

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

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

**By Email**

31 October 2024

Dear Sir,

**Further Information**

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

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

We write to submit further information with the following documents:

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

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

Yours faithfully,

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



**Christian CHIM**

Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

(Attn.: Mr. Y. Y. MO

email: gtlam@pland.gov.hk )

email: yymo@pland.gov.hk )

Responses-to-Comments

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

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

(i) A RtoC Table:

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

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

**Annex 1**  
Drainage Impact Assessment



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

## Drainage Impact Assessment

**October 24**

Prepared by   
Marvellous Construction & Design Company Limited



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# 1 Introduction

## 1.1 Background

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

## 1.2 Application Site

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

## 2 Development Proposal

### 2.1 The Proposed Development

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

Proposed Development	
Total Site Area (m <sup>2</sup> )	11,770
Paved Area after Development (m <sup>2</sup> )	11,770

**Table 1 – Site Development Area**

## 3 Assessment Criteria

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

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

**Table 2– Design Return Periods under SDM**

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



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

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

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

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

a	=	485
b	=	3.11
c	=	0.397

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

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

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

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

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

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

Where,

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

S<sub>f</sub> = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

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

## 4 Proposed Drainage System

### 4.1. Proposed Channels

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

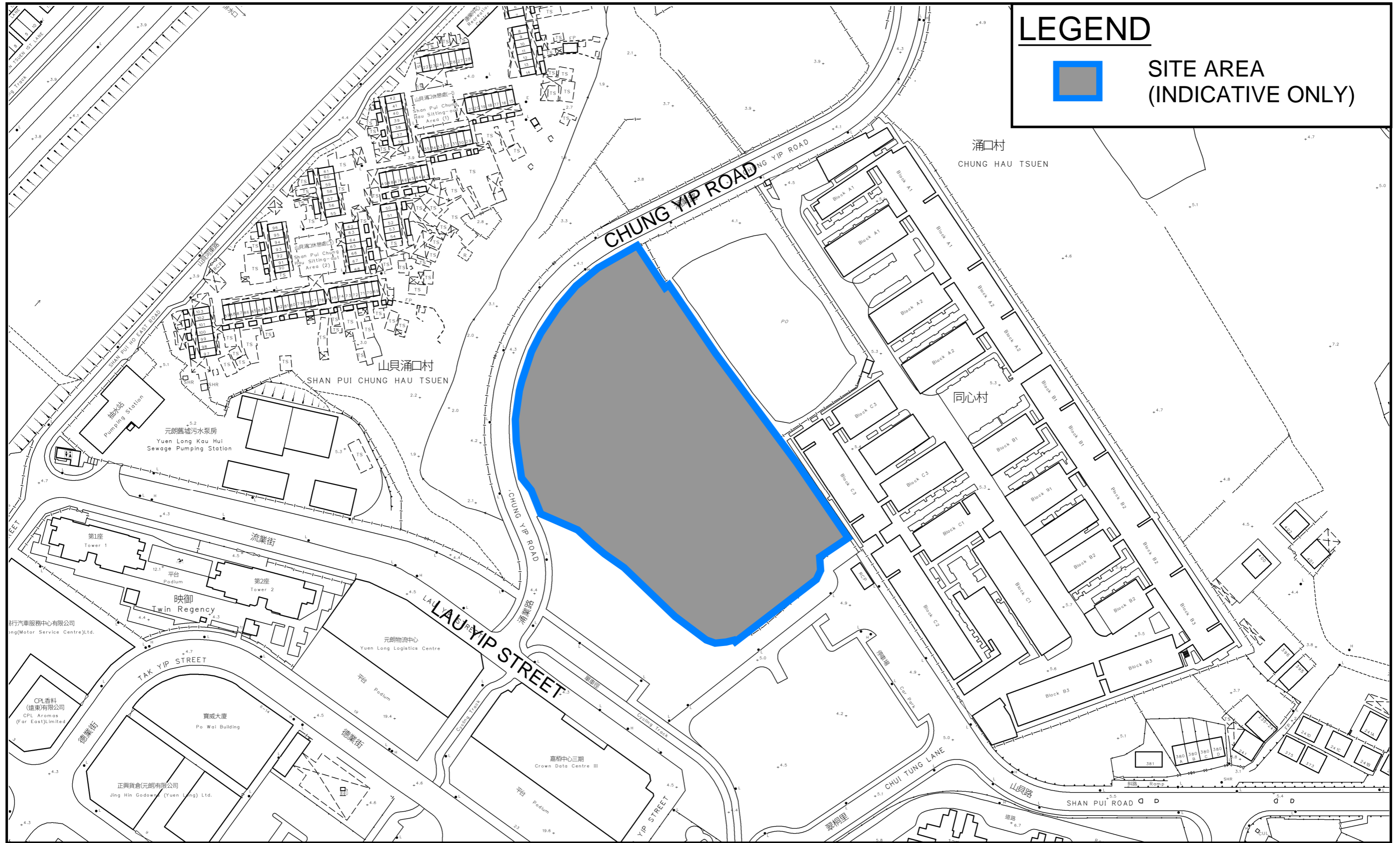
## 5 Conclusion

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

- End of Text -

# FIGURES

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# LEGEND



**SITE AREA  
(INDICATIVE ONLY)**

## PROJECT:

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

## TITLE SITE LOCATION PLAN

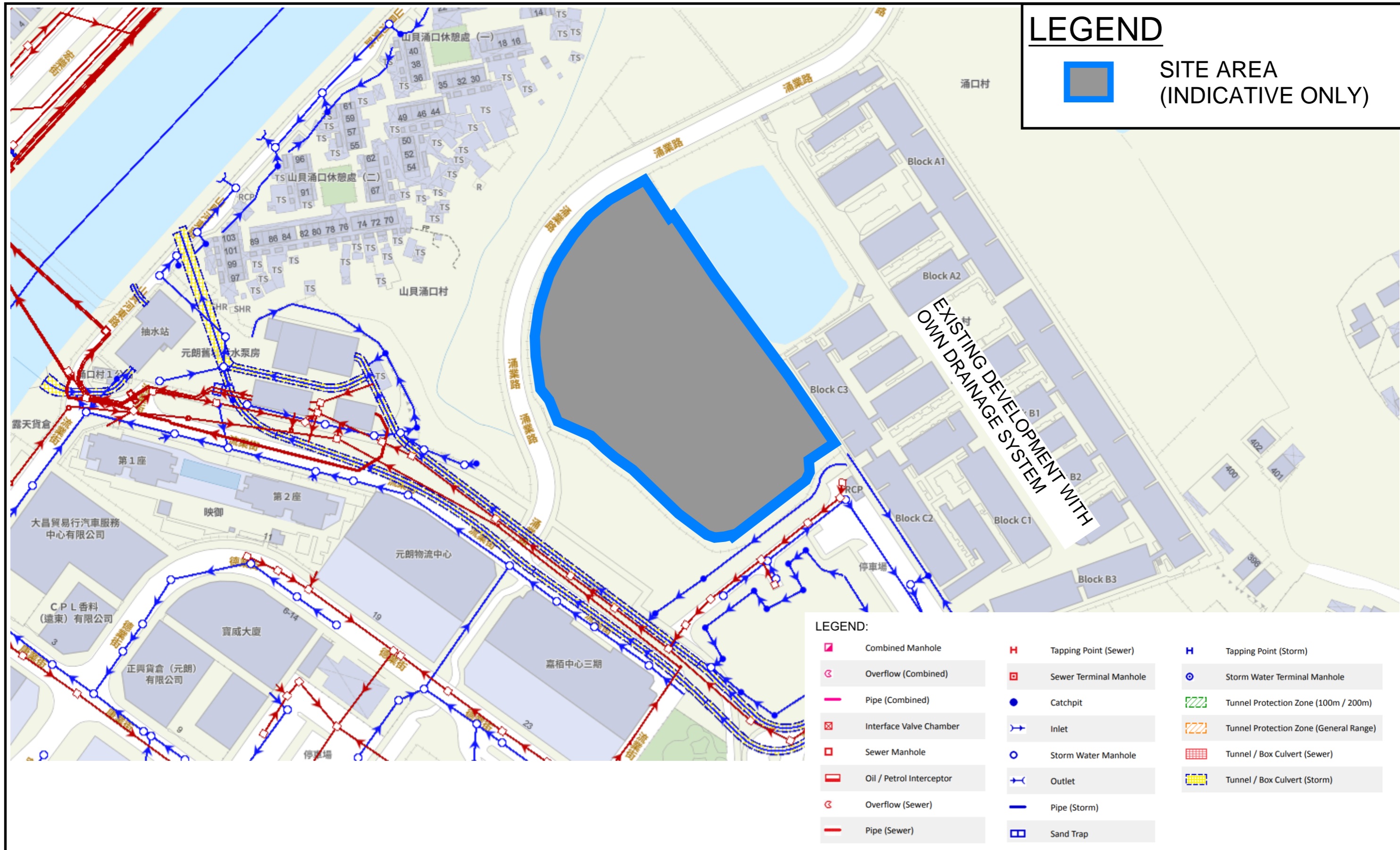
## FIGURE NUMBER FIGURE 1

## LOCATION:

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



VER	DESCRIPTION	DATE



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

**TITLE**  
EXISTING DRAINAGE PLAN







**FIGURE NUMBER**  
FIGURE 2

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



VER	DESCRIPTION	DATE

### LEGEND

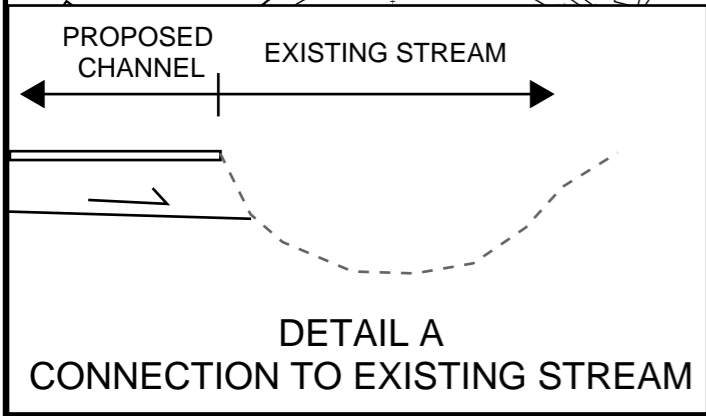
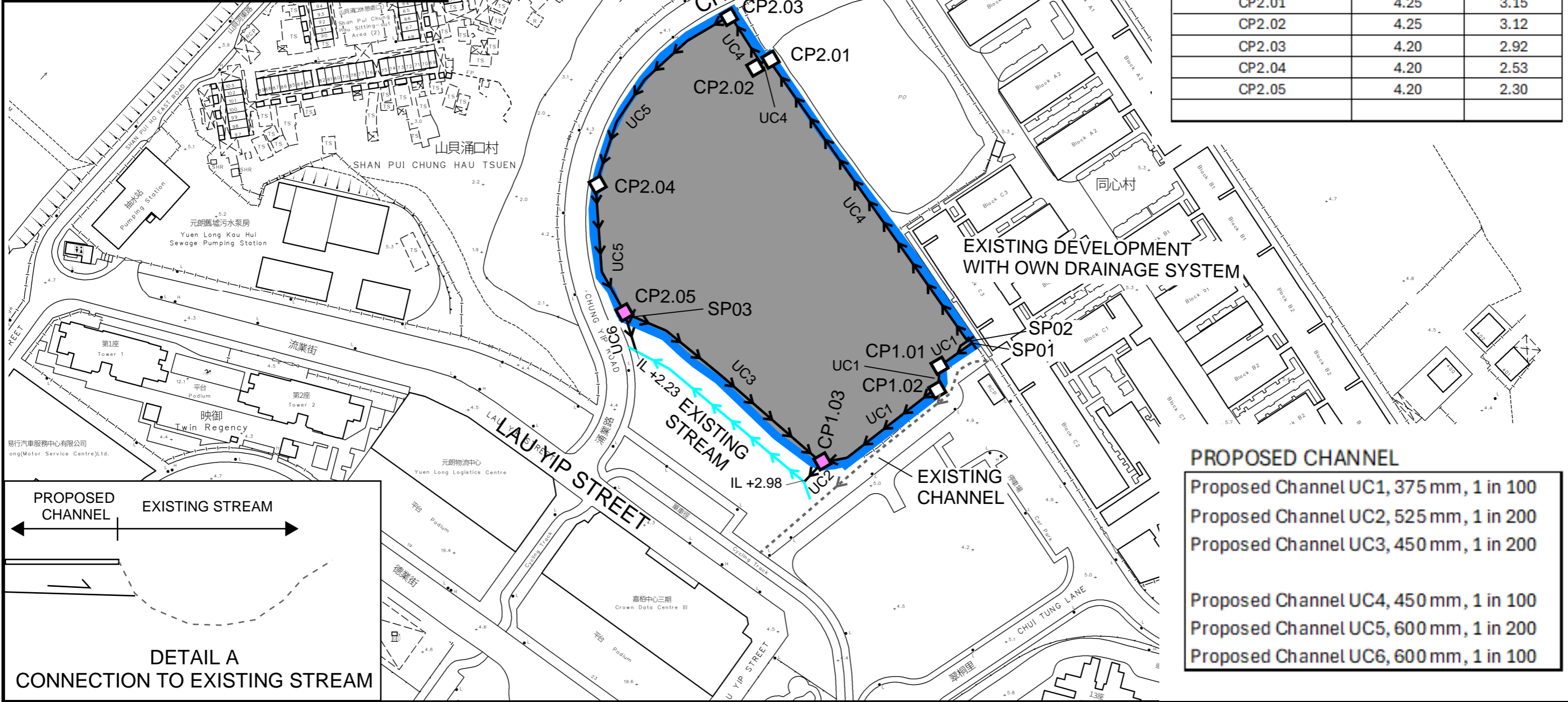
-  SITE AREA (INDICATIVE ONLY)
-  EXISTING STREAM
-  PROPOSED CHANNEL
-  EXISTING CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT W/TRAP

### NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.

### MANHOLE/PIT SCHEDULE

PIT#	GROUND LEVEL (mPD)	INVERT LEVEL (mPD)
SP01	4.80	4.43
CP1.01	4.70	4.29
CP1.02	4.60	4.22
CP1.03	4.20	3.33
SP03	4.20	3.75
SP02	4.80	4.35
CP2.01	4.25	3.15
CP2.02	4.25	3.12
CP2.03	4.20	2.92
CP2.04	4.20	2.53
CP2.05	4.20	2.30



### PROPOSED CHANNEL

- Proposed Channel UC1, 375 mm, 1 in 100
- Proposed Channel UC2, 525 mm, 1 in 200
- Proposed Channel UC3, 450 mm, 1 in 200
- Proposed Channel UC4, 450 mm, 1 in 100
- Proposed Channel UC5, 600 mm, 1 in 200
- Proposed Channel UC6, 600 mm, 1 in 100

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

**TITLE**  
**PROPOSED DRAINAGE SYSTEM**

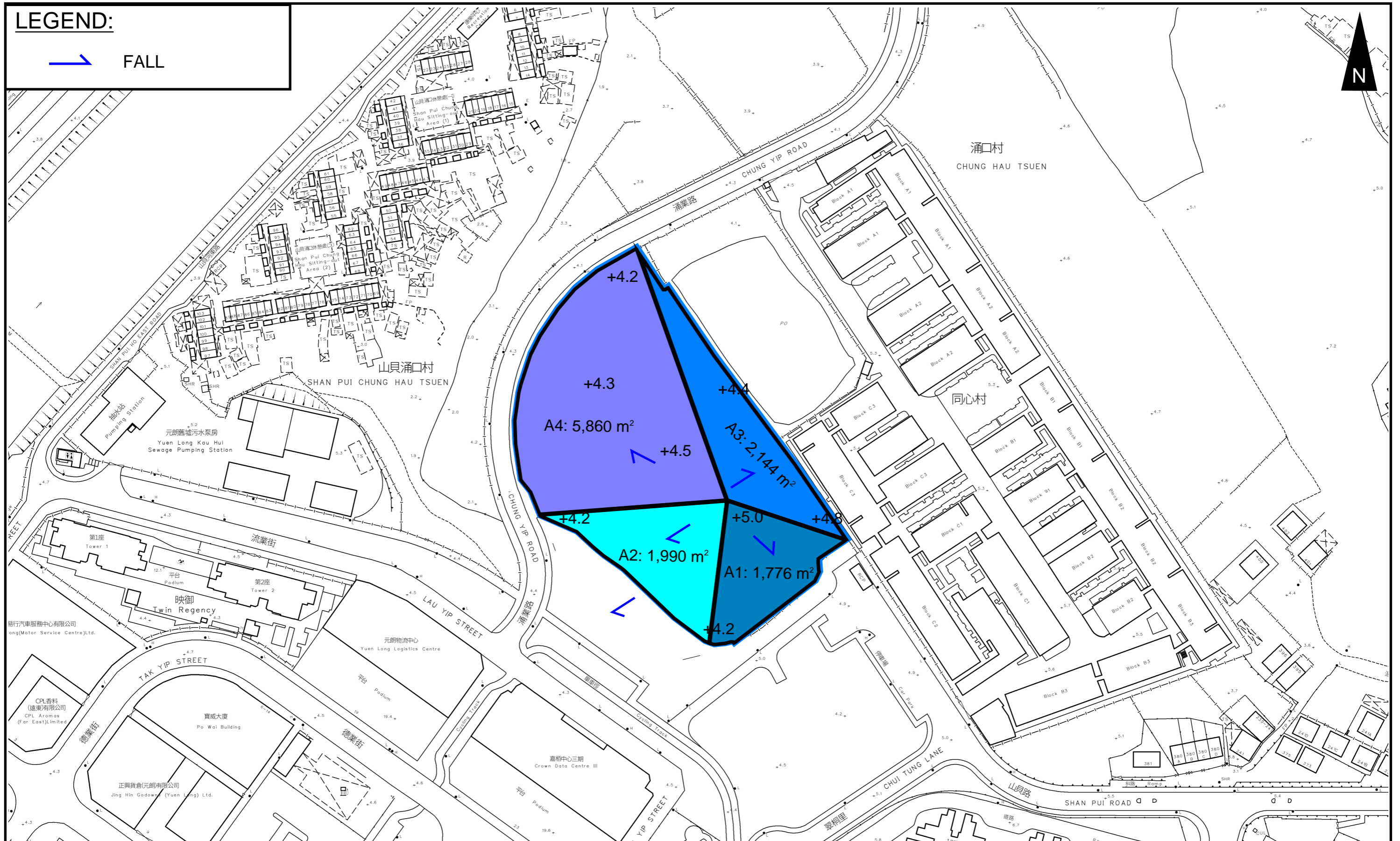
**FIGURE NUMBER**  
**FIGURE 3**

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



VER	DESCRIPTION	DATE

**LEGEND:**



**PROJECT:**

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

**TITLE**  
**CATCHMENT PLAN**

**FIGURE NUMBER**  
**FIGURE 4**

**LOCATION:**

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



VER	DESCRIPTION	DATE



# APPENDIX

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## Appendix A: Design Calculation

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

**Catchment Area Table (Area in m<sup>2</sup>)**

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

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

### DRAINAGE DESIGN

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

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

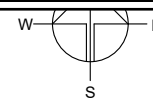
Manning Equation  $v = \frac{R^{2/3}}{n} R^{1/2} S_f^{1/2}$       Colebrook-White Equation  $\frac{v}{R} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$

