

2024年 2月 6日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式接收及
處理申請

Appendix I of RNTPC
Paper No. A/YL-KTN/994A

This document is received on - 6 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/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

2400795

39/ by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AYL-KTN/994
	Date Received 收到日期	- 6 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)

Able Power Development Limited 巨能發展有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,796 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. SYL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
2/1/2024 - 16/1/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/1/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	3796 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A .....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 Plan 5.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	1 (MGV)
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 Mondays to Saturdays 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)) Accessible from Fung Kat Heung Road via Mei Fung Road and a local access..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
	No 否																																
(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 checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,796 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

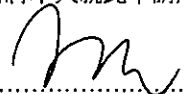
8. Declaration 聲明

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

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

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

Signature
簽署



☐ 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

18/1/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	3,796 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	/	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	/ % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1 (MGV)

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, Plan showing the zoning/land status of the application site, Swept path analysis, Location of Application Site (TPB-PG 13G), Plan showing the land filling area of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input 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。

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1290 RP (Part) and 1291 (Part), Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land**' (proposed development) (Plan 1 to 3).

1.2 Due to the increasing demand for construction materials in recent years, the applicant would like to use the Site for open storage of construction materials (i.e. tiles, pipes, bricks etc.) to support the construction industry.

2) Planning Context

2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied uses are not a column one nor two uses 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 sites occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone.

2.3 The Site currently falls entirely within Category 2 area according to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G), which the Site is considered suitable for open storage and port back-up uses (Plan 4). Furthermore, similar S.16 planning applications for the same use (i.e. *warehouse*) within the same "AGR" zone were previously approved by the Board in 2023. The latest application (No. A/YL-KTN/962) for the same use (i.e. open storage of construction machinery and materials) was approved by the Board on a temporary basis of 3 years on 8/12/2023. Therefore, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The area of the Site is 3,796 m² (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. No structure is proposed at the Site. As the Site is proposed for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	3,796 m ² (about)
Covered Area	Not Applicable
Uncovered Area	3,796 m ² (about)

- 3.3 The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for circulation area (**Plan 6**). As heavy loading of 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 Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). 1 loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.5 MGVs are deployed for transportation of construction materials to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 7**). 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 7**). As the Site will be used for 'open storage' use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attractions of the Site

Time Period	MGV		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 All the proposed works will be carried out at least 3 m away from the top bank of the existing natural stream that is located at the west of the Site (**Plans 3 and 5**). The proposed works will not create any adverse impact both during and after the construction.

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

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures 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.

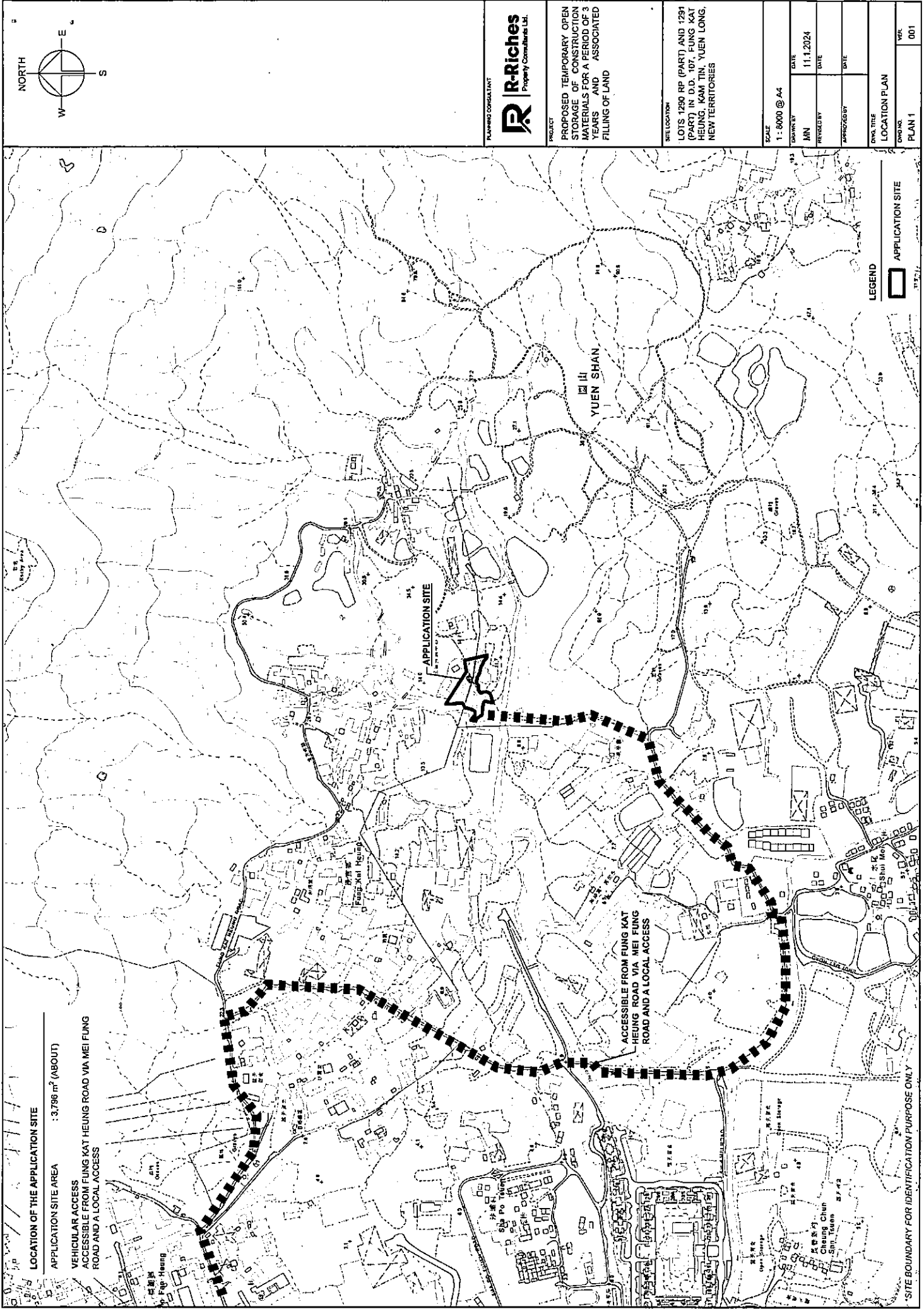
4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land**'.

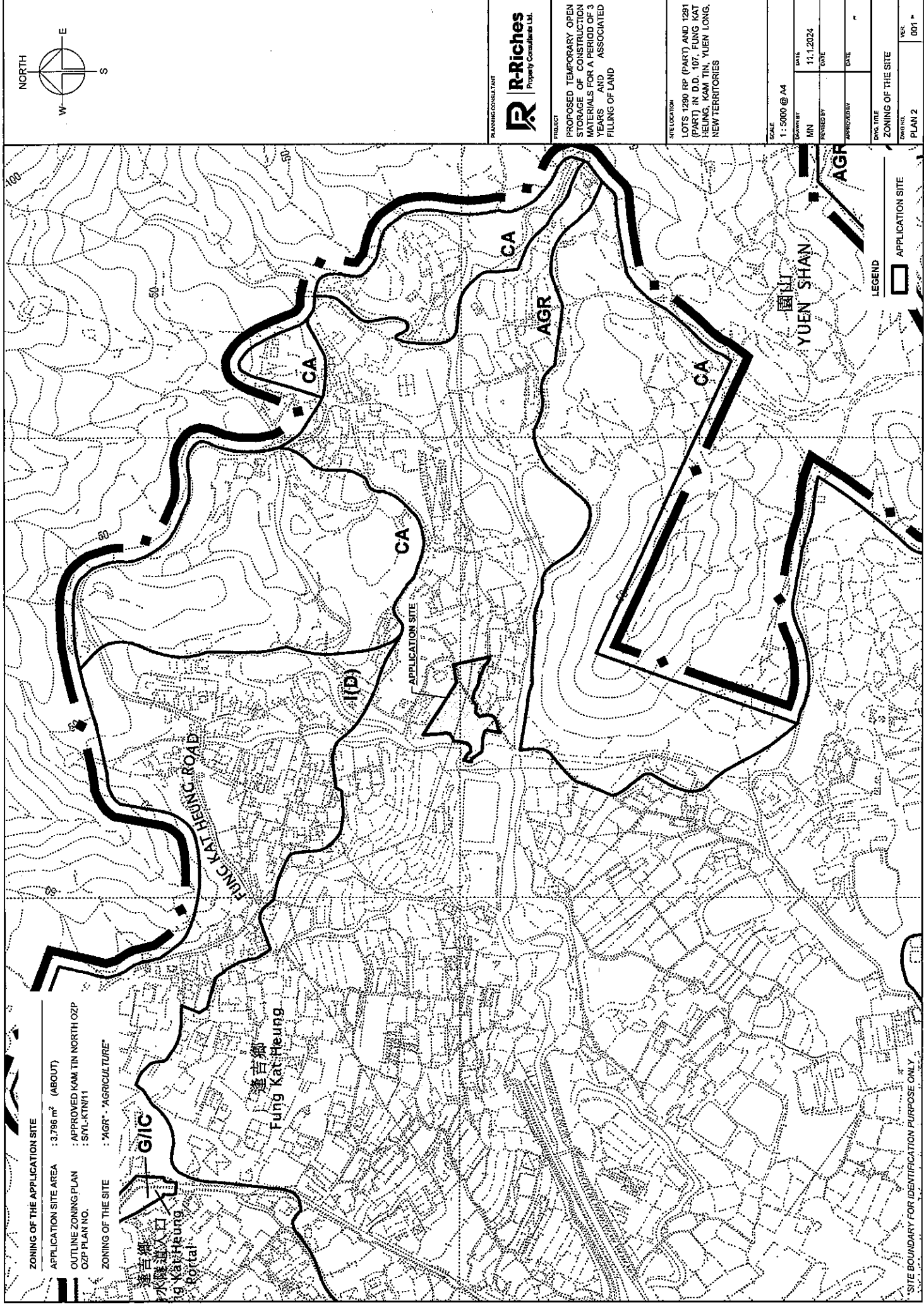
R-riches Property Consultants Limited

January 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Location of the Application Site - Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land and Pond Area of the Application Site
Plan 7	Swept Path Analysis





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,796 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN/11

ZONING OF THE SITE : 'AGR' - 'AGRICULTURE'

PLANNING CONSULTANT

R-Riches

Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 1290 RP (PART) AND 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 5000 @ A4

DATE

11.1.2024

DRAWN BY

MN

REVIEWED BY

DATE

APPROVED BY

DATE

DWG. TITLE

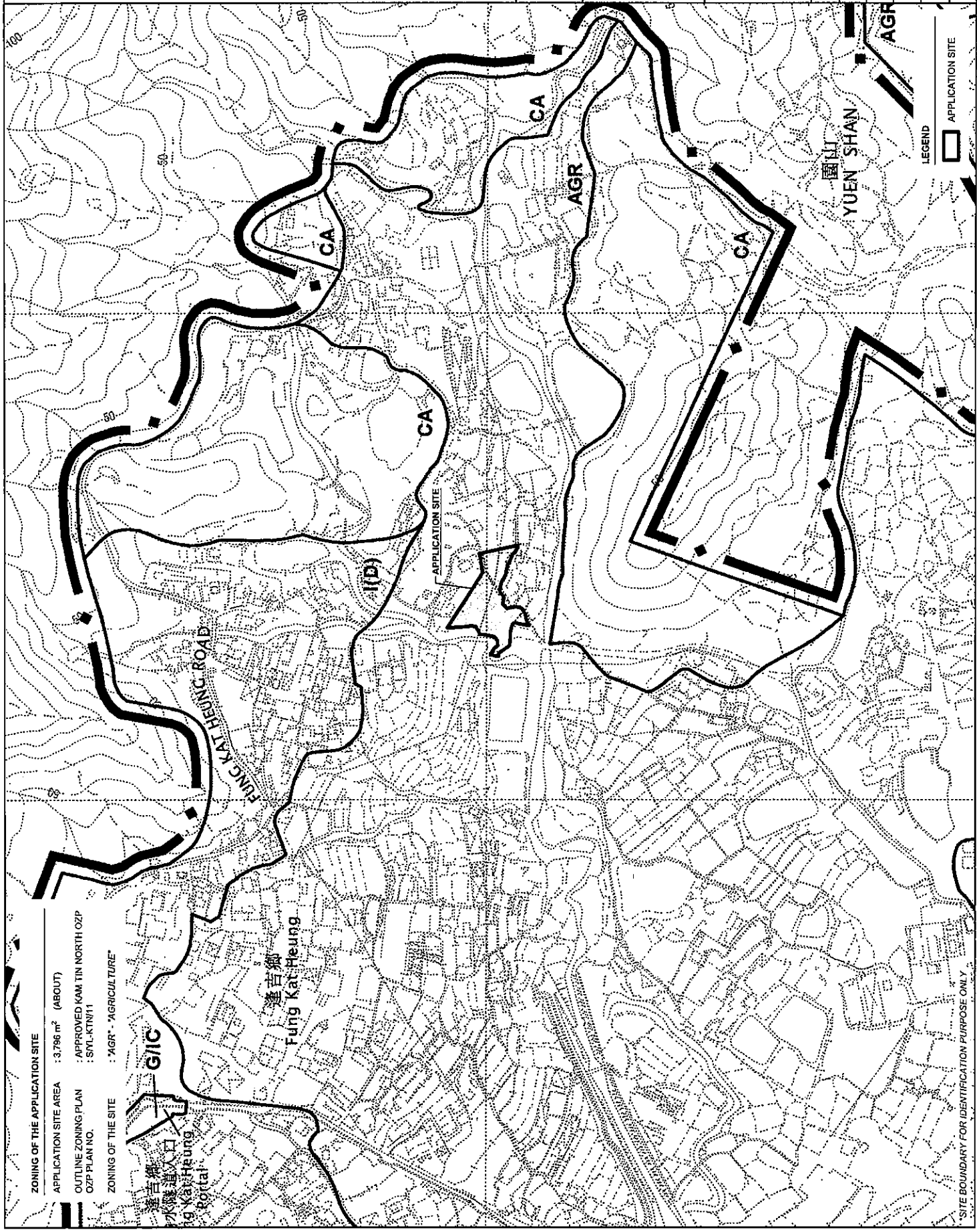
ZONING OF THE SITE

FORM NO.

