

2024年 5月 3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/650B

This document is received on - 3 MAY 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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/650
	Date Received 收到日期	- 3 MAY 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)

Blossom Trading Limited 百騰貿易有限公司

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 1338 S.A (Part), 1338 S.B (Part), 1338 S.C (Part) and 1338 S.D (Part) in D.D. 117, 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 1,835 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,078 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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
1/4/2024 - 15/4/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/4/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

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

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 296sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 1,539sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 3,078sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 3,078sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)	
TOTAL		1,539 m ² (ABOUT)	3,078 m ² (ABOUT)		

* D.G.G. - DANGEROUS GOODS GODOWN

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

Private Car Parking Spaces 私家車車位 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 1 (MGV)

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 07:00 to 19:00, No operation on Sunday and public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Tai Tong Road via a local access</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input 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 1,835 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 checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to the 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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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



Date 日期

16/4/2024

(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 1338 S.A (Part), 1338 S.B (Part), 1338 S.C (Part) and 1338 S.D (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>1,835 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div> </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 <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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	3,078 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	13	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	84 % <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) _____ _____		1 1 (MGV)

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

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

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,835 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAI TONG ROAD VIA LOCAL ACCESS

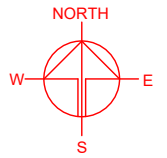
ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1:2000 @ A4

DRAWN BY
MN

DATE
15.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

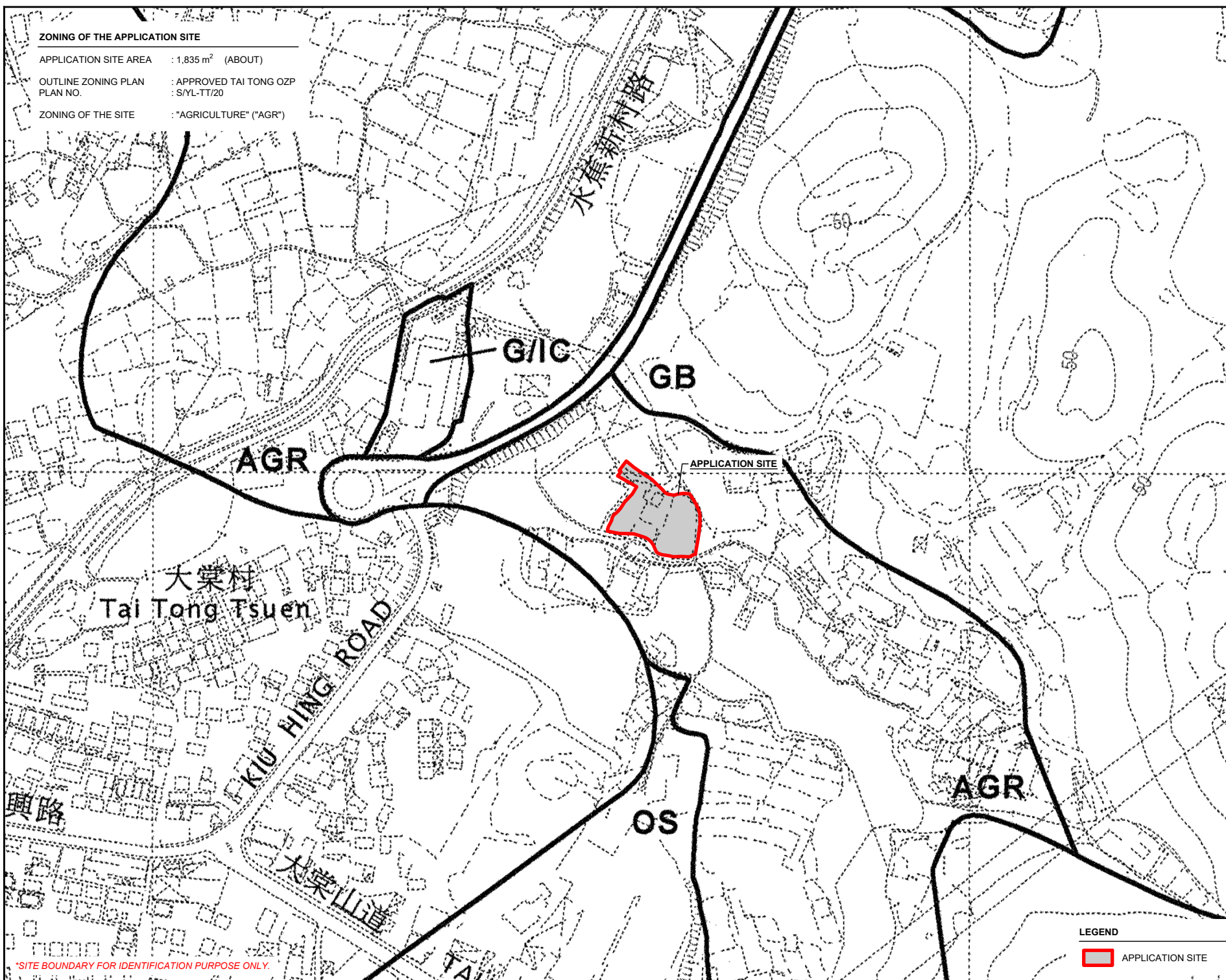
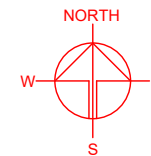
DWG NO.
PLAN 1

VER.
001

APPLICATION SITE AREA : 1,835 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
PLAN NO. : S/YL-TT/20

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

PLANNING CONSULTANT



PROJECT	
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PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	15.4.2024

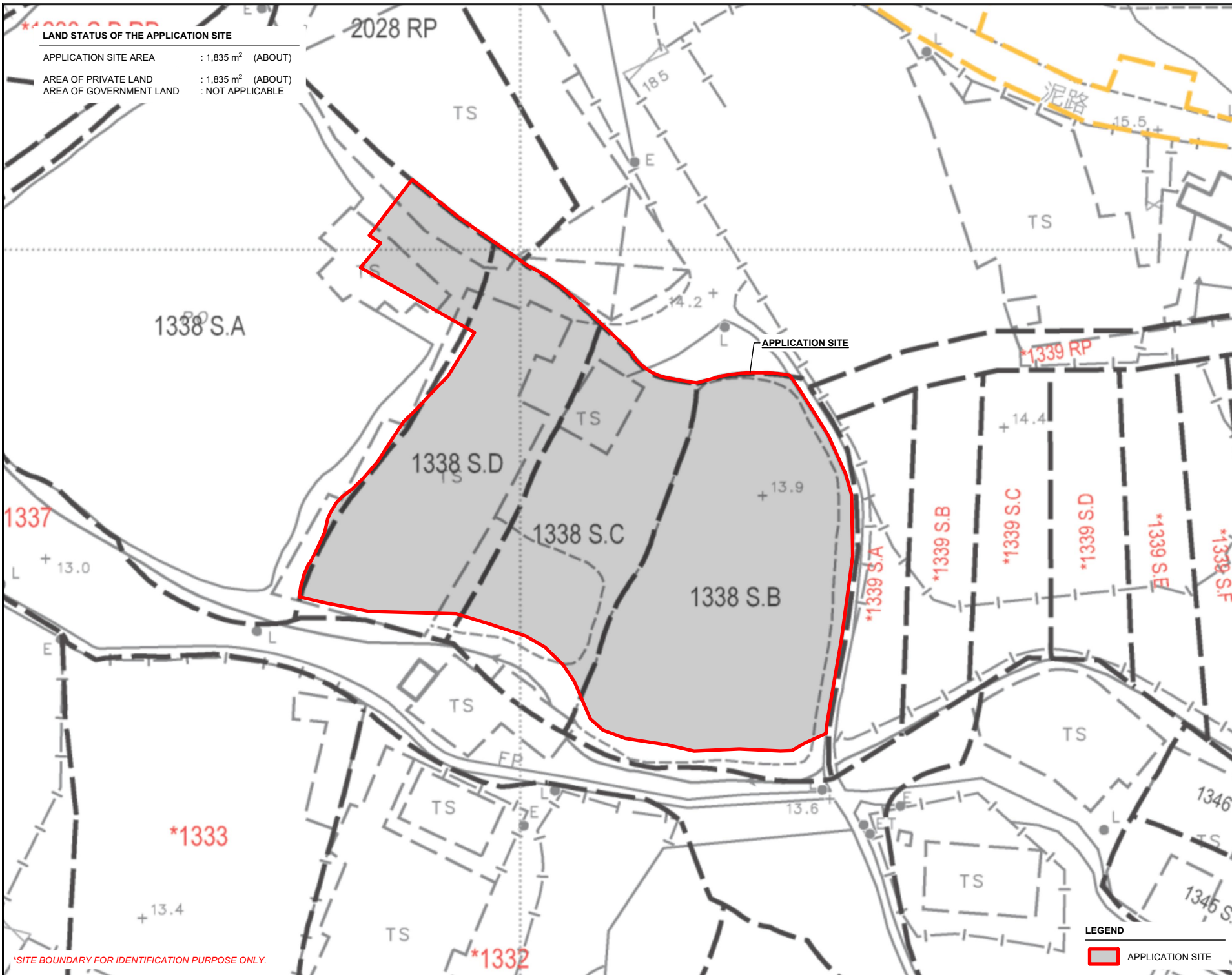
REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
ZONING OF THE SITE

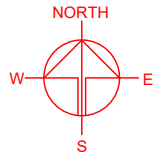
DWG NO.	VER.
PLAN 2	001

VER	00
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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,835 m ² (ABOUT)
AREA OF PRIVATE LAND	: 1,835 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	15.4.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

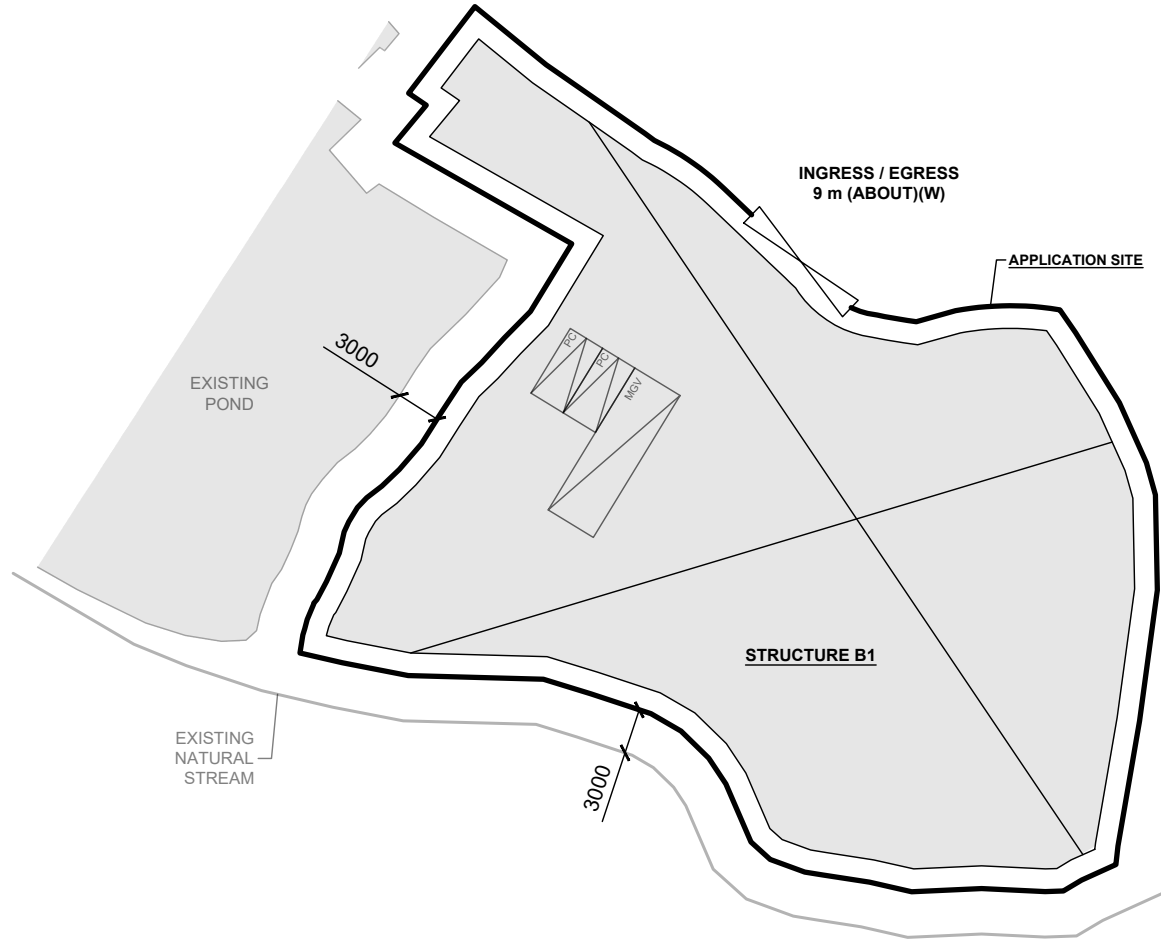
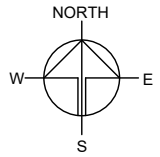
APPLICATION SITE AREA : 1,835 m² (ABOUT)
COVERED AREA : 1,539 m² (ABOUT)
UNCOVERED AREA : 296 m² (ABOUT)

