

2024年 8月 28日

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

28 AUG 2024

This application is received on
The Planning Board will formally acknowledge
the 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

2402044 2/8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-NSM/334
	Date Received 收到日期	28 AUG 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)

Extensive Novel Limited 新博有限公司

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 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, 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 11,770 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 13,298 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 2,824 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 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. 如上述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 15/08/2024 (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 _____ (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 14/08/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

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

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

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

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	5,121	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	6,649	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	13,298	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	13,298	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	

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

Private Car Parking Spaces 私家車車位	6
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	3
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	Container Vehicle Spaces 3

Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 20:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Liu Yip Street via Chung Yip Road and a local access.</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 11,770 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 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 checked="" 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"/>
On environment 對環境	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>

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Matthew NG

Planning and Development Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

MRTPI, MPPIA, CMILT

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

16/08/2024 (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打道 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 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	11,770 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,824 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/9
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	13,298 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	13 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
		2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	56 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	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) _____ _____		6 N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Spaces _____ _____		N/A N/A N/A 3 N/A 3

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"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plan showing alternative sites for relocation; Aerial photo of the Site; Plan showing filling of land at the Site; and Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND IN “OTHER SPECIFIED USES” ANNOTATED
“COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA” ZONE,**

**LOTS 1212 S.A SS.2 (PART) AND 1212 S.A SS.3 (PART) IN D.D. 115
AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Extensive Novel Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’ (the proposed development).
- The Site falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9. The Site occupies an area of 11,770 m² (about), including 2,824 m² (about) of GL. One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and fire service installations with total gross floor area (GFA) of 13,298 m² (about). The remaining area is reserved for vehicle parking and loading/unloading spaces and circulation area.
- The Site is accessible from Lau Yip Street via Chung Yip Road and a local access. The operation hours are Monday to Saturday from 08:00 to 20:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant’s original premises is affected by land resumption for the development of Northern Link Main Line (NOL);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant’s original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “OU(CDWRA)” zone.

- Details of development parameters are as follows:

Site Area	11,770 m ² (about), including 2,824 m ² (about) of GL
Covered Area	6,649 m ² (about)
Uncovered Area	5,121 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
Number of Structure	1
Total GFA	13,298 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,298 m ² (about)
Building Height	13 m (about)
No. of Storey	2

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界元朗丈量約份第 115 約地段第 1212 號 A 分段第 2 小分段（部分）及第 1212 號 A 分段第 3 小分段（部分）和毗連政府土地的規劃申請，於上述地點作「**擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期 3 年）及相關填土工程**」（擬議發展）。
- 申請地點所在的地區在《南生圍分區計劃大綱草圖編號 S/YL-NSW/9》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」地帶。申請地盤面積為 11,770 平方米（約），當中包括 2,824 平方米（約）的政府土地。申請地點將設有 1 座兩層構築物作貨倉（危險品倉庫除外）、場地辦公室、洗手間及消防設施用途，構築物的總樓面面積合共為 13,298 平方米（約），其餘地方將預留作車輛停泊及流轉空間。
- 申請地點可從流業街經涌業路及一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午八時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到「北環線主線」收地影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「其他指定用途」註明「綜合發展包括濕地修復區」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	11,770 平方米（約）， 包括 2,824 平方米的政府土地
上蓋總面積：	6,649 平方米（約）
露天地方面積：	5,121 平方米（約）
地積比率：	1.1（約）
上蓋覆蓋率：	56%（約）
樓宇數目：	1 座
總樓面面積：	13,298 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	13,298 平方米（約）
構築物高度：	13 米（約）
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Extensive Novel Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’ (the proposed development). The Site currently falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “OU(CDWRA)” zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 10** and **Appendices I and II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Extensive Novel Limited** 新博有限公司 (the applicant) is authorized by **Harvest Hill (Hong Kong) Limited** 溢峰(香港)有限公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in Sha Po. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the development of NOL

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Sha Po due to land resumption and to pave way for the development of NOL (**Plans 4 and 5**). The affected premises currently falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)"), "Industrial (Group D)", ("I(D)"), "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plans 4 and 5**).
- 2.2 The affected premises has been used for storage use since the early 1990s. Portion of the premises is subject of a planning application No. A/YL-KTN/783 for warehouse use, which was approved by the Board on a temporary basis for a period of 3 years in 2021. According to the applicant, the site area of the affected premises is 6,664 m² (about) with total gross floor area (GFA) of 4,714 m² (about).
- 2.3 As land where the affected business premises are located will be developed for the NOL, the concerned parcels of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business operations.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small (**Appendix II and Plan 6**). After a lengthy site-searching process, the Site was identified for relocation as it is relatively flat and easily accessible from Chung Yip Road via a local access.

Applied Use Is the same as the affected business in Sha Po

- 2.5 The proposed development involves the operation of a warehouse (excluding D.G.G.) with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Sha Po. Although the site area and GFA are larger than the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local logistics industry. The increase in site area and GFA offers an excellent opportunity to enhance the operational efficiency by providing additional storage space, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to Hong Kong's

overall economic development.

- 2.6 In view of the Site's proximity to the Yuen Long InnoPark, Tung Tau Industrial Area, as well as various border control points (BCPs), it would reduce cross-district traffic cost for goods delivery and enhance the overall supply chain. The proposed site office would allow the applicant to attract more potential clients and create employment opportunities for the local population in the New Territories (particularly residents in the vicinity e.g. the United Court. The proposed development would also optimize the use of valuable land resources in the New Territories.
- 2.7 The applicant will strictly follow the proposed scheme in the current application. No further expansion is anticipated within the approval period of the application.

Approval of the application would not frustrate the long-term planning intention of the "OU(CDWRA)" zone

- 2.8 Although the Site falls within area zoned "OU(CDWRA)" on the Draft Nam Sang Wai OZP No.: S/YL-NSW/9, the Site is currently vacant with no known long-term planned residential and recreational development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA)" zone and would better utilize deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions in relation to drainage and fire services aspects, in order to minimize any potential adverse impact arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is approximately 3.5 m west of Chung Yip Road; 180 m north of Tung Tau Industrial Area; 1.2 km south of Yuen Long InnoPark; 12 km from Shenzhen Bay/Lok Ma Chau BCPs; and 4.4 km west of the original premises in Sha Po.

Accessibility

- 3.2 The Site is accessible from Chung Yip Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant, fenced, generally flat and mostly hard-paved (**Plans 1, 3 and 7**).

Surrounding Area

- 3.4 The Site is mainly surrounded by industrial and residential uses and some unused/vacant land (**Plans 1, 3 and 7**).
- 3.5 To its immediate north is Chung Yip Road. To its further north are some unused/vacant land, the site of Hong Kong School of Motoring Yuen Long Road Safety Centre (Application No. A/YL-NSW/287) and Shan Pui River. The Yuen Long InnoPark is across the river.
- 3.6 To its immediate east is a temporary transitional housing site i.e. The United Court (Application No. A/YL-NSW/321) and a pond surrounded by some vegetation, further east is the village cluster of Shan Pui Tsuen.
- 3.7 To its immediate south is vacant land covered with vegetation. To its further south are Tung Tau Industrial Area and a private residential development i.e. The Parcville.
- 3.8 To its immediate west is Chung Yip Road. To its further west are Shan Pui Chung Hau Tsuen, Yuen Long Kau Hui Stormwater Pumping Station and Shan Pui River.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned “OU(CDWRA)” on the Draft Nam Sang Wai OZP No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “OU(CDWRA)” zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the “OU(CDWRA)” zone is *to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.*

Filling of Land Restriction

- 4.3 According to the Remarks of the “OU(CDWRA)” zone, any ***filling of land***, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Board under S.16 of the Ordinance.

Previous Applications

- 4.4 The Site is subject of several previous applications, among which the latest approvals (Nos. A/YL-NSW/229 and 230) were granted by the Board in 2014 for ‘Container Tractors/Trailers Park’ use.

Similar Application

- 4.5 There is no similar approved application within the same “OU(CDWRA)” zone.

Land Status of the Site

- 4.6 The Site consists of 2 private lots in D.D. 115, i.e. *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115*, with private land area of 8,946 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 2,824 m² (about) of GL (**Plan 3**). Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will

submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department to make way for the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 11,770 m² (about), including 2,824 m² (about) of GL. Details of development parameters are shown at **Table 1** below:

Table 1: Development Parameters of the Proposed Development

Application Site Area	11,770 m ² (about), including 2,824 m ² (about) of GL
Covered Area	6,649 m ² (about)
Uncovered Area	5,121 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
Number of Structure	1
Total GFA	13,298 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,298 m ² (about)
Building Height	13 m (about)
No. of Storey	2

- 5.2 One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and fire service installations (FSIs) with total GFA of 13,298 m² (about), the remaining area is reserved for parking of vehicles and loading/unloading (L/UL) spaces and circulation area (**Plan 8**). Details of the structure are shown at **Table 2** below:

Table 2: Details of the Proposed Structure

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse (excluding D.G.G.), Site Office, Washroom and FSIs	6,649 m ²	13,298 m ²	13 m (about) (2-storey)
Total		6,649 m² (about)	13,298 m² (about)	-

Hard-paving at the Site

- 5.3 The Site is proposed to be entirely paved with concrete of not more than 0.2 m in depth for site formation of structure, parking and L/UL spaces and circulation area (**Plan 9**). Concrete site formation is required to provide a relatively flat and solid

surface for the applied use. Hence, hard-paving of the Site is considered necessary and its extent has been kept minimal to meet the operation need of the proposed development.

Operation Mode

5.4 The Site is designated for warehouse (excluding D.G.G.) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which is the same as the applicant's original premises. The uncovered area will be used for vehicle parking and L/UL spaces and circulation area. The operation hours are Monday to Saturday from 08:00 to 20:00. There is no operation on Sunday and public holidays.

5.5 It is estimated that the Site would be able to accommodate not more than 30 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

5.6 The Site is accessible from Lau Yip Street via Chung Yip Road and a local access (**Plan 1**). A 20 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 8**). Medium goods vehicles (MGVs) and container vehicles (CVs) will be deployed for the transportation of goods. A total of 12 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Cars (for staff) - 2.5 m (W) x 5 m (L)	6
Type of Space	No. of Space
L/UL Space for MGVs - 3.5 m (W) x 11 m (L)	3
L/UL Space for CVs - 3.5 m (W) x 16 m (L)	3

5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 10**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation/attraction of the proposed development at AM/PM peak hours are provided at **Table 4** below:

Table 4: Trip Generation/Attraction of the Proposed Development

Time Period	Trip Generation/Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> <u>peak</u> per hour (08:00 – 09:00)	6	0	3	0	3	0	12
Trips at <u>PM</u> <u>peak</u> per hour (17:00 – 18:00)	0	6	0	3	0	3	12
Traffic trip per hour (average)	1	1	2	2	2	2	10

- 5.8 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize any adverse environmental impact and nuisance to surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the water quality of nearby watercourse. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the

watercourse in the vicinity.

- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to hard-paving works for vehicle parking, L/UL activities and circulation, majority of the Site will be disturbed. The remaining area will be affected by the erection of the proposed structure. Consequently, all existing trees will be affected, and no tree is proposed to be retained.

Minimal Drainage Impact

- 5.14 The applicant will submit a drainage proposal to mitigate potential drainage arising from the proposed development after obtaining planning approval from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety Aspect

- 5.15 The applicant will submit a FSIs proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after obtaining planning approval from the Board. Upon receiving STW approval from LandsD for the erection of the proposed structure, the applicant will implement the accepted FSIs proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Sha Po, which will be affected by the development of NOL (**Plans 4 and 5**). Whilst the applicant attempted to relocate the premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 6**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programmes of the development of NOL.
- 6.2 Although the Site is not in line with the long-term planning intention of the "OU(CDWRA)" zone, there is no known long-term planned residential and recreational development for the "OU(CDWRA)" zone. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "OU(CDWRA)" zone and better utilize deserted land in the New Territories. Given that the application's special background is to facilitate railway development, approval of the current application would not set an undesirable precedent within the "OU(CDWRA)" zone, and should be considered on its own merits.
- 6.3 The proposed development will not create significant nuisance to the surrounding areas. The applicant will make effort to comply with planning approval conditions, i.e. the submission of drainage and FSIs proposals etc. to mitigate any adverse impact arising from the proposed development after planning permission has been obtained from the Board. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by EPD to minimize all possible environmental impacts on nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited
August 2024

APPENDICES

Appendix I	Details of the Affected Business Premises
Appendix II	Details of Alternative Sites for Relocation

Appendix I

Details of the Affected Business Premises

Appendix I – Details of the Affected Business Premises

Company Name: **Harvest Hill (Hong Kong) Limited** 溢峰（香港）有限公司

Details of Business Premises

Location: Various Lots in D.D. 107, Sha Po, Yuen Long, New Territories

Use of Premises: Warehouse and Storage Use

RNTPC Paper No. A/YL-KTN/783
For Consideration by
the Rural and New Town
Planning Committee
on 24.9.2021

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/783

Applicant : Harvest Hill (Hong Kong) Limited represented by R-riches Property Consultants Limited

Site : Lots 422 S.A, 422 S.B, 429 RP, 430 S.B(Part), 433 S.A, 434, 435, 436(Part), 437 S.B(Part), 439(Part), 1736 S.A(Part), 1736 S.A ss.1, 1736 S.B ss.2 (Part), 1736 S.C ss.1 (Part) and 1736 S.C ss.2 in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

Site Area : About 4,486m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9

Zonings : "Other Specified Uses" annotated 'Railway Reserve' ("OU(Railway Reserve)") (72%)
"Industrial (Group D)" ("I(D)") (28%)
[maximum plot ratio of 1.6, maximum site coverage of 80% and maximum building height of 13m]

Application : Temporary Warehouse for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse for a period of 3 years. The Site falls within the "I(D)" and "OU(Railway Reserve)" zones on the Kam Tin North OZP. While 'Warehouse (other than dangerous goods godown)' is a Column 1 use in the "I(D)" zone and is always permitted, it is neither a Column 1 nor Column 2 use in the "OU(Railway Reserve)" zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently used for the applied use without planning permission (Plans A-2 and A-4).

Appendix II

Details of Alternative Sites for Relocation

Appendix II – Alternative Site Options for Relocation of the Applicant's Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories	Various Lots in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories
Site Area	3,930 m ² (about)	30,190 m ² (about)	5,500 m ² (about)	540 m ² (about)	13,320 m ² (about)	11,770 m ² (about)
Accessibility	Accessible from Wang Ping Shan South Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Kam Shui Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Lau Yip Street via Chung Yip Road
Distance from Original Premises	3.8 km (about) from the original premises	15.5 km (about) from the original premises	15.8 km (about) from the original premises	6.9 km (about) from the original premises	14.7 km (about) from the original premises	4.7 km (about) from the original premises
Outline Zoning Plan	Approved Kam Tin North OZP No. S/YL-KTN/11	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Shek Kong OZP No. S/YL-SK/9	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Nam Sang Wai OZP No. S/YL-NSW/9
Zoning	"Village Type Development"	"Conservation Area (1)"	"Conservation Area (1)"	"Village Type Development"	"Coastal Protection Area"	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Existing Condition	Hard paved and occupied by temporary structures	Mostly vacant, covered with vegetation and occupied by fishpond	Vacant and covered with vegetation	Vacant and covered with temporary structures	Occupied by temporary structures and fishponds	Generally flat, currently vacant, fenced and mostly hard-paved
Surrounding Area	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by residential development, some GIC uses and temporary structures for plant nursery	Surrounded by fishpond and some temporary structures	Surrounded by industrial/residential uses and vacant land covered with vegetation
Suitability for Relocation	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Tree felling is required - Near residential development - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Tree felling is required - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - No active agricultural activities - Not incompatible with the surrounding area - Directly connected to public road

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Plan showing Alternative Sites for Relocation
Plan 7	Aerial Photo of the Site
Plan 8	Layout Plan
Plan 9	Plan showing Area of Filling of Land
Plan 10	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)

VEHICULAR ACCESS

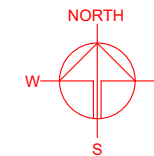
ACCESSIBLE FROM LAU YIP STREET VIA CHUNG YIP ROAD AND A LOCAL ACCESS

ACCESSIBLE FROM LAU YIP STREET VIA CHUNG YIP ROAD

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN
DATE
28.12.2023

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

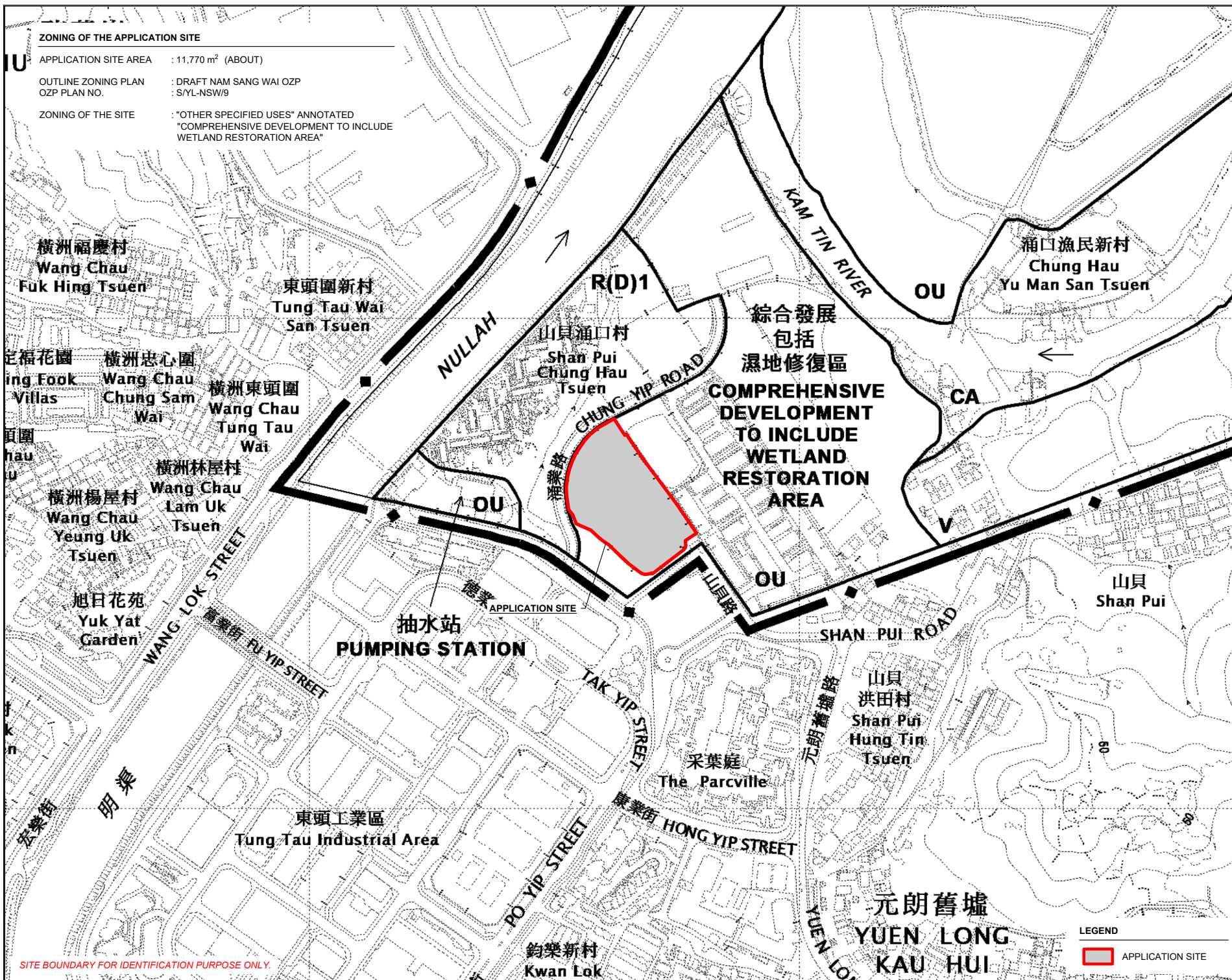
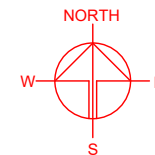
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY. TRIAL AREA

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP
OZP PLAN NO. : S/YL-NSW/9

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"COMPREHENSIVE DEVELOPMENT TO INCLUDE
WETLAND RESTORATION AREA"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

19.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

PLAN 2

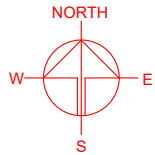
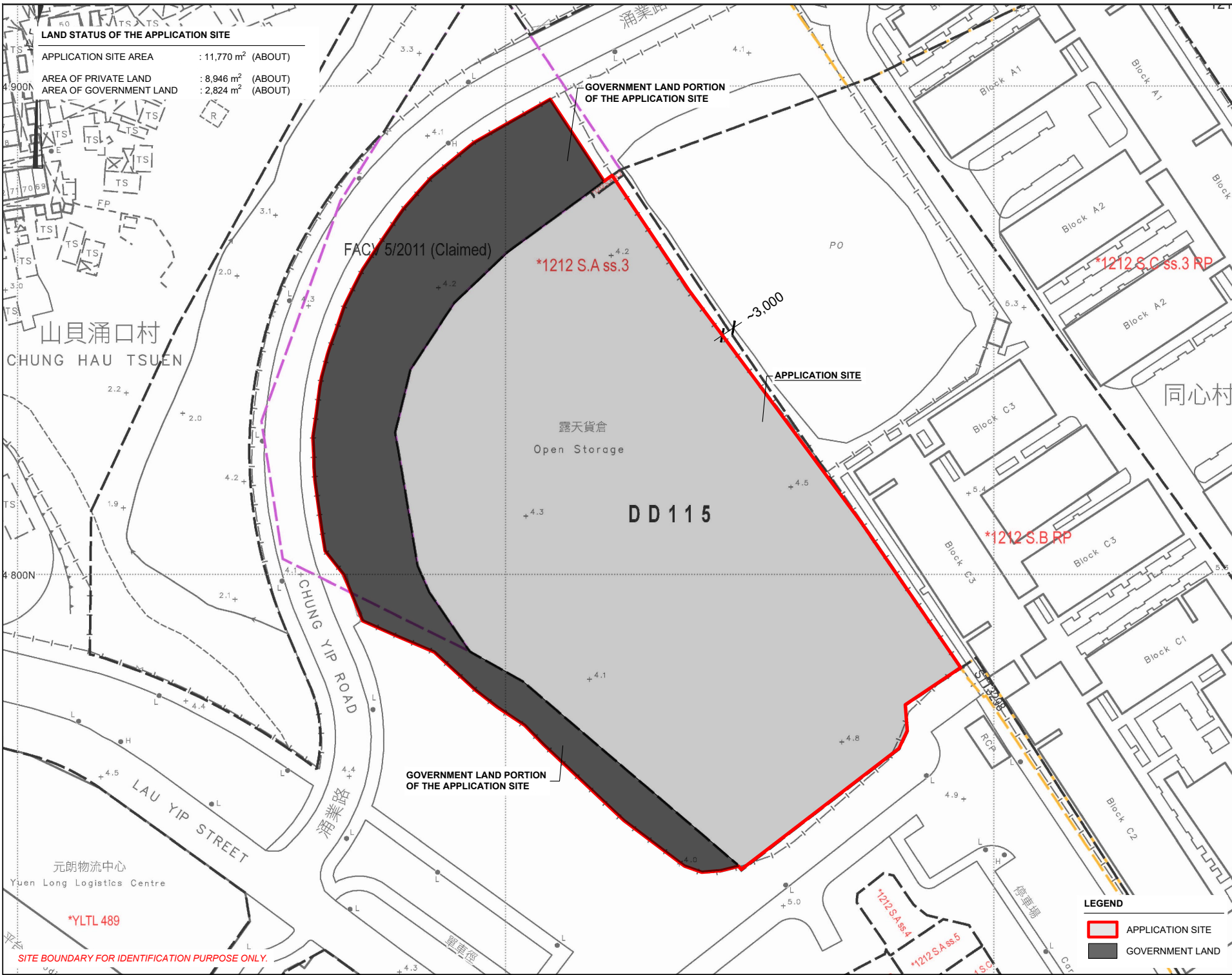
VER.

001

LEGEND



APPLICATION SITE

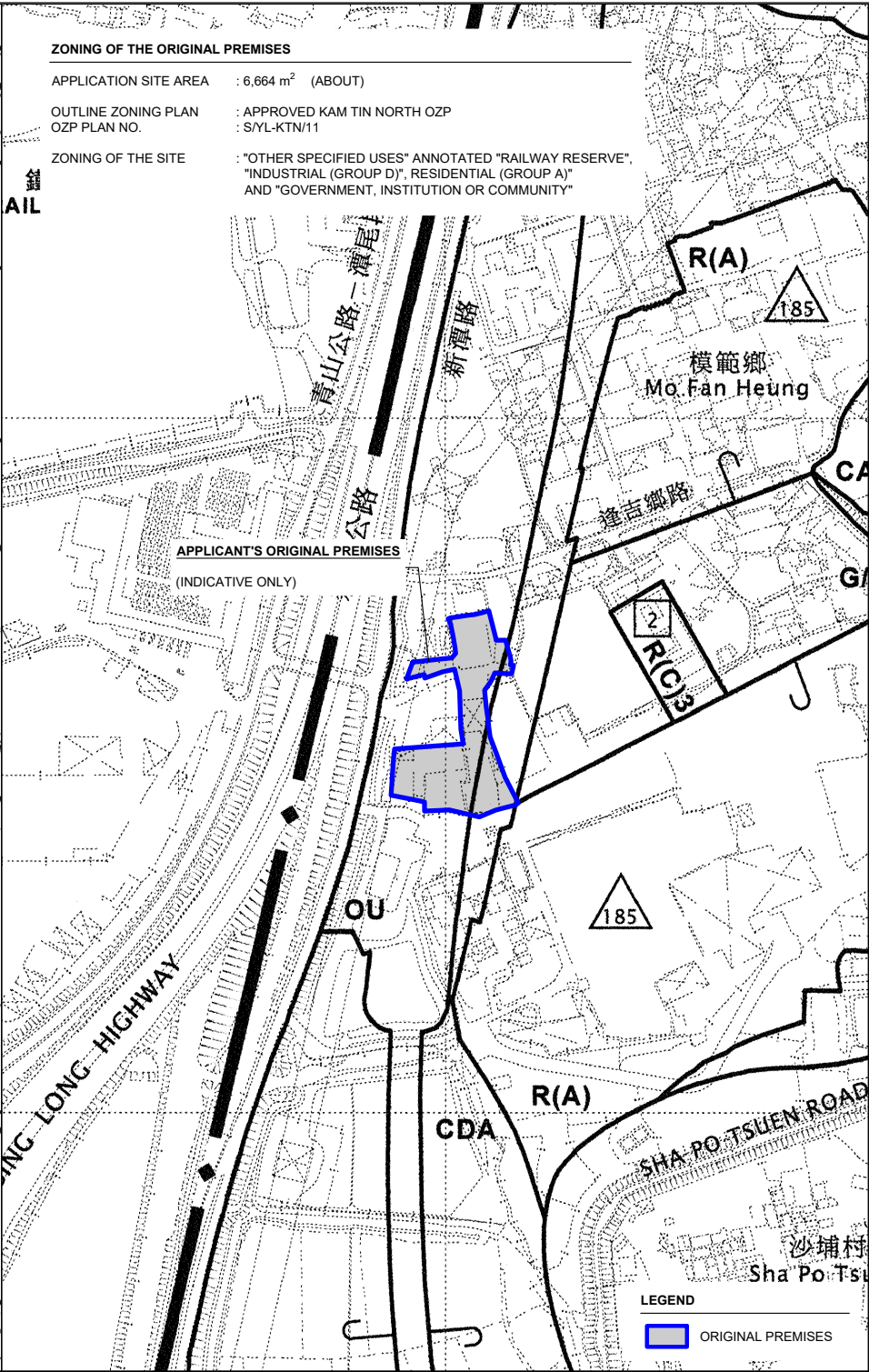
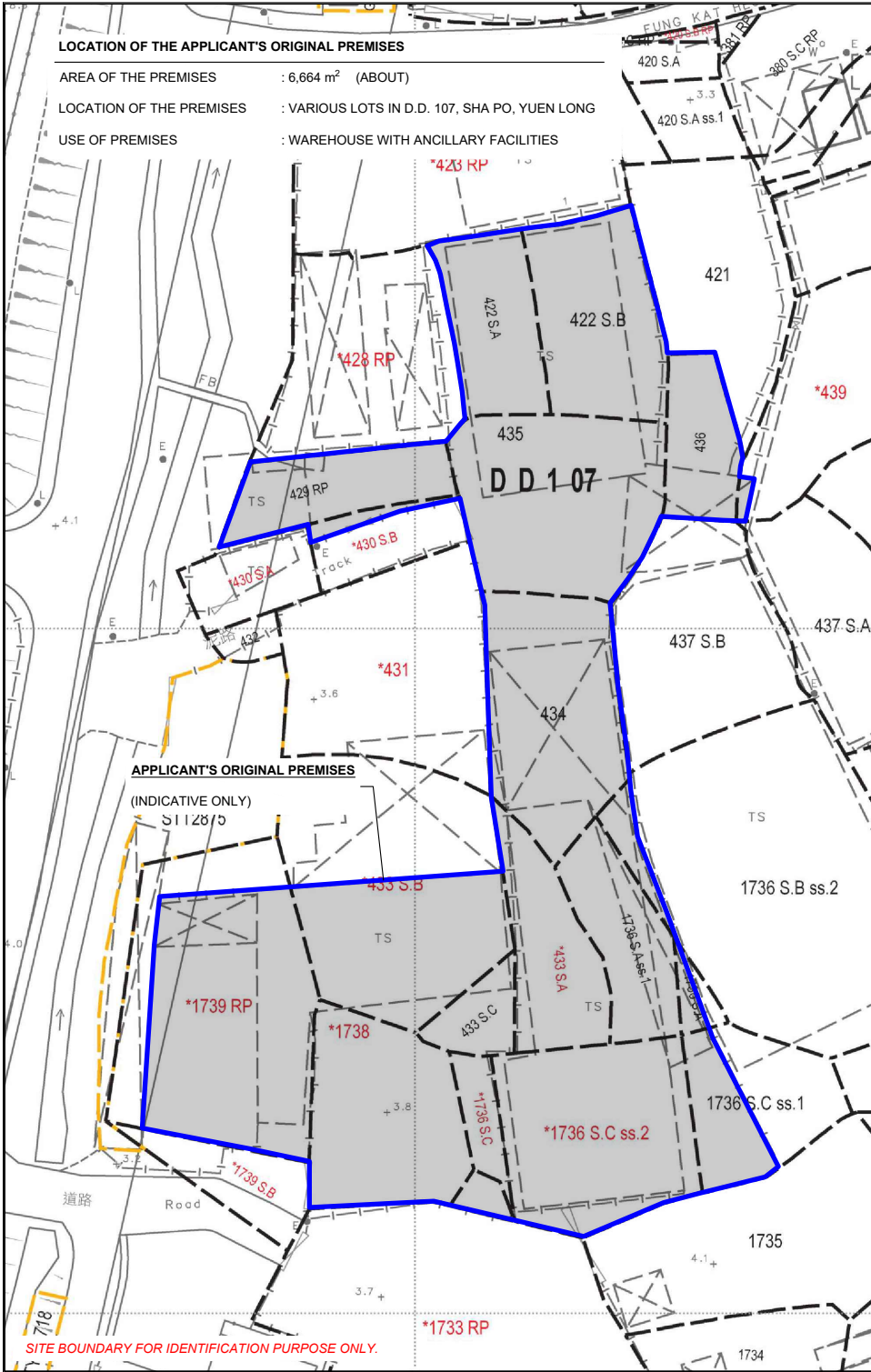


PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 27.12.2023
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APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001



NORTH

W E

S

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R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 / 5000 @ A4

DRAWN BY

MN

DATE

15.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LAND STATUS / ZONING

DWG NO.

PLAN 4

VER.

001

VER. 221

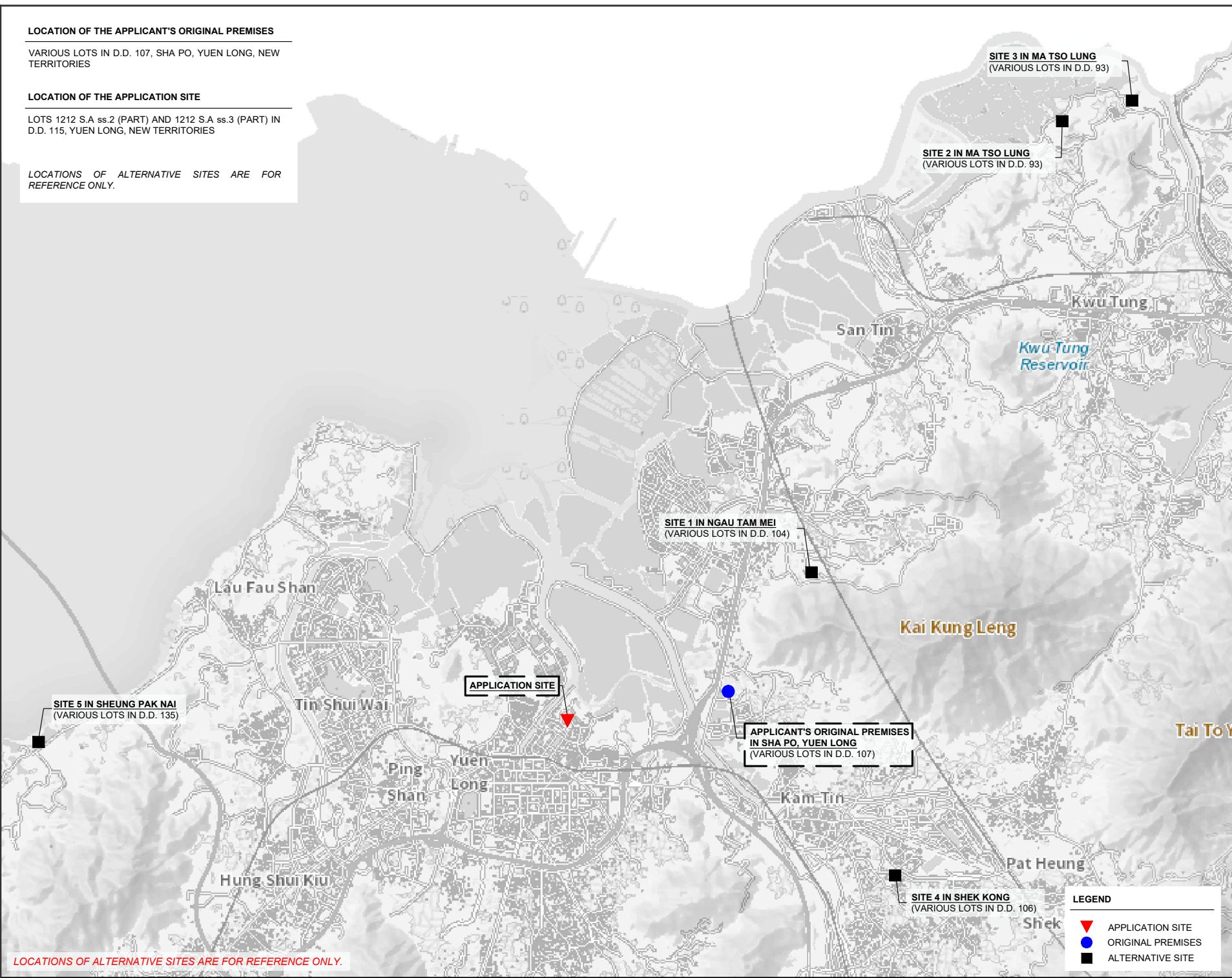
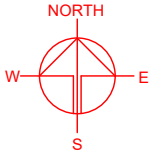
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 107, SHA PO, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 28.12.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO. PLAN 6 VER. 001

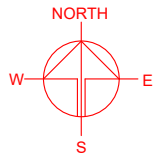
LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITE

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

SOURCE OF AERIAL PHOTO: TPB STATUTORY PLANNING PORTAL 3



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 28.12.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE AERIAL PHOTO OF THE SITE

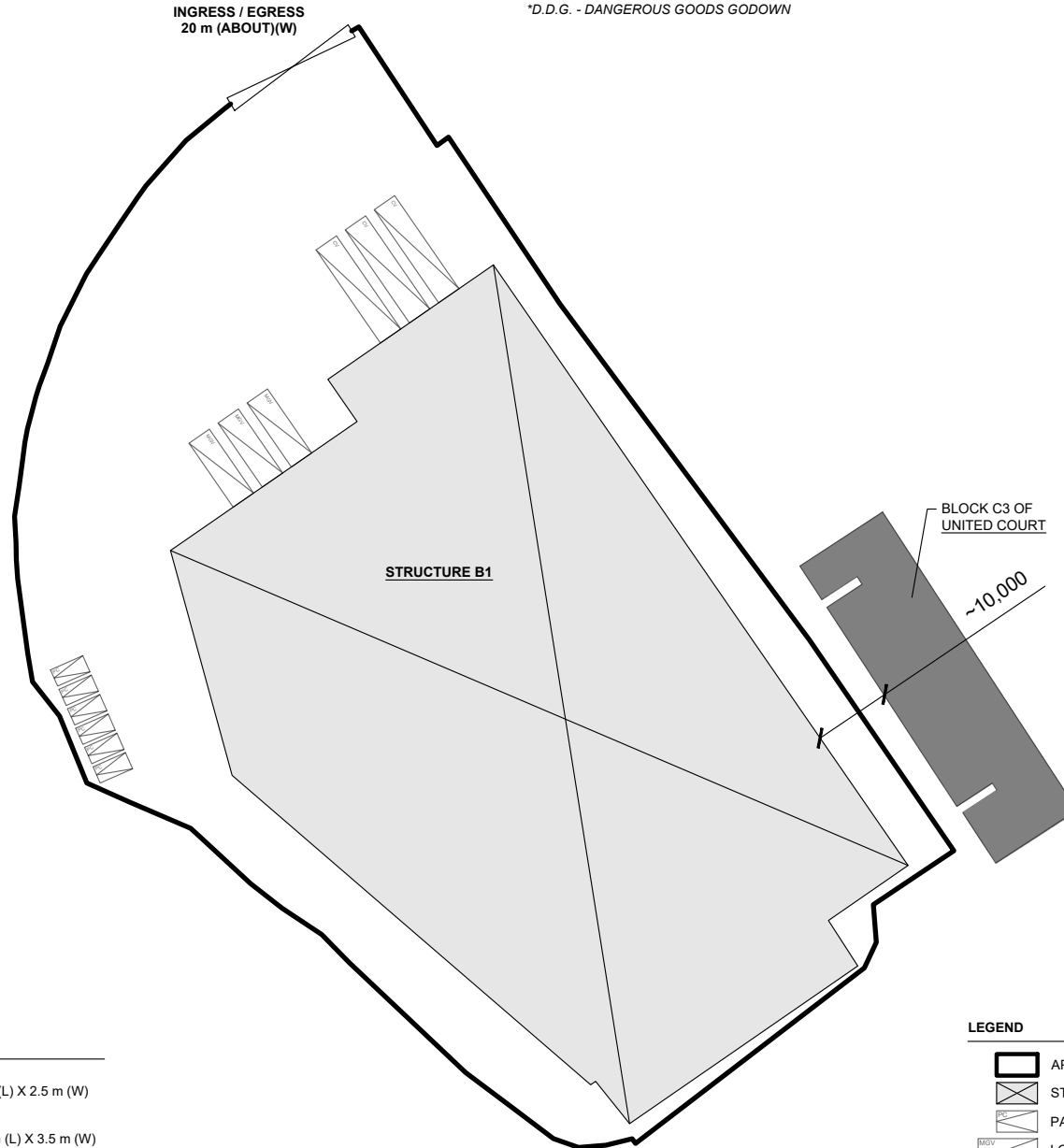
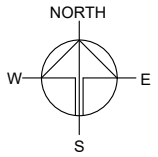
DWG NO. PLAN 7 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

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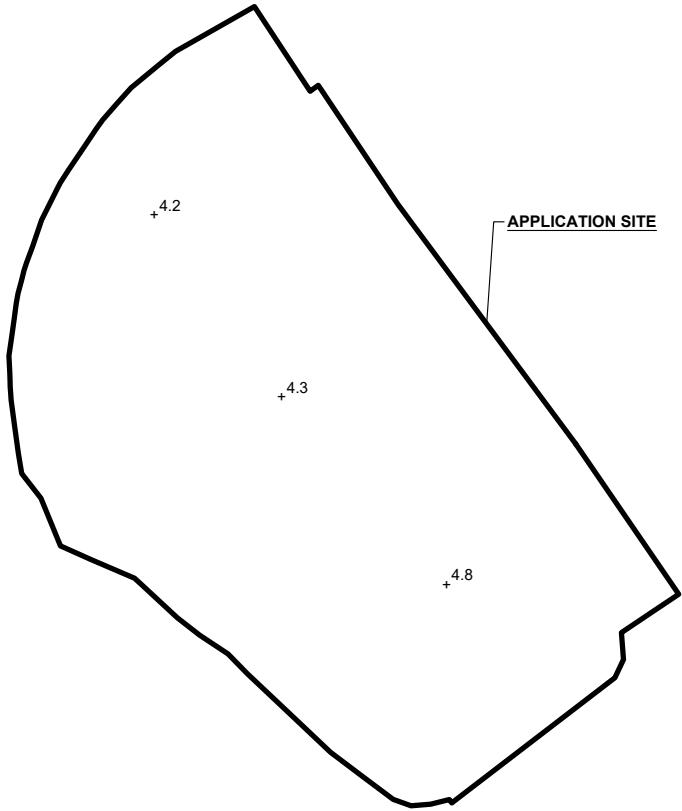
DRAWN BY	DATE
MN	28.12.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 8	001

EXISTING SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)
EXISTING SITE LEVEL : +4.2 mPD to +4.8 mPD (ABOUT)
EXISTING SITE SURFACE : PARTIALLY HARD-PAVED AND OF SOILED GROUND



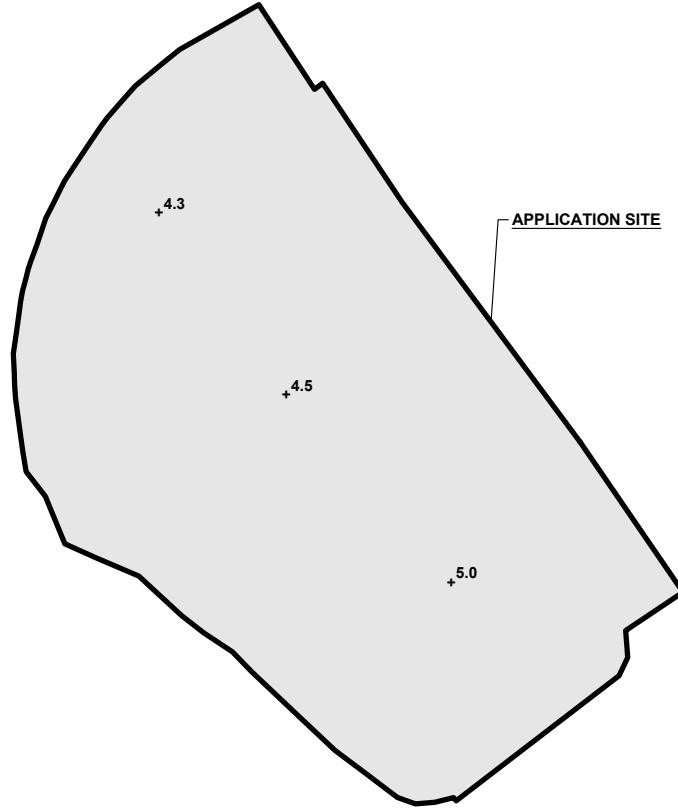
LEGEND

APPLICATION SITE
 EXISTING SITE LEVEL

EXISTING SITE LEVEL IS FOR REFERENCE ONLY.
EXACT SITE LEVEL IS SUBJECT TO DETAIL SURVEY.