PLAN 2

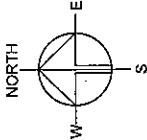
VER.

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TOWN PLANNING BOARD GUIDELINE 13G -
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 3,796 m² (ABOUT)
CATEGORY OF THE SITE : CATEGORY 2



R(A)

G/C

R(C)3

I(D)

(A)

APPLICATION SITE



CA

V

CA

CA

CA

錦田北

GB

圖例 LEGEND

第 1 類地區
CATEGORY 1 AREAS

第 2 類地區
CATEGORY 2 AREAS

第 3 類地區
CATEGORY 3 AREAS

第 4 類地區
CATEGORY 4 AREAS

新發展區
NEW DEVELOPMENT AREA

之前不獲發展的地區或範圍的
地區在法定圖則
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS

區議會界線
DISTRICT COUNCIL BOUNDARY

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

LOTS 1290 RP (PART) AND 1291
(PART) IN D.D. 107, FUNG KAT
HEUNG, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1: 8000 @ A4

DRAWN BY

MN

DATE

6.11.2023

REVISITORY

DATE

APPROVED BY

DATE

DWG. TITLE

TPE PG-NO. 13G - LOCATION

DWG. NO.

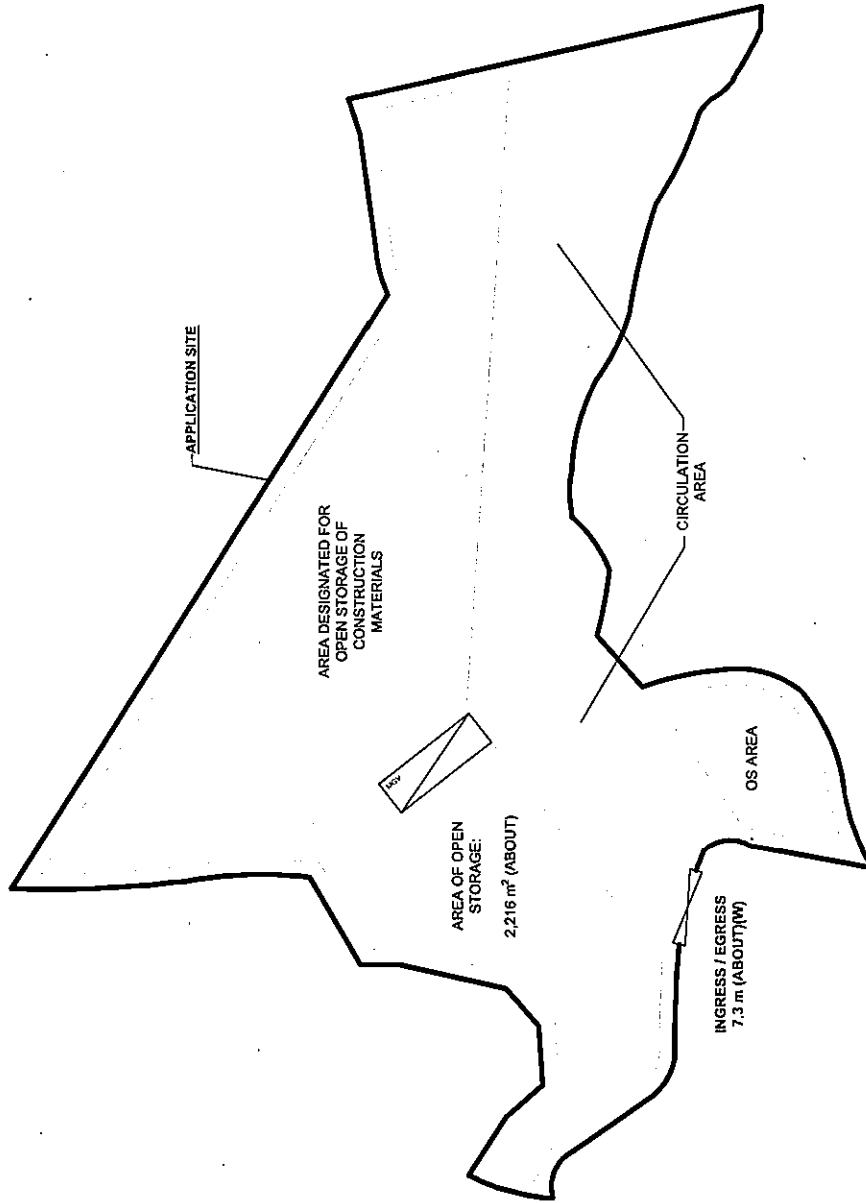
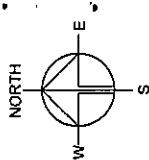
PLAN 4

NO.

001*

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,796 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 3,796 m² (ABOUT)



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- LOADING / UNLOADING SPACE FOR MG
- INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE : 1
 DIMENSION OF LUL SPACE : 11 m (L) x 3.5 m (W)

PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 LOTS 1290 RP (PART) AND 1291 (PART) IN D.D. 107 - FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MIN

DATE

11.1.2024

REVISORY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

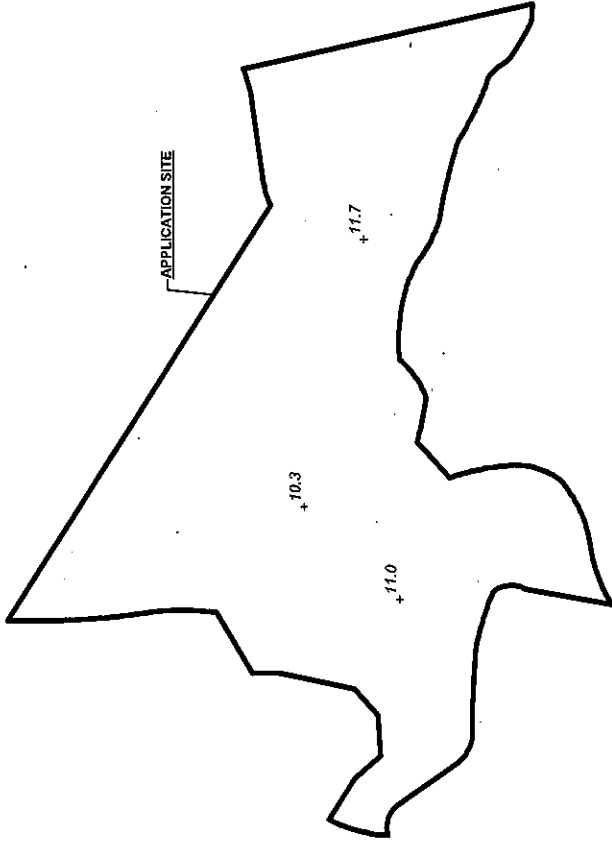
PLAN 5

VER.

001

EXISTING CONDITION OF THE APPLICATION SITE

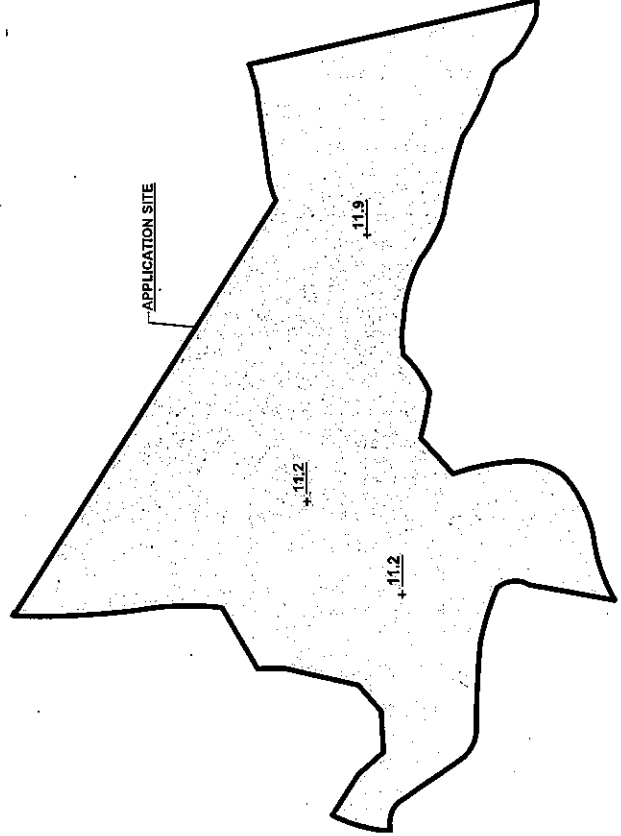
APPLICATION SITE AREA : 3,796 m² (ABOUT)
 EXISTING SITE LEVELS : +10.3 mPD - +11.7 mPD (ABOUT)



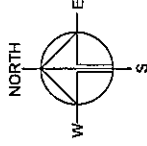
LEGEND
☐ APPLICATION SITE
☐ +3.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA : 3,796 m² (ABOUT)
 PROPOSED FILLED AREA : 3,796 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 1 m
 PROPOSED SITE LEVELS : +11.2 mPD - +11.9 mPD
 MATERIAL OF LAND FILLING : CONCRETE
 USE : OPEN STORAGE AREA AND CIRCULATION SPACE



