

2024年 4月 5日

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

Appendix I of RNTPC
Paper No. A/YL-TT/645A

This document is received on - 5 APR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL TT / 645 |
| | Date Received 收到日期 | - 5 APR 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)

Mang Sang Timber Trading Limited 民生木材貿易有限公司

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 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 3,109 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,841 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) | 925 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 | Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Agriculture" zone |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 _____ (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 for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) | | | |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 | 3 | | |
| | <input type="checkbox"/> month(s) 個月 | | | |
| (c) Development Schedule 發展細節表 | | | | |
| Proposed uncovered land area 擬議露天土地面積 | 1,347 | sq.m | <input checked="" type="checkbox"/> About 約 | |
| Proposed covered land area 擬議有上蓋土地面積 | 1,762 | sq.m | <input checked="" type="checkbox"/> About 約 | |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 3 | | | |
| 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 | 1,841 | sq.m | <input checked="" type="checkbox"/> About 約 | |
| Proposed gross floor area 擬議總樓面面積 | 1,841 | 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 FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE | 1,738 m ² (ABOUT) | 1,817 m ² (ABOUT) | 12 m (ABOUT)(2-STOREY) |
| B2 | TRANSFORMER ROOM | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| B3 | WASHROOM | 15 m ² (ABOUT) | 15 m ² (ABOUT) | 2.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 1,762 m ² (ABOUT) | 1,841 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 | 2 (PC) | | | |
| Motorcycle Parking Spaces 電單車車位 | | | | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | | | | |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | | | | |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | | | | |
| Others (Please Specify) 其他 (請列明) | | | | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | | | | |
| Taxi Spaces 的士車位 | | | | |
| Coach Spaces 旅遊巴車位 | | | | |
| Light Goods Vehicle Spaces 輕型貨車車位 | | | | |
| Medium Goods Vehicle Spaces 中型貨車車位 | | | | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | | | | |
| Others (Please Specify) 其他 (請列明) | 1 (Container Vehicle) | | | |

| | | | |
|--|----------------------------------|--|--|
| Proposed operating hours 擬議營運時間 08:30 to 17:30 from Monday to Saturday, no operation on Sunday and public holiday | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Tong Road via a local access | |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,109 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On traffic 對交通 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On water supply 對供水 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On drainage 對排水 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On slopes 對斜坡 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Tree Felling 砍伐樹木 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Visual Impact 構成視覺影響 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Others (Please Specify) 其他 (請列明) | | Yes 會 <input type="checkbox"/> No 不會 <input 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> |
|--|--|

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期 | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

7. Justifications 理由

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

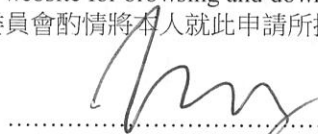
Please refer to the attached planning statement.

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, MPIA, CMIL

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

19/03/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories |
| Site area 地盤面積 | <div>3,109 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 925 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div> |
| Plan 圖則 | Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 |
| Zoning 地帶 | "Agriculture" zone |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) 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 | 1,841 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.59 <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 | 3 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | N/A | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 2.5 - 12 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | 1 - 2 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 57 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | 2 2 (PC) |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____ | | 1 1 (CV) |

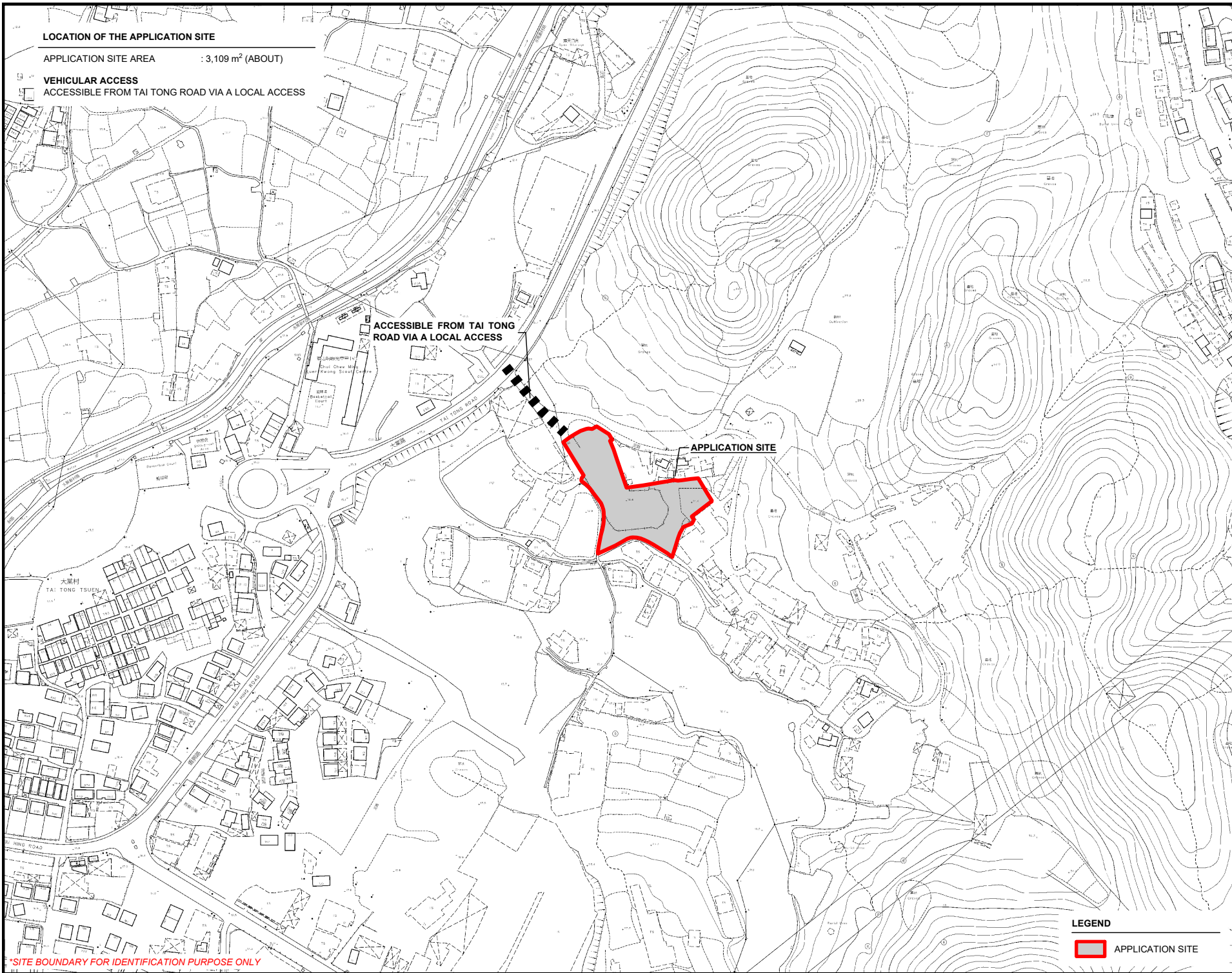
| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |
| Please refer to the attached planning statement. | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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

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

LIST OF PLANS

| | |
|---------------|--|
| Plan 1 | Location Plan |
| Plan 2 | Plan Showing the Zoning of the Application Site |
| Plan 3 | Plan Showing the Land Status of the Application Site |
| Plan 4 | Layout Plan |
| Plan 5 | Plan Showing the Paved Ratio of the Application Site |
| Plan 6 | Swept Path Analysis |



LOCATION OF THE APPLICATION SITE

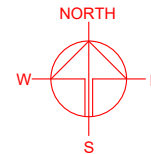
APPLICATION SITE AREA : 3,109 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI TONG
ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
CONSTRUCTION MATERIALS
(TIMBER, IRON FRAMES AND
ALUMINIUM PLATES) FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND
ADJOINING GOVERNMENT
LAND, TAI TONG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

22.2.2024

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

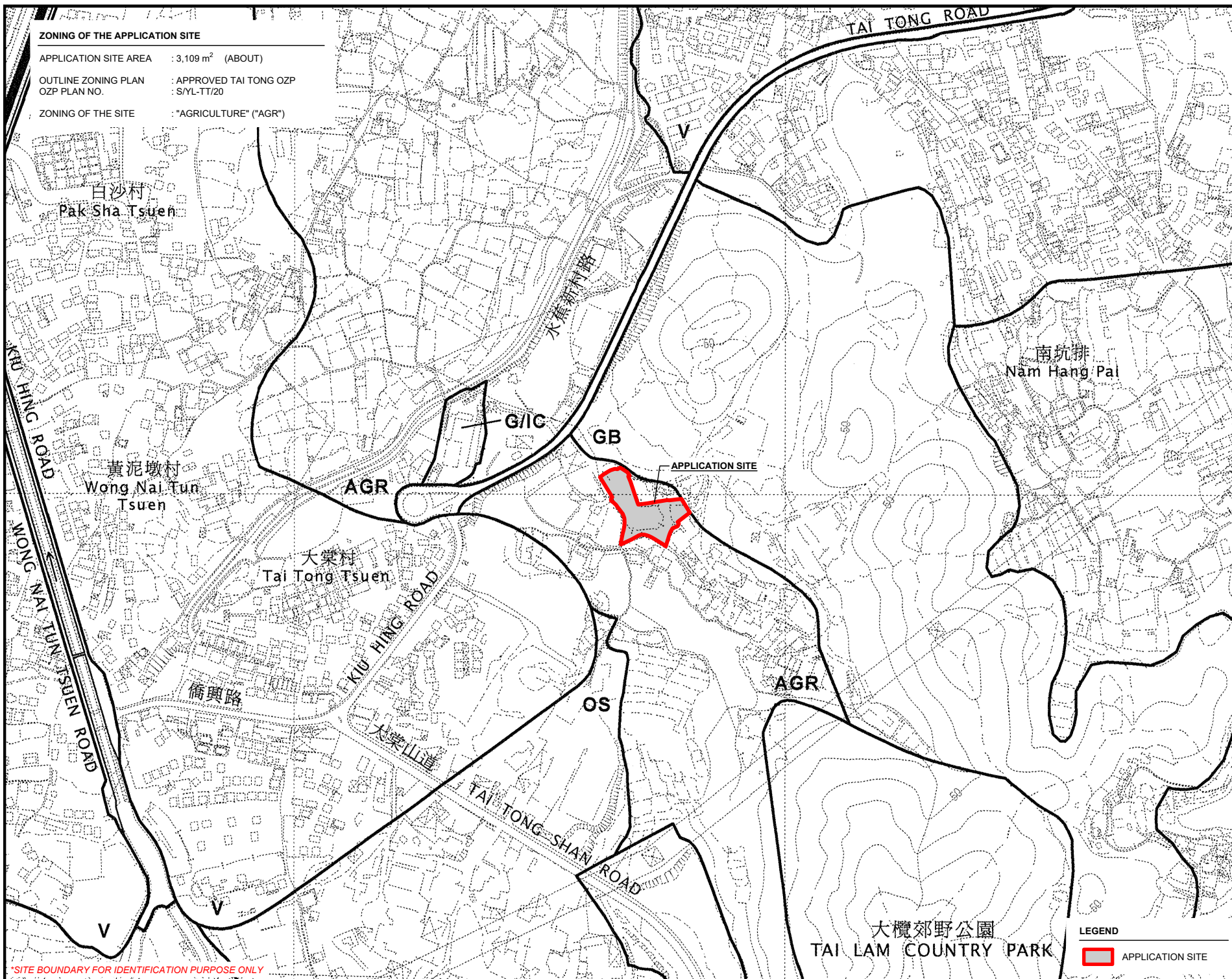
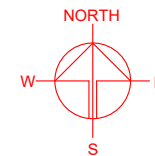
VER.

001

* SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,109 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
OZP PLAN NO. : S/YL-TT/20
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
CONSTRUCTION MATERIALS
(TIMBER, IRON FRAMES AND
ALUMINIUM PLATES) FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND
ADJOINING GOVERNMENT
LAND, TAI TONG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

22.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

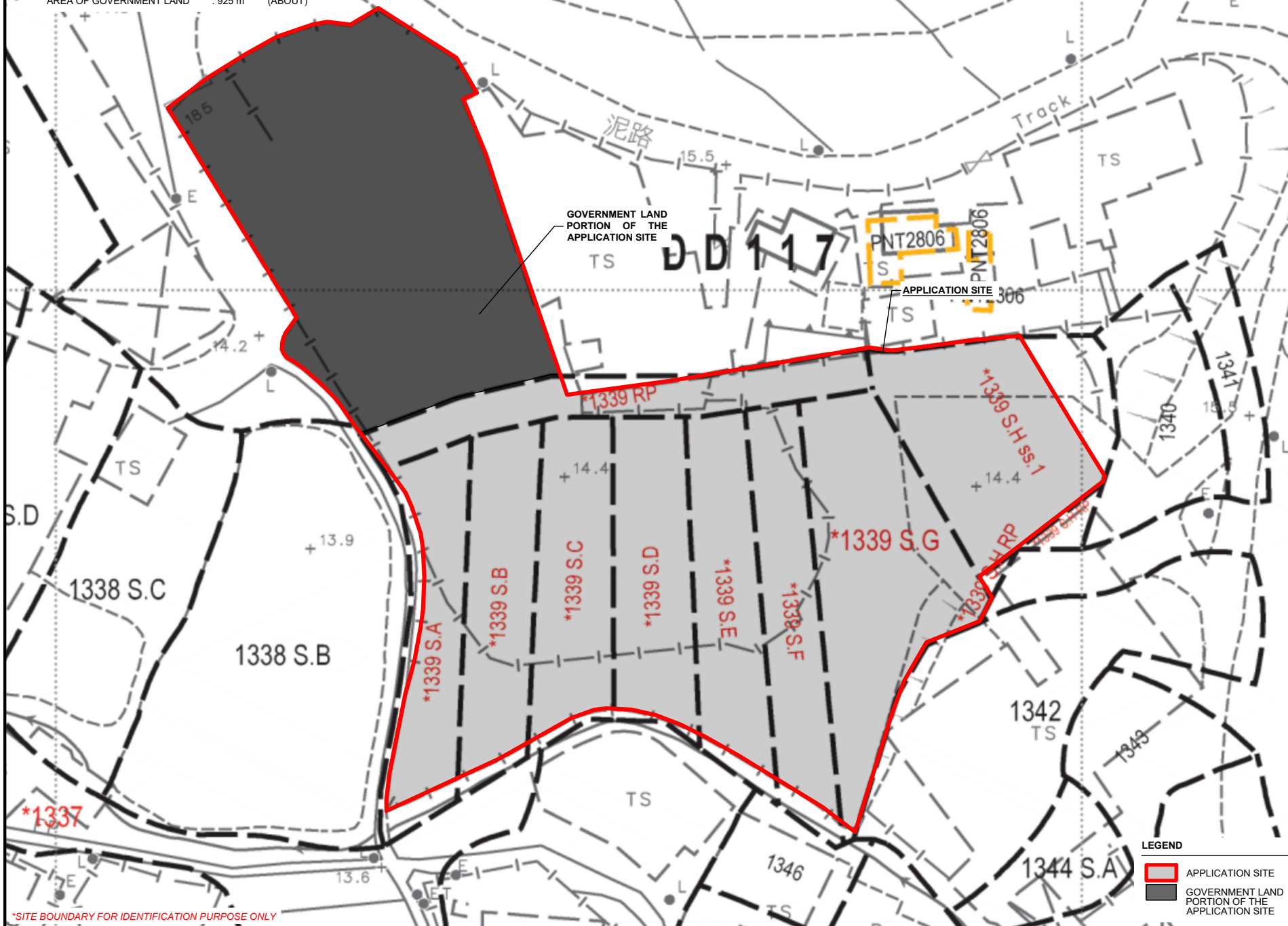
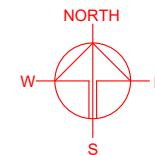
LEGEND



APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

| | |
|-------------------------|--------------------------------|
| APPLICATION SITE AREA | : 3,109 m ² (ABOUT) |
| AREA OF PRIVATE LAND | : 2,184 m ² (ABOUT) |
| AREA OF GOVERNMENT LAND | : 925 m ² (ABOUT) |



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

| | |
|--|---|
| | APPLICATION SITE |
| | GOVERNMENT LAND PORTION OF THE APPLICATION SITE |

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PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

| | |
|-------------|-----------|
| DRAWN BY | DATE |
| MN | 22.2.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
LAND STATUS OF THE SITE