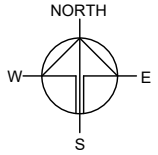
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)
COVERED BY STRUCTURE : 6,679 m² (ABOUT)
PROPOSED FILLING AREA : 11,770 m² (ABOUT)
PROPOSED SITE LEVEL : +4.3 mPD to +5.0 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA



LEGEND

APPLICATION SITE
 FILLING OF LAND AREA
 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	15.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 9	VER. 001
-------------------	-------------

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT)(W)

STRUCTURE B1

FROM CHUNG YIP ROAD
 TO THE APPLICATION SITE

LAU YIP STREET

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT)(W)

STRUCTURE B1

FROM THE APPLICATION SITE
 TO CHUNG YIP ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT) (W)

STRUCTURE B1

FROM CHUNG YIP ROAD
 TO THE APPLICATION SITE

LAU YIP STREET

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT) (W)

STRUCTURE B1

FROM THE APPLICATION SITE
 TO CHUNG YIP ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT)(W)

STRUCTURE B1

FROM CHUNG YIP ROAD
 TO THE APPLICATION SITE

LAU YIP STREET

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT)(W)

STRUCTURE B1

FROM THE APPLICATION SITE
 TO CHUNG YIP ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



DWG NO.	VER.
PLAN 10	001

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT) (W)

STRUCTURE B1

FROM CHUNG YIP ROAD
 TO THE APPLICATION SITE

LAU YIP STREET

CHUNG YIP ROAD

INGRESS / EGRESS
 20 m (ABOUT) (W)

STRUCTURE B1

FROM THE APPLICATION SITE
 TO CHUNG YIP ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



卓業物業
顧問有限公司

Our Ref.: DD115 Lot 1212 S.A ss.3
Your Ref.: TPB/A/YL-NSW/334

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

By Email

31 October 2024

Dear Sir,

Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Other Specified Uses” Annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/334)

We write to submit further information with the following documents:

1. a response-to-comment table to address departmental comments (**Appendix I**);
2. a drainage impact assessment (**Annex 1** of Appendix I);
3. a tree survey report (**Annex 2** of Appendix I);
4. a landscape plan (**Annex 3** of Appendix I);
5. a revised plan showing the land status of the application site (**Plan 3**); and
6. the revised Planning Statement and pages 2 & 10 of Form No. S16-III.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM

Town Planner

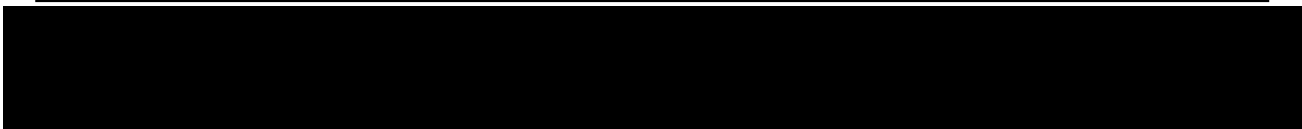
cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

(Attn.: Mr. Y. Y. MO

email: gtlam@pland.gov.hk)

email: yymo@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Other Specified Uses” Annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(Application No. A/YL-NSW/334)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please be advised that a Drainage Impact Assessment (DIA) is required for this application.	The DIA is enclosed at Annex 1 .
2. Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	<p>Existing trees are observed along the site boundary. According to the layout and land filling plan (Plan 8 and Plan 9), the proposed layout and land filling work may be in conflict with the existing trees. However, no tree information is provided in the application, potential impact on the existing landscape resources within the site arising from the proposed use could not be reasonably ascertained.</p> <p>The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for considerations.</p>	<p>Site inspections conducted on 21.10.2024 and 25.10.2024 identified 122 nos. of existing tree, including 1 no. of dead tree, within the application site (the Site). Among them, 68 trees identified thereon are of common species, whilst 54 trees are of invasive alien species i.e. <i>Leucaena leucocephala</i>. The tree survey report is enclosed at Annex 2.</p> <p>The existing trees are to be felled, as they are in conflict with the proposed development scheme. In order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 68 new trees at the Site on a 1:1 ratio in terms of number, with a view to compensating for the 68 trees of common species to be felled. Given that <i>Leucaena leucocephala</i> is an invasive alien species, the removal of 54 of them are not to be compensated. The landscape plan is enclosed at Annex 3.</p>

Departmental Comments		Applicant's Responses
3. District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	Portion of the application site falls within the claimed area under order of Final Appeal No. 5 of 2011 (Civil). As the applicant indicated this portion of land as GL vide "Land Status of the Site" (Plan 3), please clarify the area of GL involved in the application site.	<p>It is noted that the northwestern part of the application site (the Site) falls within a portion of the claimed area (about 2,231 m²) under order of Final Appeal No. 5 of 2011 (Civil) (FACV 5/2011), which shall be regarded as private land. As such, we write to clarify that the Government Land involved in the Site is 593 m² (about).</p> <p>The revised plan showing the land status of the Site (Plan 3) is enclosed.</p>
4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	There is a pond to the northeast of the site according to the aerial photo. The applicant is advised to adopt mitigation measures against potential disturbance to the pond.	<p>Upon obtaining planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the Site. The final design of the drainage facilities shall subject to the requirement of the Drainage Authority.</p> <p>Also, as mentioned in Section 5.12 of the Planning Statement, 2.5 m-high solid metal fencing will be erected along the site boundary.</p> <p>As such, adverse impacts to the pond and the surrounding area are not envisaged.</p>

Annex 1

Drainage Impact Assessment

Proposed Temporary Warehouse (Excluding D.G.G.)
with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in “OU(CDWRA)” Zone, Lots
1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D.
115 and Adjoining GL, Yuen Long, New Territories

Drainage Impact Assessment

October 24

Prepared by 
Marvellous Construction & Design Company Limited



Table of Contents

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

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Figure 2 – Existing Drainage Plan
Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan

List of Appendix

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

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside Chung Yim Road. It has an area of approx. 11,770 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is fully hard paved with level various from approx. +4.2mPD to + 4.8mPD. The proposed site intent of not more than 0.2m concrete for formation of structures, parking, L/UL spaces and circulation.
- 1.2.3 There is an existing stream at the southwest of the application site, which would eventually discharge to Shan Pui River. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 11,770 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4-2**.

Proposed Development	
Total Site Area (m ²)	11,770
Paved Area after Development (m ²)	11,770

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

Drainage Impact Assessment

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

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

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

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

a	=	485
b	=	3.11
c	=	0.397

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

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

4 Proposed Drainage System

4.1. Proposed Channels

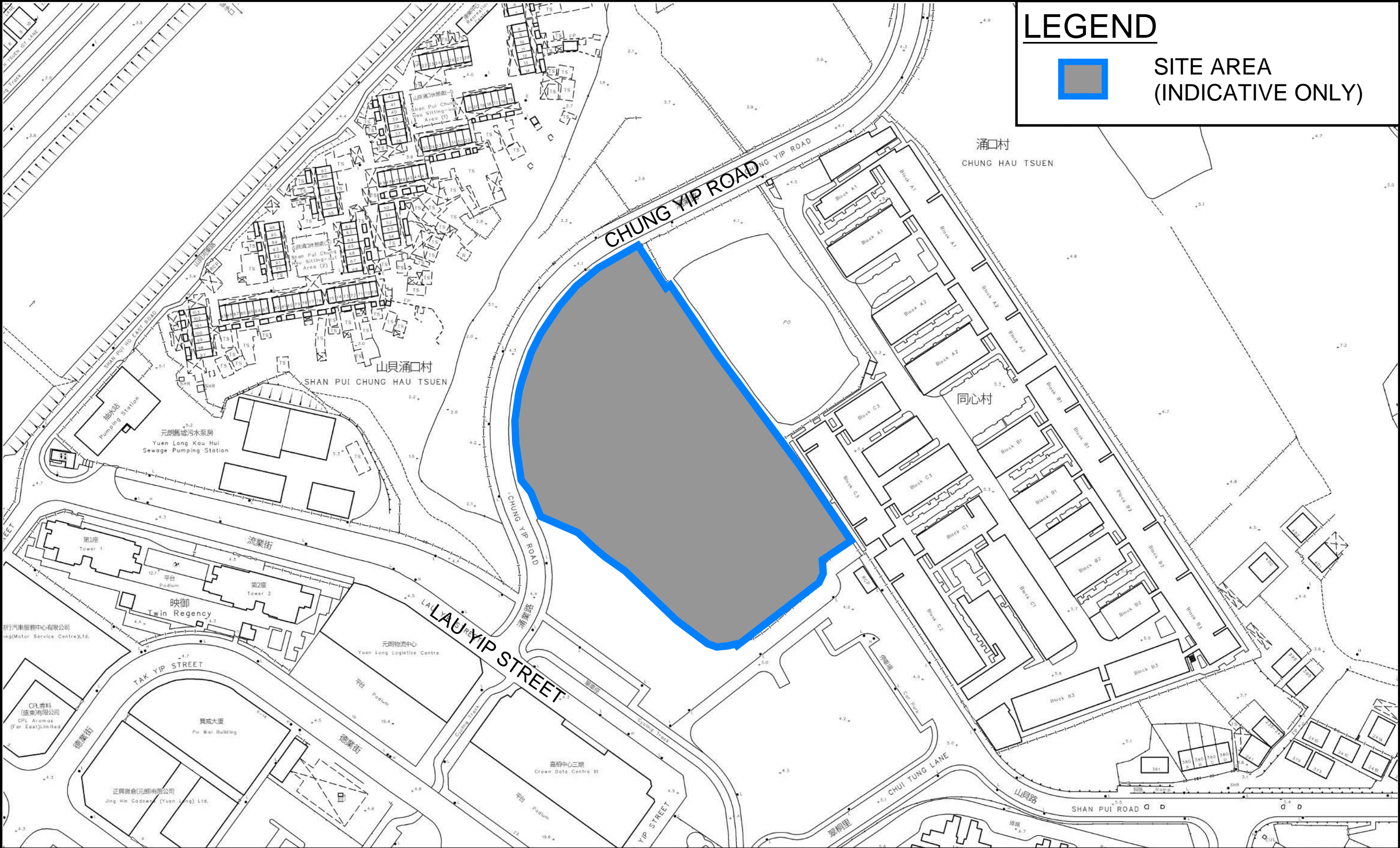
- 4.1.1 Proposed channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing stream at the southwest of the application site. The site is proposed to be remain fully hard paved, there is no additional drainage impact anticipated.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A1**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. U Channels are proposed to collect the runoff from internal catchment.
- 5.1.2 With implementation of the above drainage system, the no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



PROJECT:
Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

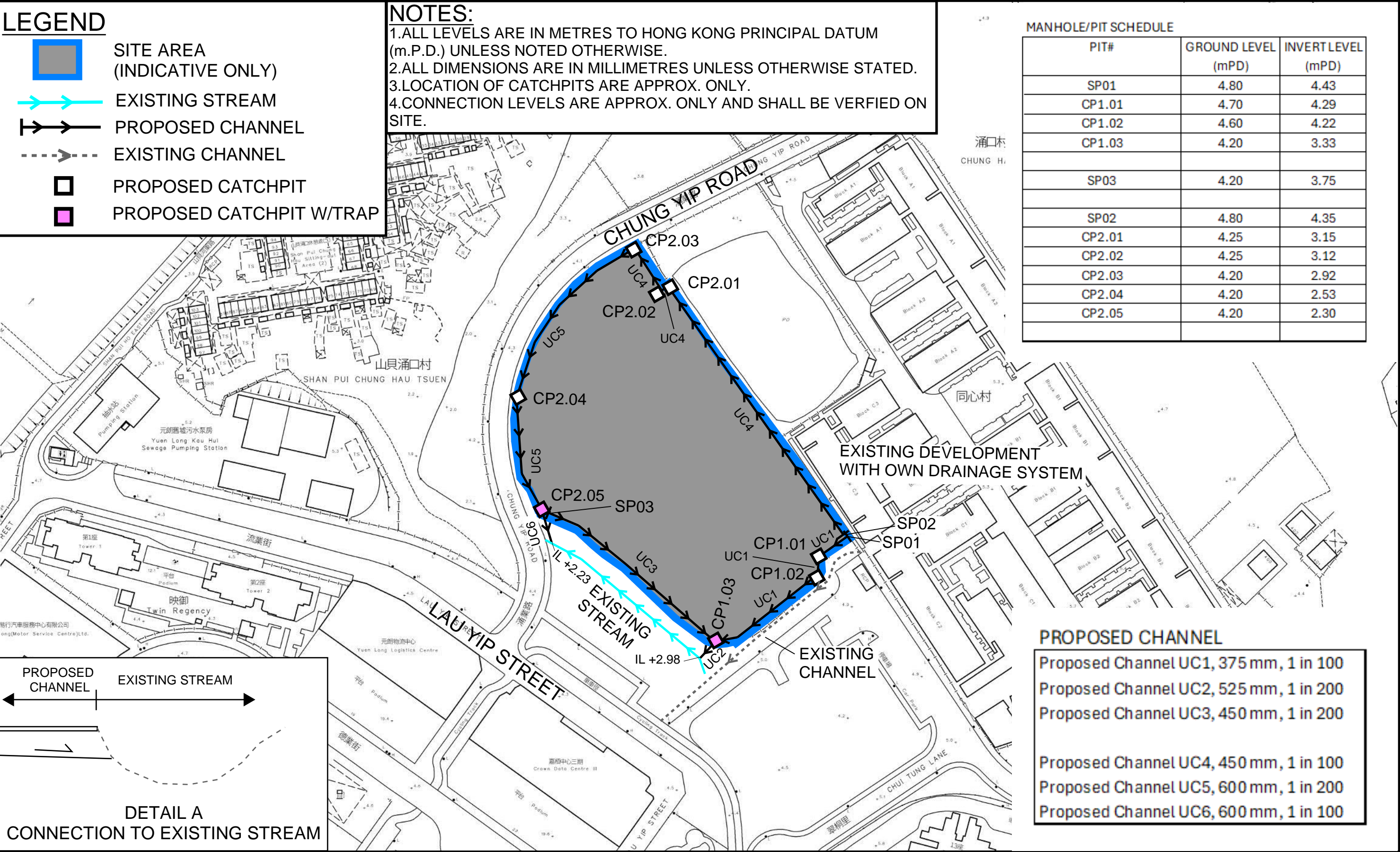
LOCATION:
Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

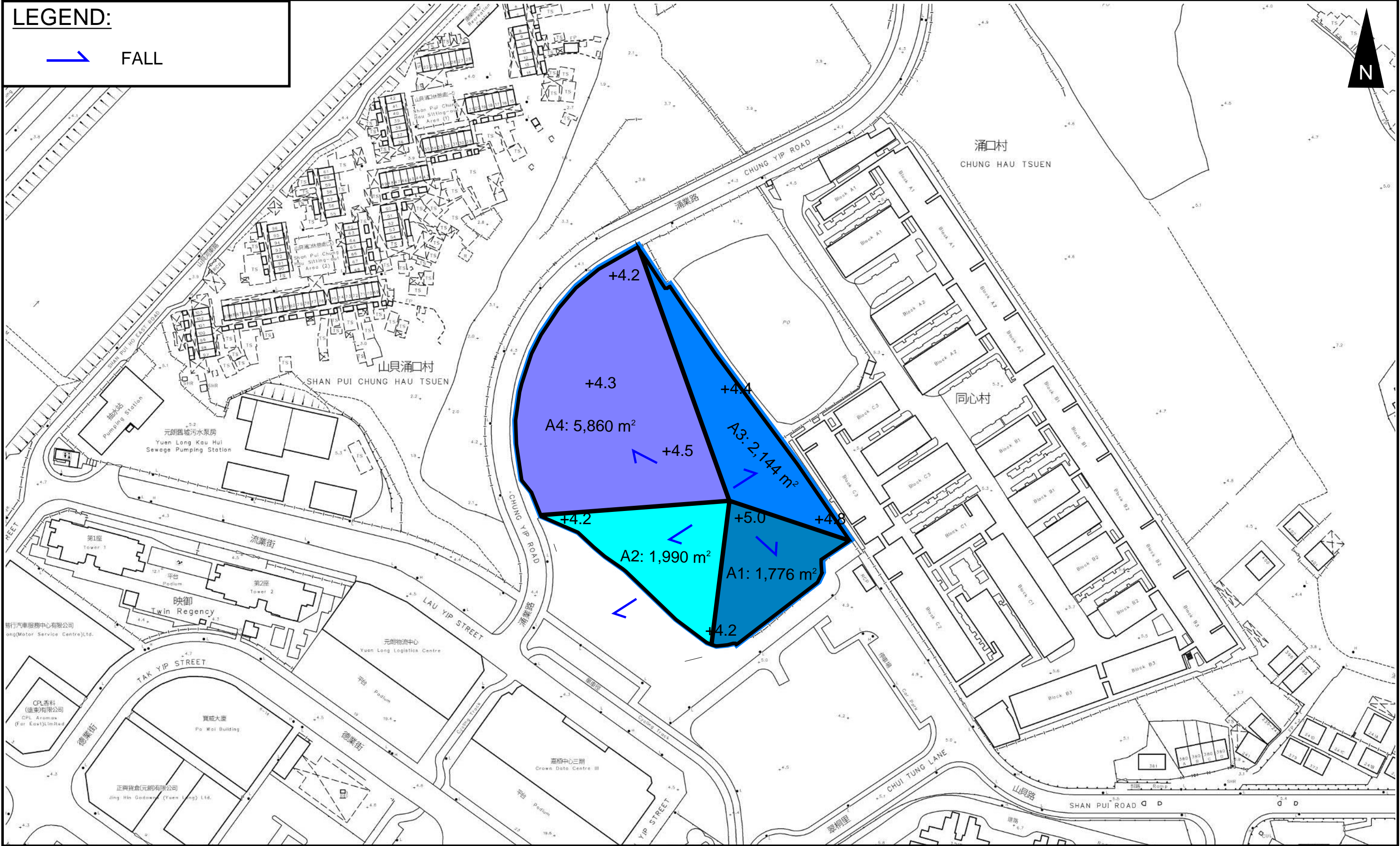


VER	DESCRIPTION	DATE
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LEGEND:

FALL



PROJECT:

Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

TITLE
CATCHMENT PLAN

FIGURE NUMBER
FIGURE 4

LOCATION:

Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories



VER	DESCRIPTION	DATE
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APPENDIX

Appendix A: Design Calculation

Zone	HKO	Return Period	1 in	10	years	n	0.014	Storm Constant	HKO a	485
						Ks	0.15		HKO b	3.11
						Viscosity	0.000001		HKO c	0.397

Catchment Area Table (Area in m²)													
Catchment	A1	A2	A3	A4	Total Site Area								
Total Area	1776	1990	2144	5860	11770								
Hard Paved Area	1776	1990	2144	5860	11770								
Unpaved Area	0	0	0	0	0								
Equival. Area	1687.2	1890.5	2036.8	5567	11181.5								

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

DRAINAGE DESIGN

Item	Total Equivalent Area m2 (1)	ToC min	Intensity mm/hr (2)	Total Discharge m3/s (3)	Size mm	Gradient 1 in	V m/s (4)	Capacity m3/s (5)	Utilitization (6)	Remark
Design of Channel UC1 for Catchment, A1	1687	4.00	222.61	0.10	375	100	1.84	0.23	45.3%	
Design of Channel UC2 for Catchment, A1,A2	3578	4.00	222.61	0.22	525	200	1.62	0.40	55.4%	
Design of Channel UC3 for Catchment, A2	1891	4.00	222.61	0.12	450	200	1.47	0.26	44.2%	
Design of Channel UC4 for Catchment, A3	2037	4.00	222.61	0.13	450	100	2.07	0.37	33.6%	
Design of Channel UC5 for Catchment, A3,A4	7604	4.00	222.61	0.47	600	200	1.78	0.57	82.5%	
Design of Channel UC6 for Catchment, A3,A4	7604	4.00	222.61	0.47	600	100	2.51	0.81	58.3%	

- 1) Sum of Area in Catchment Table
- $$i = \frac{a}{(t_d + b)^c}$$
- 3) 0.278 x Intensity x Equivalent Area
- 4) Channel: Manning Equation, Pipe Colebrook-White Equation
- 5) Q = A x V
- 6) Less than 90%, for 10% allowance for siltation

Manning Equation

$$v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Colebrook-White Equation

$$\underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

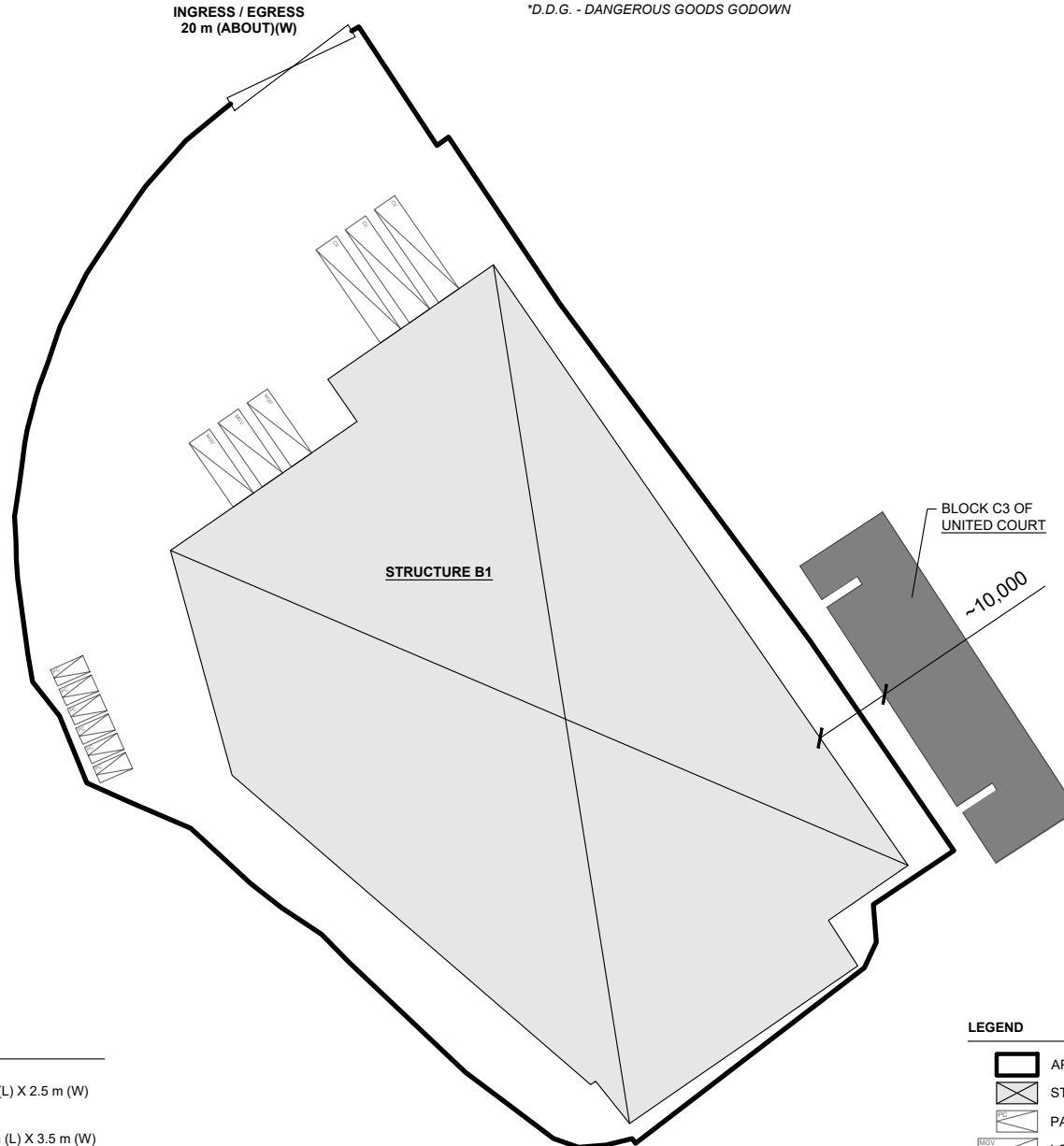
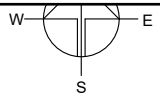
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

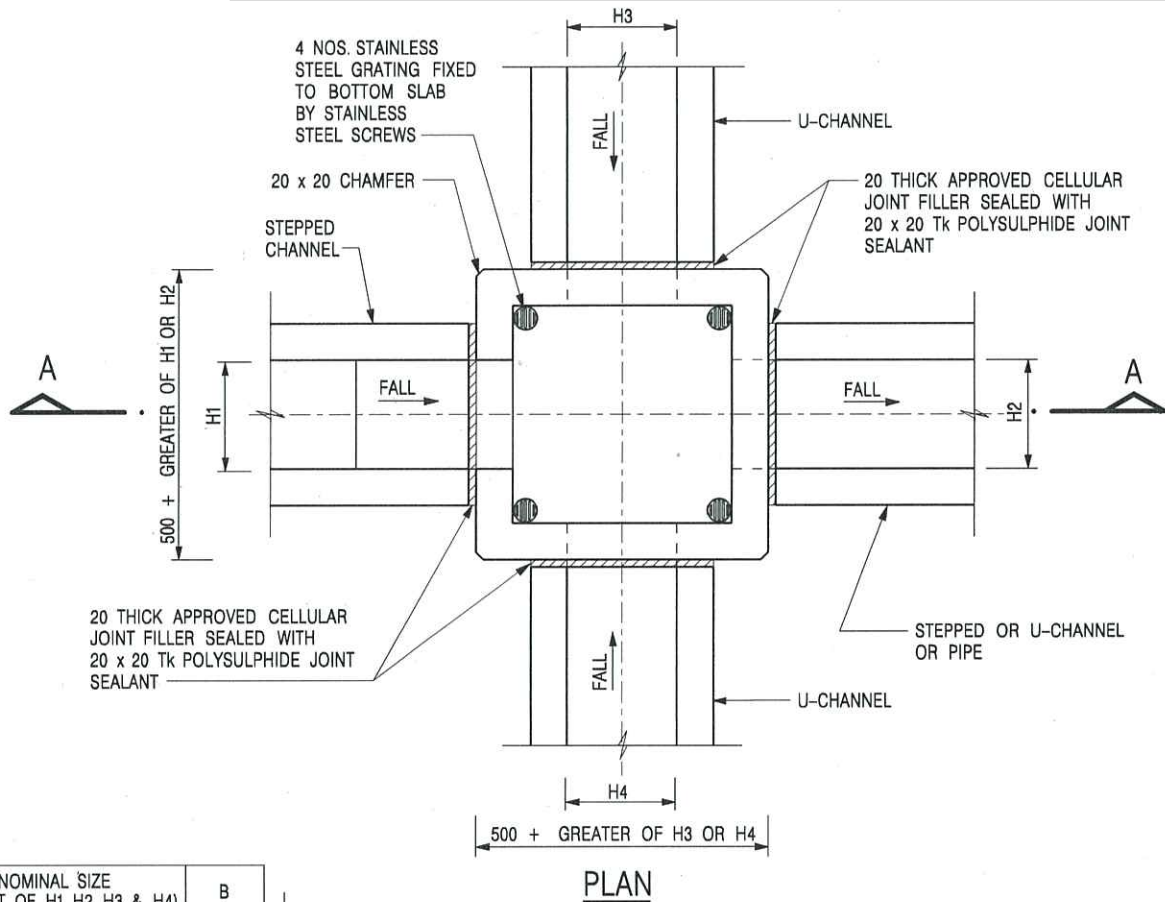
1 : 1000 @ A4

DRAWN BY	DATE
MN	28.12.2023
CHECKED BY	DATE
APPROVED BY	DATE

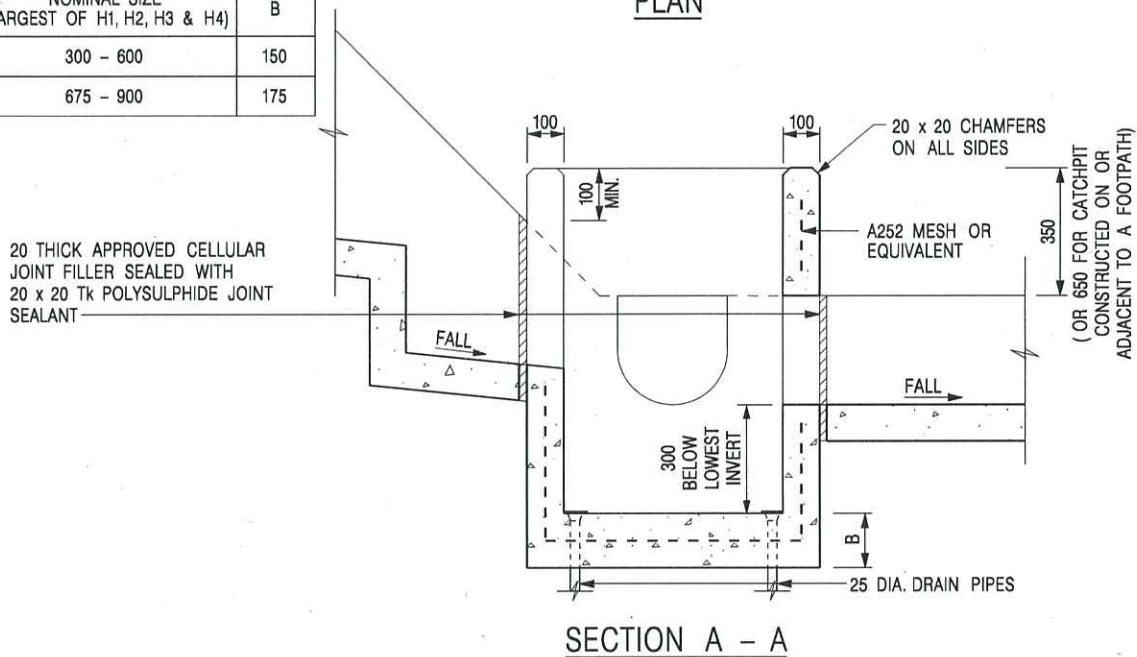
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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Appendix C - Reference Drawings



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



NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

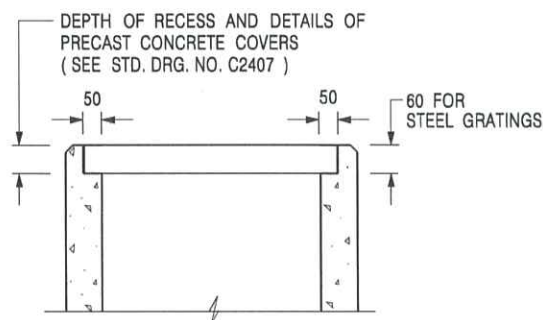
DATE	JAN 1991
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DRAWING NO.