PLOT RATIO : 1.7 (ABOUT)
SITE COVERAGE : 84 % (ABOUT)

NO. OF STRUCTURE : 1
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 3,078 m² (ABOUT)
BUILDING HEIGHT : 13 m (ABOUT)
NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN



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/U SPACE FOR MEDIUM GOODS VEHICLE : 1
DIMENSION OF L/U SPACE : 11 m (L) x 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

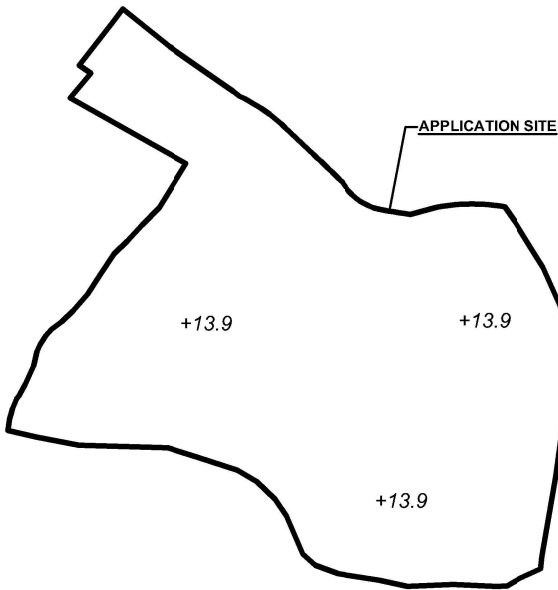
DRAWN BY MN	DATE 15.4.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 1,835 m² (ABOUT)
SITE LEVELS BEFORE FILLING OF LAND : +13.9 mPD (ABOUT)
EXISTING SITE CONDITION : SOILED GROUND



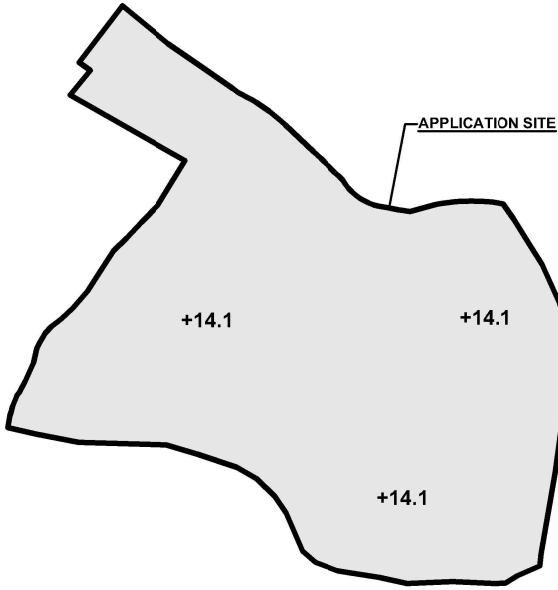
LEGEND

-  APPLICATION SITE
-  EXISTING SITE LEVEL




*SITE LEVELS ARE FOR REFERENCE ONLY.

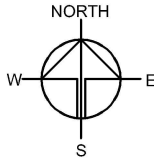
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 1,835 m² (ABOUT)
PROPOSED LAND FILLING AREA : 1,835m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +14.1 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE



LEGEND

-  APPLICATION SITE
-  LAND FILLING AREA
-  PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

15.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 5

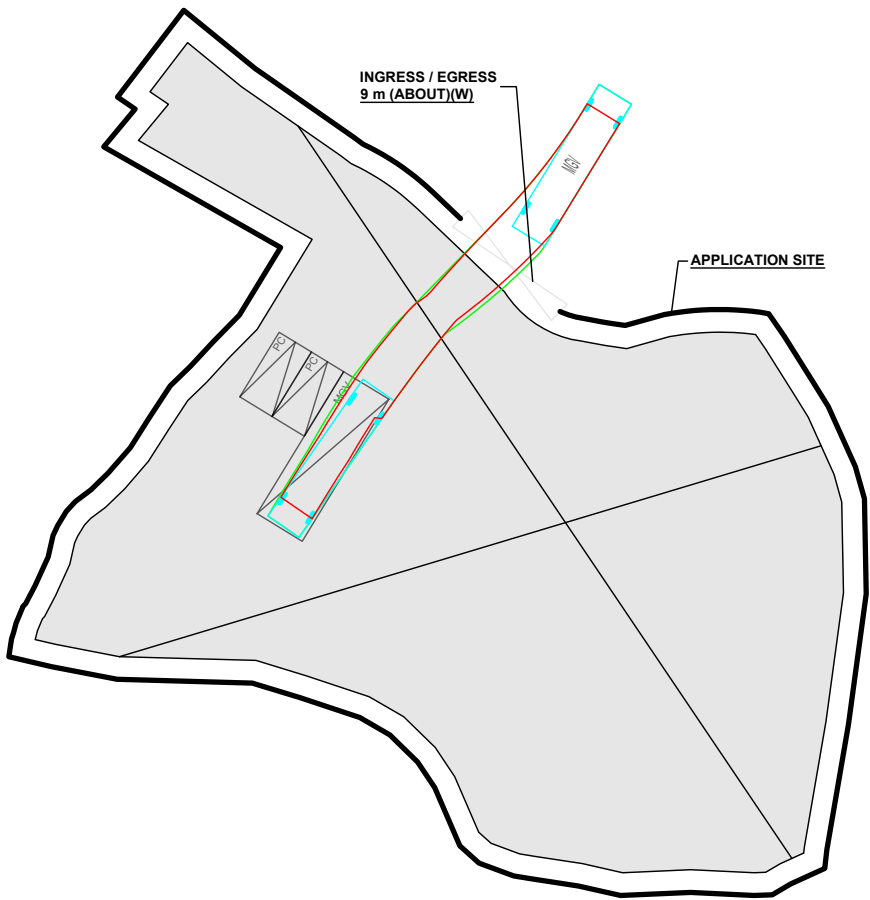
VER.

001

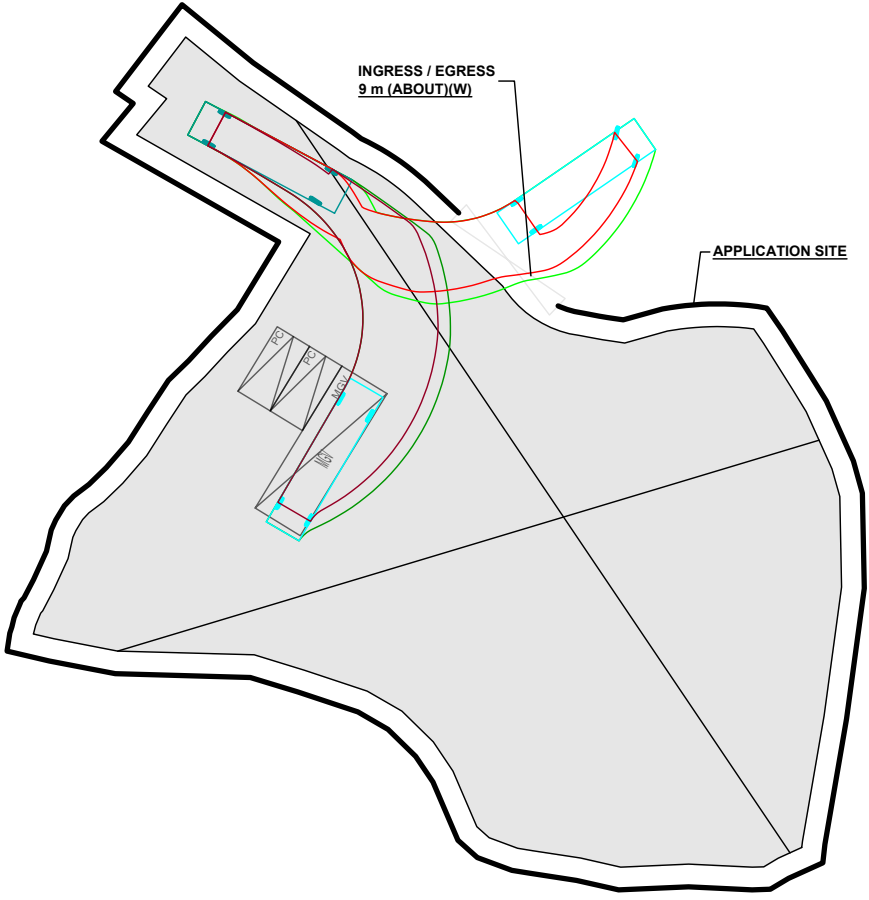
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

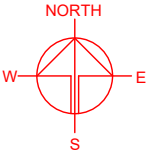


*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING/UNLOADING SPACE (MGV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO.

PLAN 6

VER.

001

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1338 S.A (Part), 1338 S.B (Part), 1338 S.C (Part) and 1338 S.D (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Draft Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Despite the fact that no application for 'warehouse' was approved by the Board within the same "AGR" zone, the Site is only approximately 80 m south of the "Open Storage" ("OS") zone of the same OZP, where the proposed use is always permitted. In addition, there is no active agricultural use on the Site, and it is surrounded by temporary structures for workshops and warehouses, vacant land, and open storage yards, hence, the proposed development is considered not incompatible with the surrounding area.
- 2.3 Therefore, approval of the current application on a temporary basis of 3 years would not jeopardize the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories.

3) Development Proposal

- 3.1 The Site occupied an area of 1,835 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. One structure is proposed at the Site for warehouses (excluding dangerous goods godown), site

office, washroom, FS water tank and pump room with total GFA of 3,078 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 8 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,835 m ² (about)
Covered Area	1,539 m ² (about)
Uncovered Area	296 m ² (about)
Plot Ratio	1.7 (about)
Site Coverage	84% (about)
Number of Structure	1
Total GFA	3,078 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	3,078 m ² (about)
Building Height	13 m (about)
No. of Storey	2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.2m (about) in depth for site formation of structure and circulation area (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. In support of the application, a drainage proposal is submitted to mitigate potential adverse drainage impact arisen from the proposed development (**Appendix I**).
- 3.4 The Site is accessible from Tai Tong Road via local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff* - 2.5 m (W) x 5 m (L)	2
L/UL Space for Medium Goods Vehicle (MGV)* - 3.5 m (W) x 11 m (L)	1

*Minimum of 6m headroom is provided for parking and L/UL spaces

- 3.5 Private car parking spaces are provided for staff to commute to the Site. MGV is deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 4**). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction of the Proposed Development

Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	1	0	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	3
Traffic trip per hour (average) (10:00 – 17:00)	0	0	0.5	0.5	4

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

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

April 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Drainage Proposal
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Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories

Appendix I

Drainage Appraisal

Apr 2024

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5. Conclusion.....	5

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

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings for UChannel Catchpit with Trap
Appendix D – Site Photo Record
Appendix E - Sections

1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1338 S.A, 1338 S.B, 1338 S.C and 1338 S.D in D.D. 117, Tai Tong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (Proposed Development).
- 1.1.2 This Drainage proposal is to support the planning application for the proposed use.

1.2 The Site

- 1.2.1 The Application Site area is about 1,835m², and it situates beside Tai Tong Road to the north and near the roundabout between Tai Tong Road and Kiu Hing Road. The site is partly occupied by existing structures, abandoned dried pond and grassland.
- 1.2.2 The Application Site is surrounded by woodland, temporary structures and roads. It is generally flat with existing ground level is approx. +13.9 mPD and it is proposed to be filled up to +14.1 mPD after the Proposed Development.
- 1.2.3 The site location plan is shown in **Figure 1**.
- 1.2.4 There is an existing village drain /ditch surrounding the application site at east and south (namely Village Drain A). Existing drainage record plan is shown in **Figure 2** for reference. Catchment Plan is shown in **Figure 4** for reference.
- 1.2.5 Proposed Development Layout plan from is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 1,835m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose.

Proposed Development	
Total Site Area (m ²)	1,835
Assume all proposed site area as paved area after development for assessment purpose (m ²)	1,835

Table 1 - Key Development Parameters

3. Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby public drainage system. 1 in 10 years return period is adopted for the drainage design.

