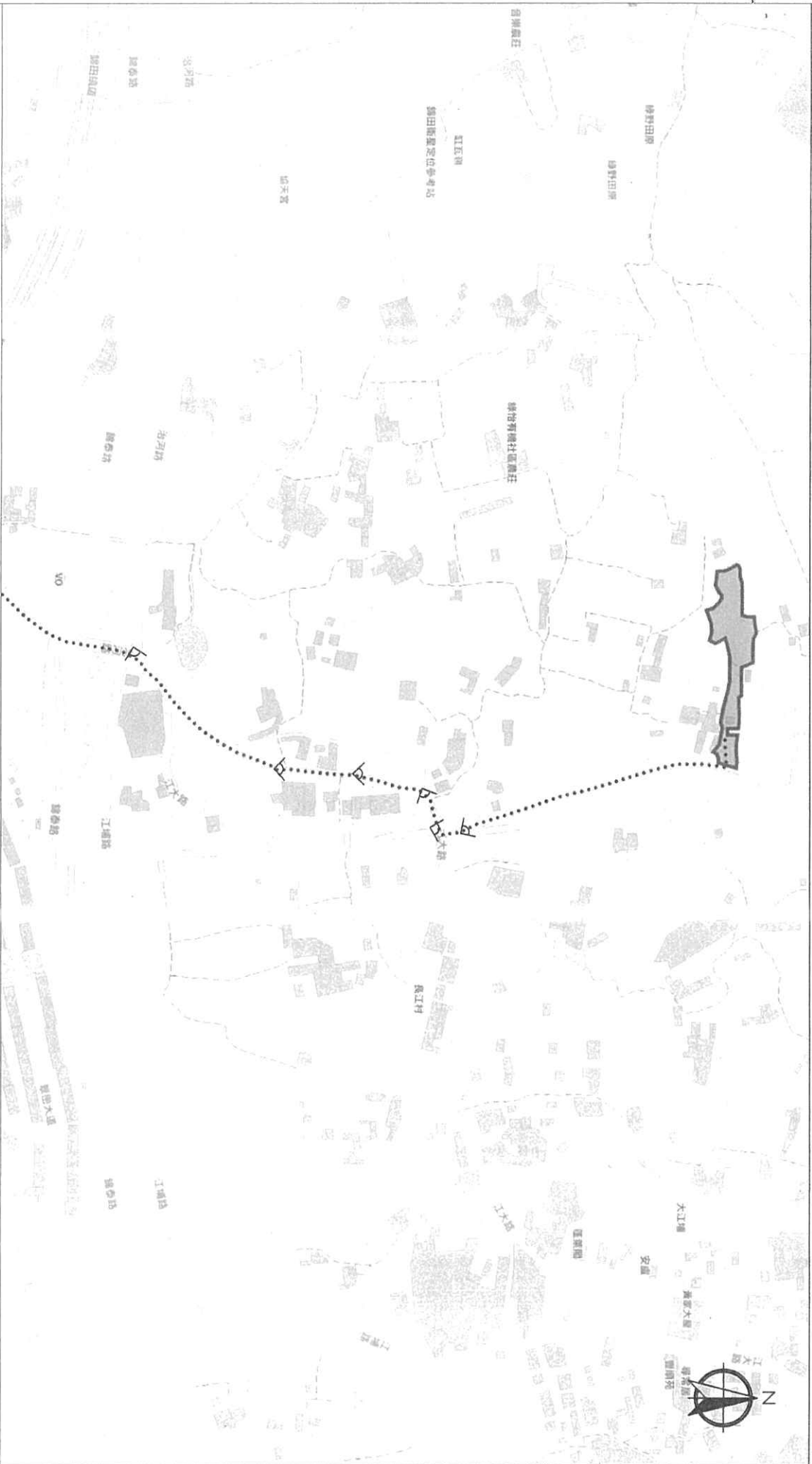
Total Area: 2,899.2 m² (About)
Covered Area: 757.9 m² (About)
Uncovered Area: 2,141.3 m² (About)

*Whole Application Site will be covered by concrete with about 0.2 m depth of filling of land (Not including Warehouse area.)
The Structures area will be covered by concrete with about 0.3 m in total depth of filling of land.



Scale: 1:750 @A4

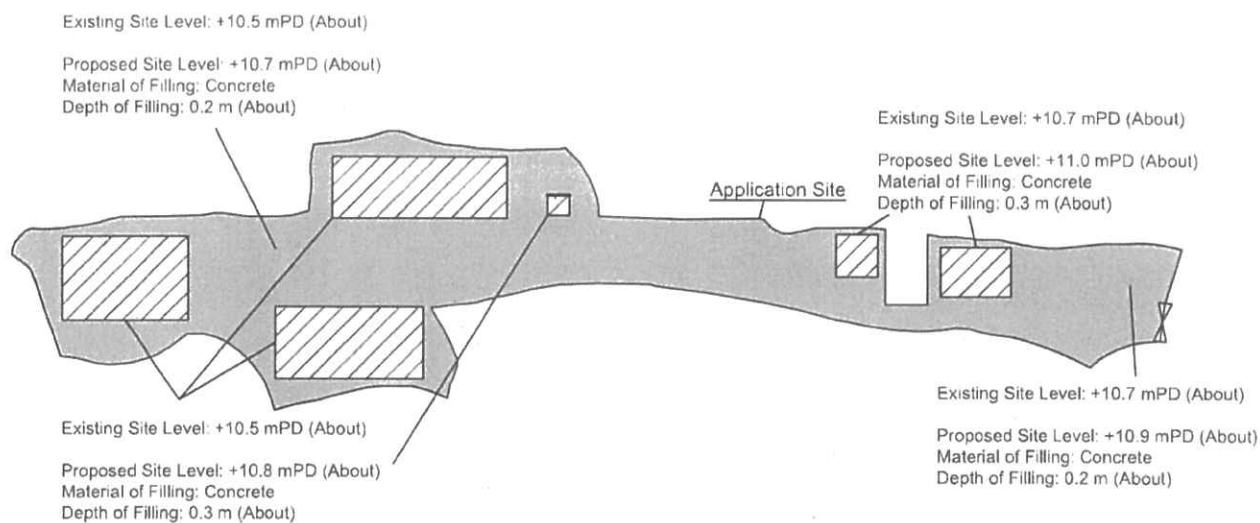
Appendix 2	Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057	擬議臨時貨倉 (危險品倉庫除外) 連附屬設施(為期3年)及填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Legend: Ingress/egress (About 5.5m) Proposed Structures Private Car Parking Space LGV L/U/L Space LGV Parking Space	Drawing No.: 2-01 For Identification Only Date: 01/03/2024
Proposed Layout Plan				
	OZP: S/ML-KTN/11 District: Kam Tin North Zoning: Agriculture			



Scale: Undefined @A4

Captured from map.gov.hk on 17th January 2024

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057</p> <p>OZP: S/ML-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Width of Chi Ho Road: 3-6m (About)</p> <p>with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●●● Road Path — Site Boundary ▽ Viewing Point 	<p>Drawing No.:</p> <p>3-01</p> <p>For Identification Only</p> <p>Date: 01/03/2024</p>
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Paved Area: About 2,899.2 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1051 RP (Part)
DD 109 Lot 1052
DD 109 Lot 1057

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 17 January 2024

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施（為期3年）及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.

4-01

地段索引圖
LOT INDEX PLAN

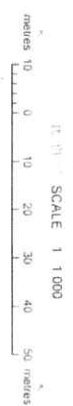
繪圖說明：本圖以新屋地自前次的地圖上繪示了各種永久地權和特約的土地，如：永久地權、臨時地權、政府地權、新屋地地權、以及其地權的用途。本圖索引圖的資料是根據地籍處的資料繪示的，以資其他地籍用途。本圖索引圖的資料是根據地籍處的資料繪示的，以資其他地籍用途。本圖索引圖的資料是根據地籍處的資料繪示的，以資其他地籍用途。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land, allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification, (2) the graphical boundaries as shown are for identification purposes only and shall not be used for any legal purpose, and (3) the Government shall not be responsible for any loss or damage, howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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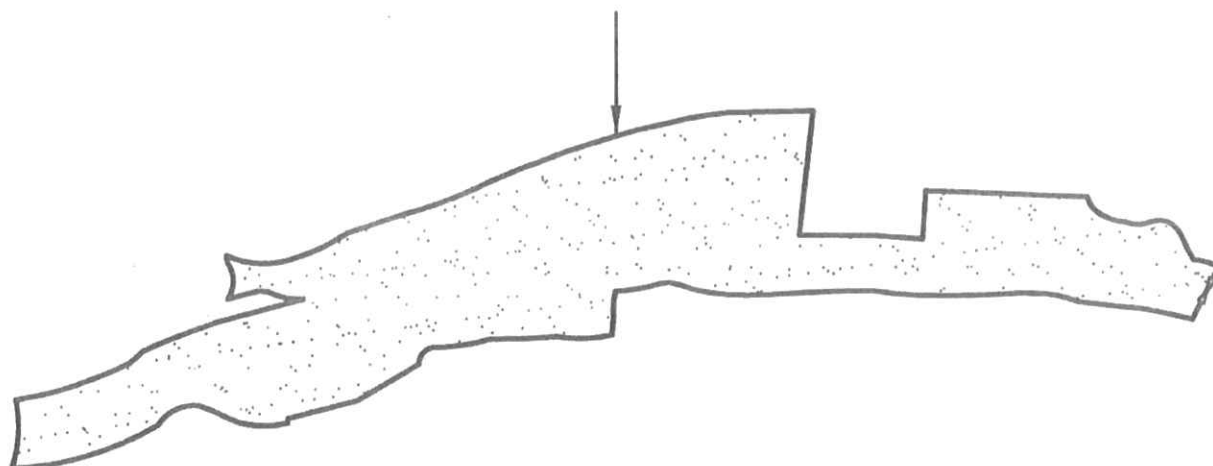


