

寄件者: Christian Chim  
寄件日期: 2024年12月11日星期三 12:19  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong  
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1050 - Further Information  
附件: FI1 for A\_YL-KTN\_1050 (20241211)\_supersede.pdf  
類別: Internet Email

Dear Sir,

I refer to the captioned application.

Enclosed please find the further information **to supersede** our previous submission in the appended message dated 10.12.2024 at 15:48.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Christian CHIM** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

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**From:** Christian Chim  
**Sent:** Tuesday, December 10, 2024 3:48 PM  
**To:** Town Planning Board <tpbpd@pland.gov.hk>  
**Cc:** David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>

**Subject:** [FI] S.16 Planning Application No. A/YL-KTN/1050 - Further Information

Dear Sir,

Enclosed herewith a set of further information in response to departmental comments for the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Christian CHIM** | Town Planner  
**R-riches Group (HK) Limited**

Our Ref.: DD 107 Lot 1131 & VL  
Your Ref.: TPB/A/YL-KTN/1050

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

**By Email**

11 December 2024

Dear Sir,

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

**Proposed Temporary Warehouse and Open Storage of Construction Materials  
and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
in "Agriculture" Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part),  
1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107,  
Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1050)**

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

Should you require more information regarding the application, please contact our Mr. Danny NG at \_\_\_\_\_ or the undersigned at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**


**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1050)**

- (i) As mentioned in the Supplementary Information submitted to the Town Planning Board (the Board) on 11.09.2024, portion of the application site (the Site) is covered by a valid planning application No. A/YL-KTN/905 approved in 2023 for warehouse use, which was submitted by the same applicant under the current application. In view of the growing demand of storage space for the construction industry, the applicant proposes to expand his warehouse business with the additional open storage business. Upon obtaining planning permission for the current application, the applicant will not proceed to implement the scheme under planning application No. A/YL-KTN/905.
- (ii) In response to public comments, the applicant proposes to provide 24-hour access for nearby users to the north of the western portion of the Site.
- (iii) Compared with the original submission, the applicant has revised the following parameters:
- the location of the loading/unloading space for container vehicle (moved to the south of structure B3);
  - the area of filling of land (reduced from 5,448 m<sup>2</sup> to 5,445 m<sup>2</sup>, including 5,151 m<sup>2</sup> of existing hard-paving to be regularised and 294 m<sup>2</sup> of proposed filling of land); and
  - the area of open storage activities (reduced from 2,502 m<sup>2</sup> to 2,353 m<sup>2</sup>).
- (iv) The revised pages of Form No. S16-III, Planning Statement, Layout Plan, Plan showing filling of land at the Site, and Swept Path Analysis are enclosed at **Annex 1**.

(v) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)</b>		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	In view of the alignment of the existing water mains, the applicant has revised the layout accordingly. There will be no erection of structures and storage of materials within the extent of the said waterworks reserve.  Please refer to the revised Layout Plan at <b>Annex 1</b> .
(c)	No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan.	Noted.
(d)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in closed vicinity of the site.	
<b>2. Comments of the Chief Town Planner/Urban Design &amp; Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b>		
(a)	According to the proposed layout, the proposed land filling work may be in conflict with the existing trees. However, no tree information is provided in the application, potential impact on the existing landscape resources within the site arising from the proposed use could not be reasonably ascertained. The applicant is advised to provide information on the existing trees within the application site including	The site inspection conducted on 22.10.2024 identified 1 existing tree, namely <i>Dimocarpus longan</i> within the Site. The tree survey report is enclosed at <b>Annex 2</b> . In view of the form and health condition, the applicant proposes to retain the tree in-situ.  Regular horticultural practice will be carried out to maintain the tree in good conditions. No items will be stored under the tree

	location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	protection zone. Please refer to the revised Layout Plan at <b>Annex 1</b> .
<b>3. Comments of the Commissioner for Transport (C for T)</b>		
(a)	The proposed development involves container vehicles travelling in village road. Long vehicles travelling in local access may induce road safety hazard especially during the event of head on traffic. The applicant shall consider appropriate traffic management measures to reduce the risk.	<p>Staff will be deployed at the site ingress/ egress and the junction of Mei Fung Road to direct incoming/exiting vehicles to enhance road safety along the local access. Besides, 'BEWARE OF HEAD ON TRAFFIC' and 'BEWARE OF PEDESTRIAN' signs will be shown at the junction of Mei Fung Road and the site ingress/egress respectively to enhance road and pedestrian safety along the local access.</p> <p>With the implementation of the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.</p>
<b>4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b>		
(a)	There is a watercourse located in between the subject sites. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling.	Upon obtaining relevant planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the Site. The final design of the drainage facilities shall subject to the requirement of the Drainage Authority. Also, as mentioned in Section 3.5 of the Planning Statement, 2.5 m-high solid metal fencing will be erected along the site boundary. As such, adverse impacts to the nearby watercourse shall not be envisaged.

