

This document is received on 2024 -12- 03  
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](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](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT / 683
	Date Received 收到日期	2024 -12- 03

- 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)

Forest Tai Tong Limited 森林大棠有限公司

### 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 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E, 1484 S.F, 1484 S.G (Part), 1485 (Part), 1486 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 10,313 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 15,211 ..... 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)	..... 1,794 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" and "Recreation" zones
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 17/10/2024 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/10/2024 (DD/MM/YYYY)<sup>&</sup>  
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，或有關係的鄉事委員會<sup>&</sup>

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

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

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

Proposed uncovered land area 擬議露天土地面積 ..... 2,583 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 7,730 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 8 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 15,211 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 15,211 .....sq.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.)	7,293 m <sup>2</sup> (ABOUT)	14,706 m <sup>2</sup> (ABOUT)	13 m (ABOUT) (2-STORY)
B2	COVERED LAUL AREA	56 m <sup>2</sup> (ABOUT)	56 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (1-STORY)
B3	COVERED LAUL AREA	56 m <sup>2</sup> (ABOUT)	56 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (1-STORY)
B4	METER ROOM	13 m <sup>2</sup> (ABOUT)	13 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STORY)
B5	GUARDROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STORY)
B6	COVERED PARKING SPACES	60 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STORY)
B7	SITE OFFICE AND WASHROOM	88 m <sup>2</sup> (ABOUT)	176 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (2-STORY)
B8	SITE OFFICE AND STORE ROOM	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	5.5 m (ABOUT) (1-STORY)
TOTAL		7,729 m <sup>2</sup> (ABOUT)	15,211 m <sup>2</sup> (ABOUT)	

WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING 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 ..... 4 (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 ..... 3 (LGV) .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... 3 (MGV) .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) ..... 1 (CV) .....

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 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)) Accessible from Tai Tong Shan Road via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....
--	---

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



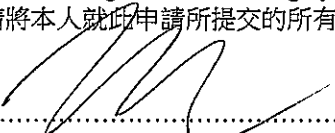
**8. Declaration 聲明**

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

  
.....  
Michael WONG  
.....

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

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 盈卓物業顧問有限公司

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

Date 日期

24/10/2024

(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 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E, 1484 S.F, 1484 S.G (Part), 1485 (Part), 1486 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	10,313 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,794 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	"Open Storage" and "Recreation" zones
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

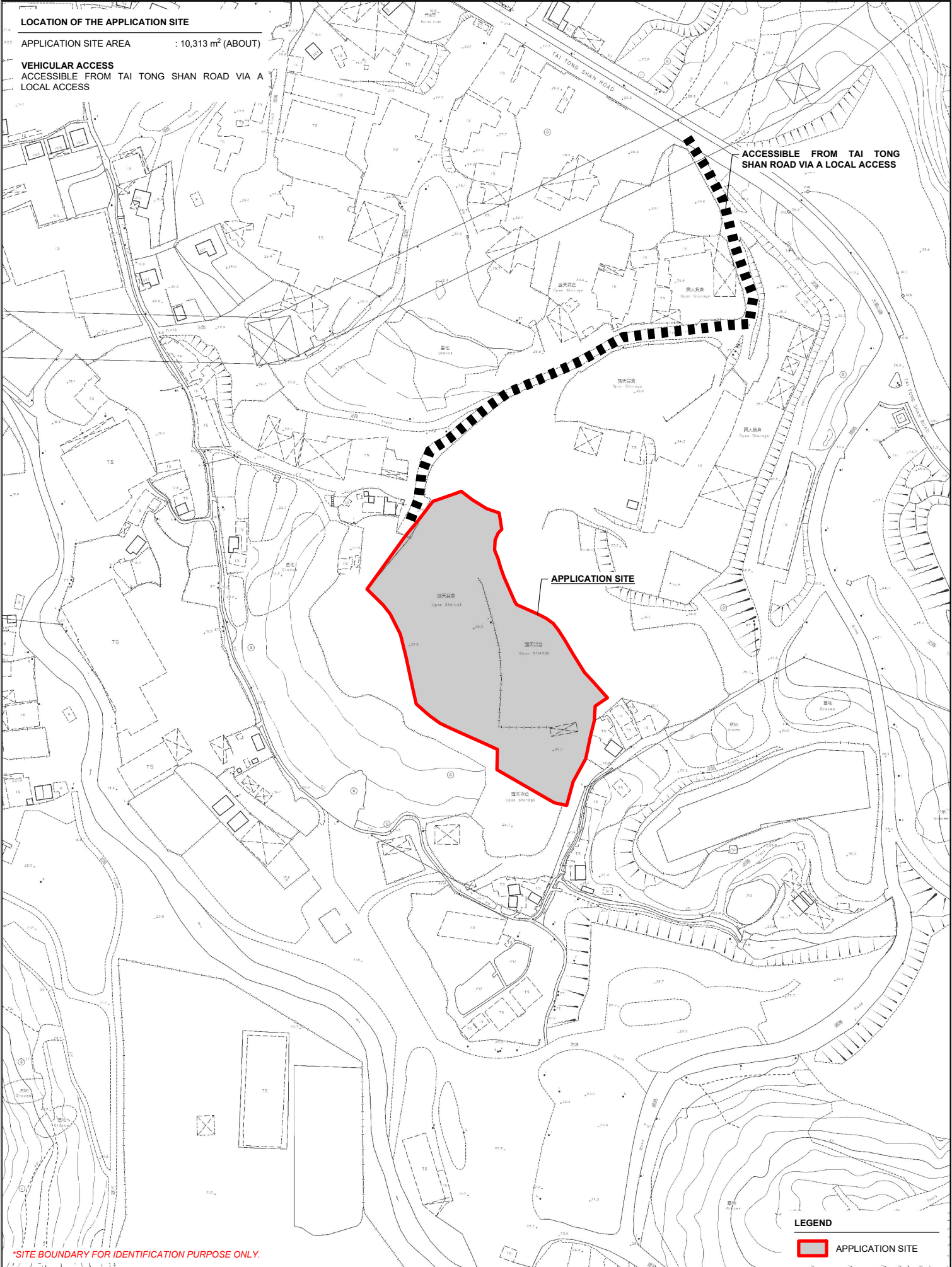
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15,211 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.47 <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	8	
(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	3 - 13 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	75 % <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		4
	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) <hr/>		4 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		7
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle <hr/>		3 (LGV) 3 (MGV) 1 (CV)



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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, Swept path analysis, Fire service installations proposal		
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



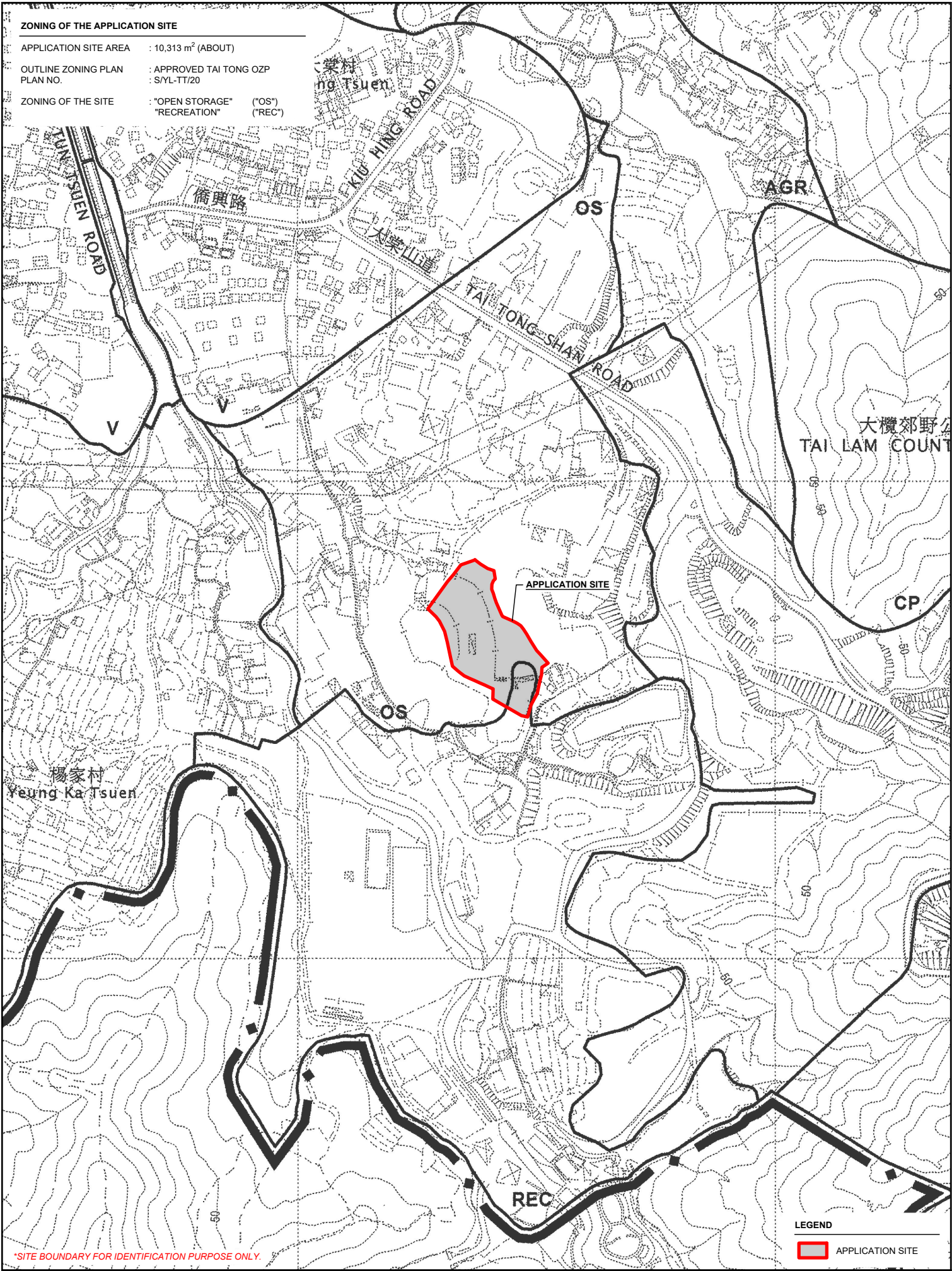


<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS</div>	<div>ADDRESS</div> <div>VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 2500 @ A4</div>		<div>TITLE</div> <div>LOCATION PLAN</div>		<div></div>
			<div>DRAWN BY</div> <div>MN</div>	<div>DATE</div> <div>21.11.2023</div>	<div>DWG NO.</div> <div>PLAN 1</div>	<div>VER.</div> <div>001</div>	
			<div>REVISED BY</div>	<div>DATE</div>			




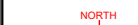
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,313 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
PLAN NO. : S/YL-TT/20  
ZONING OF THE SITE : "OPEN STORAGE" ("OS")  
"RECREATION" ("REC")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

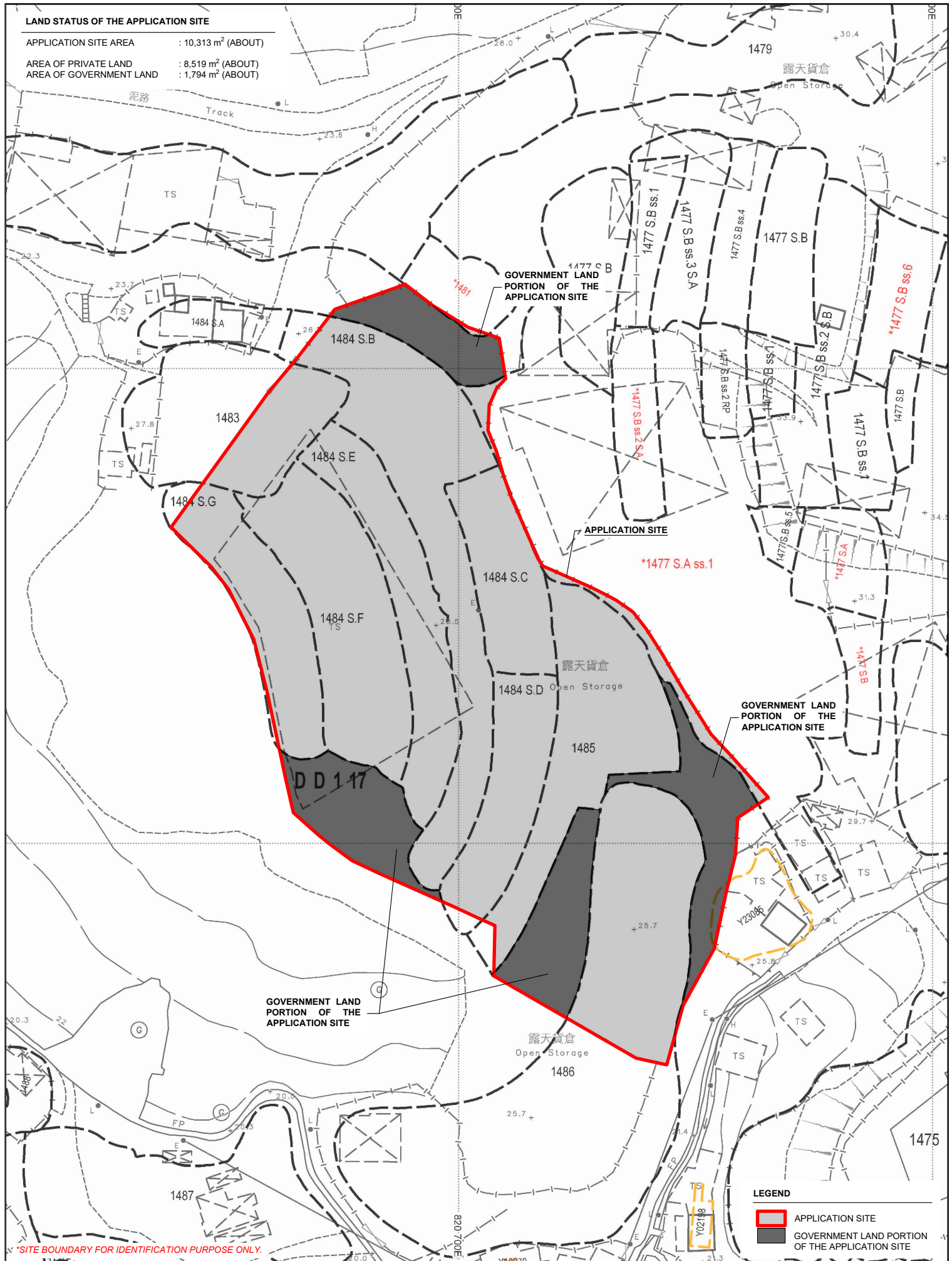
LEGEND  
APPLICATION SITE

PLANNING CONSULTANT  	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 5000 @ A4		TITLE ZONING PLAN		
			DRAWN BY MN	DATE 8.1.2024	DWG NO. PLAN 2		
			REVISED BY	DATE			