Locality :
Lot Index Plan No. : ags_S00000119090_0002
District Survey Office : Lands Information Center
Date : 29-Oct-2023
Reference No : 6-NE-7D-S-NE-7B



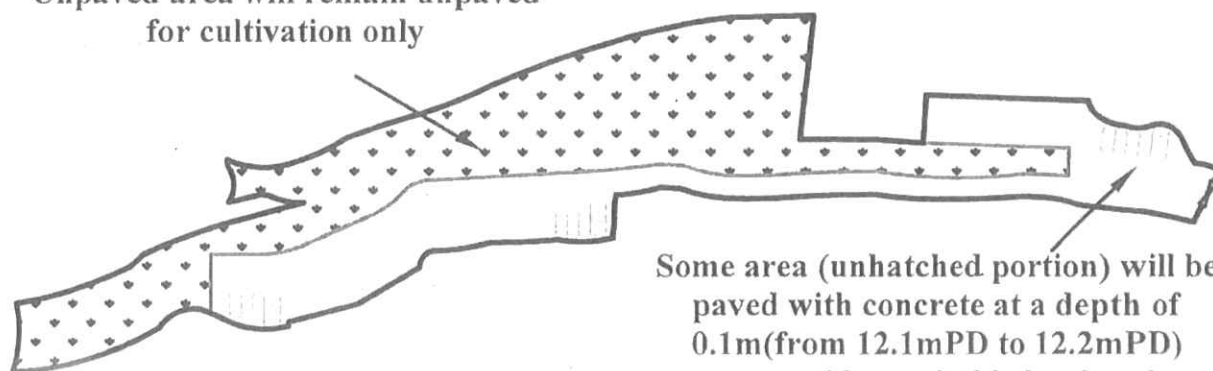
Step 1

The site has been leveled off with soil at a depth of about 1m (from 11.1mPD to 12.1mPD) to prevent flooding. This provides a flat surface for cultivation






Step 2



Unpaved area will remain unpaved for cultivation only



Some area (unhatched portion) will be paved with concrete at a depth of 0.1m (from 12.1mPD to 12.2mPD) to provide a suitable level and waterproof surface for erection of structures and car parking

LEGEND

-  Parking space for private cars
(5m (L.) x 2.5(W))
-  Parking space for light goods vehicles
(7m (L.) x 3.5(W))
-  Vehicular Ingress / Egress

-  Paved Area: 2,761m² (40%)
-  Unpaved Area: 4,070m² (60%)
(For cultivation only)

Site Area: 6,831m² (100%)

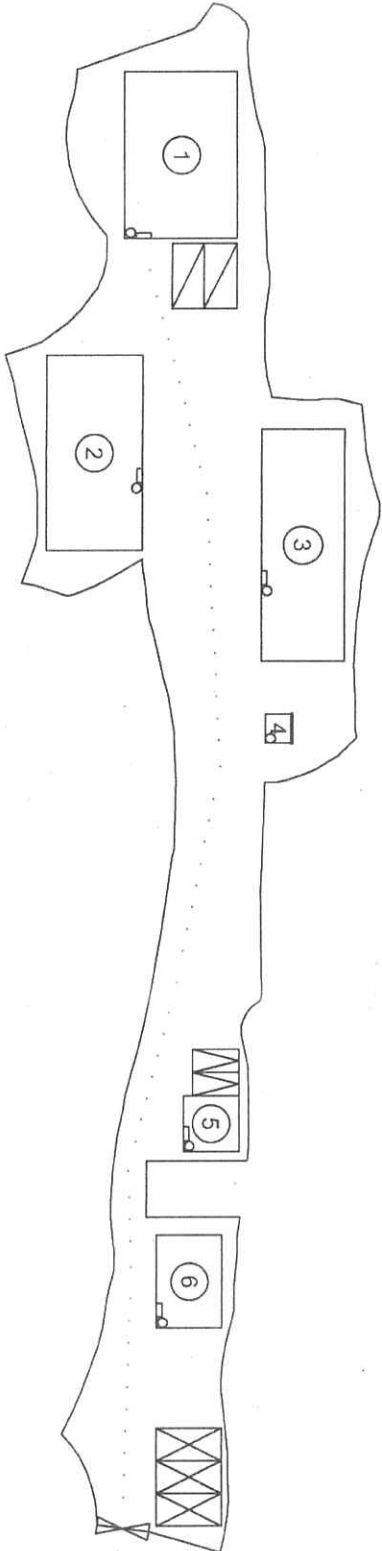
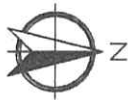
N.T.S	Plan showing the area of site to be leveled off and paved	Goldrich Planners & Surveyors Ltd.
January 2023	Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109 Kam Tin, Yuen Long	Plan 4 (P 22096)

Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey
1 Warehouse (Excluding D.G.G.)	About 18m x 12m = 216 m ²	8m	1
2 Warehouse (Excluding D.G.G.)	About 21m x 10m = 210 m ²	8m	1
3 Warehouse (Excluding D.G.G.)	About 25m x 8.7m = 217.5 m ²	8m	1
4 Electric Meter Room	About 2.8m x 3m = 8.4 m ²	3.5m	1
5 Ancillary Office	About 6m x 6m = 36 m ²	3.5m	1
6 Warehouse (Excluding D.G.G.)	About 10m x 7m = 70 m ²	4m	1
Total	About 757.9 m ²		
Private Car Parking Space	Unit(s): 2		
LGV LUL Space	Unit(s): 2		
LGV Parking Space	Unit(s): 3		

Legend:

- Emergency Vehicular Access Route
- 5 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
- Emergency Lighting (5 in Total)
- (in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021)



* All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

* All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.



Scale: 1:1750 @A4

Appendix 6

Proposed Fire Service

Installation Plan

Location:

D.D. 109 Lot 1051 RP (Part),
1052 and 1057

OZP: S/Y1-KTN/11
District: Kam Tin North
Zoning: Agriculture

Legend:

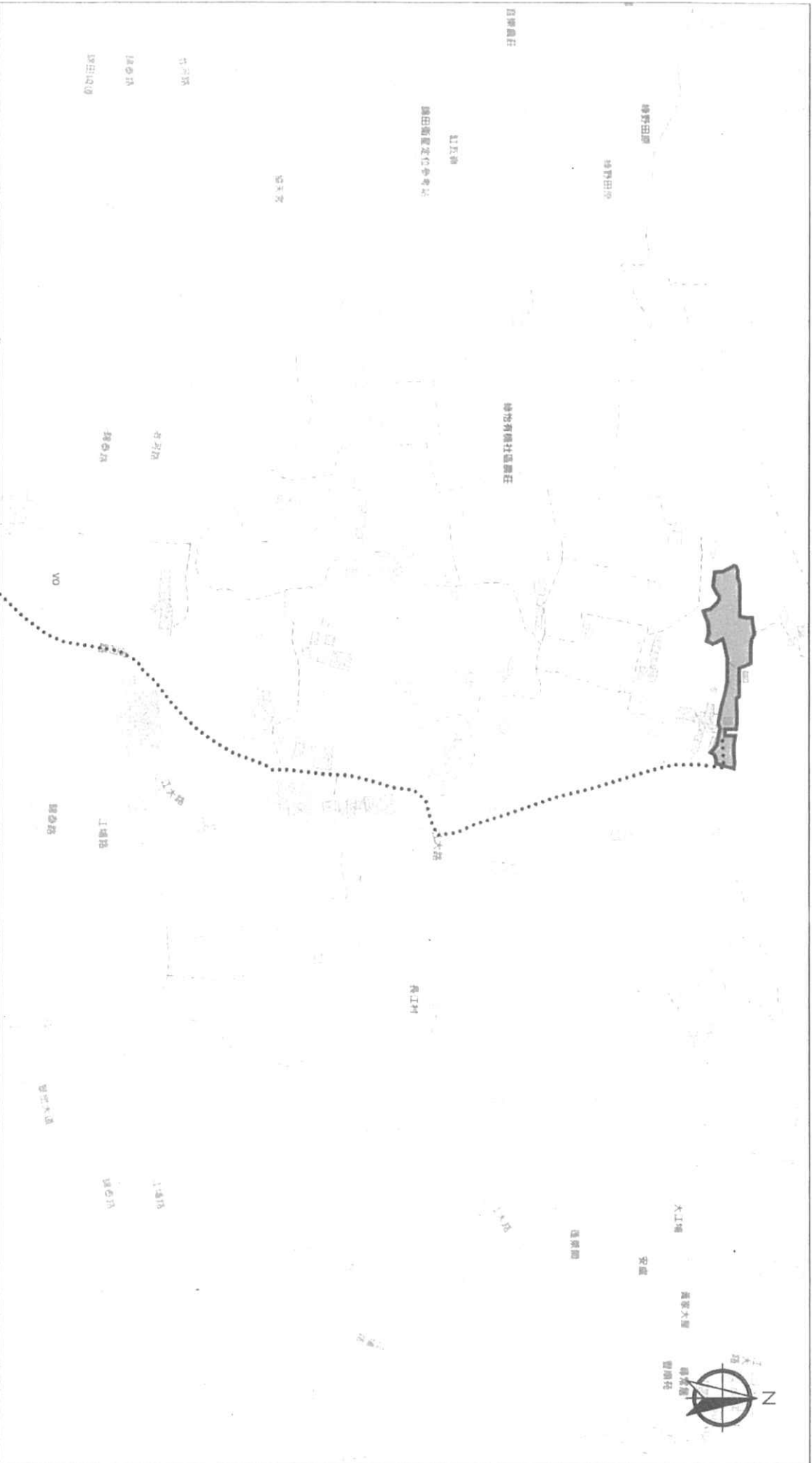
- ◇ Ingress/Egress (About 5.5m)
- Proposed Structures
- ▭ Private Car Parking Space
- ▭ LGV LUL Space
- ▭ LGV Parking Space