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)**



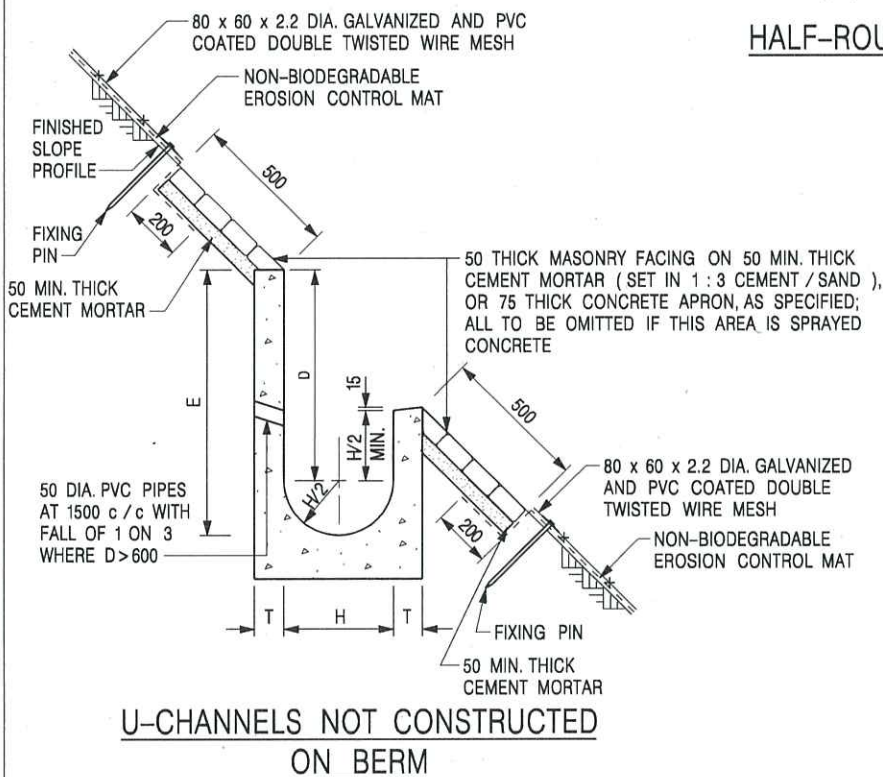
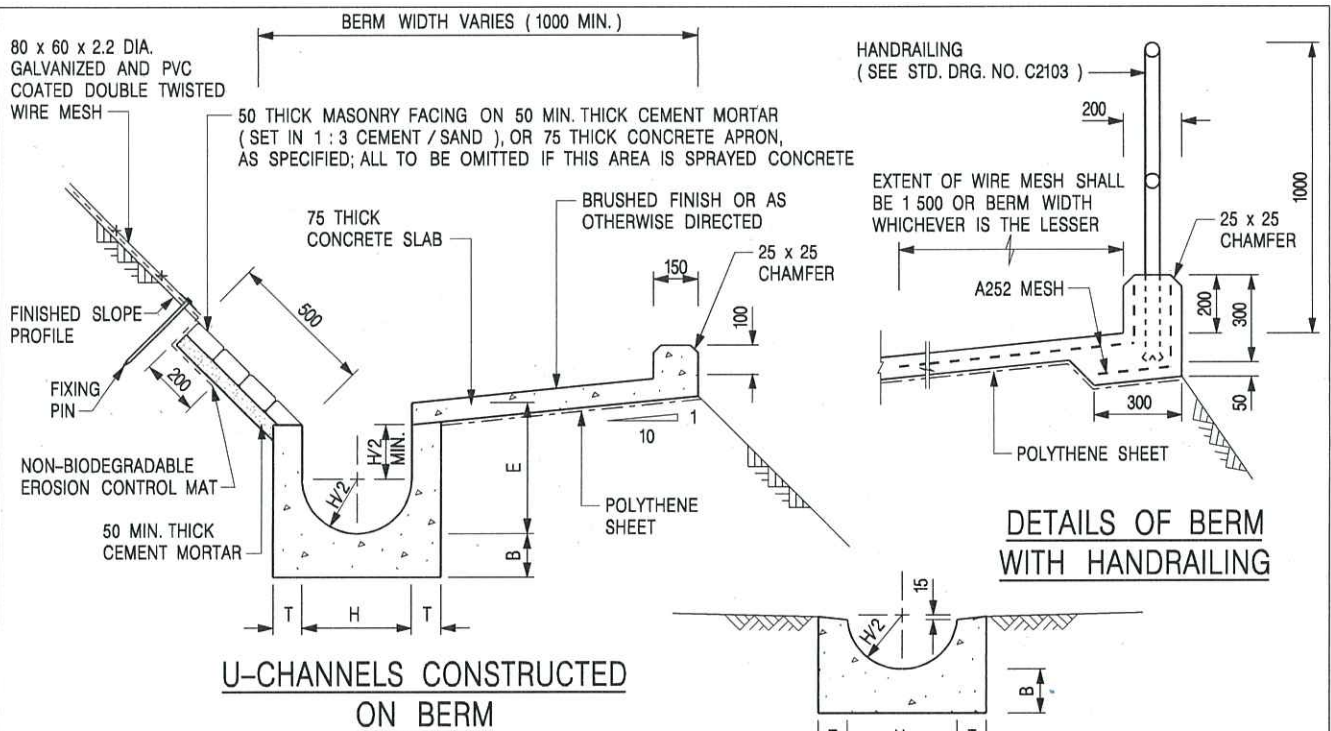
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

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

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

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

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



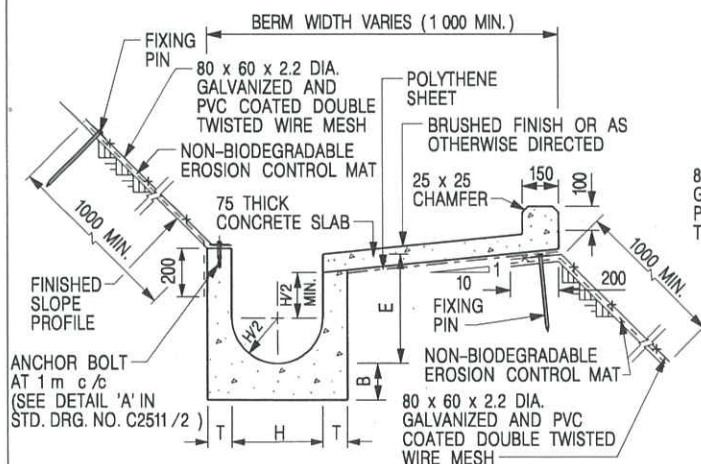
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

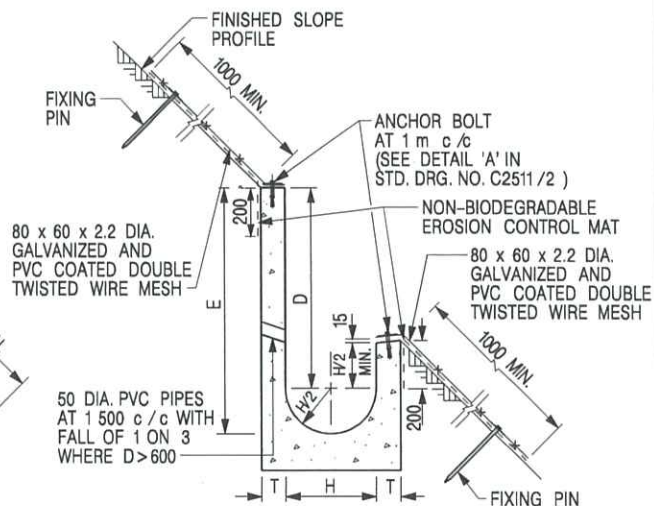
DRAWING NO.

DATE JAN 1991

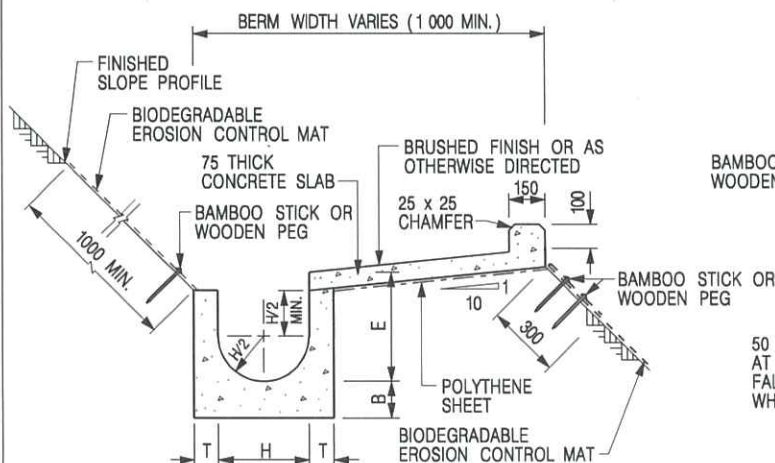
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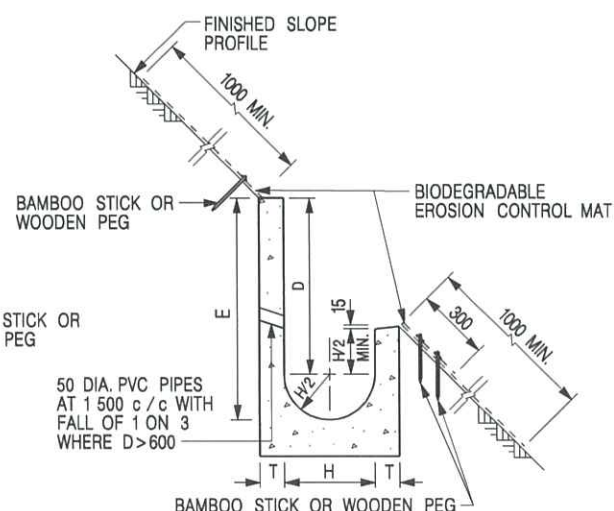
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



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



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



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

NOTES:

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

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

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)**



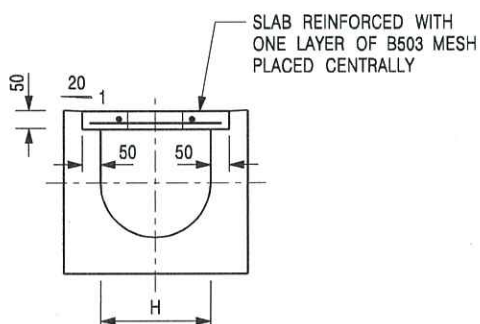
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

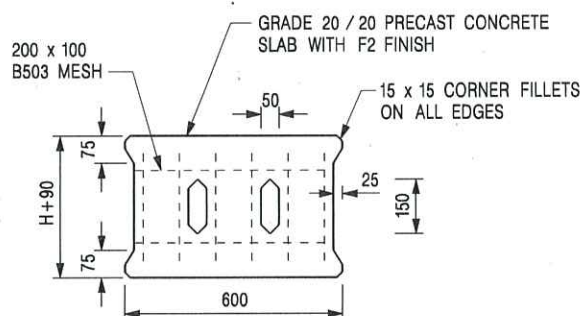
DRAWING NO.

DATE JAN 1991

C24101



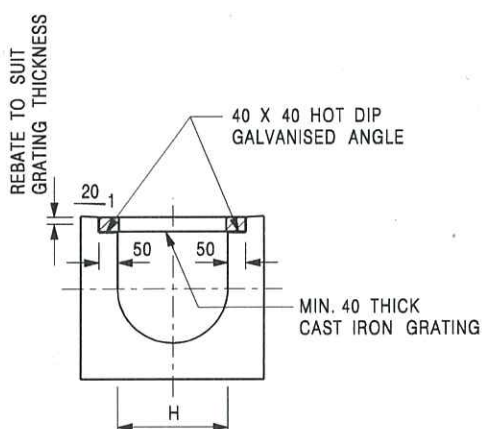
TYPICAL SECTION



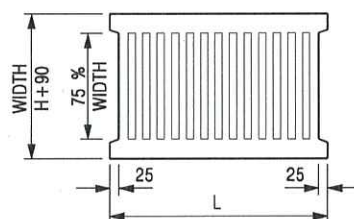
PLAN OF SLAB

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

Annex 2

Tree Survey Report



Tree Survey Report

Date of Survey: 21st, 25th October 2024

Location:

**Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D.
115 and Adjoining Government Land, Yuen Long, New
Territories**

Prepared by:



Registered Arborist

Date: 25th October 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 21st and 25th October 2024. Plants with DBH less than 95mm were not recorded in the survey.

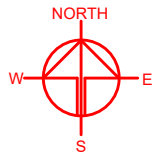
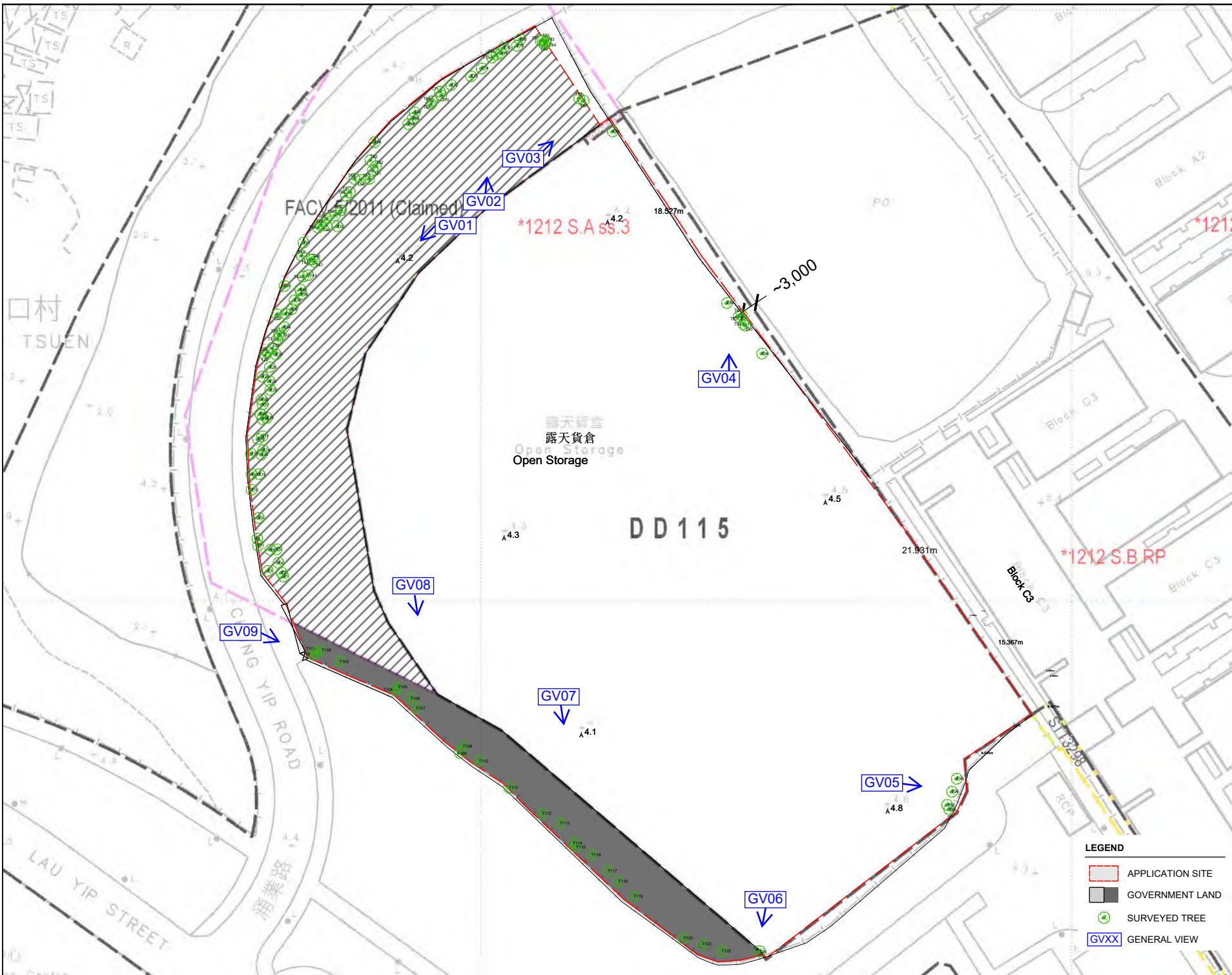
2. Summary of Existing Trees

The surveyed site is located at Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D. 115 and Adjoining Government Land, Yuen Long, New Territories.

At the time of inspection on 22nd October 2024, **122 nos.** trees were found within the Site. **1 no.** dead tree (T65) was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



PLANNING CONSULTANT



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

SITE LOCATION
LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY KYU	DATE 25.10.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
TREE SURVEY PLAN

DWG NO. TSP	VER. 000
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LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- SURVEYED TREE
- GVXX GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D. 115 and Adjoining Government Land, Yuen Long, New Territories

Tree surveyor(s): [REDACTED]

Field Survey was conducted on: 21, 25 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Strucural Condition	Suitability for Transplanting	Remarks
	Boanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Leucaena leucocephala</i>	銀合歡	12.0	240	5.0	Low	Poor	Poor	Poor	Low	invasive species
T2	<i>Eucalyptus citriodora</i>	檸檬桉	14.0	375	6.0	Low	Fair	Fair	Fair	Low	
T3	<i>Leucaena leucocephala</i>	銀合歡	8.0	160	2.0	Low	Poor	Poor	Poor	Low	invasive species, topped
T4	<i>Eucalyptus citriodora</i>	檸檬桉	13.5	360	6.0	Low	Poor	Poor	Poor	Low	included bark, wound on trunk
T5	<i>Leucaena leucocephala</i>	銀合歡	9.0	200	6.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T6	<i>Leucaena leucocephala</i>	銀合歡	9.0	210	5.0	Low	Poor	Poor	Poor	Low	invasive species
T7	<i>Leucaena leucocephala</i>	銀合歡	9.0	163	6.0	Low	Poor	Poor	Poor	Low	invasive species
T8	<i>Leucaena leucocephala</i>	銀合歡	9.0	110	5.0	Low	Poor	Poor	Poor	Low	invasive species
T9	<i>Leucaena leucocephala</i>	銀合歡	9.0	130	6.0	Low	Poor	Poor	Poor	Low	invasive species
T10	<i>Leucaena leucocephala</i>	銀合歡	9.0	110	5.0	Low	Poor	Poor	Poor	Low	invasive species
T11	<i>Ficus microcarpa</i>	榕樹(細葉榕)	12.0	540	8.0	Low	Fair	Fair	Fair	Low	
T12	<i>Leucaena leucocephala</i>	銀合歡	11.0	220	4.0	Low	Poor	Poor	Poor	Low	invasive species
T13	<i>Leucaena leucocephala</i>	銀合歡	10.0	220	5.0	Low	Poor	Poor	Poor	Low	invasive species
T14	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	380	6.0	Low	Fair	Fair	Fair	Low	
T15	<i>Leucaena leucocephala</i>	銀合歡	11.0	230	7.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T16	<i>Leucaena leucocephala</i>	銀合歡	11.0	270	7.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T17	<i>Eucalyptus citriodora</i>	檸檬桉	10.0	400	8.0	Low	Poor	Poor	Poor	Low	wound on trunk
T18	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	257	8.0	Low	Poor	Poor	Poor	Low	broken trunk
T19	<i>Leucaena leucocephala</i>	銀合歡	12.0	300	6.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T20	<i>Leucaena leucocephala</i>	銀合歡	12.0	110	6.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T21	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	340	7.0	Low	Poor	Poor	Poor	Low	wound on trunk
T22	<i>Macaranga tanarius</i> var. <i>omenosa</i>	血桐	7.0	210	5.0	Low	Poor	Poor	Poor	Low	decay a trunk
T23	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	290	7.0	Low	Fair	Fair	Fair	Low	
T24	<i>Leucaena leucocephala</i>	銀合歡	9.5	95	4.0	Low	Poor	Poor	Poor	Low	invasive species
T25	<i>Bombax ceiba</i>	木棉	9.0	210	5.0	Low	Fair	Fair	Fair	Low	
T26	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	310	6.0	Low	Fair	Fair	Fair	Low	
T27	<i>Leucaena leucocephala</i>	銀合歡	9.0	220	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T28	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	450	6.0	Low	Fair	Fair	Fair	Low	
T29	<i>Leucaena leucocephala</i>	銀合歡	10.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species
T30	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	375	5.0	Low	Poor	Poor	Poor	Low	wound on trunk
T31	<i>Eucalyptus citriodora</i>	檸檬桉	11.5	150	6.0	Low	Fair	Fair	Fair	Low	
T32	<i>Leucaena leucocephala</i>	銀合歡	10.0	210	4.0	Low	Poor	Poor	Poor	Low	invasive species
T33	<i>Leucaena leucocephala</i>	銀合歡	9.5	120	4.0	Low	Poor	Poor	Poor	Low	invasive species
T34	<i>Eucalyptus citriodora</i>	檸檬桉	14.0	380	5.0	Low	Fair	Fair	Fair	Low	
T35	<i>Bombax ceiba</i>	木棉	10.0	240	6.0	Low	Fair	Fair	Fair	Low	
T36	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	340	5.0	Low	Fair	Fair	Fair	Low	
T37	<i>Leucaena leucocephala</i>	銀合歡	10.0	190	4.0	Low	Poor	Poor	Poor	Low	invasive species

Tree Survey Schedule

Location: Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D. 115 and Adjoining Government Land, Yuen Long, New Territories

Tree surveyor(s): [REDACTED]

Field Survey was conducted on: 21, 25 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Strucural Condition	Suitability for Transplanting	Remarks
	Boanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T38	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	290	6.0	Low	Fair	Fair	Fair	Low	
T39	<i>Leucaena leucocephala</i>	銀合歡	10.0	95	5.0	Low	Poor	Poor	Poor	Low	invasive species
T40	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	370	7.0	Low	Fair	Fair	Fair	Low	
T41	<i>Leucaena leucocephala</i>	銀合歡	12.0	220	5.0	Low	Poor	Poor	Poor	Low	invasive species
T42	<i>Leucaena leucocephala</i>	銀合歡	11.0	191	5.0	Low	Poor	Poor	Poor	Low	invasive species, trunk conflict with T43
T43	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	415	8.0	Low	Poor	Poor	Poor	Low	trunk conflict with T42
T44	<i>Roystonea regia</i>	大王椰子(王棕)	12.0	350	6.0	Low	Fair	Fair	Fair	Low	
T45	<i>Eucalyptus citriodora</i>	檸檬桉	8.0	95	7.0	Low	Fair	Fair	Fair	Low	
T46	<i>Eucalyptus citriodora</i>	檸檬桉	8.0	220	7.0	Low	Fair	Fair	Fair	Low	
T47	<i>Leucaena leucocephala</i>	銀合歡	9.0	110	5.0	Low	Poor	Poor	Poor	Low	invasive species
T48	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	320	7.0	Low	Fair	Fair	Fair	Low	
T49	<i>Melia azedarach</i>	楝(苦楝)	12.0	330	7.0	Low	Fair	Fair	Fair	Low	
T50	<i>Peltophorum pterocarpum</i>	盾柱木(雙翼豆)	13.0	140	4.0	Low	Fair	Fair	Fair	Low	
T51	<i>Albizia lebbbeck</i>	大葉合歡	6.0	260	5.0	Low	Fair	Fair	Fair	Low	
T52	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	6.0	Low	Poor	Poor	Poor	Low	invasive species
T53	<i>Roystonea regia</i>	大王椰子(王棕)	9.0	275	5.0	Low	Fair	Fair	Fair	Low	
T54	<i>Eucalyptus citriodora</i>	檸檬桉	10.0	370	7.0	Low	Fair	Fair	Fair	Low	
T55	<i>Leucaena leucocephala</i>	銀合歡	11.0	277	4.0	Low	Poor	Poor	Poor	Low	invasive species, hanger
T56	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	320	8.0	Low	Fair	Fair	Fair	Low	
T57	<i>Eucalyptus citriodora</i>	檸檬桉	10.0	300	8.0	Low	Poor	Poor	Poor	Low	wound on trunk
T58	<i>Leucaena leucocephala</i>	銀合歡	11.0	280	5.0	Low	Poor	Poor	Poor	Low	invasive species, crooked trunk
T59	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	360	6.0	Low	Fair	Fair	Fair	Low	
T60	<i>Leucaena leucocephala</i>	銀合歡	10.0	310	5.0	Low	Poor	Poor	Poor	Low	invasive species
T61	<i>Eucalyptus citriodora</i>	檸檬桉	9.0	340	7.0	Low	Fair	Fair	Fair	Low	
T62	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	350	7.0	Low	Fair	Fair	Fair	Low	
T63	<i>Leucaena leucocephala</i>	銀合歡	10.0	198	5.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T64	<i>Leucaena leucocephala</i>	銀合歡	9.0	130	5.0	Low	Poor	Poor	Poor	Low	invasive species
T65	<i>Eucalyptus citriodora</i>	檸檬桉	5.0	130	1.0	-	-	Dead	-	-	dead tree, broken trunk, climber
T66	<i>Leucaena leucocephala</i>	銀合歡	10.0	330	5.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T67	<i>Leucaena leucocephala</i>	銀合歡	11.0	205	5.0	Low	Poor	Poor	Poor	Low	invasive species, dead trunk, included bark
T68	<i>Leucaena leucocephala</i>	銀合歡	9.0	95	6.0	Low	Poor	Poor	Poor	Low	invasive species
T69	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	360	7.0	Low	Fair	Fair	Fair	Low	
T70	<i>Leucaena leucocephala</i>	銀合歡	10.0	95	6.0	Low	Poor	Poor	Poor	Low	invasive species
T71	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	340	7.0	Low	Fair	Fair	Fair	Low	
T72	<i>Ficus hispida</i>	對葉榕(牛乳樹)	6.0	130	4.0	Low	Poor	Poor	Poor	Low	multi-trunks
T73	<i>Leucaena leucocephala</i>	銀合歡	7.0	230	5.0	Low	Poor	Poor	Poor	Low	invasive species
T74	<i>Eucalyptus citriodora</i>	檸檬桉	8.0	280	7.0	Low	Fair	Fair	Fair	Low	

Tree Survey Schedule

Location: Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D. 115 and Adjoining Government Land, Yuen Long, New Territories

Tree surveyor(s): [REDACTED]

Field Survey was conducted on: 21, 25 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Strucural Condition	Suitability for Transplanting	Remarks
	Boanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T75	<i>Eucalyptus citriodora</i>	檸檬桉	10.0	310	6.0	Low	Fair	Fair	Fair	Low	
T76	<i>Leucaena leucocephala</i>	銀合歡	12.0	120	5.0	Low	Poor	Poor	Poor	Low	invasive species
T77	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	360	7.0	Low	Fair	Fair	Fair	Low	
T78	<i>Leucaena leucocephala</i>	銀合歡	10.0	230	5.0	Low	Poor	Poor	Poor	Low	invasive species
T79	<i>Eucalyptus citriodora</i>	檸檬桉	9.0	400	8.0	Low	Fair	Fair	Fair	Low	
T80	<i>Eucalyptus citriodora</i>	檸檬桉	11.5	330	6.0	Low	Poor	Poor	Poor	Low	broken trunk
T81	<i>Leucaena leucocephala</i>	銀合歡	10.0	100	6.0	Low	Poor	Poor	Poor	Low	invasive species
T82	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	300	7.0	Low	Fair	Fair	Fair	Low	
T83	<i>Leucaena leucocephala</i>	銀合歡	9.0	190	6.0	Low	Poor	Poor	Poor	Low	invasive species
T84	<i>Leucaena leucocephala</i>	銀合歡	8.0	210	5.0	Low	Poor	Poor	Poor	Low	invasive species
T85	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	300	6.0	Low	Fair	Fair	Fair	Low	
T86	<i>Leucaena leucocephala</i>	銀合歡	8.0	230	5.0	Low	Poor	Poor	Poor	Low	invasive species
T87	<i>Leucaena leucocephala</i>	銀合歡	9.0	235	5.0	Low	Poor	Poor	Poor	Low	invasive species
T88	<i>Leucaena leucocephala</i>	銀合歡	7.0	190	6.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T89	<i>Leucaena leucocephala</i>	銀合歡	8.0	230	6.0	Low	Poor	Poor	Poor	Low	invasive species
T90	<i>Leucaena leucocephala</i>	銀合歡	9.0	160	4.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T91	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	5.0	Low	Poor	Poor	Poor	Low	invasive species
T92	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	5.0	Low	Poor	Poor	Poor	Low	invasive species
T93	<i>Leucaena leucocephala</i>	銀合歡	7.5	110	5.0	Low	Poor	Poor	Poor	Low	invasive species
T94	<i>Leucaena leucocephala</i>	銀合歡	9.0	120	5.0	Low	Poor	Poor	Poor	Low	invasive species
T95	<i>Melaleuca cajuputi subsp. Cumingiana</i>	白千層	8.0	120	4.0	Low	Fair	Fair	Fair	Low	
T96	<i>Melaleuca cajuputi subsp. Cumingiana</i>	白千層	8.0	120	4.0	Low	Fair	Fair	Fair	Low	
T97	<i>Leucaena leucocephala</i>	銀合歡	8.5	113	5.0	Low	Poor	Poor	Poor	Low	invasive species
T98	<i>Melaleuca cajuputi subsp. Cumingiana</i>	白千層	8.0	130	4.0	Low	Fair	Fair	Fair	Low	
T99	<i>Melaleuca cajuputi subsp. Cumingiana</i>	白千層	8.0	125	4.0	Low	Fair	Fair	Fair	Low	
T100	<i>Leucaena leucocephala</i>	銀合歡	7.0	130	4.0	Low	Fair	Fair	Fair	Low	invasive species
T101	<i>Roystonea regia</i>	大王椰子(王棕)	10.0	420	6.0	Low	Fair	Fair	Fair	Low	
T102	<i>Roystonea regia</i>	大王椰子(王棕)	9.0	275	6.0	Low	Fair	Fair	Fair	Low	
T103	<i>Melia azedarach</i>	楝(苦楝)	8.0	120	5.0	Low	Fair	Fair	Fair	Low	
T104	<i>Leucaena leucocephala</i>	銀合歡	10.0	170	6.0	Low	Fair	Fair	Fair	Low	invasive species
T105	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	250	7.0	Low	Fair	Fair	Fair	Low	
T106	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	340	8.0	Low	Fair	Fair	Fair	Low	
T107	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	320	8.0	Low	Fair	Fair	Fair	Low	
T108	<i>Eucalyptus citriodora</i>	檸檬桉	14.0	375	7.0	Low	Fair	Fair	Fair	Low	
T109	<i>Leucaena leucocephala</i>	銀合歡	9.0	220	6.0	Low	Fair	Fair	Fair	Low	invasive species
T110	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	270	7.0	Low	Fair	Fair	Fair	Low	
T111	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	310	7.0	Low	Fair	Fair	Poor	Low	cross branches

Tree Survey Schedule

Location: Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D. 115 and Adjoining Government Land, Yuen Long, New Territories

Tree surveyor(s): [REDACTED]

Field Survey was conducted on: 21, 25 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Strucural Condition	Suitability for Transplanting	Remarks
	Boanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T112	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	240	7.5	Low	Fair	Fair	Fair	Low	
T113	<i>Eucalyptus citriodora</i>	檸檬桉	11.5	240	7.0	Low	Fair	Fair	Fair	Low	
T114	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	160	7.0	Low	Fair	Fair	Fair	Low	
T115	<i>Leucaena leucocephala</i>	銀合歡	8.0	150	6.0	Low	Fair	Fair	Fair	Low	invasive species
T116	<i>Eucalyptus citriodora</i>	檸檬桉	10.0	250	7.0	Low	Fair	Fair	Fair	Low	
T117	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	240	7.0	Low	Fair	Fair	Fair	Low	
T118	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	210	7.0	Low	Fair	Fair	Fair	Low	
T119	<i>Eucalyptus citriodora</i>	檸檬桉	11.0	190	7.0	Low	Fair	Fair	Fair	Low	
T120	<i>Eucalyptus citriodora</i>	檸檬桉	14.0	260	7.0	Low	Poor	Poor	Poor	Low	broken trunk
T121	<i>Eucalyptus citriodora</i>	檸檬桉	12.0	270	7.0	Low	Fair	Fair	Fair	Low	
T122	<i>Eucalyptus citriodora</i>	檸檬桉	13.0	240	7.0	Low	Fair	Fair	Fair	Low	

Notes: Amenity Value, Form, Health Condition and Strucural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

General View



General view 09

Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T3 Topped

Photo Records



T4 (Overview)



T4 Included bark (Wound on trunk)



T5 (Overview)



T5 Wound on trunk_1

Photo Records



T5 Wound on trunk_2



T6 (Overview)



T7 (Overview)



T8 (Overview)

Photo Records



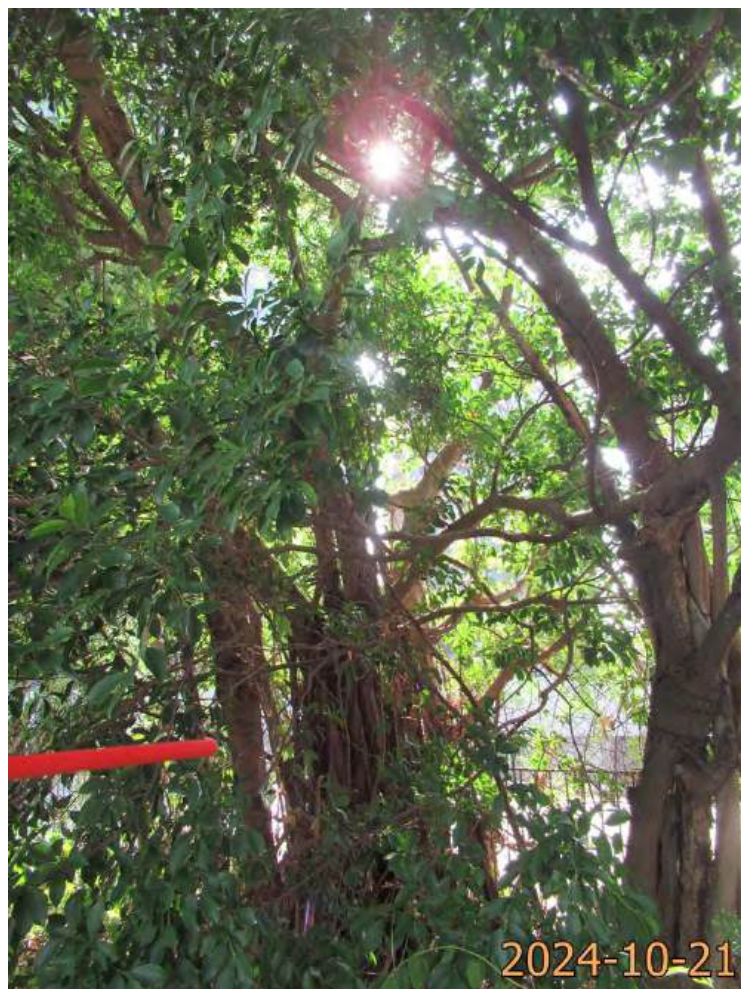
T9 (Overview)



T10 (Overview)



T11 (Overview)1



T11 (Overview)2

Photo Records



T12 (Overview)1



T12 (Overview)2



T13 (Overview)



T14 (Overview)

Photo Records



T15 (Overview)



T15 Wound on trunk



T16 (Overview)



T16 Wound on trunk

Photo Records



T17 (Overview)



T17 Wound on trunk



T18 (Overview)



T18 Broken trunk

Photo Records



T19 (Overview)



T19 Wound on trunk



T20 (Overview)



T20 Wound on trunk

Photo Records



T21 (Overview)



T21 Wound on trunk



T22 (Overview)



T22 Decay at trunk

Photo Records



T23 (Overview)



T24 (Overview)



T25 (Overview)



T26 (Overview)

Photo Records



T27 (Overview)



T28 (Overview)



T29 (Overview)



T30 (Overview)

Photo Records



T30 Wound on trunk



T31 (Overview)



T32 (Overview)



T33 (Overview)

Photo Records



T34 (Overview)



T35 (Overview)

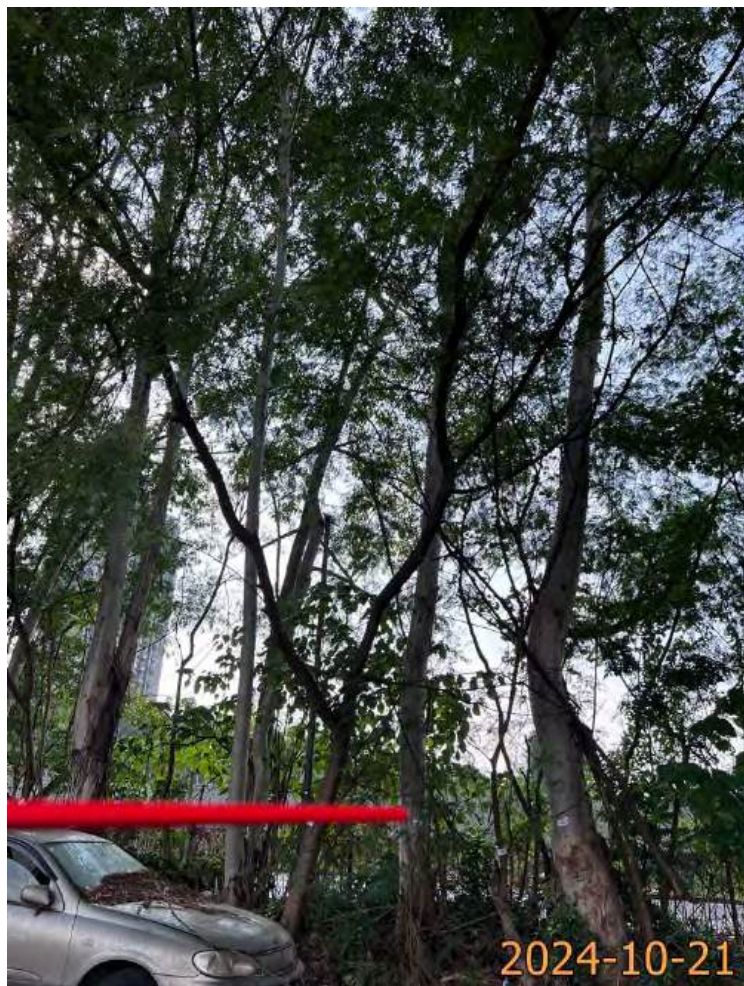


T36 (Overview)



T37 (Overview)

Photo Records



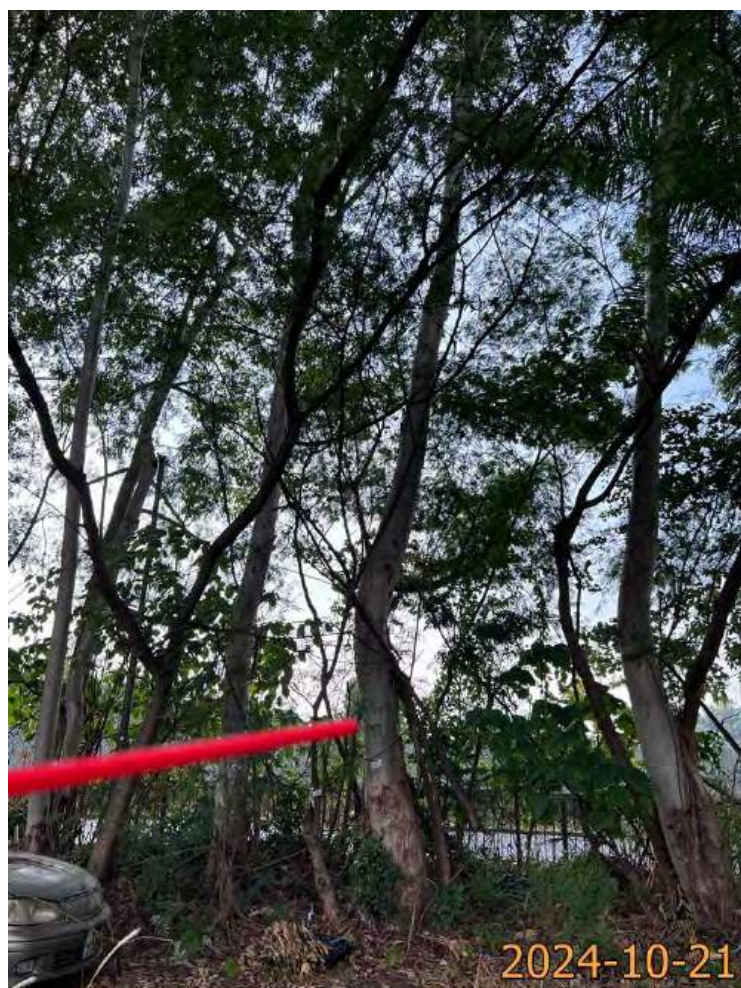
T38 (Overview)