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,313 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 8,519 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 1,794 m<sup>2</sup> (ABOUT)



\* SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

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

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

14.11.2023

REVISED BY

DATE

TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

001

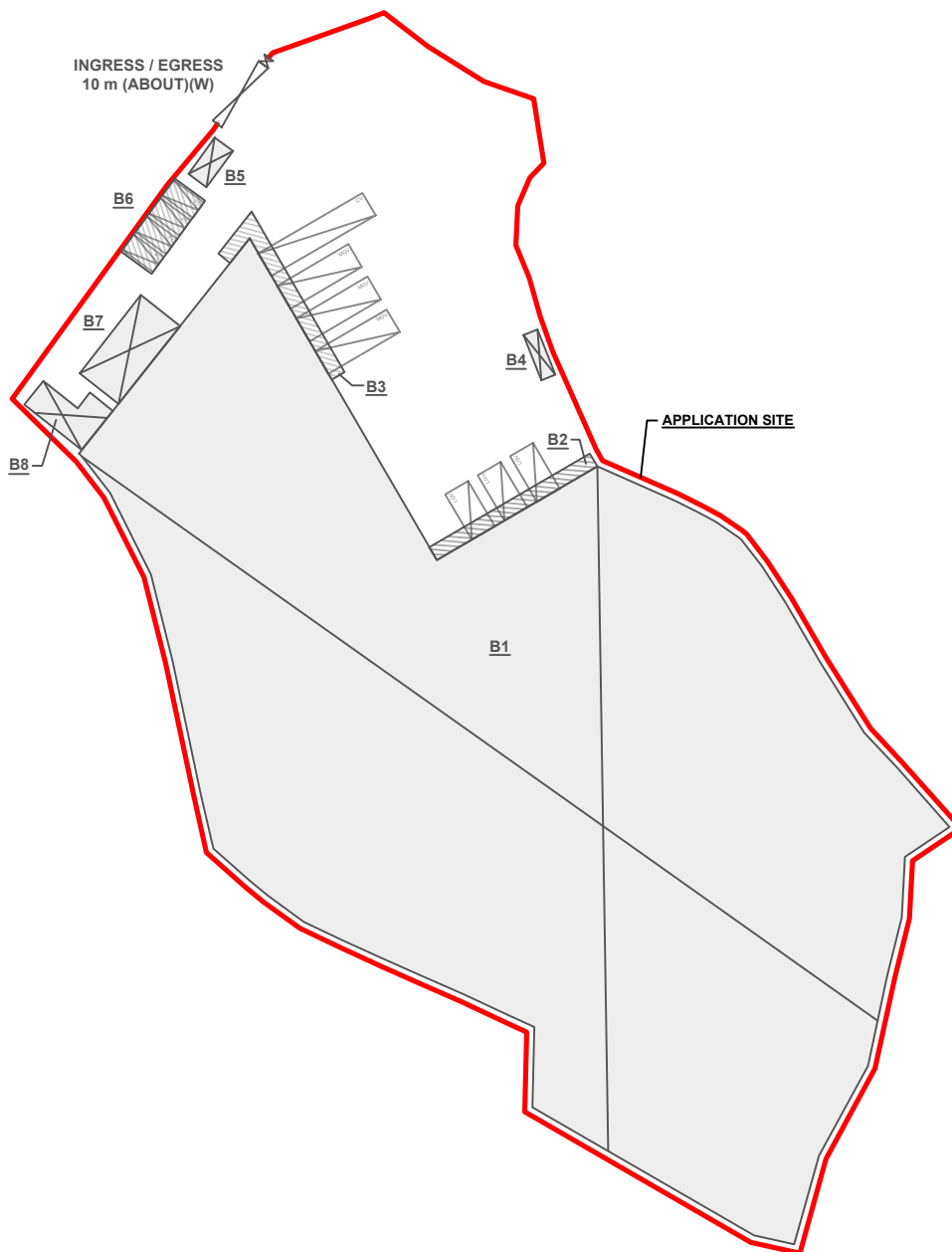


# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,313 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,730 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,583 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 15,211 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m <sup>2</sup> (ABOUT)	14,786 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m <sup>2</sup> (ABOUT)	13 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m <sup>2</sup> (ABOUT)	176 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,730 m <sup>2</sup> (ABOUT)	15,211 m <sup>2</sup> (ABOUT)	

\*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PRIVATE CAR PARKING SPACE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGV
	LOADING / UNLOADING SPACE FOR CV
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

ADDRESS

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

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

21.11.2023

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

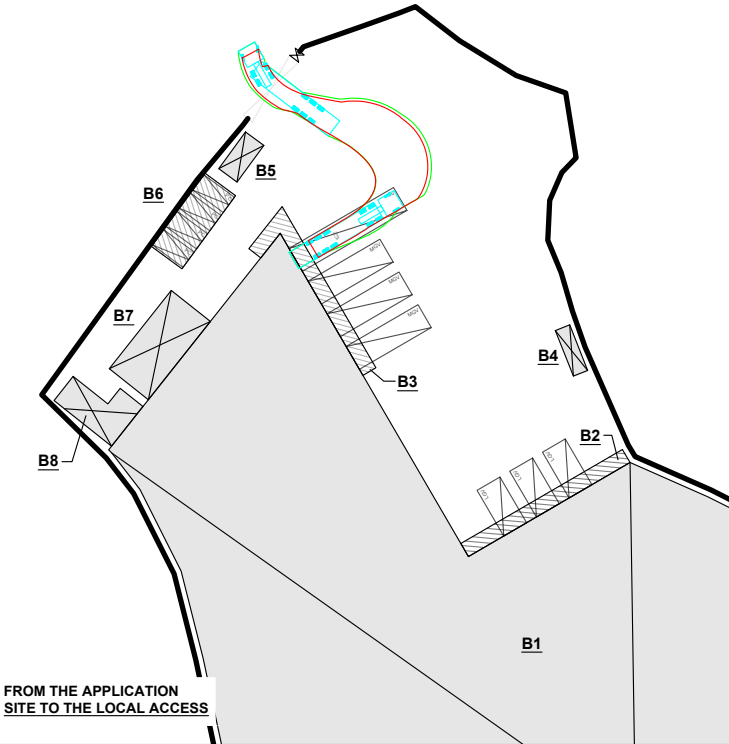
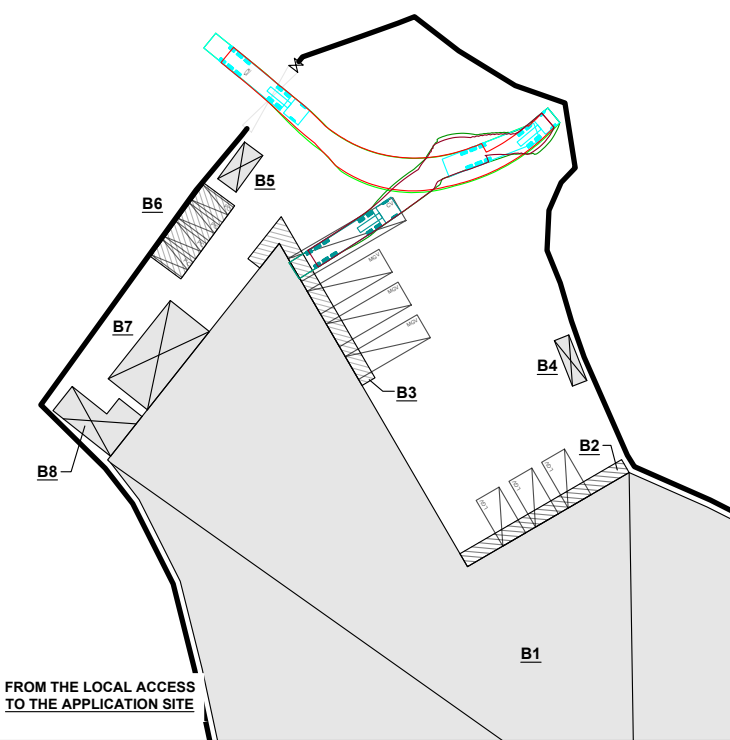
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SWEPT PATH ANALYSIS

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

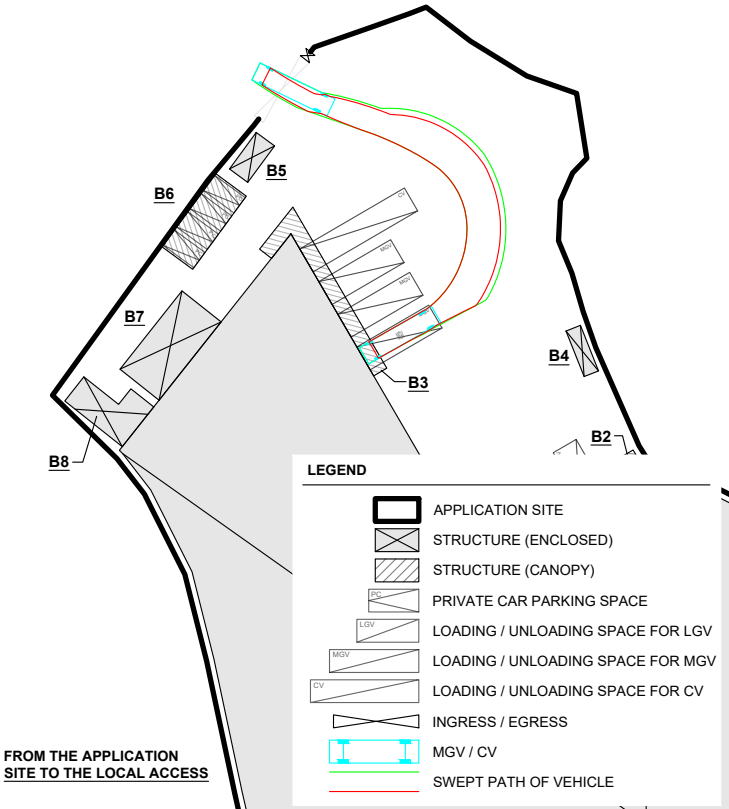
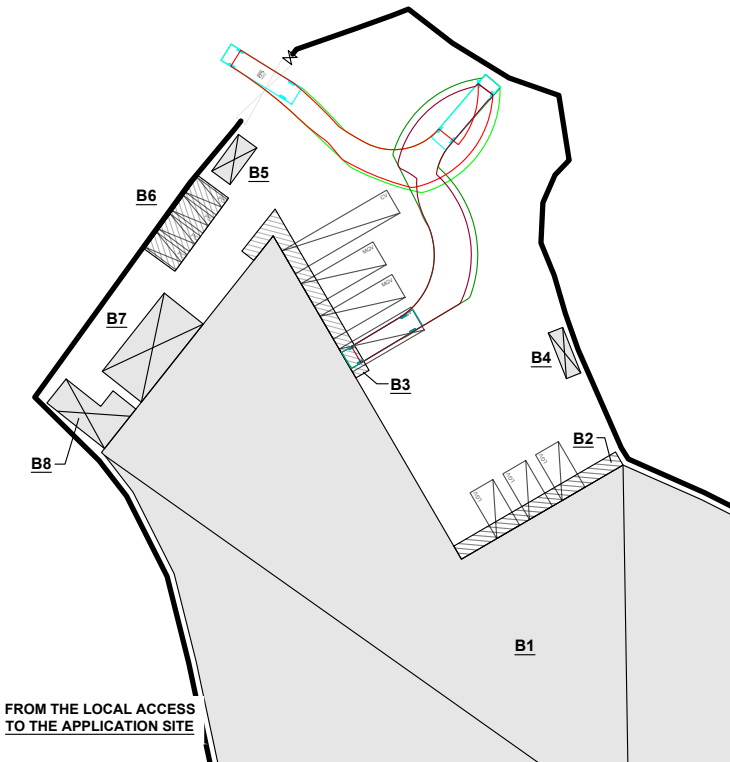
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGW
- LOADING / UNLOADING SPACE FOR CV
- INGRESS / EGRESS
- MGV / CV
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

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

SCALE  
1 : 1000 @ A4

DRAWN BY  
MN

DATE  
21.11.2023

REVISED BY

DATE

TITLE  
SWEPT PATH  
ANALYSIS

DWG NO.  
PLAN 5

VER.  
001



## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1477 S.A ss.1 (Part), 1481 (Part), 1483 (Part), 1484 S.B (Part), 1484 S.C, 1484 S.D (Part), 1484 S.E, 1484 S.F, 1484 S.G (Part), 1485 (Part), 1486 (Part) in D.D. 117 and Adjoining Government Land (GL), 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**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 Majority of the Site (i.e. 9,083m<sup>2</sup>, about 88% of the Site) falls within an area zoned as "Open Storage" ("OS") and the remaining portion (i.e. falls within 1,230m<sup>2</sup>, about 12% of the Site) falls within "Recreation" ("REC") zone on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is always permitted within the "OS" zone, however, it is not a column one nor column two use within the "REC" zone. Therefore, planning permission is required for the proposed development.
- 2.2 The Site is surrounded by open storage yards and occupied by temporary structures for warehouse, workshop and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject "REC" zone, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "REC" zone and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, majority of the Site is the subject of several S.16 planning applications, in which the latest application (No. A/YL-TT/536) for '*proposed temporary wholesale trade with ancillary office for a period of 3 years*' was approved by the Board in 2022. Since the operation mode of the applied use and the previous applications are similar in nature, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "OS" and "REC" zones.

### 3) Development Proposal

- 3.1 The Site area is 10,313 m<sup>2</sup> (about), including 1,794 m<sup>2</sup> (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. A total of 8 structures are proposed at the Site for warehouse (excluding dangerous goods godown), covered loading/unloading (L/UL) area, meter room, guardroom, covered parking spaces, site offices, washroom and store room with total GFA of 15,211 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 15 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	10,313 m <sup>2</sup> (about), including 1,794 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	7,730 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,583 m <sup>2</sup> (about)
<b>Plot Ratio</b>	1.47 (about)
<b>Site Coverage</b>	75 % (about)
<b>Number of Structure</b>	8
<b>Total GFA</b>	15,211 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,211 m <sup>2</sup> (about)
<b>Building Height</b>	3 m – 13 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 The Site has already been hard-paved for site formation of structures and circulation area. The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to 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 accessible from Tai Tong Shan Road via and a local access (**Plan 1**). A total of 11 parking and L/UL spaces are provided at the Site. Details of spaces are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provision**

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	4
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	3
L/UL Space for Medium Goods Vehicle - 3.5 m (W) x 11 m (L)	3
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	1

- 3.4 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 5**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 - Trip Generation and Attraction of the Proposed Development**

Time Period	PC		LGV		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	2	0	3	0	1	0	10
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	4	0	2	0	3	0	1	10
Traffic trip per hour (average)	0	0	2	2	2	2	0	0	8

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. 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 area. Adequate mitigation measures have been provided by the applicant (i.e. submission of drainage impact assessment report and fire service installations proposals) in order to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).