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

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

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

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

a	=	471.9
b	=	3.02
c	=	0.397

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

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

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

- Paved Area: $C = 0.95$
- Unpaved Area: $C = 0.35$

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

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

Where,

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

S_f = hydraulic gradient

n = manning’s coefficient

R = hydraulic radius (m)

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

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

where,

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

4. Proposed Drainage System

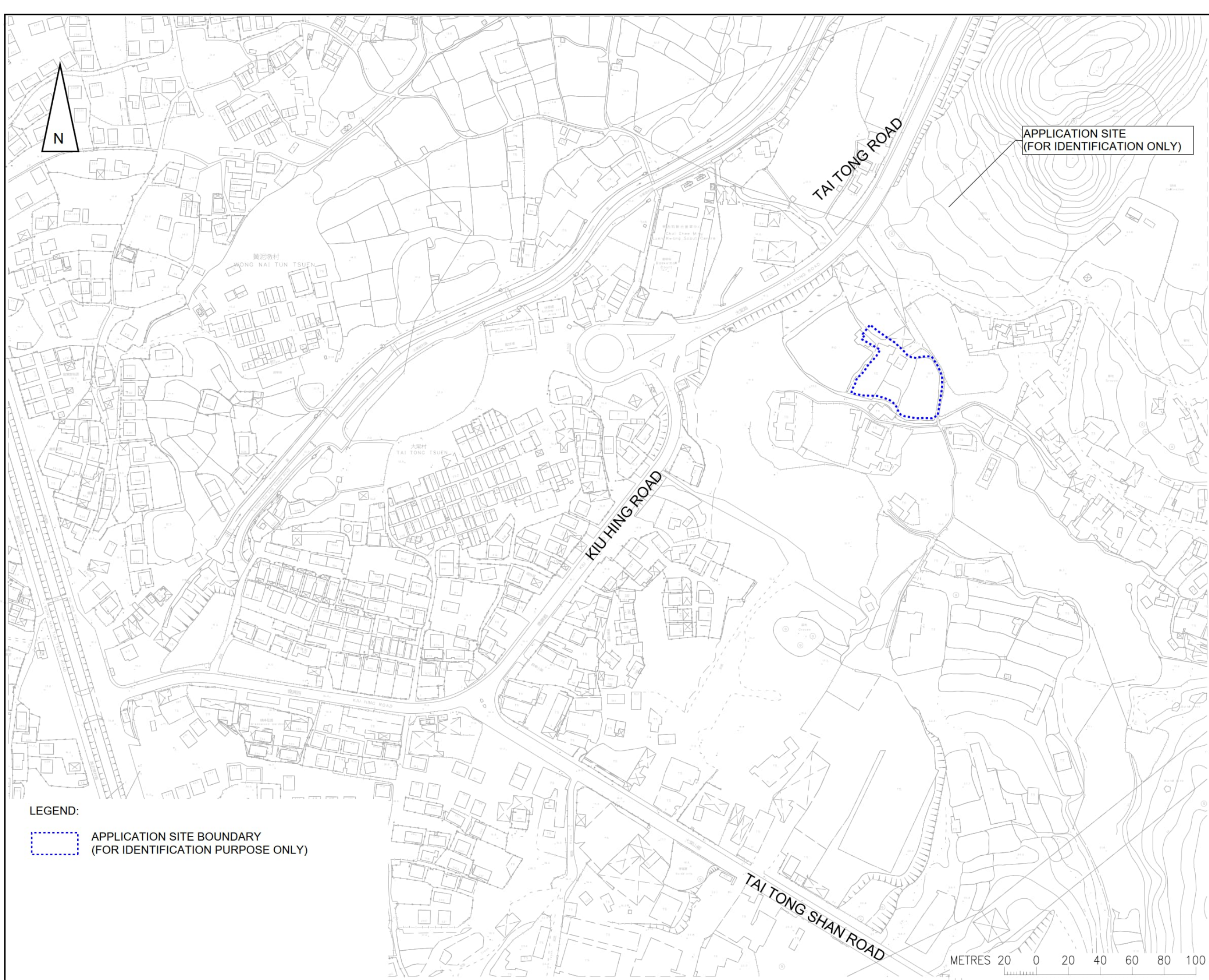
- 4.1.1 There is an existing village drain /ditch (namely Village Drain A, please refer to **Figure 2** and **Figure 4**) surrounding the application site at east and south. Internal drainage system is proposed to collect the runoff from the application site and discharge to the existing village drain at the north.
- 4.1.2 After the development, the original runoff to the east and south of Village Drain A would be reduced. It is anticipated that there is positive impact to the Village Drain A.
- 4.1.3 The alignment, size, levels, and gradient of the proposed Uchannels are shown in **Figure 3**.
- 4.1.4 The design calculations of proposed channels are shown in **Appendix A**.

5. Conclusion

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

End of Text

FIGURES

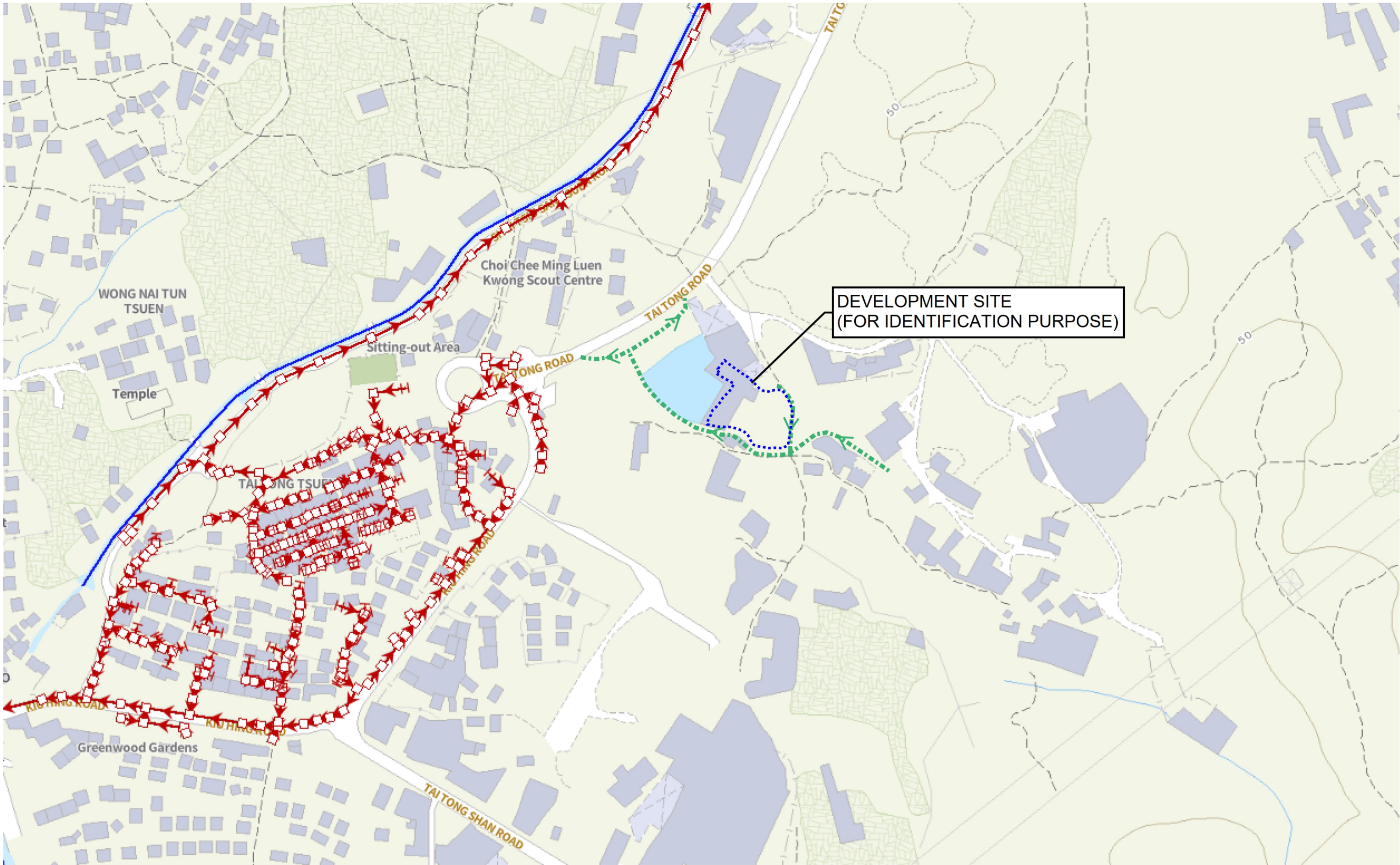


PROJECT:
PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

REV.	DESCRIPTION	DATE
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DRG. TITLE
SITE LOCATION PLAN

DRG. NUMBER
FIGURE 1A



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.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

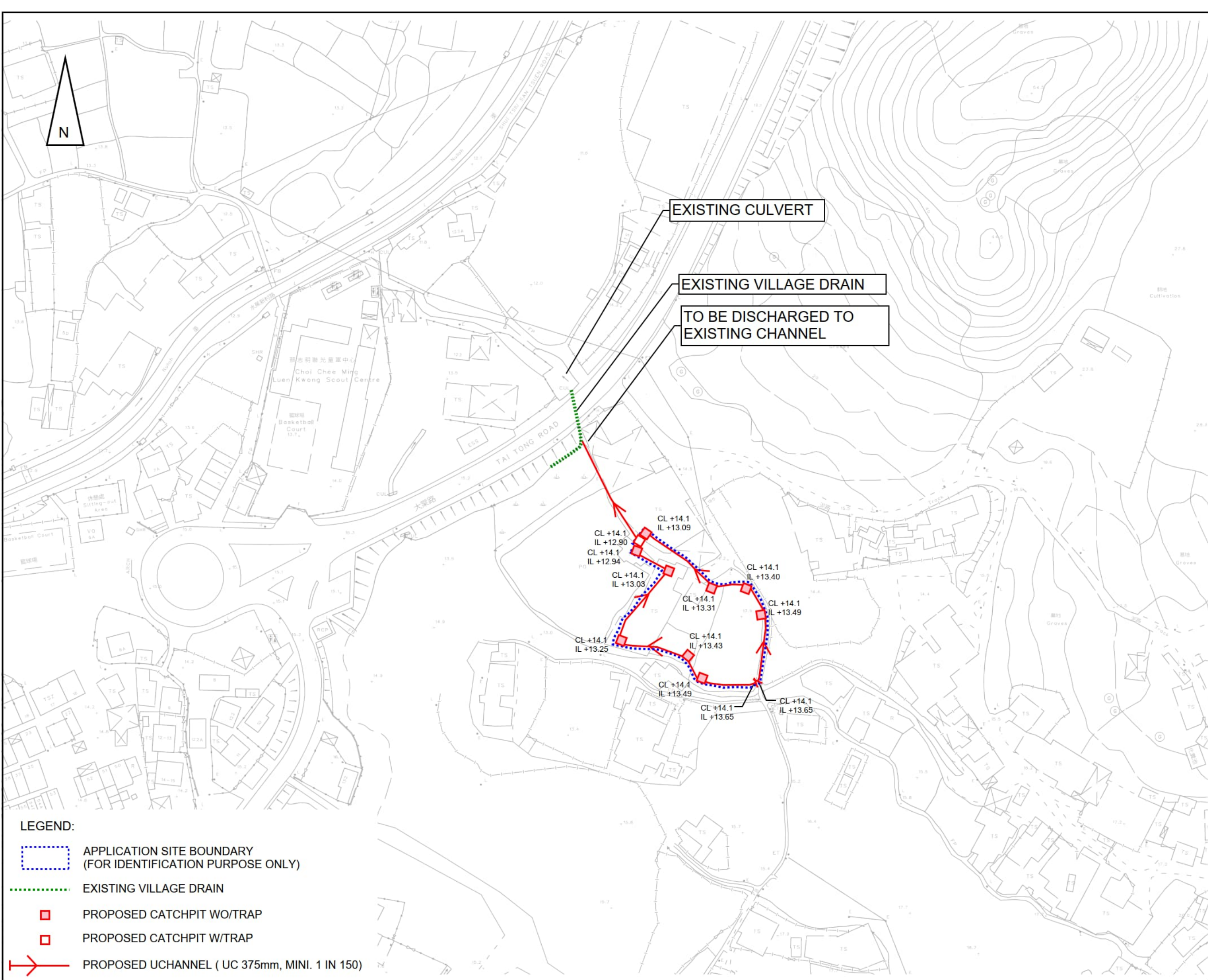
LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)		EXISTING VILLAGE DRAIN/DITCH (VILLAGE DRAIN A) NOT TO BE OBSTRUCTED
	Pipe (Sewer)		Sand Trap		