**Annex 1**  
Revised Form No. S16-III,  
Planning Statement & Drawings



Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>Accessible from Mei Fung Road via a local access</p> <p>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)</p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 5,445 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 m m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(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> <p>_____</p> <p>_____</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to operate a warehouse and an open storage yard for storage of construction materials (i.e. tiles, bricks, glass, pipes, metal beams etc.) and machineries (i.e. crane, elevated platform, excavator, mobile crane etc.) at the Site, in order to support the construction industry for the development in the New Territories.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'Warehouse' and 'Open Storage' are not column 1 nor 2 use within the "AGR" zone, which require permission from the Board.
- 2.2 Although the Site falls within the "AGR" zone, the Site and its vicinity have already been occupied by various brownfield uses without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone. Furthermore, the Site is also located approximately 2 m west of the "Industrial (Group D)" zone on the same OZP. Hence, the applied uses are considered not incompatible with the surrounding land uses.
- 2.4 Portion of the Site is subject of a previous application (No. A/YL-KTN/905) approved by the Board in 2023 for warehouse use. Several similar applications for warehouse (Nos. A/YL-KTN/992, 993 and 996) and open storage (Nos. A/YL-KTN/962 and 994) uses have recently been



approved by the Board within the same "AGR" zone in the vicinity of the Site. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 5,448 m<sup>2</sup> (about) (**Plan 3**). A total of 6 structures are proposed at the Site for warehouse (excluding dangerous goods godown), utilities room, site office and washroom with total GFA of 592 m<sup>2</sup> (about) (**Plan 5**). Operation hours of the Site are Monday to Saturday from 08:00 to 19:00, no operation on Sunday and public holidays. The site office is intended to provide indoor workspace for administrative staff in support of the daily operation of the proposed development. The estimated number of staff working at the Site is 7. No visitor is anticipated as no shopfront will be provided at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Site Area</b>	5,448 m <sup>2</sup> (about)
<b>Covered Area</b>	592 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,856 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.11 (about)
<b>Site Coverage</b>	
	11% (about)
<b>Number of Structure</b>	
	6
<b>Total GFA</b>	
- Domestic GFA	592 m <sup>2</sup> (about)
- Non-Domestic GFA	Not applicable
	592 m <sup>2</sup> (about)
<b>Building Height</b>	
	3.5 m to 8.23 m (about)
<b>No. of Storey</b>	
	1

- 3.2 The majority of the Site (about 5,151 m<sup>2</sup>) has already been hard-paved with concrete of not more than 0.1 m in depth for open storage, site formation of structures and circulation area. The current application serves to regularise the existing filling of land. Besides, the applicant also proposes to fill the northeastern corner of the western portion of the Site (about 294 m<sup>2</sup>) (**Plan 6**). The filling of land is considered necessary to meet the operational need and the extent has been kept minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out after planning permission has been granted.

3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). A total of 8 parking and loading/unloading (L/UL) spaces are proposed at the Site. Light goods vehicles (LGV) and container vehicles (CV) will be deployed for the transportation of construction materials to/from the Site during non-peak hours. Details of parking and L/UL provisions are shown at **Table 2** below:

**Table 2** – Details of Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car (for staff) - 5 m (L) x 2.5 m (W)	5
L/UL Space for LGV - 7 m (L) x 3.5 m (W)	2
L/UL Space for CV - 16 m (L) x 3.5 m (W)	1

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). The Site is penetrated by a vehicular access to be reserved for connection to adjoining land parcels. As traffic generated/attraction by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3** – Details of Estimated Trip Generation/Attraction

Time Period	Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 18:00)	0	0	1	1	1	1	4

3.5 Open storage of construction materials and machineries are both stored indoor and openly at the designated area (i.e. about 2,353 m<sup>2</sup>)<sup>1</sup>. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness will be erected along the site boundary to minimize the

<sup>1</sup> The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.

potential nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment, to ensure that there is no gap or slit on boundary wall.