Drawing No.:

6-01

For Identification Only

Date: 01/03/2024



Scale: Undefined @A4

Captured from map.gov.hk on 17th January 2024

Appendix 6.1	Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057 OZP: S/ML-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	Width of Kong Tai Road: 3-6m (About) with passing space Map Legend: ●●●●● Road Path —— Site Boundary	Drawing No.: 3-01 For Identification Only Date: 01/03/2024
Emergency Vehicular Access				

渠務署及城市規劃委員會：

有關 A/YL-KTN/989 的擬議渠務建議詳細

在申請地點北面是規劃申請編號 A/YL-KTN/891 的申請範圍，基準水平高本申請範圍約 1 米，並設有鐵絲網。申請地點東面是道路。申請地點南面為耕種用地，申請地點北面為金屬實心的圍板，沒有留有去水位，因此沒有流水從北、南及西面進入申請地點。

總集水面積約 11,819 平方米，集水區主要分為兩部分：申請地點外上流的水流及申請地點內。集水區主要是由草地及混凝土作表面面層，請參考 Appendix 5.2。

申請地點計劃鋪設 375mm 及 450mm UC 引導及收集雨水及地面水，根據 STORMWATER DRAINAGE MANUAL – Section 7.5.2 Rational Method 計算，現時的渠道有足夠的容量處理集水區內的水流量。

現場相片請參考文件尾端。

R to C:

	渠務署意見	申請人回覆
(1)	<i>The proposed UC appears to be undersized. Please review the hydraulic calculations. Please clarify why rainfall intensity equals to 71.</i>	請參考本文件尾端，已修正該錯誤。
(2)	<i>Please provide proposed catchment areas for comment.</i>	請參考 Appendix 5.2。
(3)	<i>Please submit calculation demonstrating the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff.</i>	請參考本文件尾端，已修正該錯誤。現場觀察點及現有自然溪流評估位置請參考 Appendix 5.3。

(4)	<i>The level difference of invert levels of catchpit are consistently to be 0.1m while the distance of UC is varying which is not logically. Please review all catchpit invert levels accordingly.</i>	已依照 貴署的意見更改。
(5)	<i>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).</i>	請參考 Appendix 5 及 5.3。
(6)	<i>The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.</i>	本人了解現有的渠道設施不是由貴署所興建及保護。如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。
(7)	<i>Please justify the size of existing 600mm UC. Also, the existing 600mm UC is full of debris and leaves so the condition is considered not acceptable.</i>	本人會在申請後安排清理及維護有關渠道。
(8)	<i>Please indicate clearly on plan that the proposed size of discharge outlets.</i>	請參考 Appendix 5。
(9)	<i>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.</i>	申請地點未有圍封的地方將會以實心金屬板圍起，並會留有不少過 10cm 的空間讓水流通過。

S.16 Planning Application No. A/YL-KTN/989

(10)	<i>Please provide more cross sections including adjacent areas for reference. All proposed/ existing drainage facilities should be indicated on section drawings.</i>	請參考 Appendix 5.1。
(11)	<i>The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</i>	本申請不會影響水流。
(12)	<i>The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</i>	如興建及接駁到其他私人或其他有關政府部門的渠道，會向有關持分者或部分了解及取得同意後才會進行相關工程。
(14)	<i>According to our record, the drainage proposal of A/YL-KTN/891 has not been submitted and approved, so this application should also consider all external catchment areas in the assessment as appropriate.</i>	現已將相關的水流納入，請參考 Appendix 5.2。

希望此附加文件能釋除 貴署的隱憂。

二零二四年六月三日

Calculation of Peak Runoff, Q_p (Rational Method)Rainfall Intensity, i

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

Where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in Table 3 of SMD, as shown below

for 50 year Design Return Period (Using Table 3a – Storm Constants for Different Return Periods of HKO Headquarters on SDM)

$a=$	451.3
$b=$	2.46
$c=$	0.337

Calculation of Peak Runoff, Q_p (Rational Method)

According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

For catchment area of the site at the proposed development, the Concrete runoff coefficient is taken as 0.95, Grassland (heavy soil) with flat surface as 0.25 and Asphalt (small rock) as 0.95.

Peak Runoff, Q_p

$$Q_p = 0.278 C i A$$

Where Q_p = Peak runoff in km^3/s
 C = Runoff coefficient (dimensionless)
 i = Rainfall intensity in mm/hr
 A = Catchment area in km^2

The total design runoff of the catchment area (upstream) is $0.261 \text{ m}^3/\text{s}$, which is around 14,040 liter/min.

According to GEO Technical Guidance Note No. 43 (TGN 43),
For gradient 1:200, a 450UC will be suitable.

The total design runoff of the catchment area (application) is 0.121 m³/s, which is around 7,260 liter/min.

According to GEO Technical Guidance Note No. 43 (TGN 43),
For gradient 1:200, a 375UC will be suitable.

本申請會採用 375mm 及 450mmUC。

Check The Capacity of Existing Natural Stream

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

Where R = hydraulic radius (m)
 N = Manning coefficient (s/m^{1/3}), refer Table 13 of SDM
 S_f = friction gradient (dimensionless)

Using Manning's Equation

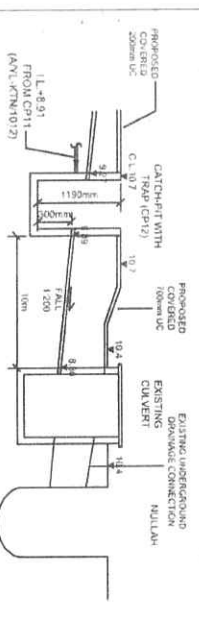
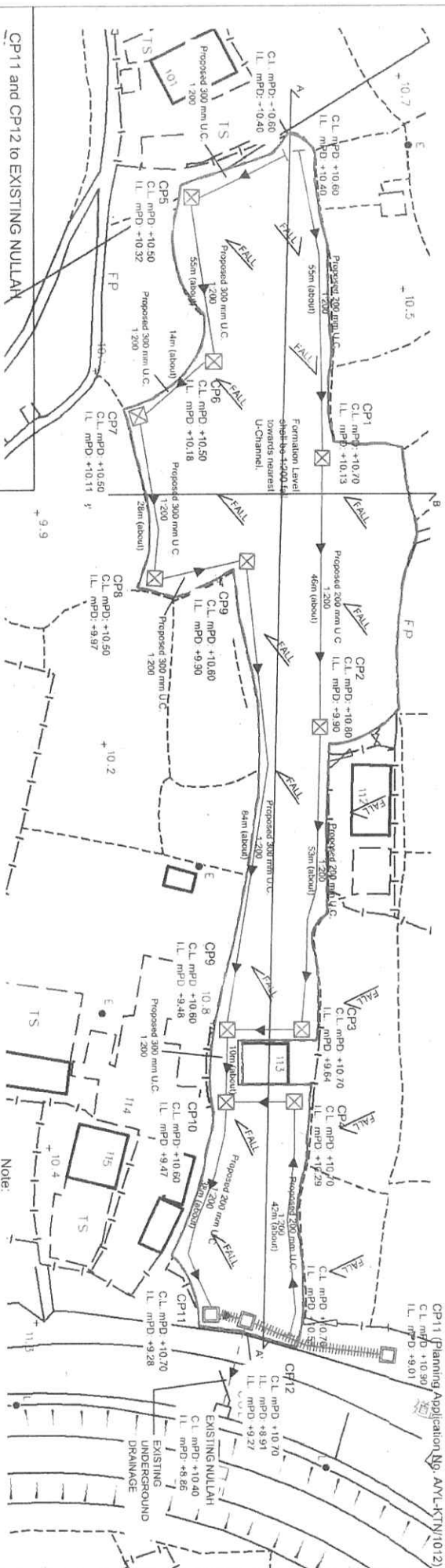
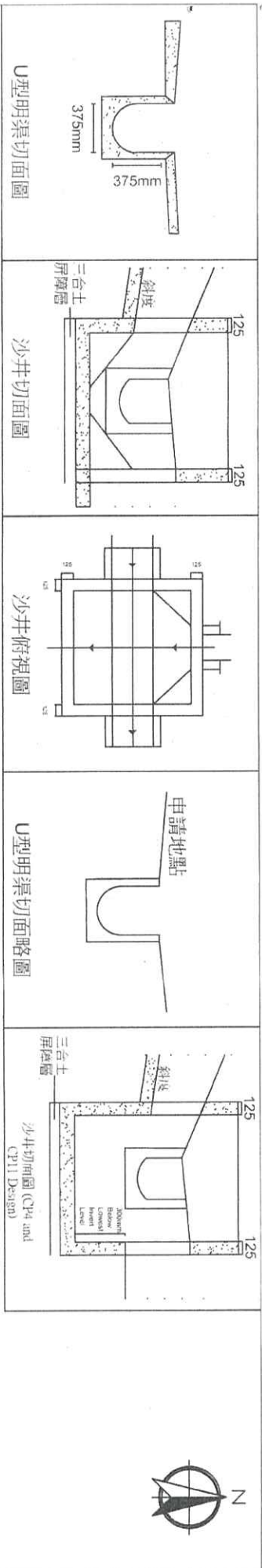
$$V = R^{2/3} * S_f^{0.5} / n$$

Where R	= A/P = 0.362 m	A = 1.05 m ²
		P = 2.9 m
n	= 0.03775 s/m ^{1/3}	(Table 13 of Stormwater Drainage Manual)
S _f	= 0.013	

Therefor V = 0.362^{2/3} * 0.013^{0.5} / 0.03775
= 3.12 m/sec

Maximum Capacity (Q_{max})
= V * A
= 3.28 m³/sec
> Q_{total}

The Existing Natural Stream has enough capacity.