REV.	DESCRIPTION	DATE
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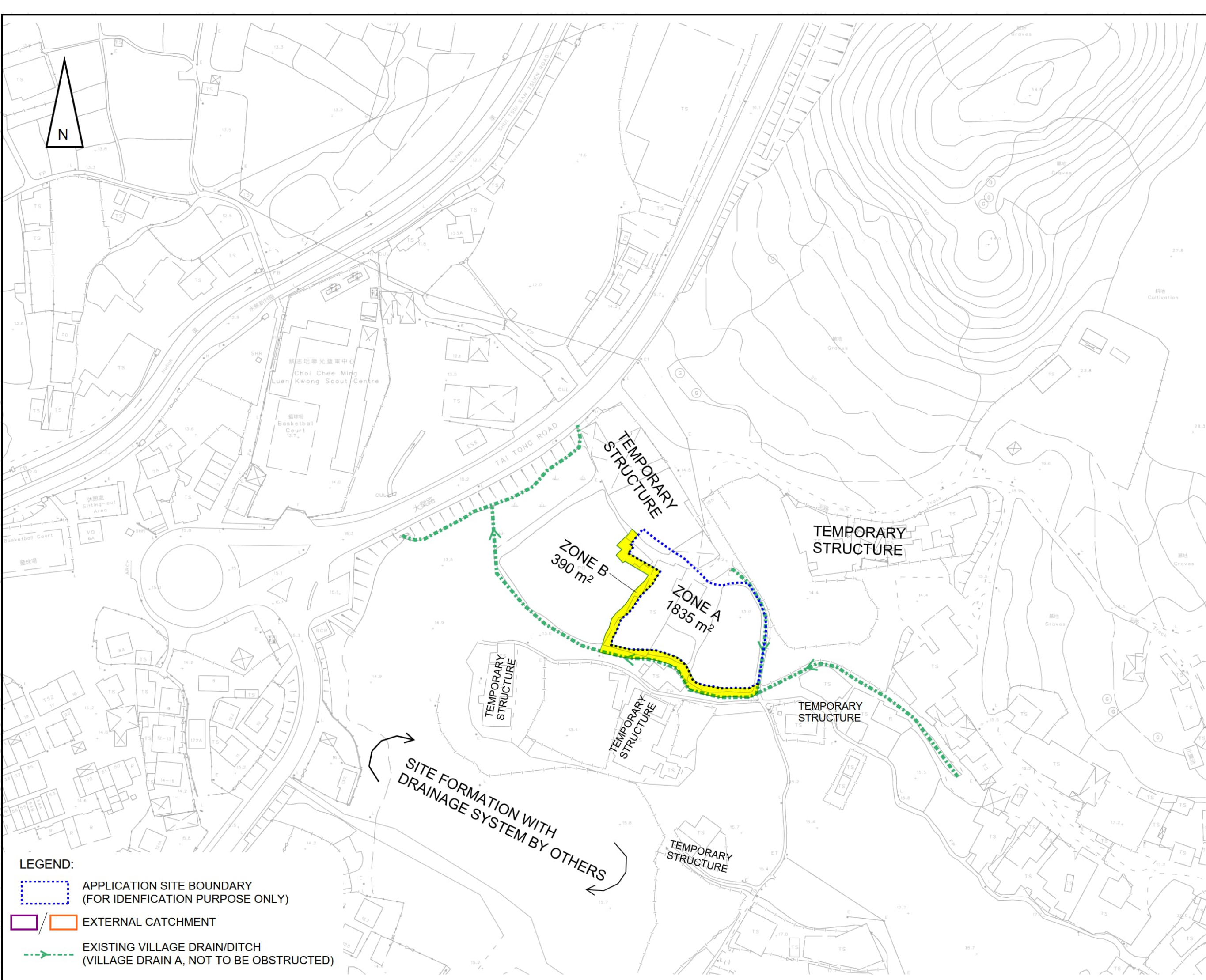
DRG. TITLE
EXISTING DRAINAGE
RECORD PLAN

DRG. NUMBER
FIGURE 2A



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.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

REV.	DESCRIPTION	DATE
DRG. TITLE PROPOSED DRAINAGE SYSTEM		
DRG. NUMBER FIGURE 3A		



PROJECT:
PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

REV.	DESCRIPTION	DATE
	DRG. TITLE CATCHMENT PLAN	
	DRG. NUMBER FIGURE 4	

- LEGEND:**
- APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)
 - EXTERNAL CATCHMENT
 - EXISTING VILLAGE DRAIN/DITCH
(VILLAGE DRAIN A, NOT TO BE OBSTRUCTED)

Appendix

Appendix A - Channel Design

U Channel 1 (Zone A + B)

Runoff Estimation

Design Return Period	1 in	10	years
Paved Area	$1835 + 390 \times 1 =$	2225	(m ²)
Unpaved Area		0	(m ²)
Total Equivalent Area	$2225 \times 0.95 + 0 \times 0.35 =$	2114	(m ²)
Rainfall Intensity, I *		206	mm/hr
Design Discharge Rate, Q	$0.278 \times 2114 \times 206 / 1000000 =$	0.121	m ³ /s

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

U Channel

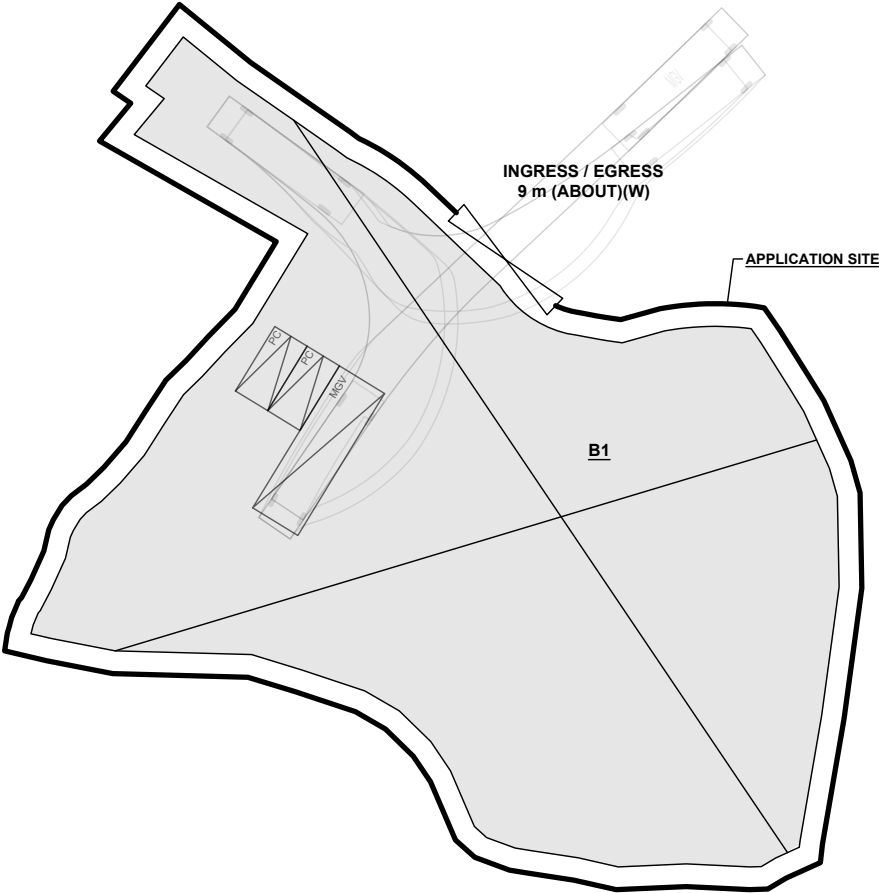
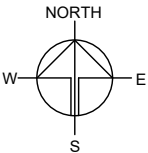
Channel Size		375	(mm)
Gradient	1 in	150	
Velocity		1.50	m/s
Capacity		0.188	m3/s

Utilization	0.121 / 0.188	=	64.51	%	OK (assume 10% siltation, utilization less than 90%)
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Appendix B - Proposed Development Layout Plan

APPLICATION SITE AREA	: 1,835 m ²	(ABOUT)
COVERED AREA	: 1,539 m ²	(ABOUT)
UNCOVERED AREA	: 296 m ²	(ABOUT)
PLOT RATIO	: 1.7	(ABOUT)
SITE COVERAGE	: 84 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 3,078 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

		COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	
* D.G.G. - DANGEROUS GOODS GODOWN				



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/U SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

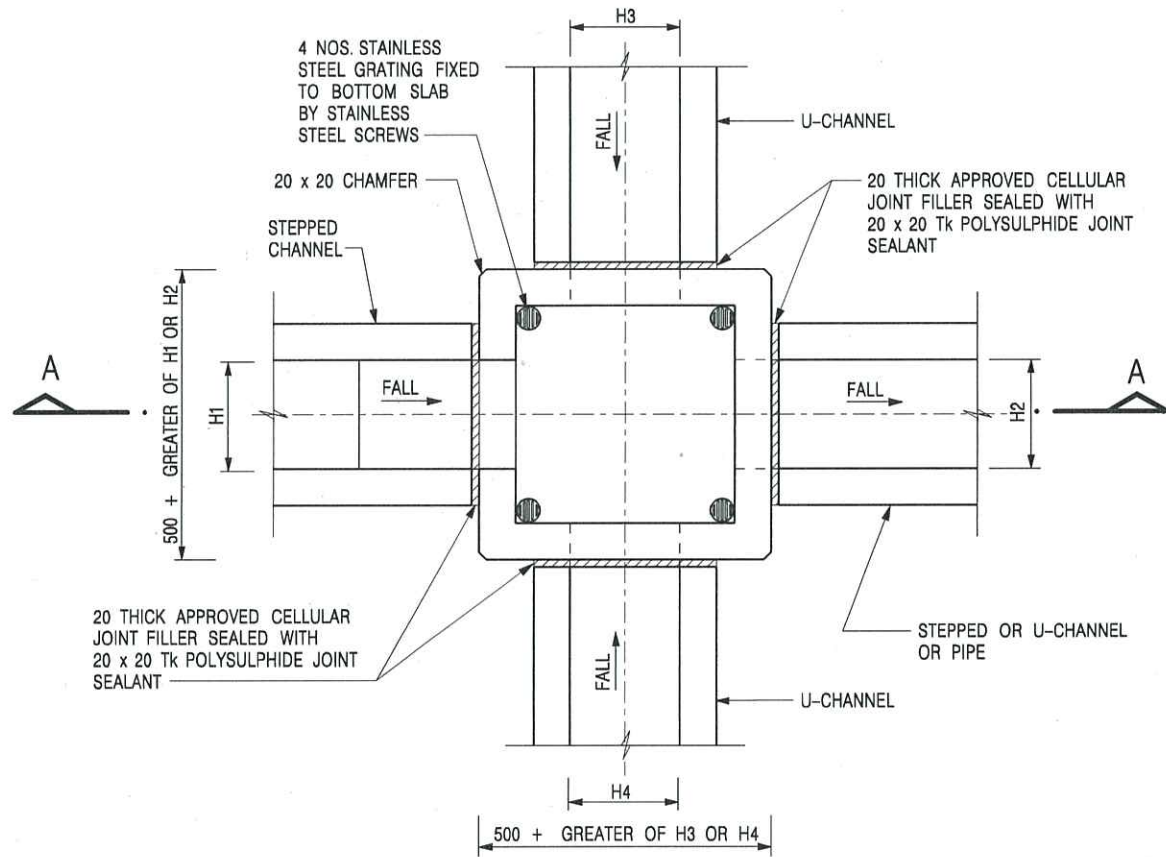
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MN	3.4.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

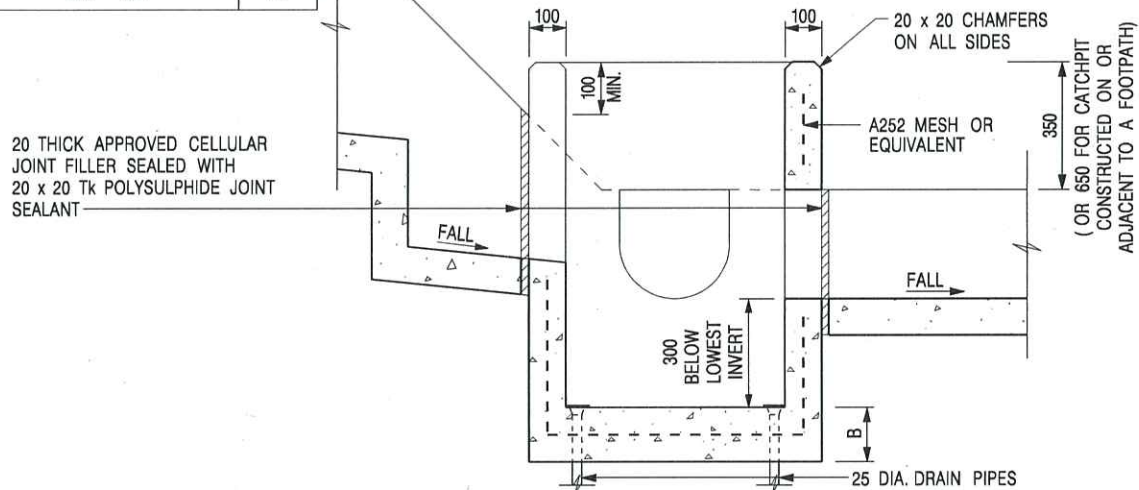
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Appendix C - Reference Drawings



PLAN

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



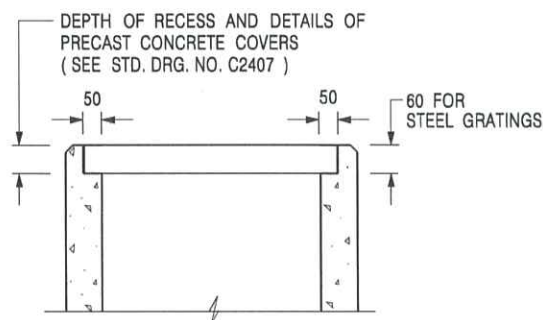
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



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

NOTES:

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

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

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



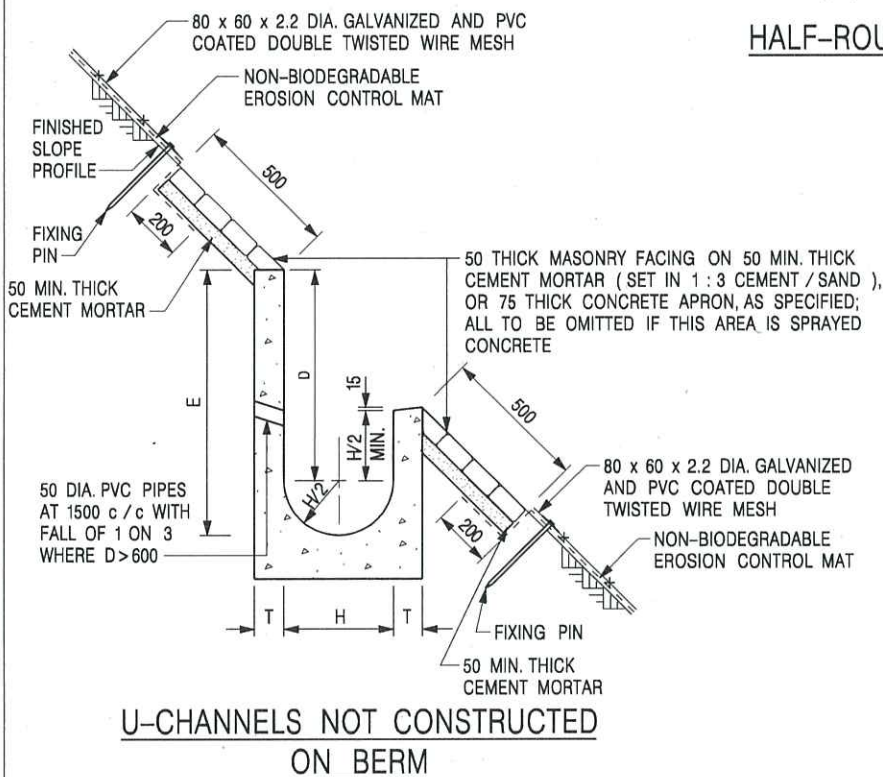
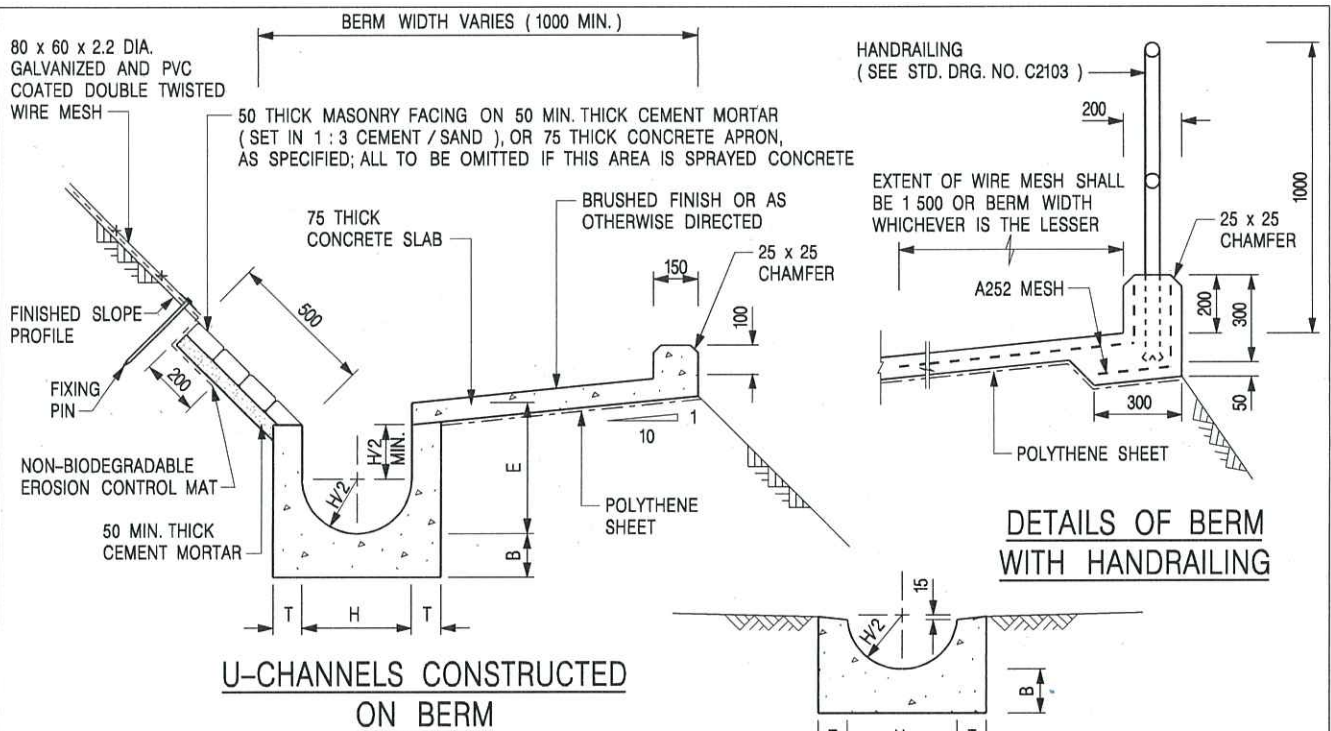
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



HALF-ROUND CHANNEL

NOTES:

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

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

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

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



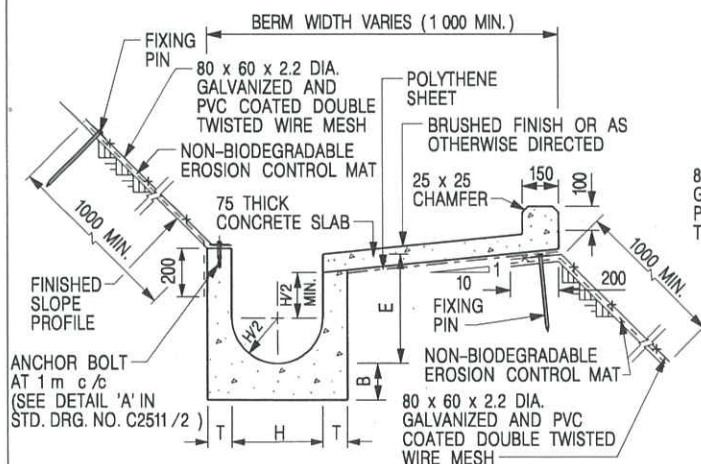
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

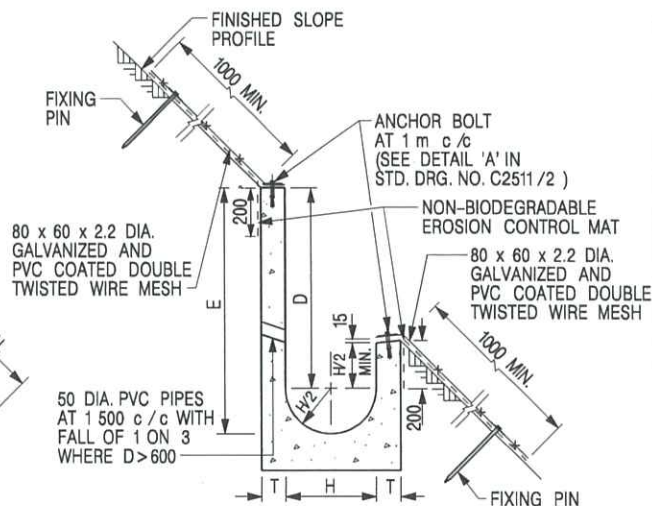
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DATE JAN 1991

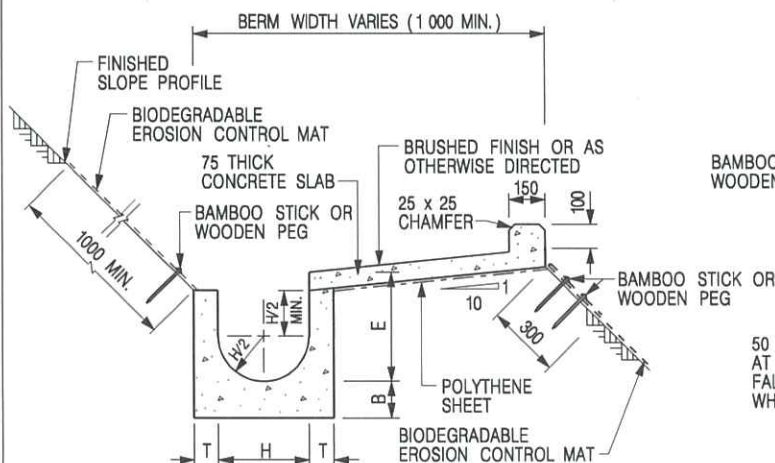
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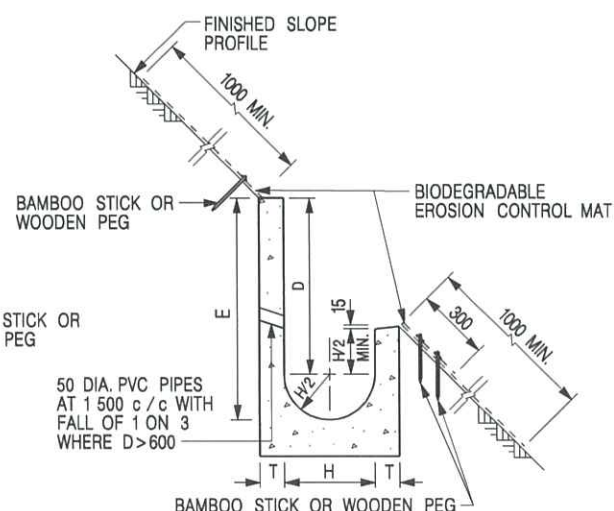
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



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



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



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

NOTES:

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

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

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

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



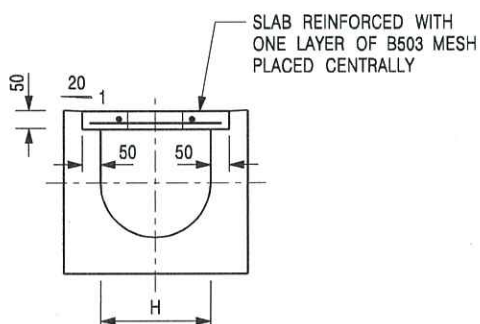
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

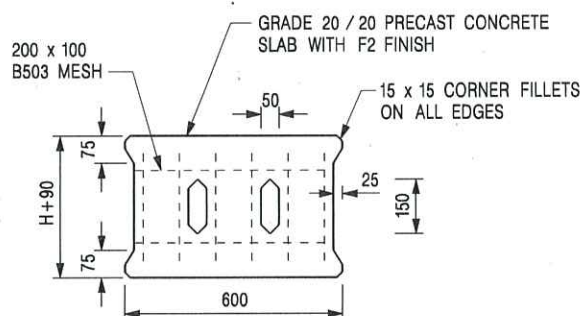
DRAWING NO.

DATE JAN 1991

C24101



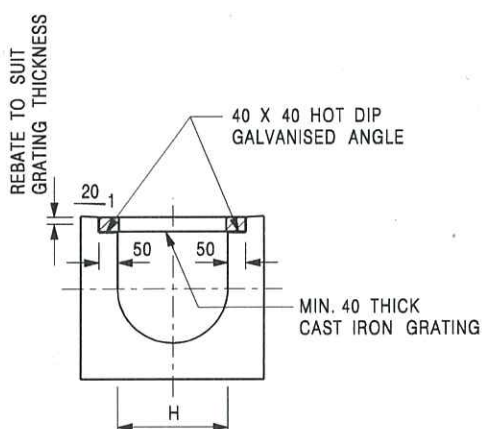
TYPICAL SECTION



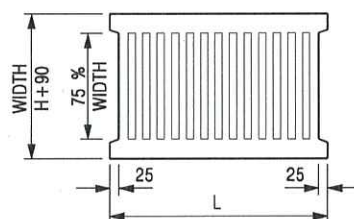
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



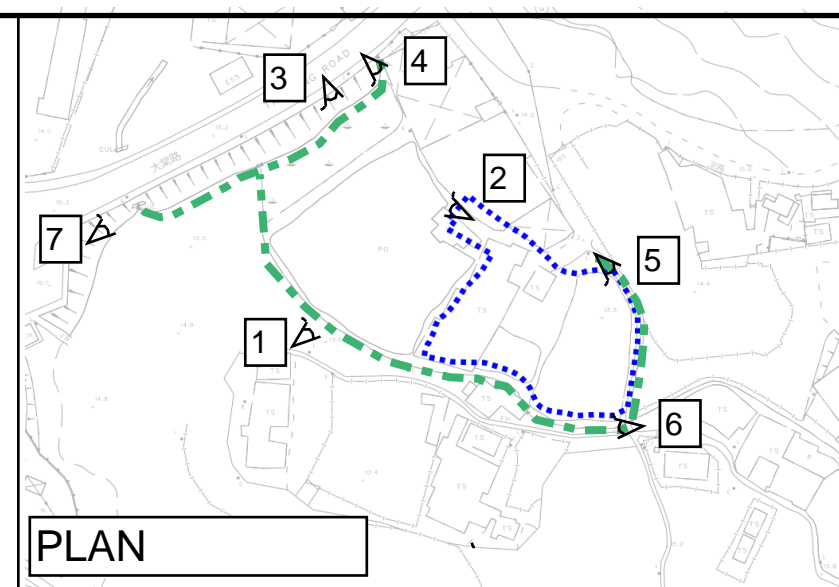
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