T39 (Overview)



T39 Broken trunk



T40 (Overview)

Photo Records



T41 (Overview)



T42 (Overview)

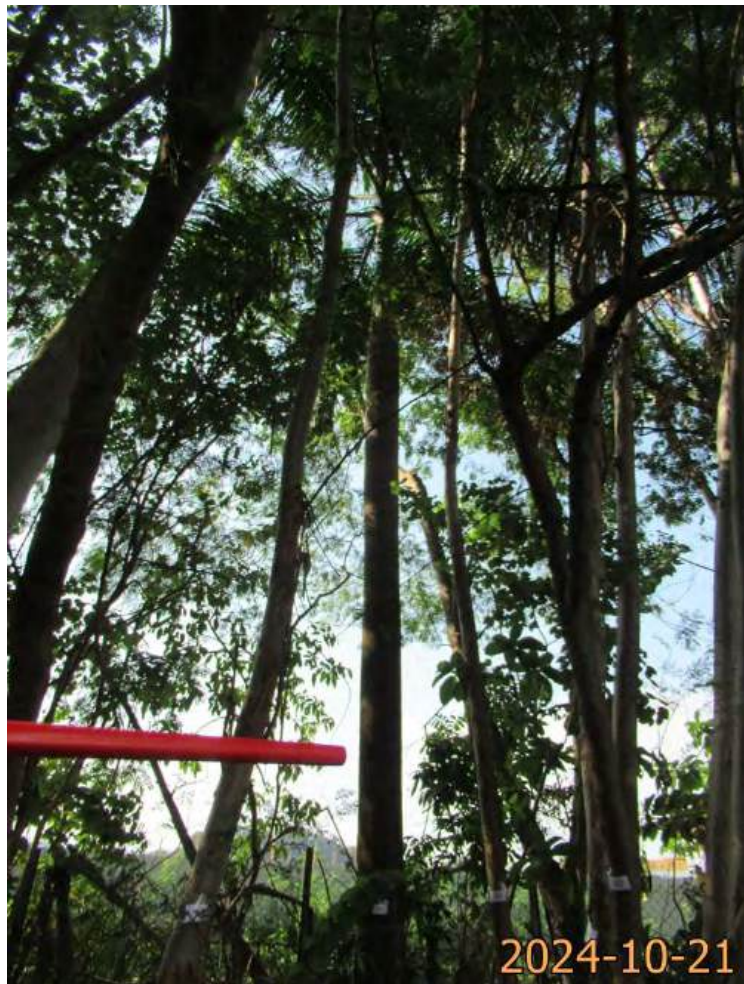


T42 Trunk conflict with T43



T43 (Overview)

Photo Records



T44 (Overview)



T45 (Overview)



T46 (Overview)



T47 (Overview)

Photo Records



T48 (Overview)



T49 (Overview)



T50 (Overview)



T51 (Overview)

Photo Records



T52 (Overview)



T53 (Overview)



T54 (Overview)



T55 (Overview)

Photo Records



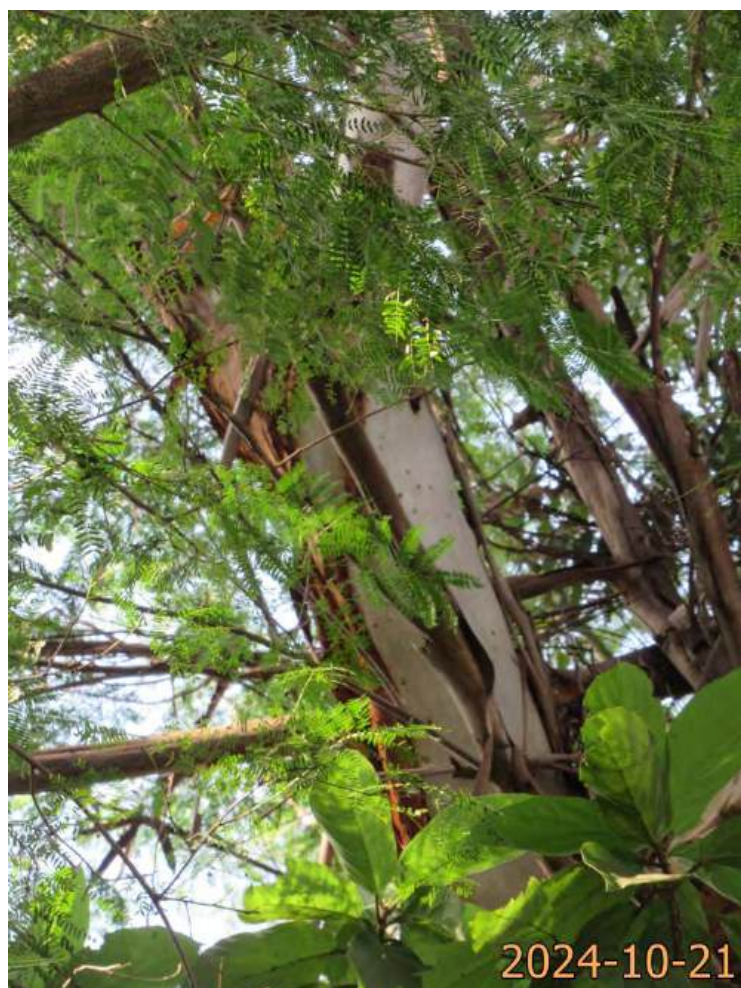
T55 Hanger



T56 (Overview)

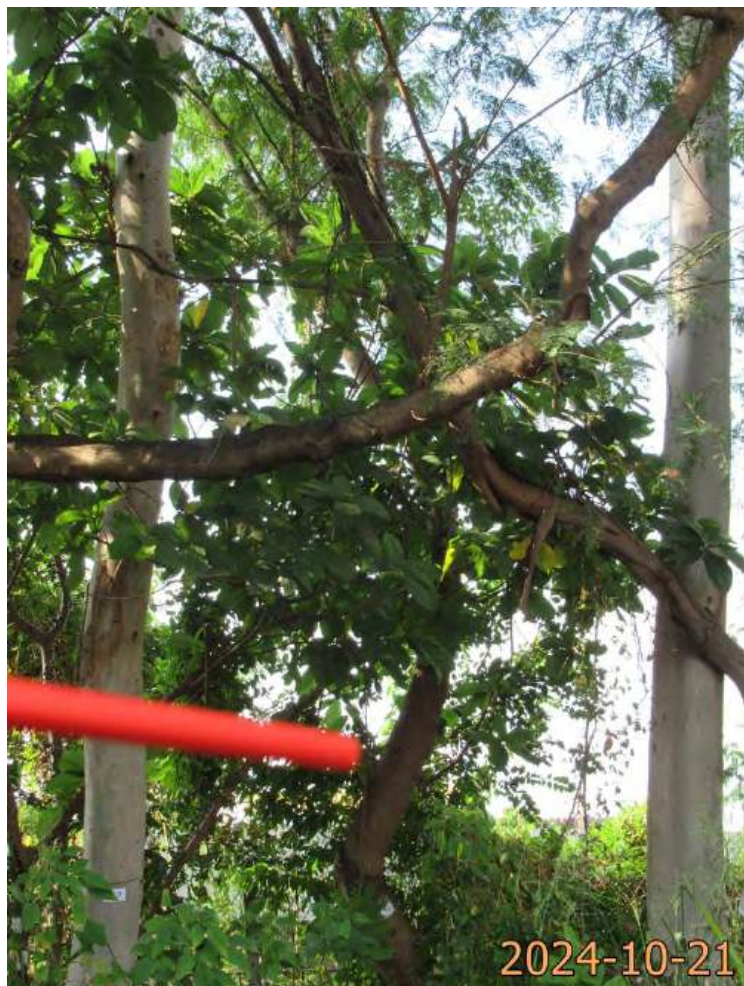


T57 (Overview)



T57 Wound on trunk

Photo Records



T58 (Overview)



T58 Crooked trunk

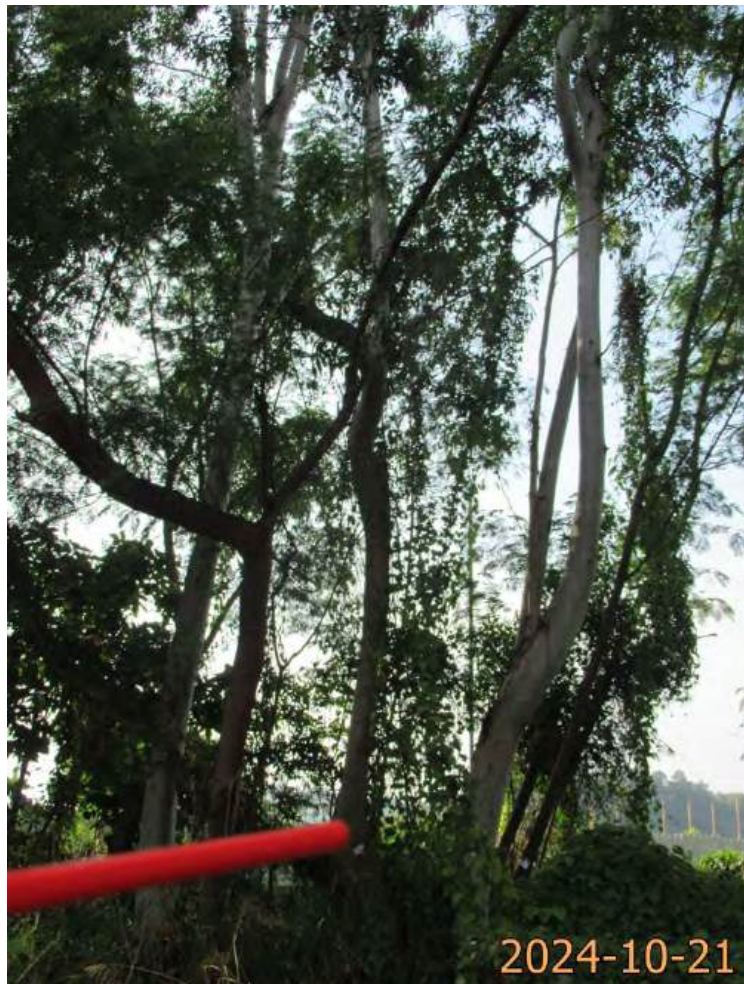


T59 (Overview)



T60 (Overview)

Photo Records



T61 (Overview)



T62 (Overview)



T63 (Overview)



T63 Co-dominant trunks

Photo Records



T64 (Overview)



T65 (Overview)



T65 Broken trunk (Climber)



T66 (Overview)

Photo Records



T66 Wound on trunk



T67 (Overview)



T67 Dead trunk



T67 Included bark

Photo Records



T68 (Overview)



T69 (Overview)



T70 (Overview)



T71 (Overview)

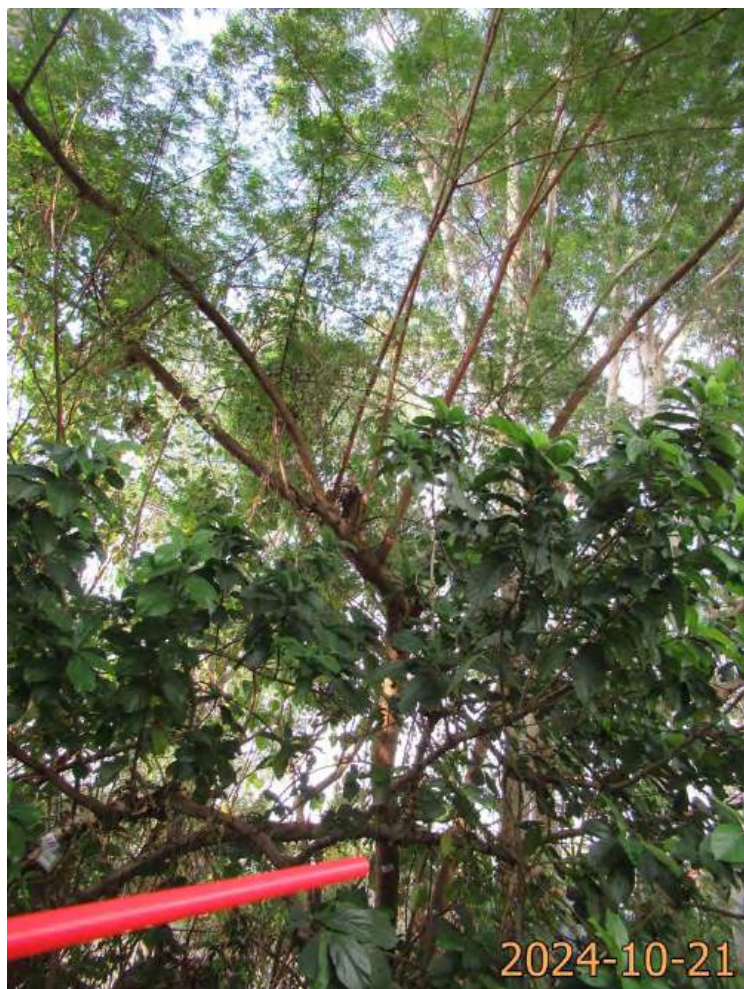
Photo Records



T72 (Overview)



T72 Multi-trunks



T73 (Overview)



T74 (Overview)

Photo Records



T75 (Overview)



T76 (Overview)



T77 (Overview)

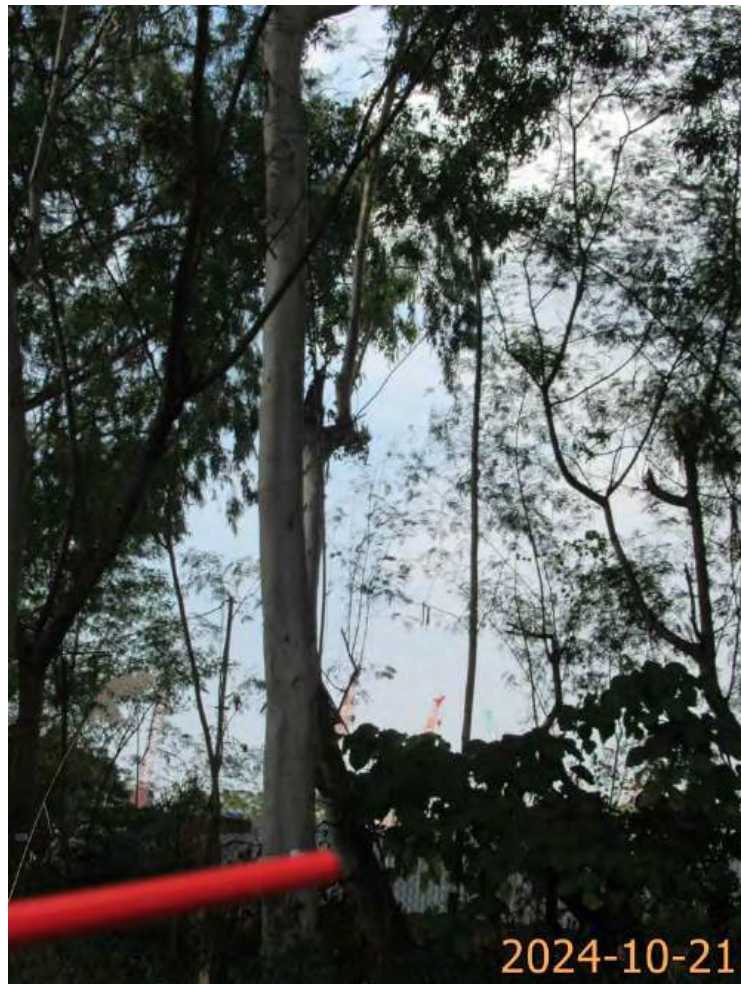


T78 (Overview)

Photo Records



T79 (Overview)



T80 (Overview)



T80 Broken trunk



T81 (Overview)

Photo Records



T82 (Overview)



T83 (Overview)



T84 (Overview)



T85 (Overview)

Photo Records



T86 (Overview)



T87(Overview)



T88 (Overview)



T88 Wound on trunk

Photo Records



T89 (Overview)



T90 (Overview)



T90 Wound on trunk



T91 (Overview)

Photo Records



T92 (Overview)



T93 (Overview)



T94 (Overview)



T95 (Overview)

Photo Records



T96 (Overview)



T97 (Overview)



T98 (Overview)



T99 (Overview)

Photo Records



T100 (Overview)



T101 (Overview)



T102 (Overview)



T103 (Overview)

Photo Records



T104 (Overview)



T105 (Overview)



T106 (Overview)



T107 (Overview)

Photo Records



T108 (Overview)



T109 (Overview)



T110 (Overview)



T111 (Overview)

Photo Records



T111 Cross branches



T112 (Overview)



T113 (Overview)



T114 (Overview)

Photo Records



T115 (Overview)



T116 (Overview)



T117 (Overview)



T118 (Overview)

Photo Records



T119 (Overview)



T120 (Overview)



T120 Broken trunk



T121 (Overview)

Photo Records



T122 (Overview)

Annex 3
Landscape Plan

EXISTING LANDSCAPE

APPLICATION SITE AREA : 11,770 m² (ABOUT)
NOS. OF EXISTING TREE : 122 (T1-T122)
SPECIES OF TREE : T1, T3, T5-T10, T12-T13, T15-T16, T19-T20, T24, T27, T29, T32-T33, T37, T39, T41-T42, T47, T52, T55, T58, T60, T63-T64, T66-T68, T70, T73, T76, T78, T81, T83-T84, T86-T94, T97, T100, T104, T109 & T115
- *Leucaena leucocephala*
T2, T4, T14, T17-T18, T21, T23, T26, T28, T30-T31, T34, T36, T38, T40, T43, T45-T46, T48, T54, T57, T59, T61-T62, T65, T69, T71, T74-T75, T77, T79-T80, T82, T85, T105-T108, T110-T114 & T116-T122
- *Eucalyptus citridora*
T44, T53, T101 & T102
- *Roystonea regia*
T95, T96, T98 & T99
- *Melaleuca cajuputi subsp. Cumingiana*
T25 & T35
- *Bombax ceiba*
T49 & T103
- *Melia azedarach*
T11
- *Ficus microcarpa*
T22
- *Macaranga tanarius var. omenosa*
T50
- *Peltophorum pterocarpum*
T51
- *Albizia lebbbeck*
T72
- *Ficus hispida*
T56
- *DEAD TREE*
NOS. OF TREE TO BE FELLED : 121 (T1-T55 & T57-T122)
DEAD TREE TO BE REMOVED : 1 (T56)

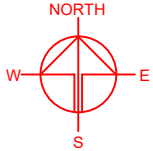
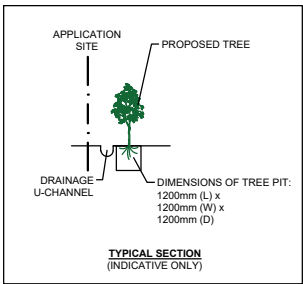
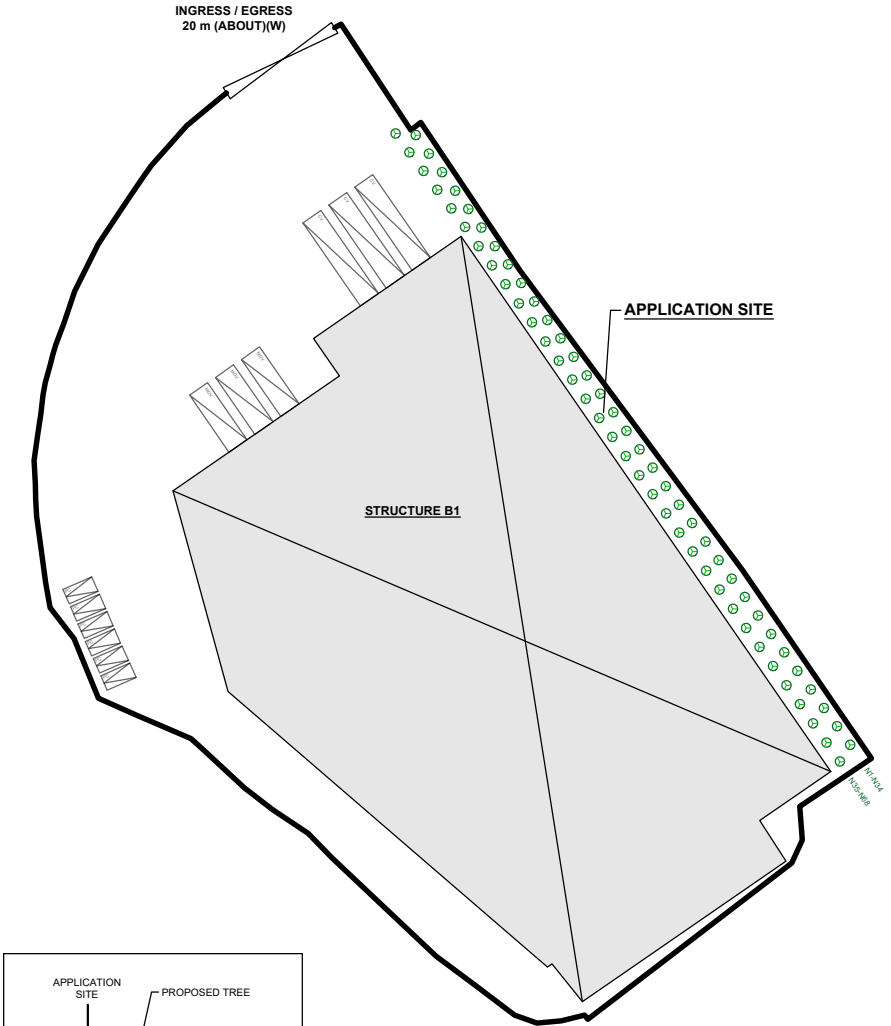


LANDSCAPE PLAN

APPLICATION SITE AREA : 11,770 m² (ABOUT)
NOS. OF TREE TO BE PLANTED : 68 (N1-N68)
SPECIES OF NEW TREES : *BAUHINIA x BLAKEANA*
HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
SPACING OF NEW TREES : NOT LESS THAN 4 m
DIMENSION OF TREE PIT : 1.2 m (W) X 1.2 m (L) X 1.2 m (D)

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY CC DATE 30.10.2024

CHECKED BY DATE

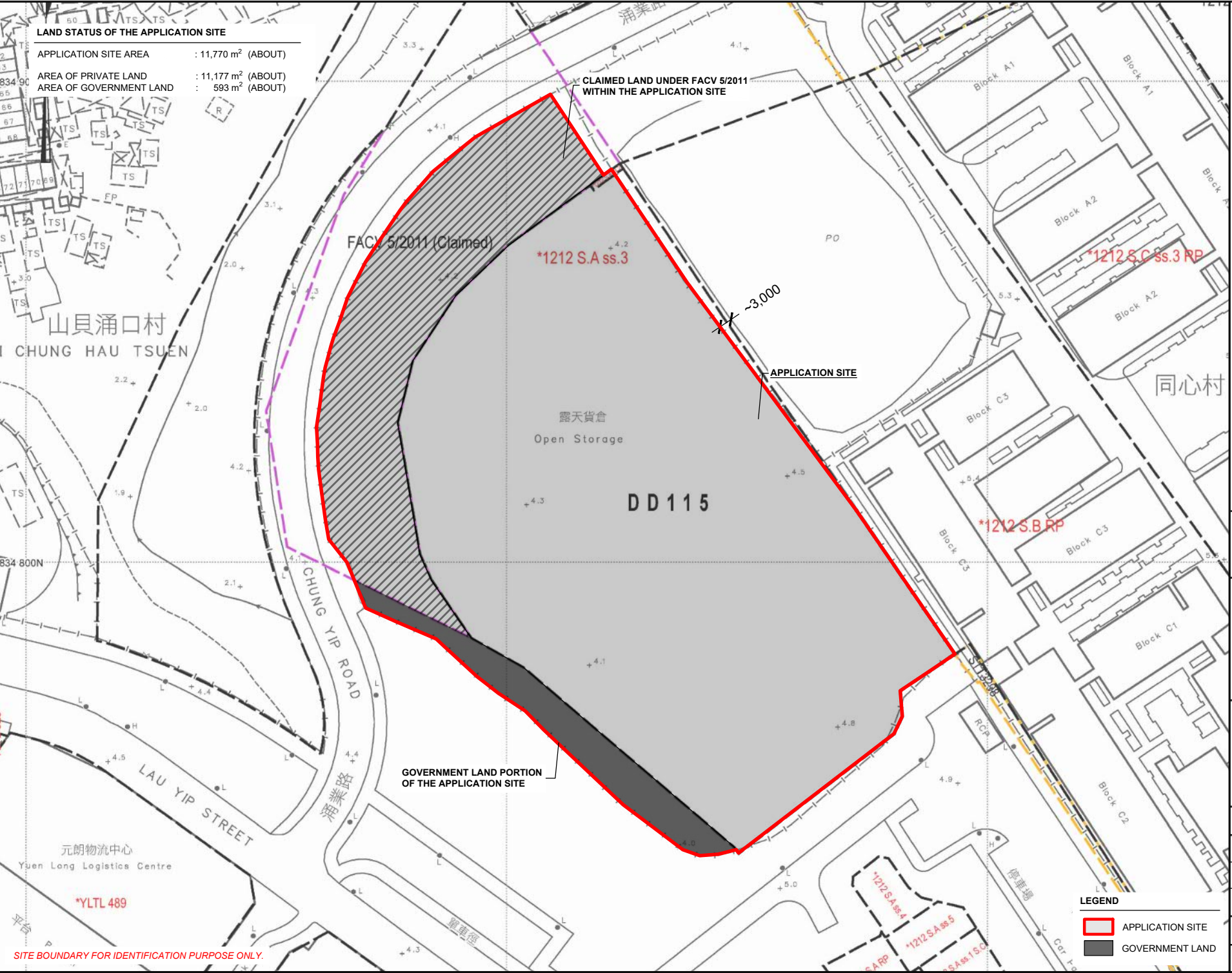
APPROVED BY DATE

DWG. TITLE
LANDSCAPE PLAN

DWG NO. Annex 3 VER. 001

Plan 3

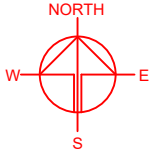
Revised Land Status Plan



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 11,770 m ² (ABOUT)
AREA OF PRIVATE LAND	: 11,177 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 593 m ² (ABOUT)

CLAIMED LAND UNDER FACV 5/2011
WITHIN THE APPLICATION SITE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
CC	09.10.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	LAND STATUS OF THE SITE
DWG. NO.	PLAN 3
VER.	001

LEGEND

APPLICATION SITE

GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Revised
Planning Statement

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND IN “OTHER SPECIFIED USES” ANNOTATED
“COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA” ZONE,**

**LOTS 1212 S.A SS.2 (PART) AND 1212 S.A SS.3 (PART) IN D.D. 115
AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Extensive Novel Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development).
- The Site falls within an area zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9. The Site occupies an area of 11,770 m² (about), including 593 m² (about) of GL. One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and fire service installations with total gross floor area (GFA) of 13,298 m² (about). The remaining area is reserved for vehicle parking and loading/unloading spaces and circulation area.
- The Site is accessible from Lau Yip Street via Chung Yip Road and a local access. The operation hours are Monday to Saturday from 08:00 to 20:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by land resumption for the development of Northern Link Main Line (NOL);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "OU(CDWRA)" zone.

- Details of development parameters are as follows:

Site Area	11,770 m ² (about), including 593 m ² (about) of GL
Covered Area	6,649 m ² (about)
Uncovered Area	5,121 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
Number of Structure	1
Total GFA	13,298 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,298 m ² (about)
Building Height	13 m (about)
No. of Storey	2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第131章)第16條，向城市規劃委員會提交有關新界元朗丈量約份第115約地段第1212號A分段第2小分段(部分)及第1212號A分段第3小分段(部分)和毗連政府土地的規劃申請，於上述地點作「擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關填土工程」(擬議發展)。
- 申請地點所在的地區在《南生圍分區計劃大綱草圖編號S/YL-NSW/9》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」地帶。申請地盤面積為11,770平方米(約)，當中包括593平方米的政府土地。申請地點將設有1座兩層構築物作貨倉(危險品倉庫除外)、場地辦公室、洗手間及消防設施用途，構築物的總樓面面積合共為13,298平方米(約)，其餘地方將預留作車輛停泊及流轉空間。
- 申請地點可從流業街經涌業路及一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午八時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到「北環線主線」收地影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「其他指定用途」註明「綜合發展包括濕地修復區」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	11,770 平方米 (約)， 包括 593 平方米的政府土地
上蓋總面積：	6,649 平方米 (約)
露天地方面積：	5,121 平方米 (約)
地積比率：	1.1 (約)
上蓋覆蓋率：	56% (約)
樓宇數目：	1 座
總樓面面積：	13,298 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	13,298 平方米 (約)
構築物高度：	13 米 (約)
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Extensive Novel Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’ (the proposed development). The Site currently falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the “OU(CDWRA)” zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 10** and **Appendices I and II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Extensive Novel Limited** 新博有限公司 (the applicant) is authorized by **Harvest Hill (Hong Kong) Limited** 溢峰(香港)有限公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in Sha Po. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the development of NOL

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Sha Po due to land resumption and to pave way for the development of NOL (**Plans 4 and 5**). The affected premises currently falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)"), "Industrial (Group D)", ("I(D)"), "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plans 4 and 5**).
- 2.2 The affected premises has been used for storage use since the early 1990s. Portion of the premises is subject of a planning application No. A/YL-KTN/783 for warehouse use, which was approved by the Board on a temporary basis for a period of 3 years in 2021. According to the applicant, the site area of the affected premises is 6,664 m² (about) with total gross floor area (GFA) of 4,714 m² (about).
- 2.3 As land where the affected business premises are located will be developed for the NOL, the concerned parcels of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business operations.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small (**Appendix II and Plan 6**). After a lengthy site-searching process, the Site was identified for relocation as it is relatively flat and easily accessible from Chung Yip Road via a local access.

Applied Use Is the same as the affected business in Sha Po

- 2.5 The proposed development involves the operation of a warehouse (excluding D.G.G.) with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Sha Po. Although the site area and GFA are larger than the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local logistics industry. The increase in site area and GFA offers an excellent opportunity to enhance the operational efficiency by providing additional storage space, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to Hong Kong's

overall economic development.

- 2.6 In view of the Site's proximity to the Yuen Long InnoPark, Tung Tau Industrial Area, as well as various border control points (BCPs), it would reduce cross-district traffic cost for goods delivery and enhance the overall supply chain. The proposed site office would allow the applicant to attract more potential clients and create employment opportunities for the local population in the New Territories (particularly residents in the vicinity e.g. the United Court. The proposed development would also optimize the use of valuable land resources in the New Territories.
- 2.7 The applicant will strictly follow the proposed scheme in the current application. No further expansion is anticipated within the approval period of the application.

Approval of the application would not frustrate the long-term planning intention of the "OU(CDWRA)" zone

- 2.8 Although the Site falls within area zoned "OU(CDWRA)" on the Draft Nam Sang Wai OZP No.: S/YL-NSW/9, the Site is currently vacant with no known long-term planned residential and recreational development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA)" zone and would better utilize deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions in relation to drainage and fire services aspects, in order to minimize any potential adverse impact arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is approximately 3.5 m west of Chung Yip Road; 180 m north of Tung Tau Industrial Area; 1.2 km south of Yuen Long InnoPark; 12 km from Shenzhen Bay/Lok Ma Chau BCPs; and 4.4 km west of the original premises in Sha Po.

Accessibility

- 3.2 The Site is accessible from Chung Yip Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant, fenced, generally flat and mostly hard-paved (**Plans 1, 3 and 7**).

Surrounding Area

- 3.4 The Site is mainly surrounded by industrial and residential uses and some unused/vacant land (**Plans 1, 3 and 7**).
- 3.5 To its immediate north is Chung Yip Road. To its further north are some unused/vacant land, the site of Hong Kong School of Motoring Yuen Long Road Safety Centre (Application No. A/YL-NSW/287) and Shan Pui River. The Yuen Long InnoPark is across the river.
- 3.6 To its immediate east is a temporary transitional housing site i.e. The United Court (Application No. A/YL-NSW/321) and a pond surrounded by some vegetation, further east is the village cluster of Shan Pui Tsuen.
- 3.7 To its immediate south is vacant land covered with vegetation. To its further south are Tung Tau Industrial Area and a private residential development i.e. The Parcville.
- 3.8 To its immediate west is Chung Yip Road. To its further west are Shan Pui Chung Hau Tsuen, Yuen Long Kau Hui Stormwater Pumping Station and Shan Pui River.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "OU(CDWRA)" on the Draft Nam Sang Wai OZP No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "OU(CDWRA)" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "OU(CDWRA)" zone is *to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.*

Filling of Land Restriction

- 4.3 According to the Remarks of the "OU(CDWRA)" zone, any ***filling of land***, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Board under S.16 of the Ordinance.

Previous Applications

- 4.4 The Site is subject of several previous applications, among which the latest approvals (Nos. A/YL-NSW/229 and 230) were granted by the Board in 2014 for 'Container Tractors/Trailers Park' use.

Similar Application

- 4.5 There is no similar approved application within the same "OU(CDWRA)" zone.

Land Status of the Site

- 4.6 The Site consists of 2 private lots i.e. Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 with land area of 8,946 m² (about) of Old Schedule Lots held under Block Government Lease; and a portion of the claimed area (about 2,231 m²) under order of Final Appeal No. 5 of 2011 (Civil) (FACV 5/2011). Apart from the above, the Site also consists of 593 m² (about) of GL (**Plan 3**).

- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department to make way for the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 11,770 m² (about), including 593 m² (about) of GL. Details of development parameters are shown at **Table 1** below:

Table 1: Development Parameters of the Proposed Development

Application Site Area	11,770 m ² (about), including 593 m ² (about) of GL
Covered Area	6,649 m ² (about)
Uncovered Area	5,121 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
Number of Structure	1
Total GFA	13,298 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,298 m ² (about)
Building Height	13 m (about)
No. of Storey	2

- 5.2 One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and fire service installations (FSIs) with total GFA of 13,298 m² (about), the remaining area is reserved for parking of vehicles and loading/unloading (L/UL) spaces and circulation area (**Plan 8**). Details of the structure are shown at **Table 2** below:

Table 2: Details of the Proposed Structure

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse (excluding D.G.G.), Site Office, Washroom and FSIs	6,649 m ²	13,298 m ²	13 m (about) (2-storey)
Total		6,649 m² (about)	13,298 m² (about)	-

Hard-paving at the Site

- 5.3 The Site is proposed to be entirely paved with concrete of not more than 0.2 m in depth for site formation of structure, parking and L/UL spaces and circulation area (**Plan 9**). Concrete site formation is required to provide a relatively flat and solid

surface for the applied use. Hence, hard-paving of the Site is considered necessary and its extent has been kept minimal to meet the operation need of the proposed development.

Operation Mode

5.4 The Site is designated for warehouse (excluding D.G.G.) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which is the same as the applicant's original premises. The uncovered area will be used for vehicle parking and L/UL spaces and circulation area. The operation hours are Monday to Saturday from 08:00 to 20:00. There is no operation on Sunday and public holidays.

5.5 It is estimated that the Site would be able to accommodate not more than 30 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

5.6 The Site is accessible from Lau Yip Street via Chung Yip Road and a local access (**Plan 1**). A 20 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 8**). Medium goods vehicles (MGVs) and container vehicles (CVs) will be deployed for the transportation of goods. A total of 12 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Cars (for staff) - 2.5 m (W) x 5 m (L)	6
Type of Space	No. of Space
L/UL Space for MGVs - 3.5 m (W) x 11 m (L)	3
L/UL Space for CVs - 3.5 m (W) x 16 m (L)	3

5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 10**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation/attraction of the proposed development at AM/PM peak hours are provided at **Table 4** below:

Table 4: Trip Generation/Attraction of the Proposed Development

Time Period	Trip Generation/Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> <u>peak</u> per hour (08:00 – 09:00)	6	0	3	0	3	0	12
Trips at <u>PM</u> <u>peak</u> per hour (17:00 – 18:00)	0	6	0	3	0	3	12
Traffic trip per hour (average)	1	1	2	2	2	2	10

- 5.8 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize any adverse environmental impact and nuisance to surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the water quality of nearby watercourse. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the

watercourse in the vicinity.

- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to hard-paving works for vehicle parking, L/UL activities and circulation, majority of the Site will be disturbed. The remaining area will be affected by the erection of the proposed structure. Consequently, all existing trees will be affected, and no tree is proposed to be retained.