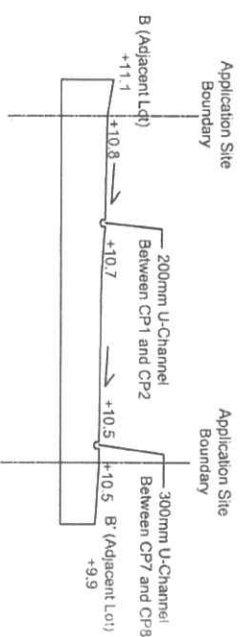
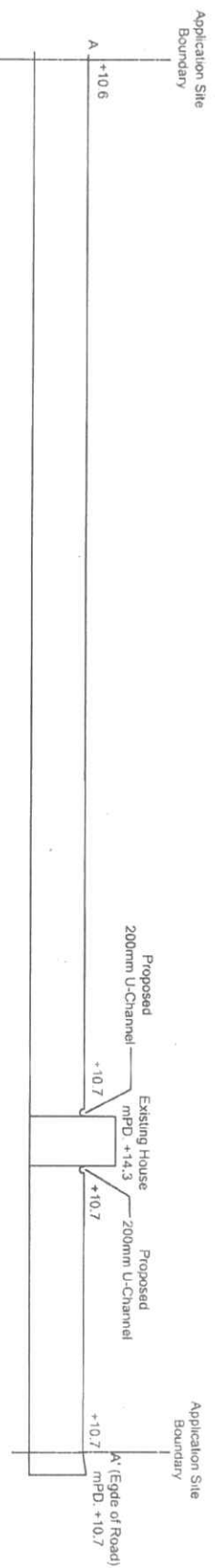


Scale: 1:750 @A4

Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C24061.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. inspection and maintenance regularly).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.
5. The discharge point is on the top of the natural stream, no extra work is needed outside the application site.

<p>Appendix 5</p> <p>Proposed</p> <p>Drainage Plan</p> <p>擬議渠務建議</p>	<p>Location:</p> <p>D.D. 109 Lot 1051 RP (Part),</p> <p>1052 and 1057</p>	<p>擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期3年) 及填土工程</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities</p> <p>for a Period of 3 Years and Filling of Land</p>	<p>Legend:</p> <p><input type="checkbox"/> Proposed Catchpit</p> <p><input type="checkbox"/> Proposed U-Channel</p> <p>##### Proposed U-Channel with C.I. Cover</p> <p>▶ Water Flow Direction</p> <p>Existing Channel</p>	<p>Drawing No.: 5-01</p> <p>For Identification Only</p> <p>Date: 03/06/2024</p>
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Appendix 5.1

Cross-Section

A-A'
B-B'

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057

OZP: S/M-L-KTN/11
District: Kam Tin North
Zoning: Agriculture

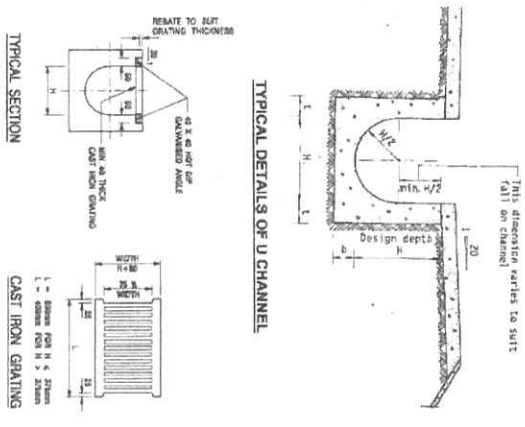
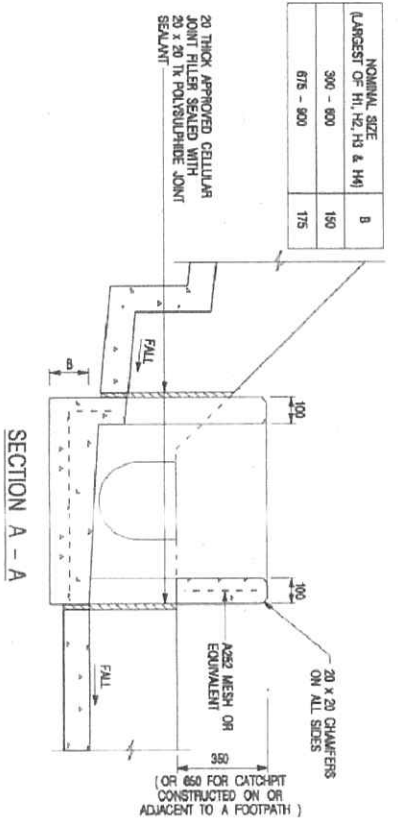
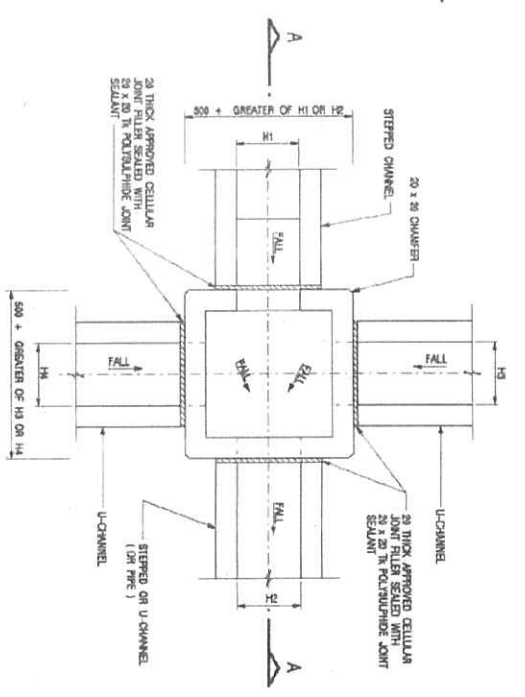
擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Scale: 1:750 @A4

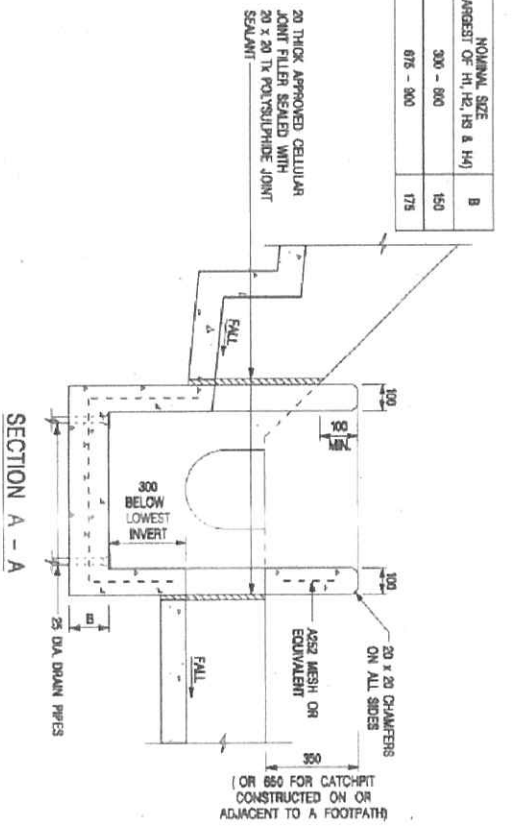
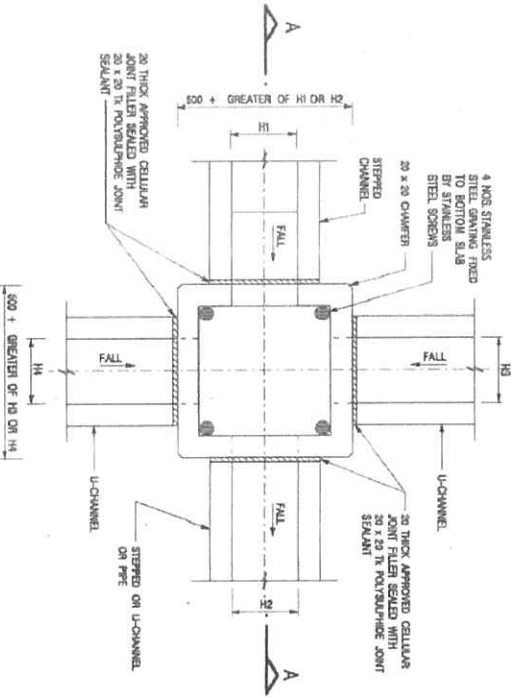
Drawing No.:

5.1-1

For Identification Only
Date: 03/06/2024



TYPICAL DETAILS OF CATCHPIT



TYPICAL DETAILS OF CATCHPIT WITH TRAP

Appendix 5.1.1
TYPICAL DETAILS

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057

OZP: S/ML-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Scale: N.T.S.