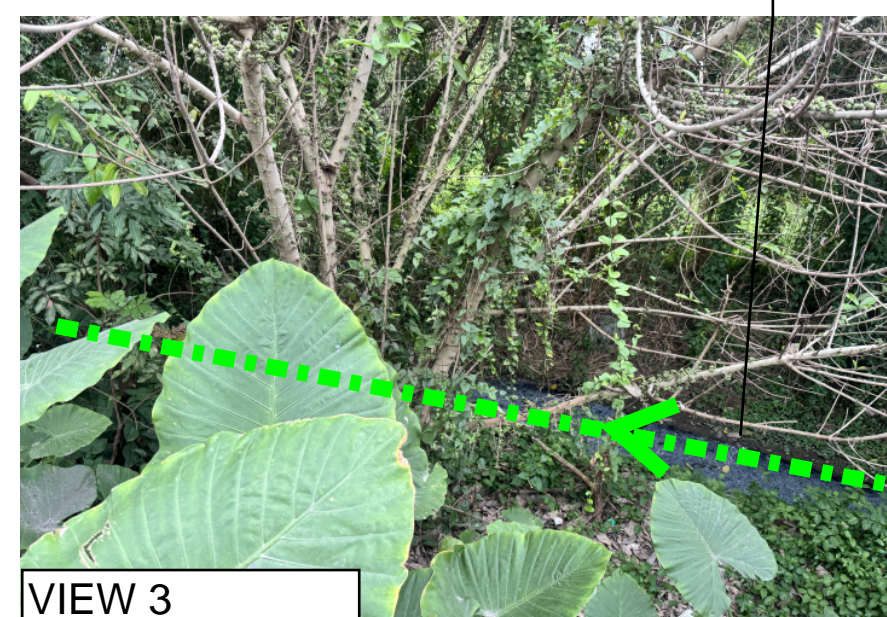
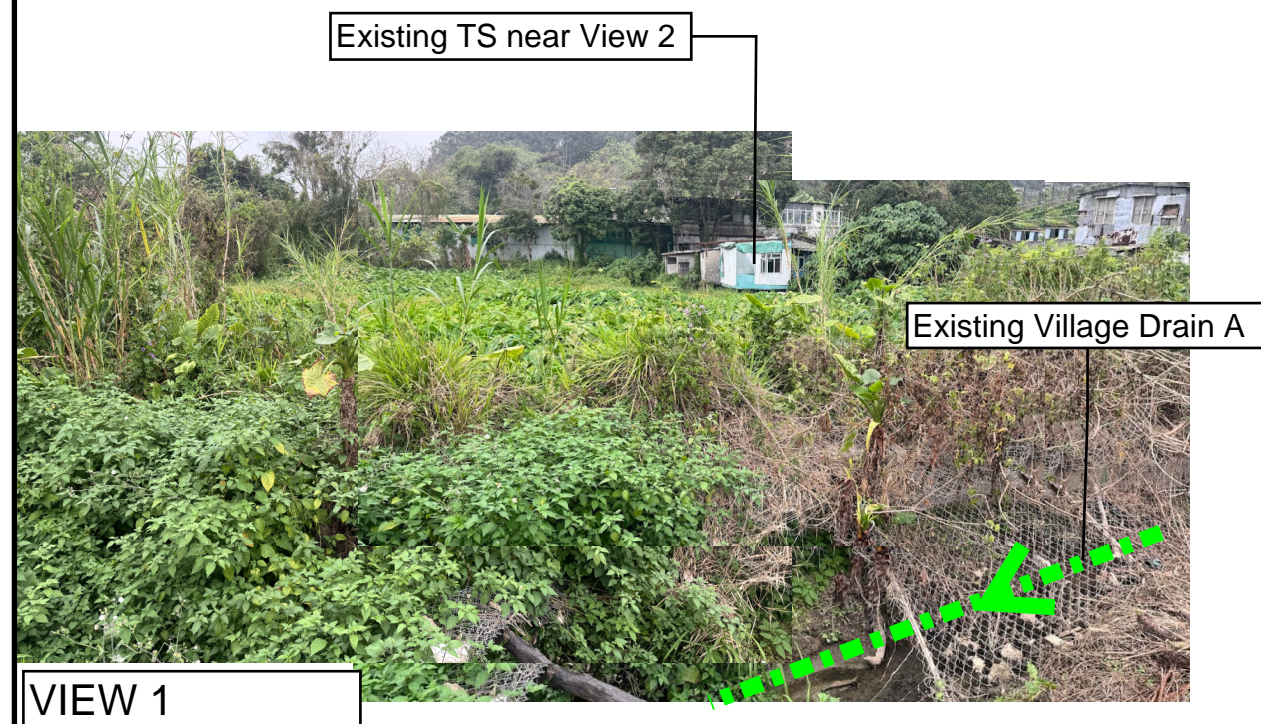
DATE JAN 1991

DRAWING NO.

C2412E



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.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES



Photos Record of
Surroundings
(Sheet 1 of 2)

Appendix D

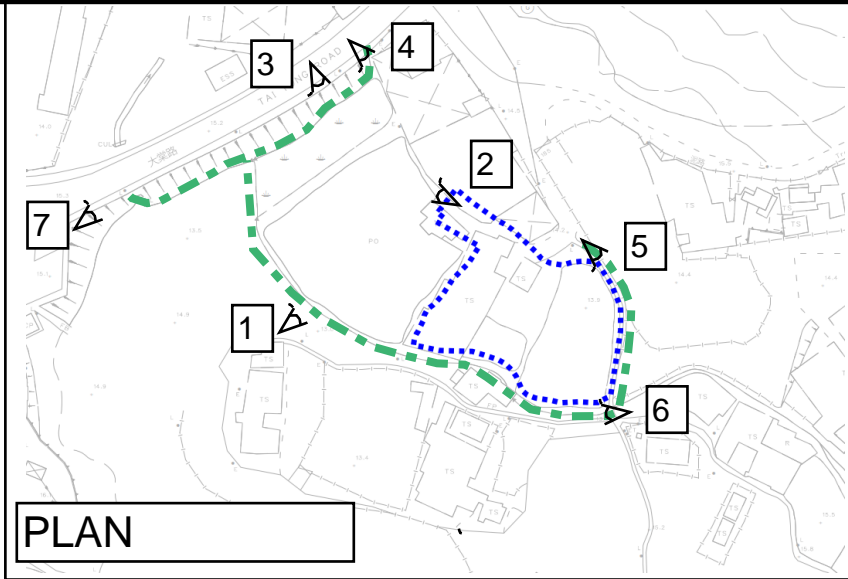


VIEW 5

Existing Village Drain A



VIEW 6



PLAN

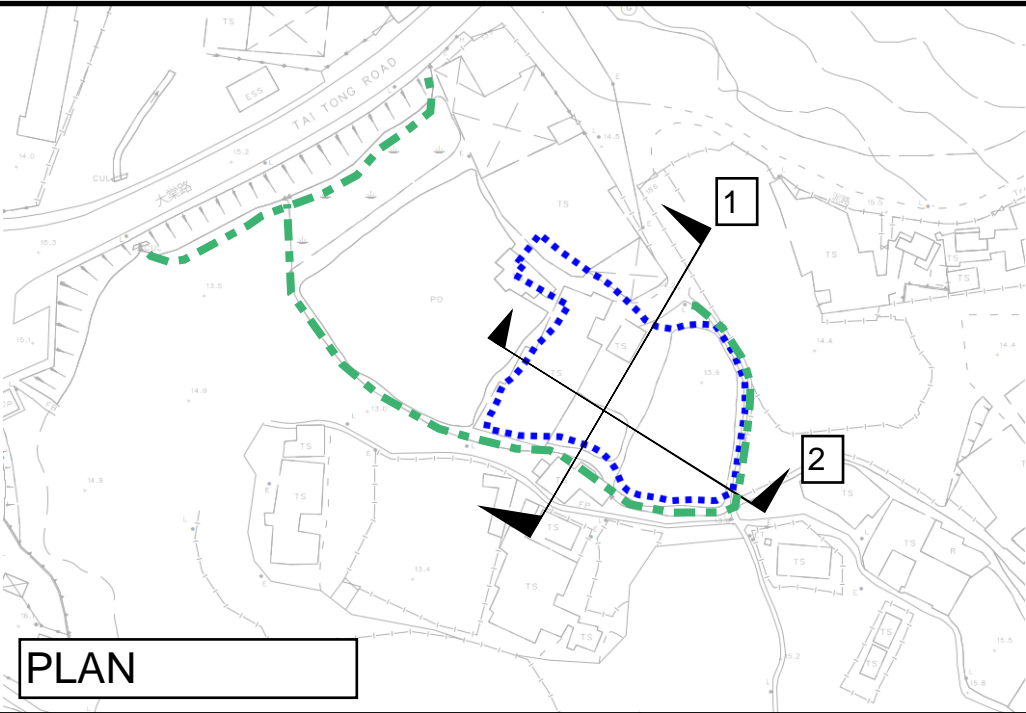
PROJECT:
PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES



VIEW 7

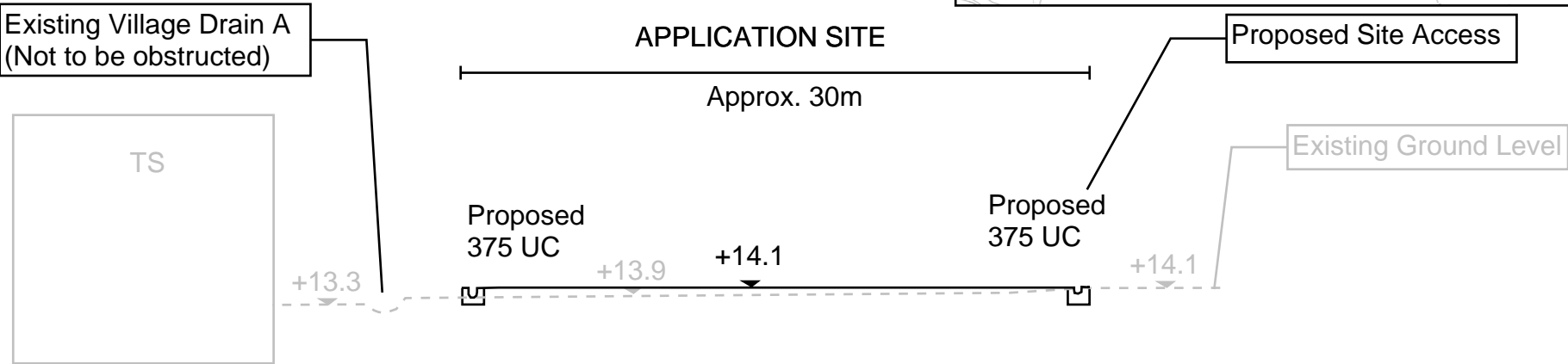
Photos Record of
Surroundings
(Sheet 2 of 2)

Appendix D

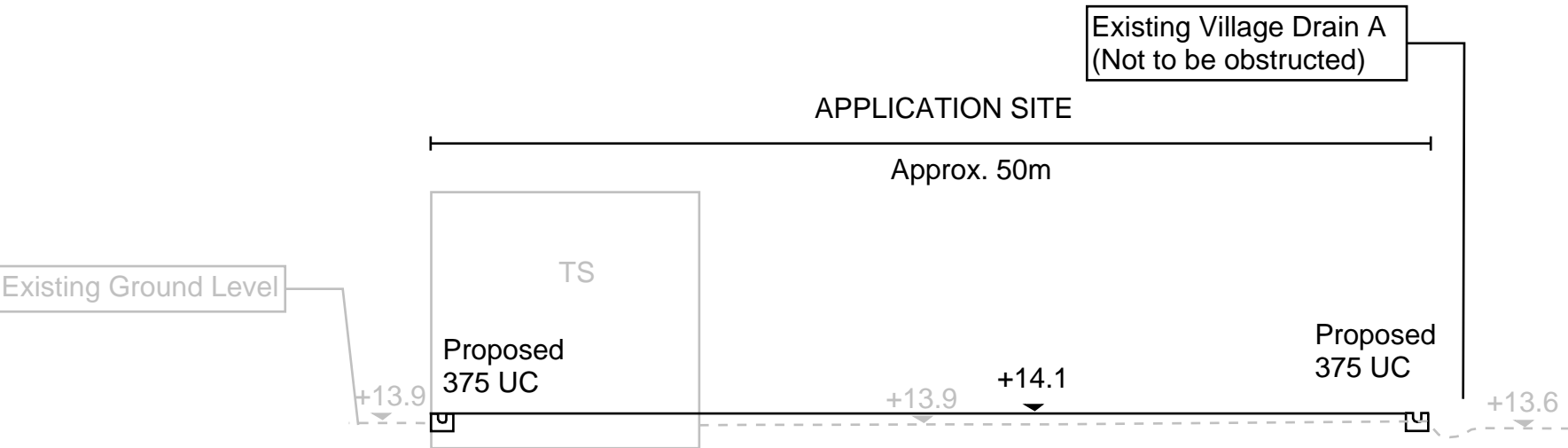


PLAN

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.117, TAI
TONG, YUEN LONG, NEW
TERRITORIES