# APPENDIX B - PROPOSED SITE LAYOUT PLAN

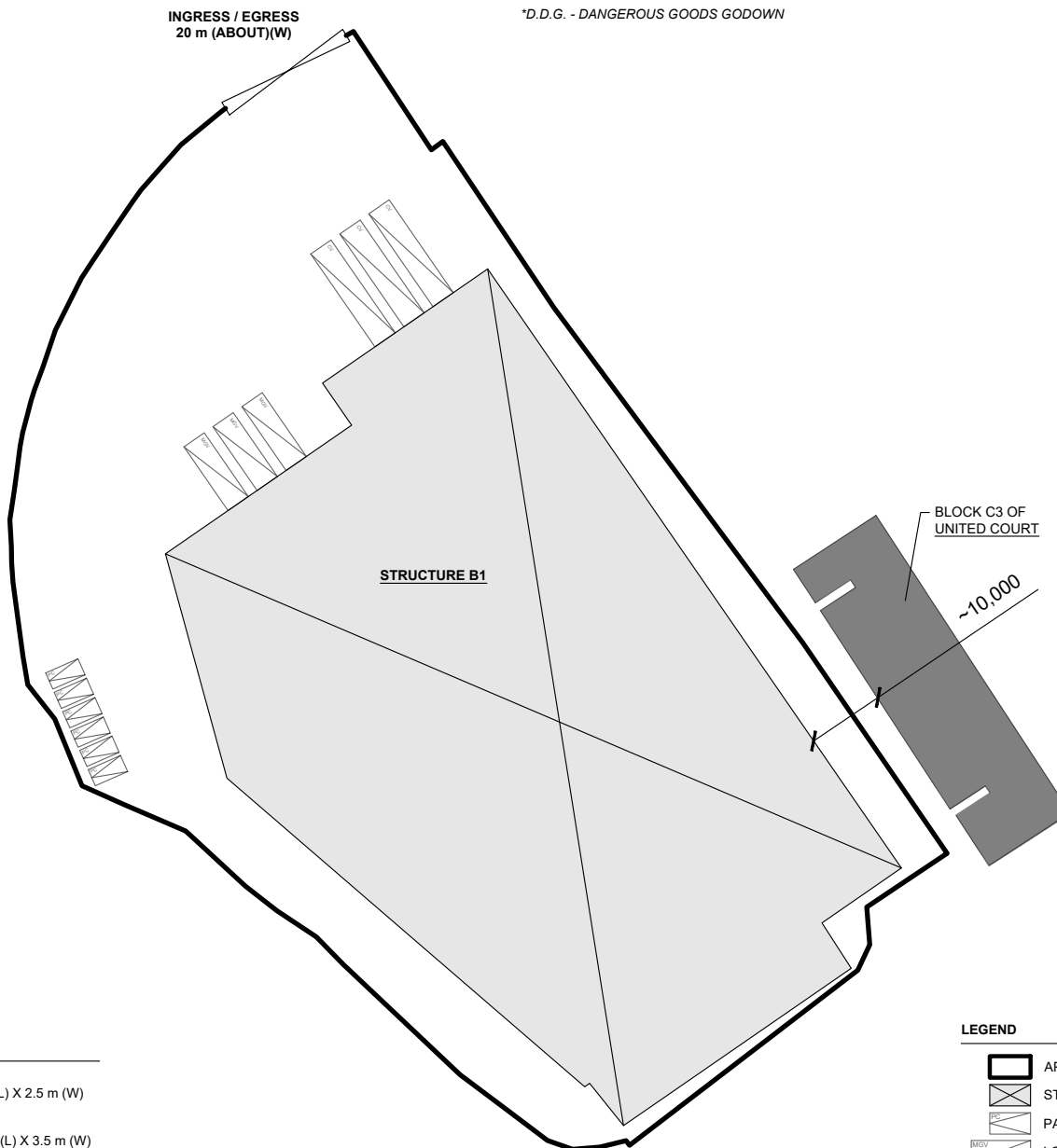
## DEVELOPMENT PARAMETERS

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

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



\*D.D.G. - DANGEROUS GOODS GODOWN



## PARKING AND LOADING/UNLOADING PROVISIONS

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

## LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 28.12.2023

CHECKED BY: DATE:

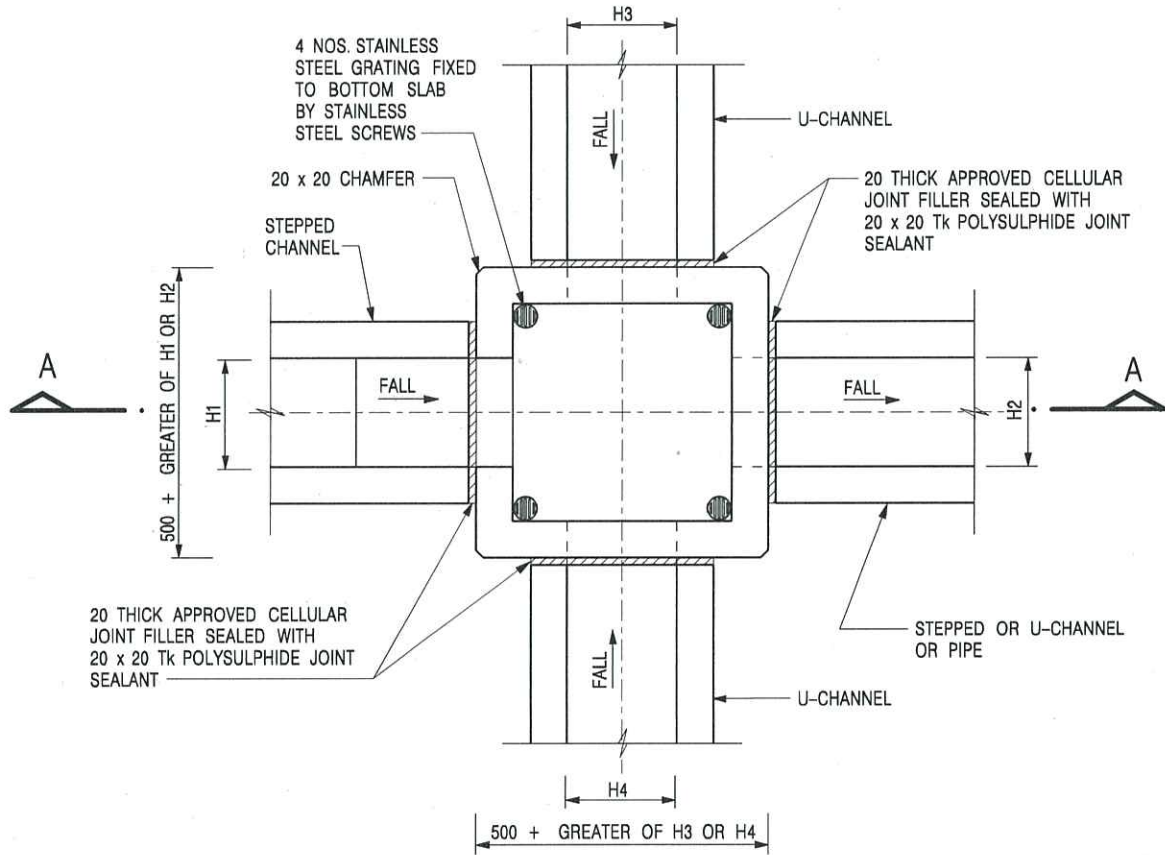
APPROVED BY: DATE:

DWG. TITLE

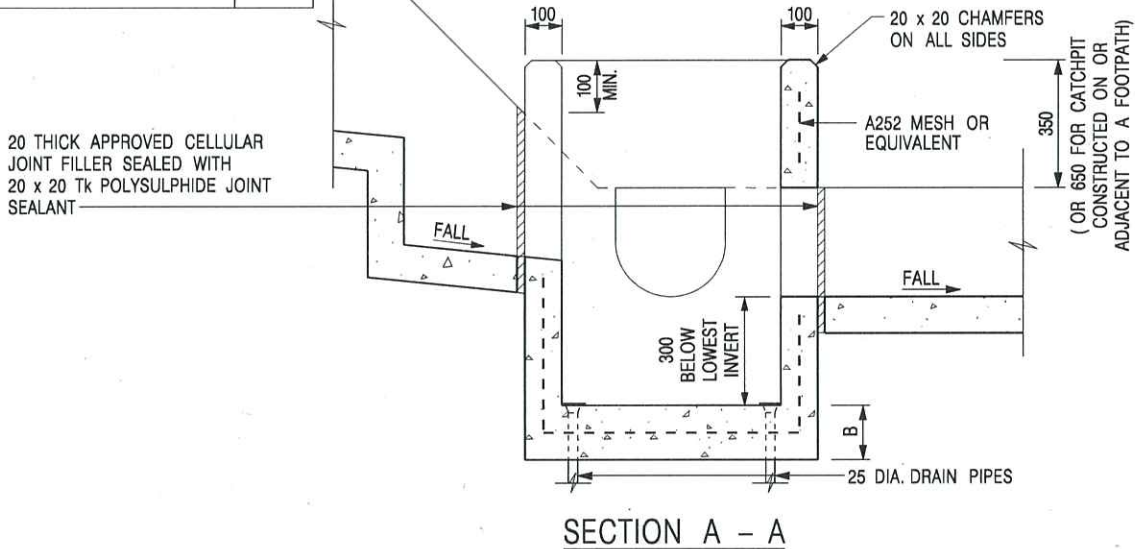
LAYOUT PLAN

DWG NO. PLAN 8 VER. 001

# Appendix C - Reference Drawings



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



**NOTES:**

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

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



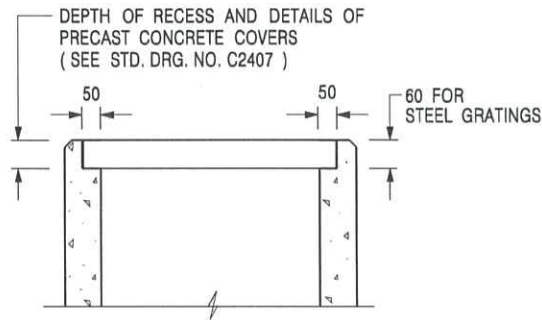
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



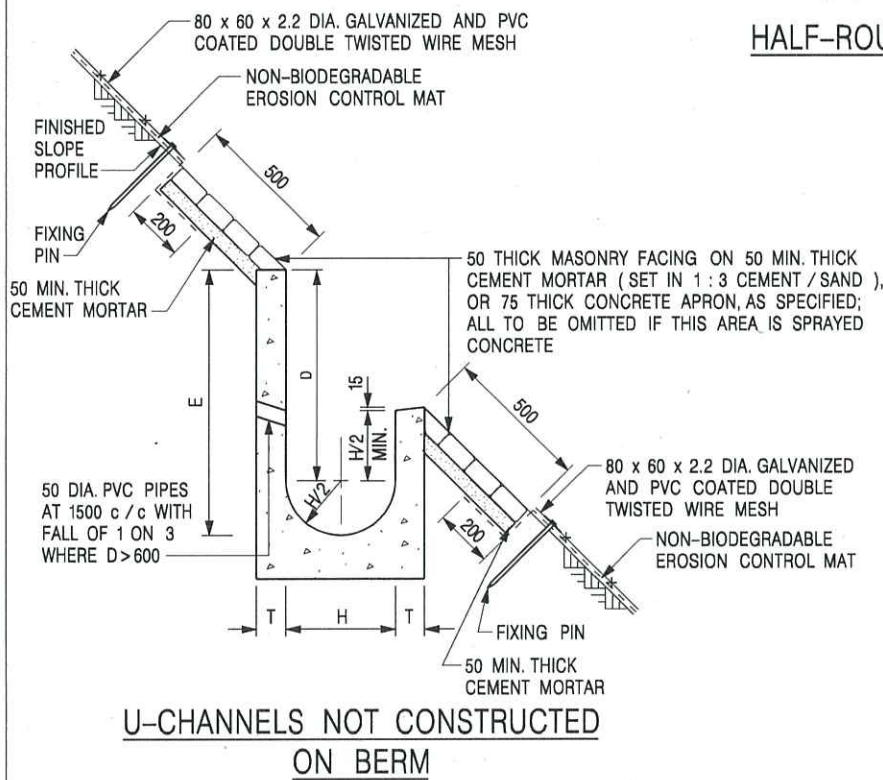
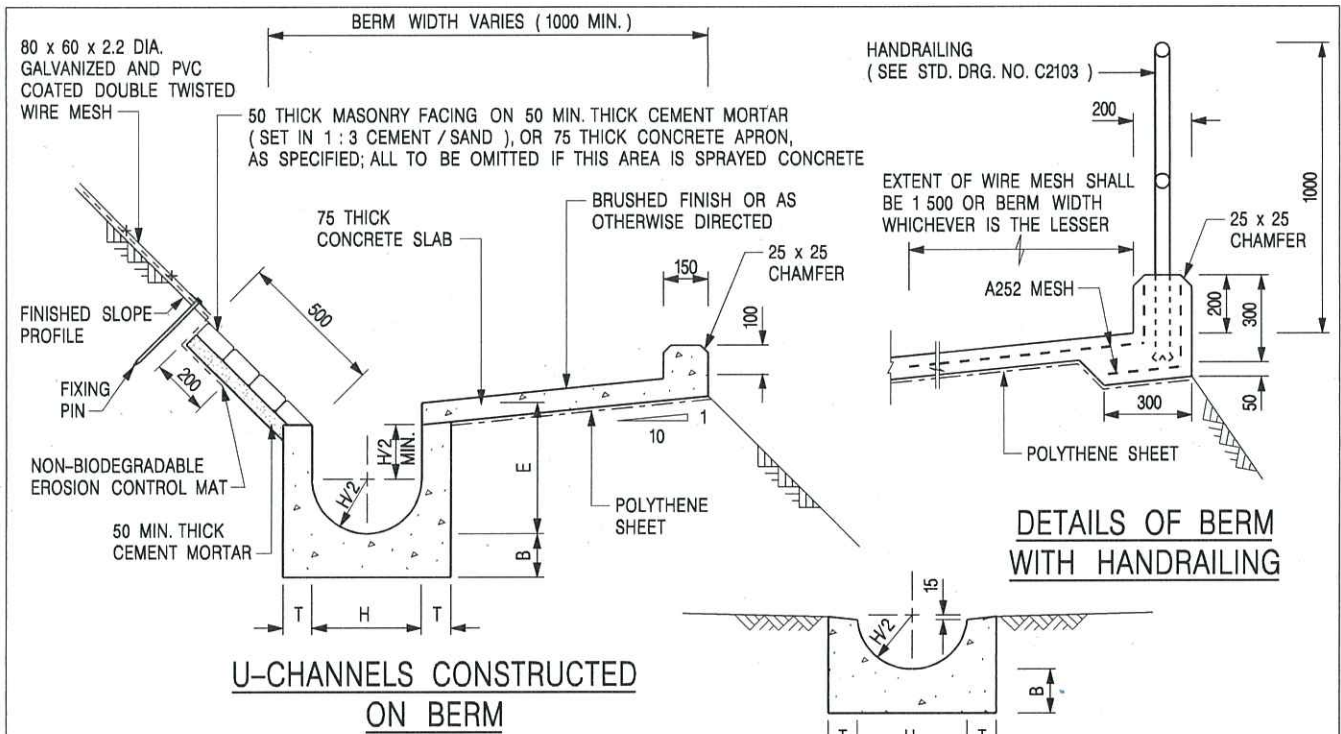
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**NOTES:**