- 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**'.

**R-riches Property Consultants Limited**

**October 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Drainage Impact Assessment
<b>Appendix II</b>	Fire Service Installations Proposal

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years**

**At Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen  
Long, New Territories**

**Drainage Assessment Report**

**Applicant:**

**R-riches Property Consultants Limited**

**Oct 2024**

**Consultant:**

**C & H Consulting Co. Ltd**

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## DRAINAGE IMPACT ASSESSMENT

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Appendix B: Outside Catchment Area Plan

Appendix C: Drainage Layout Plan

Appendix D: Overall Catchment Area for the existing 1.8m(W)x1.5m(D) open channel

Appendix E: Calculation

Appendix F: Site Photo

Appendix G: Standard Drawing

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## 1. Introduction

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635), is applied for planning permission. This report is a Drainage Assessment Report to support the submission.

## 2. Site Description

The site is located on the left in western side of Tai Tong Shan Road. The site has a higher level on the northern side and lower level on the southern side. The site has partly developed, and the open storage has been constructed at the site. The topography level of the site is lower than the eastern side of site and higher than the western side of the site. Site Area is about 10,313 sq. m (Includes Government Land of about 1,794 sq. m) (Appendix A shows the Location Plan) The ground profile in the further west is sloping downward towards the west direction.

There are some existing drainage facilities that existing Stream (5m width x 5 m depth) along northern side of the site connected to existing open channel with critical size 13m width x 6m depth along western side of the site. Existing Stream is natural-stream channels (conservatively take  $n=0.04$ ). and the open channel is made of concrete (conservatively take  $n=0.018$ ). The final discharge is managed by DSD. "  $n$  " value is a coefficient which represents the roughness or friction applied to the flow by the channel in manning's equation.

## 3. Drainage Assessment

Peripheral channel is designed to collect the runoff generated from and passed through the site (Appendix B shows the Outside Catchment Area Plan). The final discharge point is the existing 13m width x 6m depth open channel in the western side of the site. The runoff intensity is 180mm/hr. The runoff coefficient

of the site to be 0.95, while that of the part of outside catchment area is 0.95 and part of area is 0.40. (Appendix C shows the Drainage Layout Plan of the site).

The overall catchment area for the existing 1.8m(W)x1.5m(D) open channel is presented in Appendix D. The total area including the site is 516,735sq.m The runoff intensity is 180mm/hr. It is conservatively assumed that 50% to be hard paved (C=0.95) and 50% to be unpaved (C=0.25).

For the site itself, the runoff including the site and the outside catchment area is collected by proposed 375UC and finally discharge to the existing 1.8m(W)x1.5m(D) open channel via the proposed 525pipe. For checking the existing 1.8m(W)x1.5m(D) open channel, since the site is currently full of vegetation, in drainage point of view, the runoff coefficient is changed from 0.25 to 0.95. It is found that the 1.8m(W)x1.5m(D) open channel is adequate to cater the extra runoff due the proposed development. Detailed calculation is presented in Appendix E,

It is found that the existing open channel is capable to cater the runoff without flooding risk.

#### 4. Conclusion

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635), is applied for planning permission. The runoff generated from the site is collected and discharged to the existing open channel in the south that finally discharge to Existing open channel (SCP1011280) maintained by DSD. The overall catchment of the existing open channel and the corresponding runoff is investigated and found that it is capable of catering to the extra runoff from the proposed development. (Appendix E shows the detailed calculation) There is no flooding risk for the proposed development.

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix A: Site Location Plan







Site Area

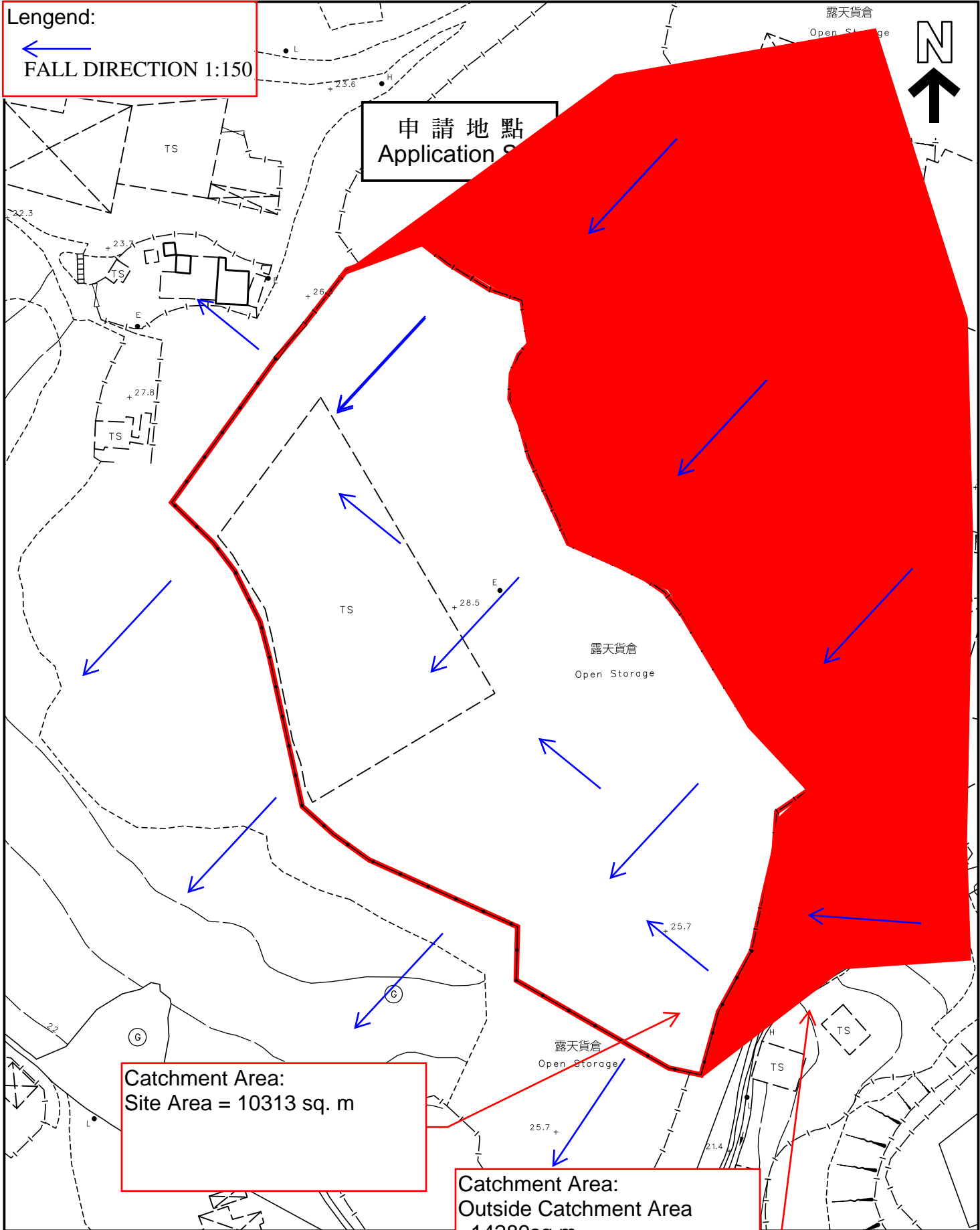
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix B: Outside Catchment Plan

Lengend:  
←  
FALL DIRECTION 1:150



申請地點  
Application Site



Catchment Area:  
Site Area = 10313 sq. m

Catchment Area:  
Outside Catchment Area  
=14289sq.m

本摘要圖於2024年2月6日擬備，  
所根據的資料為測量圖編號  
6-NW-24D  
EXTRACT PLAN PREPARED ON 6.2.2024  
BASED ON SURVEY SHEET No.  
6-NW-24D

平面圖 SITE PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/YL-TT/635

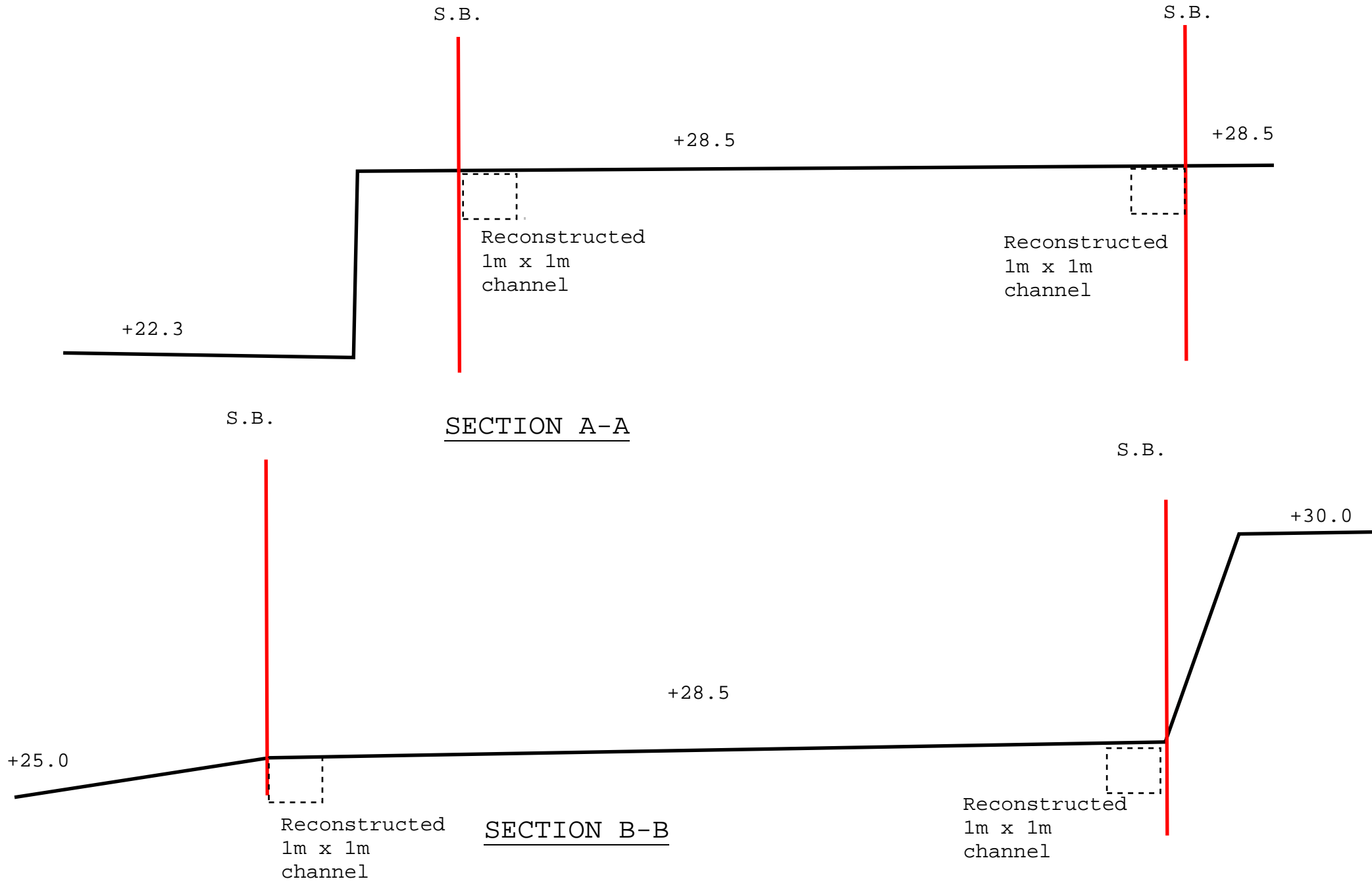
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix C:

### Drainage Layout Plan









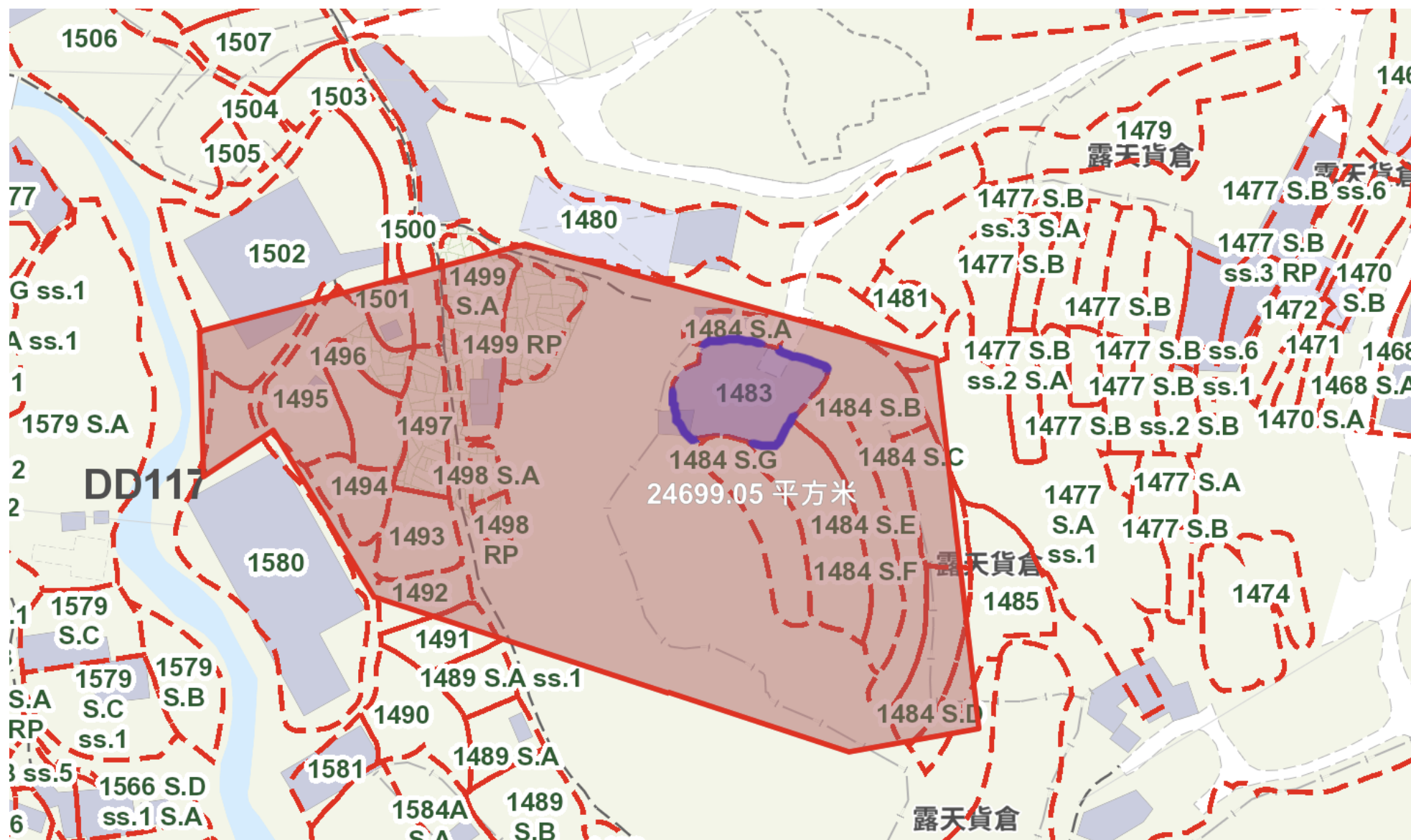
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix D: Overall Catchment Area for Existing Channel