Minimal Drainage Impact

- 5.14 The applicant will submit a drainage proposal to mitigate potential drainage arising from the proposed development after obtaining planning approval from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety Aspect

- 5.15 The applicant will submit a FSIs proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after obtaining planning approval from the Board. Upon receiving STW approval from LandsD for the erection of the proposed structure, the applicant will implement the accepted FSIs proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Sha Po, which will be affected by the development of NOL (**Plans 4 and 5**). Whilst the applicant attempted to relocate the premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 6**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programmes of the development of NOL.
- 6.2 Although the Site is not in line with the long-term planning intention of the "OU(CDWRA)" zone, there is no known long-term planned residential and recreational development for the "OU(CDWRA)" zone. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "OU(CDWRA)" zone and better utilize deserted land in the New Territories. Given that the application's special background is to facilitate railway development, approval of the current application would not set an undesirable precedent within the "OU(CDWRA)" zone, and should be considered on its own merits.
- 6.3 The proposed development will not create significant nuisance to the surrounding areas. The applicant will make effort to comply with planning approval conditions, i.e. the submission of drainage and FSIs proposals etc. to mitigate any adverse impact arising from the proposed development after planning permission has been obtained from the Board. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by EPD to minimize all possible environmental impacts on nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited
August 2024

Revised

Pages 2 and 10 of Form No. S.16-III

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	Date Received 收到日期	

- 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)

Extensive Novel Limited 新博有限公司

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 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, 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 11,770 sq.m 平方米 <input checked="" type="checkbox"/> About 約	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 13,298 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有） 593 sq.m 平方米 <input checked="" type="checkbox"/> About 約	

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 11,770 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 </div> <div> 593 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> </div>
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/9
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone
Type of Application 申請類別	<div> <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 <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <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 <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land



Our Ref.: DD115 Lot 1212 S.A ss.3
Your Ref.: TPB/A/YL-NSW/334

益卓物業
問有限公司

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

By Email

23 December 2024

Dear Sir,

Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Other Specified Uses” Annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/334)

We write to submit further information (*enclosed*) in response to comments of the Chief Engineer/Mainland North, Drainage Services Department on the subject application.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

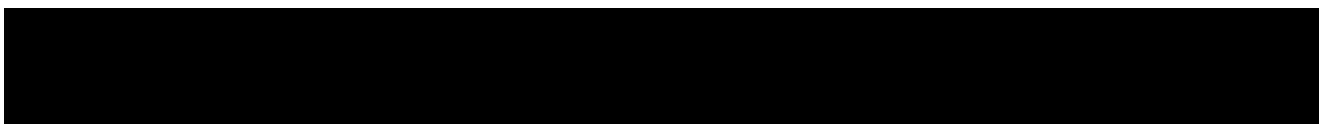
A handwritten signature in black ink, followed by a circular blue ink stamp of R-Riches Property Consultants Limited.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

email: gtllam@pland.gov.hk)



Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories

Comments of Chief Engineer/Mainland North, Drainage Services Department

Item	Comments	Responses
	I have the following comments on the submitted DIA:	
(i)	Section 3.1.2- Please advise why 1 in 10 years return period is adopted with supporting design guideline.	Noted. The site is proposed for temporary warehouse for a period of 3 years. It is also mainly surrounded by undeveloped area. In addition, the site also mainly collects internal runoff without large external catchment. Therefore, 1 in 10 year return period standard for village drainage system is adopted.
(ii)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	Noted. The SDM Corrigendum No. 1/2022 and 1/2024 has be considered. In which storm constants refer to updated Table 3a. Please note the site is proposed for a period of 3 years only, before mid 21 st century.
(iii)	The DIA should be signed and certified by a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) before it is submitted to DSD for comment. Please clearly indicate the qualified engineer name and registered no. for our reference.	Noted.
(iv)	The DIA appears not complying with most of the requirements of DSD Advice Note No. 1. The Registered Professional Engineer should ensure the submitted DIA complying with the requirements set out in DSD Advice Note No. 1, particularly Appendix I and II. Please critically review the DIA and provide a list of compliance for reference.	Noted. Please find the extract of Planning Statement and updated DIA report for your review.
(v)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Noted. Please note the site is surrounded by existing channel/stream, standard road with drainage system and site with their own drainage system. The overland flow from adjacent lands is not anticipated to be affected. Please note the existing site is already paved. The proposed site intent to fill not more than 0.2m concrete for formation of structures, parking, L/UL spaces and circulation.
(vi)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Noted. Please note the existing stream would ultimately discharge to existing Shan Pui River.
(vii)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the	Noted. The existing stream south to the application site is approx. 10~25m width and 1.5m depth. Hydraulic checking of capacity

	captioned development. Please provide site photos to show existing condition and existence of the existing drainage facilities which receive the discharge from the application site.	<p>against the flow from the development is updated in Appendix A for your review.</p> <p>Please refer to Appendix D showing the existing site photos for your reference.</p>
(viii)	Please demonstrate the existing drainage facilities have spare capacity to cater for the additional discharge, if any, from the proposed development.	Please kindly note, the site was fully paved, it is anticipated that there is no additional discharge to the existing drainage system. Hydraulic checking of capacity against the flow from the development is updated in Appendix A for your review.
(ix)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Where walls or hoarding are erected/ laid along the site boundary, 100mm separation opening from ground level or equivalent to be erected.
(x)	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 Figure 5.

Proposed Temporary Warehouse (Excluding D.G.G.)
with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in “OU(CDWRA)” Zone, Lots
1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D.
115 and Adjoining GL, Yuen Long, New Territories

Drainage Impact Assessment

December 23



MARVELLOUS
CONSTRUCTION & DESIGN COMPANY LIMITED

Prepared by: [REDACTED]
Marvellous Construction & Design Company Limited

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Figure 4 – Catchment Plan
Figure 5 - Sections

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Appendix A – Design Calculation
Appendix B – Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside Chung Yim Road. It has an area of approx. 11,770 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is fully hard paved with level various from approx. +4.2mPD to + 4.8mPD. The proposed site intent to fill not more than 0.2m concrete for formation of structures, parking, L/UL spaces and circulation.
- 1.2.3 There is an existing stream at the southwest of the application site, which would eventually discharge to Shan Pui River. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 11,770 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4-2**.

Proposed Development	
Total Site Area (m ²)	11,770
Paved Area after Development (m ²)	11,770

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

Drainage Impact Assessment

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

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

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

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

a	=	485
b	=	3.11
c	=	0.397

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

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

4 Proposed Drainage System

4.1. Proposed Channels

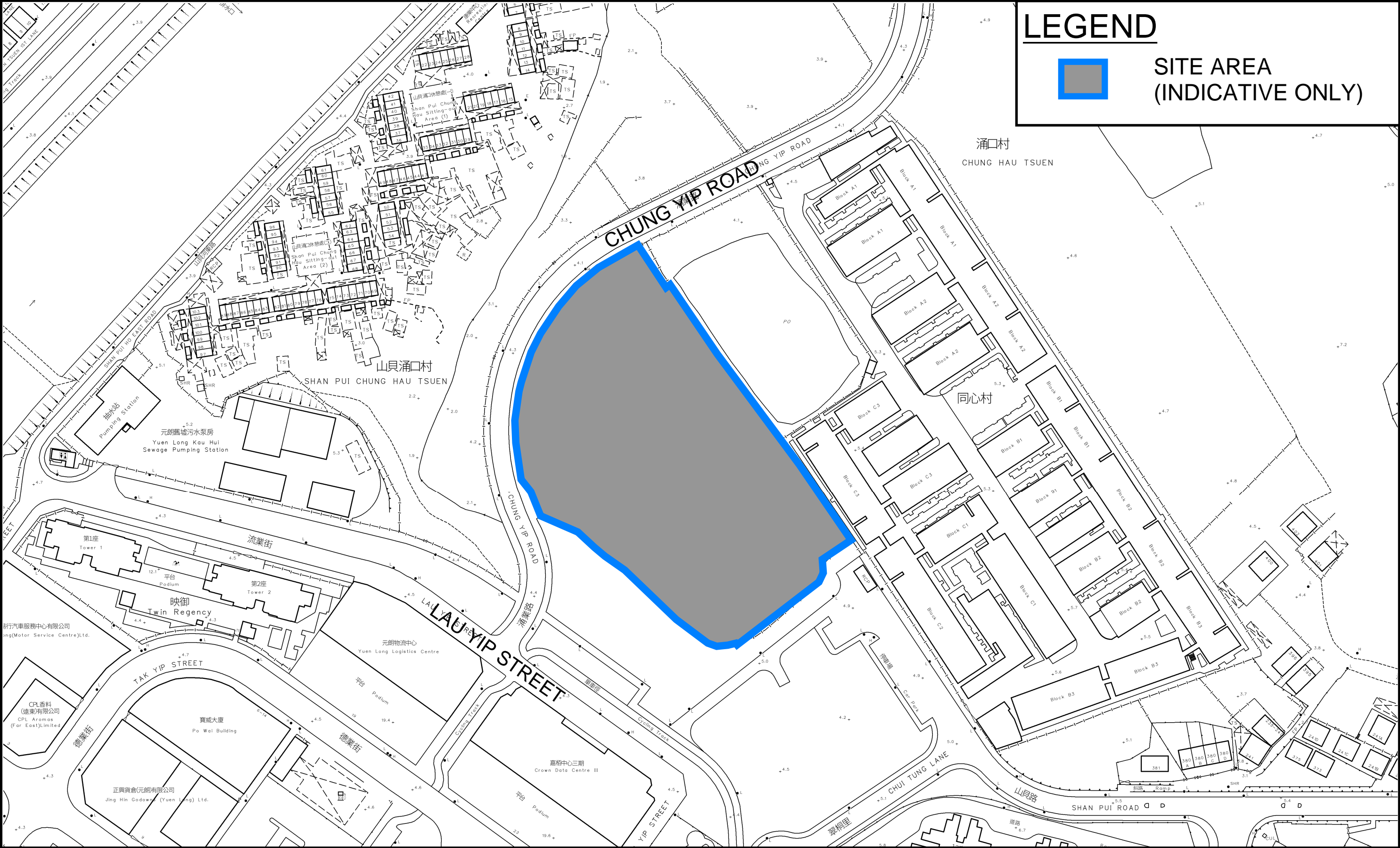
- 4.1.1 Proposed channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing stream at the southwest of the application site. The site is proposed to be remain fully hard paved, there is no additional drainage impact anticipated.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A1**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. U Channels are proposed to collect the runoff from internal catchment.
- 5.1.2 With implementation of the above drainage system, the no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



PROJECT:
Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

LOCATION:
Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories


TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1




VER	DESCRIPTION	DATE


LEGEND




SITE AREA
(INDICATIVE ONLY)




EXISTING STREAM




PROPOSED CHANNEL



EXISTING CHANNEL



PROPOSED CATCHPIT



PROPOSED CATCHPIT W/TRAP

NOTES:

1.ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM
(m.P.D.) UNLESS NOTED OTHERWISE.

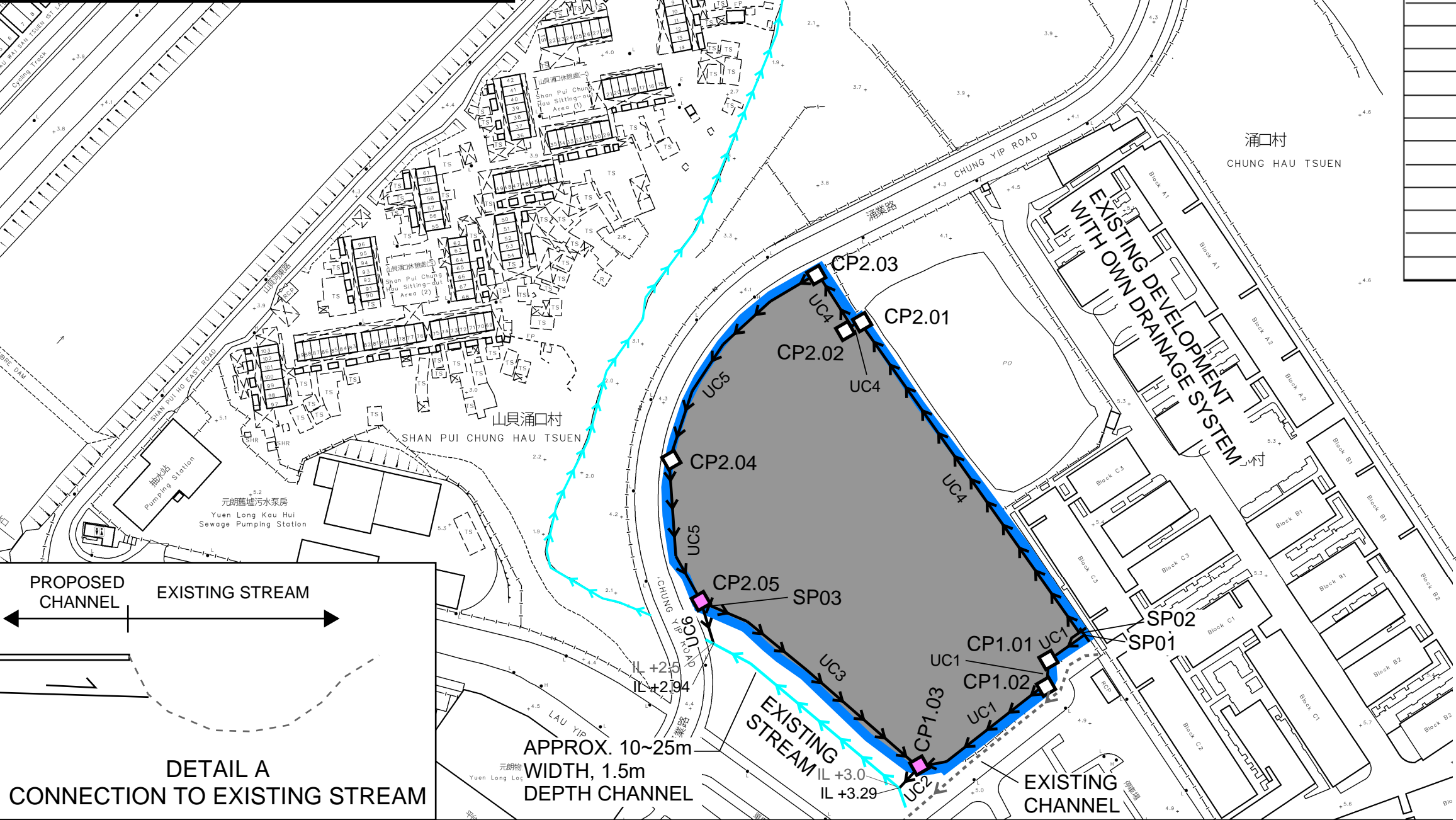
2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

3.LOCATION OF CATCHPITS ARE APPROX. ONLY.

4.CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON
SITE.

MANHOLE/PIT SCHEDULE

PIT#	GROUND LEVEL (mPD)	INVERT LEVEL (mPD)
SP01	4.80	4.43
CP1.01	4.70	4.33
CP1.02	4.60	4.23
CP1.03	4.20	3.33
SP03	4.20	3.75
SP02	4.80	4.35
CP2.01	4.25	3.75
CP2.02	4.25	3.73
CP2.03	4.20	3.60
CP2.04	4.20	3.21
CP2.05	4.20	2.98



DETAIL A
CONNECTION TO EXISTING STREAM

PROPOSED CHANNEL

EXISTING STREAM

APPROX. 10~25m
WIDTH, 1.5m
DEPTH CHANNEL

PROPOSED CHANNEL

Proposed Channel UC1, 375 mm, 1 in 200


Proposed Channel UC2, 450 mm, 1 in 200

Proposed Channel UC3, 450 mm, 1 in 200

Proposed Channel UC4, 450 mm, 1 in 200

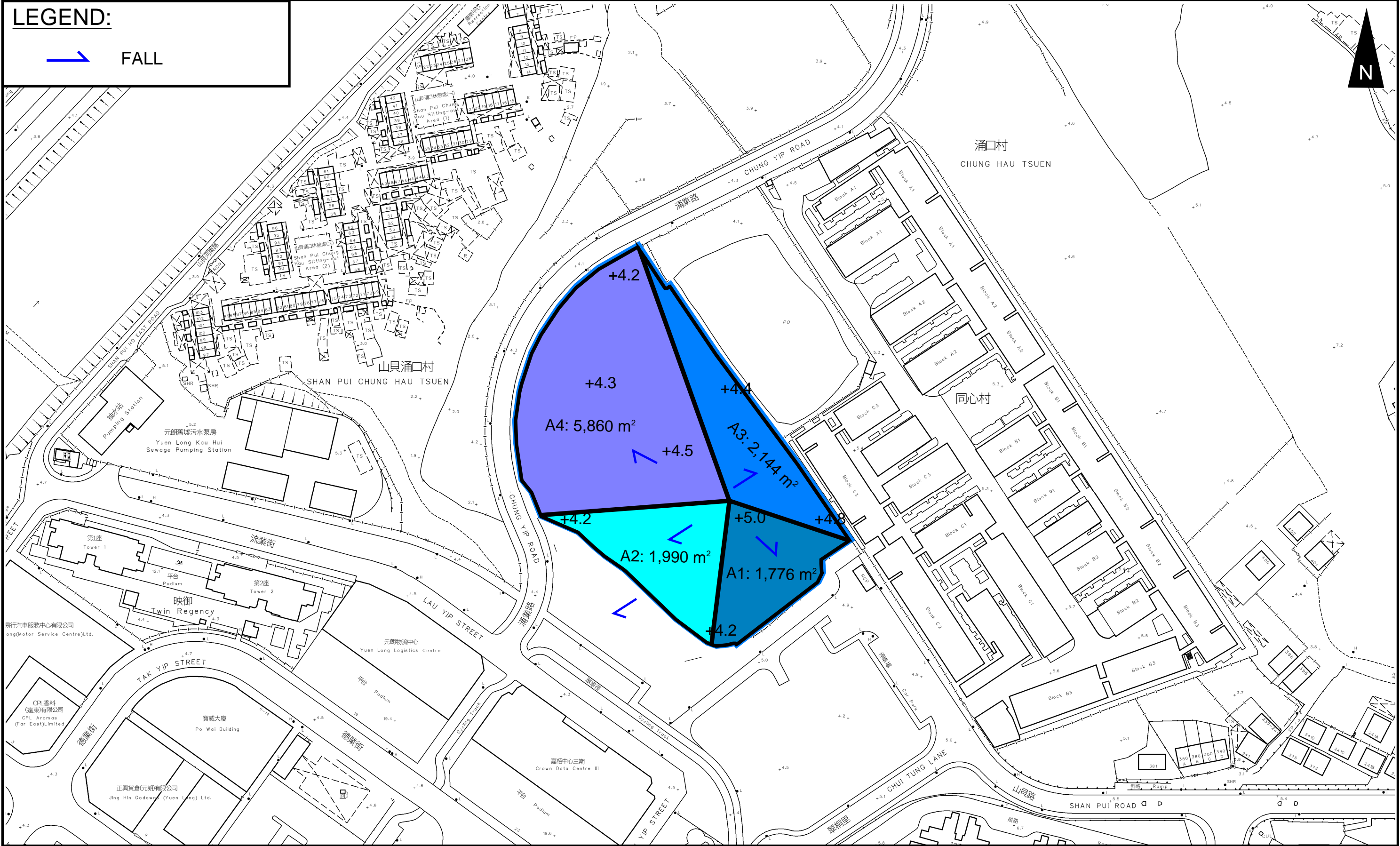
Proposed Channel UC5, 600 mm, 1 in 200

Proposed Channel UC6, 600 mm, 1 in 200

PROJECT: Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone	TITLE PROPOSED DRAINAGE SYSTEM	FIGURE NUMBER FIGURE 3		
		VER	DESCRIPTION	DATE
LOCATION: Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories				

LEGEND:

FALL



PROJECT:

Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

TITLE
CATCHMENT PLAN

FIGURE NUMBER
FIGURE 4

LOCATION:

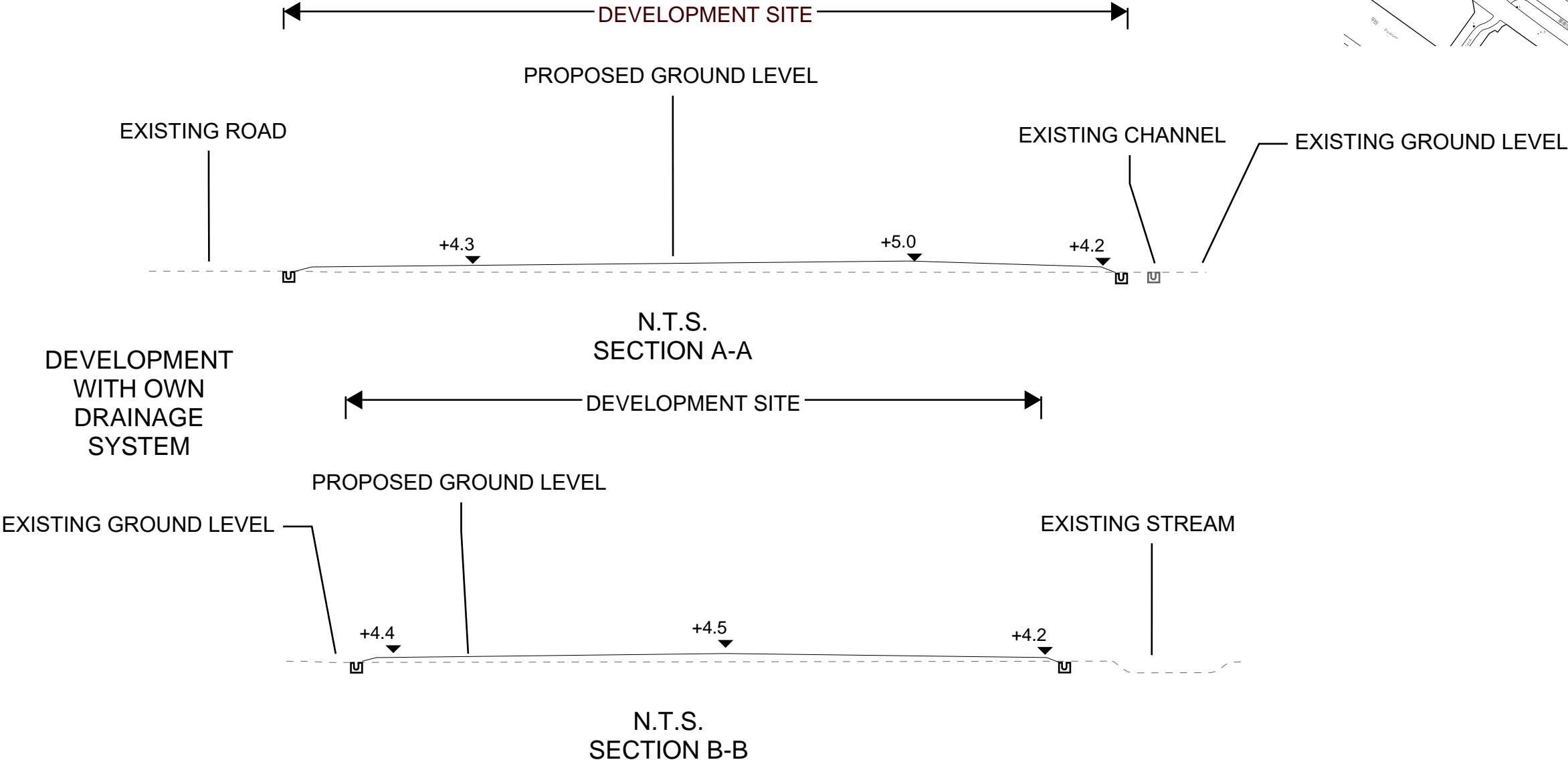
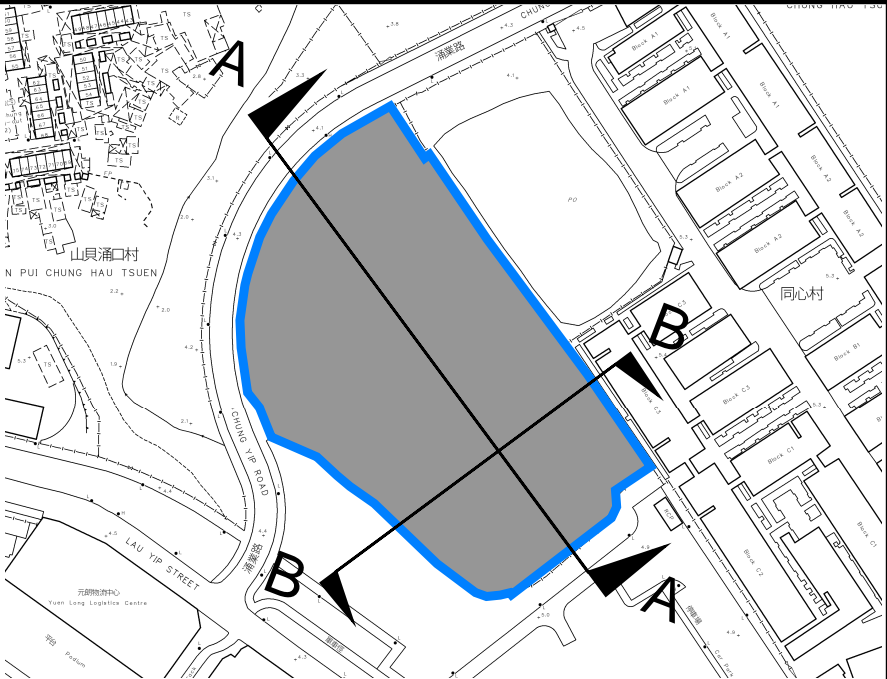
Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories



VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)



<div>PROJECT:</div> <div>Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone</div>	<div>TITLE</div> <div>SECTION</div>	<div>FIGURE NUMBER</div> <div>FIGURE 5</div>		
<div>LOCATION:</div> <div>Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories</div>	<div></div>			
		VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone	HKO	Return Period	1 in	10	years	n	0.014	Storm Constant	HKO a	485
						Ks	0.15		HKO b	3.11
						Viscosity	0.000001		HKO c	0.397

Catchment Area Table (Area in m ²)													
Catchment	A1	A2	A3	A4	Total Site Area								
Total Area	1776	1990	2144	5860	11770								
Hard Paved Area	1776	1990	2144	5860	11770								
Unpaved Area	0	0	0	0	0								
Equival. Area	1687.2	1890.5	2036.8	5567	11181.5								

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

DRAINAGE DESIGN

Item	Total Equivalent Area m2	ToC min	Intensity mm/hr	Total Discharge m3/s	Size mm	Gradient 1 in	V m/s	Capacity m3/s	Utilization	Remark
	(1)		(2)	(3)			(4)	(5)	(6)	
Design of Channel UC1 for Catchment, A1	1687	4.00	222.61	0.10	375	200	1.30	0.16	64.1%	
Design of Channel UC2 for Catchment, A1,A2	3578	4.00	222.61	0.22	450	200	1.47	0.26	83.6%	
Design of Channel UC3 for Catchment, A2	1891	4.00	222.61	0.12	450	200	1.47	0.26	44.2%	
Design of Channel UC4 for Catchment, A3	2037	4.00	222.61	0.13	450	200	1.47	0.26	47.6%	
Design of Channel UC5 for Catchment, A3,A4	7604	4.00	222.61	0.47	600	200	1.78	0.57	82.5%	
Design of Channel UC6 for Catchment, A3,A4	7604	4.00	222.61	0.47	600	200	1.78	0.57	82.5%	

1) Sum of Area in Catchment Table

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

3) 0.278 x Intensity x Equivalent Area

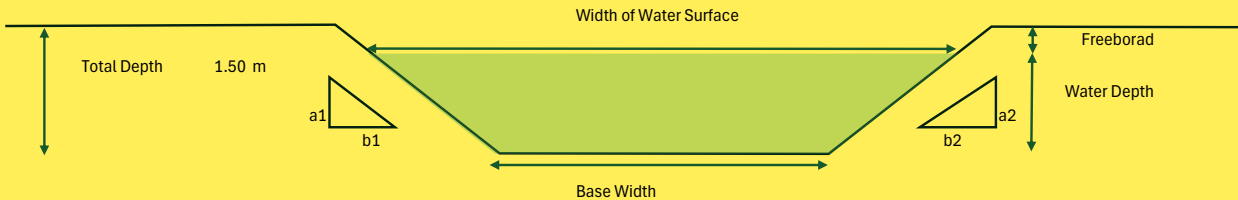
4) Channel: Manning Equation, Pipe Colebrook-White Equation

5) Q = A x V

6) Less than 90%, for 10% allowance for siltation

Manning Equation $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$ Colebrook-White Equation $\underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$

Capacity Checking of Existing Stream



a1	1	
b1	1	
a2	1	
b2	1	
Total Depth	1.50	m
Base Width	5.00	m
Assumed Water Depth	0.70	m
Freeboard	0.80	m

Assumed Water Depth	Freeboard	Base Width*	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m ²	m	m		1 in	m/s	m ³ /s
1.00	0.50	5.00	7.00	8.50	7.83	1.09	0.035	150	2.46	20.95

Total Flow from The Application Site = 0.69 m³/s

Utilization Rate = 3.3%

Total flow from Application Site only occupy 3.3% of the existing stream.

*Width of Existing Stream is about 10~25m, assume 5m base width for conservative purpose

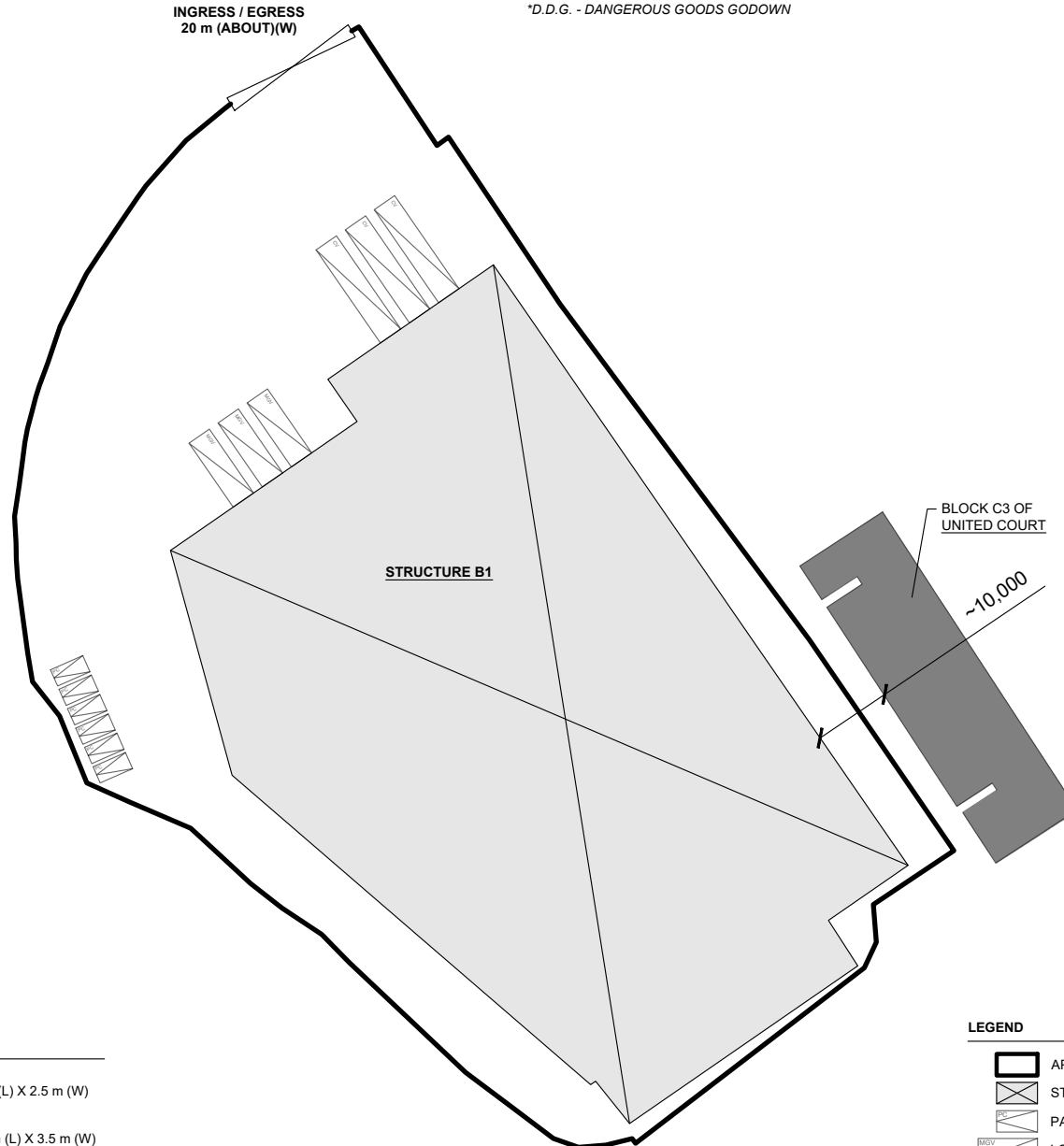
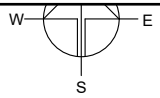
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

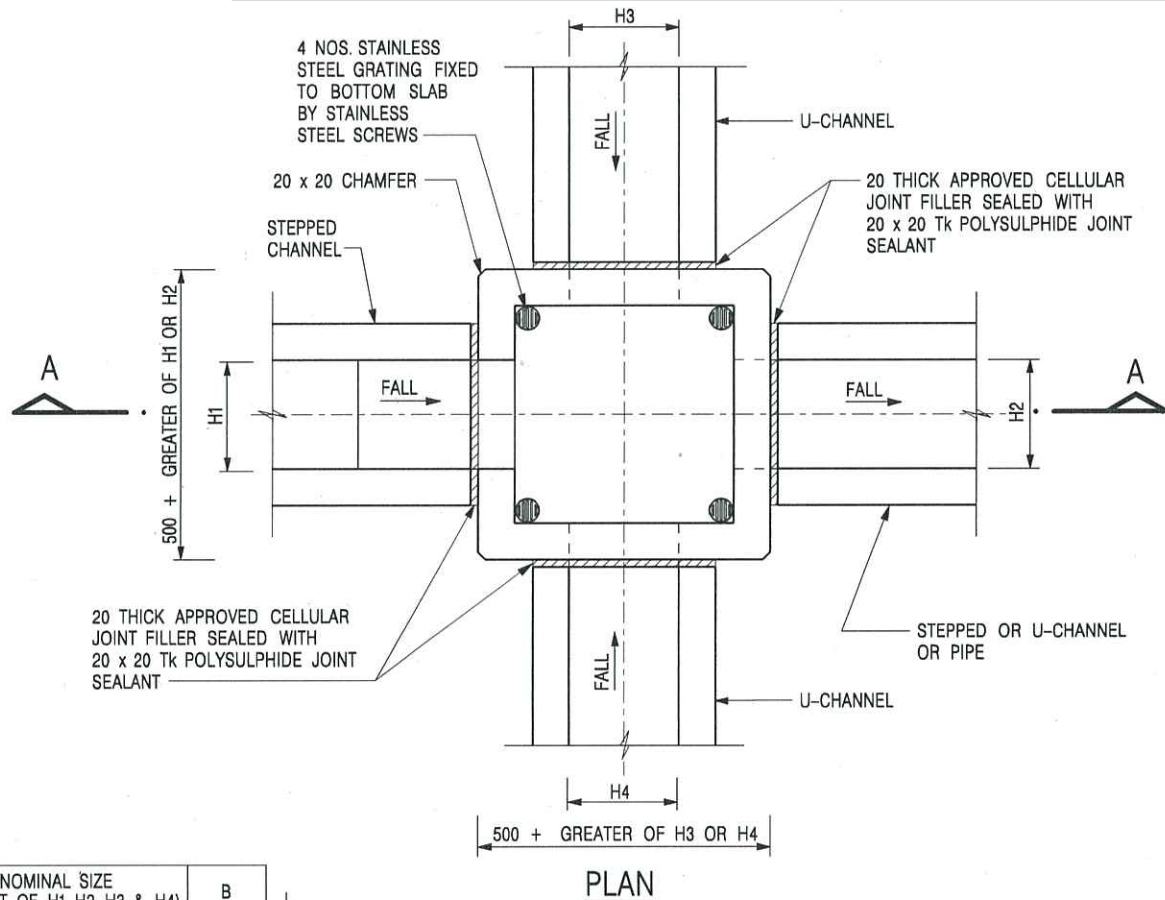
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MN	28.12.2023
CHECKED BY	DATE
APPROVED BY	DATE

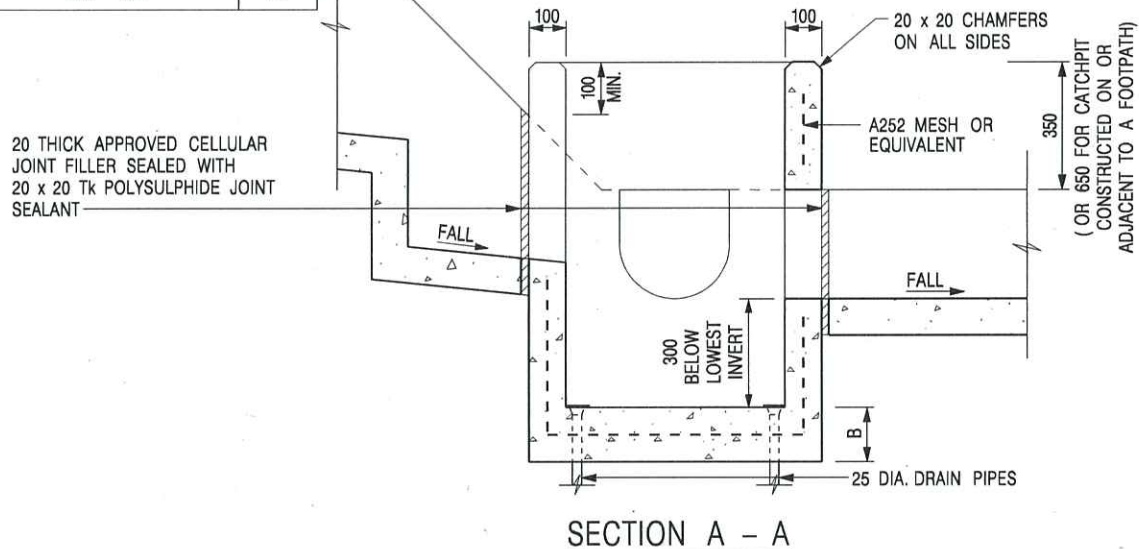
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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Appendix C - Reference Drawings



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



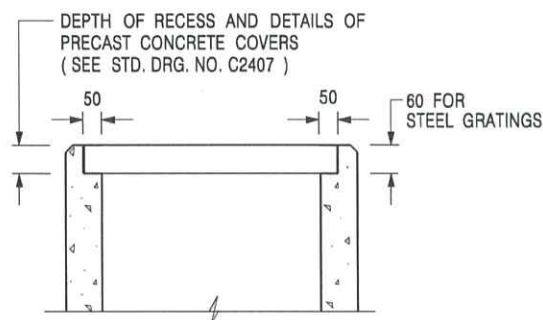
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