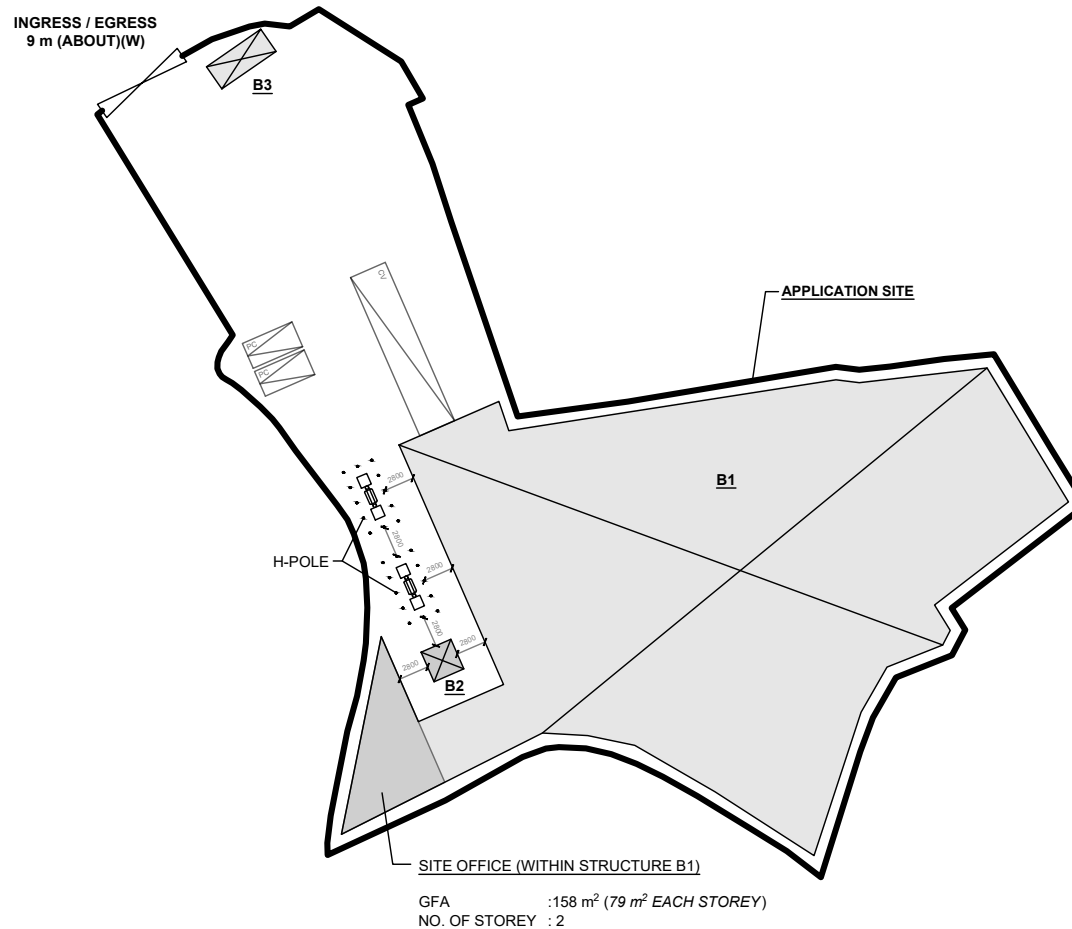
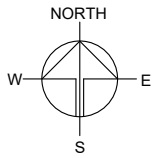
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|-------------------|-------------|
| DWG NO. PLAN 3 | VER. 001 |
|-------------------|-------------|

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 3,109 m ² | (ABOUT) |
| COVERED AREA | : 1,762 m ² | (ABOUT) |
| UNCOVERED AREA | : 1,347 m ² | (ABOUT) |
| PLOT RATIO | : 0.59 | (ABOUT) |
| SITE COVERAGE | : 57 % | (ABOUT) |
| NO. OF STRUCTURE | : 3 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 1,841 m ² | (ABOUT) |
| TOTAL GFA | : 1,841m ² | (ABOUT) |
| BUILDING HEIGHT | : 2.5 m - 12 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---|------------------------------|------------------------------|-------------------------|
| B1 | WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE | 1,738 m ² (ABOUT) | 1,817 m ² (ABOUT) | 12 m (ABOUT)(#2-STOREY) |
| B2 | TRANSFORMER ROOM | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| B3 | WASHROOM | 15 m ² (ABOUT) | 15 m ² (ABOUT) | 2.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 1,762 m ² (ABOUT) | 1,841 m ² (ABOUT) | |

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

| | |
|---|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 2 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| NO. OF L/UL SPACE FOR CONTAINER VEHICLE | : 1 |
| DIMENSION OF L/UL SPACE | : 16 m (L) x 3.5 m (W) |

LEGEND

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

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PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

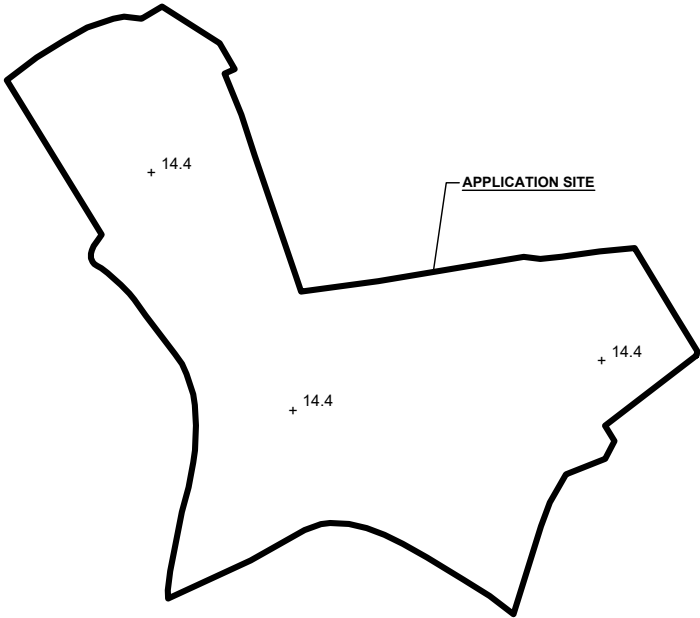
| | |
|----------------|-------------------|
| DRAWN BY MN | DATE 29.2.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
LAYOUT PLAN

| | |
|-------------------|-------------|
| DWG NO. PLAN 4 | VER. 001 |
|-------------------|-------------|

EXISTING CONDITION OF THE APPLICATION SITE

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 3,109 m ² | (ABOUT) |
| SOILED GROUND AREA | : 3,109 m ² | (ABOUT) |
| EXISTING SITE LEVEL | : +14.4 mPD | (ABOUT) |



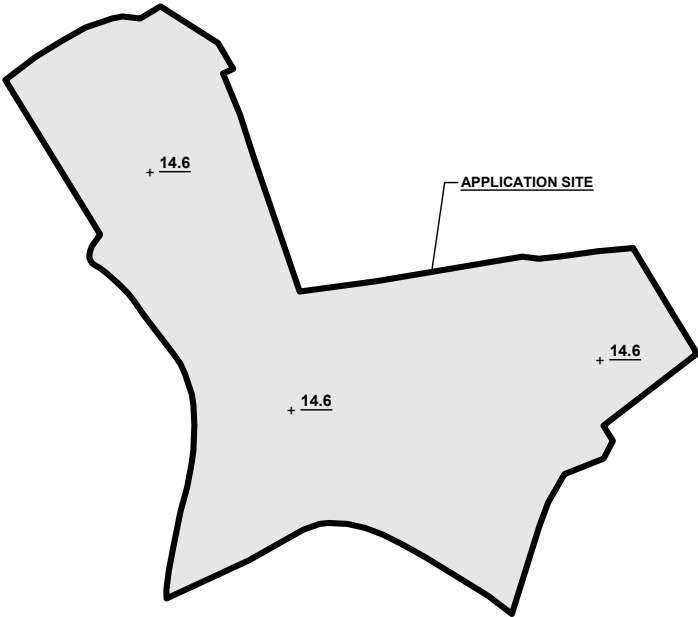
LEGEND

| | |
|-------|------------------------|
| | APPLICATION SITE |
| | EXISTING SOILED GROUND |
| +14.4 | EXISTING SITE LEVEL |

SITE LEVELS ARE FOR REFERENCE ONLY.

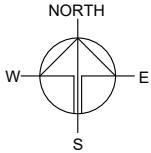
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

| | | |
|----------------------------|---|---------|
| APPLICATION SITE AREA | : 3,109 m ² | (ABOUT) |
| COVERED BY STRUCTURE | : 1,762 m ² | (ABOUT) |
| PROPOSED LAND FILLING AREA | : 3,109 m ² | (ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2 m | |
| PROPOSED SITE LEVELS | : +14.6 mPD (ABOUT) | |
| MATERIAL OF LAND FILLING | : CONCRETE | |
| USE | : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE | |



LEGEND

| | |
|-------|-----------------------|
| | APPLICATION SITE |
| | PROPOSED FILLING AREA |
| +14.6 | PROPOSED SITE LEVEL |



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

| | |
|----------|-----------|
| DRAWN BY | DATE |
| MN | 22.2.2024 |

| | |
|------------|------|
| REVISED BY | DATE |
| | |

| | |
|-------------|------|
| APPROVED BY | DATE |
| | |

DWG. TITLE

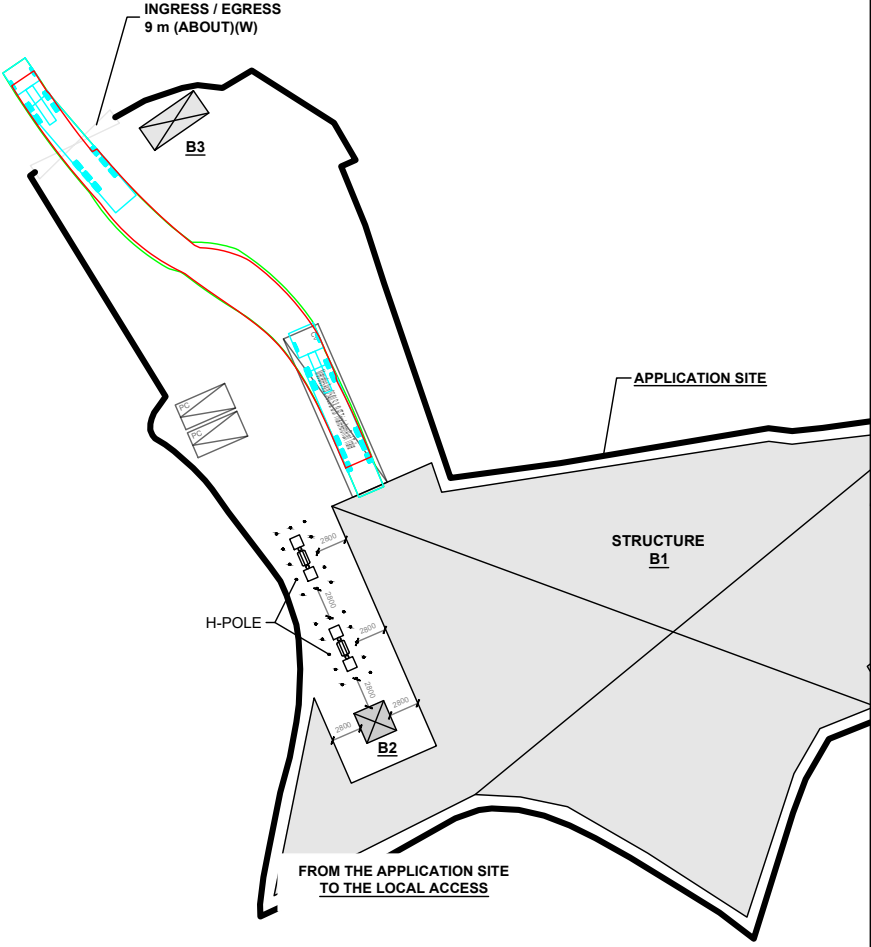
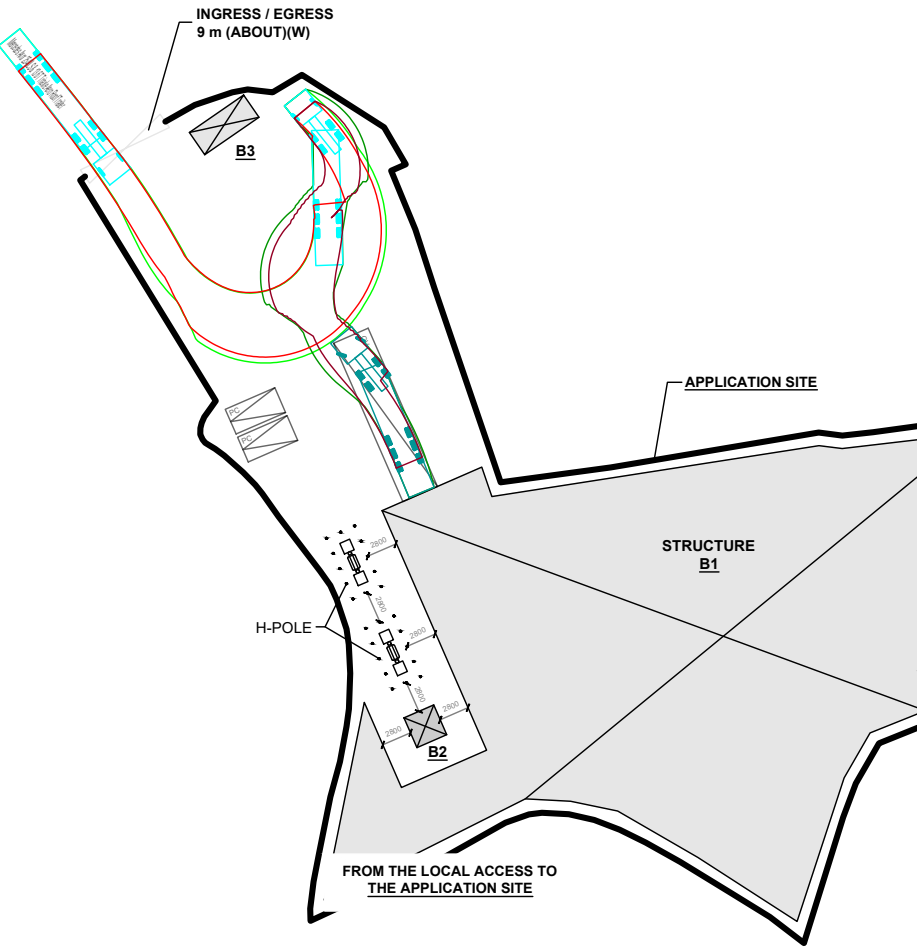
FILLING OF LAND

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 5 | 001 |

SWEPT PATH ANALYSIS

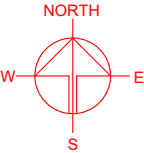
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

22.2.2024

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DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS
(TIMBER, IRON FRAMES AND ALUMINUM PLATES) FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Mang Sang Timber Trading 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 to use *Lots 1339 S.A to S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories* (the Site) for **‘Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land’** (proposed development).
- The Site falls within an area zoned as “Agriculture” on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Site consists of an area of 3,109 m² (about), including 925 m² (about) of GL. A total of 3 structures are proposed at the Site for warehouse for storage of construction materials, site office, transformer room and washroom with total GFA of 1,841 m² (about), the remaining area is designated as area for erection of H-pole, parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Tai Tong Road via a local access. The operation hours of the Site are Monday to Saturday from 08:30 to 17:30. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant’s original premises are affected by the development of Kwu Tung North New Development Area (KTN NDA)
 - The applied use is similar to the applicant’s original premises in Ma Tso Lung
 - The proposed development is not incompatible with surrounding land use
 - No significant adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long-term planning intention of the “AGR” zone
- Details of development parameters are as follows:

| | |
|------------------------------|--|
| Application Site Area | 3,109 m ² (about), <i>incl. 925 m² (about) of GL</i> |
| Covered Area | 1,762 m ² (about) |
| Uncovered Area | 1,347 m ² (about) |
| | |
| Plot Ratio | 0.59 (about) |
| Site Coverage | 57% (about) |
| | |
| Number of Structure | 3 |
| Total GFA | 1,841 m ² (about) |
| - Domestic GFA | <i>Not applicable</i> |
| - Non-Domestic GFA | 1,841 m ² (about) |
| | |
| Building Height | 2.5 m - 12 m (about) |
| No. of Storey | 1-2 |

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大棠丈量約份第 117 約地段第 1339 號 A 分段至 G 分段 (部分)、第 1339 號 H 分段第 1 小分段 (部分) 及第 1339 號餘段 (部分) 及毗連政府土地的規劃申請，於上述地段作「擬議臨時貨倉存放建築材料 (木材、鐵架及鋁板) (為期 3 年) 及相關填土工程」。
- 申請地點所在的地區在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」用途地帶。申請地盤面積為 3,109 平方米 (約)，當中包括 925 平方米 (約) 的政府土地。申請地點將設有 3 座構築物作貨倉存放建築材料、場地辦公室，變壓器房及洗手間，構築物的總樓面面積合共為 1,841 平方米 (約)，其餘地方將預留作擺放 H 型電線桿、泊車位、上/落貨位及流轉空間。
- 申請地點可從大棠路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 8 時 30 分至下午 5 時 30 分，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古洞北新發展區影響
 - 申請的用途與申請人先前於馬草壟的發展用途大致相同
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展屬臨時性質，不會影響「農業」用途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： | 3,109 平方米 (約)， 包括 925 平方米 (約) 政府土地 |
| 上蓋總面積： | 1,762 平方米 (約) |
| 露天地方面積： | 1,347 平方米 (約) |
| | |
| 地積比率： | 0.59 (約) |
| 上蓋覆蓋率： | 57% (約) |
| | |
| 樓宇數目： | 3 座 |
| 總樓面面積 | 1,841 平方米 (約) |
| 住用總樓面面積： | 不適用 |
| 非住用總樓面面積： | 1,841 平方米 (約) |
| | |
| 構築物高度： | 2.5 米 - 12 米 (約) |
| 構築物數： | 1-2 層 |

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Mang Sang Timber Trading Limited* (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) in respect to *Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D.117 and adjoining GL, Tai Tong, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant seeks to use the Site for '**Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land**'. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the proposed use is not column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 The Site is the subject of a previous S.16 planning application (No. A/YL-TT/544) for the same use, which was also submitted by the applicant. The current application involves of decrease in site area and gross floor area (GFA) to meet the operational need (**Appendix I**).
- 1.4 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 6**). Furthermore, a set of proposal, i.e. run-in/out, drainage and fire service installations (FSIs) proposals are provided to demonstrate that the proposed development will not induce adverse impacts to the surrounding area through providing adequate mitigation measures (**Appendices II to IV**).