LEGEND
☐ APPLICATION SITE
☐ FILLING OF LAND AREA
☐ +3.4 PROPOSED SITE LEVEL



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

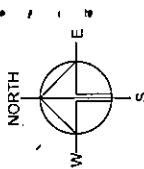
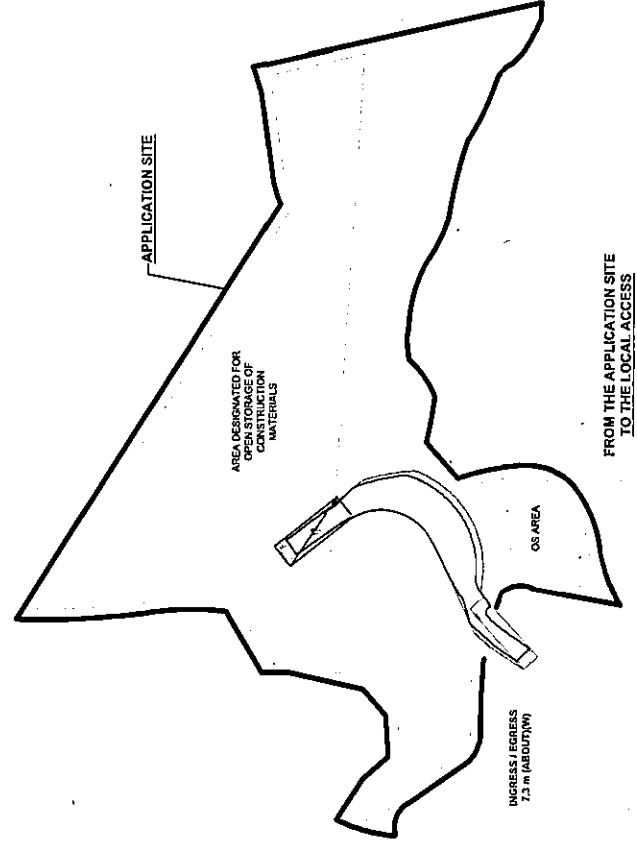
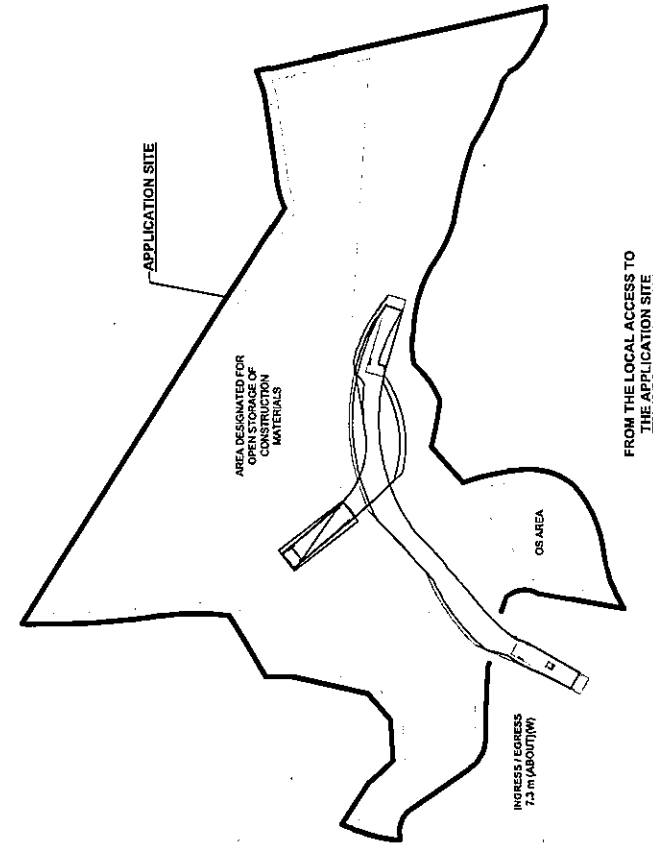
PROJECT
 PROPOSED TEMPORARY OPEN
 STORAGE OF CONSTRUCTION
 MATERIALS FOR A PERIOD OF 3
 YEARS AND ASSOCIATED
 FILLING OF LAND

SITE LOCATION
 LOTS 1290 RP (PART) AND 1291
 (PART) IN D.D. 107, FUNG KAT
 HEUNG, KAM TIN, YUEN LONG,
 NEW TERRITORIES

SCALE
 1 : 1000 @ A4
 DRAWN BY
 MN
 DATE
 11.1.2024
 REVIEWED BY
 DATE
 APPROVED BY
 DATE

DWG. TITLE
 FILLING OF LAND
 DRAWING NO.
 PLAN 6
 VERS.
 001

SITE LEVELS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
LOTS 1290 RP (PART) AND 1291
(PART) IN D.D. 107, FUNG KAT
HEUNG, KAM TIN, YUEN LONG,
NEW TERRITORIES

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MIN	11.1.2024

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REVISOR BY	DATE

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SWEPT PATH ANALYSIS	
DWG NO.	VER.

PLAN 7	001
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Our Ref.: DD107 Lot 1290 RP & 1291
Your Ref.: TPB/A/YL-KTN/994

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

By Email

19 April 2024

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/994)

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 Ms. Ron LEUNG 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



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN

)

(Attn.: Ms. Olivia NG

)

Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/994)

- (i) The applicant would like to provide clarifications to address the concerns of the general public, details are as follows:

Right of Way

Regarding the right of way concerns as mentioned in the public comments, the applicant will liaise with respective lot owners/occupants of nearby land lots to minimise nuisance to the surrounding area after planning approval has been obtained from the Town Planning Board (the Board).

Planning Intention

Although the application site (the Site) falls within area zoned as “Agriculture” (“AGR”), there is no active agricultural use within the Site. The Site is also surrounded by areas occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.

Filling of Land

The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for circulation area. As heavy loading of 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 a state that is suitable for agricultural use after the planning approval period.

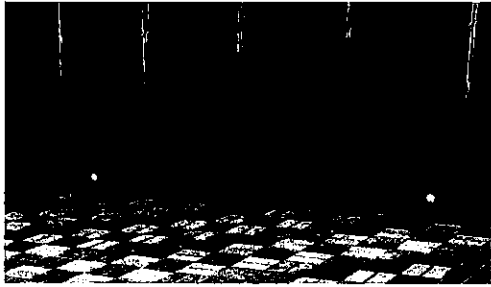
Environmental Impact

The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel.: 2150 6933)		
(a)	"The subject site falls within the "AGR" zone and is generally vacant. 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.	Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by areas occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
(b)	There is a watercourse located to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation."	All the proposed works will be carried out at least 3m away from the top bank of the existing watercourse that is located at the west of the Site. Fencing will be erected along the site boundary to avoid the watercourse from reaching.
2. Comments of Director of Environmental Protection (DEP) (Contact Person: Mr. Kevin WONG; Tel.: 2835 1267)		
(a)	"Director of Environmental Protection does not support the application as heavy vehicle is involved in the application and sensitive receivers are within 100m from the Site; and	Noted. The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly comply with all relevant pollution control ordinances and guidelines at all times during the planning approval period.
(b)	Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisances on the surrounding area; and it is the obligation of the applicant to meet the	

	statutory requirements under relevant pollution control ordinances."	
3. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Please review and revise the proposed external catchment area as it appears should be larger according to existing topographical data.	Noted. Please refer to the updated catchment plan in Figure 4 of Annex I .
(b)	Please number the proposed catchpits as CP1, CP2...etc. for reference.	Noted. Please refer to the updated Figure 3 of Annex I .
(c)	The invert level of last catchpit should be higher than that of existing stream.	Noted. Please refer to the updated Figure 3 of Annex I .
(d)	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 the updated catchment plan in Figure 4 of Annex I .
(e)	Channel turning at acute angle should be avoided wherever possible.	Noted.
(f)	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.	Noted. The proposed connection details are shown in Figure 3 . Photos of existing 3m (W) x 2m (D) channel are shown in Appendix D of Annex I .
(g)	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	The existing channel is approx.. 3m width and 2m depth. The checking of capacity is shown in updated Appendix F of Annex I . The utilization of existing channel with proposed development is about 60% only.

	existing drainage facilities which receives the discharge from the application site, and demonstrate the existing drainage facilities have spare capacity with hydraulic calculations to cater for the additional discharge from the proposed development.	
(h)	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.	Noted. Corrugated sheet fence/chainlink would be erected. 50mm dia. opening to be provided near ground level at 3m center to center spacing if corrugated sheet fence is erected. 
(i)	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 sections in Appendix E of Annex I .
(j)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(k)	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.

Proposed Temporary Open Storage of
Construction Materials for a Period of 3 Years and
Associated Filling of Land in "Agriculture" Zone,
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New
Territories

Drainage Appraisal

April 2024

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Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan

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Appendix B - Development Layout Plan
Appendix C – Reference Drawings for Uchannel and Catchpit
Appendix D – Photo Record of Surroundings
Appendix E - Sections
Appendix F – Checking of Existing 3m (W) x 2m (D) Channel

1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1290 RP (Part) and 1291 (Part), Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land' (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 3,796m², and it is at rural area of Kam Tin North. The site is currently an open area with existing temporary structures. The site location plan is shown in **Figure 1**.
- 1.2.2 The Application Site is surrounded by temporary structures and local track. The existing ground level varies from approx. +10.3 mPD to +11.7 mPD. The site is intended to be filled and paved to ground level from +11.2 mPD to +11.9 mPD.
- 1.2.3 There is an existing channel adjacent to the site at the west and south. Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.4 The site at the east is slightly higher than the Application Site. The eastern area is mostly grassland. It is assumed that the unpaved area is 75% for assessment purposes. Catchment Plan is shown in **Figure 4**.
- 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 3,796m². The indicative development schedule is summarized in Table 1 below for technical assessment purpose. The proposed catchment plan is shown in Figure 4.

Proposed Development	
Total Site Area (m ²)	3,796
Assume all proposed site area as paved area after development for assessment purpose	
Zone A (m ²)	1,700
Zone B (m ²)	2,096
External Catchment	
Eastern External Catchment (m ²)	4,246
The Area is mostly grassland It is assumed that paved to unpaved ratio is 20:80 for assessment purposes.	

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 proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby existing stream. 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 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:

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

where,

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

4. Proposed Drainage System

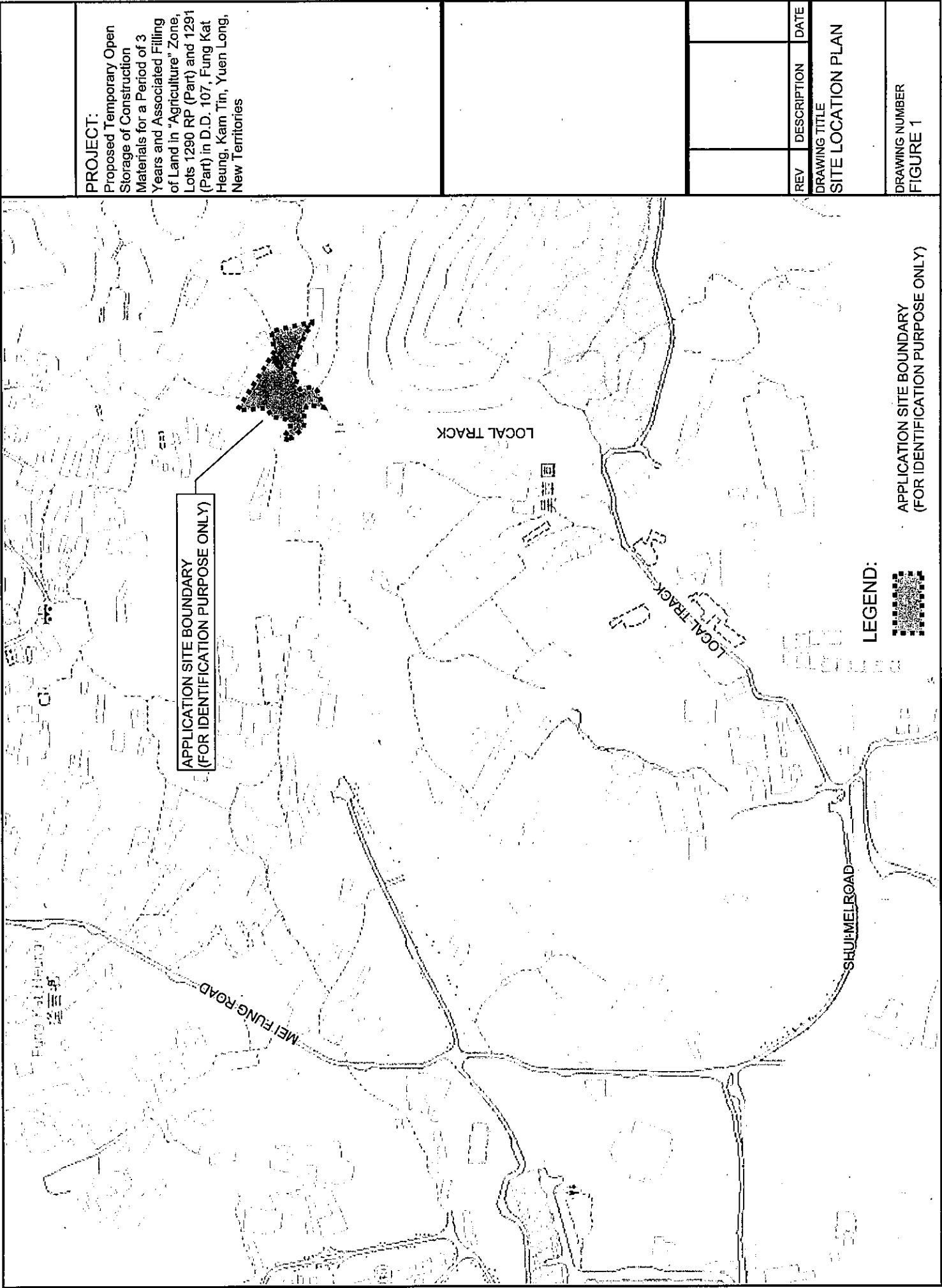
- 4.1.1 The Application Site and the surrounding areas are generally flat with gentle gradient toward the west. Drainage system is proposed to collect the runoff from the application site and external catchment at the east. It is proposed to discharge to existing 3m (W) x 2m (D) channel at the west. 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**.
- 4.1.3 The design checking of existing 3m (W) x 2m (D) channel at the west for drainage discharge is shown in **Appendix F**.
- 4.1.4 The reference drawings of proposed drains are shown in **Appendix C**.