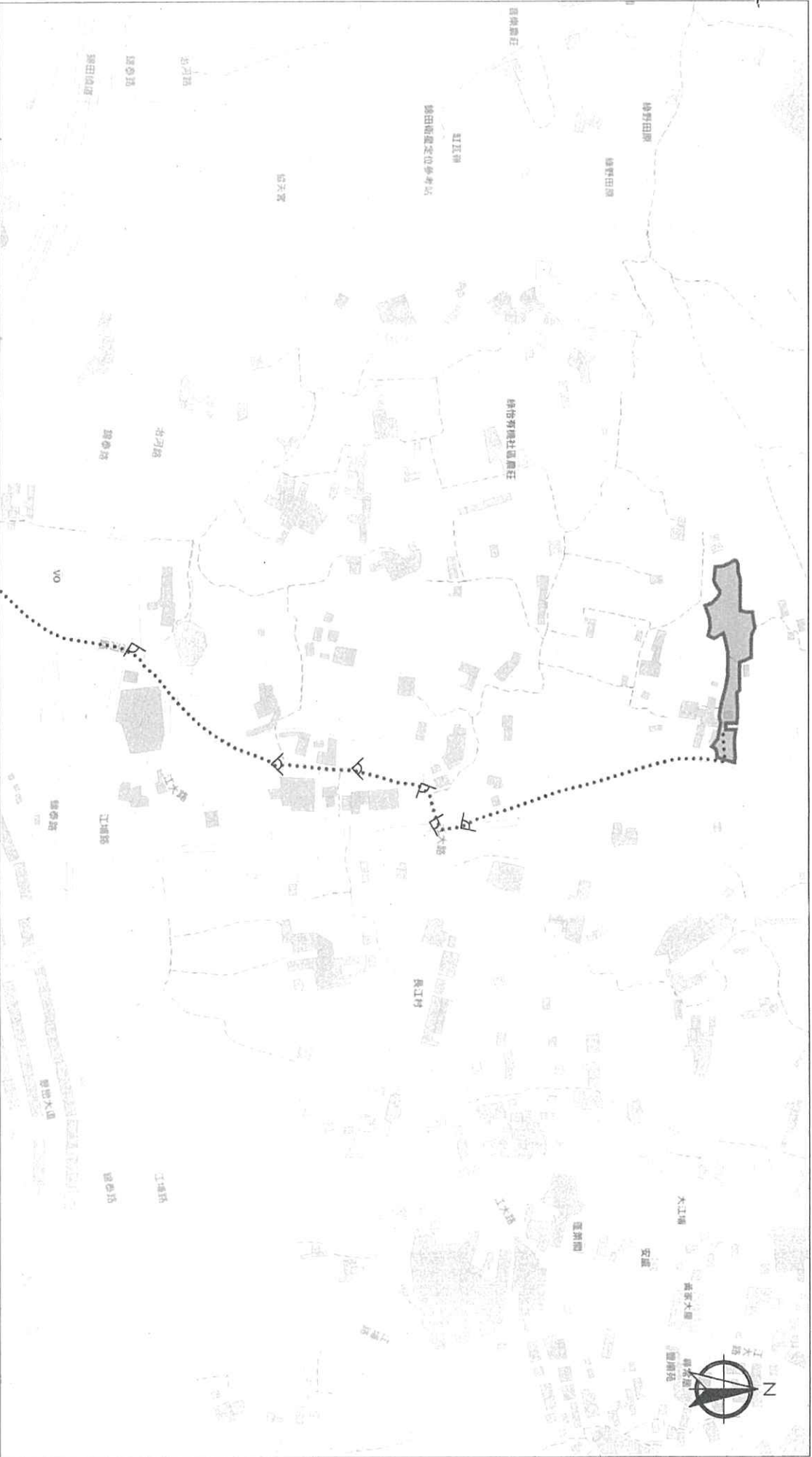
Drawing No.:
5.1-2

For Identification Only
Date: 03/06/2024



Catchment Area (Outside): 33,309m², Catchment Area (Application Site): About 2,557 m².

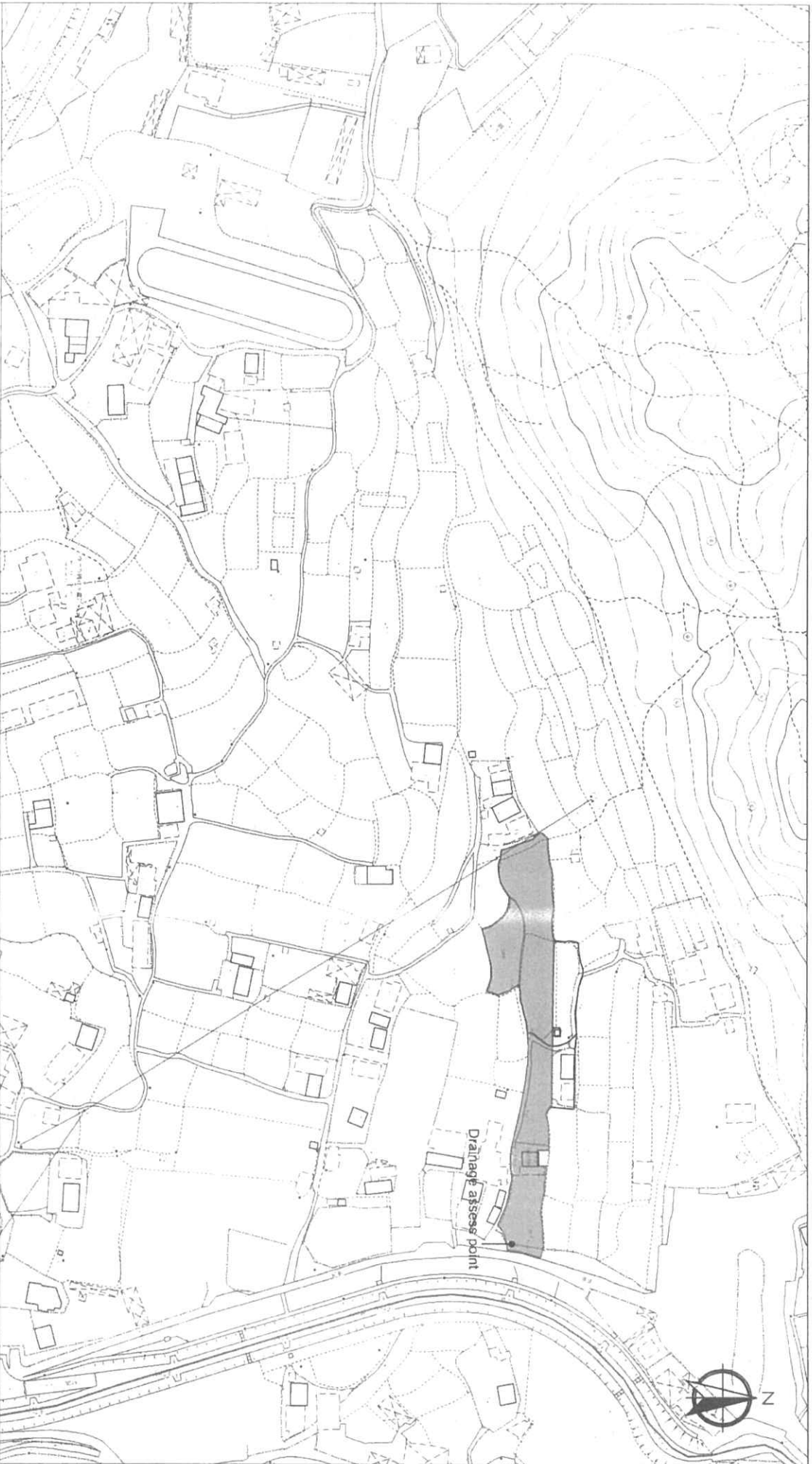
Appendix 5.2	Location:	Scale: 1:1200 @A4		Drawing No.:
Catchment Area	D.D. 109 Lot 1051 RP (Part), 1052 and 1057	Legend:		5.2-1
	OZP: S/M-LKTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land		For Identification Only
		Catchment Area (Steep Glassland) Catchment Area (Concrete Paving) Catchment Area (Application Site - Concrete Paving)		Date: 30/05/2024



Scale: Undeline @A4

Captured from map.gov.hk on 17th January 2024

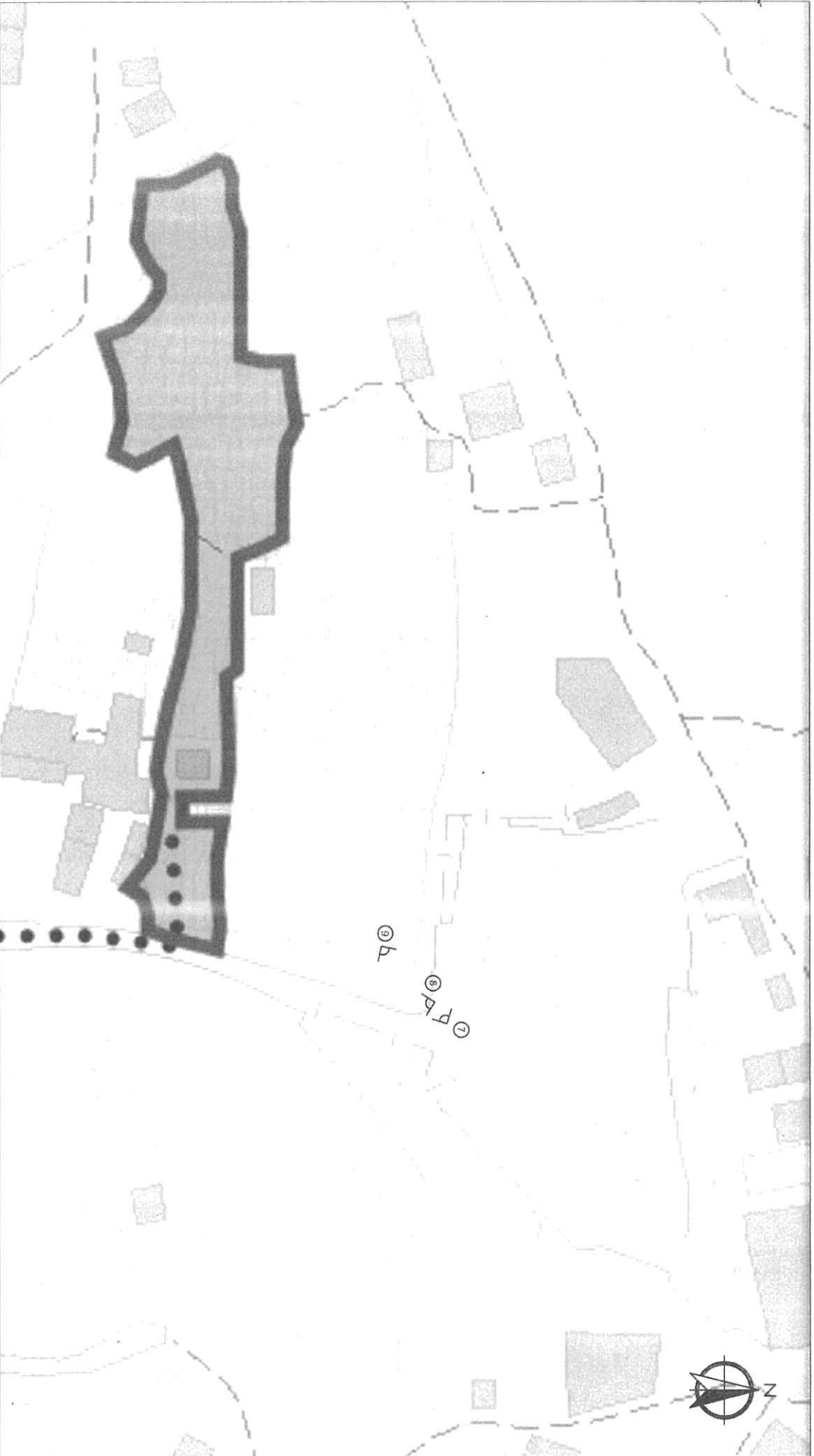
<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057</p> <p>OZP: S/L-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Width of Chi Ho Road: 3-6m (About) with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none"> Road Path —— Site Boundary ▽ Viewing Point 	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 01/03/2024</p>
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Scale: Undefined @A4