2. JUSTIFICATIONS

To Facilitate the Relocation of the Applicant's Original Business Premises Affected by the Implementation of KTN NDA

- 2.1 The applicant has been operating their construction materials trading business premises in Ma Tso Lung (i.e. *Lot 2240 S.B (Part) in D.D. 96*) since the 2000s. However, the business premises were resumed by the Government to facilitate the implementation of KTN NDA in February 2022. The applicant subsequently applied to the Board to facilitate the relocation of the affected business premises to portion of the Site under S.16 planning application No. A/YL-TT/544. The application was later approved by the Board with conditions on a temporary basis of 3 years on 20/5/2022.
- 2.2 However, the applicant did not have sufficient time to comply with the approval conditions within the designated time period, which led to revocation of the application on 20/2/2024. During the planning approval period of the previous application (No. A/YL-TT/544), the applicant has shown effort to comply with the approval conditions, details are shown at **Table 1** below:

Table 1: Details of Compliance with Approval Conditions of the Previous Application

| | Approval Conditions of Application No. A/YL-TT/544 | Date of Compliance |
|-----|---|---------------------------|
| (c) | <i>Provision of Boundary Fencing</i> | Not Complied with |
| (d) | <i>Submission of a Run-in/out Proposal</i> | 30/11/2022 |
| (e) | <i>Implementation of the Run-in/out Proposal</i> | Not Complied with |
| (f) | <i>Submission of a Revised Drainage Proposal</i> | 19/7/2023 |
| (g) | <i>Implementation of the Drainage Proposal</i> | Not Complied with |
| (i) | <i>Submission of a FSIs Proposal</i> | 2/2/2023 |
| (j) | <i>Implementation of FSIs Proposal</i> | Not Complied with |

- 2.3 As mentioned at paragraph 2.2, the applicant did not have sufficient time to comply with the approval conditions in relation to the provision of boundary fencing, as well as the implementation of run-in/out, drainage and FSIs proposals. As the application site of the previous application (No. A/YL-TT/544) comprises both *Old Schedule Agricultural Lots held under the Block Government Lease* and GL, prior permissions have to be obtained from the Government for the erection of structures and occupation of GL respectively.
- 2.4 The applicant submitted Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department (LandsD) to facilitate the approved scheme after planning permission has been obtained from the Board. The approval of STW (STW5508) and STT (STTYL0199) were subsequently obtained by the applicant on 30/1/2024 and 31/1/2024 respectively. As the applicant could not complete the constructions works for compliance with the aforesaid approval conditions within the designated time period, the current planning application is therefore submitted to the

Board to continue to facilitate the relocation of the premises.

Applied Use Is The Same as The Affected Business in Ma Tso Lung and the Previous Application

- 2.5 The proposed development involves a warehouse for storage of construction materials (timber, iron frames and aluminum plates) with site office to support the daily operation of the Site (**Plan 4**). The applied use is the same as the affected business premises in Ma Tso Lung. The area of the Site (i.e. about 3,109 m², +11%) is similar to the applicant's original premises in Ma Tso Lung (i.e. about 2,800 m²) which has already been resumed and reverted to the Government in 2022.
- 2.6 When compared with the previous application No. A/YL-TT/544, there are decreases in site area, plot ratio, covered area and GFA, while the applied use, number of structures, building height, operation hours (**Plan 4** and **Appendix I**).

Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" zone

- 2.7 Despite the proposed development is not in line with planning intention of the "AGR", the special background of the application should be considered on its individual merit. In addition, application for the same use was also approved by the Board previously, therefore, approval of the current application would not set an undesirable precedent for the "AGR" zone.
- 2.8 Although the Site currently falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural activity (**Plans 1** and **3**). Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories, especially for the relocation of business premises affected by the implementation of KTN NDA.

The Proposed Development is Not Incompatible with Surrounding Land Use

- 2.9 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by open storage/storage yards, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses. In support of the current application, the applicant has submitted the accepted run-in/out proposal of the previous application (No. A/YL-TT/544), drainage and FSIs proposals to mitigate the potential impacts generated from the proposed development (**Appendices II to IV**).

3. SITE CONTEXT

Site Location

3.1 The Site is located in Tai Tong, Yuen Long, New Territories (**Plan 1**). It is approximately 50m east of Tai Tong Road; 3.2 km south of Yuen Long Highway; 4.3 km south of Yuen Long MTR Station and 15 km southwest of the original premises in Ma Tso Lung.

Accessibility

3.2 The Site is accessible from Tai Tong Road via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is currently vacant, unfenced and covered by vegetation (**Plans 1 and 3**).

Surrounding Area

3.4 The Site is mainly surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop (**Plans 1 and 3**).

3.5 To its immediate and further north in an area zoned as "Green Belt" are mostly lands covered by vegetation, woodland and burial grounds (**Plans 1 and 3**).

3.6 To its immediate and further east are some vacant lands covered by vegetation, temporary structures for agricultural use and woodland (**Plans 1 and 3**).

3.7 To its immediate south are farmlands and occupied by temporary structures. To its further south are occupied by temporary structures for workshop and hobby farm uses (**Plans 1 and 3**).

3.8 To its immediate west are a cluster of trees and Tai Tong Road. To its further west are Tai Tong Tsuen and residential developments (**Plans 1 and 3**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is not a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject "AGR" zone is *intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Filling of Land Restrictions

- 4.3 According to the Remarks of the subject "AGR" 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 co-ordinated 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 draft Tai Tong OZP No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Application

- 4.4 The Site is the subject of two previous approved S.16 planning applications (Nos. A/YL-TT/515 and A/YL-TT/544) for 'place of recreation, sports or culture (hobby farm)' and 'warehouse' uses, which were approved by the Board in 2021 and 2022 respectively. The latest application (No. A/YL-TT/544) was submitted by the same applicant for the same use, which was approved by the Board on a temporary basis for 3 years on 20/5/2022. Therefore, approval of the current application is considered in line with the Board's previous decision.

Similar Application

- 4.5 There is no similar application for temporary 'warehouse' use within in the same "AGR" zone.

Land Status

- 4.6 The Site consists of 9 private lots in D.D. 117 with an area of 2,184 m² (about) of Old

Schedule Lots held under the Block Government Lease. The remaining area falls on GL, i.e. 925 m² (about) (**Plan 3**). The ownership details are provided at **Table 2** below:

Table 2: Land Ownership of the Site

| Lots in D.D. 117 | | Ownership |
|------------------|--------------|--|
| 1 | 1339 S.A | <p><i>Mang Sang Timber Trading Limited</i> (the applicant)</p> |
| 2 | 1339 S.B | |
| 3 | 1339 S.C | |
| 4 | 1339 S.D | |
| 5 | 1339 S.E | |
| 6 | 1339 S.F | |
| 7 | 1339 S.G | |
| 8 | 1339 S.H ss1 | |
| 9 | 1339 RP | |

- 4.7 The applicant has obtained approval of STW (STW5508) and STT (STTYL0199) from the LandsD to facilitate the approved scheme of the previous application and the occupation of GL at the Site respectively. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The area of the Site is 3,109 m² (about), including 925 m² (about) of GL. Details of development parameters are shown at **Table 3** below.

Table 3: Development Parameters of the Proposed Development

| | |
|--|--|
| Application Site Area | 3,109 m ² (about), including 925 (about) of GL |
| Covered Area | 1,762 m ² (about) |
| Uncovered Area | 1,347 m ² (about) |
| Plot Ratio | 0.59 (about) |
| Site Coverage | 57% (about) |
| Number of Structure | 3 |
| Total GFA - Domestic GFA - Non-Domestic GFA | 1,841 m ² (about) Not applicable 1,841 m ² (about) |
| Building Height | 2.5 m - 12 m (about) |
| No. of Storey | 1-2 |

- 5.2 A total of 3 structures are proposed at the Site for storage of construction materials, site office, transformer room and washroom with total GFA of 1,841 m² (about), the remaining area is reserved for erection of H-poles, erection of H-pole, parking, L/UL spaces and circulation area (**Plan 4**). Details of structures are shown at **Table 4** below:

Table 4: Details of Proposed Structures

| Structure | Use | Covered Area | Gross Floor Area | Building Height |
|--------------|---|------------------------------------|------------------------------------|-------------------------------|
| B1 | Warehouse for Storage of Construction Materials and Site Office | 1,738m ² | 1,817m ² | 12 m (2-storey [#]) |
| B2 | Transformer Room | 9 m ² | 9 m ² | 3 m (1-storey) |
| B3 | Washroom | 15 m ² | 15 m ² | 2.5 m (1-storey) |
| Total | | 1,762 m² (about) | 1,841 m² (about) | - |

[#]Only site office portion of the structure B1 is 2-storey, the remaining area of structure B1 is 1-storey

Filling of Land at the Site

- 5.3 The Site is proposed to be filled wholly with concrete of not more than 0.2m in depth for site formation of structures, parking and L/UL spaces and circulation area (**Plan 5**). Concrete site formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

Operation Mode

- 5.4 The proposed development will operate on Monday to Saturday from 08:30 to 17:30. No operation on Sunday and public holiday. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

No Adverse Traffic Impact

- 5.6 The Site is accessible from Tai Tong Road via a local access (**Plan 1**). One 9 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A total of 3 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

Table 5: Parking and L/UL Provisions

| Type of Parking Space: | Number of Space |
|--|-----------------|
| Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L) | 2 |
| Type of L/UL Space: | Number of Space |
| L/UL Space for Container Vehicle - 3.5 m (W) X 16 m (L) | 1 |

- 5.7 A run-in/out proposal is submitted by the applicant to demonstrate the smooth manoeuvring of vehicles enter/exit from Tai Tong Road (**Appendix I**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 6**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 6** below), adverse traffic impact should not be anticipated.

Table 6: Trip Generation and Attraction of the Proposed Development

| Time Period | Trip Generation and Attraction | | | | |
|--|--------------------------------|-----|-------------------|-----|-------------|
| | Private Car (Staff) | | Container Vehicle | | 2-Way Total |
| | In | Out | In | Out | |
| Trip at <u>AM peak</u> per hour (08:30 – 09:30) | 2 | 0 | 1 | 0 | 3 |
| Trip at <u>PM peak</u> per hour (17:30 – 18:30) | 0 | 2 | 0 | 1 | 3 |
| Trip per hour (average) | 0.5 | 0.5 | 1 | 1 | 3 |

- 5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 130m south of the Site with frequent bus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 7** and below:

Table 7: Public Transport Serving the Site

| Route No. | Termination Points | | Frequency |
|-----------|--------------------|--------------------------------|--------------------|
| MTR Bus | | | |
| K66 | Long Ping | Tai Tong Wong Nai Tun Tsuen | 4 to 15 minutes |

Source: MTR Website

No Adverse 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 Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in ProPECC PN 2/23 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase must 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 the washroom 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.
- 5.12 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

No Adverse Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site.

No Adverse Drainage Impact

- 5.14 There is no existing drainage system within the Site. The applicant has submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development (**Appendix III**). The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.15 The applicant has submitted a FSIs proposal to ensure fire safety within the Site (**Appendix IV**). The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ma Tso Lung, which will be affected by the development of KTN NDA. The Site is the subject of 1 previously approved S.16 planning application (No. A/YL-TT/544) for the same use, which was submitted by the current applicant. However, the applicant did not have sufficient time to comply with the approval conditions within the designated time period, which led to revocation of the application on 20/2/2024.
- 6.2 When compared with the previous application No. A/YL-TT/544, only the site area, GFA and number of parking space are decreased while the other major development parameters remain unchanged. Given that the application's special background is to facilitate the development of KTN NDA, approval of the current application would not set an undesirable precedent within the "AGR" and should be considered on its own merits.
- 6.3 The proposed development is considered not incompatible with surroundings as the Site is surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop. Although the Site currently falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/YL-TT/20, the Site is currently vacant with no active agricultural use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and to facilitate the relocation of the applicant's business premises.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted run-in/out of the previous application, drainage and FSI proposals to mitigate potential impact arising from the proposed development (**Appendices II to IV**). The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited
March 2024

APPENDICES

| | |
|---------------------|--|
| Appendix I | Comparison Table Showing the Differences Between the Proposed Scheme and the Approved Scheme under Application No. A/YL-TT/544 |
| Appendix II | The Accepted Run-In/Out of the Previous Application No. A/YL-TT/544 |
| Appendix III | Drainage Proposal |
| Appendix IV | Fire Service Installations Proposal |

Appendix I

Comparison Table Showing the Differences Between the Proposed Scheme and the Approved Scheme under Application No. A/YL-TT/544

Appendix I – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-TT/544

| Development Parameters | Approved Application No. A/YL-TT/544 (a) | Current Application (b) | Difference (b)-(a) | |
|---|---|---|--|-------|
| Site Area | 3,170 m ² (about), incl. 942 m ² of GL | 3,109 m ² (about), incl. 925 m ² of GL | -61 m ² -17 m ² of GL | -2% |
| Covered Area | 2,517 m ² (about) | 1,762 m ² (about) | -755 m ² | -30% |
| Uncovered Area | 653 m ² (about) | 1,347 m ² (about) | +694 m ² | +106% |
| | | | | |
| Plot Ratio | 0.79 (about) | 0.59 (about) | -0.20 | -25% |
| Site Coverage | 79% (about) | 57% (about) | -22% | -28% |
| | | | | |
| No. of Structure | 3 | 3 | - | |
| Gross Floor Area | 2,517 m ² (about) | 1,841 m ² (about) | -676 m ² | -27% |
| - Domestic | N/A | N/A | | |
| - Non-Domestic | 2,517 m ² (about) | 1,841 m ² (about) | -676 m ² | -27% |
| Building Height | 2.5 m – 12 m (about) | 2.5 m – 12 m (about) | - | |
| No. of Storey | 1 | 1-2 | +1 storey | +100% |
| | | | | |
| Operation Hours | Monday to Saturday 08:30 – 17:30 (No Operation on Sunday and Public Holiday) | Monday to Saturday 08:30 – 17:30 (No Operation on Sunday and Public Holiday) | - | |
| No. of Private Car Parking Space | 2 | 2 | - | |
| No. of Loading/Unloading Space for Container Vehicle | 2 | 1 | - 1 | |

Appendix II

The Accepted Run-In/Out of the Previous Application No. A/YL-TT/544



+ 852 2489 9711

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2524 0355) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-TT/544

電話號碼 Tel. No. : 2158 6298

傳真機號碼 Fax No. : 2489 9711

30 November 2022

Mang Sang Timber Trading Limited
Flat A & B, 9/F, Rammon House
101 Sai Yeung Choi Street South
Mong Kok, Kowloon
(Attn: Mr. Sung Sung LIAO)

Dear Sir,

Compliance with Approval Condition (d)
Planning Application No. A/YL-TT/544

I refer to your submission dated 9.9.2022 for compliance with approval condition (d) on the submission of a run-in/out proposal to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB. The Transport Department (TD) and Highways Department (HyD) have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed advisory departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comment, please contact Ms. Tanya TSUI (Tel: 2300 1627) of HyD.

Yours faithfully,

(Ophelia WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

AC for T/NT, TD (Attn.: Miss Grace FOK)

CHE/NTW, HyD (Attn.: Ms. Tanya TSUI)

Internal

CTP/TPB(2)

OW/JT/jt

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."

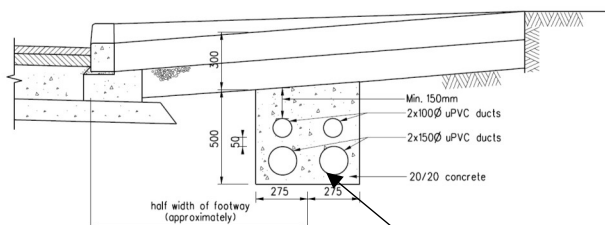


+ 852 2489 9711

APPENDIX

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

- i) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.
- ii) The access road connecting the application site with Tai Tong Road is not and will not be maintained by this Office. This Office should not be responsible for maintaining any access connecting the application site with Tai Tong Road.
- iii) You are reminded to follow HyD Standard Drawings H1113 and H1114 for constructing the run-in/out.
- iv) You are reminded to keep photo records of the hidden works (including but not limited to the depth of sub-base, the number, diameter, position of cross-road ducts, the laying of steel reinforcement, etc.) as shown and required in the above HyD Standard Drawings and present them to this Office for handing over of completed works.
- v) You are reminded to keep construction records of material used (such as the grade of concrete, the grade of steel reinforcement, etc.) and present them to this Office for handing over of completed works.