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

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

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

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



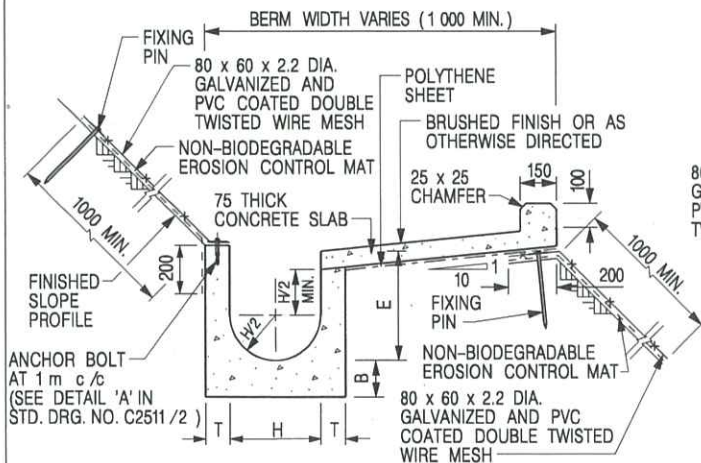
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 25

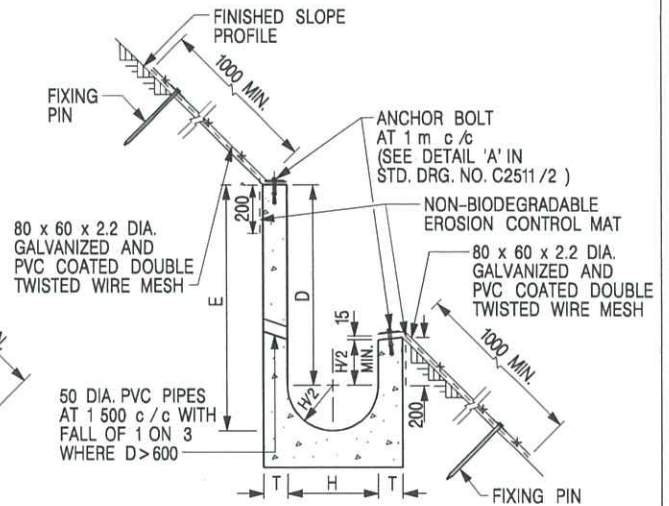
DRAWING NO.

DATE JAN 1991

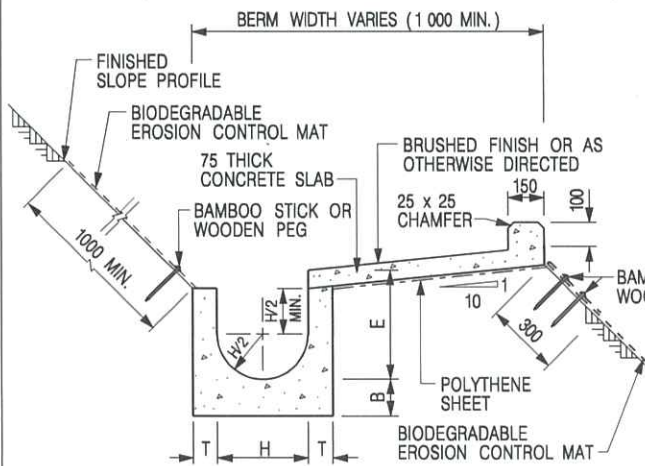
C24091



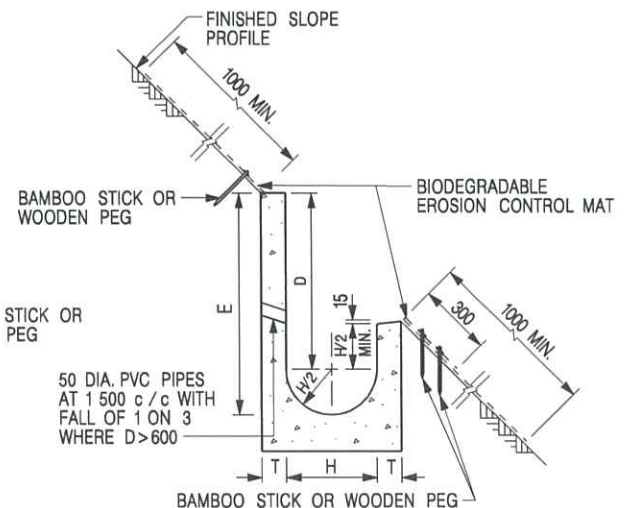
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