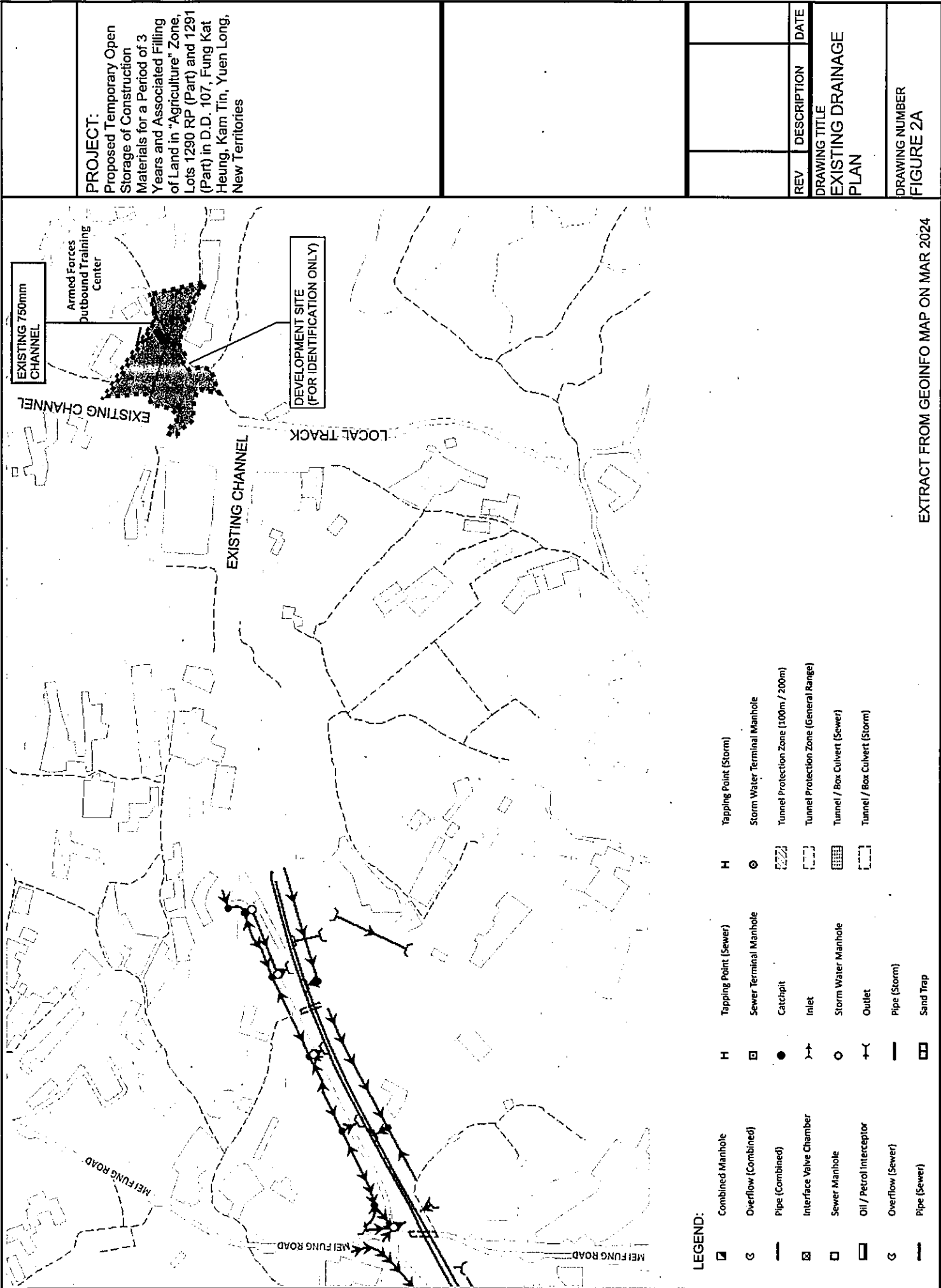
5. Conclusion

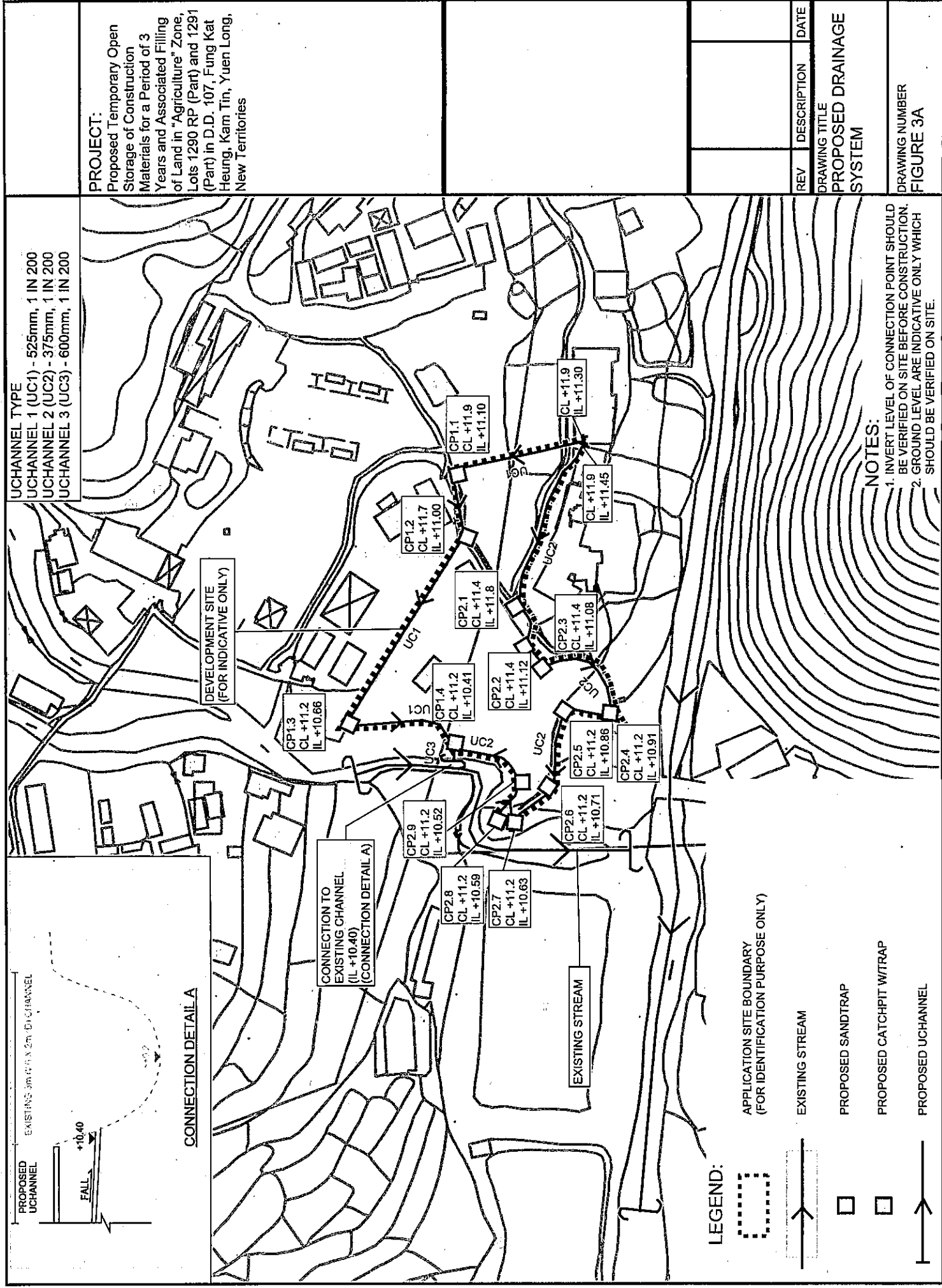
- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the proposed perimeter Uchannel/drains and discharged to the existing stream at the west.
- 5.1.2 With the proposed drainage system, it is anticipated that there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

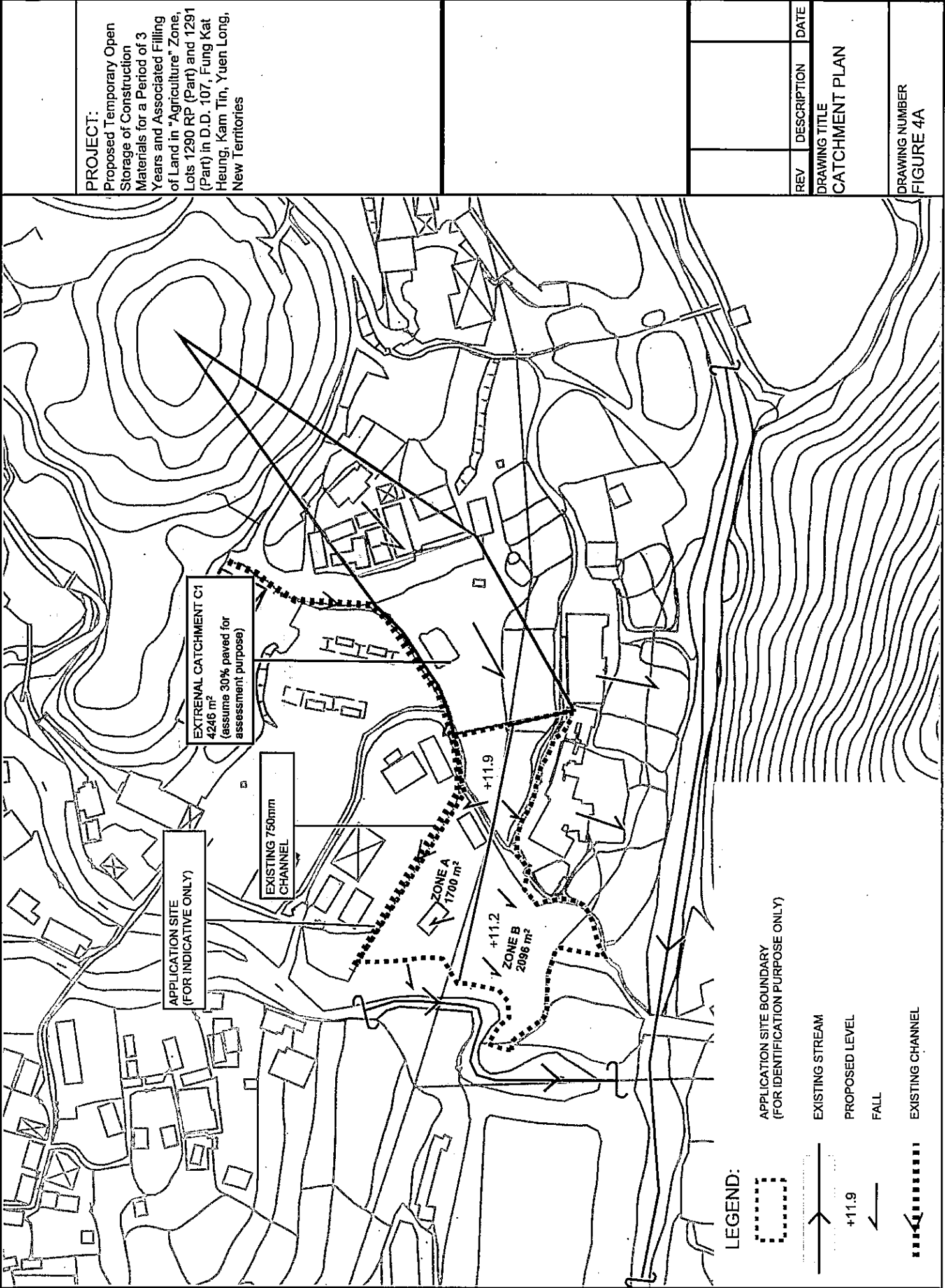
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FIGURES









Appendix

Appendix A - Design Calculation

U Channel 1 - Zone A with External Catchment C1

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	$1700 + 4246 \times 0.3 =$		2974	(m2)
Unpaved Area	$4246 \times 0.7 =$		2972	(m2)
Total Equivalent Area	$2974 \times 0.95 + 2972 \times 0.35 =$		3865	(m2)
Time of Concentration *			6.20	min
Rainfall Intensity, I **			195	mm/hr
Design Discharge Rate, Q	$0.278 \times 3865 \times 195 / 1000000 =$		0.210	m3/s

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

U Channel

Channel Size			525	(mm)
Gradient		1 in	200	
Velocity			1.62	m/s
Capacity			0.400	m3/s

Utilization $0.21 / 0.4 = 52.54$ % OK (Allowed 10% for siltation)

U Channel 2 - Zone B

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	2096		2096	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	$2096 \times 0.95 + 0 \times 0.35 =$		1991	(m2)
Time of Concentration *			6.20	min
Rainfall Intensity, I **			195	mm/hr
Design Discharge Rate, Q	$0.278 \times 0 \times 195 / 1000000 =$		0.108	m3/s

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

U Channel

Channel Size			375	(mm)
Gradient		1 in	200	
Velocity			1.30	m/s
Capacity			0.163	m3/s

Utilization $0.108 / 0.163 = 66.39$ % OK (Allowed 10% for siltation)