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

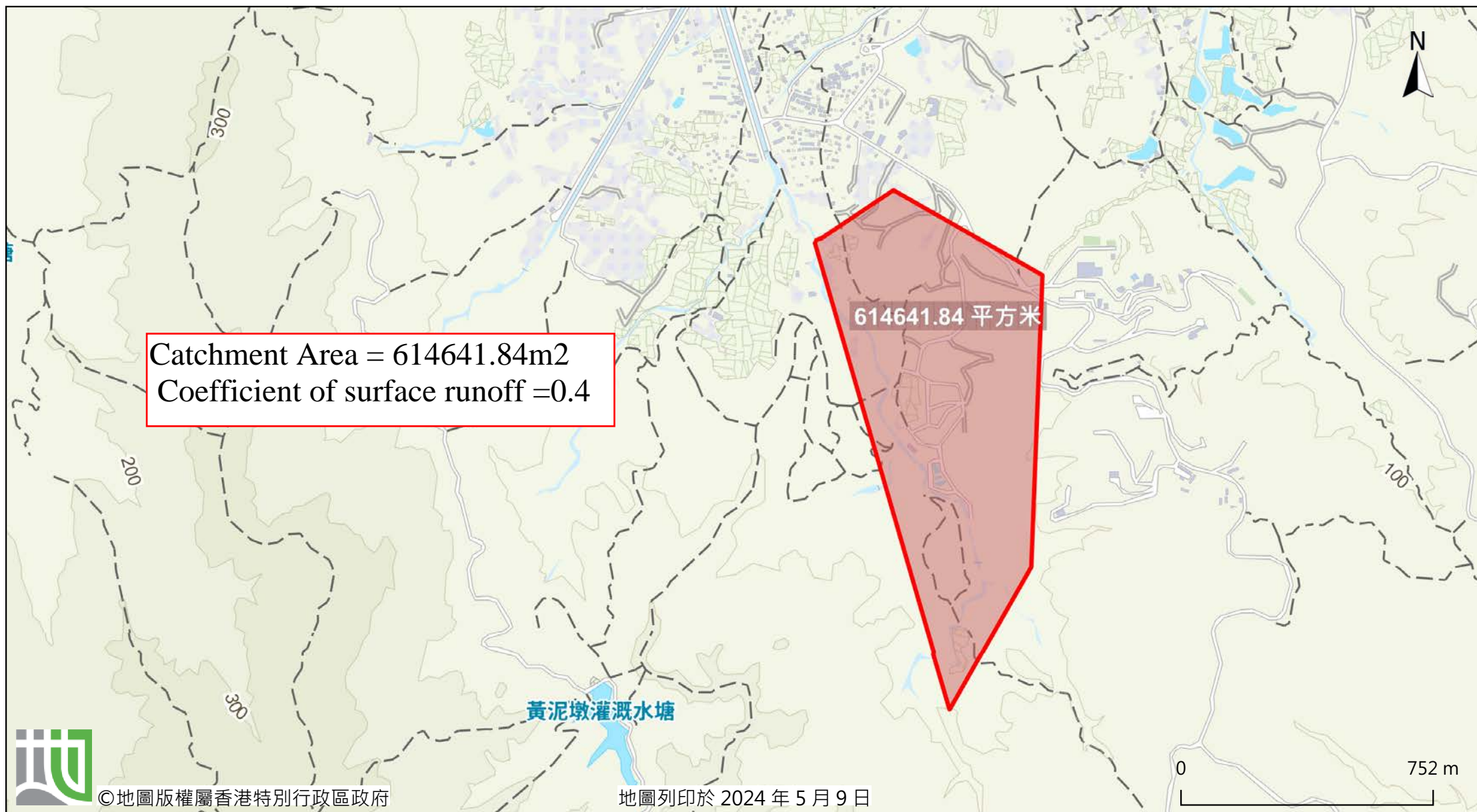
## Appendix D1: Overall Catchment Area for Existing 5m (W) x 5m (H) Channel



Catchment Area = 24699.05m<sup>2</sup>  
Coefficient of surface runoff = 0.25

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix D2: Overall Catchment Area for Existing 13m (W) x 6m (H) Channel





Catchment Area = 614641.84m<sup>2</sup>  
Coefficient of surface runoff = 0.4

洪水坑灌溉水塘

藍地灌溉水塘

614641.84 平方米

黃泥墩灌溉水塘

大欖涌水塘

©地圖版權屬香港特別行政區政府

地圖列印於 2024 年 5 月 9 日

0 1.5 km



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix E: Calculation

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix E1: Calculation of 1m x 1m channel and 1000mm dia. pipe and 900mm width stepped channel

Company:

Project :

Date: 8/10/2024

Site Area = 10313 m<sup>2</sup> ( C=0.95, hard-paved)  
Outside Catchment Area = 14289 m<sup>2</sup> ( C=0.6, Grassland, heavy soil, Steep Slope) (Ratio of concrete paved: ratio of soil paved = 1:2)  
Total Catchment Area= 24602 m<sup>2</sup>

$$t_o = \frac{0.1446SL}{H^{0.2} A^{0.1}}$$

where  $t_o$  = time of concentration of a natural catchment (min.)  
 $A$  = catchment area (m<sup>2</sup>)  
 $H$  = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration  
 $L$  = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

$$t = 0.14475 \times 100 / 1.5^{0.2} / 38338^{0.1} = 4.646 \text{ min}$$

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

where  $i$  = extreme mean intensity in mm/hr,  
 $t_d$  = duration in minutes (  $t_d \leq 240$  ), and  
 $a, b, c$  = storm constants given in [Tables 3a, 3b, 3c and 3d](#).

Assume 10 yrs return period

$$a = 485 \\ b = 3.11 \\ c = 0.397$$

$$i = 215.062891 \text{ mm/hr}$$

Therefore, take  $i = 220 \text{ mm/hr}$



Company:  
Project :

Date: 8/10/2024

Calculation for channels: 14289 ( C=0.6, Grassland, heavy soil, Steep Slope) (Ratio of concrete paved: ratio of soil paved = 1:2)

Catchment Area of site

Site Area = 10313 m<sup>2</sup>  
= 0.010313 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 220 mm/hr x 0.010313 km<sup>2</sup>  
= 0.599206 m<sup>3</sup>/s  
= 35952 liter/min

Outside Area = 14289 m<sup>2</sup>  
= 0.014289 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.6 x 220 mm/hr x 0.014289 km<sup>2</sup>  
= 0.524349 m<sup>3</sup>/s  
= 31461 liter/min

Total Peak Runoff for Site = 1.123555 m<sup>3</sup>/s = 67413.3042 liter/min

Check 1000mm dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)	
g	=	9.81	m/s <sup>2</sup>	gravitational acceleration (m/s <sup>2</sup> )	
D	=	1	m	internal pipe diameter (m)	
ks	=	0.000003	m	hydraulic pipeline roughness (m)	(Table 5, from DSD Sewerage Manual, uPVC)
v	=	1.14E-06	m <sup>2</sup> /s	kinematic viscosity of fluid (m <sup>2</sup> /s)	
s	=	0.01		hydraulic gradient	
Area	=	0.70685835	m <sup>2</sup> /s		
Therefore, design V of	=	4.5521	m/s	> Design velocity from catchment area =	1.1236 m <sup>3</sup> /s / (1 <sup>^2</sup> * pi/4 x 0.9) ==>O.K.

For 1m x 1m channel in the site,

By Manning's equation, (1m x 1m (depth) channel is adopted)

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$

where  $n = 0.015$

$$S_0 = 0.0015$$

$$A = 1 \times 1 = 1 \text{ m}^2$$

$$P = 3 \text{ m}$$

$$= \frac{1}{0.015} \frac{(1)^{\frac{5}{3}}}{(3)^{\frac{2}{3}}} (0.0015)^{\frac{1}{2}}$$

$$= 1.24 \text{ m}^3/\text{hr}$$

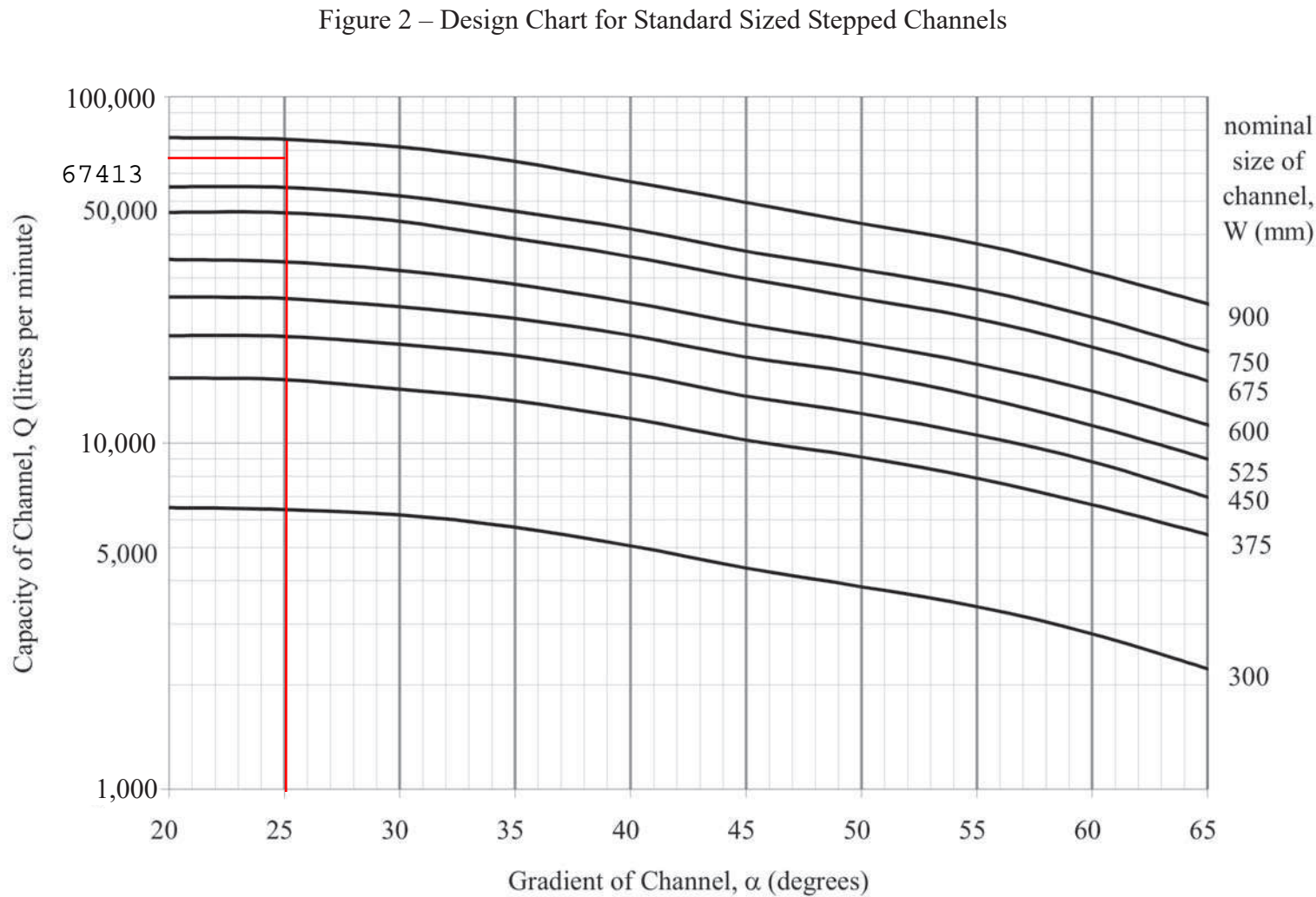
$$> 1.123 \text{ m}^3/\text{hr}$$

OK!

Proposed 1.0m (W) x 1.0m (H) open channel (1:150) in the site can cater the surface runoff from proposed development

**GEO Technical Guidance Note No. 27 (TGN 27)**  
**Hydraulic Design of Stepped Channels on Slopes**

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Existing stepped channel (25 degrees) in the site can cater the surface runoff from proposed development

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix E2: Calculation of 5m(W) x 5m (H) Existing channel

Company:

Project :

Date: 8/10/2024

Site Area = 10313 m<sup>2</sup> ( C=0.95, hard-paved)  
Outside Catchment Area = 24699 m<sup>2</sup> ( C=0.6, Grassland)  
Total Catchment Area= 35012 m<sup>2</sup>

$$t_o = \frac{0.1446SL}{H^{0.2} A^{0.1}}$$

where  $t_o$  = time of concentration of a natural catchment (min.)

A = catchment area (m<sup>2</sup>)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

$$t = 0.14475 \times 100 / 1.5^{0.2} / 24699^{0.1} \\ = 4.854 \text{ min}$$

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

where  $i$  = extreme mean intensity in mm/hr,

$t_d$  = duration in minutes (  $t_d \leq 240$  ), and

a, b, c = storm constants given in [Tables 3a, 3b, 3c and 3d](#).