SECTION 1



SECTION 2

SECTIONS

Appendix E

Our Ref. : DD117 Lot 1338 S.A & VL
Your Ref. : TPB/A/YL-TT/650

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

By Email

31 July 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/650)

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. Danny NG 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 (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/650)

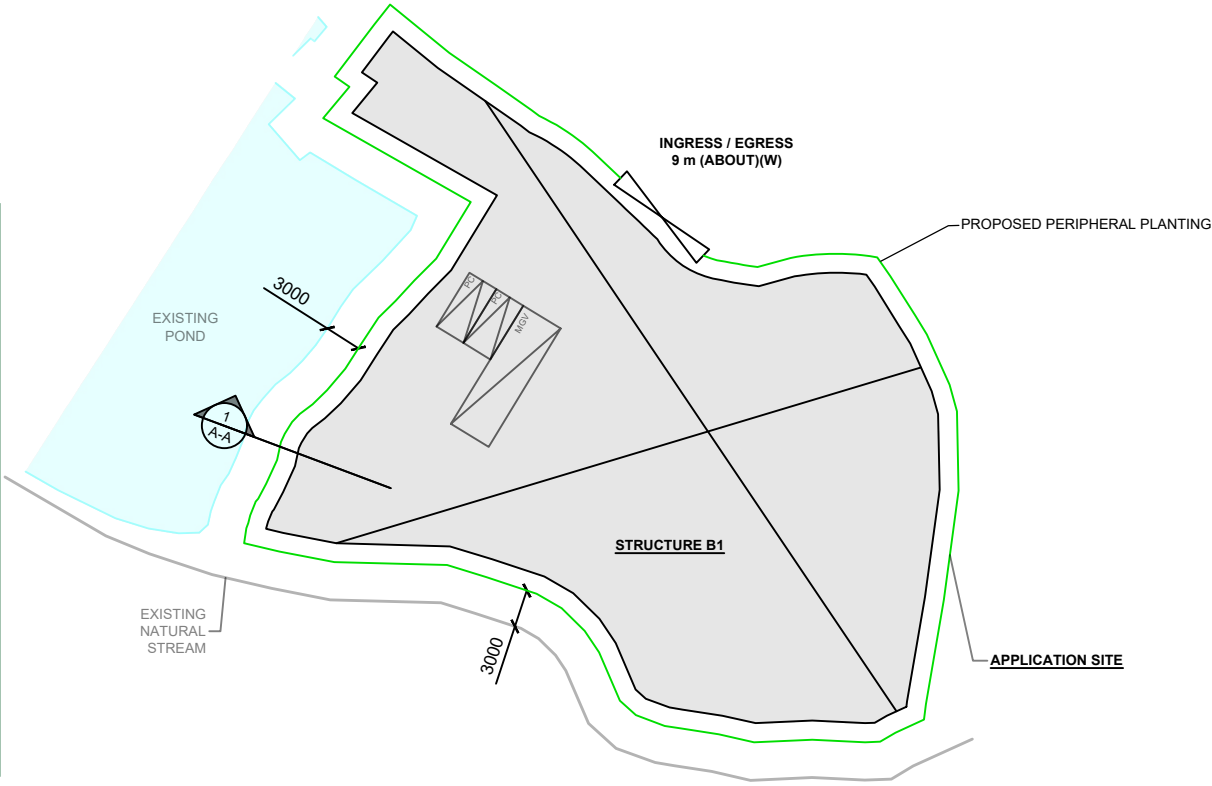
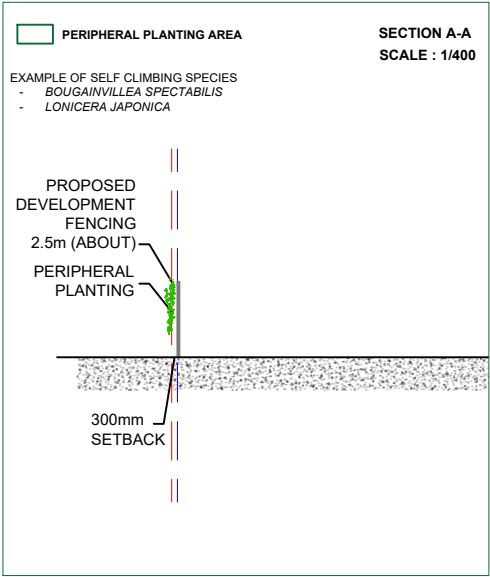
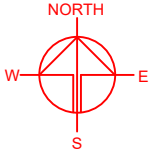
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner / Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(i)	<p>No mitigation measures and landscape proposal are proposed by the applicant to demonstrate that the proposed uses and associated filling of land (the entire site) would not have adverse landscape impact on the existing trees/vegetation within the Site and surrounding areas. 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>A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex I). 2.5m high boundary fencing with vertical greening is proposed to be installed along the site boundary of the application site (the Site), in order to minimize visual impact to the nearby locals. Climber species, such as <i>bougainvillea spectabilis</i> and <i>lonicera japonica</i>, would be planted on the fence with regular maintenance by the applicant.</p>

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 1,835 m ²	(ABOUT)
COVERED AREA	: 1,539 m ²	(ABOUT)
UNCOVERED AREA	: 296 m ²	(ABOUT)
PLOT RATIO	: 1.7	(ABOUT)
SITE COVERAGE	: 84 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 3,078 m ²	(ABOUT)
TOTAL GFA	: 3,078 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	
* D.G.G. - DANGEROUS GOODS GODOWN				



LEGEND

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

PLANNING CONSULTANT

PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY	DATE
LT	31.05.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.	VER.
ANNEX I	001

Our Ref. : DD117 Lot 1338 S.A & VL
Your Ref. : TPB/A/YL-TT/650

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

By Email

27 September 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/650)

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. Danny NG 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 (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/650)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner / Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(i)	<p>Existing trees and vegetation within the Site were observed. However, the proposed filling of land with concrete (the entire site) would cause the adverse landscape impact on the existing trees/vegetation within the Site. Significant impact on the existing landscape resources is envisaged. Moreover, the proposed mitigation measures (i.e. the proposed vertical greening with climber species on the fence along the site boundary) in the landscape proposal enclosed in the FI(1) could not mitigate the impact generated by filling of land and consequently cause the removal of all existing trees and vegetation within the Site. The applicant should consider to explore planting of new tree as the mitigation measures.</p>	<p>According to the tree survey conducted on 13/09/2024, a total of <u>15</u> nos. of trees are recorded within the Site (Annex I). No old and valuable tree or protected species has been identified in accordance with the DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap.96). Due to the proposed hard-paving works for site formation of structures and circulation purpose, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.</p> <p>Due to the felling of existing trees within the Site. A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex II). <u>15</u> new trees (N1 to N15) are proposed to be planted along the west and northwest periphery boundary of the Site as a landscape buffer to minimise adverse visual impact to the surrounding areas. All these new trees within the Site will be maintained by the applicant during the planning approval period.</p>

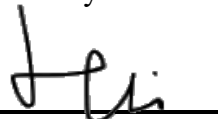
Tree Survey Report

Date of Survey: 13th September 2024

Location:

Various Lots in D.D.117, Tai Tong, Yuen Long, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 16th September 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

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

Disclaimer:

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

1. Introduction

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

The tree survey was conducted on 13th September 2024. Plants with DBH less than 95mm were not recorded in the survey.

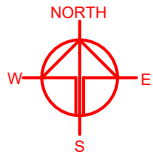
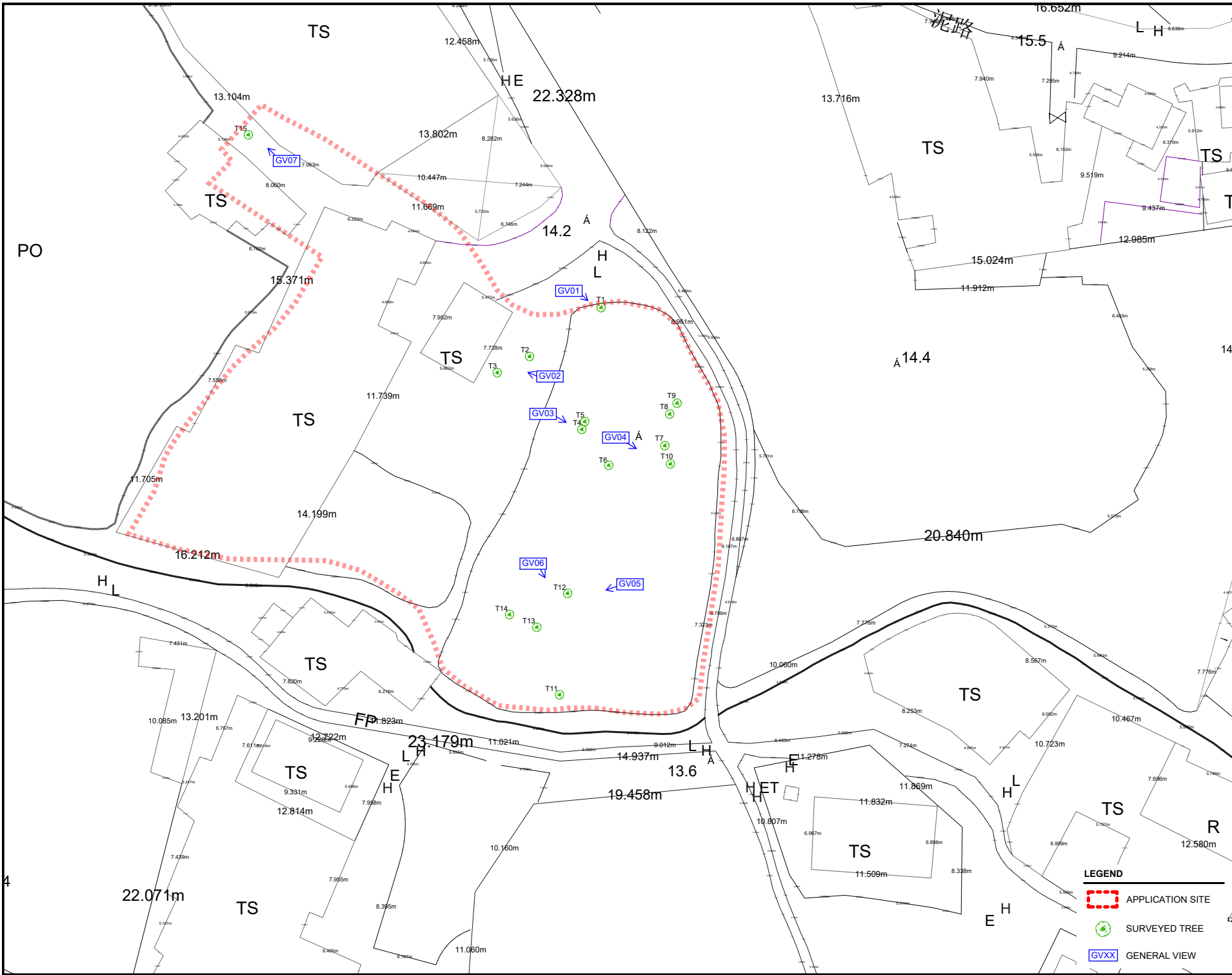
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D.117, Tai Tong, Yuen Long, New Territories.