U Channel 3 - Combined (Zone A + B + C1)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	$2974 + 2096 =$		5070	(m2)
Unpaved Area	$2972 + 0 =$		2972	(m2)
Total Equivalent Area	$5070 \times 0.95 + 2972 \times 0.35 =$		5857	(m2)
Time of Concentration *			6.20	min
Rainfall Intensity, I **			195	mm/hr
Design Discharge Rate, Q	$0.278 \times 5857 \times 195 / 1000000 =$		0.318	m3/s

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

U Channel

Channel Size			600	(mm)
Gradient		1 in	200	
Velocity			1.78	m/s
Capacity			0.570	m3/s

Utilization $0.318 / 0.57 = 55.76$ % OK (Allowed 10% for siltation)

Time of Concentration for External Catchment C1

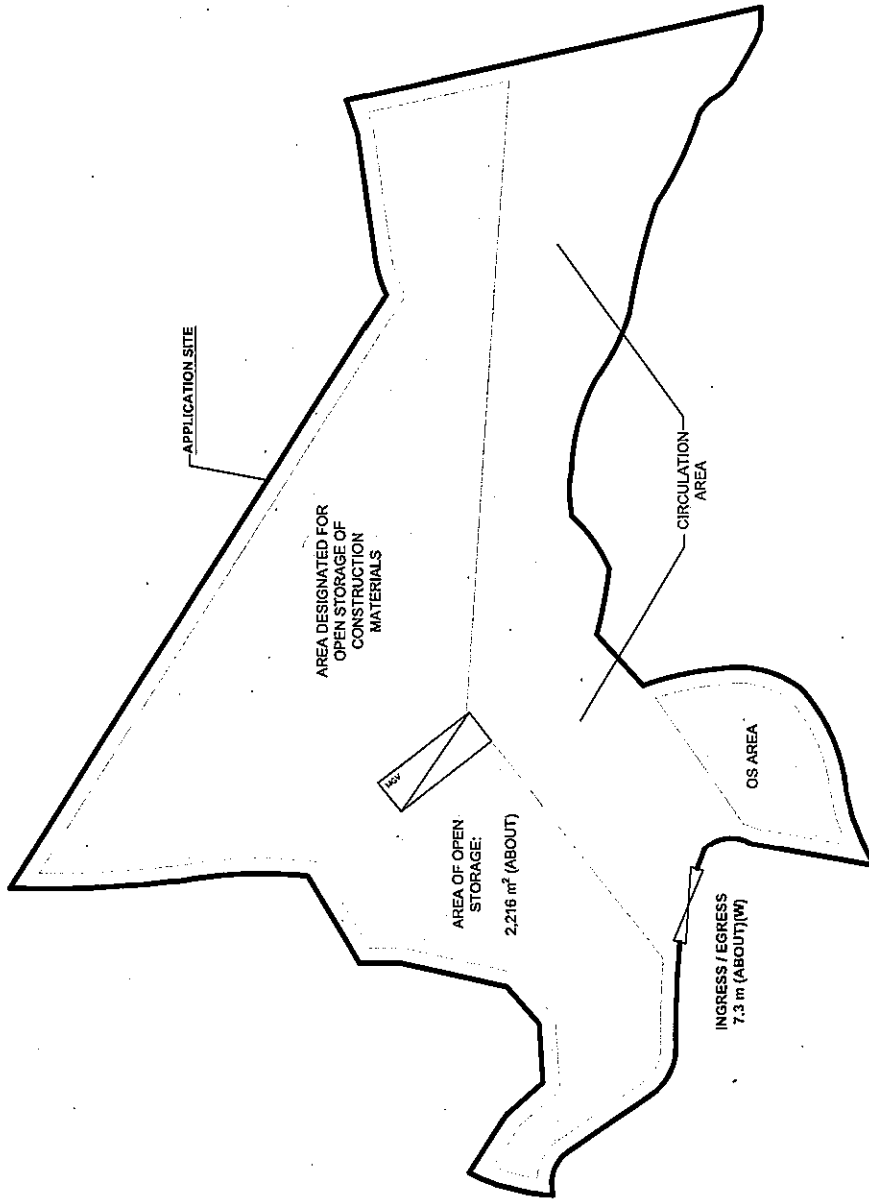
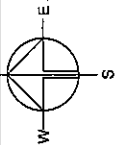
Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
4246	166	34.5	12.5	13.253	6.211	6.211

tc = 6.211 (min)

Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,796 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 3,796 m² (ABOUT)



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- LOADING / UNLOADING SPACE FOR MG
- INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE : 1
DIMENSION OF LUL SPACE : 11 m (L) x 3.5 m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 1290 RP (PART) AND 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY

MN

DATE

11.1.2024

REVIEWED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

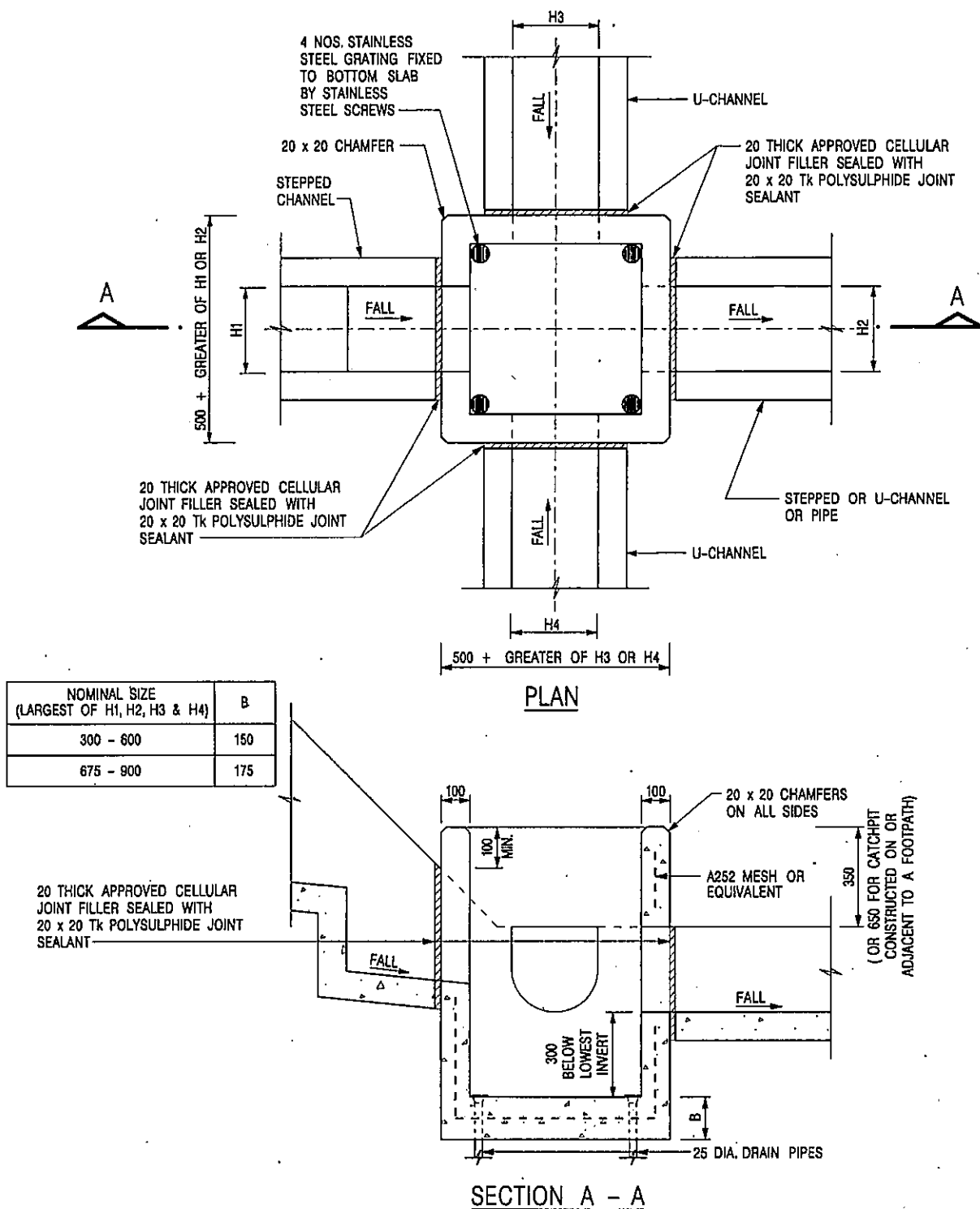
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PLAN 5

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Appendix C - Reference Drawings

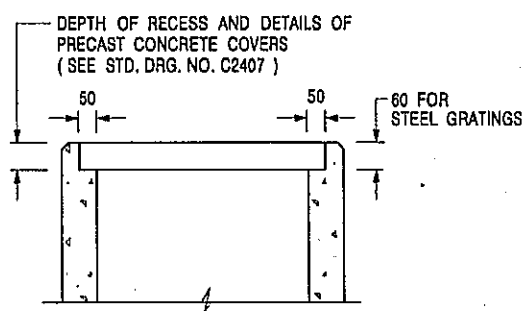


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1:20		DRAWING NO.
DATE JAN 1991		C2406 /1
卓越工程 建設香港 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

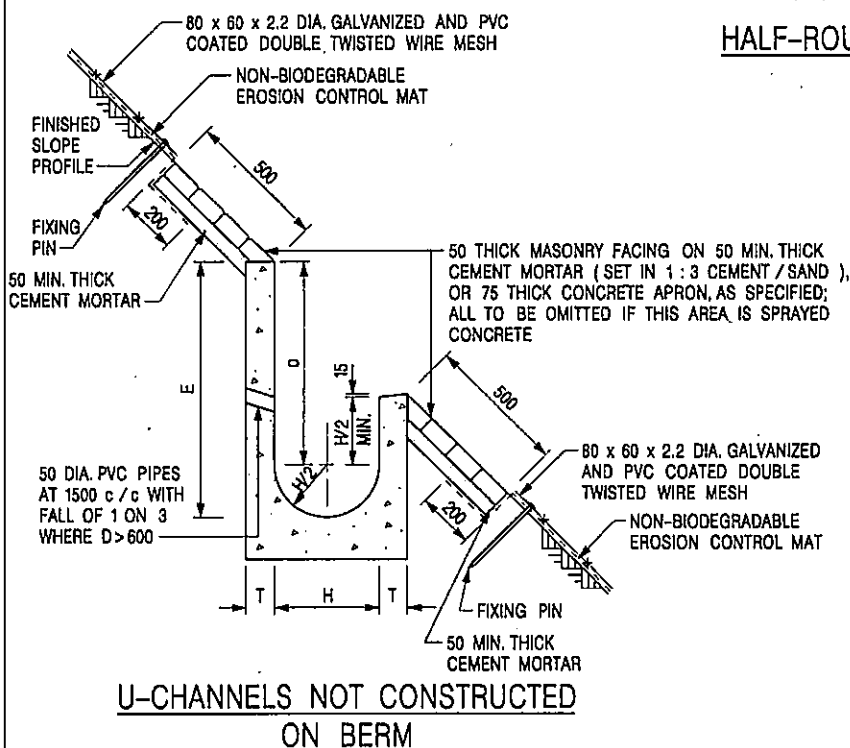
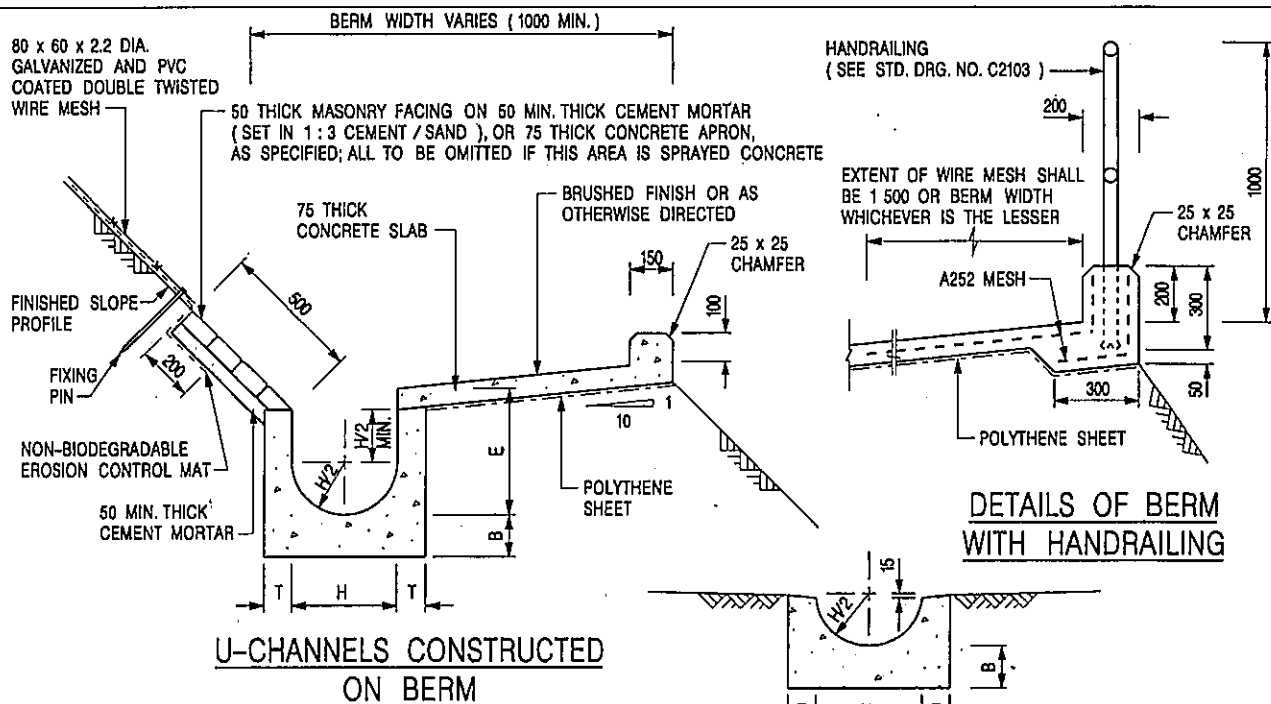
DRAWING NO.