OPTION A

2 nos. of 150Ø uPVC &
2 Nos. of 100Ø uPVC to
be laid with concrete
surround

Drop Kerb

Existing Concrete Footpath

1.0m

Drop Kerb
Transition

Existing Site Access Road

1.5m

1.5m

Existing Run in/out for
adjacent lot



Existing Site Photo

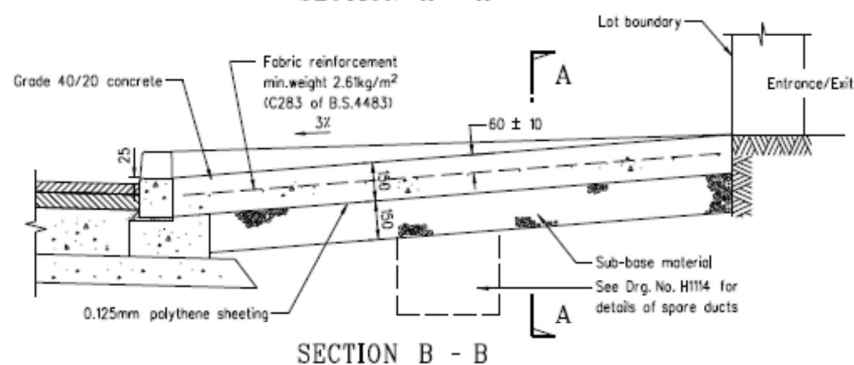
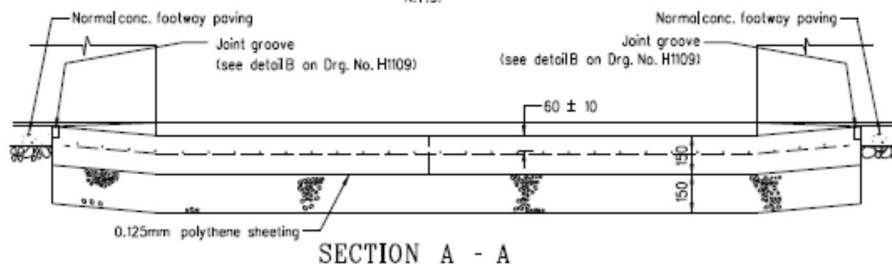
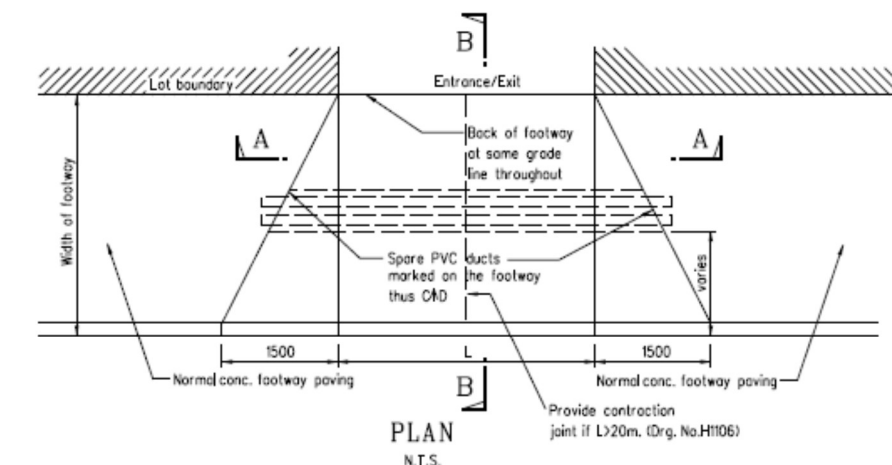
Notes :

1. The run in/out is designed in accordance with HyD Standard Drawing H1113C & H1114B.
2. Option A is used for Pre-laid cable ducting.

Yuen Long Tai Tong Road Warehouse

Proposed Run in/out Details

Drawing No. YLTTR 0001



Note:

1. All dimensions are in millimetres.

| | | | |
|------|--|-----------------|---------|
| C | General revision | Original signed | Oct 19 |
| B | Joint groove details revised | - | Nov 96 |
| A | Grade of concrete revised | - | Sept 96 |
| | Former Drg. No. H1011A with general revision | - | June 94 |
| REF. | REVISION | SIGNATURE | DATE |

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

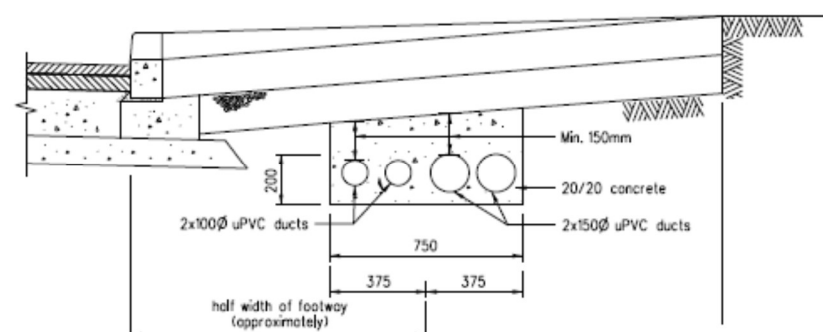
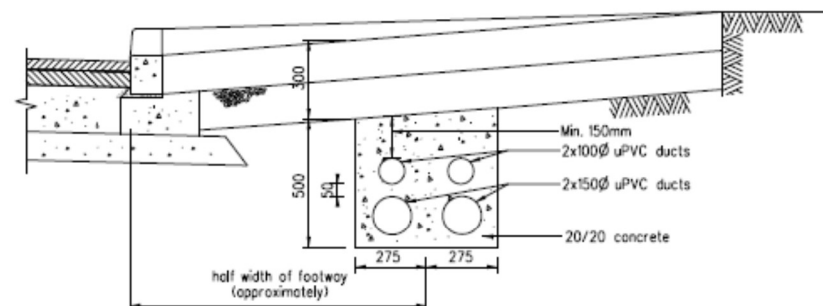
DRAWING No.

CAD

SCALE

1:20

H 1113C



Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

| | | | |
|------|--|-----------------|--------|
| B | General revision | Original signed | Oct 19 |
| A | Concrete cover revised | - | Sep 96 |
| | Former Drg. No. H1011A with general revision | - | Jun 94 |
| REF. | REVISION | SIGNATURE | DATE |

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B

Appendix III

Drainage Proposal

(Drainage Design)

Varies Lots in DD118

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

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

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

| | |
|--------------------------|-------------|
| Asphalt | 0.70 - 0.95 |
| Concrete | 0.80 - 0.95 |
| Brick | 0.70 - 0.85 |
| Grassland (heavy soil**) | |
| Flat | 0.13 - 0.25 |
| Steep | 0.25 - 0.35 |
| Grassland (sandy soil) | |
| Flat | 0.05 - 0.15 |
| Steep | 0.15 - 0.20 |

The surface of the adjacent area is covered by Grassland, the C value should be 0.35 (Steep) for $5,400m^2$ and the surface of the site area is covered by Asphalt, the C value should be .85 (mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **20 Years** is normally used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

| Duration (min) | Extreme Intensity x (mm/h) for various Return Periods | | | | | | |
|-------------------|---|------|------|------|------|------|------|
| | T(year) | | | | | | |
| | 2 | 5 | 10 | 20 | 50 | 100 | 200 |
| 240 | 28.5 | 37.7 | 43.4 | 48.6 | 54.9 | 59.4 | 63.6 |
| 120 | 42.2 | 54.7 | 62.5 | 69.6 | 78.4 | 84.7 | 90.8 |
| 60 | 61.0 | 75.7 | 84.3 | 92 | 101 | 108 | 114 |
| 30 | 84.0 | 100 | 110 | 118 | 128 | 135 | 142 |
| 15 | 106 | 127 | 139 | 150 | 163 | 173 | 182 |
| 10 | 119 | 141 | 155 | 168 | 184 | 196 | 208 |
| 5 | 138 | 161 | 177 | 193 | 216 | 234 | 254 |

i (rainfall intensity) = **92mm/hr** (Duration of 60min is used)

1. Design of Proposed U-channel Type 1 for Catchment Area (1) + Catchment Area (4)

$$Q_p = 0.278 C_i A$$

C = 0.15 (Flat Grassland, Sandy Soil)

C = 0.85 (Asphalt)

i = 92 mm/hr

A1 = **7,000m²** (0.007km²)

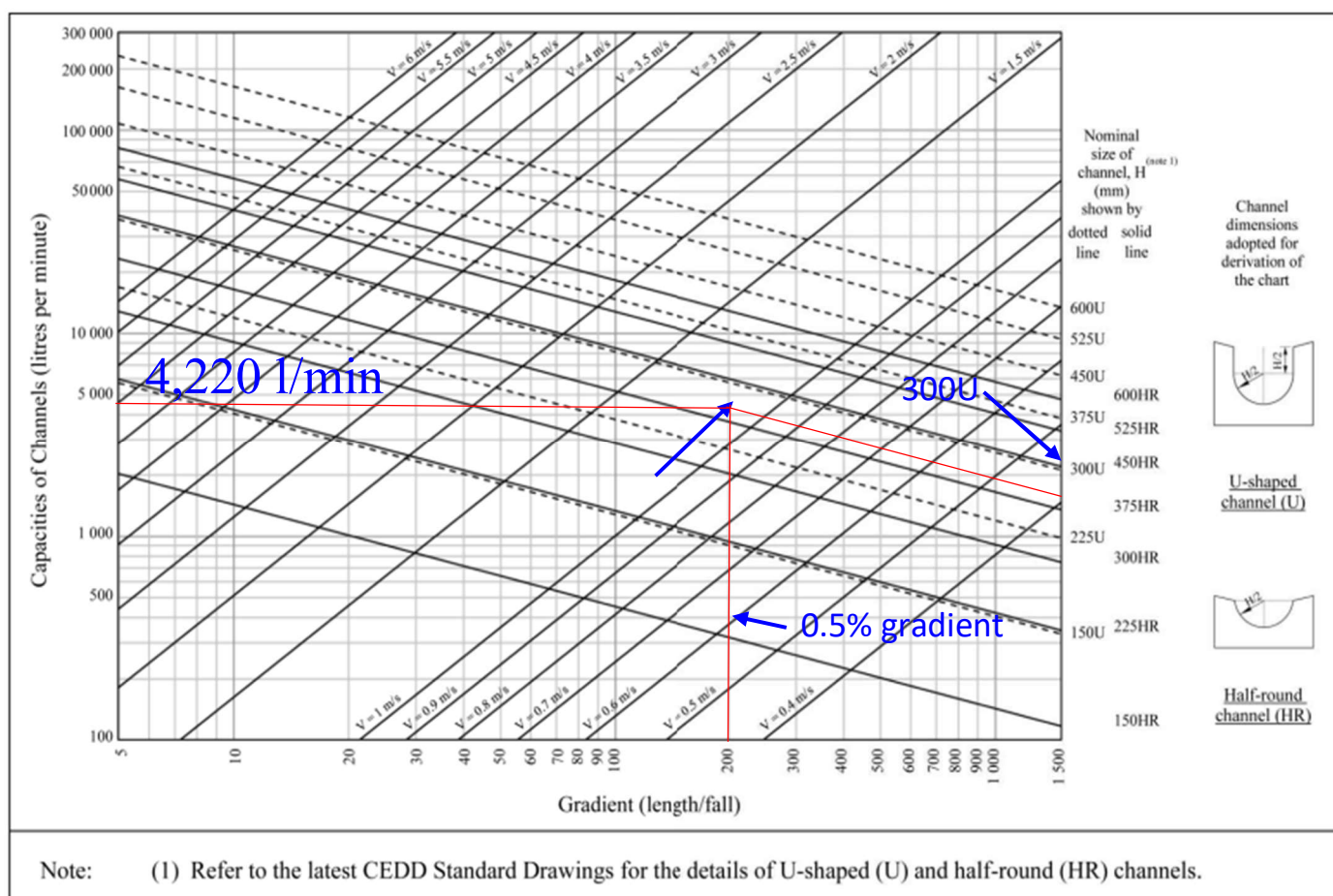
A4 = **2,000m²** (0.002km²)

$$Q_p = 0.278 \times 92 \times (0.15 \times 0.007 + 0.85 \times 0.002)$$

$$Q_p = 0.071 \text{m}^3/\text{s} \text{ or } 4,220 \text{ l/min}$$

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

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



For 4,220 l/min, 300 U-channel (1) is used.

2. Design of U-channel Type 2 for the Catchment Area (2) + Catchment Area (3)

$$Q_p = 0.278 C i A$$

$C = 0.15$ (Flat Grassland, Sandy Soil),

$C = 0.85$ (Asphalt)

$i = 92 \text{ mm/hr}$

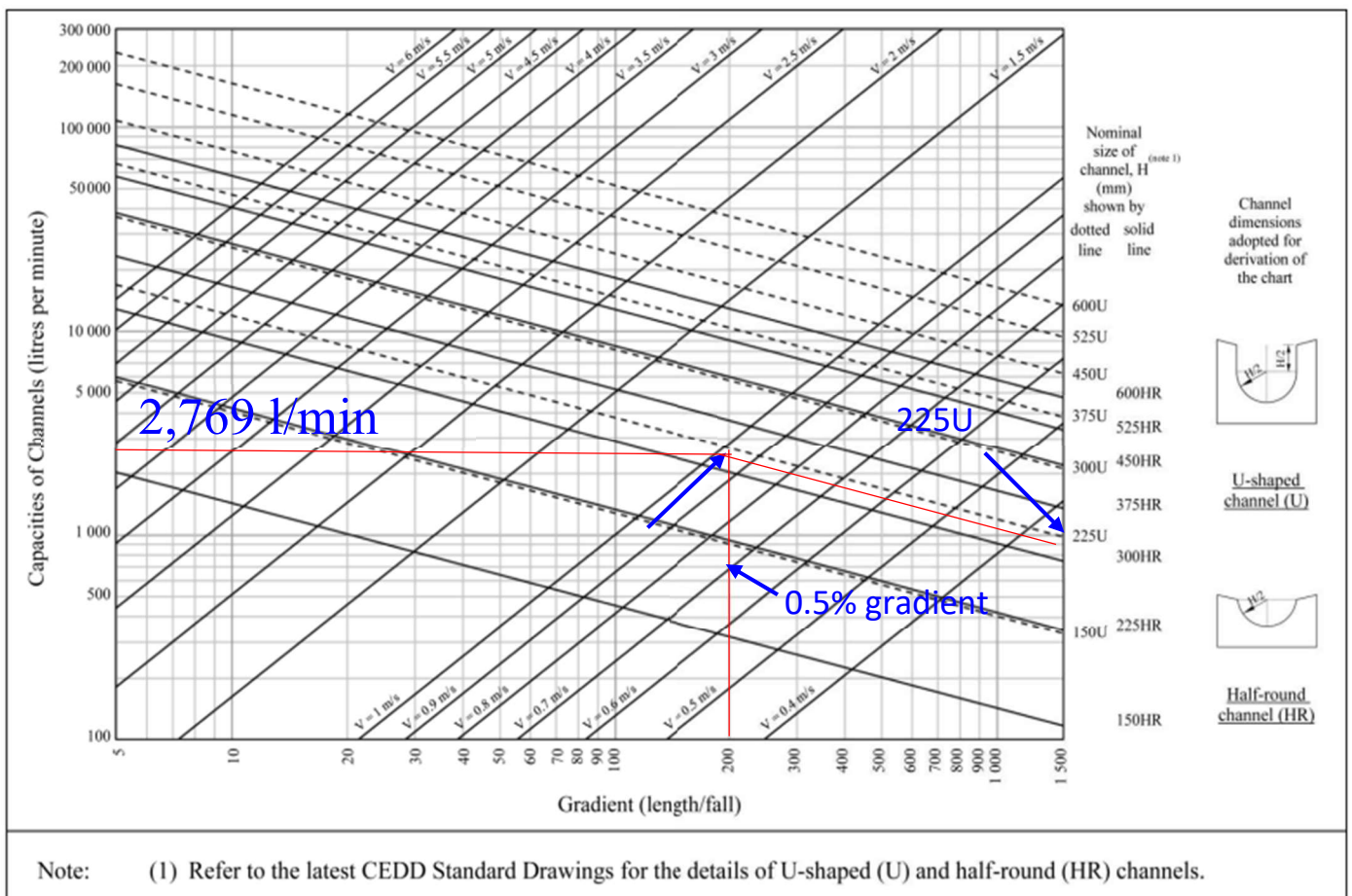
$A_2 = 5,400 \text{ m}^2$ (0.00540 km²) Adjacent Affected Area,