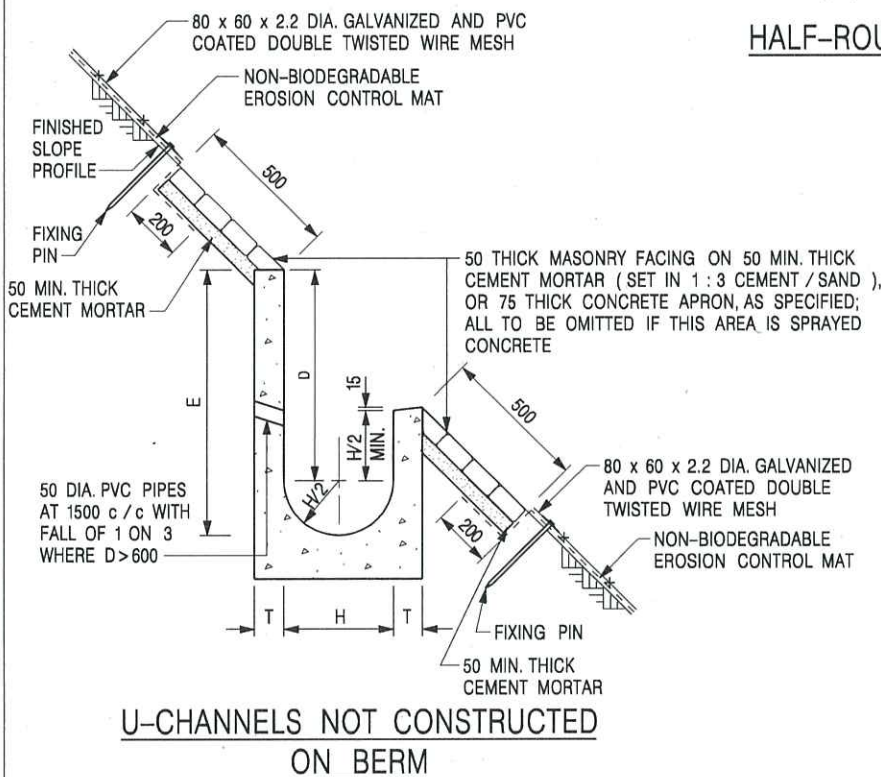
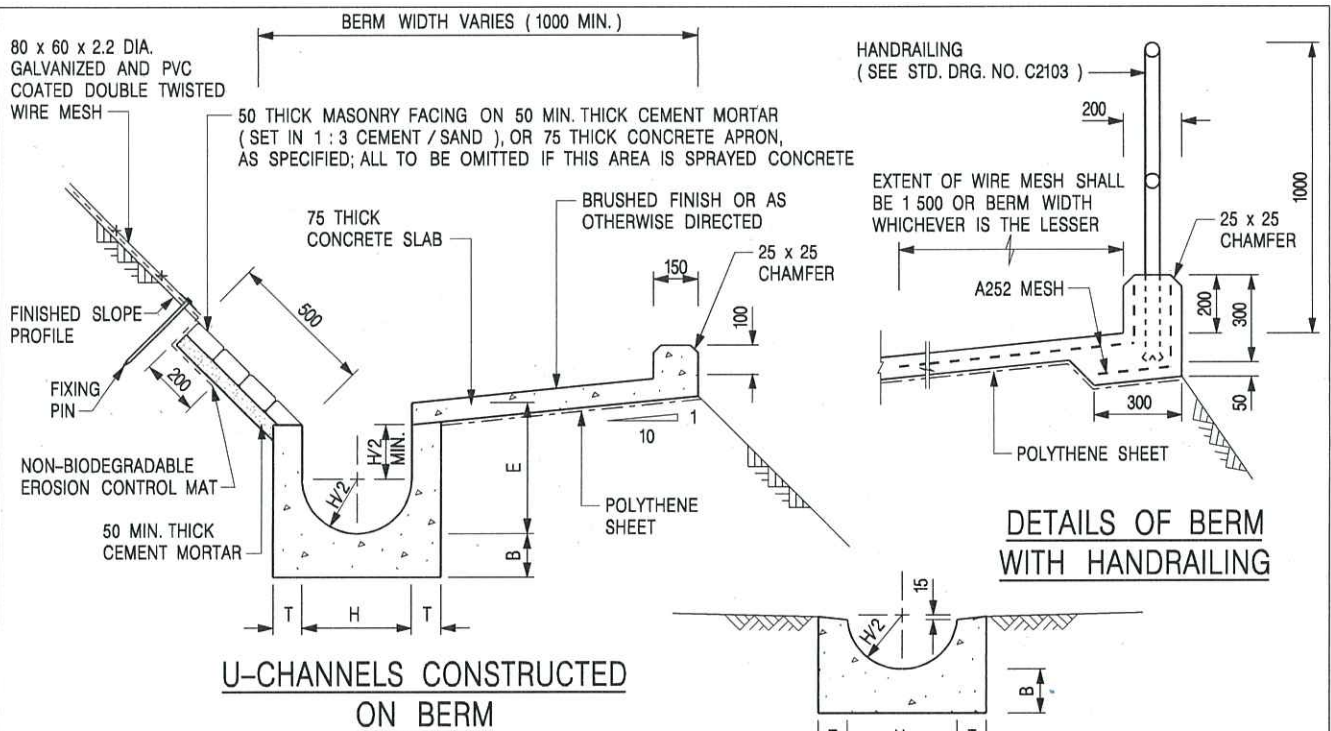
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2A



NOTES:

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

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

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

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



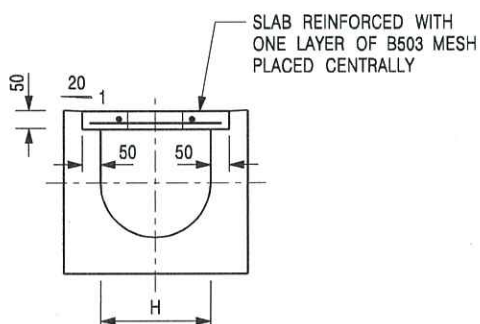
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

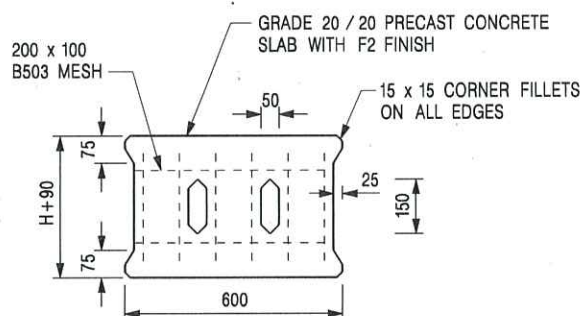
DRAWING NO.

DATE JAN 1991

C2409I



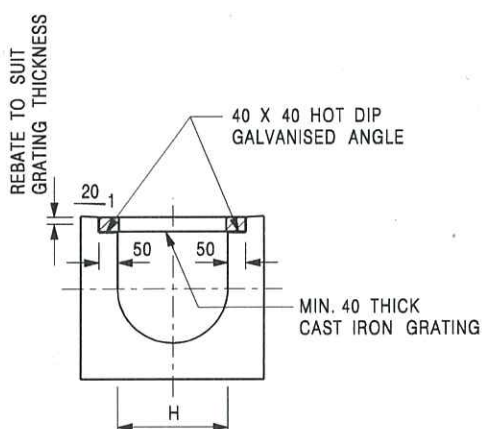
TYPICAL SECTION



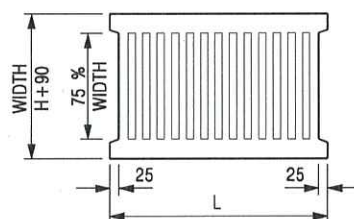
PLAN OF SLAB

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



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

EXISTING
STREAM

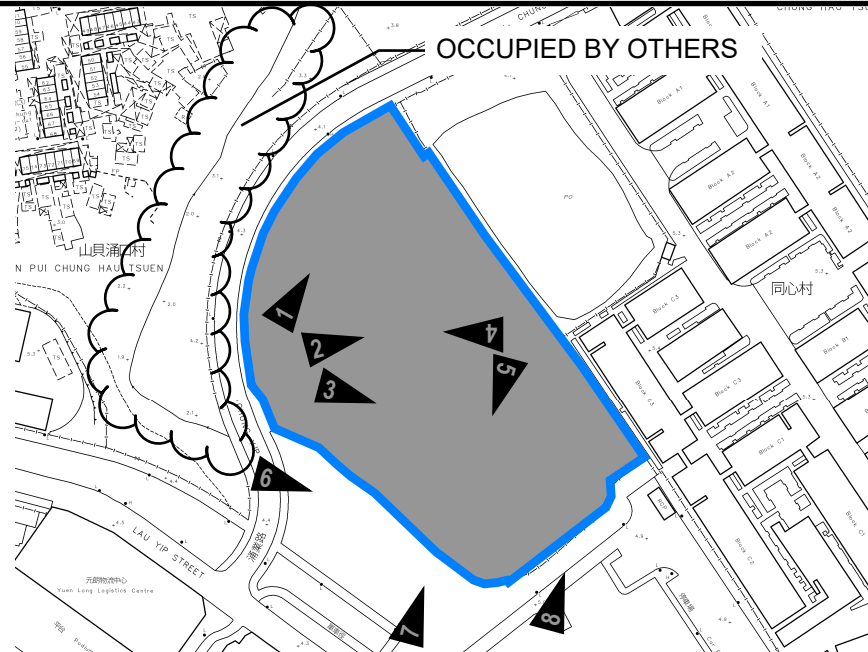


PHOTO 7

EXISTING
STREAM



PHOTO 8

EXISTING
CHANNEL



PROJECT:
Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

LOCATION:
Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories

SITE PHOTOS

APPENDIX D



VER	DESCRIPTION	DATE



盈卓物業
顧問有限公司

Our Ref.: DD115 Lot 1212 S.A ss.3
Your Ref.: TPB/A/YL-NSW/334

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

By Email

12 February 2025

Dear Sir,

Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Other Specified Uses” Annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/334)

We write to submit further information in response to departmental comments of the subject application (*enclosed*).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtllam@pland.gov.hk)
email: mckso@pland.gov.hk)

[REDACTED]

Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Other Specified Uses” Annotated “Comprehensive Development to include Wetland
Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(Application No. A/YL-NSW/334)

- (i) The applicant provides the following supplementary information for the application:
- it is confirmed that all items would be stored within fully enclosed structures. No dangerous goods will be stored, and no open storage or workshop activities will be carried out at the application site (the Site);
 - the layout plan has been updated to illustrate the proposed 2.5 m high solid metal fencing and compensatory planting at the Site. The strip of compensatory planting is 5.7 m (about) in width. Please refer to the revised layout plan at **Annex 1**;
 - the plan showing the filling of land has been updated to reflect the reduced filling of land to give room for the compensatory planting at the Site. Portion of the Site (10,997 m² (about), 93.4% of the Site) is proposed to be filled with concrete of not more than 0.2 m in depth, up to a level ranging from +4.3 mPD to +5.0 mPD for site formation of structures, vehicular circulation, and parking and loading/unloading spaces. The remaining unpaved portion of the Site (773 m² (about), 6.6% of the Site) which will be covered with soil, will be reserved for compensatory planting. Please refer to the plan showing the filling of land at **Annex 1**;
 - the applicant will reinstate the Site to an amenity area upon expiry of the planning approval period; and
 - the existing trees are proposed to be felled to provide space for the site formation and construction of drainage facilities at the Site, with a view to mitigating the potential adverse drainage impact to the surrounding area.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments from the Commissioner for Transport (C for T)		
(a)	The applicant should demonstrate with a layout plan with swept path that there are sufficient space at junction of Chung Yip Road and Lau Yip Street, and junctions along Lau Yip Street	The swept path analyses have demonstrated the smooth manoeuvring of container vehicle at junction of Chung Yip Road and Lau Yip Street, and junctions along Lau Yip Street. Please refer to the swept path analyses at Annex 2 .
2. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please review the year of report as stated on report cover page should be 2024.	Noted.
(b)	According to SDM, the impact of a 50-year event should be assessed. Therefore, the design calculations cannot be assessed due to wrong assumption adopted. The RPE should critically review the design complying with the requirements stated in SDM.	Noted. The design return period is revised to 1 in 50 years. Please refer to the updated Appendix A of the DIA at Annex 3a .
(c)	There is a new development at D.D. 115 Lot 1677 where the existing stream was located within. The mentioned stream has been modified due to the development so that the flow path was no longer valid. Please liaise with the developer to update the latest flow path and provide supporting hydraulic checking for the downstream accordingly. Please be reminded the applicant shall resolve any conflict/disagreement with relevant lot owner.	Noted. The proposed discharge point is revised to existing box culvert near Lau Yip Road.
(d)	Figure 5 - The ground levels of adjacent sites should be provided in sections. Please provide more sections for comment, including the section cutting through the existing pond.	Noted. Please refer to updated Figure 5 of the DIA. An additional Section C-C is added showing the level of the existing pond (base on LiDAR data).
(e)	Appendix A - Please provide detailed calculation steps for To estimation.	Noted. Please refer to updated Appendix A of the DIA.

(f)	Figure 4 - Please review if external catchment area from the south should be included, please justify if for not inclusive.	Further to the site visit, the external catchment area from the south is an existing low-level area (please refer to photos 6 and 7 in Appendix D of the DIA). The south external catchment is not anticipated to have runoff to the proposed site.
(g)	The submitted DIA appears not comply with most of the requirements set out in DSD Advice Note No. 1. It is noted that most of the required information as stated in Appendix I and II of DSD Advice Note No. 1 have not been provided. Please provide a checklist including the requirements in Appendix I and II of DSD Advice Note No. 1 for reference.	Noted. Please refer to the attached " <i>Checklist to requirements in Appendix I and II of DSD Advice Note No 1</i> " at Annex 3b .

Annex 1
Revised Plans

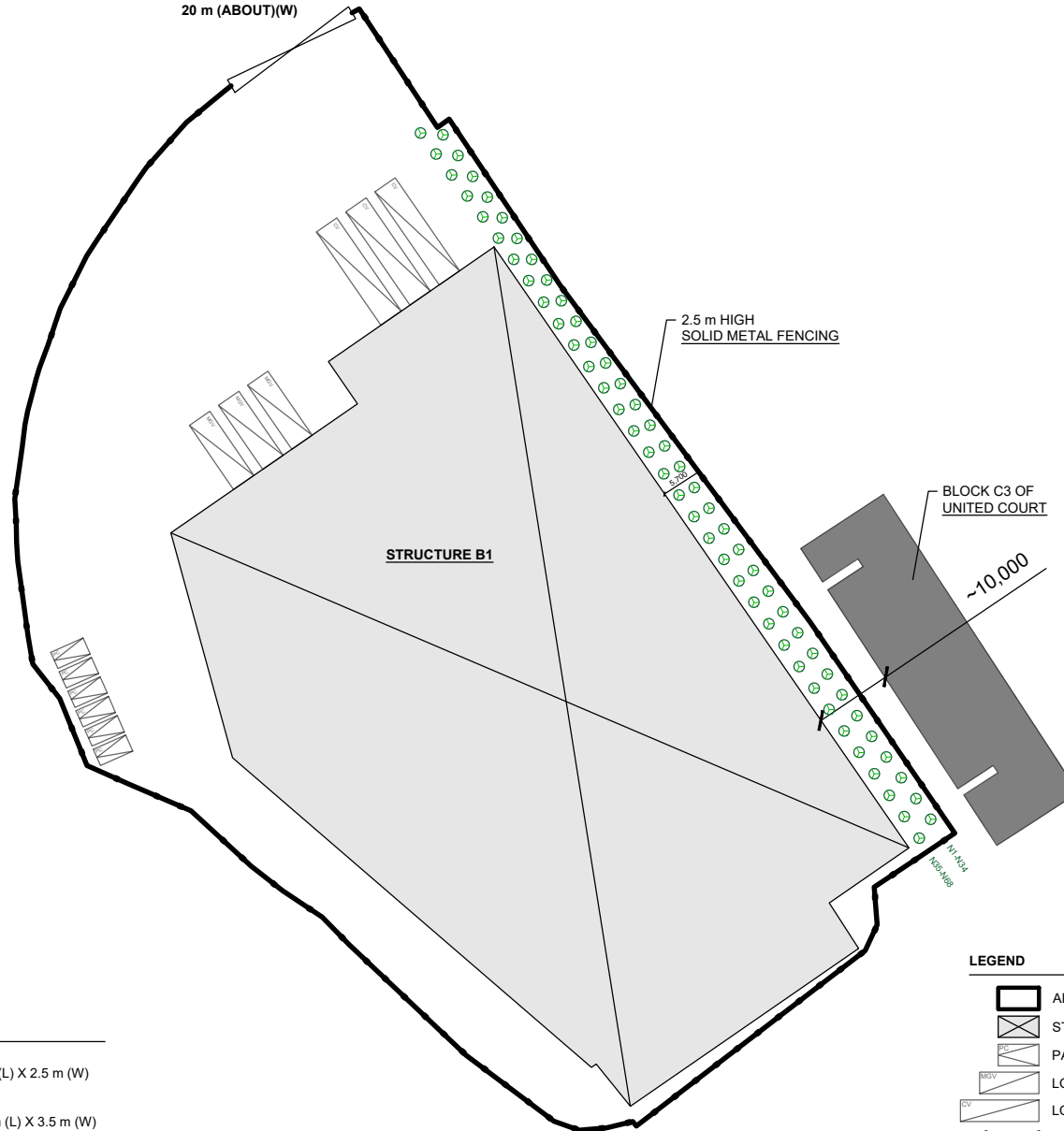
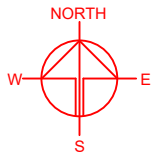
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

INGRESS / EGRESS
20 m (ABOUT)(W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY CC DATE 7.2.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

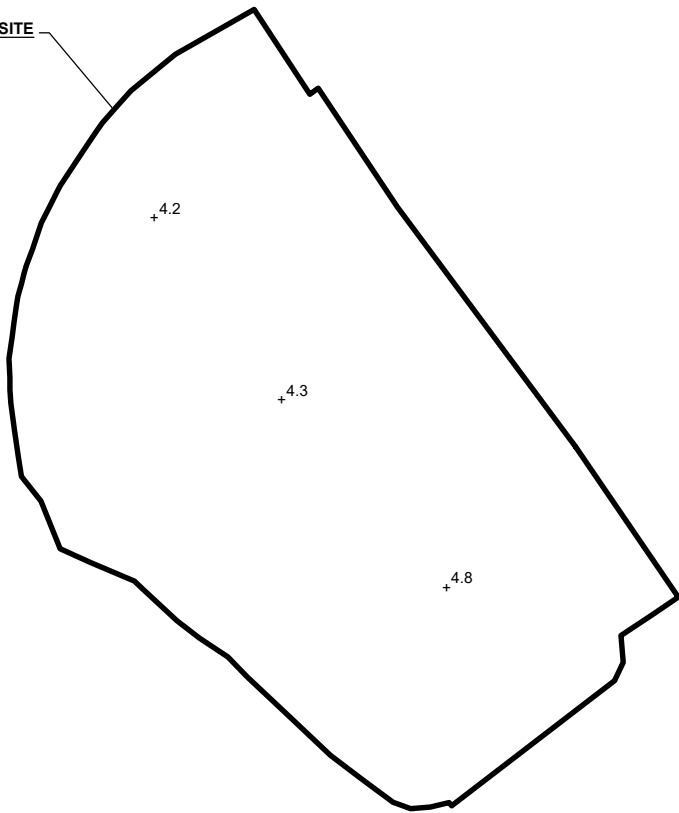
LAYOUT PLAN

DWG NO. PLAN 8 VER. 001



EXISTING SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
EXISTING SITE LEVEL	: +4.2 mPD to +4.8 mPD	(ABOUT)
EXISTING SITE SURFACE	: PARTIALLY HARD-PAVED AND OF SOILED GROUND	

APPLICATION SITE



LEGEND

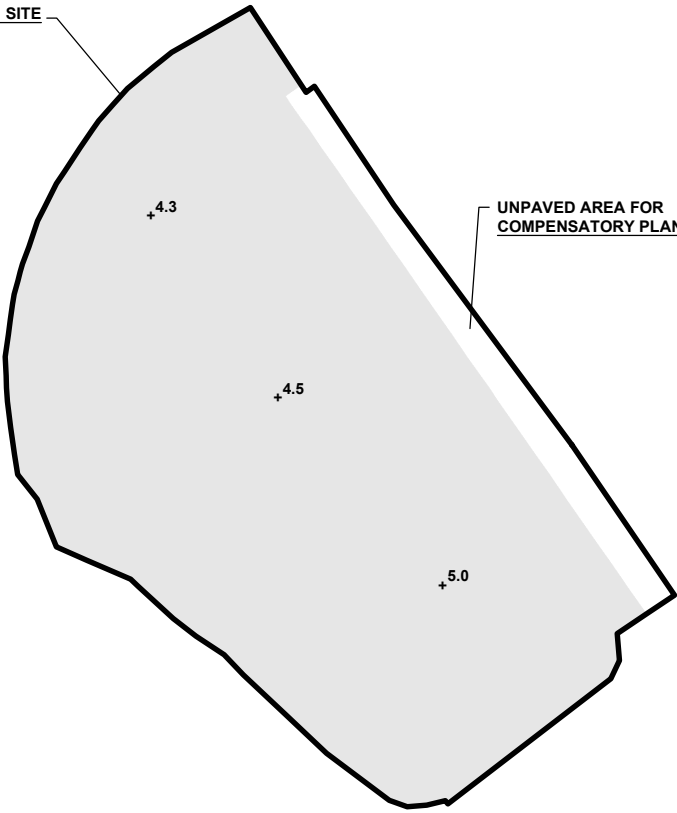
	APPLICATION SITE
	EXISTING SITE LEVEL

EXISTING SITE LEVEL IS FOR REFERENCE ONLY.
EXACT SITE LEVEL IS SUBJECT TO DETAIL SURVEY.




PROPOSED FILLING OF LAND AT THE APPLICATION SITE

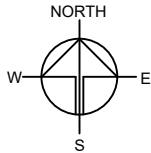
APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED BY STRUCTURE	: 6,679 m ²	(ABOUT)
UNPAVED SOILED AREA	: 773 m ² (6.6%)	(ABOUT)
PROPOSED FILLING AREA	: 10,997 m ² (93.4%)	(ABOUT)
PROPOSED SITE LEVEL	: +4.3 mPD to +5.0 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA	

APPLICATION SITE



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	PROPOSED SITE LEVEL



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PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
CC	7.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

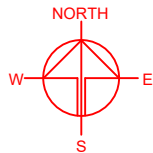
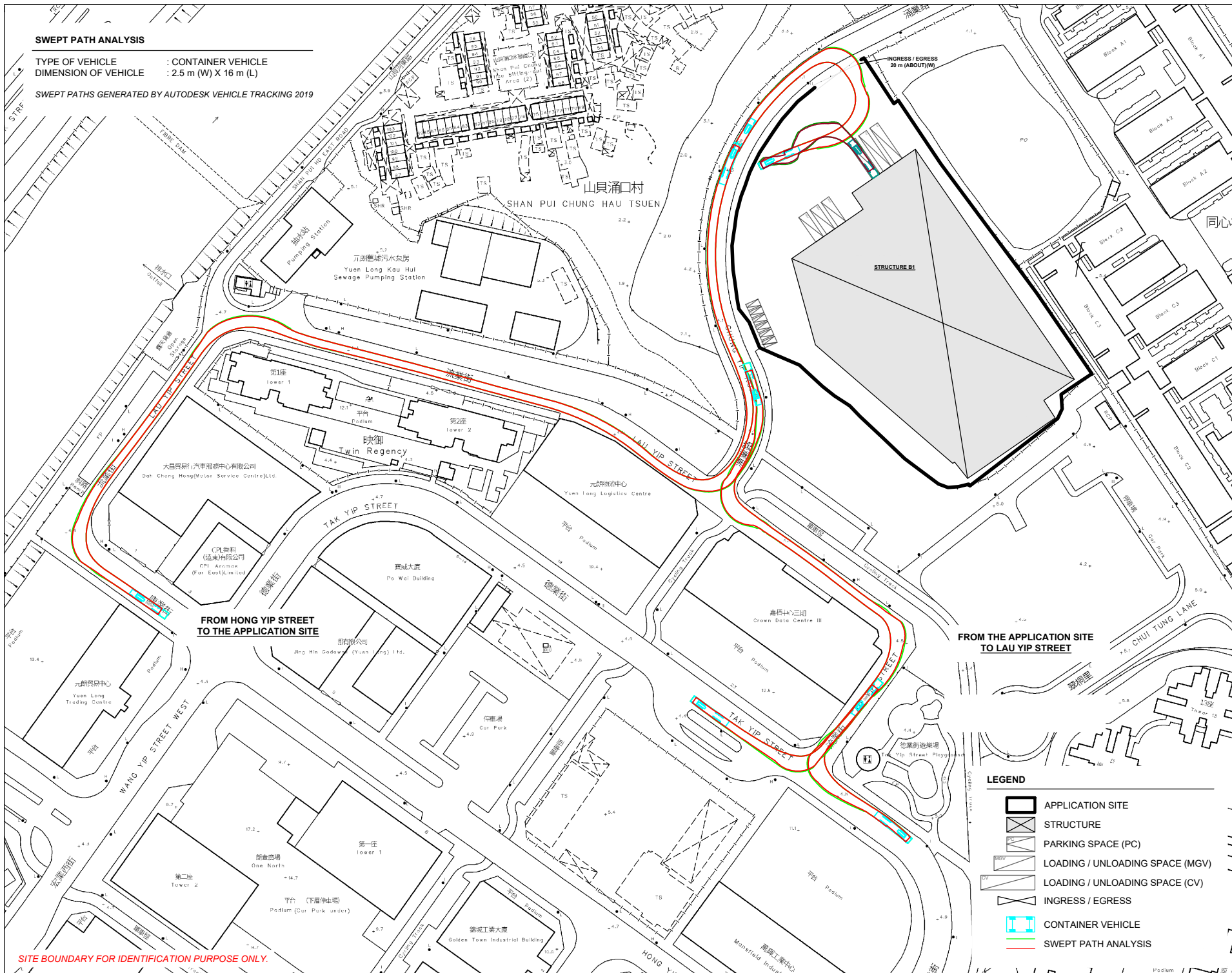
DWG. NO. PLAN 9	VER. 001
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Annex 2
Swept Path Analysis

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1:1800 @ A4

DRAWN BY

MN

DATE

28.12.2023

REVISED BY

LT

DATE

10.2.2025

APPROVED BY

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 1

VER.

001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

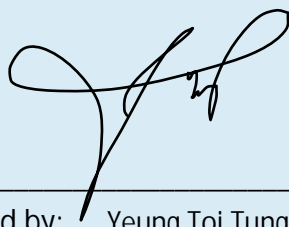
Annex 3a

Revises Drainage Impact Assessment

Proposed Temporary Warehouse (Excluding D.G.G.)
with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in “OU(CDWRA)” Zone, Lots
1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D.
115 and Adjoining GL, Yuen Long, New Territories

Drainage Impact Assessment

February 2025



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Marvellous Construction & Design Company Limited



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1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site and Existing Site Conditions

- 1.2.1 The application site is situated beside Chung Yim Road. It has an area of approx. 11,770 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is fully hard paved with level various from approx. +4.2mPD to + 4.8mPD. The proposed site intent to fill not more than 0.2m concrete for formation of structures, parking, L/UL spaces and circulation.
- 1.2.3 There is a 2500(W) x 2000(H) Box Culvert near Lau Yip Road, which would eventually discharge to Shan Pui River. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 11,770 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4-2**.

Proposed Development	
Total Site Area (m ²)	11,770
Paved Area after Development (m ²)	11,770

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. **1 in 50 years return period** is adopted for the drainage design.

Drainage Impact Assessment

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

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

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

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

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

4 Proposed Drainage System

4.1. Proposed Channels

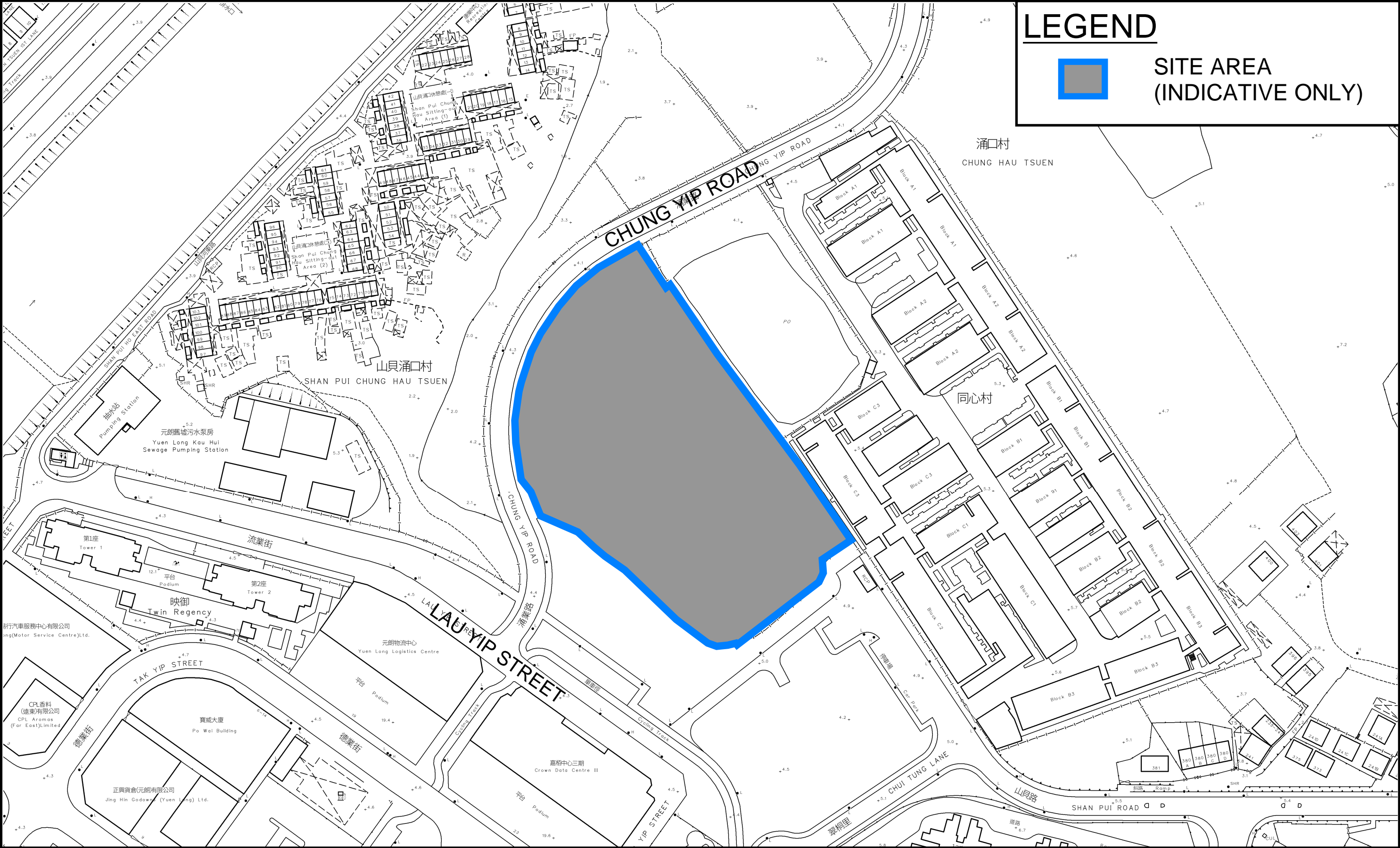
- 4.1.1 Proposed channels are designed for collection of runoff for internal. They are proposed to connect to existing box culvert near Lau Yip Road.
- 4.1.2 The ground level fall of existing site is similar to the proposed site levels. Existing catchments has been discharged to existing box culvert via Lau Yip Road road drain and existing channel at the east of the site (**Figure 6**). The existing catchment area is similar to proposed catchment A1 and A4 ($1776 + 5860 = 7636\text{m}^2$). It is assumed the catchment is only half of the total site area (5885m^2) for conservative purpose. According to the checking in **Appendix A**, the increase in utilization due to the proposed development would not more than 5.5% of existing box culvert. The site is proposed to remain fully hard paved, there is no unacceptable drainage impact anticipated.
- 4.1.3 The design calculations of proposed UChannels and pipes are shown in **Appendix A**.
- 4.1.4 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. U Channels are proposed to collect the runoff from internal catchment and discharge to existing box culvert near Lau Yip Road.
- 5.1.2 With implementation of the above drainage system, the no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



PROJECT:
Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

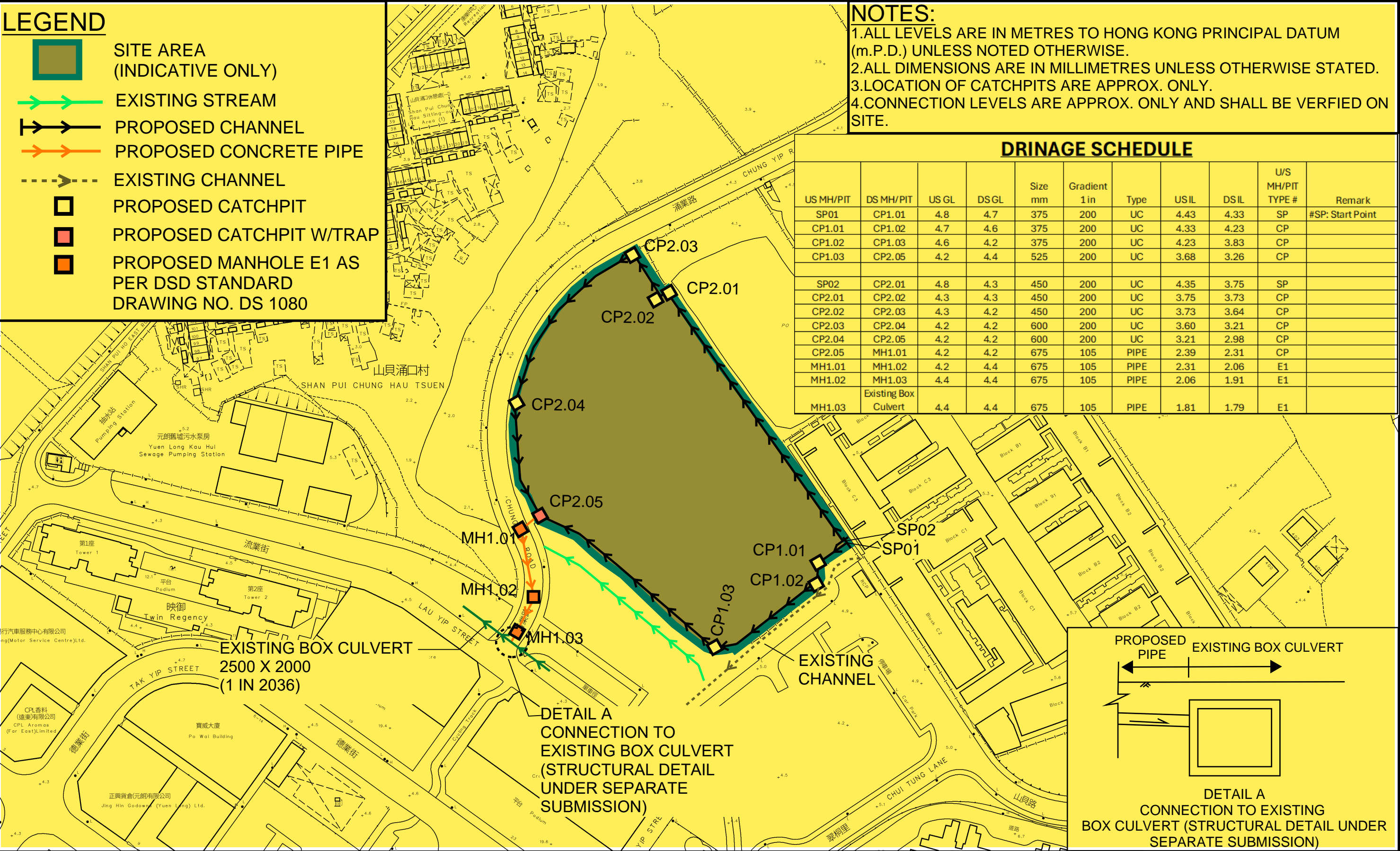
LOCATION:
Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

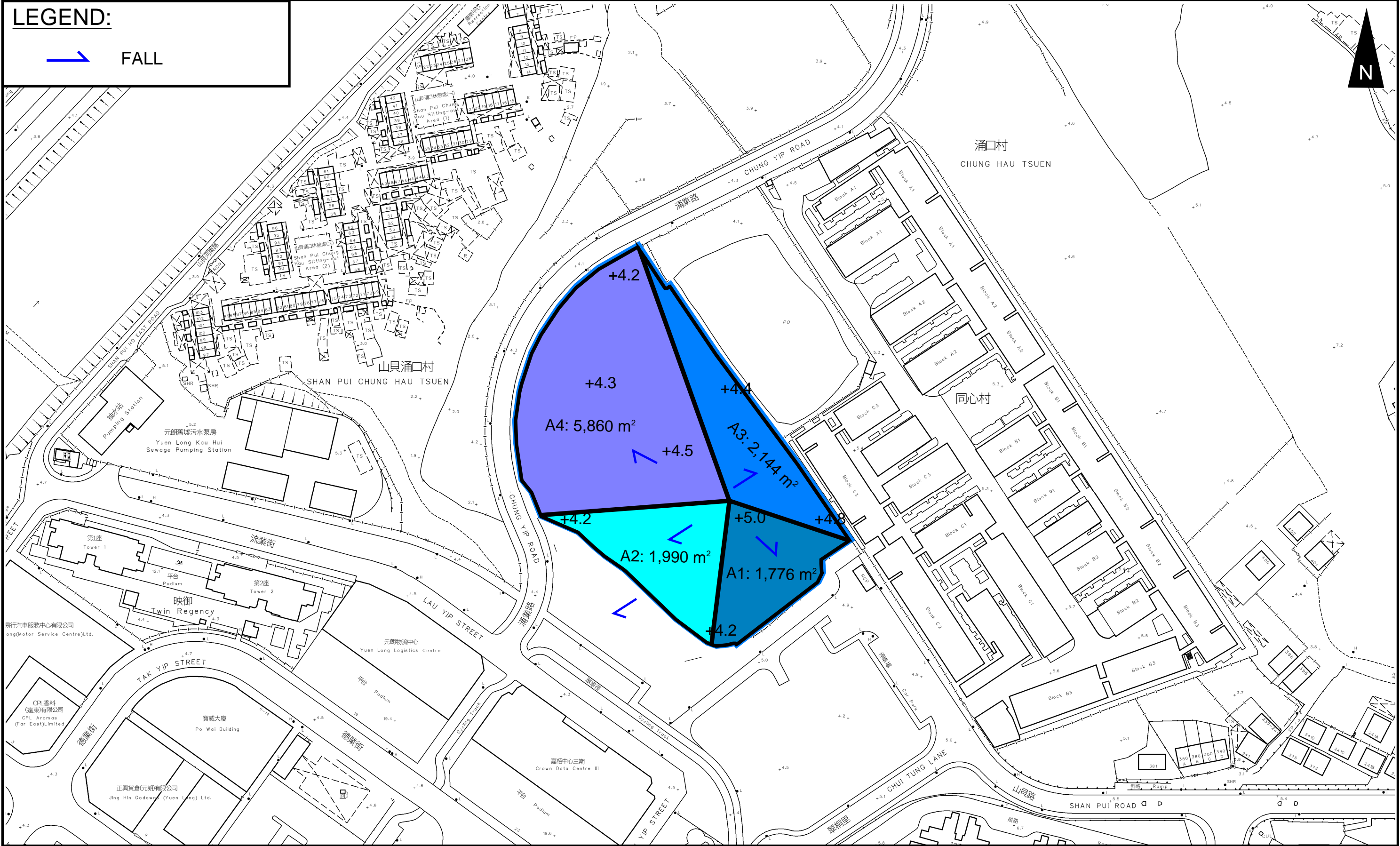


VER	DESCRIPTION	DATE



LEGEND:

FALL



PROJECT:

Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

TITLE
CATCHMENT PLAN

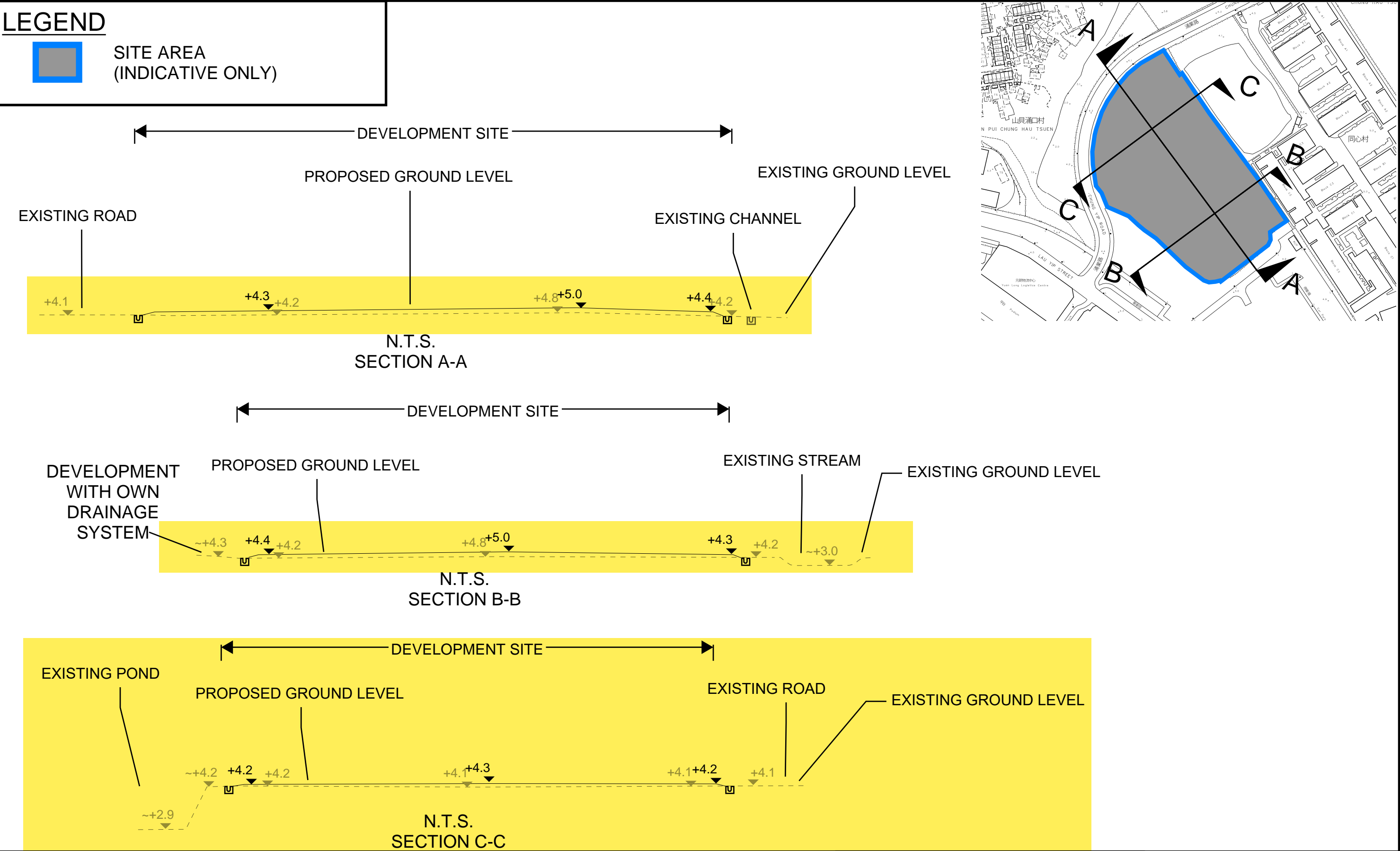
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FIGURE 4

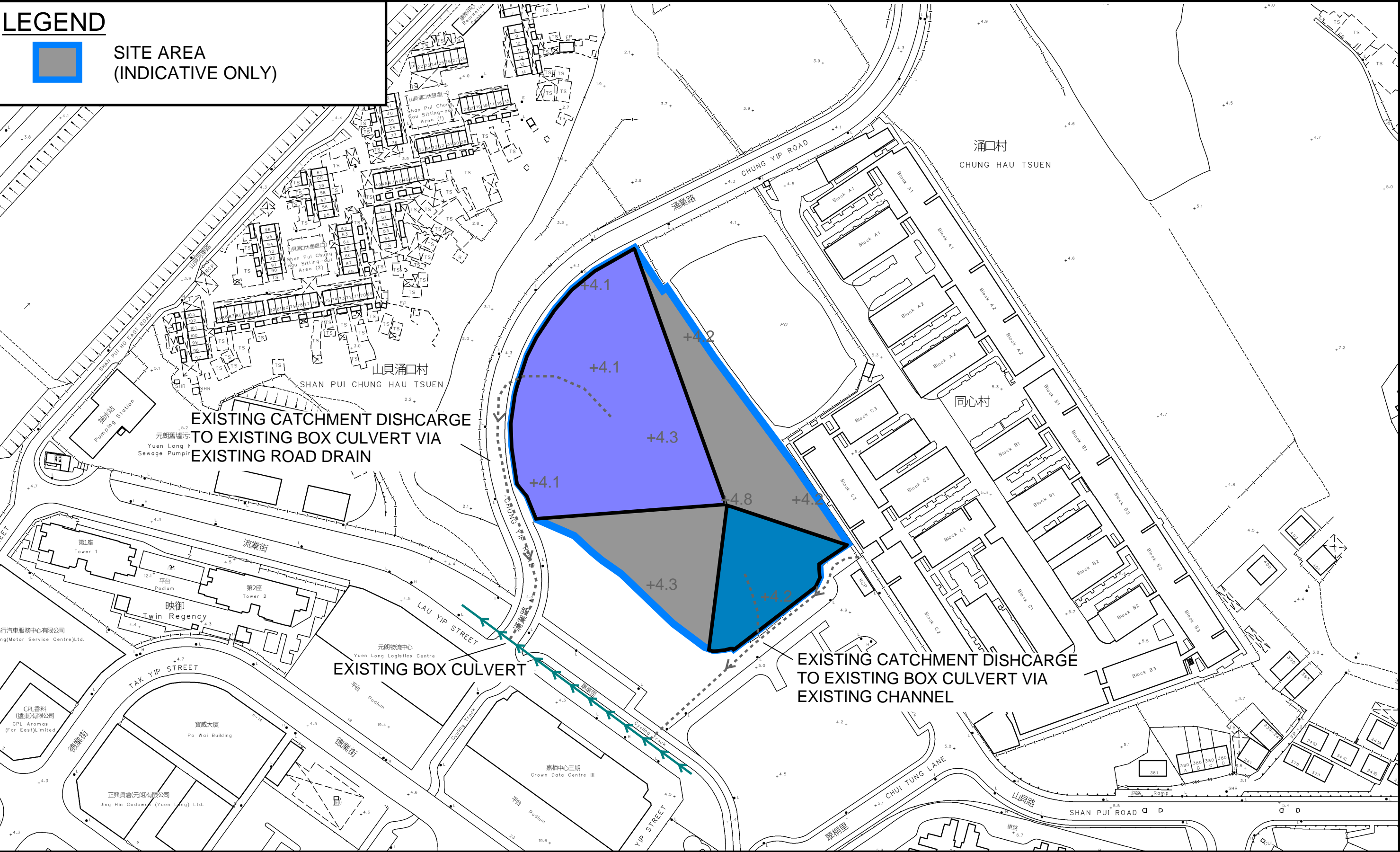
LOCATION:

Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories



VER	DESCRIPTION	DATE
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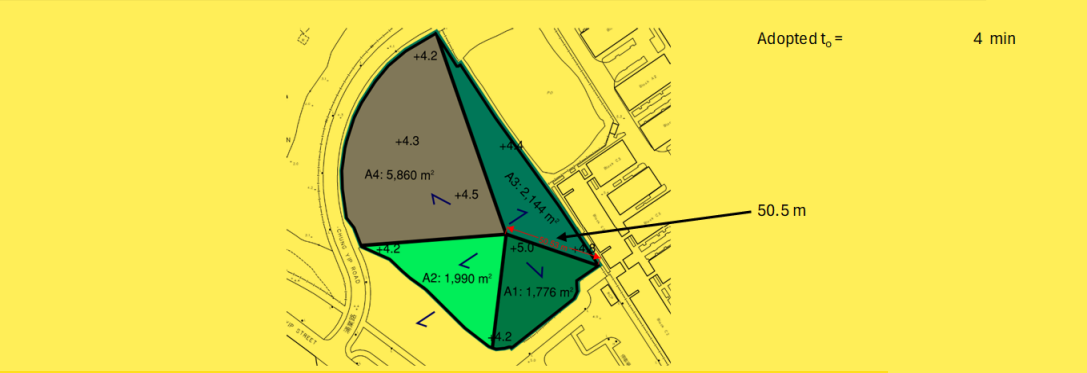




APPENDIX

Catchment Area Table (Area in m ²)													
Catchment	A1	A2	A3	A4	Total Site Area	Half of Total Site Area							
Total Area	1776	1990	2144	5860	11770	5885							
Hard Paved Area	1776	1990	2144	5860	11770	5885							
Unpaved Area	0	0	0	0	0	0							
Equival. Area	1687.2	1890.5	2036.8	5567	11181.5	5590.75							

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	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1776	50.5	5	4.8	0.396	4.160	4.160



Calculation Table of Drainage System																							
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s	Capacity m³/s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Total Equivalent Area m²	ToC min	Intensity mm/hr	Total Discharge m³/s	Utilitization	Remark
SP01	CP1.01	4.80	4.70	375	200	UC	4.43	4.33	SP	13.81	1.30	0.16	A1					1687.20	4.00	250	0.12	71.9%	
CP1.01	CP1.02	4.70	4.60	375	200	UC	4.33	4.23	CP	7.17	1.30	0.16	A1					1687.20	4.18	248	0.12	71.3%	
CP1.02	CP1.03	4.60	4.20	375	200	UC	4.23	3.83	CP	40.16	1.30	0.16	A1					1687.20	4.27	247	0.12	71.0%	
CP1.03	CP2.05	4.20	4.40	525	200	UC	3.68	3.26	CP	83.43	1.62	0.40	A1	A2				3577.70	4.79	241	0.24	59.9%	
SP02	CP2.01	4.80	4.25	450	200	UC	4.35	3.75	SP	120.23	1.47	0.26	A3					2036.80	4.00	250	0.14	53.4%	
CP2.01	CP2.02	4.25	4.25	450	200	UC	3.75	3.73	CP	2.92	1.47	0.26	A3					2036.80	5.37	235	0.13	50.2%	
CP2.02	CP2.03	4.25	4.20	450	200	UC	3.73	3.64	CP	19.83	1.47	0.26	A3					2036.80	5.40	235	0.13	50.2%	
CP2.03	CP2.04	4.20	4.20	600	200	UC	3.60	3.21	CP	78.17	1.78	0.57	A3	A4				7603.80	5.63	232	0.49	86.2%	
CP2.04	CP2.05	4.20	4.20	600	200	UC	3.21	2.98	CP	46.06	1.78	0.57	A3	A4				7603.80	6.36	226	0.48	83.8%	
CP2.05	MH1.01	4.20	4.20	675	105	PIPE	2.39	2.31	CP	7.8	2.95	1.06	A1	A2	A3	A4		11181.50	6.79	223	0.69	65.6%	
MH1.01	MH1.02	4.20	4.40	675	105	PIPE	2.31	2.06	E1	27	2.95	1.06	A1	A2	A3	A4		11181.50	6.84	222	0.69	65.5%	
MH1.02	MH1.03	4.40	4.40	675	105	PIPE	2.06	1.91	E1	15	2.95	1.06	A1	A2	A3	A4		11181.50	6.99	221	0.69	65.1%	
MH1.03	Existing Box Culvert	4.40	4.40	675	105	PIPE	1.81	1.79	E1	2.8	2.95	1.06	A1	A2	A3	A4		11181.50	7.07	220	0.69	64.9%	
				Size mm	Gradient 1 in		Flow Area m²	Wetted Perimeter m	Hydraulic Radius m		V m/s	Capacity m³/s											
Existing Box Culvert (Ks = 3)				2000 x 2500	2036	Box Culvert	4.75	6.30	0.75		1.31	6.23	A1	A2	A3	A4		11181.50	7.09	220	0.68	11.0%	
Proposed Conditions																							
Existing Box Culvert (Ks = 3)				2000 x 2500	2036	Box Culvert	4.75	6.30	0.75		1.31	6.23	Half of Total Site Area					5590.75	7.09	220	0.34	5.5%	
Existing Conditions																							
The utilization of Existing Box Culvert due to the proposed development is only 11% - 5.5% = 5.5%.																							

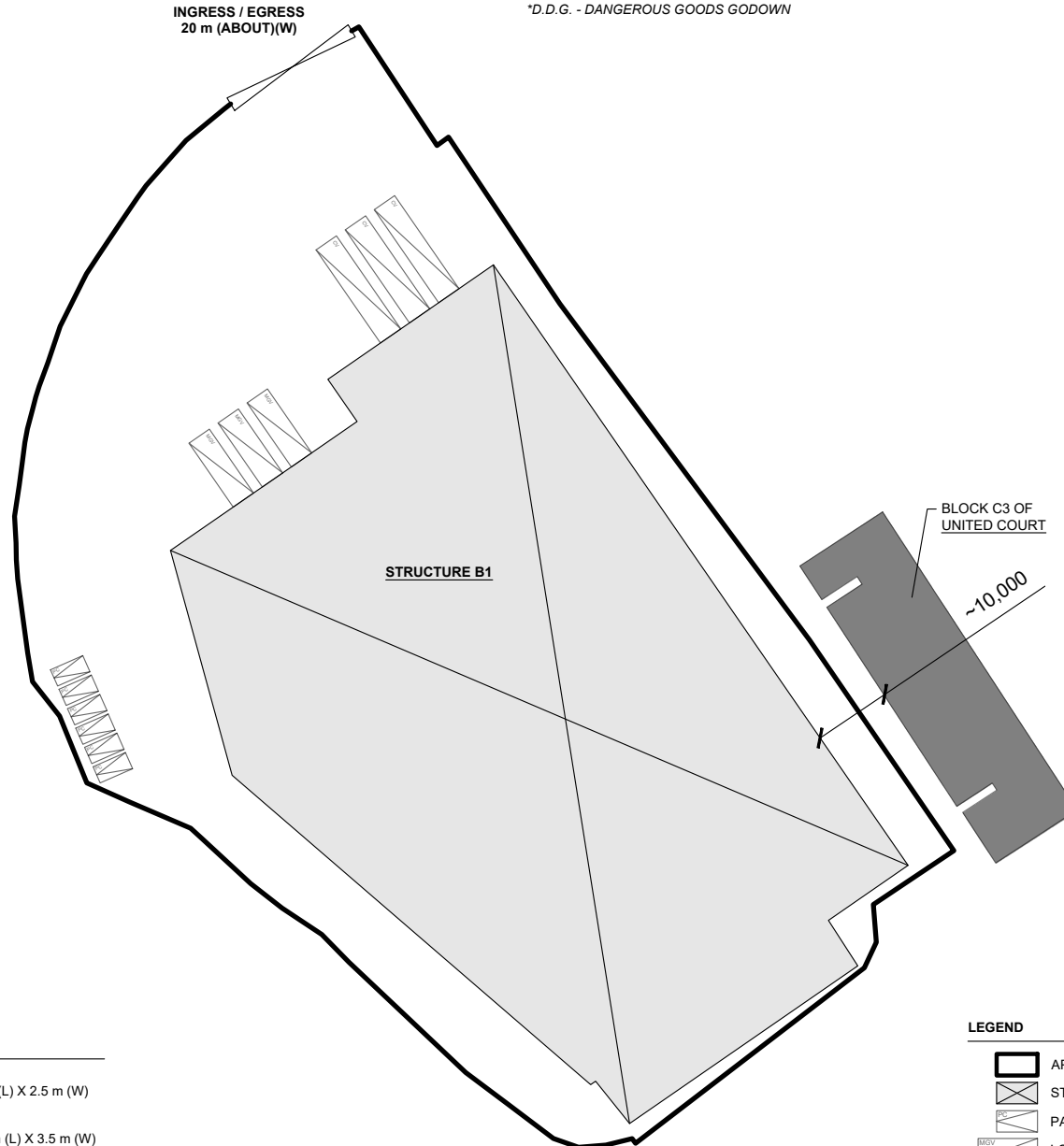
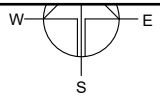
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

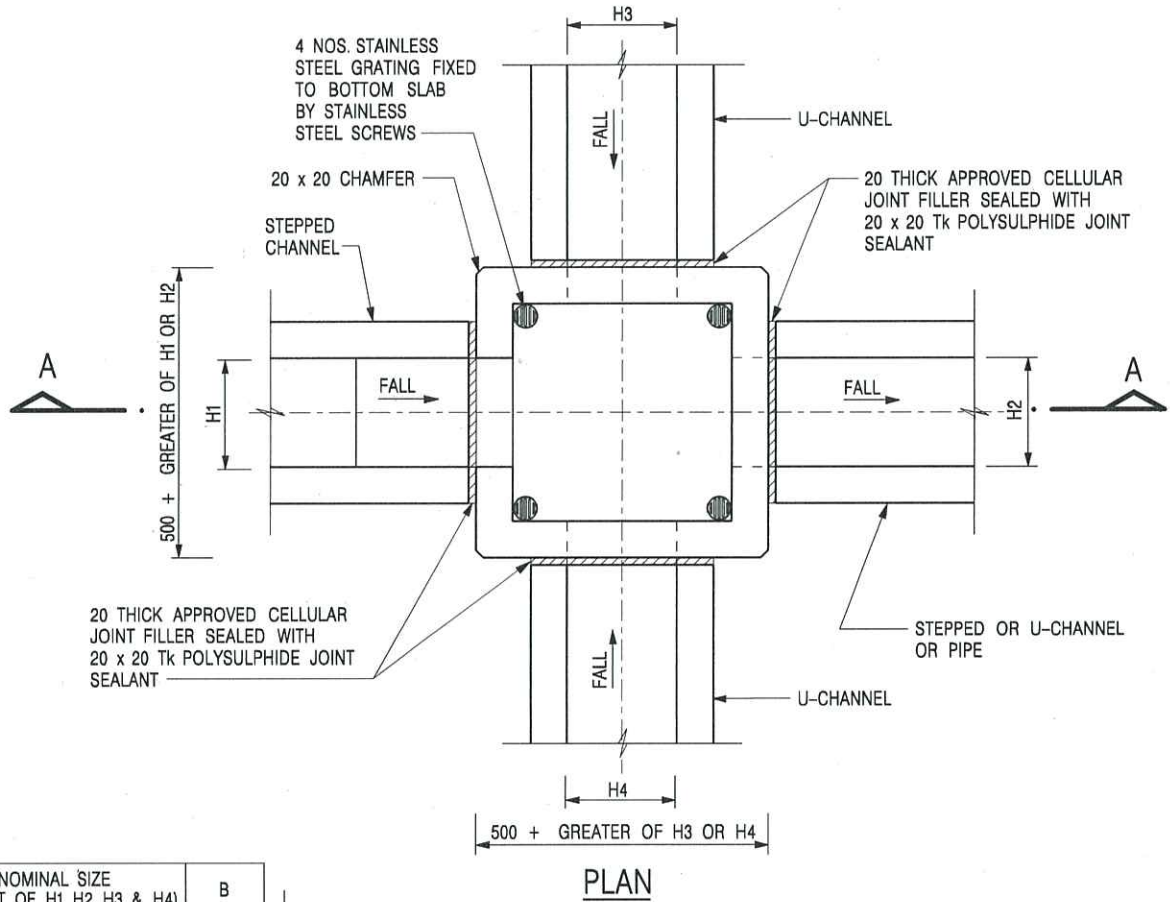
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MN	28.12.2023
CHECKED BY	DATE
APPROVED BY	DATE

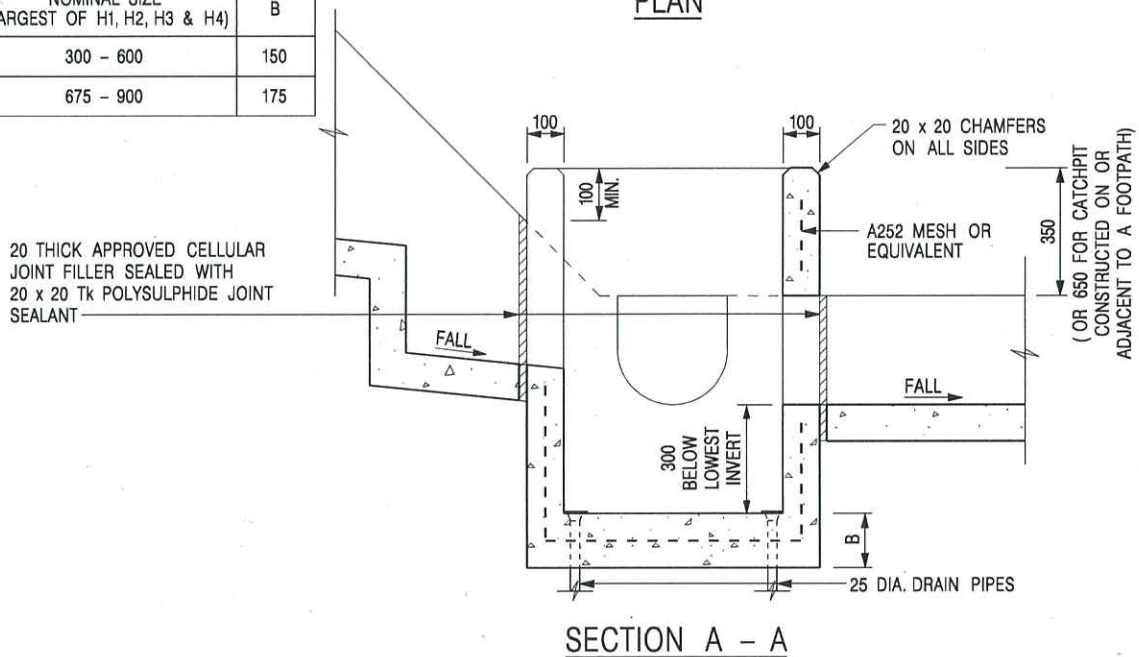
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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Appendix C - Reference Drawings



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



NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

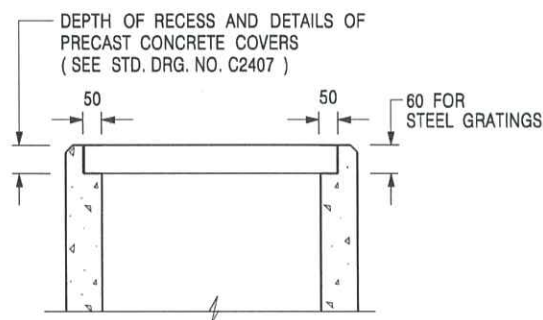
DATE	JAN 1991
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DRAWING NO.

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)



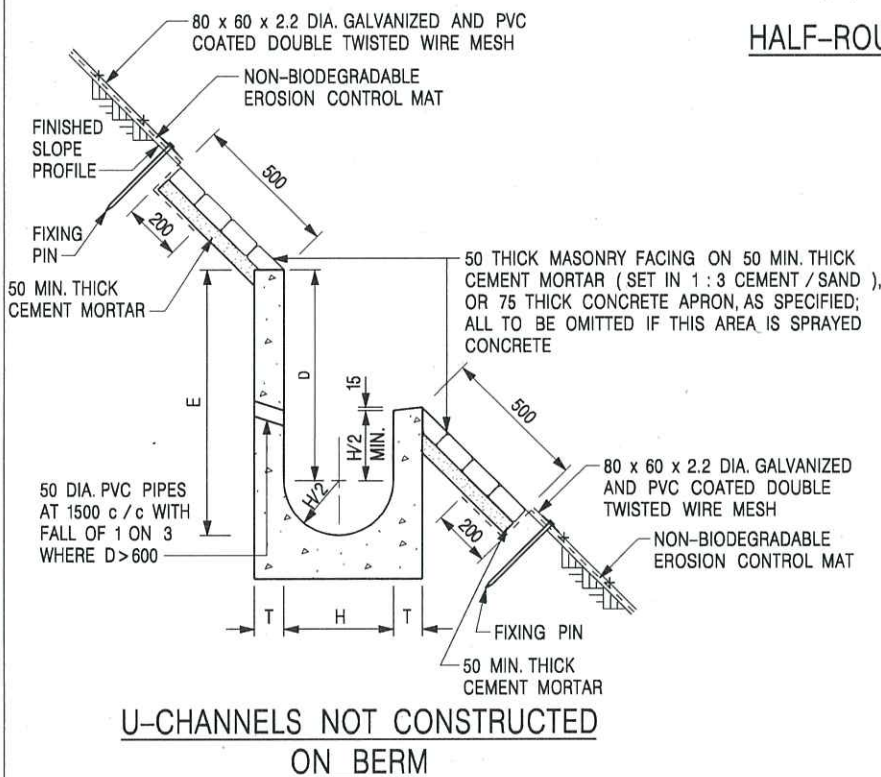
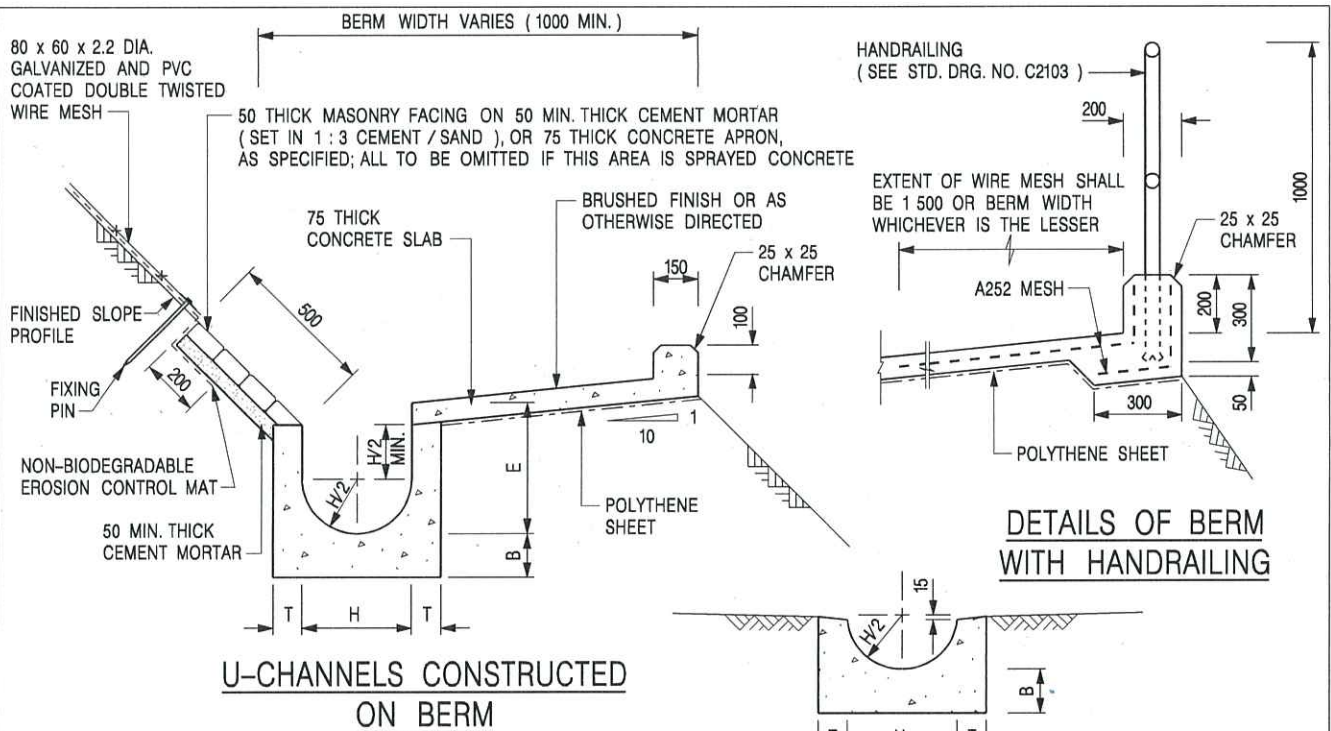
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 / 2A



NOTES:

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

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

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

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



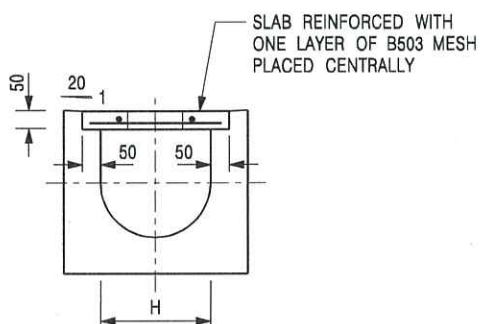
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

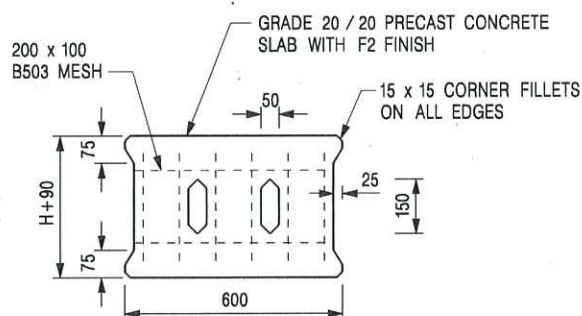
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DATE JAN 1991

C2409I



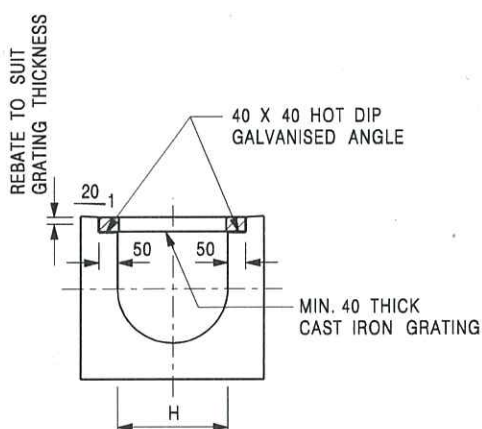
TYPICAL SECTION



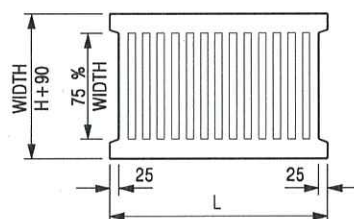
PLAN OF SLAB

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



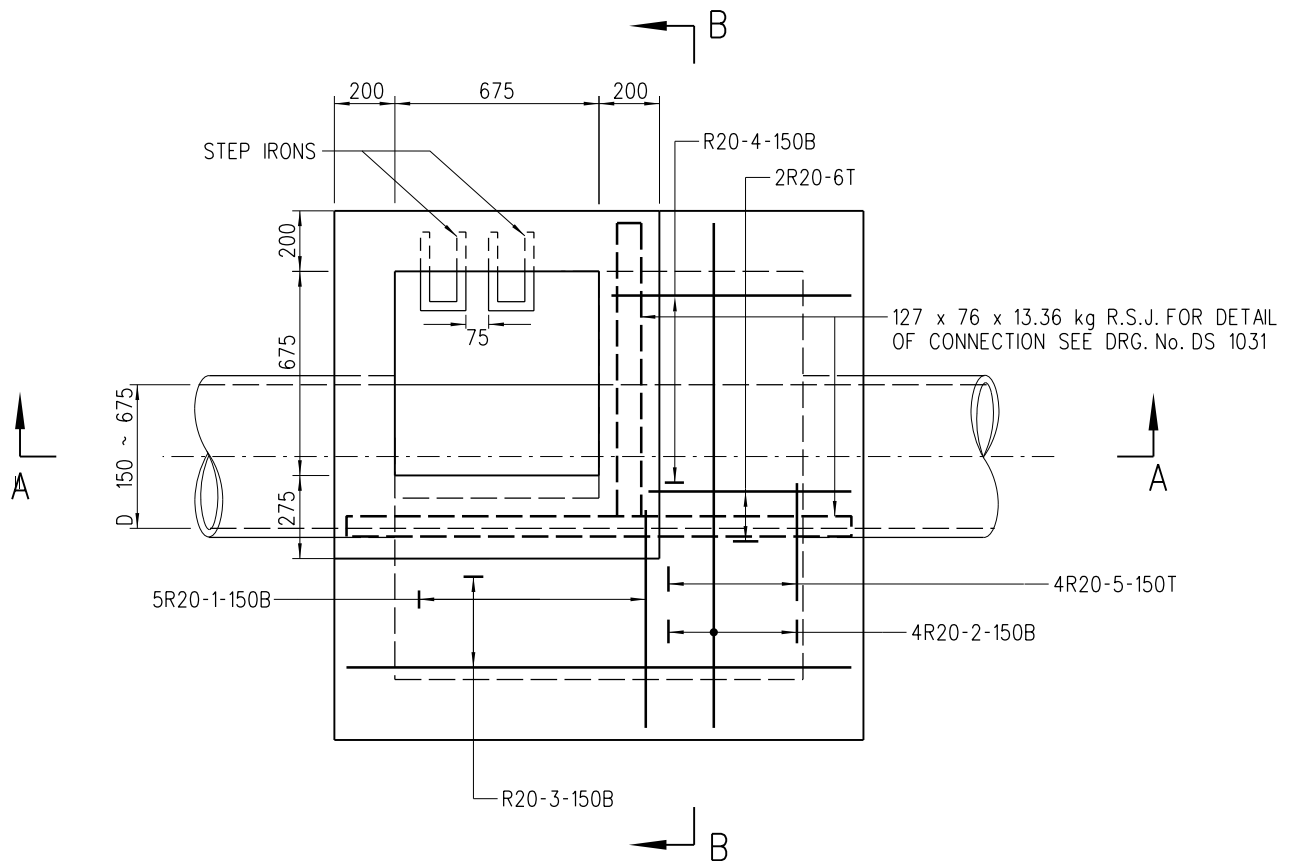
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E



NOTES:

PLAN

- ALL DIMENSIONS ARE IN MILLIMETRES.
- NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
- B DENOTES GRADE 500B RIBBED REINFORCEMENT.
- R DENOTES GRADE 250 PLAIN REINFORCEMENT.
- PIPE DIAMETER : 150 TO 675 mm
- NORMAL RANGE OF DEPTH : 2 500 TO 3700 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
- USED IN : STORMWATER DRAIN AND SEWER
- JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
- TOP TREATMENT : SEE DRG. No. DS 1032
- FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE : GRADE 30/20
- ALL BAR MARKS APPEARED HEREON ARE USED FOR REFERENCE IN THIS DRAWING ONLY.
- MINIMUM COVER AT END OF BARS 40 mm
- COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
- RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE
TYPE F1

DRAINAGE SERVICES DEPARTMENT

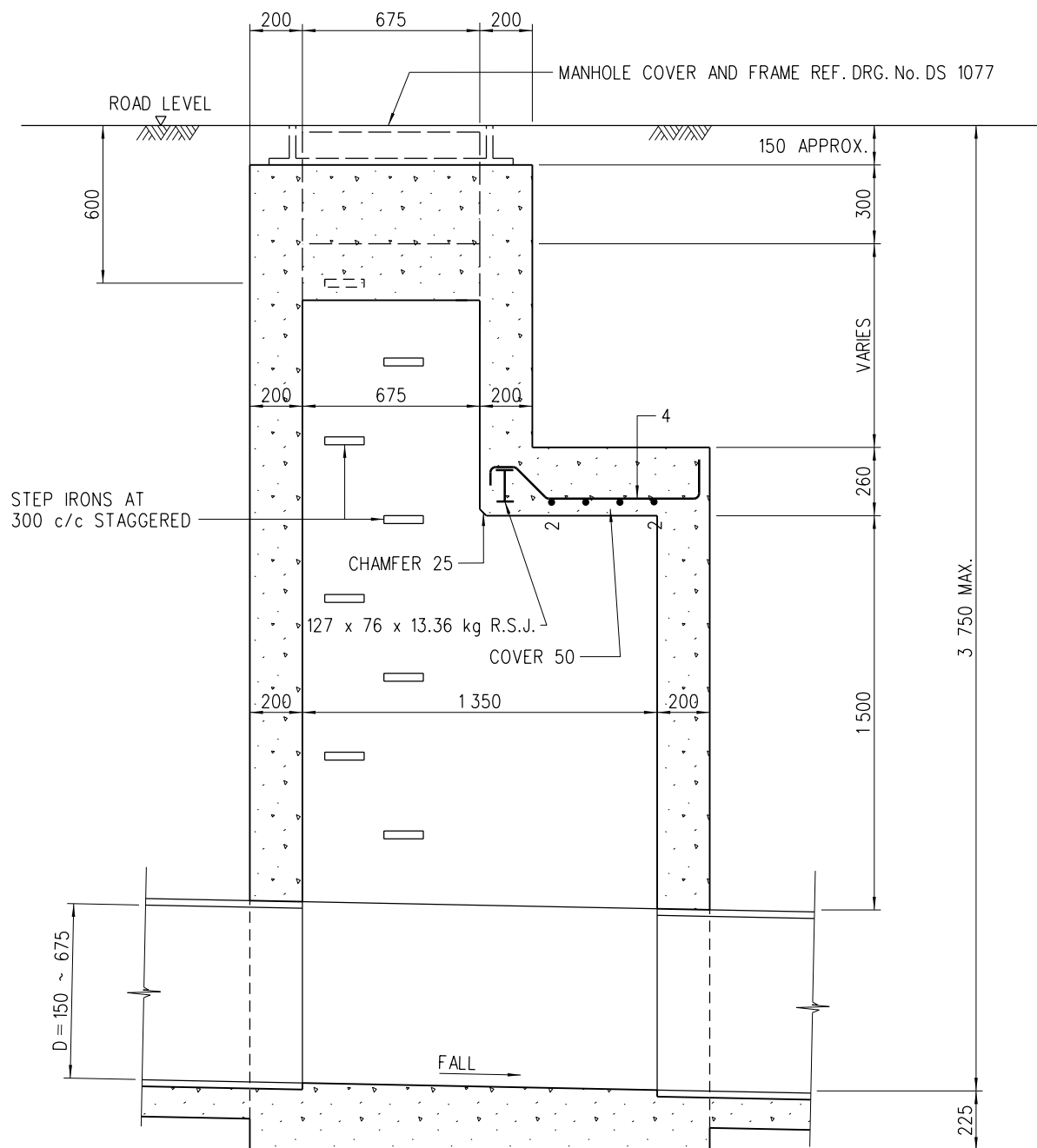
REFERENCE

DRAWING No.