- 3.6 The applicant will follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* 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 will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

**August 2024**

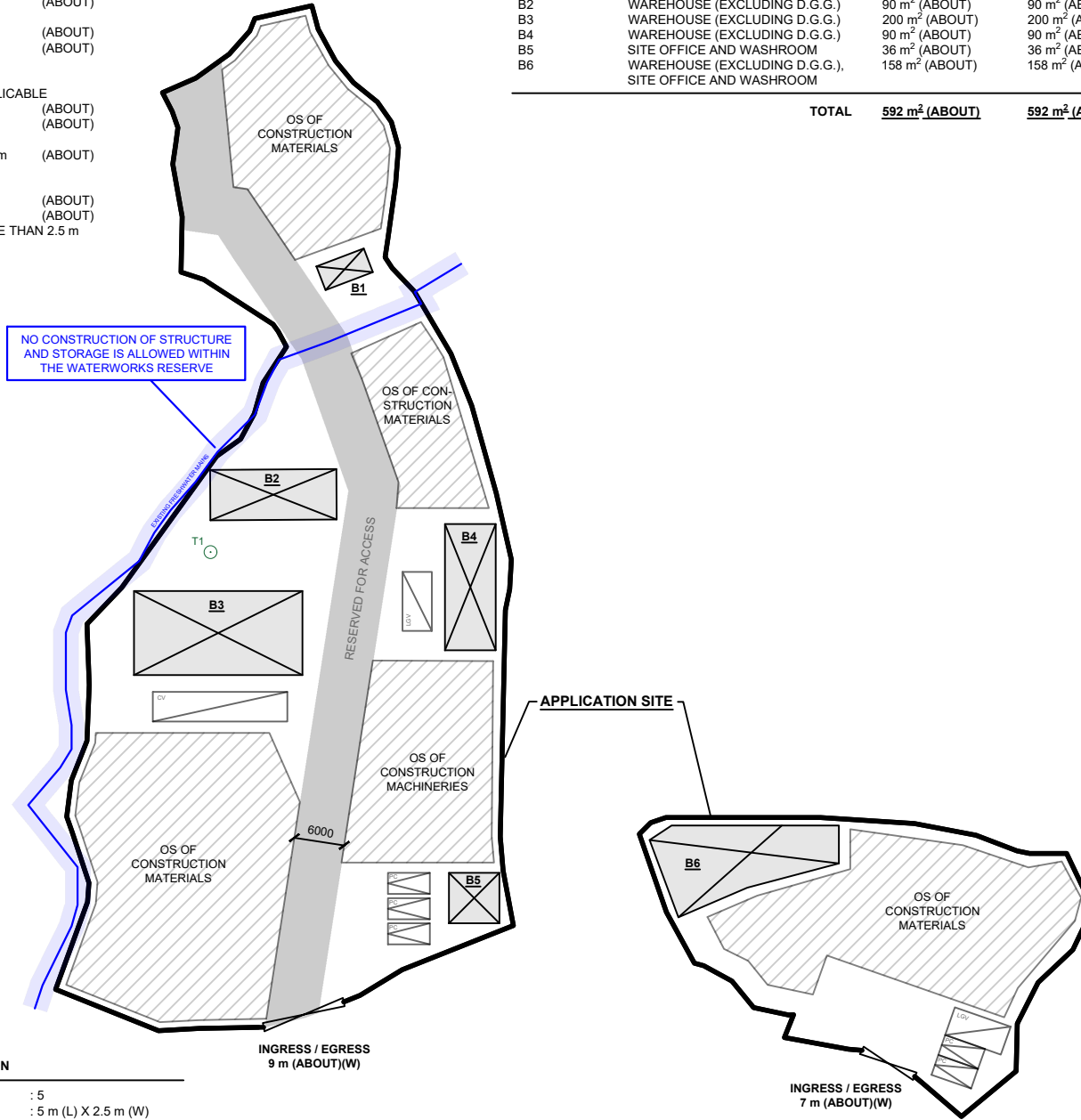
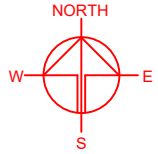
## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	TPB PG-No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Plan Showing the Filling of Land at the Site
<b>Plan 7</b>	Swept Path Analysis (CV)
<b>Plan 8</b>	Swept Path Analysis (LGV)