$A_3 = 1,170 \text{ m}^2$ (0.00117 km²) Subject Site

$$Q_p = 0.278 \times 92 \times (0.15 \times 0.00540 + 0.85 \times 0.00117)$$

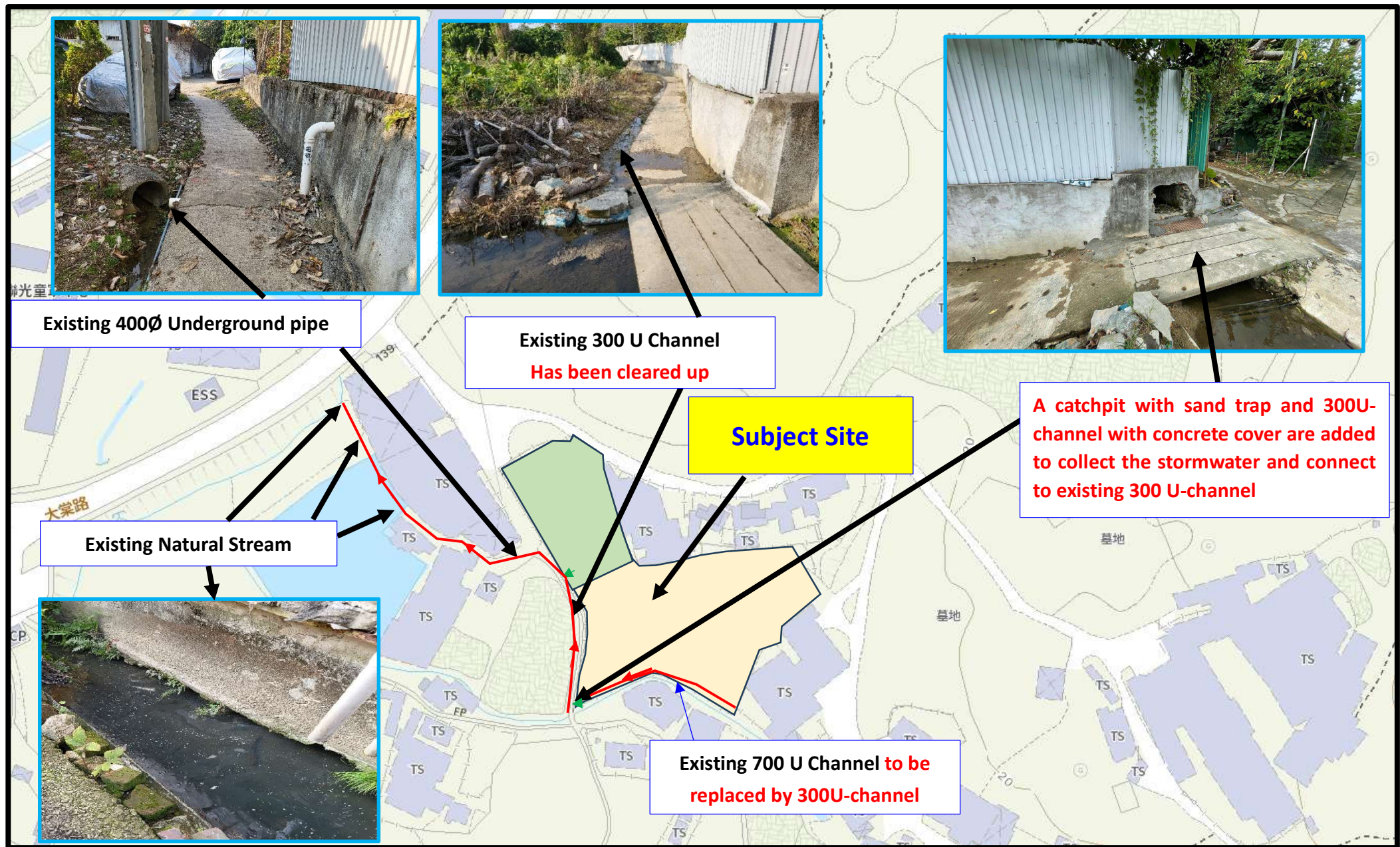
$$Q_p = 0.0461 \text{ m}^3/\text{s} \text{ or } 2,769 \text{ l/min}$$

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



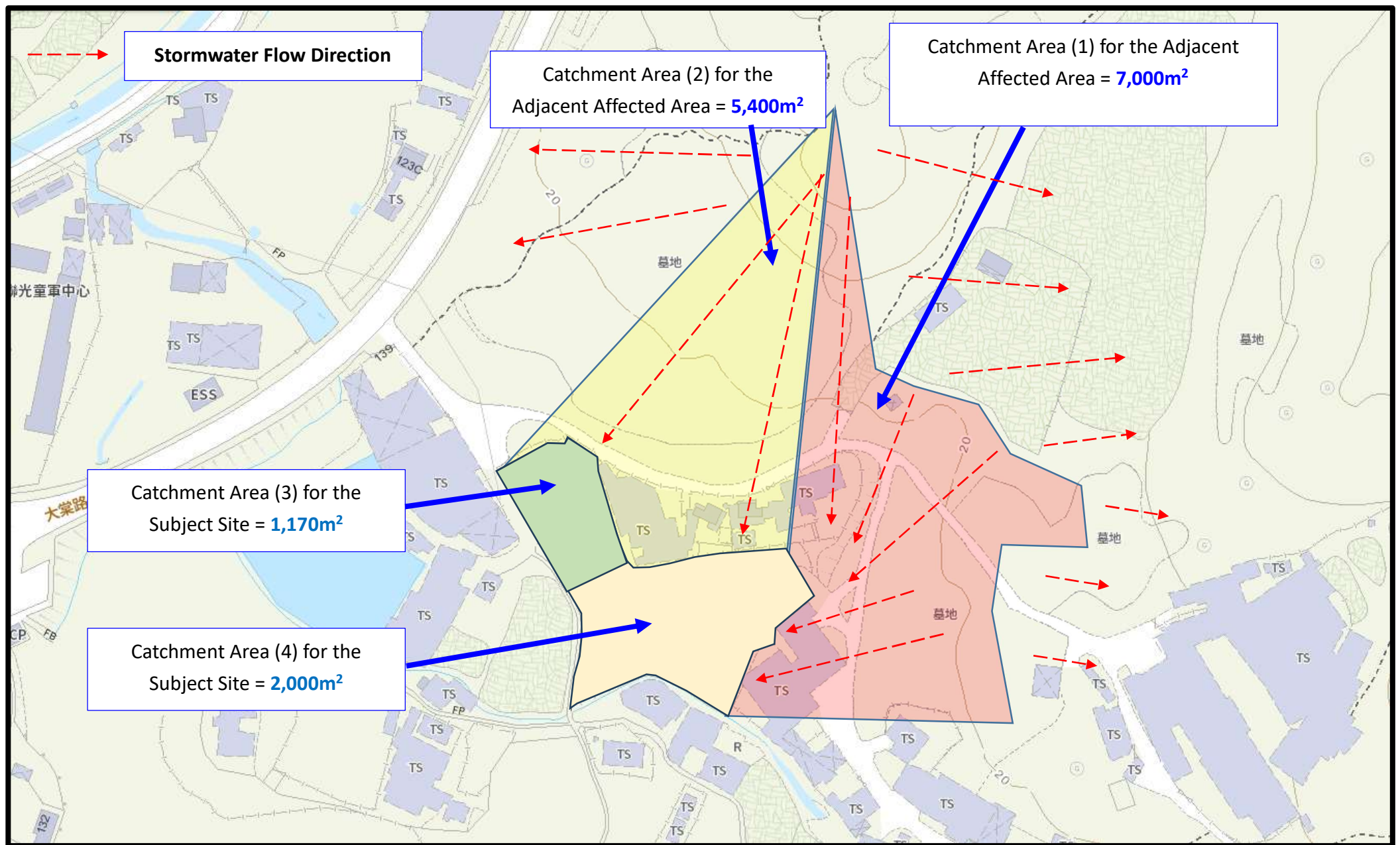
For 2,769 l/min, **225 U-channel** Type 2 is used.

For consistency, 300 U-channel are used for the whole site.



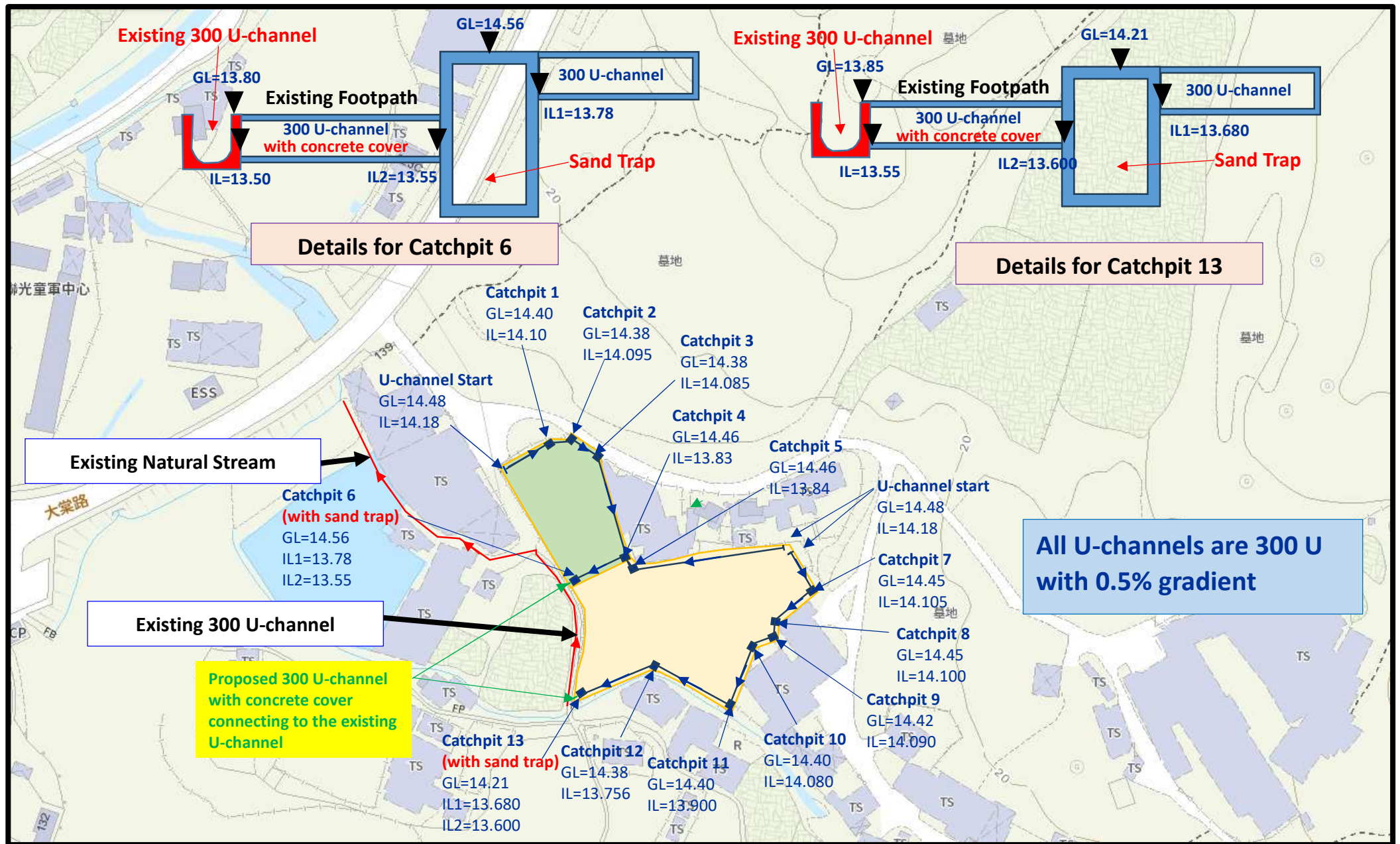
Improvement on Existing Drainage System

Drawing No. TTR2022-001B



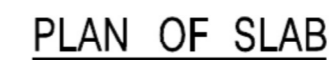
Catchment Areas

Drawing No. TTR2002-002



Drainage Plan

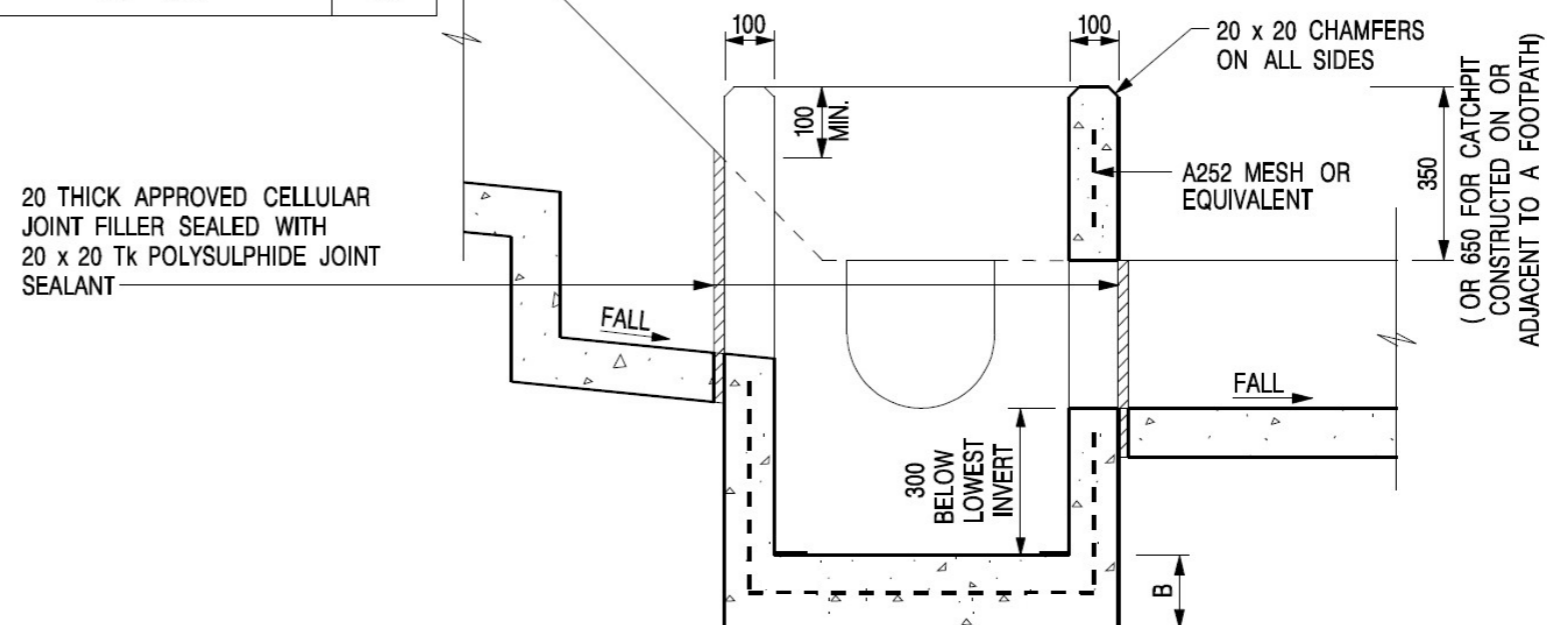
Drawing No. TTR2022-003B



U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)

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



Details of Catchpit with Sand Trap

Appendix IV

Fire Service Installations Proposal

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013", FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE


6. EXIT SIGN

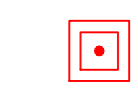
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

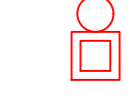
7. PORTABLE APPLIANCES

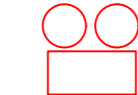
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.