Assume 10 yrs return period

$$a = 485$$

$$b = 3.11$$

$$c = 0.397$$

$$i = 212.806427 \text{ mm/hr}$$

Therefore, take  $i = 220 \text{ mm/hr}$

Company:  
Project :

Date: 8/10/2024

Calculation for channels:

Catchment Area of site

Site Area = 10313 m<sup>2</sup>  
= 0.010313 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 220 mm/hr x 0.010313 km<sup>2</sup>  
= 0.599206 m<sup>3</sup>/s  
= 35952 liter/min

Outside Area = 24699 m<sup>2</sup>  
= 0.024699 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.6 x 220 mm/hr x 0.024699 km<sup>2</sup>  
= 0.906355 m<sup>3</sup>/s  
= 54381 liter/min

Total Peak Runoff for Site = 1.50556 m<sup>3</sup>/s = 90333.6258 liter/min

By Manning's equation, (5m x 5m (depth) channel is adopted)

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$

where  $n = 0.04$

$$S_0 = 0.001$$

$$A = 5 \times 5 = 25 \text{ m}^2$$

$$P = 5 + 5 + 5 = 15 \text{ m}$$

$$= \frac{1}{0.04} \frac{(25)^{\frac{5}{3}}}{(15)^{\frac{2}{3}}} (0.001)^{\frac{1}{2}}$$

$$= 22.6 \text{ m}^3/\text{hr}$$

> 1.51 m<sup>3</sup>/hr

OK!

Existing 5m (W) x 5m (H) open channel (1:150) in the site can cater the surface runoff from proposed development



Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix E3: Calculation of 13m(W) x 6m (H) Existing channel

Company:

Project :

Date: 8/10/2024

Site Area = 10313 m<sup>2</sup> (C=0.95, hard-paved)  
Outside Catchment Area = 614642 m<sup>2</sup> (C=0.6, Grassland)  
Total Catchment Area = 624955 m<sup>2</sup>

$$t_o = \frac{0.1446SL}{H^{0.2} A^{0.1}}$$

where  $t_o$  = time of concentration of a natural catchment (min.)  
 $A$  = catchment area (m<sup>2</sup>)  
 $H$  = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration  
 $L$  = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

$$t = 0.14475 \times 100 / 1.5^{0.2} / 624955^{0.1} \\ = 3.514 \text{ min}$$

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

where  $i$  = extreme mean intensity in mm/hr,  
 $t_d$  = duration in minutes ( $t_d \leq 240$ ), and  
 $a, b, c$  = storm constants given in [Tables 3a, 3b, 3c and 3d](#).

Assume 10 yrs return period

$$a = 485 \\ b = 3.11 \\ c = 0.397$$

$$i = 228.957085 \text{ mm/hr}$$

Therefore, take  $i = 230 \text{ mm/hr}$

Company:  
Project :

Date: 8/10/2024

Calculation for channels:

Catchment Area of site

Site Area = 10313 m<sup>2</sup>  
= 0.010313 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 230 mm/hr x 0.010313 km<sup>2</sup>  
= 0.626443 m<sup>3</sup>/s  
= 37587 liter/min

Outside Area = 624955 m<sup>2</sup>  
= 0.624955 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.6 x 230 mm/hr x 0.624955 km<sup>2</sup>  
= 23.97577 m<sup>3</sup>/s  
= 1438546 liter/min

Total Peak Runoff for Site = 24.60222 m<sup>3</sup>/s = 1476132.971 liter/min

By Manning's equation (13m x 6m depth) channel is adopted)

$$Q = \frac{1}{n} \frac{A^{\frac{5}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}}$$

where  $n = 0.018$

$$S_0 = 0.001$$

$$A = 13 \times 6 = 78 \text{ m}^2$$

$$P = 13 + 6 + 6 = 25 \text{ m}$$

$$= \frac{1}{0.018} \frac{(78)^{\frac{5}{3}}}{(25)^{\frac{2}{3}}} (0.001)^{\frac{1}{2}}$$

$$= 336 \text{ m}^3/\text{hr}$$

$$> 24.60 \text{ m}^3/\text{hr}$$

OK!

Existing 13m (W) x 6m (H) open channel (1:150) in the site can cater the surface runoff from proposed development

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix F: Site Photo

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,313 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,730 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,583 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 15,211 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

## STRUCTURE

## USE

COVERED  
AREA

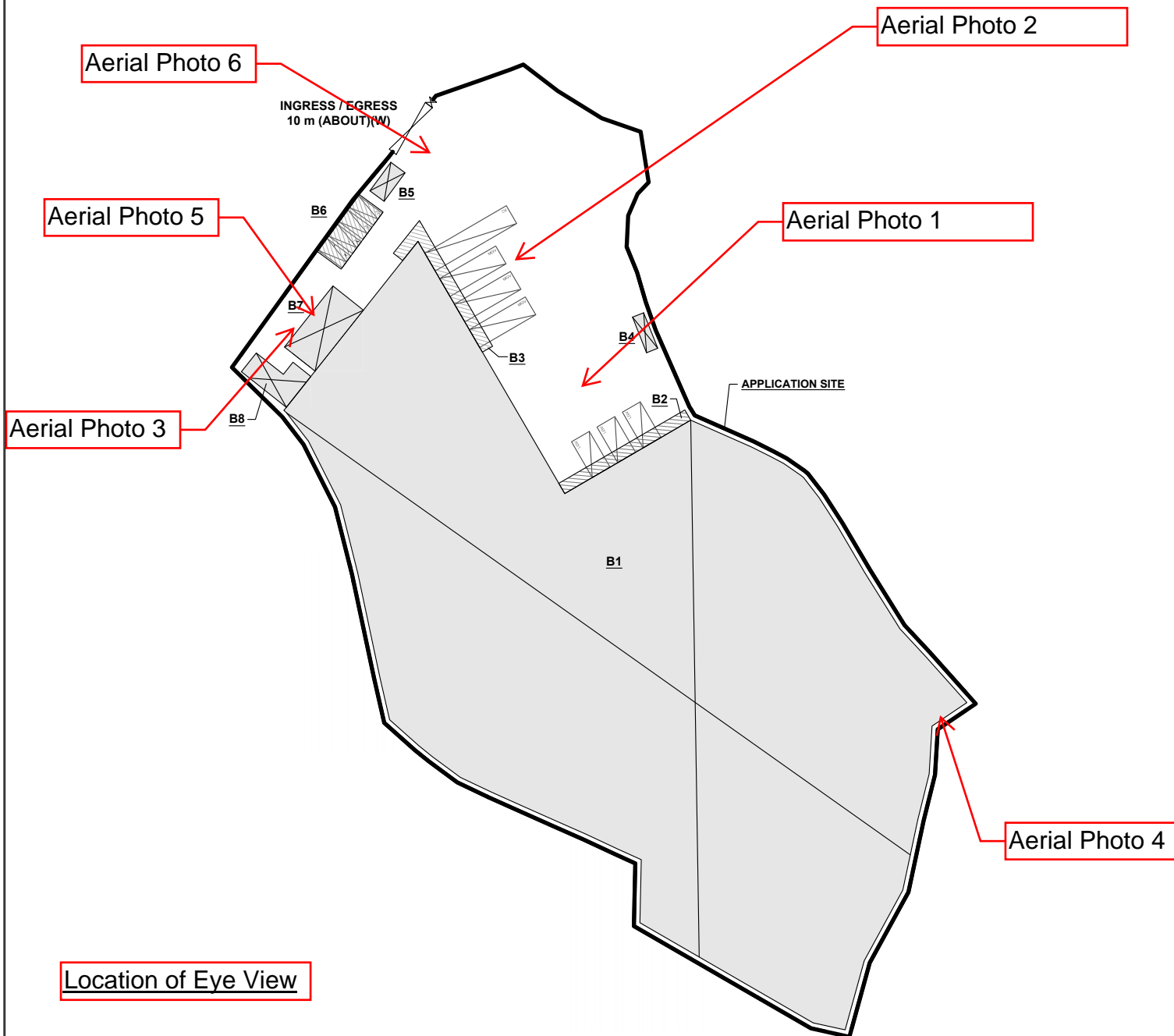
## GFA

BUILDING  
HEIGHT

B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m <sup>2</sup> (ABOUT)	14,786 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m <sup>2</sup> (ABOUT)	13 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m <sup>2</sup> (ABOUT)	176 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)

TOTAL 7,730 m<sup>2</sup> (ABOUT) 15,211 m<sup>2</sup> (ABOUT)

\*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PRIVATE CAR PARKING SPACE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGW
	LOADING / UNLOADING SPACE FOR CV
	INGRESS / EGRESS

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

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

ADDRESS

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

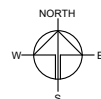
SCALE  
1 : 1000 @ A4DRAWN BY  
MNDATE  
21.11.2023

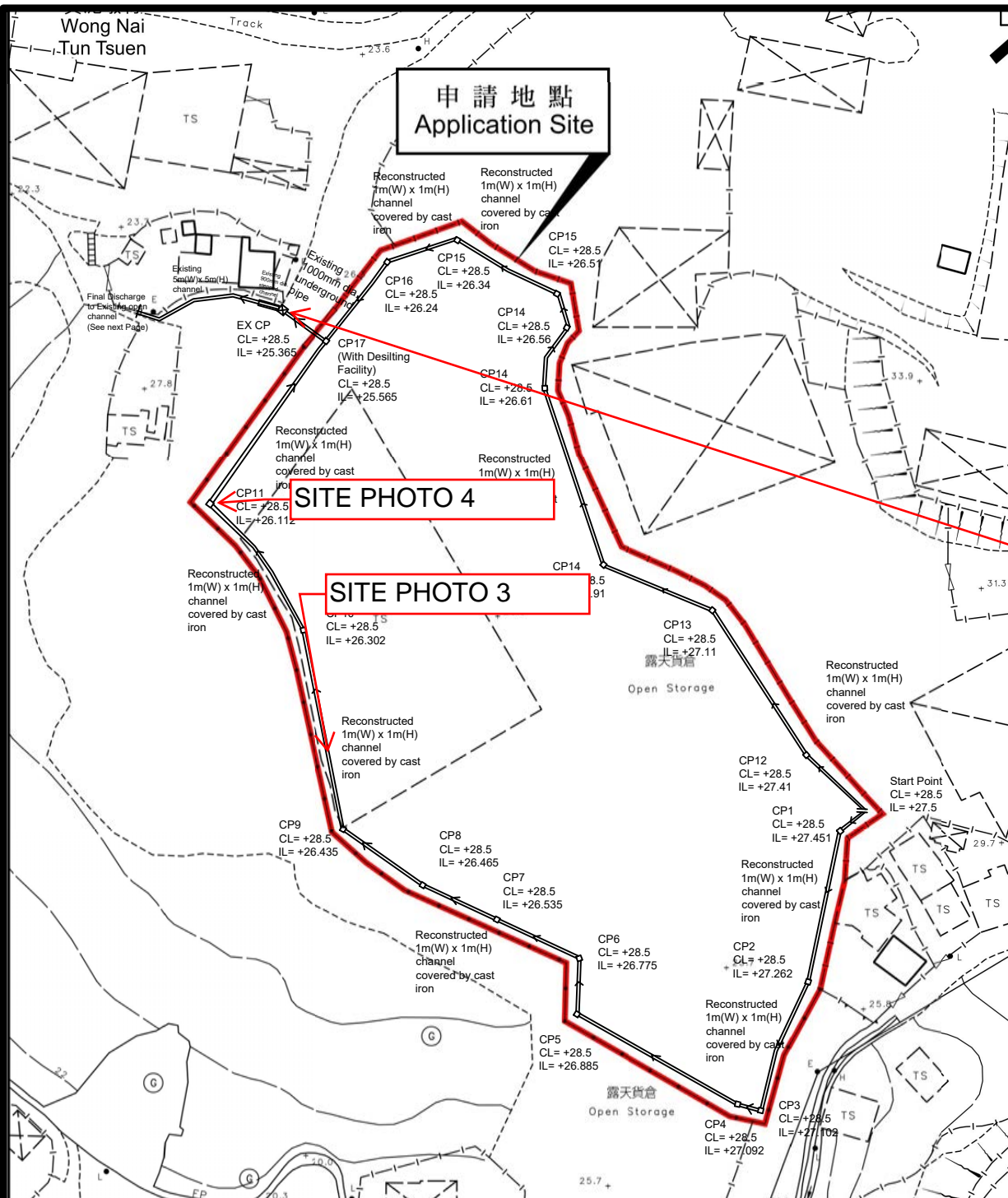
REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.  
PLAN 4VER.  
001



#### Note:

1. Catchpit (CP17) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Stepped Channel follows Typical Details of CEDD standard drawing No. C2411G
4. Cast iron cover for channel follows Typical Details of CEDD standard drawing No. C2412E
5. The inverted level of the connection point shall be verified on site prior the commencement of work

SITE PHOTO 1

#### Legend:

- Proposed UC (Gradient) with cast iron cover
- Existing Drainage Facility/Reconstructed Facility with Cast iron cover
- Proposed Catchpit
- Existing Stepped Channel

Company:

Project:

VARIOUS LOTS IN  
D.D.117 AND  
ADJOINING  
GOVERNMENT LAND,  
TAI TONG, YUEN  
LONG, NEW  
TERRITORIES  
(A/YL-TT/635)

(Drainage Impact  
Assessment)

Title:

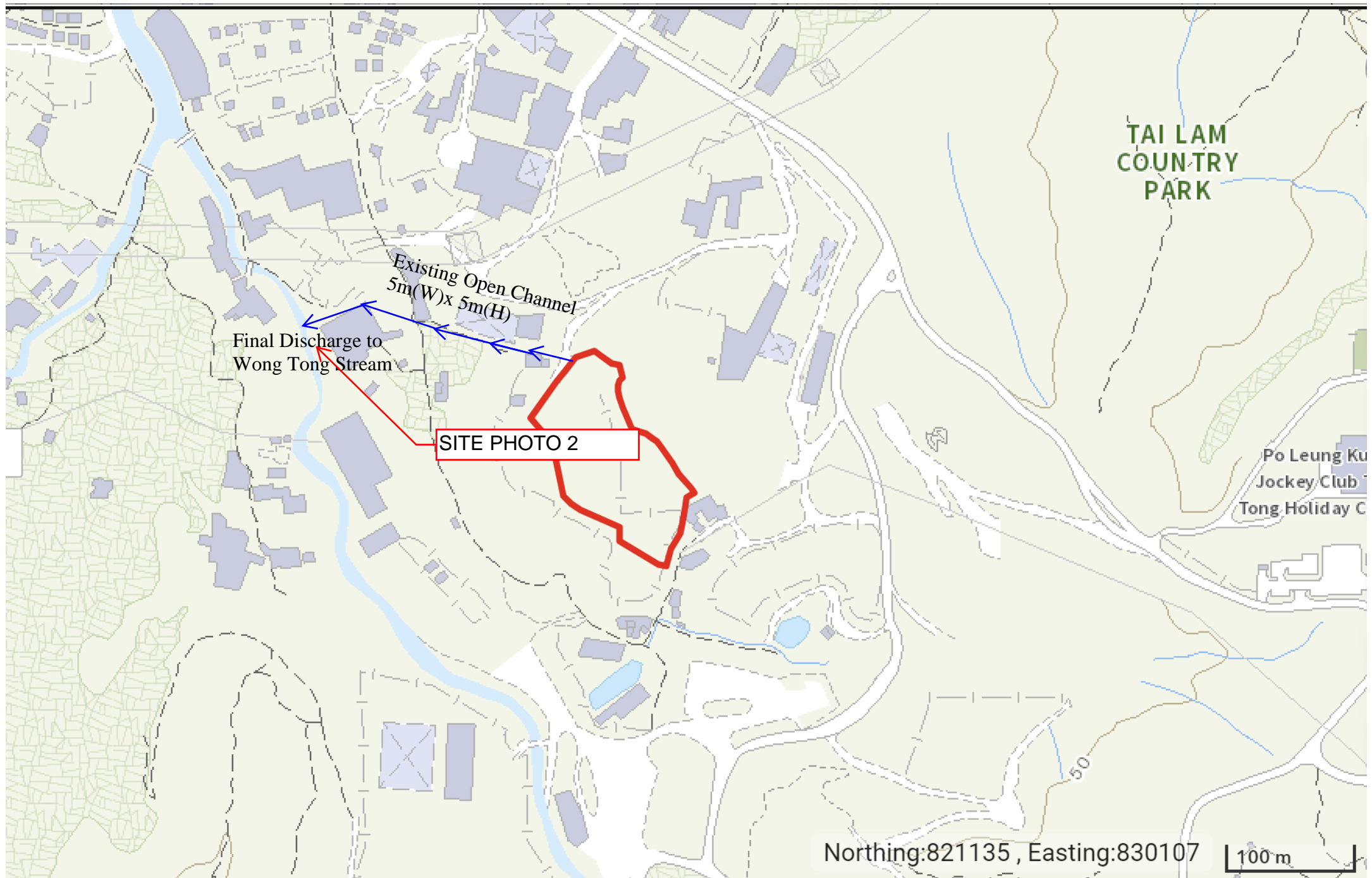
Drainage layout

Dwg No:

File:

Fig.1

Date:  
8 Oct 2024







Aerial Photo: Overview of the Site



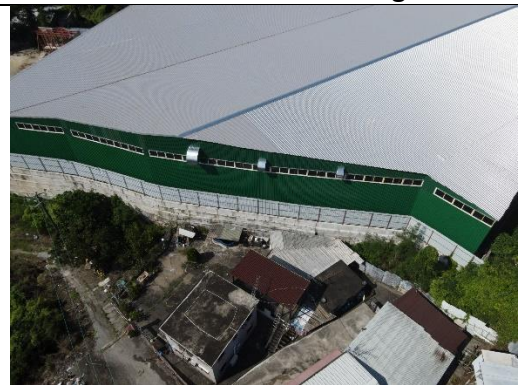
Aerial Photo 1: Shortage



Aerial Photo 2: Shortage



Aerial Photo 3: Site View



Aerial Photo 4: Site View





Aerial Photo 5: Site View



Aerial Photo 6: Site Entrance



Site Photo 1: Stepped Channel and Existing Stream (5m (W) x 5m(H))



Site Photo 2: Final Discharge to Wong Tong Stream ( Maintained by DSD)

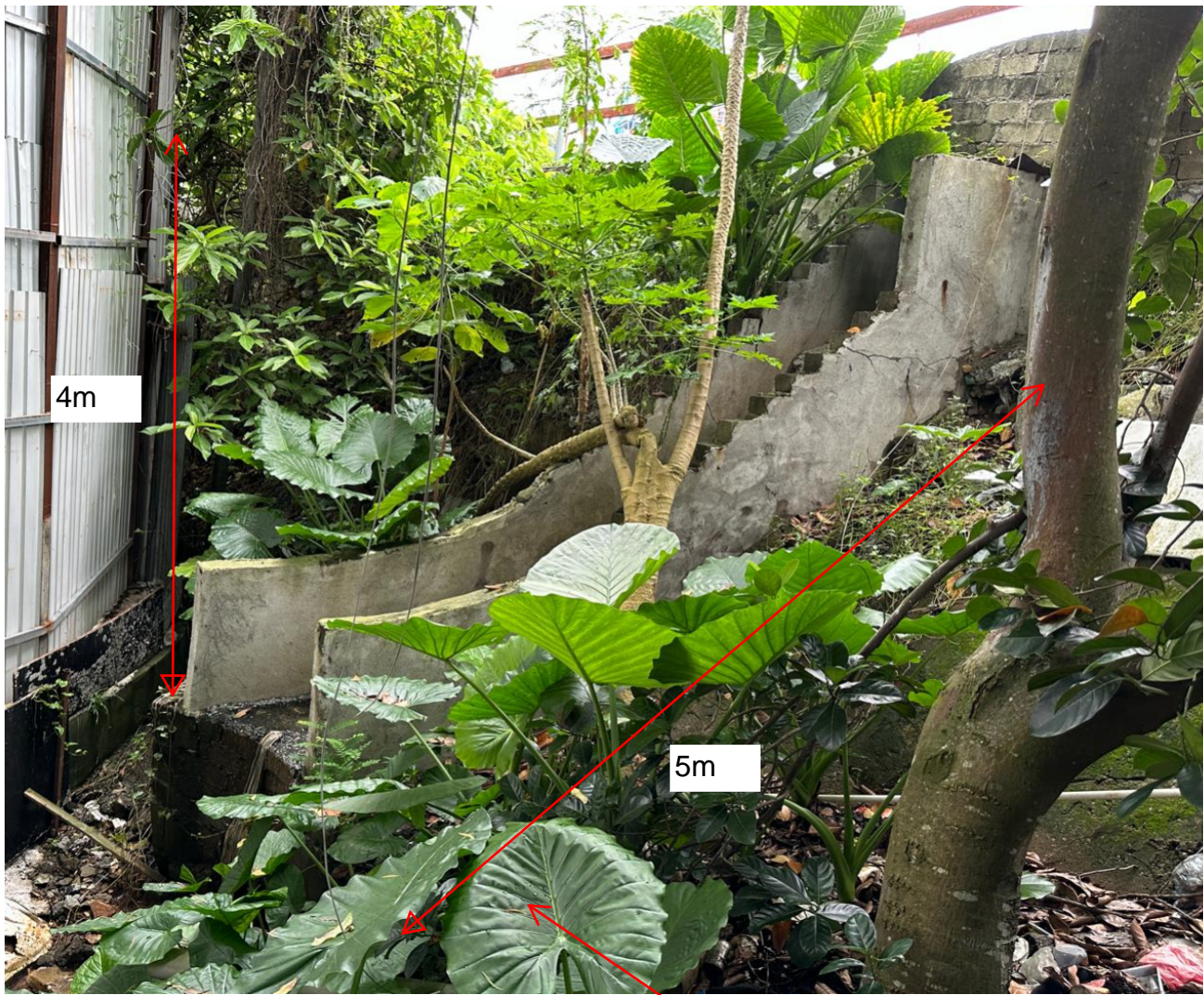


Site Photo 3: Existing 1m (W) x 1m (H) in the site



Site Photo 4: Existing 1m (W) x 1m (H) in the site



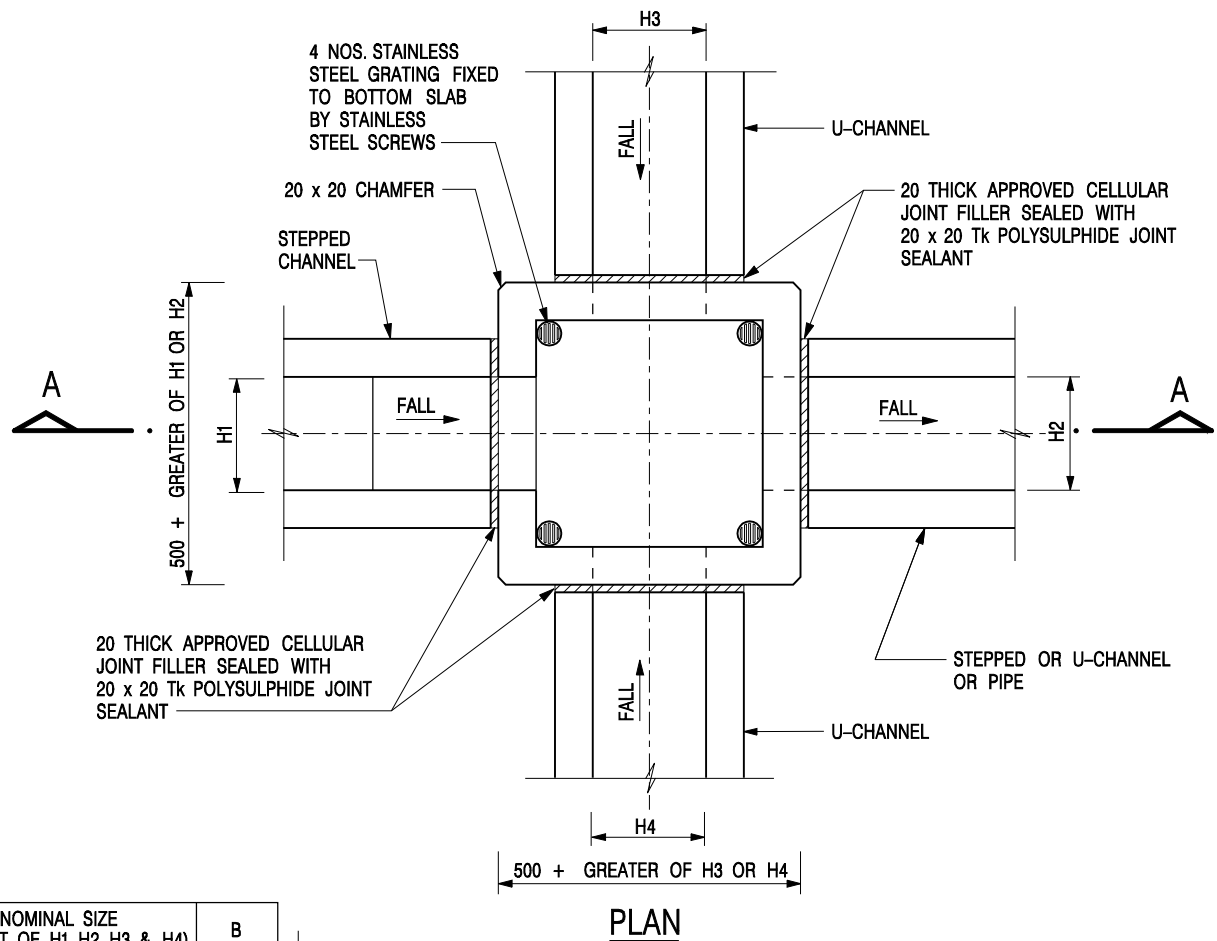


Slope Gradient  
= 25 degrees

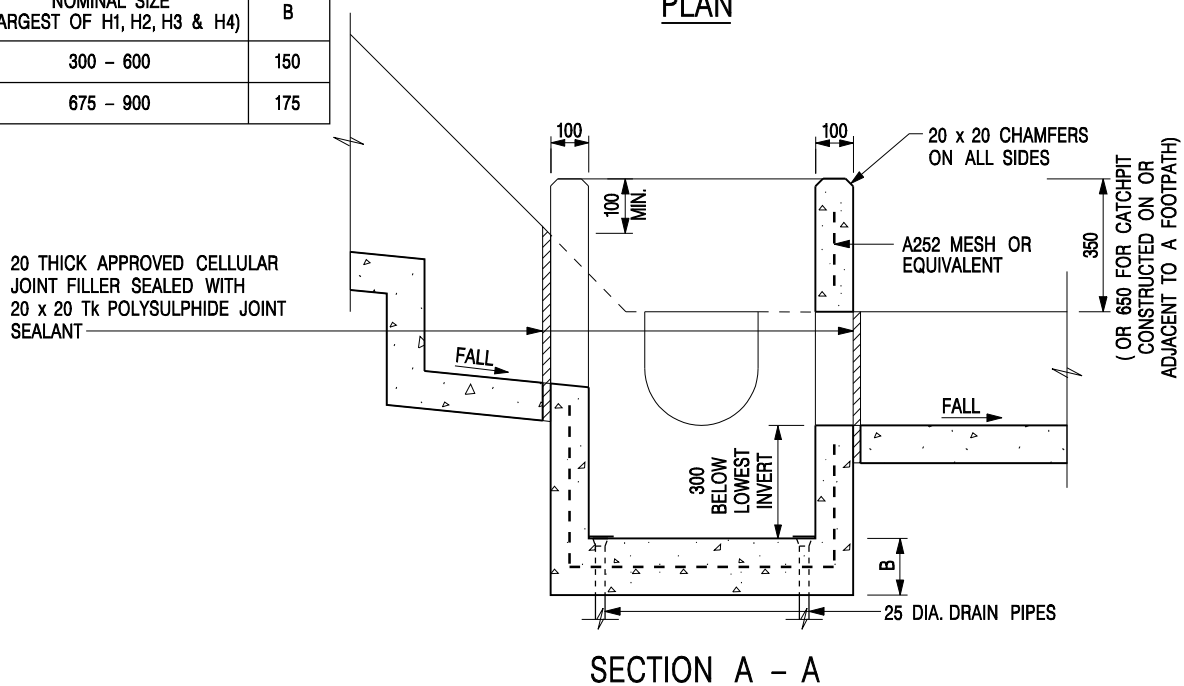
Dimension of Stepped Channel

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (A/YL-TT/635)

## Appendix G: Standard Drawing




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

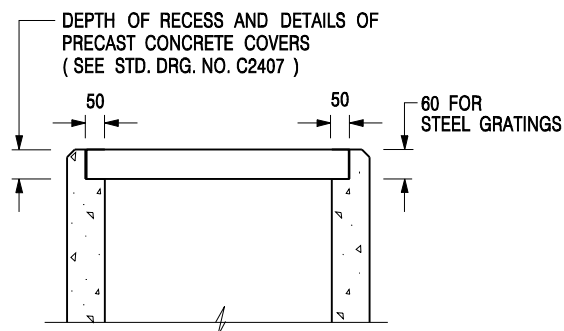


**NOTES:**

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

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20 <b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> <b>C2406 /1</b>	