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 5,448 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 592 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,856 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 592 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 592 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 2,353 m <sup>2</sup>	(ABOUT)
PERCENTAGE OF OS	: 43%	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 2.5 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	UTILITIES ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m <sup>2</sup> (ABOUT)	158 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>592 m<sup>2</sup> (ABOUT)</b>	<b>592 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- EXISTING TREE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

CC

DATE

22.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

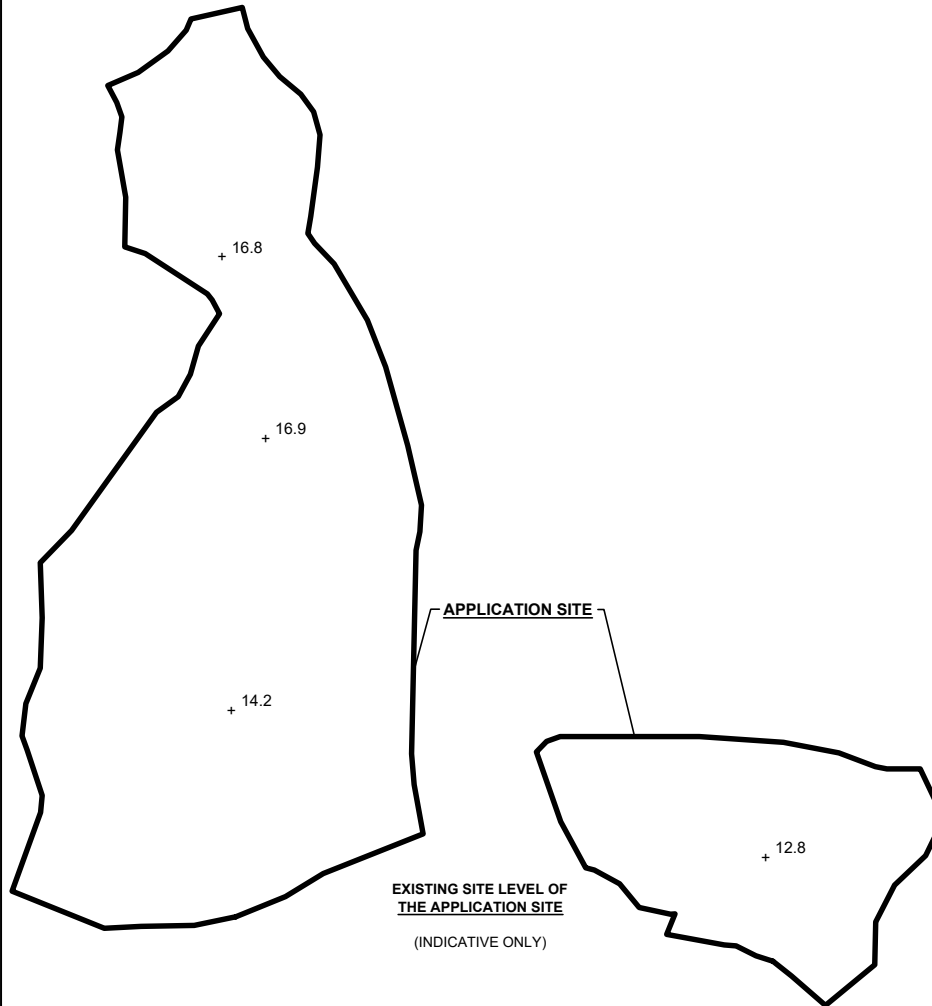
PLAN 1

VER.

002

**CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 5,448 m<sup>2</sup> (ABOUT)  
 EXISTING SITE SURFACE : COVERED BY GRAVEL  
 EXISTING SITE LEVELS : +12.8 mPD TO +16.9 mPD (ABOUT)