Captured from hkmappointservices IB1000 6-NE-7D on 30th May 2024

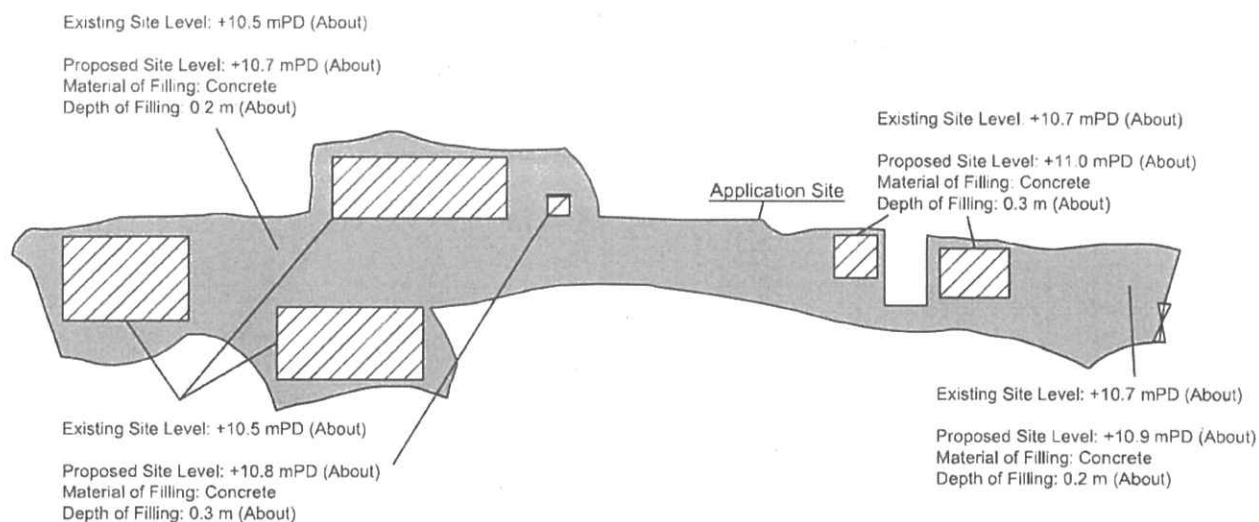
<p>Appendix 5.3</p> <p>Ultimate Discharge Point with Viewing Point</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Map Legend:</p> <p>Viewing Point</p> <p>Discharge Path</p>	<p>Drawing No.: 5.3-1</p> <p>For Identification Only</p> <p>Date: 03/06/2024</p>
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Scale: Undeline@A4

Captured from map.gov.hk on 17th January 2024

<p>Appendix 5.4 Viewing Point</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Map Legend: ✓ Viewing Point</p>	<p>Drawing No.: 5.4-1 For Identification Only Date: 30/05/2024</p>
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Paved Area: About 2,899.2 m²

Legend:



Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1051 RP (Part)
DD 109 Lot 1052
DD 109 Lot 1057

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 17 January 2024

Paved Area

平整位置圖

擬議臨時貨倉（危險品倉庫除外）
連附屬設施（為期3年）及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.

4-01



Scale: Undefined @A4

Captured from map.gov.hk on 17th January 2024

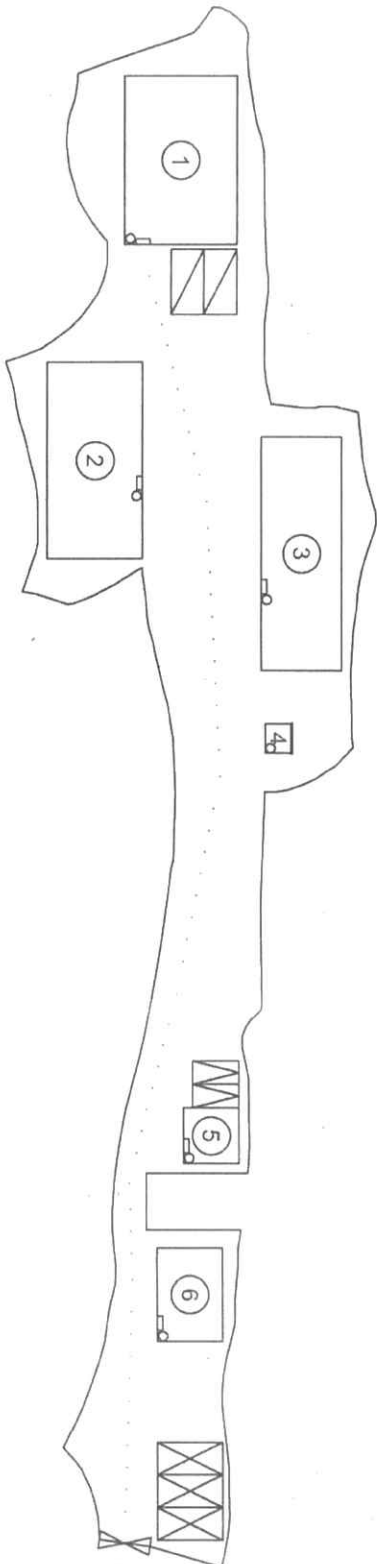
<p>Appendix 5</p> <p>On-Site Notice Location</p>	<p>Location: D.D. 109 Lot 1051 RP (Part), 1052 and 1057 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land</p>	<p>Map Legend:</p> <p>Site Boundary</p> <p>On-site Notice Location 1</p> <p>On-site Notice Location 2</p> <p>On-site Notice Location 3</p>	<p>Drawing No.:</p> <p>5-01</p> <p>For Identification Only</p> <p>Date: 18/01/2024</p>
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Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey
1 Warehouse (Excluding D.G.G.)	About 18m x 12m = 216 m ²	8m	1
2 Warehouse (Excluding D.G.G.)	About 21m x 10m = 210 m ²	8m	1
3 Warehouse (Excluding D.G.G.)	About 25m x 8.7m = 217.5 m ²	8m	1
4 Electric Meter Room	About 2.8m x 3m = 8.4 m ²	3.5m	1
5 Ancillary Office	About 6m x 6m = 36 m ²	3.5m	1
6 Warehouse (Excluding D.G.G.)	About 10m x 7m = 70 m ²	4m	1
Total	About 757.9 m ²		
Private Car Parking Space	Unit(s) 2		
LGV LUL Space	Unit(s) 2		
LGV Parking Space	Unit(s) 3		

Legend:

- Emergency Vehicular Access Route
- 5 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
- Emergency Lighting (5 in Total)
- (in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021)



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Scale: 1:750 @A4

Appendix 6

Proposed Fire Service

Installation Plan

Location:
D.D. 109 Lot 1051 RP (Part),
1052 and 1057
OZP: S/M-L-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時貨倉 (危險品倉庫除外)
連附屬設施(為期3年)及填土工程
Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) with Ancillary
Facilities
for a Period of 3 Years and Filling of Land

Legend:

- Ingress/egress (About 5.5m)
- Proposed Structures
- Private Car Parking Space
- LGV LUL Space
- LGV Parking Space

Drawing No.:

6-01

For Identification Only

Date: 01/03/2024

1 For Catchment Area A		Ref.
Area, A	= 243	
Average slope, H	= 0.1 per 100m	
Distance on the line of natural flow, L	= 32 m	
Time of concentration, t_c	= $0.14465L/(H^{0.2}A^{0.2}) = 0.14465(32)/(0.1^{0.2} \times 243^{0.2})$	SDM 7.5.2 (d)
	= 4.2 min	
2 For Proposed U-Channel in catchment area A		
Ground level (mPD)	From 10.60 To 10.70	
Invert level (mPD)	10.40 10.13	
Width of u-channel, w	= 200 mm	
Radius of u-channel, r	= 100 mm	
Length of u-channel, L_c	= 55 m	
Depth of vertical part of u-channel, d	= 200 mm	
Gradient of u-channel, S_f	= $(10.40-10.13)/55$	= 0.005
Cross-Section Area, a	= $0.5 \pi r^2 + w d$	= $0.5 \times 3.14 \times 100^2 + 200 \times 200$
	= 0.056 m^2	
Wetted Perimeter, p	= $\pi r + 2d$	= $3.14 \times 100 + 2 \times 200$
	= 0.714 m	
Hydraulic radius, R	= a / p	
	= 0.078 m	SDM 8.2.1
3 Use Manning Equation for estimating velocity of stormwater		
Take n	= 0.016	for concrete lined channels:-
Allowable velocity, v	= $R^{1/6} \times (RS_f)^{1/2} / n$	= $0.078^{1/6} \times (0.078 \times 0.005)^{1/2} / 0.016$
	= 0.80 m/s	
Time of flow, t_f	= 0.9 min	
4 Use "Rational Method" for calculation of design flow		
Design intensity, i	= $a / (t_c + t_f + b)^c$	
	= $451.3 / (4.2+0+2.46)^{0.337}$	for return period T = 50 years
	= 228	
Type of surface	Runoff Coefficient C	Catchment Area A (m2)
Steep Grassland (heavy soil)	0.35	0.0
Concrete Paving	0.95	243.0
		SUM= 230.85
Upstream flow, Q_u	= 0	m^3/s
Design flow, Q_d	= $0.278i \sum C_i A_i + Q_u$	where A_i is in km^2
	= $0.278 \times 228 \times 230.85 / 1000000 + 0$	
	= 0.015	m^3/s
Allowable flow, Q_a	= $a \times v$	
	= 0.06×0.80	
	= 0.045	m^3/s
	> Q_d	
Reference was made to Stormwater Drainage Manual (SDM) by DSD		
Scale: N/A	Drainage Calculation	
Aug-24	D.D. 109 Lot 1051 RP (Part), 1052 and 1057	Page 1

1 For Catchment Area B		Ref.
Area, A	= 347	
Average slope, H	= 0.1 per 100m	
Distance on the line of natural flow, L	= 35 m	
Time of concentration, t_c	= $0.14465L/(H^{0.2}A^{0.2}) = 0.14465(35)/(0.1^{0.2} \times 347^{0.2})$	SDM 7.5.2 (d)
	= 4.5 min	
2 For Proposed U-Channel in catchment area B		
Ground level (mPD)	From 10.70 To 10.80	
Invert level (mPD)	10.13 9.90	
Width of u-channel, w	= 200 mm	
Radius of u-channel, r	= 100 mm	
Length of u-channel, L_c	= 46 m	
Depth of vertical part of u-channel, d	= 200 mm	
Gradient of u-channel, S_f	= $(10.13 - 9.90)/46 = 0.005$	
Cross-Section Area, a	= $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 100^2 + 200 \times 200$	
	= 0.056 m^2	
Wetted Perimeter, p	= $\pi r + 2d = 3.14 \times 100 + 2 \times 200$	
	= 0.714 m	
Hydraulic radius, R	= $a / p = 0.078 \text{ m}$	SDM 8.2.1
3 Use Manning Equation for estimating velocity of stormwater		
Take n	= 0.016 for concrete lined channels -	SDM Table 13
Allowable velocity, v	= $R^{1/6} \times (RS_f)^{1/2} / n = 0.078^{1/6} \times (0.078 \times 0.005)^{1/2} / 0.016$	SDM Table 12
	= 0.81 m/s	
Time of flow, t_f	= 1.1 min	
4 Use "Rational Method" for calculation of design flow		
Design intensity, i	= $a / (t_b + t_f + b)^c$	SDM 4.3.2
	= $451.3 / (4.5 + 1 + 2.46)^{1.337}$ for return period T = 50 years	SDM Table 3(a)
	= 224	
Type of surface	Runoff Coefficient C	Catchment Area A (m2)
Steep Grassland (heavy soil)	0.35	0.0
Concrete Paving	0.95	347.0
		SUM= 329.65
Upstream flow, Q_u	= 0.015 m^3/s	
Design flow, Q_d	= $0.278i \sum C_i A_i + Q_u$ where A_i is in km^2	SDM 7.5.2 (a)
	= $0.278 \times 224 \times 329.65 / 1000000 + 0.015$	
	= 0.036 m^3/s	
Allowable flow, Q_a	= $a \times v$	
	= 0.06×0.81	
	= 0.045 m^3/s	
	> Q_d	
Reference was made to Stormwater Drainage Manual (SDM) by DSD		
Scale: N/A	Drainage Calculation	Page 2
Aug-24	D.D. 109 Lot 1051 RP (Part), 1052 and 1057	

1	For Catchment Area C		Ref.
	Area, A = 495		
	Average slope, H = 0.2 per 100m		
	Distance on the line of natural flow, L = 42 m		
	Time of concentration, $t_c = 0.14465L/(H^{0.2}A^{0.2}) = 0.14465(42)/(0.2^{0.2} \cdot 495^{0.2})$		SDM 7.5.2 (d)
	= 4.5 min		
2	For Proposed U-Channel in catchment area C		
	Ground level (mPD)	From 10.80 To 10.70	
	Invert level (mPD)	9.90 9.64	
	Width of u-channel, w = 200 mm		
	Radius of u-channel, r = 100 mm		
	Length of u-channel, L_c = 53 m		
	Depth of vertical part of u-channel, d = 400 mm		
	Gradient of u-channel, $S_f = (9.90-9.64)/53 = 0.005$		
	Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 100^2 + 200 \times 400$		
	= 0.096 m ²		
	Wetted Perimeter, p = $\pi r + 2d = 3.14 \times 100 + 2 \times 400$		
	= 1.114 m		
	Hydraulic radius, R = $a / p = 0.086$ m		SDM 8.2.1
3	Use Manning Equation for estimating velocity of stormwater		
	Take n = 0.016 for concrete lined channels:-		SDM Table 13
	Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = 0.086^{1/6} \times (0.086 \times 0.005)^{1/2} / 0.016$		SDM Table 12
	= 0.85 m/s		
	Time of flow, $t_f = 1.0$ min		
4	Use "Rational Method" for calculation of design flow		
	Design intensity, i = $a / (t_c + t_f + b)^c$		SDM 4.3.2
	= $451.3 / (4.5+1+2.46)^{0.337}$ for return period T = 50 years		SDM Table 3(a)
	= 225		
			s
	Type of surface	Runoff Coefficient C	Catchment Area A (m2)
	Steep Grassland (heavy soil)	0.35	0.0
	Concrete Paving	0.95	495.0
			CxA
			0
			470.25
			SUM= 470.25
	Upstream flow, $Q_u = 0.036$ m ³ /s		
	Design flow, $Q_d = 0.278i \sum C_i A_i + Q_u$ where A_i is in km ²		SDM 7.5.2 (a)
	= $0.278 \times 225 \times 470.25 / 1000000 + 0.036$		
	= 0.065 m ³ /s		
	Allowable flow, $Q_a = a \times v$		
	= 0.10×0.85		
	= 0.082 m ³ /s		
	> Q_d		
	Reference was made to Stormwater Drainage Manual (SDM) by DSD		
Scale: N/A	Drainage Calculation		
Aug-24	D.D. 109 Lot 1051 RP (Part),		Page 3
	1052 and 1057		

1 For Catchment Area D			Ref.
Area, A	=	362	
Average slope, H	=	0.1 per 100m	
Distance on the line of natural flow, L	=	31 m	
Time of concentration, t_c	=	$0.14465L/(H^{0.2}A^{0.2}) = 0.14465(31)/(0.1^{0.2} \times 362^{0.2})$	SDM 7.5.2 (d)
	=	3.9 min	
2 For Proposed U-Channel in catchment area D			
Ground level (mPD)	From 10.70	To 10.70	
Invert level (mPD)	10.50	10.29	
Width of u-channel, w	=	200 mm	
Radius of u-channel, r	=	100 mm	
Length of u-channel, L_c	=	42 m	
Depth of vertical part of u-channel, d	=	200 mm	
Gradient of u-channel, S_i	=	$(10.50 - 10.29)/42 = 0.005$	
Cross-Section Area, a	=	$0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 100^2 + 200 \times 200$	
	=	0.056 m^2	
Wetted Perimeter, p	=	$\pi r + 2d = 3.14 \times 100 + 2 \times 200$	
	=	0.714 m	
Hydraulic radius, R	=	$a/p = 0.078 \text{ m}$	SDM 8.2.1
3 Use Manning Equation for estimating velocity of stormwater			
Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} \times (RS_i)^{1/2} / n = 0.078^{1/6} \times (0.078 \times 0.005)^{1/2} / 0.016$	SDM Table 12
	=	0.81 m/s	
Time of flow, t_f	=	1.2 min	
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	$a / (t_c + t_f + b)^c$	SDM 4.3.2
	=	$451.3 / (3.9 + 1 + 2.46)^{2.337}$ for return period T = 50 years	SDM Table 3(a)
	=	228	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	CxA
Steep Grassland (heavy soil)	0.35	0.0	0
Concrete Paving	0.95	362.0	343.9
		SUM=	343.9
Upstream flow, Q_u	=	0 m ³ /s	
Design flow, Q_d	=	$0.278i \sum C_i A_i + Q_u$ where A_i is in km ²	SDM 7.5.2 (a)
	=	$0.278 \times 228 \times 343.9 / 1000000 + 0$	
	=	0.022 m ³ /s	
Allowable flow, Q_a	=	$a \times v$	
	=	0.06×0.81	
	=	0.045 m ³ /s	
	>	Q_d	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			
Scale: N/A	Drainage Calculation D.D. 109 Lot 1051 RP (Part), 1052 and 1057		Page 4
Aug-24			