### 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 ) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**

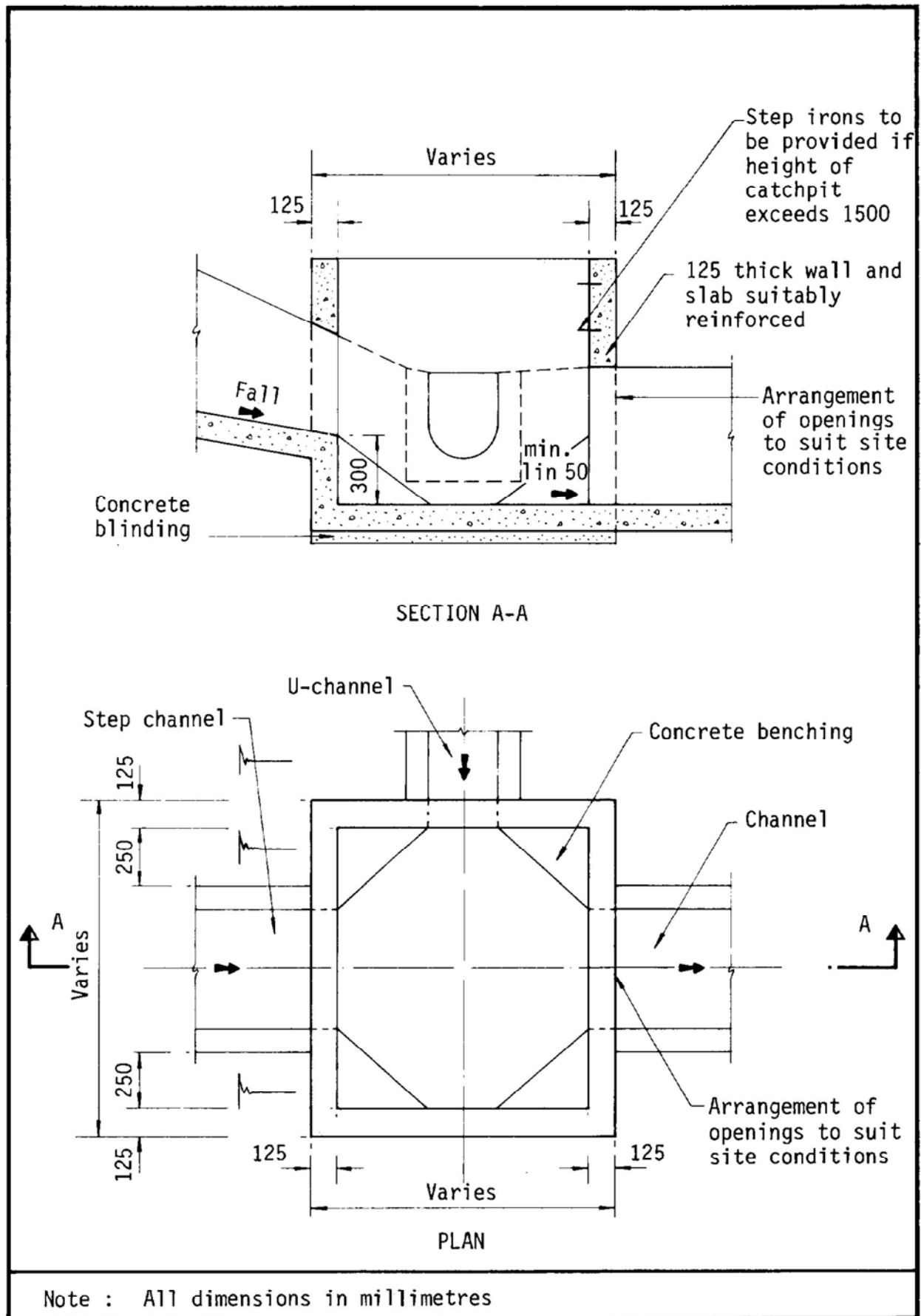
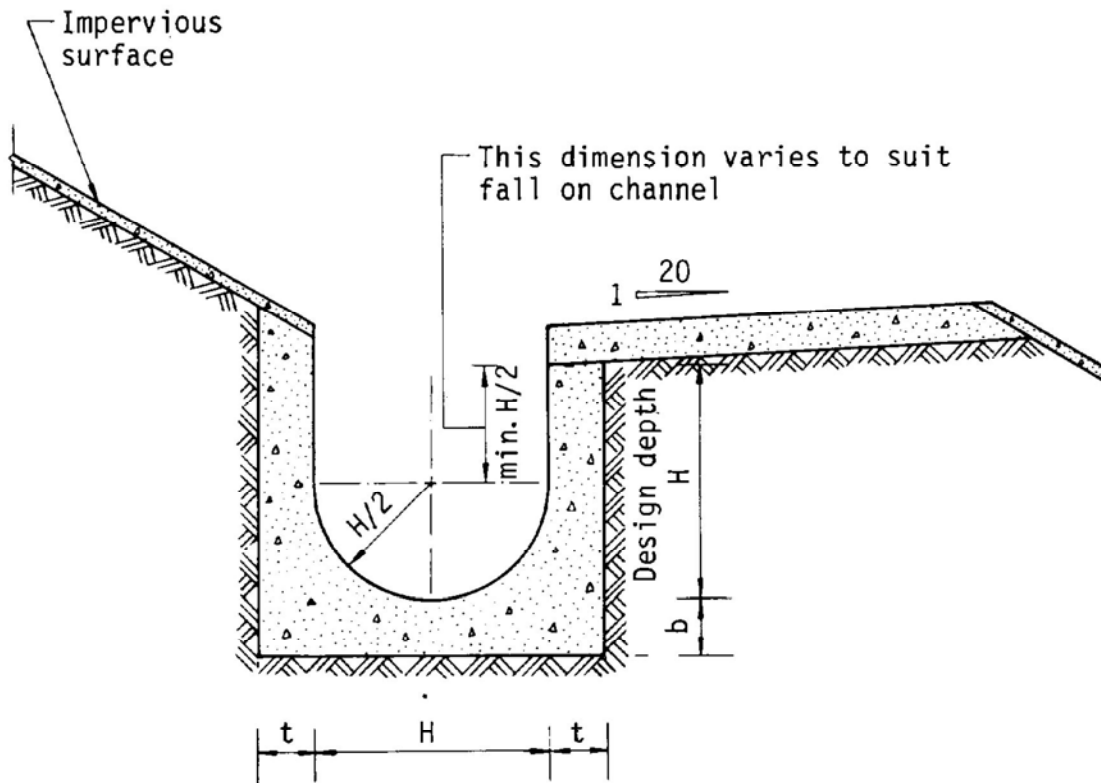


Figure 8.10 - Typical Details of Catchpits

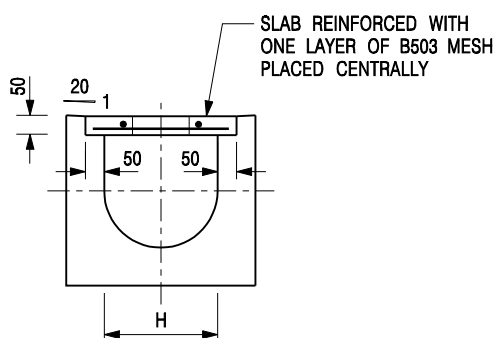




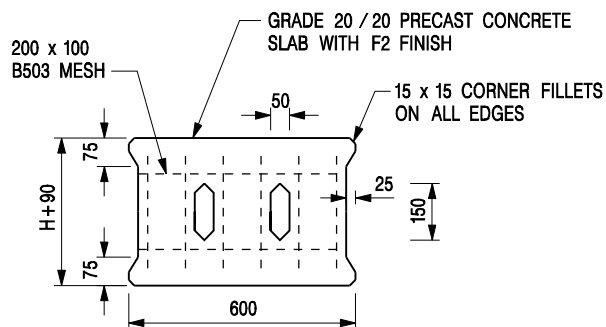
Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



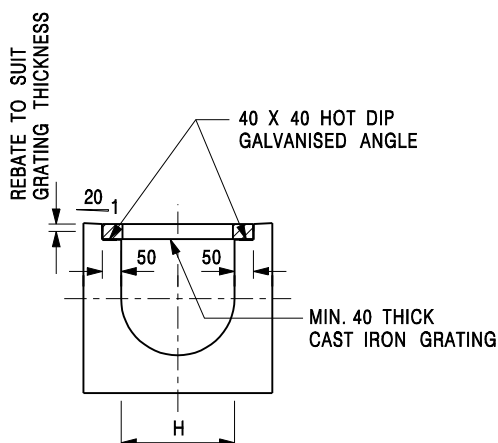
**TYPICAL SECTION**



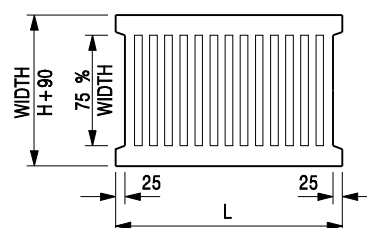
**PLAN OF SLAB**

## **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:**

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- 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**

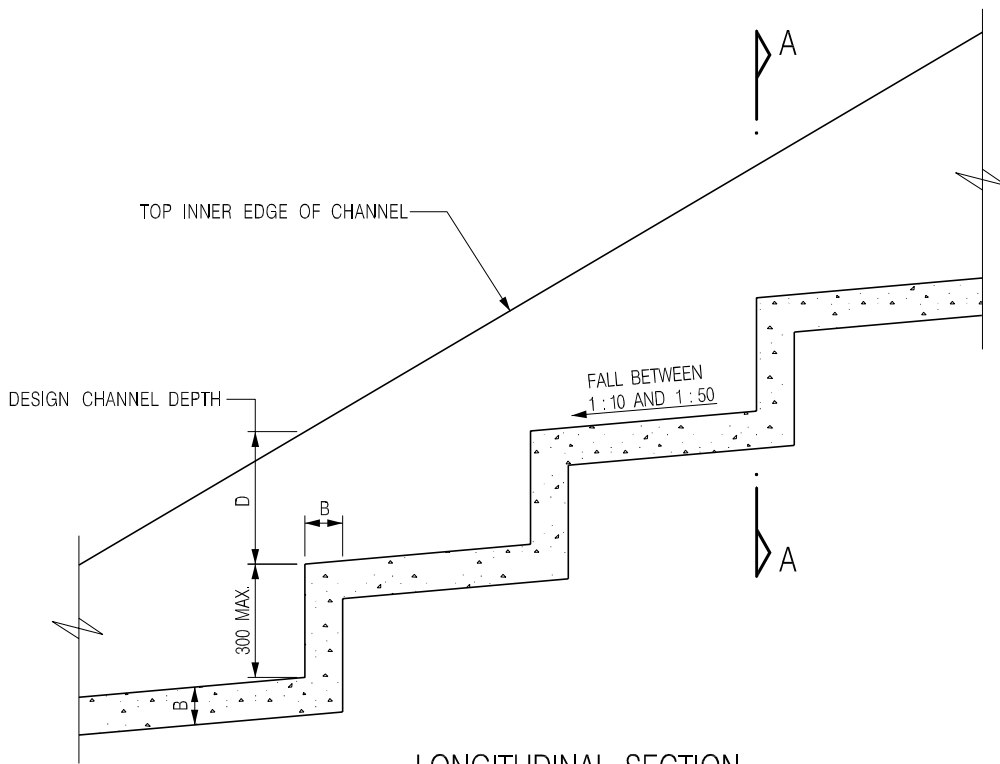


**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

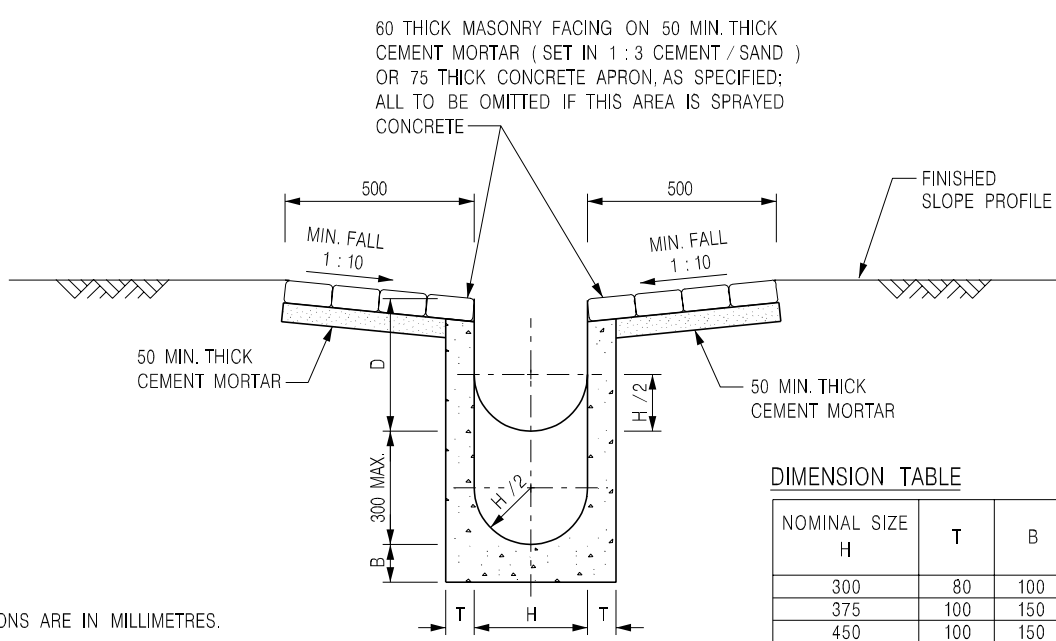
**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**  
**C2412E**



**LONGITUDINAL SECTION**



**SECTION A - A**

**DIMENSION TABLE**

NOMINAL SIZE H	T	B	D
300	80	100	350
375	100	150	540
450	100	150	575
525	100	150	615
600	100	150	650
675	125	175	740
750	125	175	775
900	125	175	850

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FOR DIMENSIONS OF CHANNELS SEE TABLE.
3. ALL CONCRETE SHALL BE GRADE 20 / 20.
4. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
5. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES WITH DETAILS AS SHOWN ON STD. DRG. NO. C2413.
6. 675 - 900 CHANNELS SHALL BE REINFORCED AS SHOWN ON STD. DRG. NO. C2410.