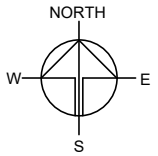
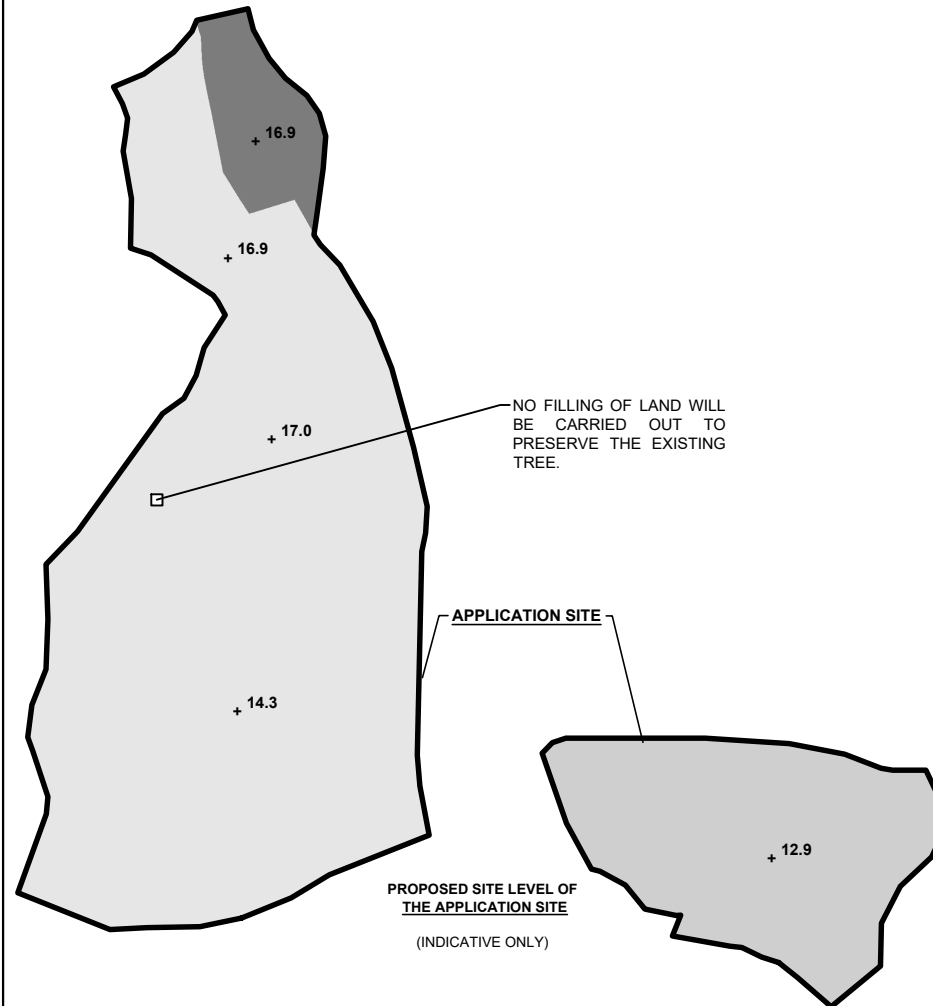
SITE LEVELS ARE FOR REFERENCE ONLY.

**PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA : 5,448 m<sup>2</sup> (ABOUT)  
 TOTAL FILLING OF LAND AREA : 5,445 m<sup>2</sup> (ABOUT)  
 FILLING OF LAND AREA TO BE REGULARISED : 5,151 m<sup>2</sup> (ABOUT)\*  
 PROPOSED FILLING OF LAND AREA : 294 m<sup>2</sup> (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m  
 PROPOSED SITE LEVELS : +12.9 mPD TO +17.0 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE

\*ABOUT 3m<sup>2</sup> WILL NOT BE HARD-PAVED TO PRESERVE THE EXISTING TREE.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY MN	DATE 21.11.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE

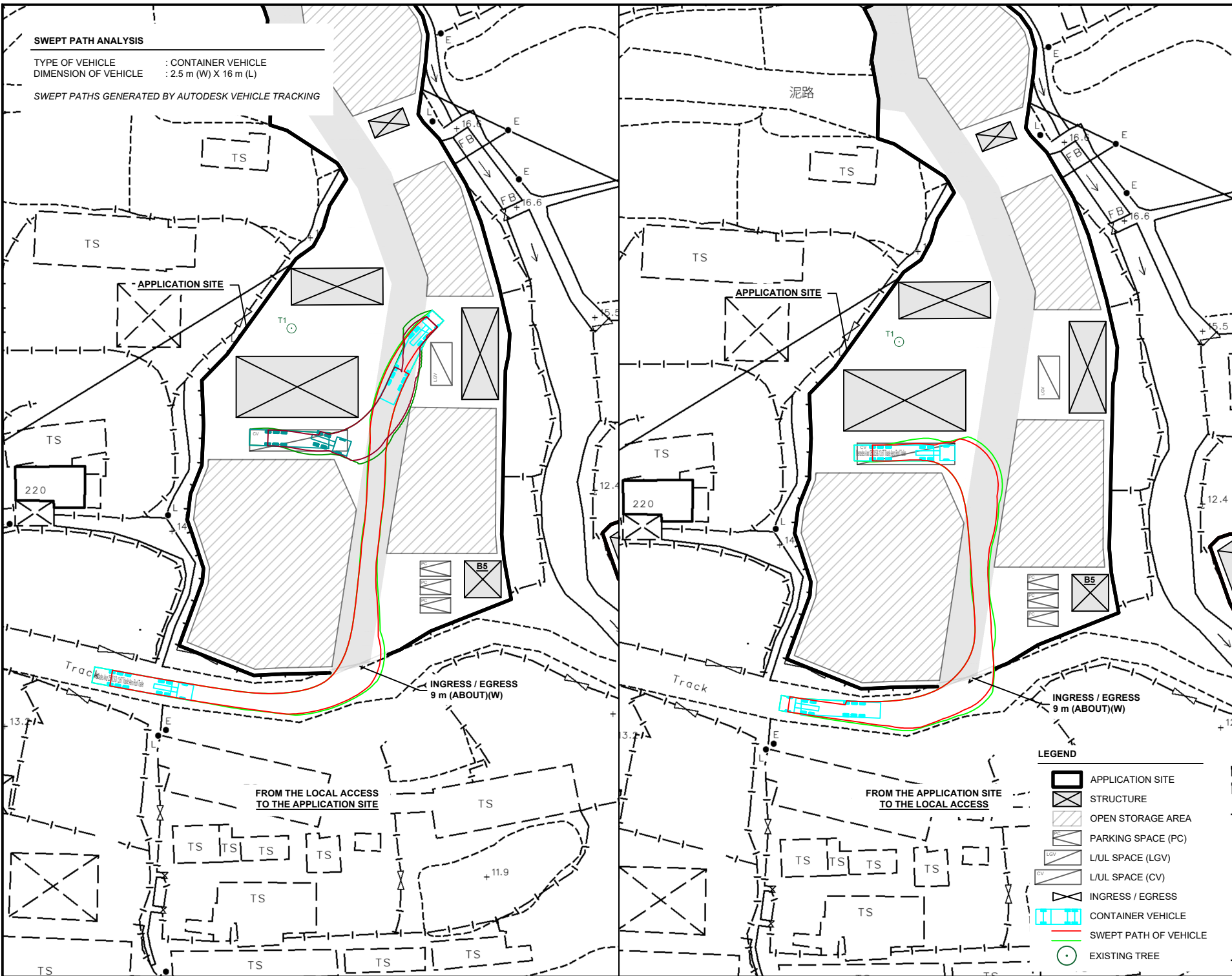
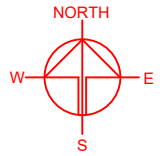
FILLING OF LAND

DWG NO. PLAN 2	VER. 002
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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



PLANNING CONSULTANT



PROJECT  
 PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 800 @ A4

DRAWN BY  
 CC

DATE  
 22.11.2024

CHECKED BY  
 DATE

APPROVED BY  
 DATE

DWG. TITLE  
 SWEPT PATH ANALYSIS (CV)

DWG NO.  
 PLAN 3

VER.  
 002

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- LUL SPACE (LGV)
- LUL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE
- EXISTING TREE

**Annex 2**  
Tree Survey Report






# Tree Survey Report

**Date of Survey: 22<sup>nd</sup> October 2024**

**Location:**

**Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 22<sup>nd</sup> October 2024

## **Table of contents**

1. Introduction	3
2. Summary of Existing Trees	4

### Appendix:

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

### Disclaimer:

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

## **1. Introduction**

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

The tree survey was conducted on 22<sup>nd</sup> October 2024. Plants with DBH less than 95mm were not recorded in the survey.

## **2. Summary of Existing Trees**

The surveyed site is located at Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 22<sup>nd</sup> October 2024, **1 no.** tree was found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

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

# Appendix I – Tree Survey Plan



## Appendix II –Tree Survey Schedule

**Tree Survey Schedule**

Location: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories  
 Tree surveyor(s): Mak Ka Hei  
 Field Survey was conducted on: 22 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Dimocarpus longan</i>	龍眼	8.0	275	6.0	Med	Fair	Fair	Poor	Low	-

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



## Appendix III – Photo Records

# General View



General view 01

# Photo Records



T1 (Overview)