LEGEND

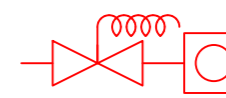
 HOSE REEL


 BREAK GLASS UNIT


 FIRE ALARM BELL

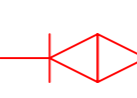
 EMERGENCY LIGHT


 EXIT SIGN

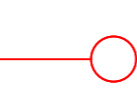
 SUBSIDIARY VALVE / FLOW SWITCH


 5KG CO2 FIRE EXTINGUISHER

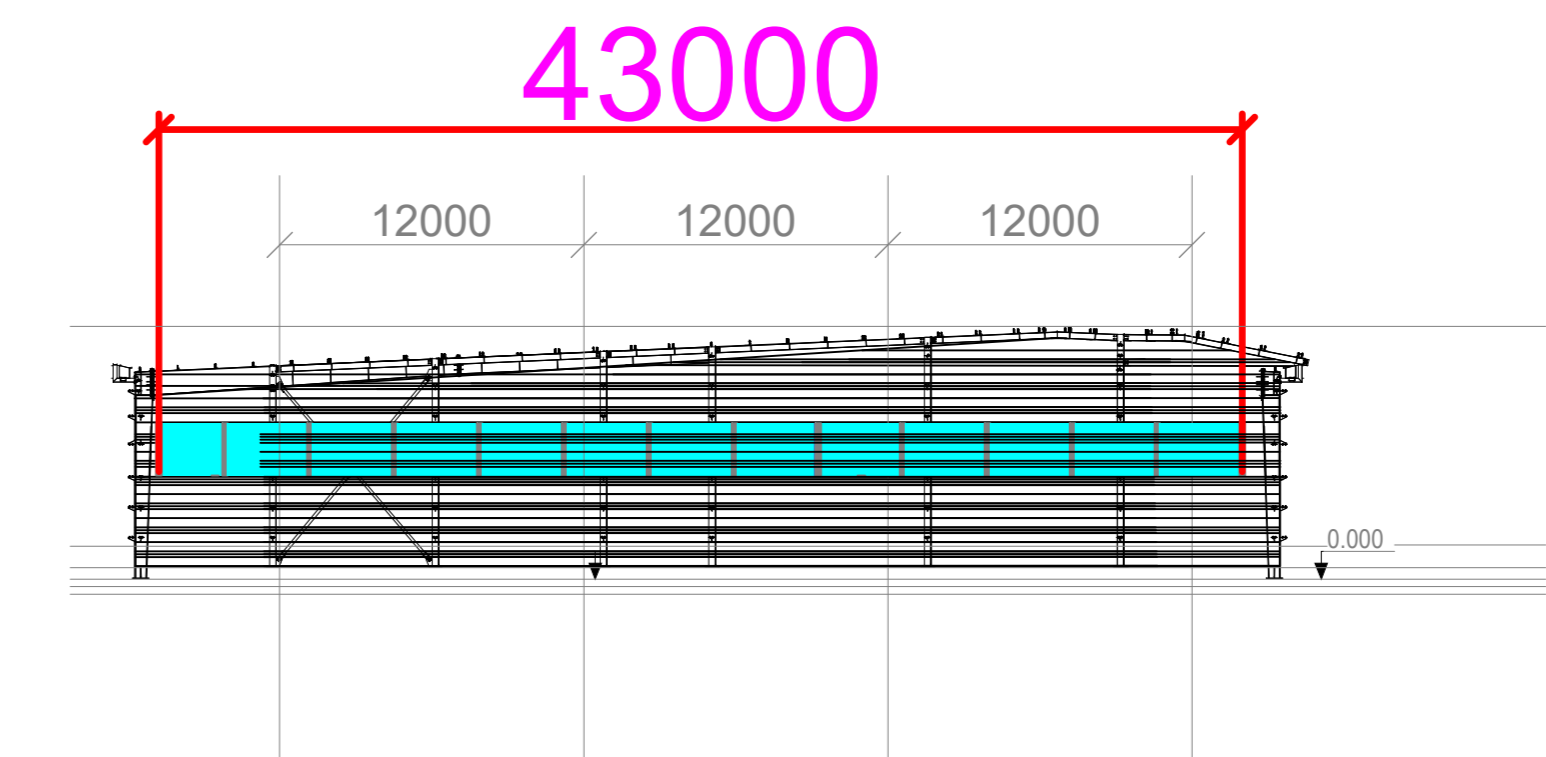
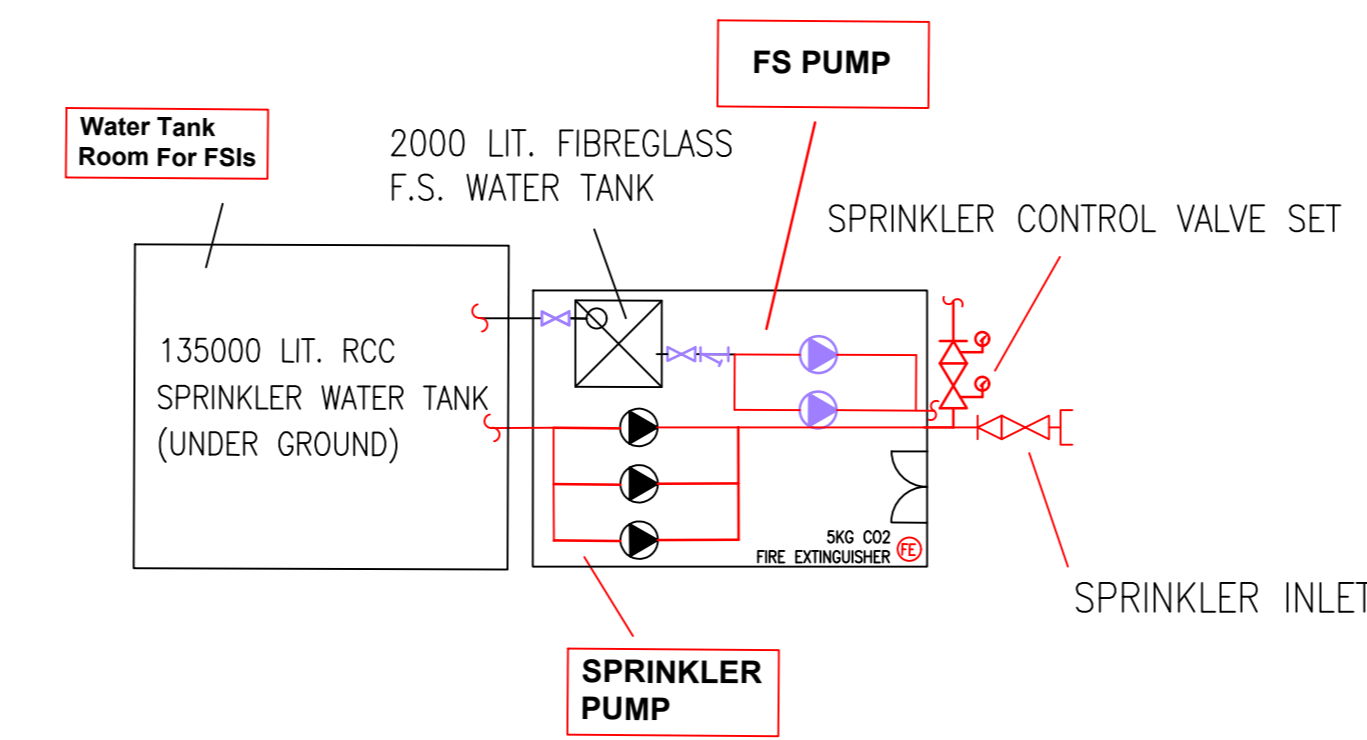
 SPRINKLER CONTROL VALVE SET

 SPRINKLER INLET

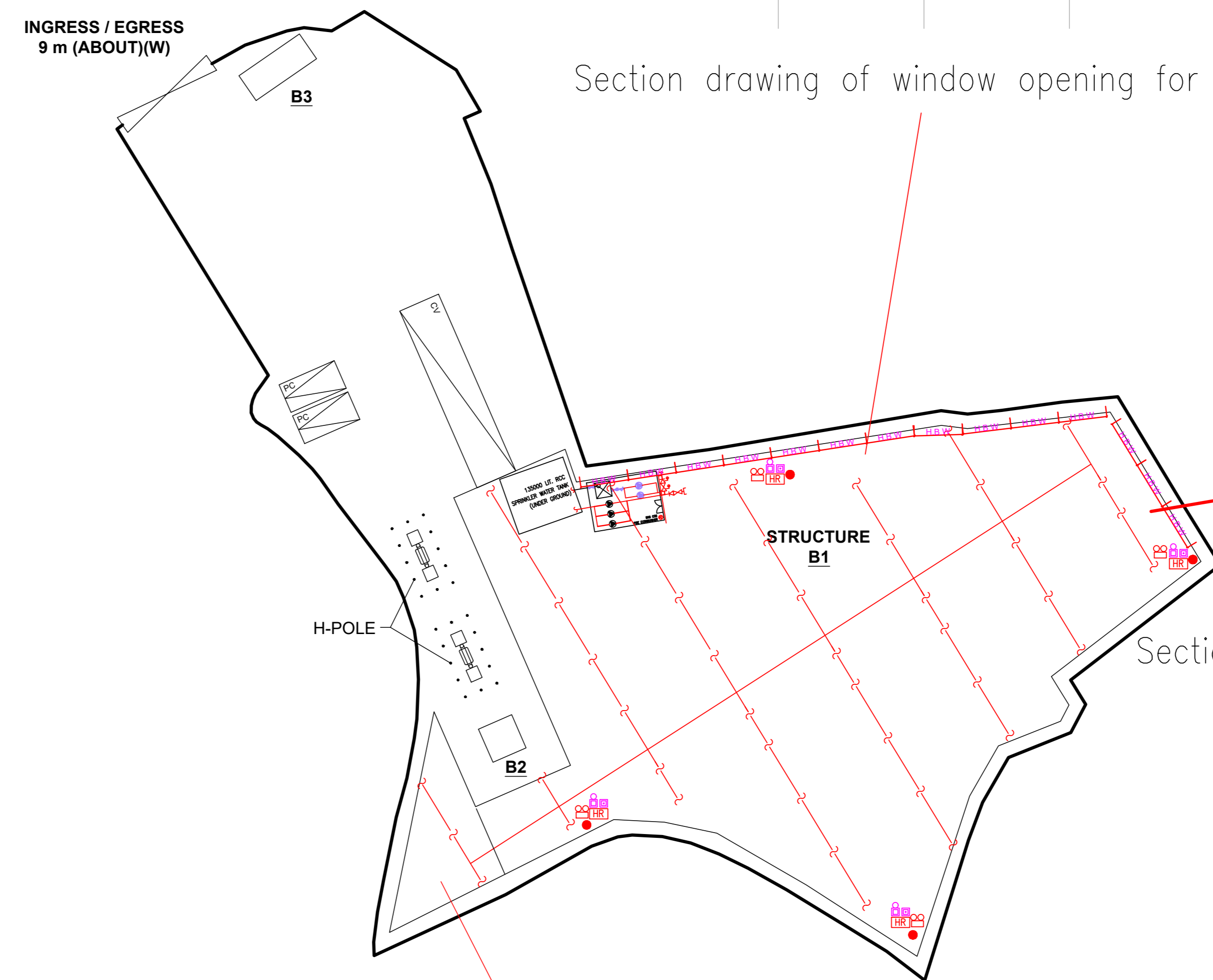
 5KG DRY POWDER FIRE EXTINGUISHER

 SPRINKLER HEAD (ON PLAN)

 PUMP SET

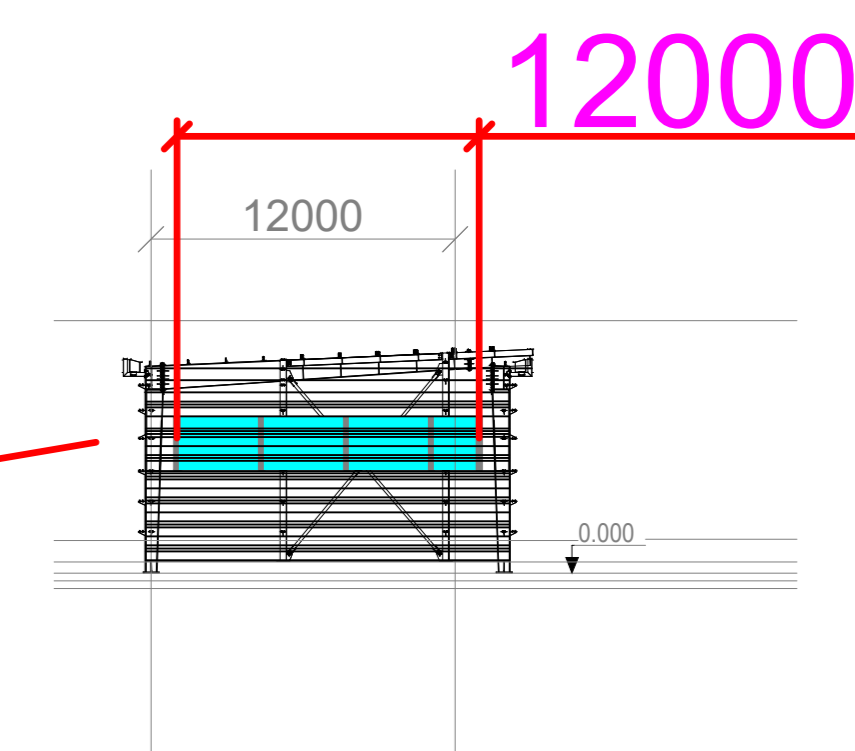


Section drawing of window opening for the structure B1



SITE OFFICE (WITHIN STRUCTURE B1)
GFA :158m² (79m² EACH STOREY)
NO. OF STOREY :2

Structure B1 Openable Windows Calculation
Area of Structure B1 = 1738 sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 55m = 110 sq.m.
Total openable window area = 110 sq.m.
= 6.32% of floor area



Section drawing of window opening for the structure B1

| STRUCTURE | Uses | Covered Area | GFA | Building Height |
|-----------|---|----------------------------|----------------------------|-------------------------|
| B1 | WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE | 1738m ² (ABOUT) | 1738m ² (ABOUT) | 12 m (ABOUT)(1-STOREY) |
| B2 | TRANSFORMER ROOM | 9m ² (ABOUT) | 9m ² (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| B3 | WASHROOM | 15m ² (ABOUT) | 15m ² (ABOUT) | 2.5 m (ABOUT)(1-STOREY) |

Total: 1762m²-(ABOUT) 1762m²-(ABOUT)

***ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.**

| | | | | | | | | | | | |
|--|---|-----|-------------|-------------|--------------|--|-------------|---------------|--------------------|--|------------------|
| PROJECT : PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES | DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan | | | ARCHITECT : | CONSULTANT : | FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd. | | NAME | DATE | DRAWING NO : FS-01 | REV. 0 |
| | | | | | | | DRAWN BY | C.K.NG | 08 MAR 2024 | SCALE : 1 : 300 (A0) SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP | |
| | | | | | | | CHECKED BY | | | | |
| | | | | | | | APPROVED BY | | | | |
| | | | | | | | | | | | |
| | | REV | DESCRIPTION | | | | DATE | | | | |



盈卓物業
顧問有限公司

Our Ref. : DD117 Lot 1339 S.A & VL
Your Ref. : TPB/A/YL-TT/645

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

By Email

2 May 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 117
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

We are writing to submit Further Information to provide justifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [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

Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Appendix I – Justifications for the Proposed Development

1) Background of the Application

Affected by the Implementation of Kwu Tung North New Development Area (KTN NDA)

- 1.1 The current application is intended to facilitate the relocation of their construction materials trading business from Ma Tso Lung, Kwu Tung North. Their previous operation falls within the KTN NDA and the concerned land (i.e. Lot 2240 S.B (Part) in D.D. 96) had already been resumed by the Government in February 2022. Thus, there is an imminent need for the applicant to secure a relocation site to continue their affected operation.

Applicant's Effort in Identifying Suitable Site for Relocation

- 1.2 Whilst the applicant has spent effort to relocate their original premises to a number of alternative sites in various districts (including Man Kam To, Kwu Tung, Kong A Leng, Pat Heung, Ping Che and San Tin, etc.), however, those sites were considered not suitable or impracticable due to various shortcomings such as geographical constraints, high construction/acquisition costs, potential right-of-way disputes, traffic concerns and potential local objections, etc.
- 1.3 After a lengthy site search process, the Site in Tai Tong is considered suitable for relocation as it is highly accessible; the local track connecting the Site does not involve private land; the Site (i.e. about 3,109 m²) is similar in size to the applicant's original premises in Ma Tso Lung (i.e. about 2,800 m²); and the Site is currently hard-paved.

Importance to the Local Construction Industry

- 1.4 The applicant is one of the few remaining major timber/plywood suppliers in Hong Kong, and plays a vital role in supporting large-scale public/private projects throughout the territory. The applicant accounted for about 33% and 16% of the imported timber/plywood of Hong Kong in 2020 and 2021 respectively. Successful relocation to the Site would help sustain the operation and help support the upcoming development projects, such as those in the Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

The Site is Unsuitable for Agricultural Rehabilitation

- 1.5 The Site had not been put to its intended agricultural use for a considerable period of time and there are open storage/storage yards in the vicinity. Overall, the Site is considered unsuitable for agricultural rehabilitation. Therefore, approval of the current application would better utilize precious land resources in the New Territories.

2) Status of the Compliance with Approval Conditions of the Previous Application No. A/YL-TT/544

- 2.1 During the planning approval period of the previous application (No. A/YL-TT/544), the applicant has shown effort to comply with the approval conditions.

Provision of Boundary Fencing

- 2.2 Regarding the approval condition (c), the application site of the previous application (No. A/YL-TT/544) comprises both private lots (i.e. about 2,228 m²) and Government Land (GL)(i.e. about 942 m²). Since the GL portion of the Site could not be fenced by the applicant without permission of the Government, the applicant submitted Short Term Tenancy (STT) application to the Lands Department for the occupation of GL.
- 2.3 Although approval of the STT was granted by LandsD on 31/1/2024, the applicant did not have sufficient time (i.e. 20 days) to complete the construction works for the provision of boundary fencing within the designated time period (i.e. 20/1/2024), which led to revocation of the application. The applicant will commence the works for the provision of boundary fencing after planning permission for the current application has been granted from the Town Planning Board (the Board).

Implementation of the Run-in/out Proposal

- 2.4 Regarding approval conditions (e), the applicant will implement the accepted run-in/out proposal of the previous application (No. A/YL-TT/544) after planning approval has been obtained from the Board.