G	GENERAL REVISION.	Original Signed	08.2006
F	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
E	NOTE 6 AMENDED.	Original Signed	01.2004
D	GENERAL REVISION.	Original Signed	12.2002
C	MINOR AMENDMENT.	Original Signed	08.2001
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	11.92
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF  
STEPPED CHANNEL**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20  
**DATE** JAN 1991

**DRAWING NO.**  
**C2411G**

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1
- HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE B1 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 1.2
- HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3
- SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4
- AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5
- TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6
- NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7
- AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1
- AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE ENTIRE STRUCTURE B1 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2
- THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3
- A 135,000 LITERS SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.
- 2.4
- SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDE AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.
- 2.5
- TWO SPRINKLER PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6
- ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7
- TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:  
(A) STORAGE CATEGORY : CATEGORY (I)  
(B) STORAGE HEIGHT : NOT EXCEEDING 4M  
(C) STORAGE : ST1
- 2.8
- STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4 WIDE.
- 2.9
- STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50M² IN PLAN AREA FOR CATEGORY I.
- 2.10
- ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.

3. FIRE ALARM SYSTEM

- 3.1
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE STRUCTURE A IN ACCORDANCE WITH BS 5839–1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.
- 3.2
- AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.

4. EMERGENCY LIGHTING

- 4.1
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND FSD CIRCULAR LETTER 4/2021.




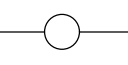


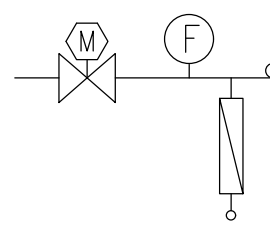







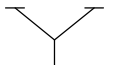

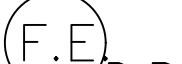




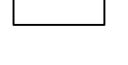


5. EXIT SIGN

- 5.1
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

6. MISCELLANEOUS F.S. INSTALLATION

- 6.1
- PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2
- NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 6.2
- WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 6.3
- NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE A & B NOT EXCEEDING 7000 CUBIC METERS.
- 6.4
- NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE A & B NOT EXCEEDING 2000 SPUARE METERS.
- 6.5
- NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

LEGEND (FOR LAYOUT PLAN)


	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT
	EXIT SIGN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO <sub>2</sub>	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

A	P.D SUBMISSION	22-01-2024	WC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
 Flat A, 7/F., Hop Shing Commercial Building, 41 Chi Kiang Street, Tseungwan, Kowloon Fax. : 2394-3772 Tel. : 2397-3238			
PROJECT			
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS			
FIRE SERVICES INSTALLATION WORK AT IN D.D.117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES			
DRAWING TITLE			
F.S. NOTES, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	27-2-2022
DESIGN BY	WINKLE	S.ENG	27-2-2022
CHECK BY	CM	PM	27-2-2022
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-21002-FS01			
SCALE	N. T. S.	REVISION	A



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m <sup>2</sup> (ABOUT)	14,786 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/U/L AREA	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/U/L AREA	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m <sup>2</sup> (ABOUT)	13 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m <sup>2</sup> (ABOUT)	176 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,730 m <sup>2</sup> (ABOUT)	15,211 m <sup>2</sup> (ABOUT)	

\*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)




A	P.D SUBMISSION	22-01-2024	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

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

FIRE SERVICES INSTALLATION WORK AT IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-21002-FS02			
SCALE	1 : 800	REVISION	A



Our Ref.: DD117 Lot 1483 & VL  
Your Ref.: TPB/A/YL-TT/683

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

**By Email**

13 January 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in “Open Storage” and “Recreation” Zones,  
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/683)**

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 [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

email: ekytam@pland.gov.hk )

(Attn.: Mr. Tommy MA

email: tncma@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in “Open Storage” and “Recreation” Zones,  
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/683)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. LI; Tel: 2443 1072)</b>		
(a)	The application site comprises Government Land (GL) and Old Schedule Agricultural Lot Nos. 1477 S.A ss.1, 1481, 1483, 1484 S.B, 1484 S.C, 1484 S.D, 1484 S.E, 1484 S.F, 1484 S.G, 1485 and 1486 all in D.D. 117 held under the Block Government Lease which contains The restrictions that no structures are allowed to be erected without the prior approval of the Government.	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land after planning approval has been obtained from the Town Planning Board (the Board). The unauthorised structures erected on the concerned lots and GL will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.
(b)	Within the application site, the following private lots and portion of GL are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (STT), details of which are listed below:	Noted.



	<table> <tr> <th>Lot No. GL in D.D.117</th><th>STW / STT No.</th><th>Permitted Use</th></tr> <tr> <td>1483, 1484 S.A, 1484 S.D and 1484 S.E</td><td>STW 5474</td><td rowspan="4">Temporary Wholesale Trade with Ancillary Office</td></tr> <tr> <td>1484 S.B and 1484 S.G</td><td>STW 5475</td></tr> <tr> <td>1484 S.C and 1484 S.F</td><td>STW 5476</td></tr> <tr> <td>GL in D.D.117</td><td>STTYL0186</td></tr> </table>	Lot No. GL in D.D.117	STW / STT No.	Permitted Use	1483, 1484 S.A, 1484 S.D and 1484 S.E	STW 5474	Temporary Wholesale Trade with Ancillary Office	1484 S.B and 1484 S.G	STW 5475	1484 S.C and 1484 S.F	STW 5476	GL in D.D.117	STTYL0186	
Lot No. GL in D.D.117	STW / STT No.	Permitted Use												
1483, 1484 S.A, 1484 S.D and 1484 S.E	STW 5474	Temporary Wholesale Trade with Ancillary Office												
1484 S.B and 1484 S.G	STW 5475													
1484 S.C and 1484 S.F	STW 5476													
GL in D.D.117	STTYL0186													
(c)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structure(s) and/or uses on Lot 1477 S.A ss.1 and 1485 both in D.D. 117 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorised structure(s) covered by the planning application</u></p> <p>The Government land within the application site (about 1,458m<sup>2</sup> as mentioned in the application form) has been fenced off and unlawfully occupied with</p>	Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.												

	<p>unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. LandsD objects to the planning application since there is unlawful occupation of Government Land (GL) and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorized structure(s) as demanded by LandsD. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>If the planning application is approved, the STWs and STT holder(s) will need to apply to this office for modification of the STWs and STT conditions where appropriate and the lot owner(S) shall apply to this office for an STW to permit the structure(s) erected within Lot Nos. 1477 S.A ss.1, 1481, 1485 and 1486 in D.D.117. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
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**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1	A/YL-TT/34	Temporary open storage of construction machinery and machinery and materials for a period of 12 months	5.6.1998
2	A/YL-TT/35	Temporary open storage of construction machinery and materials for a period of 12 months	5.6.1998
3	A/YL-TT/449	Proposed Temporary Wholesale Trade (Metal Ware) for a Period of 3 Years	22.2.2019 (revoked on 22.5.2021)
4	A/YL-TT/536	Proposed Temporary Wholesale Trade with Ancillary Office for a Period of 3 Years	1.4.2022 (revoked on 1.10.2023)

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport:

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

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

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

**2. Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.

**3. Drainage**

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

- No in-principle objection to the applied use from drainage point of view and his detailed comments on the submitted drainage impact assessment are in **Appendix IV**.
- Should the Board approve the application, approval conditions requiring the submission of a revised drainage impact assessment, implementation and maintenance of the proposed drainage facilities 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 application subject to the fire service installations (FSIs) being provided to the Site.
- His detailed comments on the submitted FSIs proposal and 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 by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the applied uses in the application.
- Advisory comments as detailed in **Appendix IV**.

## **6. District Officer's Comments**

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

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

## **7. Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)
  - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 1477 S.A ss.1, 1481, 1483, 1484 S.B, 1484 S.C, 1484 S.D, 1484 S.E, 1484 S.F, 1484 S.G, 1485 and 1486 in D.D. 117 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the following private lots and portion of GL are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (SST) within the Site:

<b>Lots/ GL in D.D. 117</b>	<b>STW/STT No.</b>	<b>Permitted Use</b>
1483, 1484 S.A, 1484 S.D and 1484 S.E	5474	Temporary Wholesale Trade with Ancillary Office
1484 S.B and 1484 S.G	5475	
1484 S.C and 1484 S.F	5476	
GL in D.D. 117	STTYL0186	

- (iii) LandsD has reservation on the application since there are unauthorised structure(s) and/or uses on Lot 1477 S.A ss.1 in D.D. 117 which is subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (iv) portion of the GL within the Site has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without LandsD's prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorized structure(s) as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
- (v) the STWs and STT holder(s) will need to apply to LandsD for modification of the STWs and STT conditions where appropriate and the lot owner(s) shall apply to LandsD for a STW to permit the structure(s) erected within Lots 1477 S.A ss.1, 1481, 1485 and 1486 in D.D. 117. The application(s) for STW and STT will be considered by LandsD in its capacity as a landlord and there is no

guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (d) to note the comments of the Commissioner for Transport that:
  - (i) the applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Tai Tong Shan 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 Shan Road;
- (f) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements shown in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisances on the surrounding area;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
  - (i) to clarify if any site formation/levelling works to be carried out under the planning application. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given in Appendix C. To ensure that peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
  - (ii) to justify the extent of the external catchment area adopted in the hydraulic calculation for further comments;
  - (iii) according to the last paragraph in Section 3 of the drainage impact assessment, the said 375mm u-channel and the existing 1.8m (W) x 1.5(m) (D) channel cannot be found in Figure 1 of Appendix C. Please clarify. To indicate the clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point in Figure 1 (e.g. a well-established stream course/public drainage system);
  - (iv) according to the aerial photo provided in Appendix D2, part of the Site is



currently with paved area. In this regard, the surface runoff coefficient with 0.4 applied for whole external catchment area in this hydraulic assessment is not appropriated. Please review.

- (v) please provide the details of the east iron cover for the proposed peripheral 1m (W) x 1m (H) for review. Please be reminded that adequate size and spacing should be provided for the proposed cover to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. Otherwise, adequate reduction factor should be applied in the hydraulic calculation for this channel;
- (vi) figure 1: please use different legends showing the proposed and the existing channels and underground pipes on the drainage plan for clarity. Please also provide a clear catchment area plan showing the flow distribution for each catchment area to the proposed/existing drainage facilities for review;
- (vii) photo 1 in Appendix F: the photo provided cannot demonstrate the existing condition of the existing stepped channel and the presence of the existing 5m (W) x 5m (H) channel. Please ensure that all existing drainage facilities should be in good condition, otherwise, please adopt adequate reduction factor in checking the hydraulic capacity of the existing drainage facility accordingly. Please also provide more photos at different locations with different views to demonstrate its presence and existing condition of the said existing drainage facilities;
- (viii) photo 2 in Appendix F: the existing watercourse, 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 from discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) of 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;
- (ix) Appendix E1 to E3: the design of stormwater drainage system should be in accordance with the latest version of the Stormwater Drainage manual and its corrigendum including nos. 1/2022, 1/2024 and 2/2024. Please also adopt adequate storm constants for calculating rainfall intensity. According to Section 9.3 of Stormwater Drainage Manual, suitable allowance should be made in the design for the deposition of sediment in stormwater channels and pipes. Please consider the above in checking the capacity of the proposed and existing drainage facilities;
- (x) Appendix E1 to E3: please review the unit for checking the flow capacity of the existing channels in  $\text{m}^3/\text{s}$  or  $\text{m}^3/\text{hr}$  in the hydraulic calculation;
- (xi) to 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 please provide its details for comments;

- (xii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (xiii) the applicant should consult DLO/YL, LandsD and demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage outside his lot boundary can be practicably implemented on site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the separation distance between each structure shall be clearly indicated on the plan;
  - (ii) in related to the above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional fire service installations (FSIs), i.e. sprinkler system, modified hose reel system, fire alarm system, emergency lighting and exit sign, shall be provided if the total floor area exceeds 230m<sup>2</sup>;
  - (iii) modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
  - (iv) the standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021';
  - (v) the standards and specification of the proposed directional and exit signs shall be revised to 'BS 526601:2016 and the FSD Circular Letter No. 5/2008';
  - (vi) fire extinguishers shall be provided to every structure within the Site;
  - (vii) smoke extraction system(s) shall be provided to structures with compartment volume exceeding 7,000m<sup>3</sup> unless the aggregate area of openable windows of the compartment exceeds 6.25% of the floor area of the compartment;
  - (viii) justifications for the non-provision of smoke extraction systems to Structure B1 shall be revised in the FS Notes;
  - (ix) section drawings with dimensions and calculation of openable windows shall be clearly demonstrated on plans;
  - (x) the numbering of structures are mentioned in FS Notes items 1.1, 2.1, 3.1, 6.3 and 6.4 shall tally with the information on plan; and
  - (xi) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of

the Building (Planning) Regulations (B(P)R) respectively;

- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if 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) eight structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained. Otherwise, they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

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**From:**  
**Sent:** 2024-12-29 星期日 03:08:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TT/683 DD 117 Tai Tong

Dear TPB Members,

635 was withdrawn and almost one year later back with the same plan. The operator appears to be engaging in delaying tactics.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 1 March 2024 3:22 AM HKT  
**Subject:** A/YL-TT/635 DD 117 Tai Tong

A/YL-TT/635

Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong

Site area : About 10,313sq.m Includes Government Land of about 1,794sq.m

Zoning : "Open Storage" and "Recreation"

Applied use : Warehouse / 11 Vehicle Parking

Dear TPB Members,

536 was revoked for failure to comply with numerous conditions but operations continued and applicant is back with an enlarged footprint AND WILL NO DOUBT BE APPROVED UNDER THE EXPRESS ROUTE THAT ELIMINATES THE NEED FOR MEMBERS TO EXAMINE APPLICATIONS IN DETAIL.

The site now extends into 'REC' zoning and includes additional public land that should be properly administered.

Government depts and Members cannot continue to ignore their duty to consider the health and security of the community as paramount.

To continue to approve operations that clearly have no intention of fulfilling basic conditions is an abrogation of this duty.

Strong Objections to encroachment into 'REC' that would set a precedent.

Mary Mulvihill

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**From:**

**To:** tpbbpd <[tpbbpd@pland.gov.hk](mailto:tpbbpd@pland.gov.hk)>

**Date:** Tuesday, 4 January 2022 2:08 AM HKT

**Subject:** A/YL-TT/536 DD 117 Tai Tong

A/YL-TT/536

Lots 1483 (Part), 1484 S.A (Part), 1484 S.B, 1484 S.C, 1484 S.D, 1484 S.E, 1484 S.F, 1484 S.G and 1485 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong

Site area : About 8,252sq.m Includes Government Land of about 336sq.m

Zoning : "Open Storage"

Applied use : Wholesale Trade / 9 Vehicle Parking

Dear TPB Members,

Previous application revoked after EIGHT extensions of time. While the lots are zoned Open Storage, parts of the district have been rezoned to accommodate large scale residential and community developments.

Members must question which conditions were not fulfilled as those that impact health, safety and environment cannot be tolerated in proximity to residential enclaves.

Mary Mulvihill