DATE JAN 1991

C2406 /2A

卓越工程 建設香港

We Engineer Hong Kong's Development



NOTES:

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

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

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

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



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

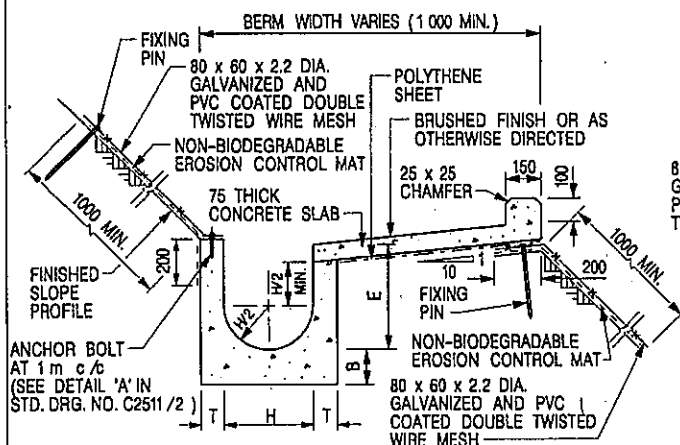
SCALE 1:25

DATE JAN 1991

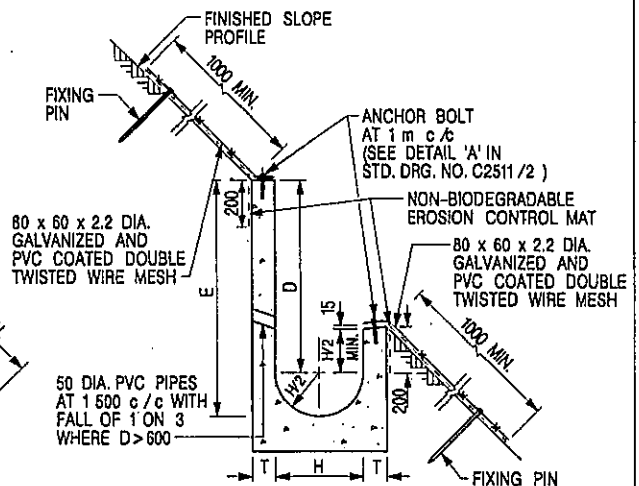
DRAWING NO. C2409I

卓越工程 建設香港

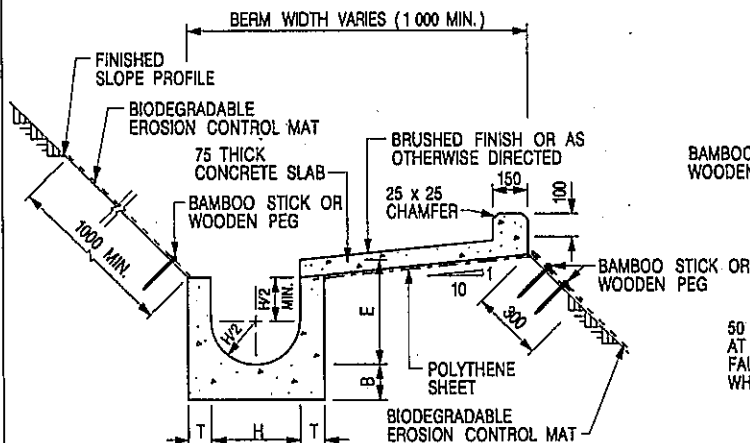
We Engineer Hong Kong's Development



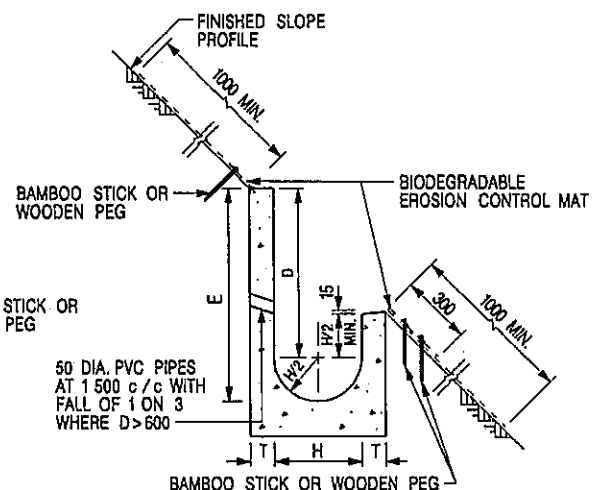
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**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
375 - 600	100	150	WHEN E > 650
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
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

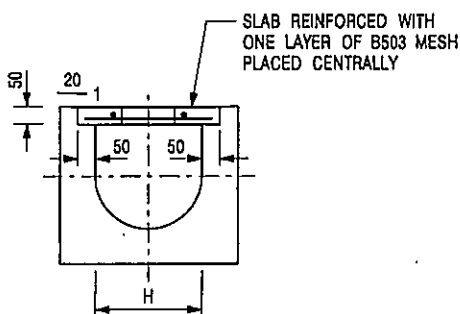
**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



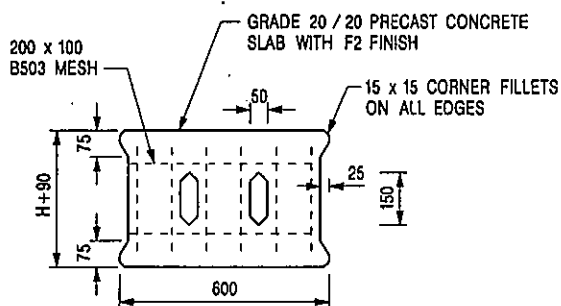
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC
DATE JAN 1991

DRAWING NO.
C24101



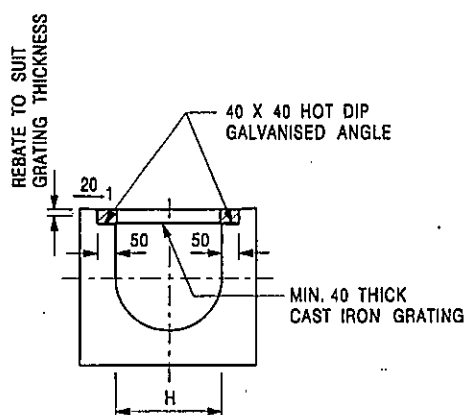
TYPICAL SECTION



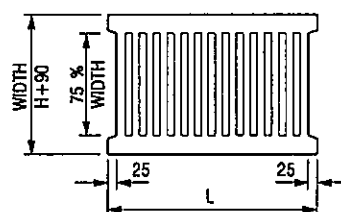
PLAN OF SLAB

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**

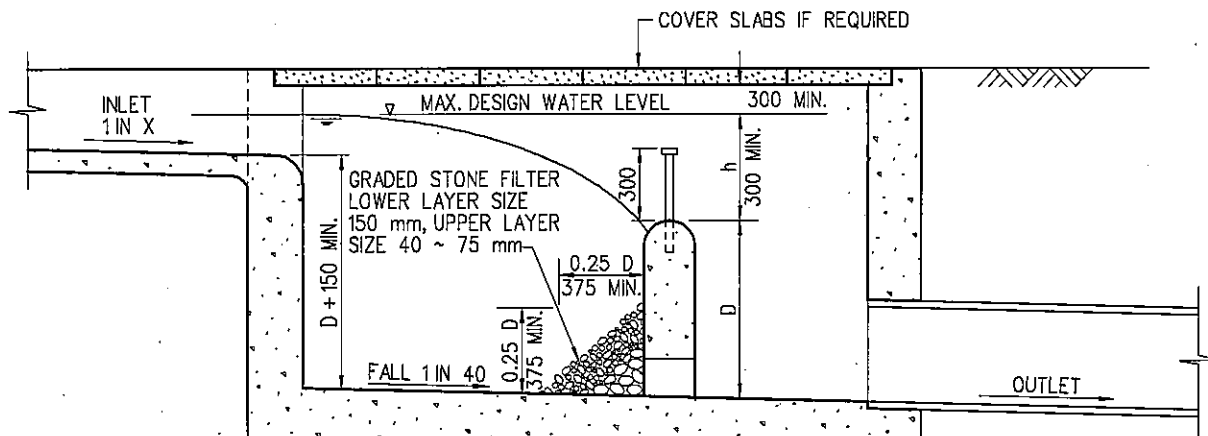
SCALE 1 : 20

DATE JAN 1991

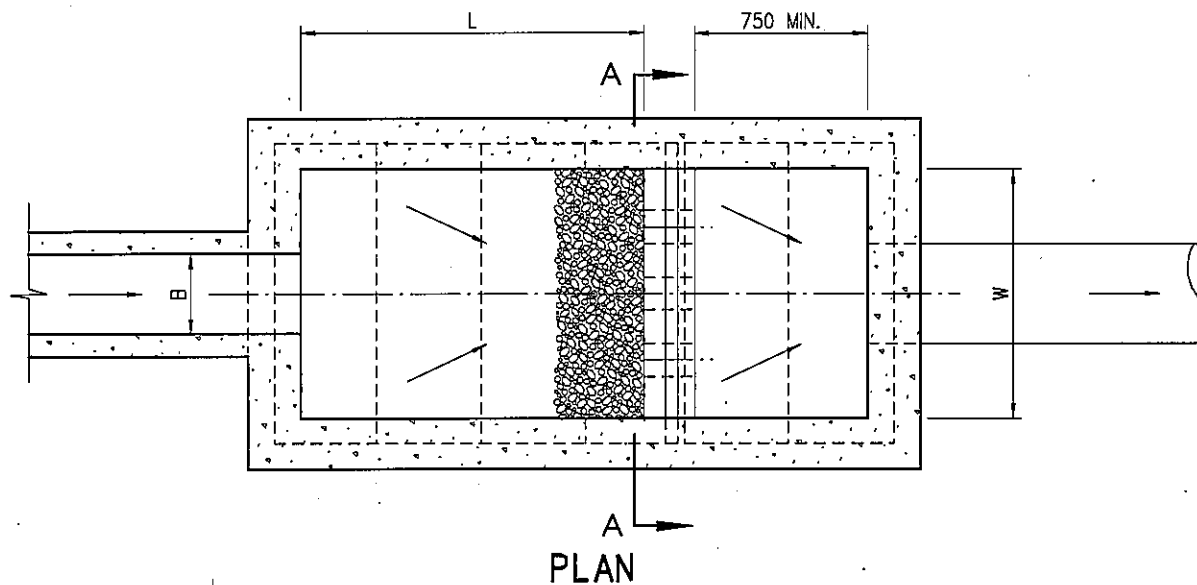
DRAWING NO.
C2412E

卓越工程 建設香港

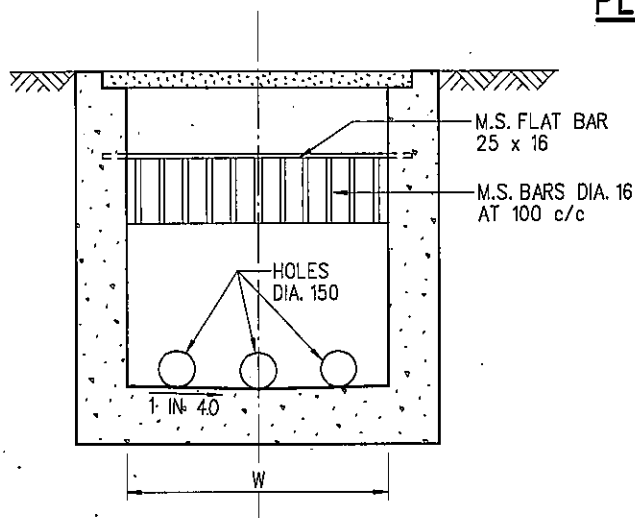
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LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $4.8D^{0.67} H^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY $D \times W \times L$ TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