At the time of inspection on 13th September 2024, **15 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

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

Appendix I – Tree Survey Plan



PLANNING CONSULTANT

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

SITE LOCATION
VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
AS SHOWN

DRAWN BY
MN

DATE
15.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
TREE SURVEY PLAN

DWG NO.
TSP

VER.
000

- LEGEND**
- APPLICATION SITE
 - SURVEYED TREE
 - GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location:Various Lots in D.D.117, Tai Tong, Yuen Long, New Territories

Tree surveyor(s):Mak Ka Hei

Field Survey was conducted on:13 September 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	Macaranga tanarius var. tomentosa	血桐	7.0	230	7.0	Low	Fair	Fair	Fair	Low	
T2	Macaranga tanarius var. tomentosa	血桐	7.0	250	6.0	Low	Fair	Fair	Fair	Low	multi-trunks
T3	Macaranga tanarius var. tomentosa	血桐	7.0	210	7.0	Low	Fair	Fair	Fair	Low	
T4	Macaranga tanarius var. tomentosa	血桐	7.0	220	7.0	Low	Fair	Fair	Fair	Low	
T5	Bombax ceiba	木棉	8.0	300	6.0	Low	Fair	Fair	Fair	Low	
T6	Bombax ceiba	木棉	8.0	240	6.0	Low	Fair	Fair	Fair	Low	
T7	Bombax ceiba	木棉	8.0	230	6.0	Low	Fair	Fair	Fair	Low	
T8	Macaranga tanarius var. tomentosa	血桐	7.0	150	5.0	Low	Fair	Fair	Fair	Low	
T9	Macaranga tanarius var. tomentosa	血桐	7.0	160	6.0	Low	Fair	Fair	Fair	Low	
T10	Bombax ceiba	木棉	5.0	150	3.0	Low	Fair	Fair	Fair	Low	
T11	Ficus hispida	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T12	Ficus hispida	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T13	Ficus hispida	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T14	Ficus hispida	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T15	Mangifera indica	芒果	12.0	510	8.0	Med	Fair	Fair	Fair	Low	

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

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07

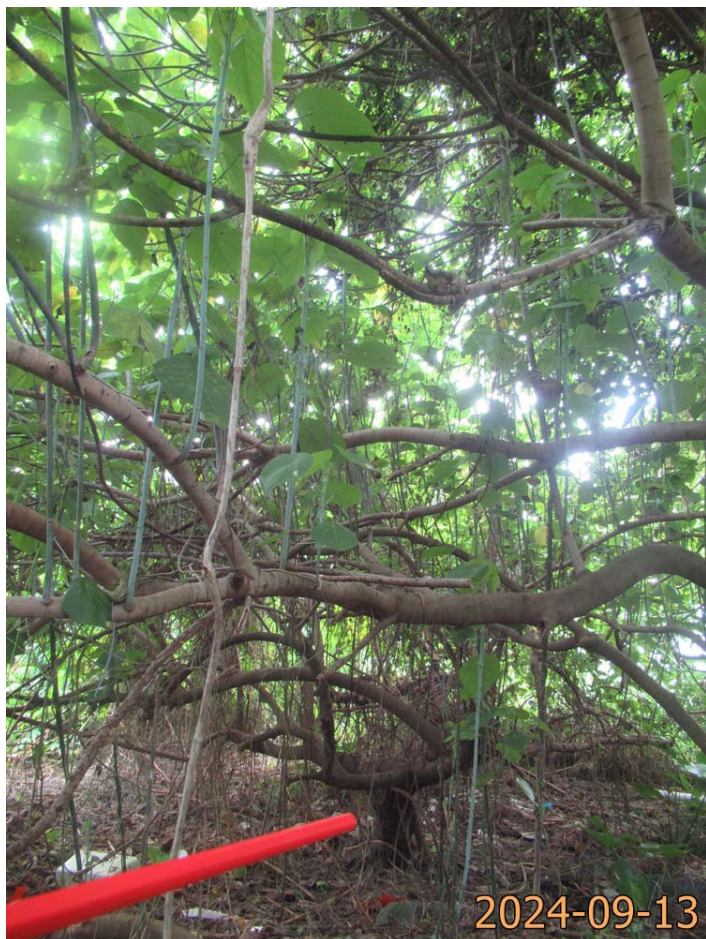
Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)

Photo Records



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)

Photo Records



T9 (Overview)



T10 (Overview)



T11 (Overview)



T12 (Overview)

Photo Records



T13 (Overview)



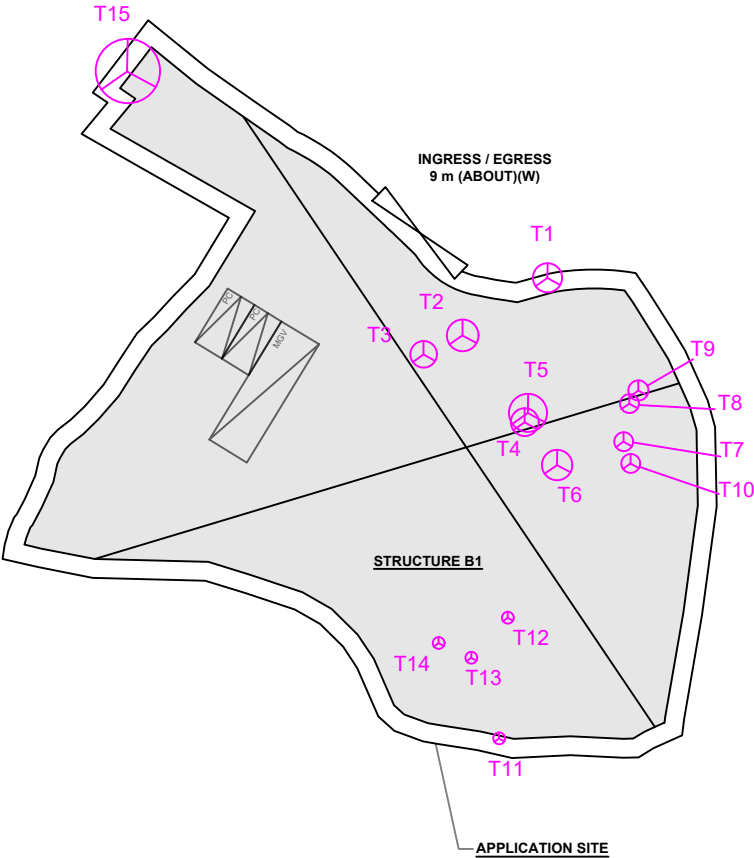
T14 (Overview)



T15 (Overview)

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 1,835 m ²	(ABOUT)
NO. OF EXISTING TREES	: 15	(T1 TO T15)
TREE SPECIES	: <i>MACARANGA TANARIUS</i> VAR. <i>TOMENTOSA</i> (T1 TO T4, T8, T9) : <i>BOMBAX CEIBA</i> (T5 TO T7, T10) : <i>FICUS HISPIDA</i> (T11 TO T14) : <i>MANGIFERA INDICA</i> (T15)	
NO. OF TREES TO BE FELLED	: 15	(T1 TO T15)

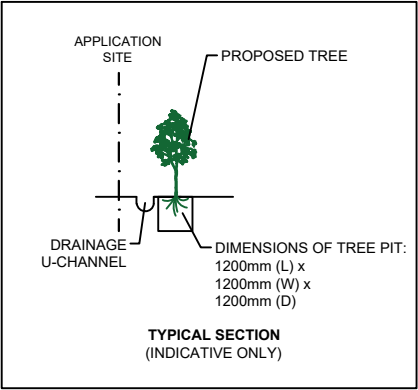
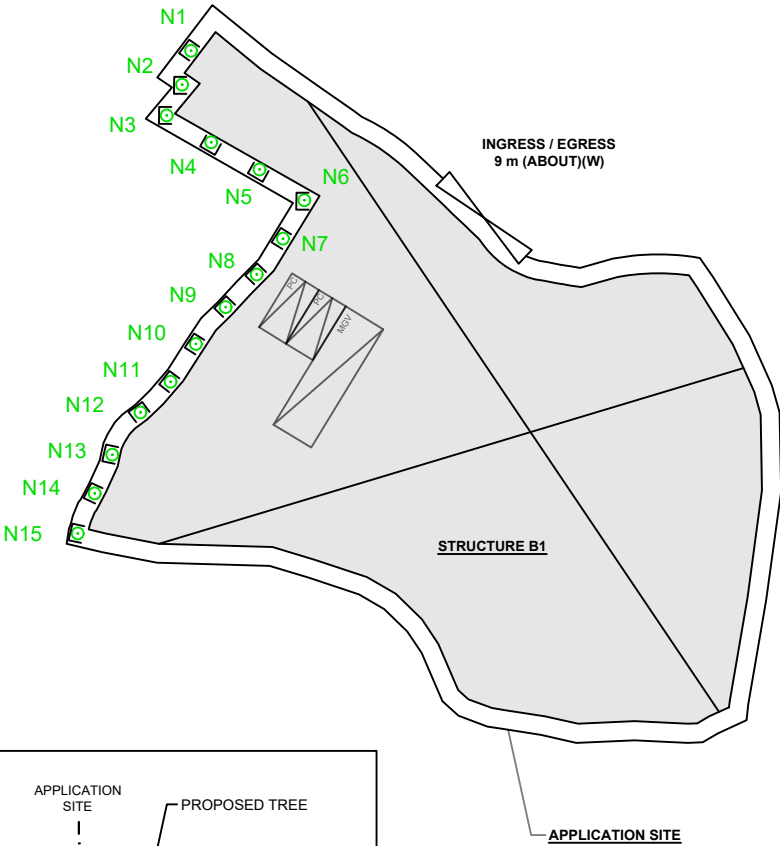


LEGEND

- APPLICATION SITE
- STRUCTURE
- EXISTING TREE

LANDSCAPE PROPOSAL

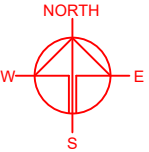
APPLICATION SITE AREA	: 1,835 m ²	(ABOUT)
COVERED AREA	: 1,539 m ²	(ABOUT)
UNCOVERED AREA	: 296 m ²	(ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 15	(N1 TO N15)
SPECIES OF NEW TREES	: <i>SENNA SURATTENSIS</i>	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF TREE PITS	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)	



LEGEND

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

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



PLANNING CONSULTANT

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

SITE LOCATION
VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 600 @ A4

DRAWN BY LT	DATE 31.05.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO. ANNEX II	VER. 001
---------------------	-------------

**Similar Applications within the subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/544	Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminium Plates) for a Period of 3 Years	20.5.2022 [Revoked on 20.2.2024]
2	A/YL-TT/645	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	19.7.2024

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment from traffic engineering perspective.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

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

- No in-principle objection to the proposed use from drainage point of view and his detailed comments on the submitted drainage proposal are in **Appendix IV**.
- Should the Board approve the application, approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.
- Advisory comments as detailed in **Appendix IV**.

5. **Building Matters**

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

- No objection to the application.
- As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application.
- Advisory comments as detailed in **Appendix IV**.

6. **District Officer's Comments**

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

His office has not received any comment from the village representatives in the vicinity.

7. **Landscape**

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

- No comment on the application as the applicant has proposed to plant 15 new trees of (*Senna surattensis*) within the Site to mitigate the landscape impact arising from the proposed use.
- Advisory comments as detailed in **Appendix IV**.

8. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 1338 S.A, 1338 S.B, 1338 S.C and 1338 S.D 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; and
 - (ii) the lot owner(s) will need to apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) to be erected on site. The application(s) for STW will be considered by the Government in its capacity of a landlord and there is no guarantee that such application(s) will be approved. If STW application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site are not under Transport Department's purview. Consent of the owners/managing departments of the local track and footpath should be obtained for using it as the 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) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Tong Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Tong Road;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
 - (ii) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by Environmental Protection Department to minimise the potential environmental

nuisances on the surrounding areas;

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that (CE/MN, DSD):

- (i) the ground to the northeast of the Site is significantly higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
- (ii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
- (iii) the existing village drain, to which the applicant proposed to discharge the stormwater from the Site was not maintained by DSD. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Office/Yuen Long, Home Affairs Department should be consulted. Moreover, the applicant(s) should ensure that the drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;
- (iv) consideration should be given to provide grating for the surface channels (especially the run-in/out, etc.);
- (v) the applicant(s) should confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and the applicant(s) should provide the details for consideration;
- (vi) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (vii) DSD shall not maintain all such drains and manholes proposed to be laid within private lots adjacent to the proposed use. The Authorized Person has to confirm the future maintenance responsibilities of such drains and manholes;

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

approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The 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) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans;

- (iii) 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;
- (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 the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised 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) one structure is proposed in the Site. 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; and
- (j) to note the comments of the Director of Electrical and Mechanical Services that:

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

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

From:
Sent: 2024-05-29 星期三 02:54:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-TT/650 DD 117 Tai Tong

A/YL-TT/650

Lots 1338 S.A (Part), 1338 S.B (Part), 1338 S.C (Part) and 1338 S.D (Part) in D.D. 117, Tai Tong, Yuen Long

Site area: About 1,835sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Land** / 3 Vehicle Parking

Dear TPB Members,

618 withdrawn and back without the Pond.

Previous objections applicable and upheld.

The application should be rejected. This activity close to the pond area is not compatible with the profile of the lots.

Mary Mulvihill

From: I
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 10 November 2023 3:13 AM HKT
Subject: A/YL-TT/618 DD 117 Tai Tong Pond Filling

A/YL-TT/618

Lots 1338 S.A, 1338 S.B, 1338 S.C and 1338 S.D in D.D. 117, Tai Tong, Yuen Long

Site area: About 4,106sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Pond and Land** / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. No previous application/approval. That the lots are close to existing Open Storage is no justification.

The entire site to be filled in with cement indicates that the land could never be used for farming.

The lots are currently covered in trees and vegetation and the pond could be reactivated. That the site is across the road from the Scouts Centre and there is active farming close by indicate that the intended use should be preserved.

Members should reject this application.

Mary Mulvihill

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2

From:
Sent: 2024-05-30 星期四 15:27:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/650 規劃申請的意見
Attachment: 20240530152108.pdf

要求疏通去水道，勿因建設影響周邊環境。

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates**A/YL-TT/650****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

要求在建，設時做好去水，勿讓淤泥或廢料堵塞渠道，由於地勢較低易積水，必須做好去水工程本人意見。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____



日期 Date _____

30.5.2024

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

From:
Sent: 2024-05-31 星期五 18:05:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 240531 s16 TT 650.pdf; 240531 s16 MKT 33.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

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

31st May, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/YL-TT/650)**

1. We refer to the captioned.
2. We recommend the Board to look at a photo taken recently in **Figure 1**, showing part of the site and its surroundings; as shown, part of the site is well-vegetated and there is a watercourse adjacent to the site.
3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the Agriculture zone. We also urge the Board to consider whether the proposed filling of land would cause drainage impacts to the surroundings.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Part of the site and its surroundings.