盈卓物業
顧問有限公司

Our Ref. : DD117 Lot 1339 S.A & VL
Your Ref. : TPB/A/YL-TT/645

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

By Email

8 May 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 117
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

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

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at [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

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 117
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/645)

(i) A RtoC Table:

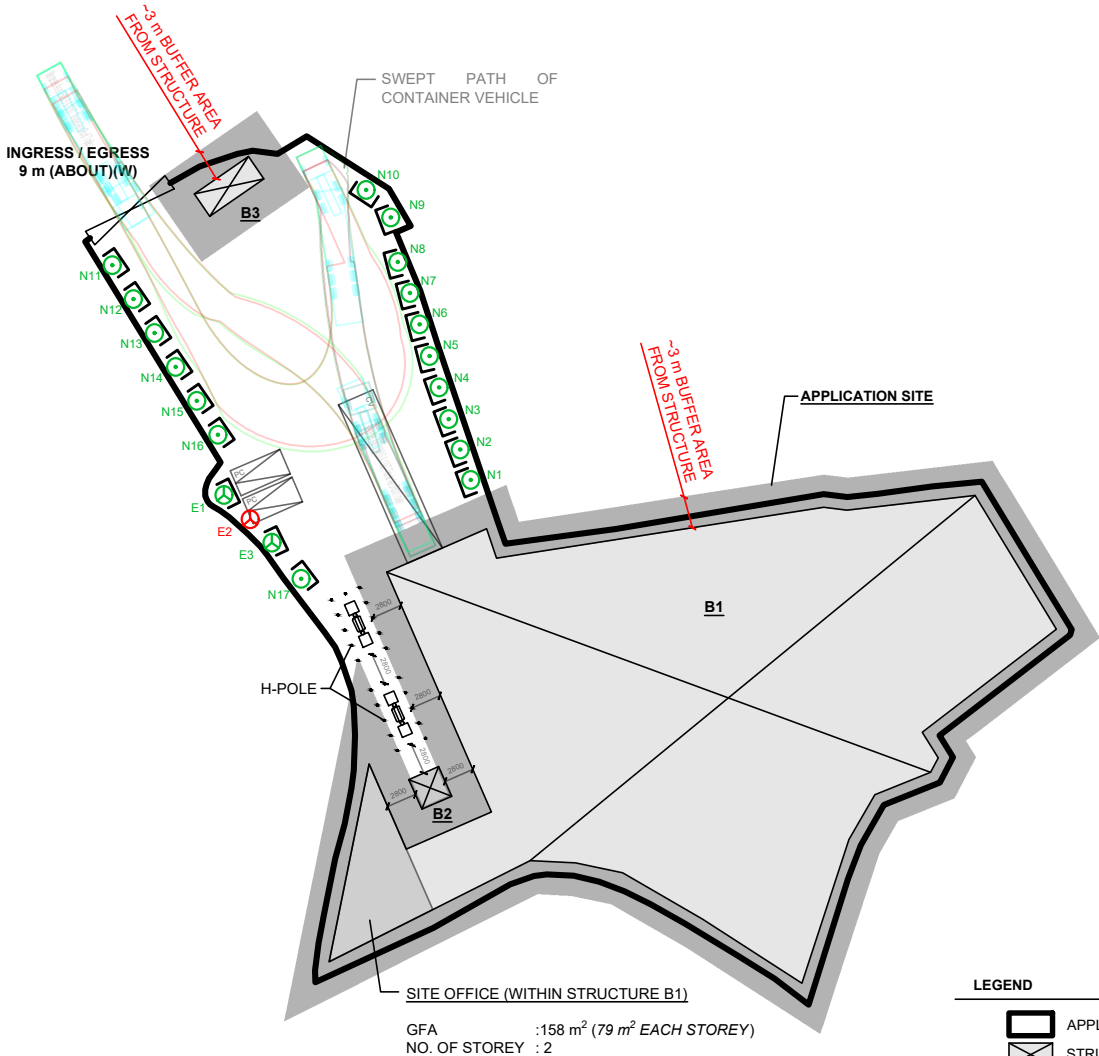
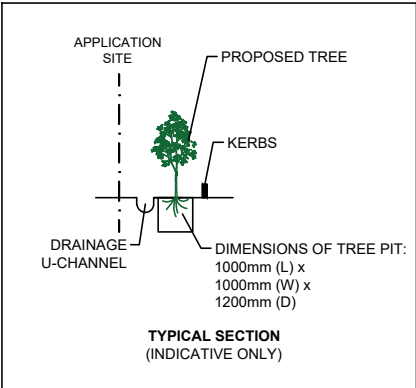
| Departmental Comments | | Applicant's Responses |
|--|--|--|
| 1. Comments of Chief Town Planner / Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Brian LAM; Tel: 3565 3949) | | |
| (i) | <p>With reference to the landscape and tree preservation proposal under the previous approved planning application No. A/YL-TT/544, 3 existing trees were proposed to be preserved and 16 nos. of new trees were proposed to be planted at periphery of the Site. However, these proposed mitigation measures and landscape proposal are not included in the current planning application submitted by the same applicant. The applicant should provide the mitigation measures and landscape proposal to demonstrate that the proposed uses and associated filling of land (the entire site) would not have adverse landscape impact on the Site and surrounding areas.</p> | <p>A tree preservation and landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Plan 1). Among the <u>3</u> existing trees within the application site (the Site), <u>1</u> existing tree (i.e. E2) is proposed to be felled while the remaining <u>2</u> are proposed to be preserved by the applicant.</p> <p>When compared with the previous planning application (No. A/YL-TT/544), the layout and operation scale of the proposed development are sight adjusted to meet the operational needs, within which a large portion of the Site is designated for manoeuvring, parking of vehicles and circulation area to support the operation of the Site. Therefore, the felling of <u>1</u> existing tree is considered necessary to facilitate the proposed development.</p> |
| (ii) | <p>We would reserve our comment upon receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)” for consideration.</p> | <p>Due to felling of existing trees within the Site, <u>17</u> new trees (N1 to N17) are proposed to be planted to compensate for the loss of tree. They will be planted at the northwest portion along the periphery of the Site. All trees within the Site will be well maintained by the applicant during the planning approval period.</p> |

TREE PRESERVATION AND LANDSCAPE PROPOSAL

| | |
|----------------------------------|---------------------------------|
| APPLICATION SITE AREA | : 3,109 m ² (ABOUT) |
| NO. OF EXISTING TREE | : 3 (E1 TO E3) |
| SPECIES OF TREES | : 3 X VARIOUS SPECIES |
| NO. OF TREES WILL BE PRESERVED | : 2 (E1, E3) |
| NO. OF TREES WILL BE FELLED | : 1 (E2) |
| NO. OF NEW TREES WILL BE PLANTED | : 17 (N1 TO N17) |
| SPECIES OF NEW TREES | : <i>FICUS MICROCARPA</i> |
| HEIGHT OF NEW TREES | : NO LESS THAN 2.75 m |
| SPACING OF NEW TREES | : NOT MORE THAN 4 m |
| DIMENSION OF TREE PITS | : 1 m (W) X 1 m (L) X 1.2 m (D) |

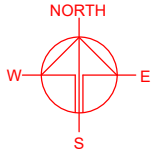
LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- EXISTING TREES (WILL BE FELLED)
- PROPOSED NEW TREES



LEGEND

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

LT

DATE

7.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
 TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.

PLAN 1

VER.

001



盈卓物業
顧問有限公司

Our Ref. : DD117 Lot 1339 S.A & VL
Your Ref. : TPB/A/YL-TT/645

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

By Email

27 May 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 117
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at [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

Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK

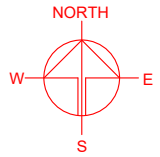
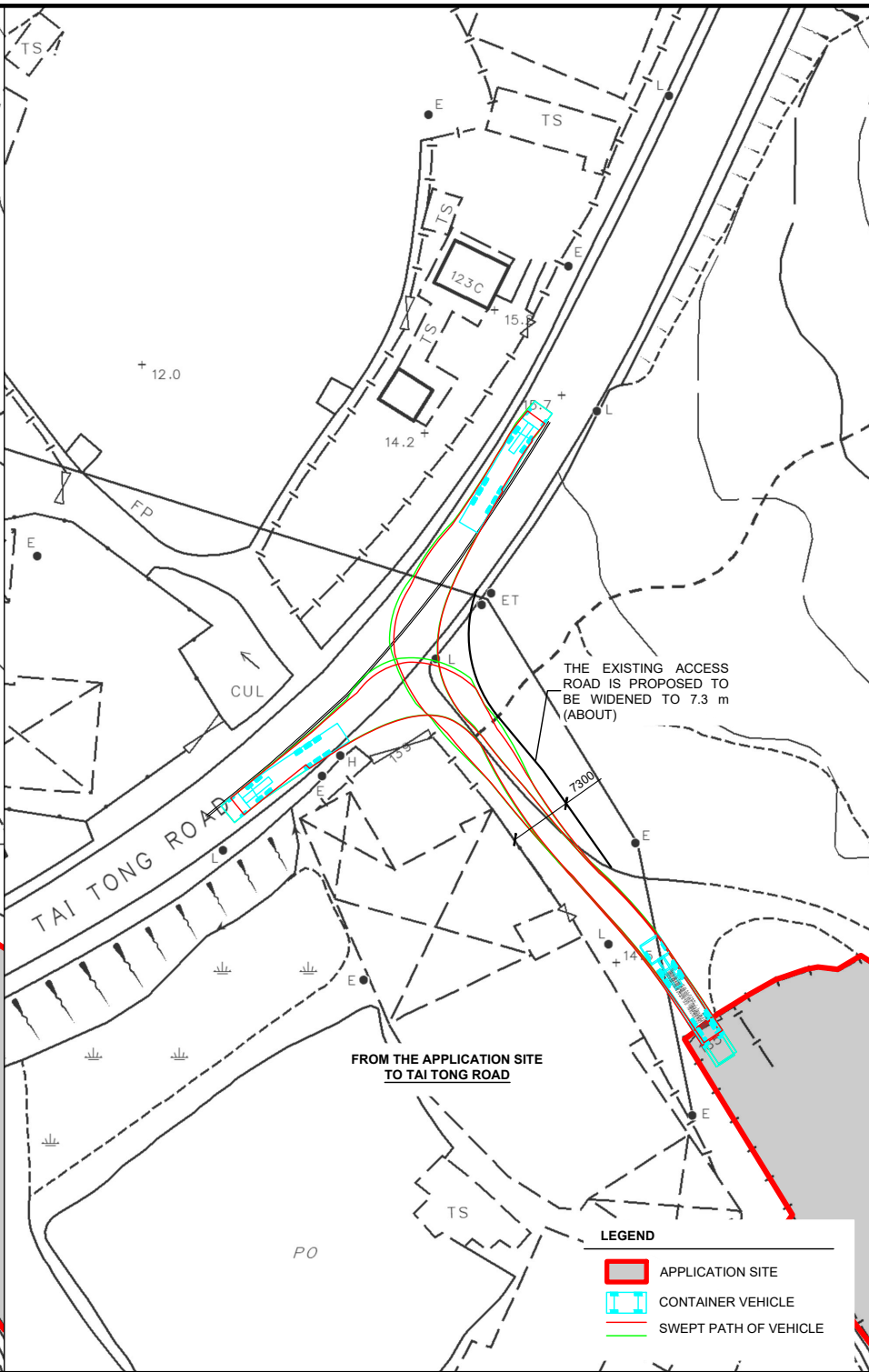
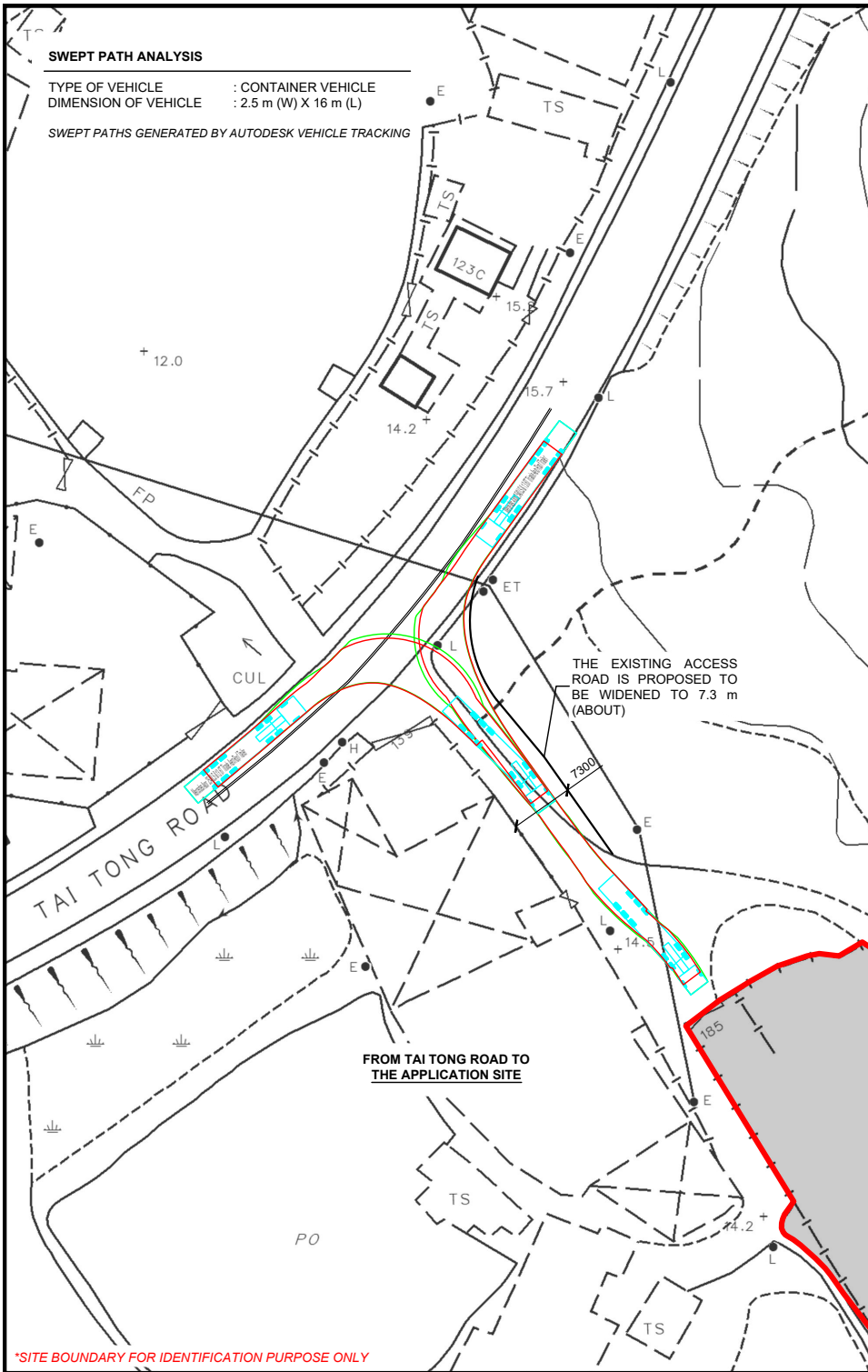
Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 117
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/645)

(i) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|---|--|
| 1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. IP Chi Wai; Tel: 2399 2565) | | |
| (i) | The applicant proposed to use a container vehicle for delivering its construction materials to the subject site. As the maneuvering space at the junction of Tai Tong Road and the access road connecting to the subject site is limited, the container vehicle may encroach upon the adjacent lot when entering the access road from Tai Tong Road. In this regard, the applicant shall provide a swept path analysis from both bounds of Tai Tong Road to the access road and the subject development for our review; | The application site (the Site) is the subject of a previous S.16 planning application No. (A/YL-TT/544) for the same use by the same applicant, which the application was approved by the Town Planning Board (the Board) for a temporary basis of 3 years on 20/5/2022. According to the approved scheme of the previous application, the applicant proposed to widen the local road connecting the Site to Tai Tong Road to 7.3 m (about), which was previously accepted by TD and is workable (i.e. <i>Appendix 1c of RNTPC Paper No. A/YL-TT/544</i>) (Annex I). Therefore, the applicant has proposed the same traffic arrangement and the attached swept path analysis have shown that vehicles would be able to smoothly manouvere at the junction of Tai Tong Road when entering and exiting the Site (Plan 1). Detailed design of the run-in/out and the road widening works will be formulated and submitted by the applicant after planning approval has been granted from the Board. |
| (ii) | The applicant should also provide site photos of the junction of Tai Tong Road and the access road, as well as the conditions of the access road, for our further review. | Photographic records of the junction of Tai Tong Road and the access road are provided for your consideration please (Annex II). |



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

13.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 1

VER.

001

LEGEND

- APPLICATION SITE
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS

The mark of
property professionalism worldwi

By Email and Hand

Annex I

Date : 4 May 2022
Your Ref.: TPB/A/YL-TT/544
Our Ref. : LDS/PLAN/6777

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

Dear Sir/Madam,

Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminium Plates) for a Period of 3 Years at Lots 1339 S.A(Part), 1339 S.B-S.G, 1339 S.H ss.1(Part), 1339 S.H RP(Part), 1339 RP(Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, N.T.
(Application No. A/YL-TT/544)

We refer to the comments from the Transport Department dated 29.4.2022 on the captioned application and submit herewith our responses (see **Annex 1**) for your consideration.