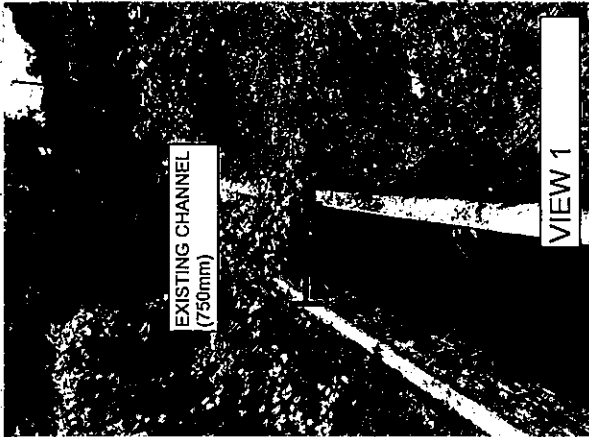



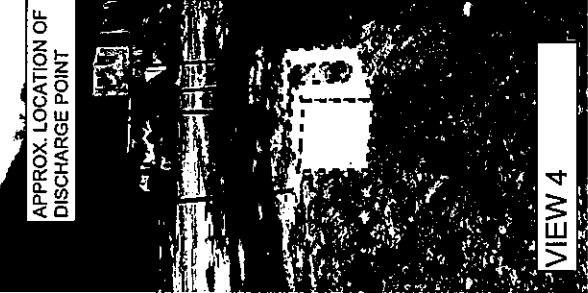







REFERENCE

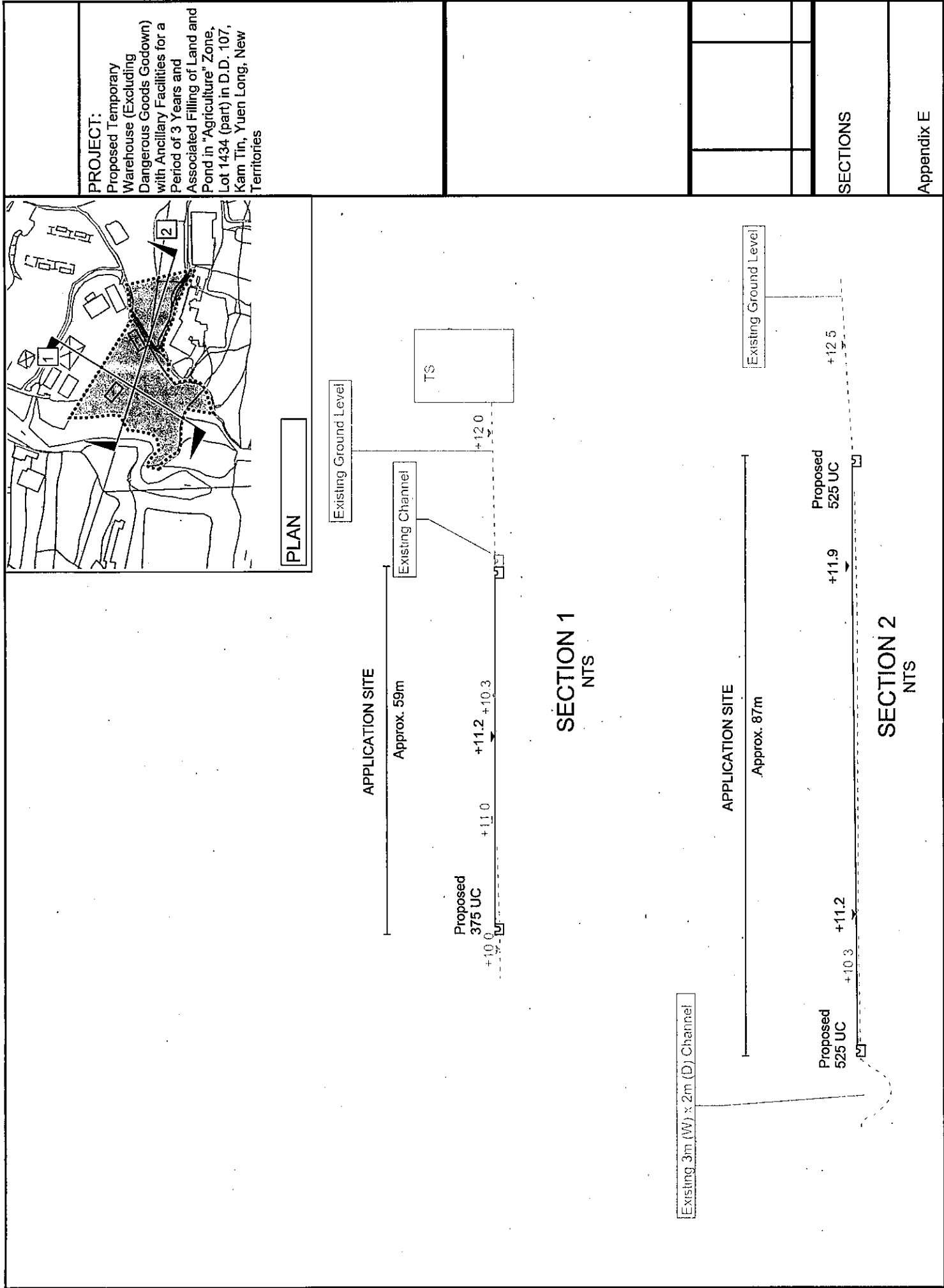
DRAWING No.

SCALE

DIAGRAMMATIC

DS 1025B

	<p>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</p>				
 <p>EXISTING CHANNEL (750mm)</p>	 <p>VIEW 1</p>	 <p>VIEW 2</p>	 <p>VIEW 3</p>	 <p>VIEW 4</p>	 <p>VIEW 5</p>
 <p>EXISTING CHANNEL (approx. 3m (W) x 2m (D))</p>	 <p>APPROX. LOCATION OF DISCHARGE POINT</p>	 <p>EXISTING CHANNEL (approx. 3m (W) x 2m (D))</p>	 <p>EXISTING CHANNEL (approx. 3m (W) x 2m (D))</p>	 <p>EXISTING CHANNEL (approx. 3m (W) x 2m (D))</p>	 <p>EXISTING CHANNEL (approx. 3m (W) x 2m (D))</p>
	<p>Armed Forces Outbound Training Center</p>	<p>EXISTING CHANNEL</p>	<p>EXISTING CHANNEL</p>	<p>EXISTING CHANNEL</p>	<p>EXISTING CHANNEL</p>
	<p>DEVELOPMENT SITE (FOR INDICATIVE ONLY)</p>			<p>Photos Record of Surroundings</p>	<p>Appendix D</p>



Appendix F

Checking of Existing 3m (W) x 2m (D) Channel

[Assume width of channel is 2m for Assessment Purpose]

Runoff Estimation

Design Return Period		1 in 10 years
Paved Area	$5070 + 530101 \times 0.25 =$	137,595 (m ²)
Unpaved Area	$2972 + 530101 \times 0.75 =$	400,548 (m ²)
Total Equivalent Area	$137595 \times 0.95 + 400548 \times 0.35 =$	270,907 (m ²)
Time of Concentration *		29.30 min
Rainfall Intensity, I **		141 mm/hr
Design Discharge Rate, Q	$0.278 \times 270907 \times 141 / 1000000 =$	10.597 m ³ /s

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

U Channel

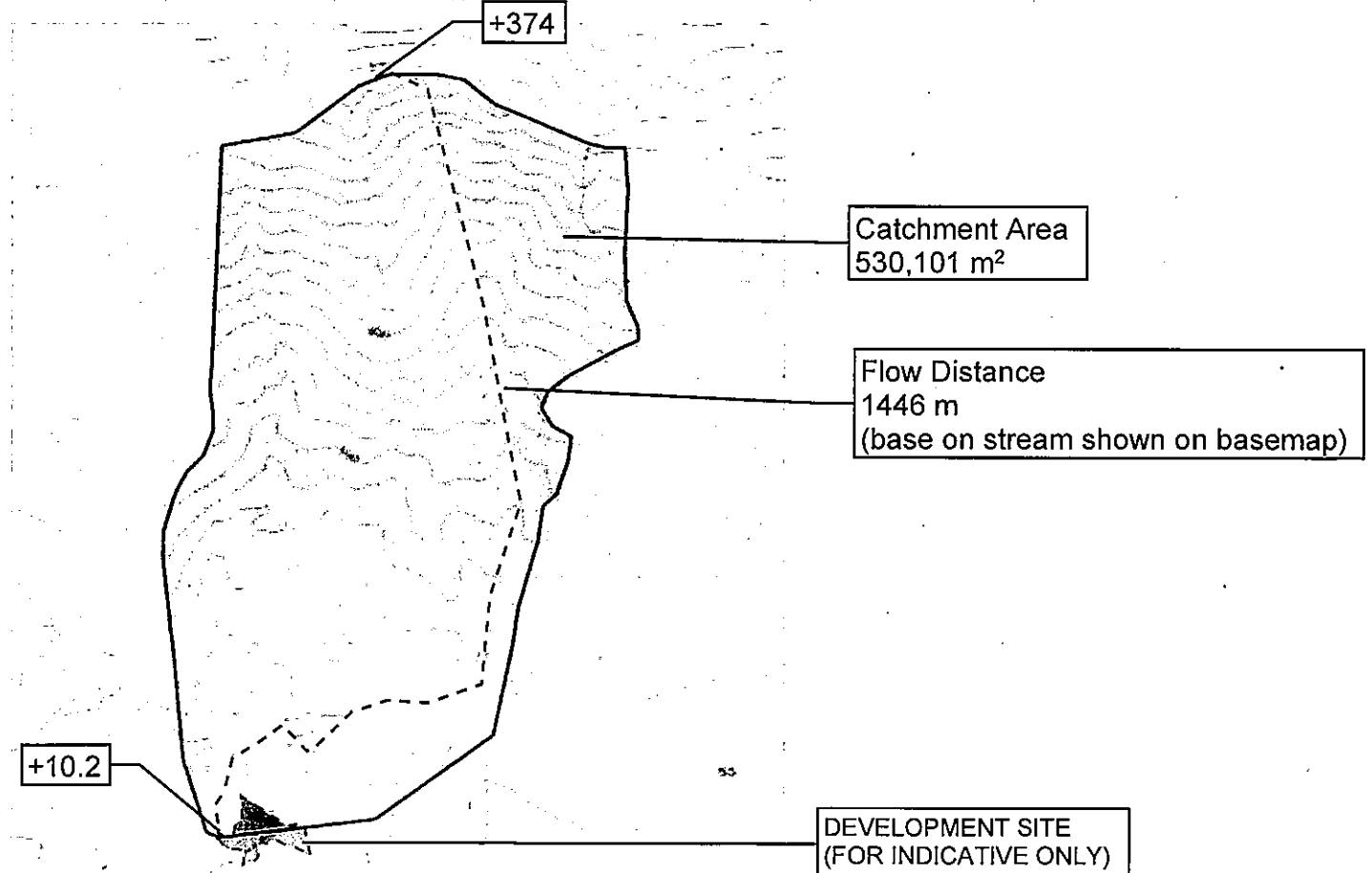
Channel Size		2000 (mm)
Gradient	1 in 130	
Velocity		4.91 m/s
Capacity		17.543 m ³ /s

Utilization $10.597 / 17.543 = 60.41\%$ OK (Allowed 10% for siltation)

Time of Concentration for Existing 3m (W) x 2m (D) Channel

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	tc = to + tf
A	L			H		
(m ²)	(m)	(mPD)	(mPD)		(min)	(min)
530101	1446	374	10.2	25.159	29.371	29.371

tc = 29.371 (min)



Our Ref.: DD107 Lot 1290 RP & 1291
Your Ref.: TPB/A/YL-KTN/994

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

By Email

24 May 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/994)

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 Ms. Ron LEUNG 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

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

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

email:)
email:)



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/994)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	The invert level of CP2.1 is higher than the upstream catchpit invert level which is not acceptable.	Please note there is a typo on the invert level of CP2.1. The invert level should be +11.18 mPD. The Figure 3B is revised accordingly (Annex I).
(b)	The proposed 50mm dia. opening at 3m center to center spacing is not acceptable. Adequate opening, e.g. at least 100mm separation from ground level should be considered.	Noted. Adequate opening at least 100mm separation from ground level would be provided.