SCALE

1 : 25

DS 1081C
(SHEET 1 OF 3)



SECTION A-A

BAR MARKS	SHAPE CODE	○
5 & 6	(20)	
2 & 3	(35)	
1 & 4	(99)	

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
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STANDARD MANHOLE
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DRAINAGE SERVICES DEPARTMENT

REFERENCE

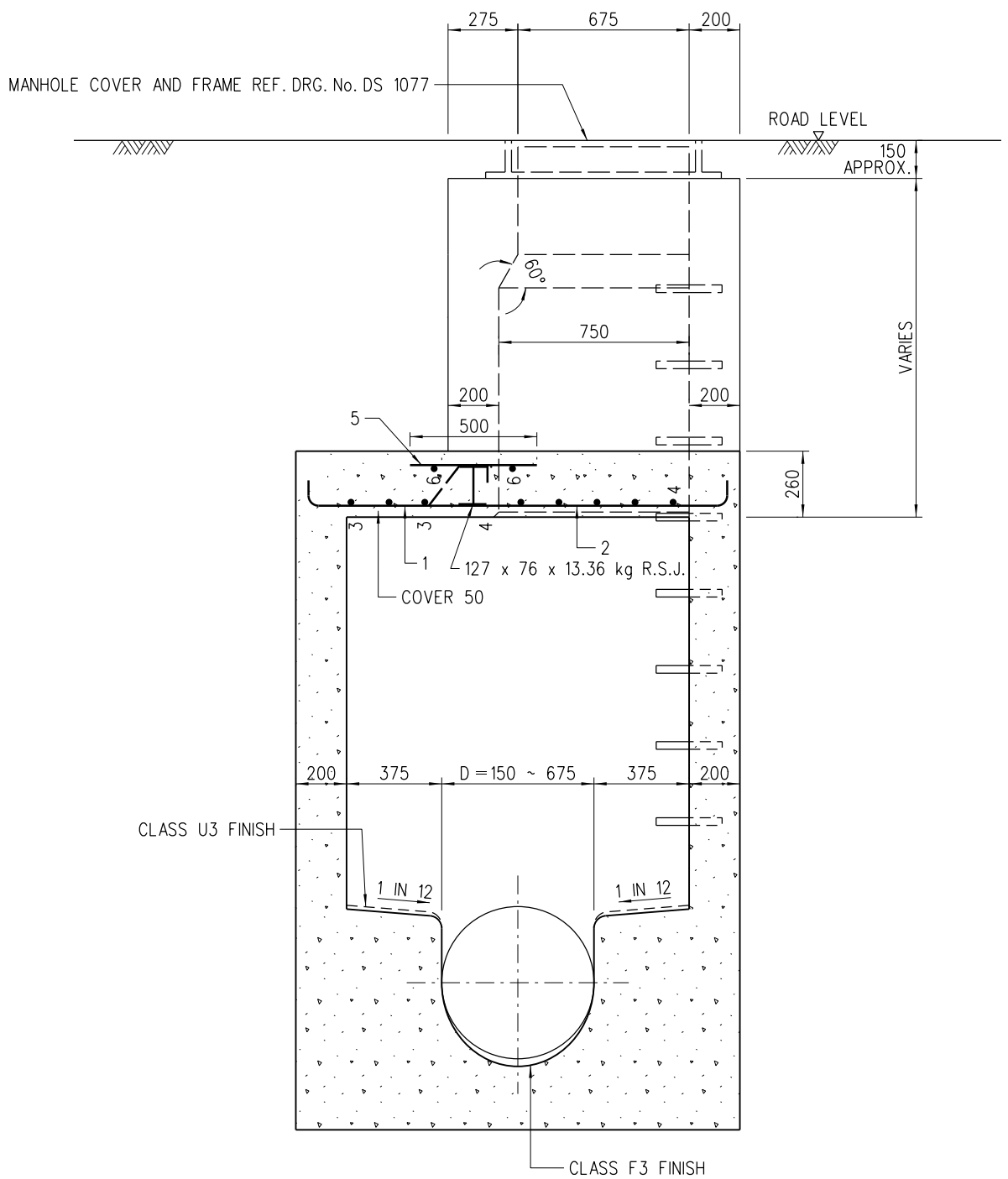
DRAWING No.

SCALE

1 : 25

DS 1081C

(SHEET 2 OF 3)



SECTION B-B

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE
TYPE F1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

DRAWING No.

SCALE

1 : 25

DS 1081C

(SHEET 3 OF 3)



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

EXISTING
STREAM

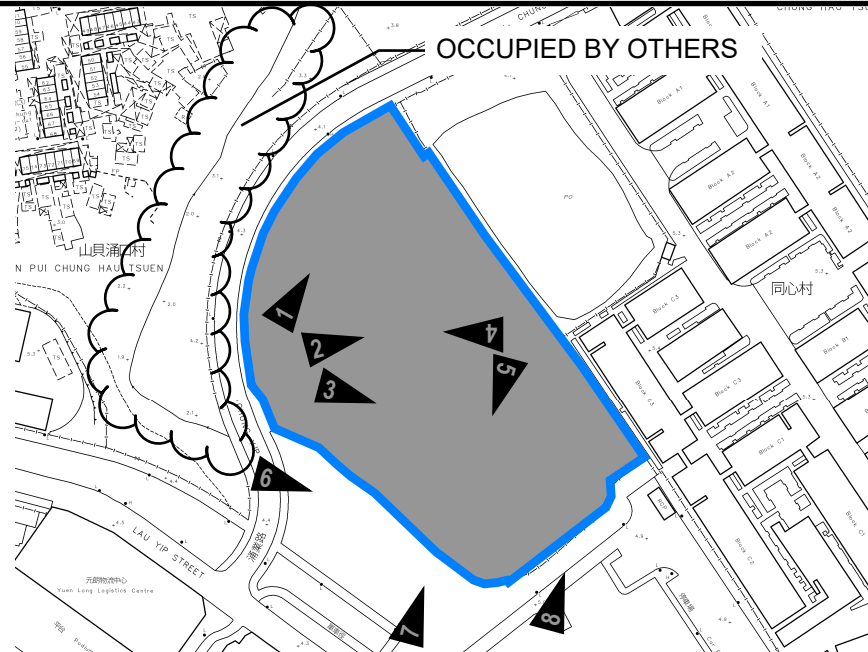


PHOTO 7

EXISTING
STREAM



PHOTO 8

EXISTING
CHANNEL



PROJECT:
Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “OU(CDWRA)” Zone

LOCATION:
Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories

SITE PHOTOS

APPENDIX D



VER	DESCRIPTION	DATE

Annex 3b

Checklist to Requirements in Appendix I and II of DSD Advice Note No 1

Checklist to requirements in Appendix I and II of DSD Advice Note No. 1

1) Description of Project

Project title	Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "OU(CDWRA)" Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining GL, Yuen Long, New Territories
Proponent	Extensive Novel Limited
Contact Person (name/telephone)	Matthew NG (Tel. No.: 2339 0884)
Nature and description of the project	Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
Location	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land, Yuen Long, New Territories Please refer to the location plan.
Area of project site and % paved/unpaved (existing and proposed)	Fully paved before and after development
Level to be filled up	Not more than 0.2m from existing levels. Please refer to Plan 9 in "extract of planning statement".
Whether planning permission application is required	Section 16 planning permission application (application no: A/YL-NSW/334) is in process and the DIA report is a supporting study for the application.
Whether lease modification application is required	Not applicable
Statutory land use zoning	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Recent and dated photographs to shown a panoramic view of the site	Please refer to Appendix D of the report. The photos are taken in December 2024.

2) Planning and Implementation Programme

Explain how the project will be planned and implemented	<p>R-riches Property Consultants Limited has been commissioned by Extensive Novel Limited (the applicant) to make submission on their behalf.</p> <p>Marvellous Construction & Design Co. Ltd. is appointed as the drainage design consultant for planning application.</p>
Project timetable	<p>A DIA study is supporting the current planning application (application no: A/YL-NSW/334). The applicant is intent the commence the implementation of the proposed temporary warehouse 12 months after the approval of planning application.</p>
Identify any interactions with other projects which should be considered.	<p>The proposed development is for proposed temporary warehouse with ancillary facilities. There is no increase in pavement ratio and only minor site formation works, the interaction with other project is minor/ignorable.</p>

3) Existing Drainage

Catchment plan	<p>Please refer to Figure 4 of the DIA report</p>
Layout Plan	<p>Please refer to Plan 8 and Plan 9 in “extract of planning statement” and Figure 4 of the DIA report</p>
General description of the existing drainage	<p>There is an existing stream at the south of the application site. According to DSD record, there are also existing public drains, box culvert under Lau Yip Street.</p> <p>Please refer to section 1.2 and Figure 2 of the DIA report.</p>

4) Other Information

Potential drainage impacts	<p>The site is fully paved before and after the development. There is no additional runoff generated. According to the DIA study, there is no unacceptable drainage impact to the existing drainage system.</p>
-----------------------------------	---

Checklist to requirements in Appendix I and II of DSD Advice Note No. 1

A general description of the proposed drainage impact mitigation measures	U channels and pipes are proposed to collect runoff from proposed catchments and discharge to existing drainage system. Please refer to section 4 and Figure 3 of the DIA report.
A general description of the proposed drainage system.	U channels and pipes are proposed to collect runoff from proposed catchments and discharge to existing drainage system. Please refer to section 4 and Figure 3 of the DIA report.
A general statement on the flooding situation upon completion of the project.	<p>The site is fully paved before and after the development and there is only minor site formation works. Channels are proposed around the proposed site.</p> <p>No impact to the flooding situation is anticipated.</p>

5) Flooding Susceptibility

A general statement on the flooding situation upon completion of the project.	<p>The site is fully paved before and after the development and there is only minor site formation works. Channels are proposed around the proposed site.</p> <p>No impact to the flooding situation is anticipated.</p>
--	--

6) The change to drainage characteristics

The change to the drainage characteristics and potential drainage impacts which might arise from the proposed project	<p>There is only minor change in site formation levels. In addition, the site is fully paved before and after the development. There is only minor change to the drainage characteristics.</p> <p>As per the impact assessment, there is no unacceptable drainage impact anticipated.</p>
Details of temporary drainage during construction including hydraulic capacities.	There is no major site formation works in the proposed site. The site is fully paved before and after the development. The proposed drainage system is intended to be constructed before the site formation works. Therefore, no temporary drainage system is required.

7) Drainage impact mitigation measures and any further drainage impact implications

Drainage impact mitigation measures and any further drainage impact implications	<p>Drainage system with channels and pipes are proposed to collect runoff and discharge to existing drainage system. No further drainage impact is anticipated.</p> <p>Please refer to proposed drainage layout at Figure 3 and calculation in Appendix A.</p>
---	--

8) Monitoring Requirement

Monitoring Requirement during Construction	<p>The applicant to monitor construction site during rainfall event. Sand bag or equivalent to be provided in the works area such that the site runoff and drainage arising from the works area are to be properly intercepted and discharge to existing drainage system.</p>
---	---

Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area under Section 16 of the Town
Planning Ordinance
(TPB PG-No. 12C)

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-NSW/35 [#]	Lorry and container vehicle park on a temporary basis for a period of 12 months	19.12.1997
2.	A/YL-NSW/82 [#]	Temporary Lorry and Container Vehicle Park for a Period of 12 Months	5.5.2000
3.	A/YL-NSW/99 [#]	Temporary lorry and container vehicle park for a period of 3 years	26.10.2001 <i>[revoked on 26.4.2002]</i>
4.	A/YL-NSW/114 [#]	Temporary Lorry and Container Vehicle Park for a Period of 12 Months	1.3.2002 <i>[revoked on 1.6.2002]</i>
5.	A/YL-NSW/147 [*]	Temporary Container Tractors/Trailers Park for a Period of 3 Years	6.1.2005 [Appeal allowed on 31.7.2007]
6.	A/YL-NSW/148 [*]	Temporary Private Car Park for a Period of 3 Years	6.1.2005 [Appeal allowed on 31.7.2007]
7.	A/YL-NSW/190 [^]	Renewal of Planning Approval for Temporary Private Car Park under Application No. A/YL-NSW/148 for a Period of 2 Years	21.8.2009 <i>[approved for 12 months]</i>
8.	A/YL-NSW/191 [^]	Renewal of Planning Approval for Temporary Container Tractor/Trailer Park under Application No. A/YL-NSW/147 for a Period of 2 Years	21.8.2009 <i>[approved for 12 months]</i>
9.	A/YL-NSW/200 [^]	Renewal of Planning Approval for Temporary Private Car Park for a Period of 2 Years	20.8.2010 <i>[approved by Town Planning Board for 12 months]</i>
10.	A/YL-NSW/201 [^]	Renewal of Planning Approval for Temporary Container Tractors/Trailers Park for a Period of 2 Years	20.8.2010 <i>[approved Town Planning Board for 12 months]</i>
11.	A/YL-NSW/210 [^]	Renewal of Planning Approval for Temporary Private Car Park under Application No. A/YL-NSW/200 for a Period of 1 Year	19.8.2011
12.	A/YL-NSW/211 [^]	Renewal of Planning Approval for Temporary Container Tractors/Trailers Park under Application No. A/YL-NSW/201 for a Period of 1 Year	19.8.2011
13.	A/YL-NSW/214 [^]	Renewal of Planning Approval for Temporary "Container Tractors/Trailers Park" Use for a Period of 1 Year	10.8.2012
14.	A/YL-NSW/215 [^]	Renewal of Planning Approval for Temporary "Private Car Park" Use for a Period of 1 Year	10.8.2012
15.	A/YL-NSW/220 [^]	Renewal of Planning Approval for Temporary "Private Car Park" for a Period of 1 Year	16.8.2013

	Application No.	Use/Development	Date of Consideration
16.	A/YL-NSW/221^	Renewal of Planning Approval for Temporary "Container Tractors/Trailers Park" for a Period of 1 Year	16.8.2013
17.	A/YL-NSW/229^	Renewal of Planning Approval for Temporary "Private Car Park" for a Period of 1 Year	8.8.2014
18.	A/YL-NSW/230^	Renewal of Planning Approval for Temporary "Container Tractors/Trailers Park" for a Period of 1 Year	8.8.2014

The sites were zoned "Residential (Group D)" ("R(D)") at the time of consideration.

* The sites were zoned "Comprehensive Development Area (3)" at the time of consideration.

^ The sites were zoned "OU(CDWRA)" at the time of consideration.

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-NSW/81#	Temporary Open Storage of Containers and Lorries for a Period of 12 Months	14.4.2000	(1) to (3)
2.	A/YL-NSW/117#	Temporary Lorry and Container Vehicle Park for a Period of 12 Months	27.9.2002	(4)
3.	A/YL-NSW/125#	Temporary Lorry and Container Vehicle Park for a Period of 3 Years	13.6.2003 [Appeal rejected on 26.9.2003]	(4)

The sites were zoned "R(D)" at the time of consideration.

Rejection Reasons

- (1) there is insufficient information in the submission to demonstrate that the development would not have adverse traffic impact on the surrounding area;
- (2) the development does not comply with the revised Town Planning Board Guidelines for "Application for Developments within Deep Bay Area" in that there is insufficient information in the submission to demonstrate that the development would not have adverse disturbance impact on the ecological integrity and ecological value of the adjoining fish ponds as well as those within the Deep Bay Area;
- (3) the approval of the application would set an undesirable precedent for other similar applications within the "R(D)" zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area;
- (4) there was insufficient information to demonstrate that there is no adverse environmental and visual impacts on the surrounding area.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and New Grant Lot 1212 S.A ss.2 and 1212 S.A ss.3 for the purpose of agriculture and no structures shall be erected on the lot;
- no permission is given for occupation of GL (about 593m² as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap.28; and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

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

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to (i) submit a revised drainage impact assessment; and (ii) to implement and maintain the mitigation measures proposed in the drainage impact assessment for the development to the satisfaction the Director of Drainage Services or of the Town Planning Board; and
- detailed comments on the drainage proposal are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in-principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

5. **Building Matters**

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

- no objection to the application;
- it is noted that a structure is proposed in the application; and
- advisory comments are at **Appendix V**.

6. **Landscape**

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

- no adverse comment to the application from landscape planning perspective;
- it is noted that 122 existing trees (including 1 dead tree and 54 trees of invasive species) were surveyed within the Site. All trees are proposed to be felled and 68 Bauhinia blakeana were proposed as new tree planting along the eastern boundary to mitigate the loss of tree. Significant adverse impact on existing landscape resources within the Site arising from the proposed development is not anticipated;
- based on the aerial photo, the Site is located in a urban peripheral village landscape character comprising river course, ponds, temporary structures, transitional housing, residential buildings and vegetation surrounding the Site. There is a concern that approval of the application may further alter the landscape character of the area; and
- advisory comments are in **Appendix V**.

7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received any comment from the locals upon close of consultation.

8. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an authorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of the Government Land (GL) at the Site. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - no STW application/modification will be considered for domestic use. Therefore, LandsD reserves the right to take enforcement action against such domestic purpose structures in the Site;
- (d) to note the comments of the Commissioner for Transport that:
 - sufficient space shall be provided within the Site for manoeuvring of vehicles; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the Site involves GL which is not maintained by HyD;
 - Chung Yip Road (other than a small section junction with Lau Yip Street) is not maintained by HyD. HyD shall not be responsible for the maintenance of the access road connecting the Site and the junction with Lau Yip Street; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes

(ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comments by the Environmental Protection Department”;

- the applicant shall provide adequate supporting infrastructure/facilities for proper collection treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall take into account the following points in preparing the revised drainage impact assessment:
 - i. the applicant shall provide a paragraph to discuss and a drawing to indicate the maintenance responsibility of proposed drainage facilities.
 - ii. Figure 3 - The proposed drainage facilities from MH1.01 to MH1.03 should be located on footpath.
 - iii. Figure 3 - the applicant shall advise the full alignment of the existing stream and provide a section drawing showing there is no conflict with the proposed drainage discharge path.
 - iv. The applicant is reminded to submit details of connections to existing box culverts separately for comments and reference. cross-section with C.L., I.L and catchpit/watercourse bottom level at discharge point should be shown.
- (h) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- there is a pond to the northeast of the Site according to the aerial photo. The applicant

is advised to adopt mitigation measures against potential disturbance to the pond;

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.



長春社 Since 1968

The Conservancy Association

29th November 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-NSW/334

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

Adverse environmental impacts

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

- No plans on land recovery: No details are available to illustrate how the land would be recovered after the proposed temporary use.
- Noise nuisance: It is noted that transitional housing is at the eastern part of the application site. We are concerned that noise nuisance would be resulted and cause great disturbance to adjacent residential use. No sufficient details are available to demonstrate that potential noise nuisance has been evaluated.
- Landscape and visual impact: Even 68 trees are proposed to be compensated for the felled trees, it is still unclear if landscape and visual impact can be mitigated:
 - Most of the trees are *Eucalyptus citriodora* which are tall (over 12m) and large in size. However, trees selected for compensation are *Bauhinia x blakeana*. With its mature size of about 8-10m, it is still doubtful if similar visual effect can be resulted.



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Since 1968

The Conservancy Association

- The existing site is dominated by various types of species. However, merely one tree species *Bauhinia x blakeana* has been selected for compensation. It is doubtful if such compensation is targeting the existing landscape condition.

Yours faithfully,
The Conservancy Association

From: [REDACTED]
Sent: 2024-09-26 星期四 03:21:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/334 DD 115 Chung Yip Road, Yuen Long

A/YL-NSW/334

Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Chung Yip Road, Yuen Long

Site area: About 11,770sq.m Includes Government Land of about 2,824sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Warehouse / 12 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest Objections. Much of the site has been filled in even though applications for brownfield use were rejected many years ago. As the site includes a considerable amount of Government Land has any enforcement action been taken?

Not only has much of the site been filled but also:

"Due to hard-paving works for vehicle parking, L/UL activities and circulation, majority of the Site will be disturbed. The remaining area will be affected by the erection of the proposed structure. Consequently, **all existing trees will be affected, and no tree is proposed to be retained**".

The elimination of more trees would certainly have a negative impact on the residents of Tung Tau SHK Transitional Housing.

The movement of heavy goods vehicles so close to the transitional housing is also not acceptable. In addition, these brownfield sites rarely fulfil conditions posing serious issues of potential fire and drainage damage.

There is zero justification as the site is deemed unsuitable for brownfield use under the guidelines of

TPB PG-No. 13G (Revised April 2023)

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

Not only is the zoning Wetland Restoration, there is a clear planning intention to eventually develop a residential compound on the transitional housing site.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

The applicant states that he needs to relocate, but this would certainly not be a solution as the operation would have to relocate again once SHK goes ahead with its development.

The application must be rejected as it is totally inappropriate.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Seq 1 2

From: [REDACTED]
Sent: 2024-11-16 星期六 08:05:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關 A/YL-NSW/334 反對意見

本人劉國健身份證號碼 [REDACTED] 本人是同心村居民，有關該處對上述地址作出的用途本人作出反對，理由太接近該住宅大樓和興建貨倉會做成更多車出入，因同心村大閘對開沒有行人過路燈會構成對村民及小朋友的生命危險，興建貨倉也會制造噪音影響居民的生活和睡眠，希望該處能取消對上址興建貨倉的提案，感謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-114001-04240

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 11:40:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. HO WING SHUEN

意見詳情

Details of the Comment :

此處為濕地緩衝區，起露天貨櫃場嚴重破壞生態環境，造成環境污染，而且附近為住宅，如同心村/采葉庭等等，露天貨櫃場容易造成大型火災，而且該處道路較為狹窄，消防車亦難以洗入灌救，一旦發生火警，絕對會牽連附近住宅，濃煙火苗會造成眾多人命傷亡或居民財物損失。請貴局反對在此建露天貨櫃場，謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-115809-04139

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 11:58:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tsoi Yuk Ping

意見詳情

Details of the Comment :

反對興建臨時露天貨櫃場，該處接近南生圍，貨場會製造大量垃圾或有毒氣體，對環境造成嚴重污染，損害南生圍動種棲息，亦會危害附近居民健康。而且貨櫃場容易造成火災爆破，只要有一刻監管不力，存放了易燃物品，火災級別和破壞程度必定蔓延附近民生住宅。市民財物及生命會受到嚴重威脅。之前元朗已發生多次貨櫃場起火，火災雖然距離住宅很遠，但煙霧已經飄進入屋，久久不散。如今貨場距離住宅只有一街之隔，一旦發生火警，即使火災沒有蔓延至附近住宅，煙霧亦會損害住戶健康。

請務必反對建臨時貨場

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-122214-10276

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 12:22:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Miss Leung

意見詳情

Details of the Comment :

不贊成設置倉庫

1. 大型貨量令到整條道路空氣污染指數極高，影響生態和附近屋苑環境。
2. 另外危險倉庫唔應該放喺屋苑附近，嚴重影響居民出入
3. 平日來往此路已經比較擠塞，與仲有倉庫的貨車，在附近進入，只會更加擠塞。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-122551-66571

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 12:25:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Fu

意見詳情

Details of the Comment :

不贊成設置倉庫

1. 大型貨量令到整條道路空氣污染指數極高，影響生態和附近屋苑環境。
2. 另外危險倉庫唔應該放喺屋苑附近，嚴重影響居民出入
3. 平日來往此路已經比較擠塞，如仲有往倉庫的貨車，在附近進入，只會更加擠塞。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-130827-89327

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 13:08:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. fung wan sze

意見詳情

Details of the Comment :

作為私人屋苑住戶，不論係貨倉 或是同心村，都已經嚴重影響采葉庭屋苑居民，喺你哋策劃之前，係咪覺得啲居民已經買咗私人屋苑，就算隔離起啲乜嘢，我哋都有可奈何，亦有選擇權利，貨倉究竟係會擺啲乜，我哋係低密度住宅，噪音會唔會嚴重影響到居民嘅生活，貨倉嘅貨倉嘅雜物，會唔會有燃燒危險，工人嘅出入，亦會嚴重影響居民乘搭小巴，因為人越嚟越多，小巴車亦唔會增加，同心村加多咗咁多住戶，都只係表面上加一架小巴畀佢哋，半小時一班，大部分住得同心村，都係比較年長嘅居民，行動出入已經十分之唔方便，我唔知你哋策劃呢個計劃嘅人，有冇擺個腦諗嘢。真係讀咁多書，完全唔會諗民生，不知所為。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-133247-90033

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 13:32:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HO PING CHUEN

意見詳情

Details of the Comment :

我強烈反對興建露天貨倉計劃。此計劃將對我們的環境及周邊住宅的居民造成嚴重影響。

首先，露天貨倉將對周邊環境造成不可逆轉的破壞。露天貨倉的建設和運營將會造成大量的噪音和空氣污染，影響當地的生態系統。儲存和處理貨物的過程中，可能釋放有害物質，對土壤和水源造成污染，這將威脅到居民的健康和安全。

其次，露天貨倉的運營將引入大量的重型交通，導致交通擁堵和安全隱患。每天進出的貨車將會增加周圍道路的交通流量，對居民的日常生活造成困擾。同時，這也會降低當地的生活質量，影響居民的心理健康和社區的和諧。

最後，我們必須考慮到露天貨倉對住宅區的影響。居民的生活環境將因噪音、污染和交通問題而惡化，這將直接影響到我們的生活質量和財產價值。長遠來看，這樣的發展策略並不符合可持續發展的原則。

基於以上原因，我想請政府重新考慮這一計劃，並尋找更符合環保和居民利益的替代方案。我們希望政府能夠聆聽我們的聲音，保護我們的生活環境，確保我們社區的可持續發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-144011-42672

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 14:40:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

本人反對起貨倉！

1. 元朗舊墟路唔算闊，起左貨倉之後肯定會多車出入，嚴重影響居民！
2. 起貨倉位置鄰近居民，萬一火燭，附近山貝村又多老人家住，後果嚴重！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-144706-74220

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 14:47:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳俊偉

意見詳情

Details of the Comment :

不要在同心村和駕駛學院旁邊起臨時貨倉

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-161928-40564

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 16:19:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. AP

意見詳情

Details of the Comment :

本人絕對反對該項計劃，在這區的交通已經非常繁忙，周邊交通配套並不足夠應付該項計劃日後的發展，這個計劃如果實行，對現在居住的居民極不公平，會為他們增加無限生活負擔和壓力，這個問題並不能以個人方法解決，但政府並沒有任何計劃加以協助，懇請未有充足交通配套支持下，不要實行該個計劃！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-180837-60222

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 18:08:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam

意見詳情

Details of the Comment :

極力反對，鄰近屋苑，嘈音，沙塵勢必影響居民。

同心村的住客已經帶來不少滋擾包括吵架，頻繁的警車救傷車消防車聲響，不希望屋苑旁邊再添任何滋擾來源。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241117-120811-28352

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

17/11/2024 12:08:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Lam

意見詳情

Details of the Comment :

太近民居、起後影響居民、會有嘈音、

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 241118-115134-91617

提交限期
Deadline for submission: 29/11/2024

提交日期及時間
Date and time of submission: 18/11/2024 11:51:34

有關的規劃申請編號
The application no. to which the comment relates: A/YL-NSW/334

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Walter Wong

意見詳情
Details of the Comment :

反對興建臨時貨倉
貨倉
選址太接近民居，包括采葉庭，同心村及鄰近村屋居民
倉24小時運作，不斷有貨櫃車及閒雜人出入
增加嘈音滋擾及家居風險問題，更可能影響一般市民作息
另外貨倉會因貨物處理不當或其他原因容易造成火警
一旦不幸發生火警，影響鄰近所有住屋
如之前2024年10月14日新油麻地貨物裝卸區起火，並升為三級火，鄰近市民受到隨風飄
散的煙霧和異味嚴重影響

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241116-181158-45496

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

16/11/2024 18:11:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung Kwok Ching

意見詳情

Details of the Comment :

We have significant concerns about the impact of open storage spaces near residential areas. Here are some points to consider for the potential issues:

Potential Issues with Open Storage Near Residential Areas

1. **Traffic Concerns**:

- ****Increased Vehicle Traffic****: Open storage facilities often require frequent deliveries and pickups, leading to an increase in lorry and vehicle traffic. This could exacerbate existing traffic issues, especially at the crossroads of Hong Yip Street and Po Yip Street, where you mentioned there have been accidents.

- ****Traffic Control Measures****: It's essential to inquire about any plans for traffic management, such as traffic lights, signage, or speed bumps, to mitigate the impact of increased vehicle flow.

2. **Hygiene and Environmental Impact**:

- ****Waste Management****: Open storage areas can lead to issues with waste and debris, attracting pests and creating hygiene problems. There may be concerns about how waste will be managed and the potential for pollution.

- ****Noise Pollution****: Increased traffic and operational activities can contribute to noise pollution, affecting the quality of life for nearby residents.

3. **Fire Safety**:

- ****Fire Risks****: Open storage facilities may store flammable materials, raising concerns about fire hazards. The proximity of residential areas to these facilities can put residents at risk in case of a fire.

- ****Access for Fire Services****: It's crucial to assess whether emergency services can easily access the area in the event of a fire or other emergencies.

4. **Security Issues**:

- ****Theft and Vandalism****: Open storage spaces can attract criminal activity, leading to increased theft and vandalism in the surrounding residential areas.

- ****Surveillance and Lighting****: Consider whether there will be adequate security measures in place, such as surveillance cameras and proper lighting, to ensure safety for residents.

Recommendations

- ****Professional Reports****: Request studies or reports from traffic engineers, urban planners, or environmental consultants that address these concerns. These reports should evaluate the potential impacts comprehensively.
- ****Public Consultation****: Engage with local authorities and request community meetings to voice concerns and gather input from other residents.
- ****Traffic Studies****: Advocate for an independent traffic study to assess the potential impact on local traffic patterns and safety.

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

241122-083835-88339

提交限期**Deadline for submission:**

29/11/2024

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

22/11/2024 08:38:35

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

A/YL-NSW/334

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

女士 Ms. Wan Yuk King

意見詳情**Details of the Comment :**

本人強烈反對於上述地段增設臨時貨櫃場，本人在本區居住了20多年，本區為住宅區，人流方面極多，且有幾間中小學在附近，貨櫃場不但近民居，且對學校學生構成極大的危險，加上貨櫃車司機車速往往十分快。而且旁邊還有的士加氣站，這不但對交通造成大擠塞，還會對環境造成污染，包括空氣污染、噪音污染等等……影響自然生態。而且這條道路狹窄，在上學和放學時間經常大塞車，加上貨櫃車體積比較大，在這條狹窄的路上一定造成大擠塞，更可能發生交通意外，造成人命傷亡。因此本人極力反對增設臨時貨櫃場，懇求處方推翻增設貨櫃場，謝謝！

17

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

241122-121349-90845

提交限期**Deadline for submission:**

29/11/2024

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

22/11/2024 12:13:49

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

A/YL-NSW/334

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

小姐 Miss Yung ka chi

意見詳情**Details of the Comment :**

反對在住宅附近起臨時貨倉，起了同心村後，已經經常非常嘈吵，嚴重影響生活和睡眠，臨時貨倉的聲響一定比同心村更加嘈吵。強烈反對

From: [REDACTED]
Sent: 2024-11-25 星期一 18:27:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 項目 A/YL-NSW/334 意見

你好

本人對元朗項目 A/YL-NSW/334 有以下意見

近年因項目附近興建了同心村、導致居住人數多了、而車輛的數目有增加、而當局沒有規劃好車輛停泊位置不足的問題。

令到該位置的咪錶位長期爆滿、影響到本身居住於上址的居民不便、每天到了下午 5 時左右車位都爆滿、每次都要等候一小時左右才有位置停泊、及導致很多違泊問題。

本人建議在這項目上、能劃分一小部分土地建設多 20 至 30 個車位、解決居民的需要。

謝謝

馮文堅

電話：[REDACTED]

19

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241128-115229-48232

提交限期

Deadline for submission:

29/11/2024

提交日期及時間

Date and time of submission:

28/11/2024 11:52:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tin Siu King

意見詳情

Details of the Comment :

大型貨車無論是經過德業街還是元朗舊墟路都會對屋苑居民制造嘈音，尤其是舊墟路是采葉庭居民必須橫過的馬路如大型貨車經過對居民會構成危險，采葉庭一帶原本是很寧靜安全的一個居住環境。請問車輛出入是否經過以上2段道路，是的話可以改用其他道路嗎？

From: [REDACTED]
Sent: 2024-11-29 星期五 02:49:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-NSW/334 DD 115 Chung Yip Road, Yuen Long

Dear TPB Members,

In addition, the proposed brownfield use is totally incompatible with the transitional housing on adjacent lots.

The safety, security and well being of the residents should be a primary concern. Brownfield and homes are not compatible land uses.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 26 September 2024 3:21 AM HKT
Subject: A/YL-NSW/334 DD 115 Chung Yip Road, Yuen Long

A/YL-NSW/334

Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Chung Yip Road, Yuen Long

Site area: About 11,770sq.m Includes Government Land of about 2,824sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Warehouse / 12 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest Objections. Much of the site has been filled in even though applications for brownfield use were rejected many years ago. As the site includes a considerable amount of Government Land has any enforcement action been taken?

Not only has much of the site been filled but also:

"Due to hard-paving works for vehicle parking, L/UL activities and circulation, majority of the Site will be disturbed. The remaining area will be affected by the erection of the proposed structure. Consequently, **all existing trees will be affected, and no tree is proposed to be retained**".

The elimination of more trees would certainly have a negative impact on the residents of Tung Tau SHK Transitional Housing.

The movement of heavy goods vehicles so close to the transitional housing is also not acceptable. In addition, these brownfield sites rarely fulfil conditions posing serious issues of potential fire and drainage damage.

There is zero justification as the site is deemed unsuitable for brownfield use under the guidelines of

TPB PG-No. 13G (Revised April 2023)

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

Not only is the zoning Wetland Restoration, there is a clear planning intention to eventually develop a residential compound on the transitional housing site.

The applicant states that he needs to relocate, but this would certainly not be a solution as the operation would have to relocate again once SHK goes ahead with its development.

The application must be rejected as it is totally inappropriate.

Mary Mulvihill

Seq 2 22

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250125-144941-44025

提交限期

Deadline for submission:

28/01/2025

提交日期及時間

Date and time of submission:

25/01/2025 14:49:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/334

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TSOI YUK PING

意見詳情

Details of the Comment :

該位置近濕地，又近住宅，一旦排污出現少少問題，會嚴重危害市民及候鳥生命，如果執意批出土地作貨庫，是間接迫市民及候鳥飲毒水。

From: [REDACTED]
Sent: 2025-03-14 星期五 03:50:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-NSW/334 DD 115 Chung Yip Road, Yuen Long

Dear TPB Members,

"93.4% of the Site) is proposed to be filled with concrete of not more than 0.2 m in depth, up to a level ranging from +4.3 mPD to +5.0 mPD "

BUT

"the applicant will reinstate the Site to an amenity area upon expiry of the planning approval period"

And we elieve in Father Xmas and the Tooth Fairy.

I would remind members that they have a duty to question unrealistic statements:

15 Mar 2023 A/YL-TT/583

190. **A Member considered that the approval of planning applications for the applied use involving filling of land, even on a temporary basis, would lead to irreversible degradation of the condition of arable land. The Member expressed that the general statement as indicated in PlanD's Papers that approval of such applications on a temporary basis would not frustrate the long-term planning intention of the "Agriculture" ("AGR") zone was not entirely true.** In response, the Chairman said that PlanD could review the wordings used in the planning considerations and assessments for similar applications, where appropriate. The Committee would consider each planning application on its individual merits, and for the subject application, the Site fell within Category 2 areas of TPB PG. No.13G where planning permission for temporary uses for three years **could be granted where there was no adverse departmental comments and local objections** (or the concerns could be addressed through implementation of approval conditions).

And that was for a Cat 2 site. This is CDA with Wetland Restoration considerations.

There is no justification to approve the applicaiton.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 29 November 2024 2:49 AM HKT
Subject: Re: A/YL-NSW/334 DD 115 Chung Yip Road, Yuen Long

Dear TPB Members,

In addition, the proposed brownfield use is totally incompatible with the transitional housing on adjacent lots.

The safety, security and well being of the residents should be a primary concern. Brownfield and homes are not compatible land uses.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 26 September 2024 3:21 AM HKT
Subject: A/YL-NSW/334 DD 115 Chung Yip Road, Yuen Long

A/YL-NSW/334

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