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



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



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

**NOTES:**

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

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

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

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



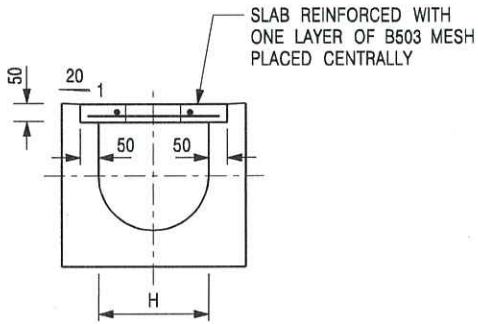
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

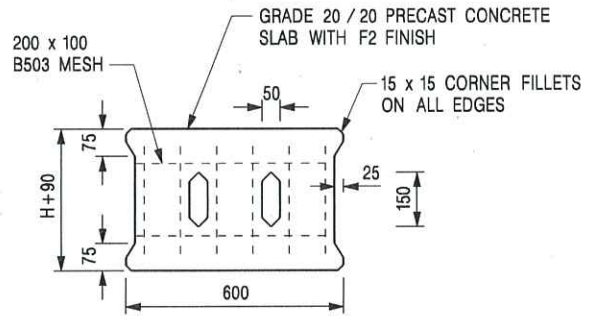
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



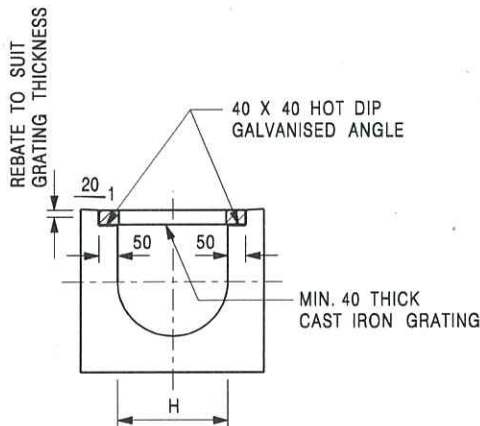
TYPICAL SECTION



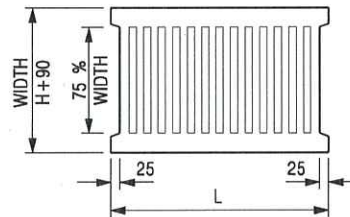
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E



**Annex 2**  
Tree Survey Report





# Tree Survey Report

**Date of Survey: 21<sup>st</sup>, 25<sup>th</sup> October 2024**

**Location:**

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

Prepared by:

\_\_\_\_\_

██████████

Registered Arborist

Date: 25<sup>th</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 21<sup>st</sup> and 25<sup>th</sup> October 2024. Plants with DBH less than 95mm were not recorded in the survey.

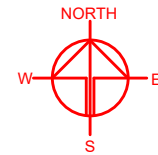
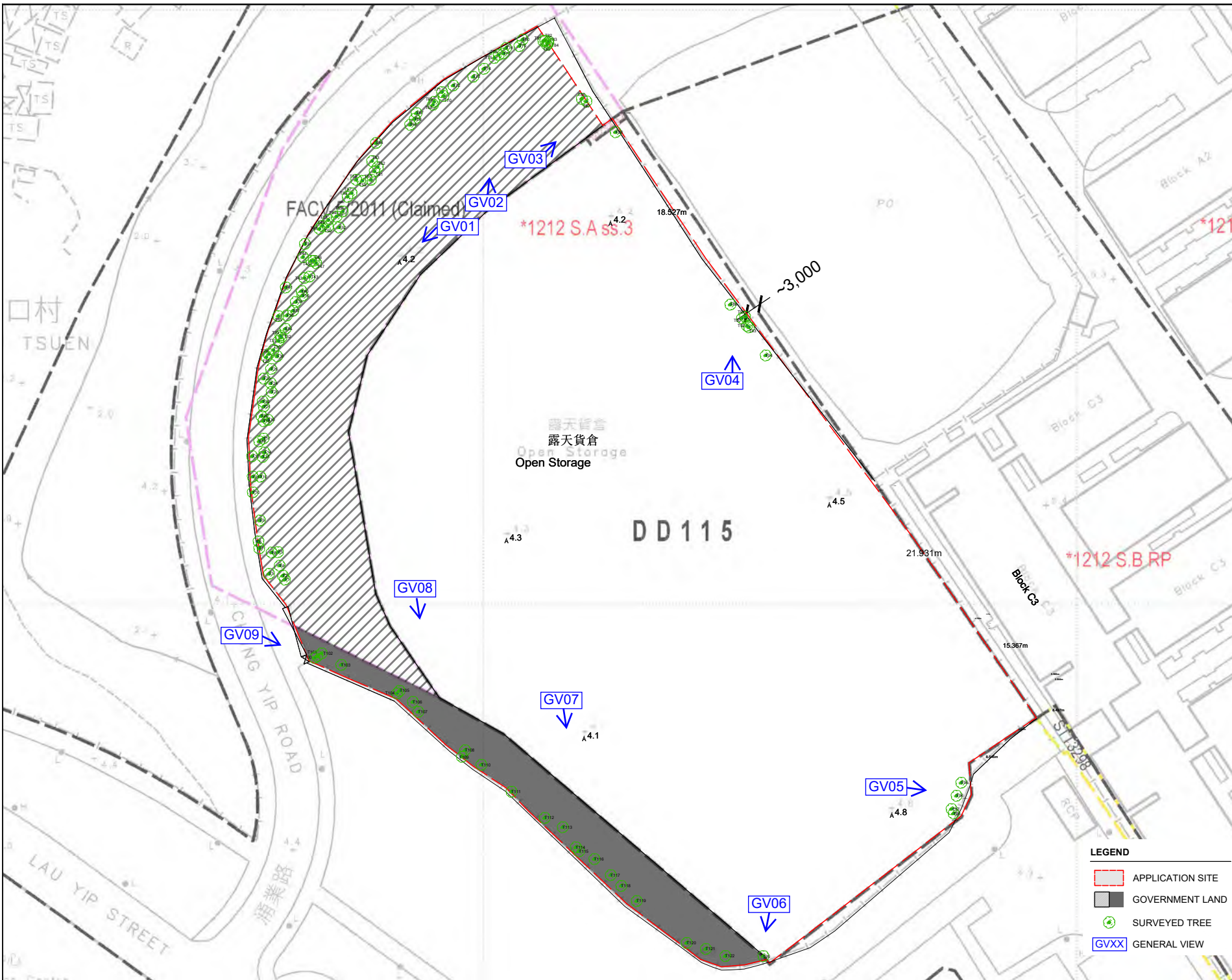
## **2. Summary of Existing Trees**