CHANNEL TYPE
CHANNEL 1 (UC1) - 525mm, 1 IN 200
CHANNEL 2 (UC2) - 375mm, 1 IN 200
CHANNEL 3 (UC3) - 600mm, 1 IN 200

PROJECT:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

DEVELOPMENT SITE
(EQ8 INDICATIVE ONLY)

CONNECTION TO
EXISTING CHANNEL
(ILL +10.40)
(CONNECTION DETAIL A)

EXISTING STREAM

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

EXISTING STREAM

PROPOSED SANDTRAP

PROPOSED CATCHPIT W/ TRAP

PROPOSED UCHANNEL

NOTES:

1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.
2. GROUND LEVEL ARE INDICATIVE ONLY WHICH SHOULD BE VERIFIED ON SITE.

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE		
SYSTEM		
DRAWING NUMBER		
FIGURE 3B		

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Similar s.16 Application within the same “AGR” zone in the vicinity of the Application Site in the Past Five Years

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Filling of Land	8.12.2023

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 Lots 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 of 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 development 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 objection in principle to the application subject to the fire service installations being provided to the satisfaction of D of FS; and
- in consideration of the nature of open storage, the approval condition on the provision of fire extinguisher(s) and the submission and implementation of the fire service installations proposal to the satisfaction of D of FS should be added.

5. **Landscape Aspect**

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;
- based on the aerial photo of 2022, the Site is located in a rural inland plains landscape character comprising farmlands, vacant lands, open storage, scattered temporary structures and tree groups. The proposed use is not incompatible with the landscape setting of planned development in the proximity; and
- based on the site photos of December 2023, the Site is vacant with some temporary structures. Sensitive landscape resources are not observed within the Site and no tree felling is proposed. Significant impact on the existing landscape resources within the Site is not anticipated.

6. **Building Matters**

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

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

7. **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 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:

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

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 Commissioner for Transport (C of T) that:
 - the application site (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 the Lands Department. 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Fung Kat Heung Road via Mei Fung Road and the local access road); and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) 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 the Environmental Protection Department to minimise any potential environmental nuisances on the surrounding area; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised on the following:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans;
 - the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for the compliance with approval condition relevant to the provision of fire extinguisher;
 - in consideration of the nature of open storage, the good practice guidelines (**Appendix VII**) shall be adhered to; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of

formal submission of general building plans;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - site formation works are building works under the control of the BO. Before the proposed filling of land to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240305-222128-78605

提交限期**Deadline for submission:**

08/03/2024

提交日期及時間**Date and time of submission:**

05/03/2024 22:21:28

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/994

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 鄧先生

意見詳情**Details of the Comment :**

本人為D.D. 107 Lot 1397的使用人鄧先生,由於上述地段為私人地段,申請人沒有得到本人的書面同意下絕對不能使用,現特通知貴委員會本人反對申請人使用上述地段做為通道用途及緊急通道。如貴委員會考慮批准申請,道路方面必須獲得我們的書面同意。我們不願意向任何人透露個人身份。

1 附加

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240305-222408-18558

提交限期**Deadline for submission:**

08/03/2024

提交日期及時間**Date and time of submission:**

05/03/2024 22:24:08

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/994

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 鄧先生

意見詳情**Details of the Comment :**

本人為D.D. 107 Lot 1414的使用人鄧先生, 由於上述地段為私人地段, 申請人沒有得到本人的書面同意下絕對不能使用, 現特通知貴委員會本人反對申請人使用上述地段做為通道用途及緊急通道。如 貴委員會考慮批准申請, 道路方面必須獲得我們的書面同意。我們不願意向任何人透露個人身份。

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240305-221954-51217

提交限期**Deadline for submission:**

08/03/2024

提交日期及時間**Date and time of submission:**

05/03/2024 22:19:54

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/994

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss 林小姐

意見詳情**Details of the Comment :**

本人為D.D. 107 Lot 1400的使用人林小姐, 由於上述地段為私人地段, 申請人沒有得到本人的書面同意下絕對不能使用, 現特通知貴委員會本人反對申請人使用上述地段做為通道用途及緊急通道。如貴委員會考慮批准申請, 道路方面必須獲得我們的書面同意。我們不願意向任何人透露個人身份。

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240305-222447-41132

提交限期**Deadline for submission:**

08/03/2024

提交日期及時間**Date and time of submission:**

05/03/2024 22:24:47

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/994

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 鄧先生

意見詳情**Details of the Comment :**

本人為D.D. 107 Lot 1416的使用人鄧先生, 由於上述地段為私人地段, 申請人沒有得到本人的書面同意下絕對不能使用, 現特通知貴 委員會本人反對申請人使用上述地段做為通道用途及緊急通道。如 貴委員會考慮批准申請, 道路方面必須獲得我們的書面同意。我們不願意向任何人透露個人身份。

4

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A/YL-KTN/994 DD 107 Fung Kat Heung near CA
06/03/2024 03:09

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

A/YL-KTN/994

Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 3,796sq.m

Zoning: "Agriculture"

Applied development: Open Storage of Construction Materials / 1 Vehicle Parking / Filling of Land

Dear TPB Members,

973 withdrawn. So now to Plan B, divide and rule. Apply for a smaller footprint.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 January 2024 2:35 AM HKT
Subject: A/YL-KTN/973 DD 107 Fung Kat Heung near CA

A/YL-KTN/973

Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 10,764sq.m

Zoning: "Agriculture"

Applied development: Warehouse / Open Storage of Construction Materials / 6 Vehicle Parking / Filling of Land and Pond

Dear TPB Members,

Strong Objections. While there is no history of approvals, part of the site has been used for brownfield operations. According to Google Maps a considerable part of the site is still covered in trees and vegetation. The proposed operations are neither Col 1 or Col 2 permitted uses.

There is no mention of how many trees to be felled. This is an issue of concern as the lots are adjacent to 'CA' zoning so elimination of trees and filling in the land would impact the local ecosystem and the natural drainage function of the land. This is borne out by the statement that "All the proposed works will be carried out at least 3 m away from the top bank of the **existing natural stream that is located at the west of the Site**". The stream does not function in isolation. The filling of the pond would further impact.

According to the applicant "approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and **would not jeopardize the long-term planning intention of the "AGR" zone.**"

But then goes on to say that the **Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth** for site formation of structures and circulation area. Furthermore, an existing dried pond within the Site is also proposed to be filled to the surrounding site levels. A primary school kid would know that this would effectively make the land unfit for farming activity.

Members should question what unapproved operations are being carried out and how much of the site has already been trashed. Has an enforcement action been taken?

A/YL-KTN/907 approval quoted by the applicant is totally irrelevant as it is a small site quite a distance away and in a part of Fung Kat Heung that is awash with brownfield.

There is no justification in approving further encroachment of brownfield into the buffer zone of Lam Tsuen Park.

Mary Mulvihill

5.

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Comments on the Section 16 Application No. A/YL-KTN/994
08/03/2024 13:11

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: "Roy Ng" <roy@cahk.org.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

1 attachment



TPB20240308(KTN994).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association



長春社 Since 1968

The Conservancy Association

網址 Website: www.cahk.org.hk

8th March 2024

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/994

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

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

According to approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, the planning intention of AGR zone is "*intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*". However, the entire site will be paved according to the proposed application. It is difficult to believe that the site, after 3 years covered by concrete and loading heavy construction materials, can be easily recovered. We opine that the site still has high potential for agricultural rehabilitation and should be protected in proper.

2. Adverse environmental impacts

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

- Lacking details of plans on land recovery: The applicant claim that will reinstate the Site to an amenity area after the planning approval period, the applicant did not provide further details on how to reinstate the site to "*arable land with good potential for rehabilitation for cultivation and other agricultural purposes*".



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- Potential adverse drainage impact: we worry that the proposed land filling activity would largely change the hydrology of the site, and such change would not only affect the adjacent conservation area zone but also village settlement and other temporary uses.
- Other sources of environmental impacts not clearly addressed: We found that the application site is very close to the conservation area zone (Figure 1), it is worried that the indirect impact such as noise pollution will be made by the truck while transporting the construction materials.

3. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 2-3) since October 2020. It is suspected that this is a case of “destroy first, build later”

Planning Department and members of TPB should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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Figure 1 The application site (marked in red) is very close to the conservation area zone

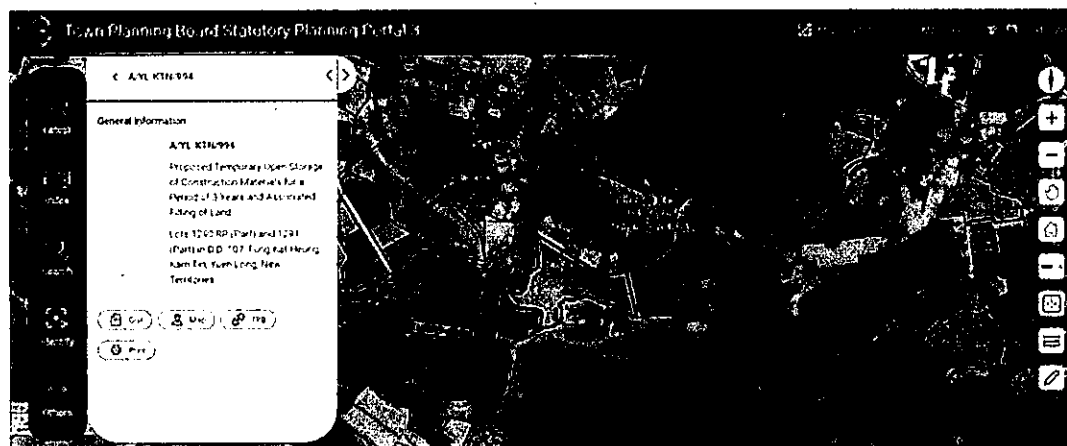


Figure 2-3 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since October 2020. It is suspected that this is a case of “destroy first, build later”

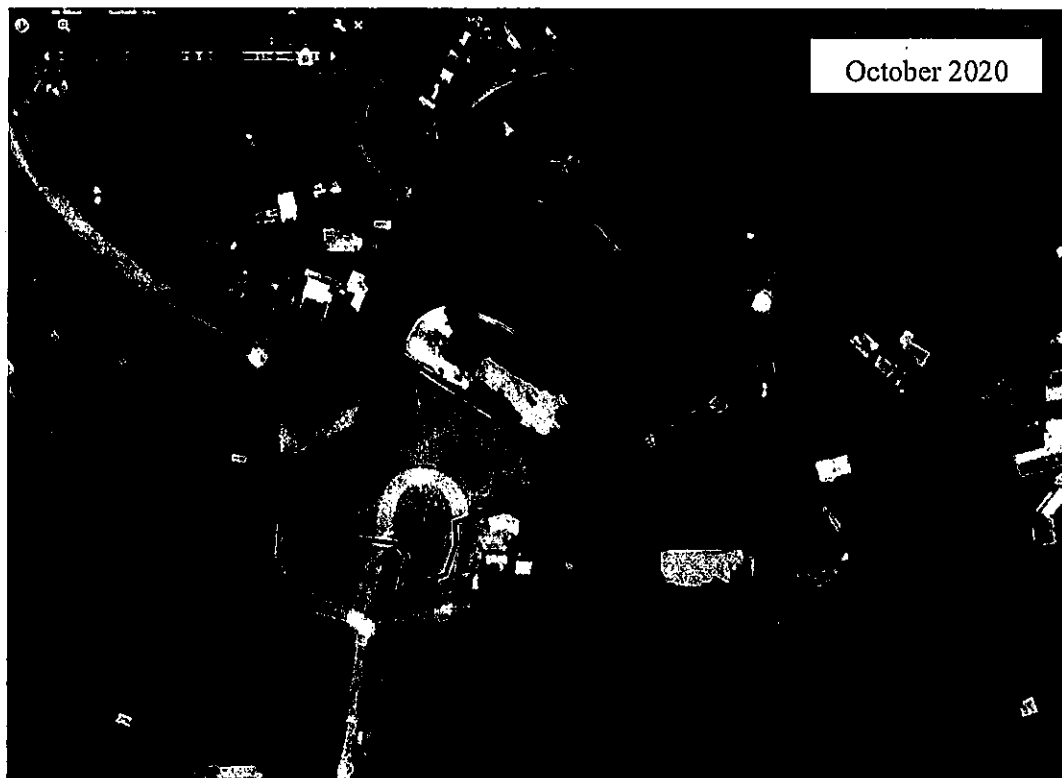




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6

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月08日星期五 22:36
收件者: tpbpd/PLAND
主旨: KFBG's comments on four planning applications
附件: 240308 s16 KTN 994.pdf;

類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four 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)

8th March, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials for a Period of 3
Years and Associated Filling of Land
(A/YL-KTN/994)**

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities the current site status and also whether the site is involved in any ongoing enforcement case; if yes, we urge the Board to consider whether it is appropriate to approve this application.
3. The proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Fire Services Department's Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