1	For Catchment Area E		Ref.
	Area, A = 1017		
	Average slope, H = 0.2 per 100m		
	Distance on the line of natural flow, L = 105 m		
	Time of concentration, $t_c = \frac{0.14465L(H^{0.2}A^{0.2})}{0.2} = 0.14465(105) / (0.2^{0.2} \cdot 1017^{0.1})$		SDM 7.5.2 (d)
	= 10.5 min		
2	For Proposed U-Channel in catchment area E		
	From To		
	Ground level (mPD) 10.60 10.60		
	Invert level (mPD) 10.40 9.47		
	Width of u-channel, w = 300 mm		
	Radius of u-channel, r = 150 mm		
	Length of u-channel, $L_c = 211$ m		
	Depth of vertical part of u-channel, d = 300 mm		
	Gradient of u-channel, $S_f = \frac{(10.40-9.47)}{211} = 0.004$		
	Cross-Section Area, $a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 300$		
	= 0.125 m ²		
	Wetted Perimeter, $p = \pi r + 2d = 3.14 \times 150 + 2 \times 300$		
	= 1.071 m		
	Hydraulic radius, $R = \frac{a}{p} = 0.117$ m		SDM 8.2.1
3	Use Manning Equation for estimating velocity of stormwater		
	Take n = 0.016 for concrete lined channels:-		SDM Table 13
	Allowable velocity, $v = R^{1/6} \times (RS_f)^{1/2} / n = 0.117^{1/6} \times (0.117 \times 0.004)^{1/2} / 0.016$		SDM Table 12
	= 0.99 m/s		
	Time of flow, $t_f = 0.3$ min		
4	Use "Rational Method" for calculation of design flow		
	Design intensity, $i = \frac{a}{(t_c + t_f + b)^c} = \frac{451.3}{(10.5+0+2.46)^3 \cdot 3.337} = 189$ for return period T = 50 years		SDM 4.3.2 SDM Table 3(a)

1 For Catchment Area F		Ref.
Area, A	= 267	
Average slope, H	= 0.1 per 100m	
Distance on the line of natural flow, L	= 29 m	
Time of concentration, t_c	= $0.14465L/(H^{0.5}A^{0.2}) = 0.14465(29)/(0.1^{0.5} \cdot 267^{0.2})$	SDM 7.5.2 (d)
	= 3.8 min	
2 For Proposed U-Channel in catchment area F		
Ground level (mPD)	From 10.60 To 10.90	
Invert level (mPD)	9.47 9.28	
Width of u-channel, w	= 300 mm	
Radius of u-channel, r	= 150 mm	
Length of u-channel, L_c	= 41 m	
Depth of vertical part of u-channel, d	= 400 mm	
Gradient of u-channel, S_i	= $(9.47 - 9.28)/41 = 0.005$	
Cross-Section Area, a	= $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 400$	
	= 0.155 m ²	
Wetted Perimeter, p	= $\pi r + 2d = 3.14 \times 150 + 2 \times 400$	
	= 1.271 m	
Hydraulic radius, R	= $a/p = 0.122$ m	SDM 8.2.1
3 Use Manning Equation for estimating velocity of stormwater		
Take n	= 0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	= $R^{1/6} \times (RS_i)^{1/2} / n = 0.122^{1/6} \times (0.122 \times 0.005)^{1/2} / 0.016$	SDM Table 12
	= 1.05 m/s	
Time of flow, t_f	= 1.5 min	
4 Use "Rational Method" for calculation of design flow		
Design intensity, i	= $a / (t_c + t_f + b)^c$	SDM 4.3.2
	= $451.3 / (3.8 + 1 + 2.46)^5 \cdot 5.337$ for return period T = 50 years	SDM Table 3(a)
	= 226	
Type of surface	Runoff Coefficient C	Catchment Area A (m2)
Steep Grassland (heavy soil)	0.35	0.0
Concrete Paving	0.95	267.0
		SUM= 253.65
Upstream flow, Q_u	= 0.138 m ³ /s	
Design flow, Q_d	= $0.278i \sum C_i A_i + Q_u$ where A_i is in km ²	SDM 7.5.2 (a)
	= $0.278 \times 226 \times 253.65 / 1000000 + 0.138$	
	= 0.154 m ³ /s	
Allowable flow, Q_a	= $a \times v$	
	= 0.16 x 1.05	
	= 0.163 m ³ /s	
	> Q_d	
Reference was made to Stormwater Drainage Manual (SDM) by DSD		
Scale: N/A	Drainage Calculation	Page 6
Aug-24	D.D. 109 Lot 1051 RP (Part), 1052 and 1057	

1 For Connection between CP12 and Existing Culvert		Ref.
Area, A	= 0	
Average slope, H	= 0.1 per 100m	
Distance on the line of natural flow, L	= 0 m	
Time of concentration, t_c	= $0.14465L/(H^{0.2}A^{0.2}) = 0.14465(0)/(0.1^{0.2} \times 0^{0.2})$	SDM 7.5.2 (d)
	= 0.0 min	
2 For Proposed U-Channel between CP12 and Existing Culvert		
Ground level (mPD)	From 10.90 To 10.40	
Invert level (mPD)	9.01 8.86	
Width of u-channel, w	= 700 mm	
Radius of u-channel, r	= 350 mm	
Length of u-channel, L_c	= 30 m	
Depth of vertical part of u-channel, d	= 1190 mm	
Gradient of u-channel, S_f	= $(9.01-8.86)/30 = 0.005$	
Cross-Section Area, a	= $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 350^2 + 700 \times 1190$	
	= 1.025 m^2	
Wetted Perimeter, p	= $\pi r + 2d = 3.14 \times 350 + 2 \times 1190$	
	= 3.479 m	
Hydraulic radius, R	= $a / p = 0.295 \text{ m}$	SDM 8.2.1
3 Use Manning Equation for estimating velocity of stormwater		
Take n	= 0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	= $R^{1/6} \times (RS_f)^{1/2} / n = 0.295^{1/6} \times (0.295 \times 0.005)^{1/2} / 0.016$	SDM Table 12
	= 1.96 m/s	
Time of flow, t_f	= 3.9 min	
4 Use "Rational Method" for calculation of design flow		
Design intensity, i	= $a / (t_o + t_f + b)^c$	SDM 4.3.2
	= $451.3 / (0.0+3+2.46)^{0.337}$ for return period T = 50 years	SDM Table 3(a)
	= 242	
Type of surface	Runoff Coefficient C	Catchment Area A (m2)
Steep Grassland (heavy soil)	0.35	0.0
Concrete Paving	0.95	0.0
		SUM= 0
Upstream flow, Q_u	= 1.785 (from Existing CP11) + 0.154 (From new CP11)	
	= 1.939	
Design flow, Q_d	= $0.278i \sum C_i A_i + Q_u$ where A_i is in km^2	SDM 7.5.2 (a)
	= $0.278 \times 242 \times 0 / 1000000 + 1.785$ (from Existing CP11) + 0.154 (From new CP11)	
	= 1.939 m^3/s	
Allowable flow, Q_a	= $a \times v$	
	= 1.03×1.96	
	= 2.007 m^3/s	
	> Q_d	
Reference was made to Stormwater Drainage Manual (SDM) by DSD		
Scale: N/A	Drainage Calculation D.D. 109 Lot 1051 RP (Part), 1052 and 1057	Page 7
Aug-24		

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
2.	A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
3.	A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
4.	A/YL-KTN/959	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023
5.	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
6.	A/YL-KTN/976	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	19.4.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1051 RP, 1052 and 1057 all in D.D. 109 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:

- no comment on the application from traffic engineering perspective.

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

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

3. Environment

Comments of the Director of Environmental Protection:

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

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations (FSIs) being provided to his satisfaction; and
- the FSIs proposal is considered acceptable.

5. Building Matters

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

- no objection to the application.

6. **Heritage Conservation**

Comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office:

- no objection in principle to the application from archaeological perspective.

7. **District Officer's Comments**

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

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

8. **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; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - he has the following comments on the drainage proposal submitted:
 - i. peripheral drains should be provided from CP1 to CP5 and CP4 to CP11 to collect overland flow;
 - ii. the invert level of CP6 upstream is with same level as CP6 which is not acceptable;
 - iii. there are part of u-channel fall within Lot 1050 S.A which is outside the application site (the Site) and not desirable. Please review the proposal;
 - iv. application site layout should be shown in all drawings;
 - v. base map should be provided in Drawing No. 5-01;
 - vi. please provide engineering drawing showing all details of connection discharge points;
 - vii. the external catchment areas are incorrect. It should be determined according to existing topographic levels;
 - viii. where the photo 6 was taken;
 - ix. please provide more photos along the proposed discharge path;
 - x. please provide photos for the existing natural stream adjacent to the Site (along CP4 and CP11); and
 - xi. the details of cross sections are not correct, such as the size of u-channels. Also, all ground levels included in the Site should be indicated.

- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected and the cost of any necessary diversion shall be borne by the proposed use;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots shall be planted within the waterworks reserve or in the vicinity of the water main; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (e) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. 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 roads at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the Site is adjoining to a local access connecting Kong Tai Road which is not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses' issued by DEP;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised to the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;
- (j) to note the comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office that:
 - the applicant is required to inform his office immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut 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 the building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the Buildings Ordinance (BO) and should not be designed for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at the building plan submission stage.

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



A/YL-KTN/989 DD 109 Kam Tin
29/02/2024 03:33

From:

To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-KTN/989

Lots 1051 RP (Part), 1052 and 1057 in D.D. 109, Kam Tin

Site area: About 2,899.2sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 7 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections. This is effectively extending brownfield operations further into farmland.

TPB recently approved adjacent lots, Application 891, for Hobby Farm use indicating that there is potential for genuine farming activity in the district.

The application should be rejected.

Mary Mulvihill

2

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KFBG's comments on two planning applications

01/03/2024 15:56

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

2 attachments



240301 s16 MUP 200.pdf 240301 s16 KTN 989.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

1st March, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Filling of Land
(A/YL-KTN/989)**

1. We refer to the captioned.
2. We visited the site yesterday and we spotted that the area next to the site was still under active cultivation (**Figure 1**).
3. We urge the Board to seriously consider the potential cumulative impacts of approving this application on the environment there.
4. The proposed use is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Figure 1. On-site photo showing the site and its adjacent active farmland (behind the fence).