Should there be any queries, please contact our [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

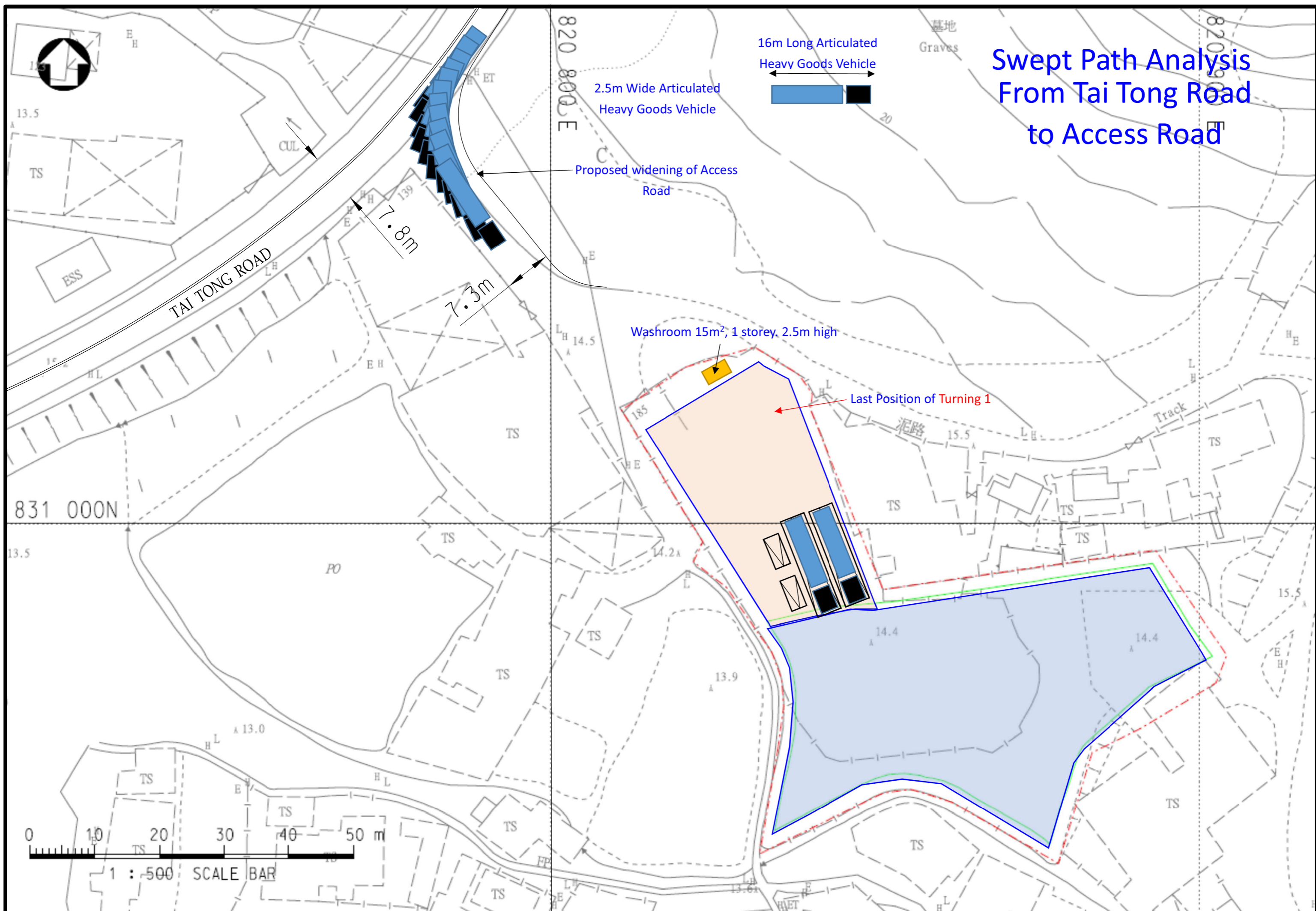
Encl.

c.c. DPO/TM&YLW (Attn.: Mr. K. K. Ng) – By Email only
Client

Your Assets for Growth

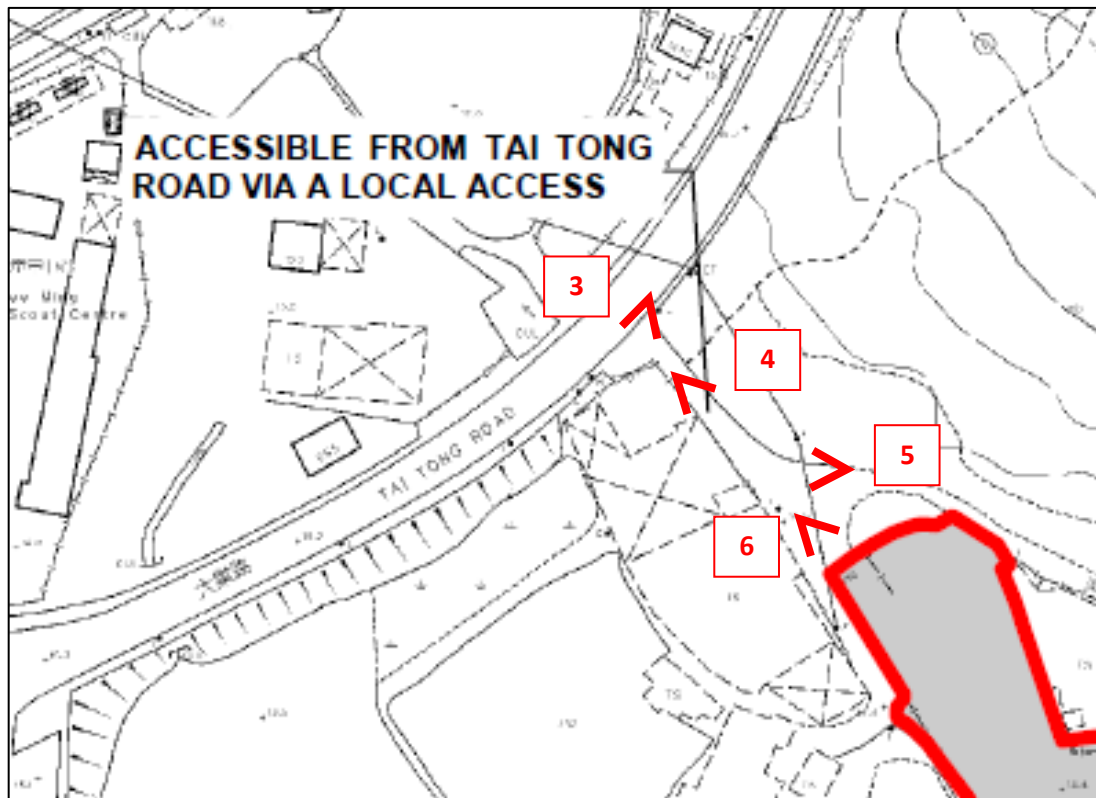
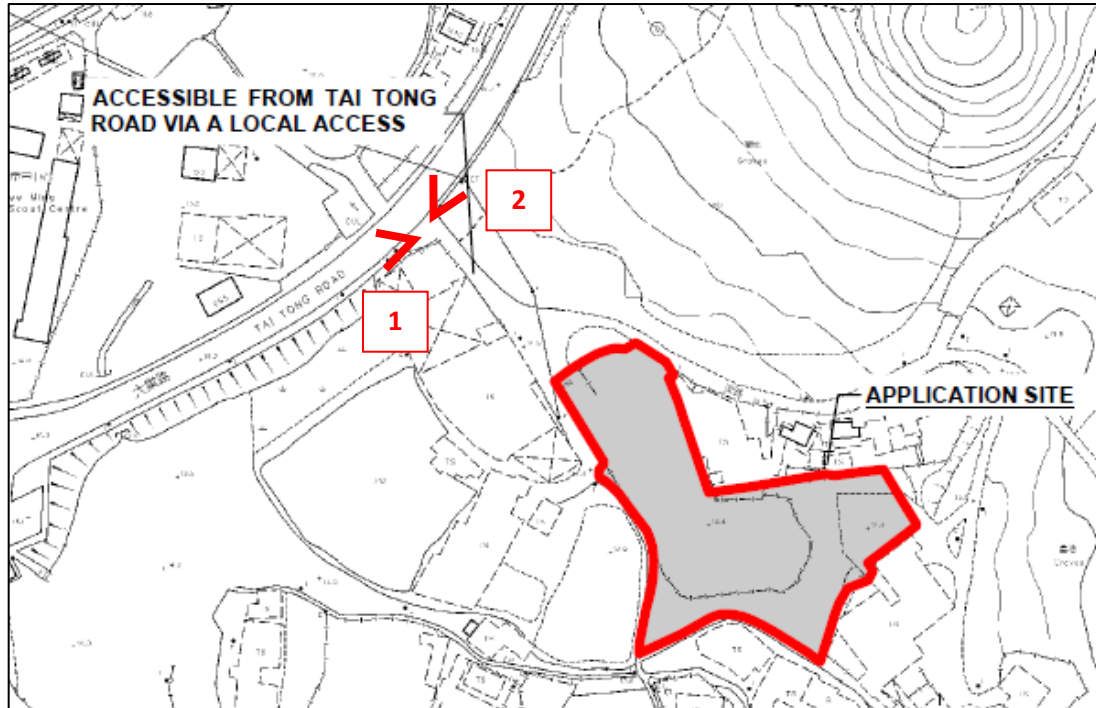
Table 1: Responses to Comments from the Transport Department on Planning Application No. A/YL-TT/544 (4 May, 2022)

| COMMENTS | RESPONSES |
|--|--|
| 1. Transport Department | |
| (a) The applicant should demonstrate that the road marking position and the road dimension on the drawing matches with the actual condition; | (a) The width of 7.8m at this section of Tai Tong Road is shown on the drawing attached. |
| (b) If no specific software was used for preparing the swept path analysis, please provide sufficient information to demonstrate that the swept path analysis provided was accurate including but not limited to the turning speed, the axles arrangement, the turning radius under the specified turning speed, etc.; | (b) The manual swept path analysis is based on the actual dimensions of the vehicle, in this case is articulated heavy goods vehicle, 3.5m x 16m. It is similar to the gauges used by TD in old day, it is only based on scale and type of vehicles without specifying the speed, the axles and turning radius. It can be observed by the smoothness of the swept to justify whether the analysis is passed or not. Since software is not a compulsory requirement, we wish that manual swept path is considered acceptable. |
| (c) The swept path for entering the site failed; | (c) The access road is proposed to be widened to 7.3m, therefore, there will be no manoeuvring difficulty to enter the access road. |
| (d) The length of articulated HGV is 16m according to TPDM table 2.2.1.1 instead of 15m. | (d) Thank you very much for your advice, articulated HGV of 16m is used instead of 15m. |



Annex II – Photographic records of the junction of Tai Tong Road and the access road

- (i) Photos showing the junction of Tai Tong Road and the access road were taken on 13/5/2024 are shown as follows:









Previous Applications Covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Date of Consideration (RNTPC)</u> |
|---|-------------------------------|--|---|
| 1 | A/YL-TT/515 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land | 12.3.2021 |
| 2 | A/YL-TT/544 | Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminum Plates) for a Period of 3 Years | 20.5.2022 |

Rejected Application

| | <u>Application No.</u> | <u>Proposed Use(s) / Development(s)</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Rejection Reason(s)</u> |
|---|-------------------------------|--|---|-----------------------------------|
| 1 | A/YL-TT/315 | Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years | 28.3.2014 (on review) | (1), (2), (3), (4) |

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Setting an undesirable precedent.
- (3) Not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).
- (4) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- As the run-in/out at Tai Tong Road for the Site would be widened to facilitate the maneuvering of its container vehicles to access the subject site, the applicant should submit the run-in/out proposal for the proposed use to Transport Department (TD) and Highways Department for review and approval.
- As the access road connecting to the Site, which is not under TD's management would be widened by the applicant for the maneuvering of its container vehicles, the applicant should submit the road widening proposal to relevant management/maintenance department for review and approval. LandsD and HAD shall be consulted on the road widening proposal.
- The local track and footpath leading to the Site is not under TD's purview.

(b) Comment of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Drainage

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

- No in-principle objection to the proposed use from drainage point of view and no comment on the submitted drainage proposal.
- Should the Board approve the application, approval conditions requiring the implementation and maintenance of a revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be stipulated.

4. Fire Safety

Comment of the Director of Fire Services:

No in-principle objection to the proposal subject to the fire service installations being provided to the Site.

5. Building Matters

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

- No objection to the application.
- Three structures are proposed in the application. 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 unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. District Officer's Comments

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

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

7. Landscape

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

The applicant has submitted a landscape and tree preservation proposal, i.e. two existing trees were proposed to be preserved and 17 nos. of new native trees were proposed to be planted at the Site, to mitigate the landscape impact arising from the proposed use. She has no comment on the application from the landscape planning perspective.

8. Other Departments

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

- the Chief Engineer/Construction of Water Supplies Department;
- the Director of Electrical and Mechanical Services;
- the Project Manager (West), Civil Engineering and Development Department; and
- the Commissioner of Police.

Recommended Advisory Clauses

- (a) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 1339 S.A, 1339 S.B, 1339 S.C, 1339 S.D, 1339 S.E., 1339 S.F, 1339 S.G, 1339 S.H ss.1 and 1339 RP all in D.D. 117 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the private lots and GL of the Site are covered by Short Term Waiver (STW) No. 5508 and Short Term Tenancy (STT) No. STTYL0199 for the purpose of “Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminium Plates) and ancillary uses” as may be approved by LandsD;
 - (iii) the STT and STW holders will need to apply to LandsD for modification of the STT and STW conditions where appropriate. The applications for STT and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STW, 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;
 - (iv) LandsD will not be responsible for the maintenance of the proposed road widening works; and
 - (v) a non-exclusive right-of-way clause over GL may be imposed;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track and footpath should be obtained for using the local track and footpath as the vehicular access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement should be commented by Transport Department;
 - (ii) the applicant should ensure that a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(e) to note the comments of the Chief Engineer/Lighting, Highways Department (CE/L, HyD) that:

- (i) the proposed works shall not disturb, interfere with or damage the public lighting facilities;
- (ii) as there are no details in the submission for public lighting works, the applicant shall submit the lighting works proposal supported by lighting simulation to his division for consideration if there are any proposed modification works to the existing public lighting system or new lighting works involved in the project. The lighting proposals shall comply with the latest Public Lighting Design Manual and Standard Drawings of the Highways Department. The cost for the relevant works should be funded by the applicant;
- (iii) temporary lighting facilities should be provided at the diverted access during the construction of the new run-in/out, if any, to maintain adequate lighting levels for the sake of safety for pedestrian/motorist; and
- (iv) if the applicant considers the relocation or removal of the existing village lights or/with the associated cables in the vicinity of the Site are necessary to facilitate the project works, they should submit an application to the respective District Office(s), Home Affairs Department (HAD) in advance. They will arrange a joint site meeting with the applicant, the Village Representatives, the representatives from the relevant government departments and this office to confirm the relocation/ removal arrangements and details. The cost for the relevant works should be funded by the applicant. Public consultation in form of a one-month posting notice for village lighting relocation/ removal works has to be carried out before the commencement of relocation works. Subject to any objection received during the consultation period, a minimum lead time of 8 to 10 months, including the public consultation, will be required for the village lighting relocation works. Substantial time, in addition to the lead time mentioned above, may also be required for HAD to resolve the objections;

(f) to note the comment of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;

(g) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that:

approval of the application does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval on tree works;

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

- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans; and
- (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if UBW erected on leased land without the approval of the Building Authority (BA), it is unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the 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;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

From:
Sent: 2024-05-03 星期五 03:33:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/645 DD 117 Tai Tong AG

A/YL-TT/645

Lots 1339 S.A(Part), 1339 S.B to S.G, 1339 S.H ss.1(Part), 1339 S.H RP(Part) and 1339 RP(Part) in D.D. 117 and Adjoining Government Land, Tai Tong

Site area: About 3,109sq.m Includes Government Land of about 925sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

So once again CONDITIONS HAVE NOT BEEN FULFILLED. So a slight tweaking to dimensions and good to go for another 3 years.

ut can the public expect that government depts will do their job and recommend that operation be terminated???? Of course not. This despite the fact that a STT on government land should be subject to strict scrutiny that any operation on it is in full compliance with its own regulations.

And TPB members will no doubt recommend that approval be rolled over.

It is about time that the media provide the lot nos of those sites on which fires and other incidents occur so that the public can run a check on the planning status of the site.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 18 April 2022 3:36 AM HKT
Subject: A/YL-TT/544 DD 117 Tai Tong AG

A/YL-TT/544

Lots 1339 S.A(Part), 1339 S.B to S.G, 1339 S.H ss.1(Part), 1339 S.H RP(Part) and 1339 RP(Part) in D.D. 117 and Adjoining Government Land, Tai Tong

Site area : About 3,170sq.m Includes Government Land of about 942sq.m

Zoning : "Agriculture"

Applied use : Warehouse for Storage of Construction Materials / 4 Vehicle Parking

Dear TPB Members,

As predicted, the intention was to continue with unapproved storage operations:

A/YL-TT/515 Minutes 12 Mar 2021

132. In response to two Members' questions, Mr Steven Y.H. Siu, STP/TMYLW, made the following main points:

(a) the previous application (No. A/YL-TT/353) for the same use within the subject "AGR" zone was rejected by the Committee mainly on the grounds that there would be adverse landscape impacts and **the need for land filling was not justified**; and

(b) according to Plan A-4 of the Paper, the application site was currently partly vacant/vegetated and **partly occupied by an open storage yard for construction materials and a temporary structure**.

So the GB element has been dropped and now the application is for a large warehouse incorporating a substantial tract of government land.

There is no history of approvals for this use, previous applications for the lots for various uses were withdrawn.

There is therefore no justification to approve brownfield use when government policy is to phase out this land use. Members should ask what progress was made with the approved 'hobby farm'.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 18 February 2021 1:40 AM CST

Subject: A/YL-TT/515 DD 117 Tai Tong GB

Dear TPB Members,

508 appears to have been withdrawn as record is not available on www.ozp So now its the more easily fly under radar of Hobby Farm.

Note that proposed building is 2-storeys, unusual for a hobby farm.

The applicant is looking for away to continue the unapproved storage operation rejected in 2014.

Members should request PlanD provide images of the current condition of the lots.

Mary Mulvihill

From:

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

Sent: Sunday, November 22, 2020 3:41:02 AM

Subject: A/YL-TT/508 DD 117 Tai Tong

A/YL-TT/508

Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long

Site area : About 833sq.m

Zoning : "Agriculture" and "Green Belt"

Applied use : Animal Boarding Establishment / 5 Years / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Another No Names application for an animal boarding establishment.

For far too long these No Names applications with zero information on the applicants status and suitability with regard to caring for animals have been routinely rubber stamped.

Consequently the result is significant cruelty to animals. .

<https://www.scmp.com/news/hong-kong/law-and-crime/article/3008003/animal-shelter-nightmare-rescue-continues-new>

Animal shelter nightmare: inspectors discover 36 dead cats and dogs at decrepit New Territories facility as rescue mission continues

- Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'
- Inspector believes many died of thirst, starvation or disease

Is this a registered facility? Has it been approved? Is it a 'puppy mill'? No information on the number of animals to be housed there. Do Ag and Fish even know it exists? Moreover the site is zoned primarily for agriculture, the toxic waste has to go somewhere, obviously into the ground or nearby streams. This is poisoning land.

The community is very concerned about animal welfare. In recent weeks there have been reports of dead animals in cages washing up on beaches. Only legitimate and well managed facilities can be tolerated. There have been a number of similar applications for this district, Members should request data on supply and demand for such facilities.

Mary Mulvihill