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

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

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

# Appendix I – Tree Survey Plan



PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

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

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

SCALE  
 1: 1000 @ A4

DRAWN BY KYU	DATE 25.10.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE TREE SURVEY PLAN	
DWG NO. TSP	VER. 000

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

## Appendix II –Tree Survey Schedule



## Tree Survey Schedule

Location:

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

Tree surveyor(s):

[REDACTED]

Field Survey was conducted on:

21, 25 October 2024



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

## Tree Survey Schedule

Location:

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

Tree surveyor(s):

[REDACTED]

Field Survey was conducted on:

21, 25 October 2024



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

## Tree Survey Schedule

Location:

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

Tree surveyor(s):

[REDACTED]

Field Survey was conducted on:

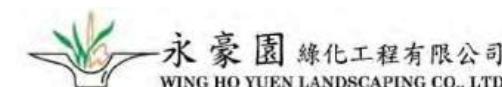
21, 25 October 2024



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

**Tree Survey Schedule**

Location: Lots 1212 S.A Ss.2 (Part) And 1212 S.A Ss.3 (Part) In D.D. 115 and Adjoining Government Land, Yuen Long, New Territories  
 Tree surveyor(s): [REDACTED]  
 Field Survey was conducted on: 21, 25 October 2024



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

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

## Appendix III – Photo Records

# General View



General view 01



General view 02

# General View



General view 03



General view 04

# General View



General view 05



General view 06



# General View



General view 07



General view 08

# General View

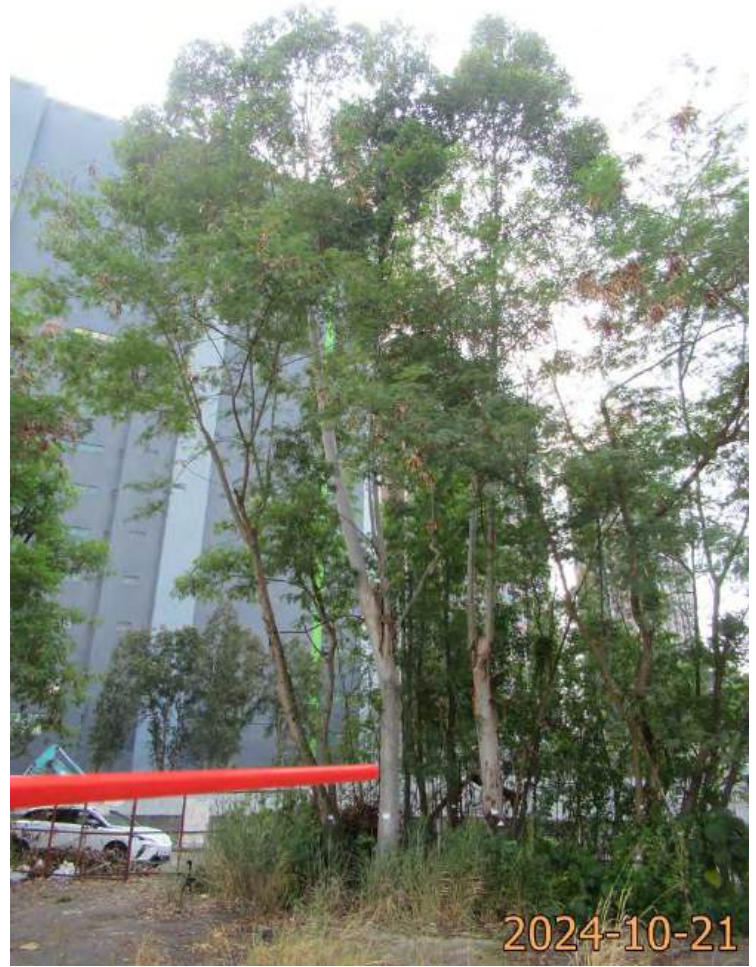


General view 09

# Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T3 Topped

# Photo Records



T4 (Overview)



T4 Included bark (Wound on trunk)



T5 (Overview)



T5 Wound on trunk\_1

# Photo Records



T5 Wound on trunk\_2



T6 (Overview)



T7 (Overview)

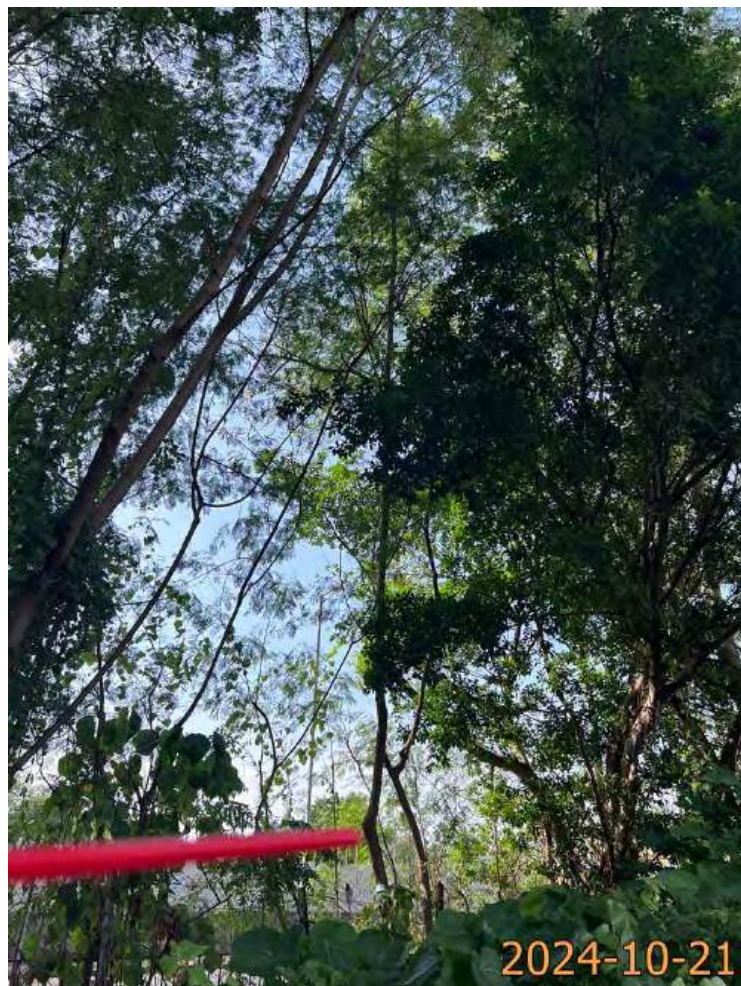


T8 (Overview)

# Photo Records



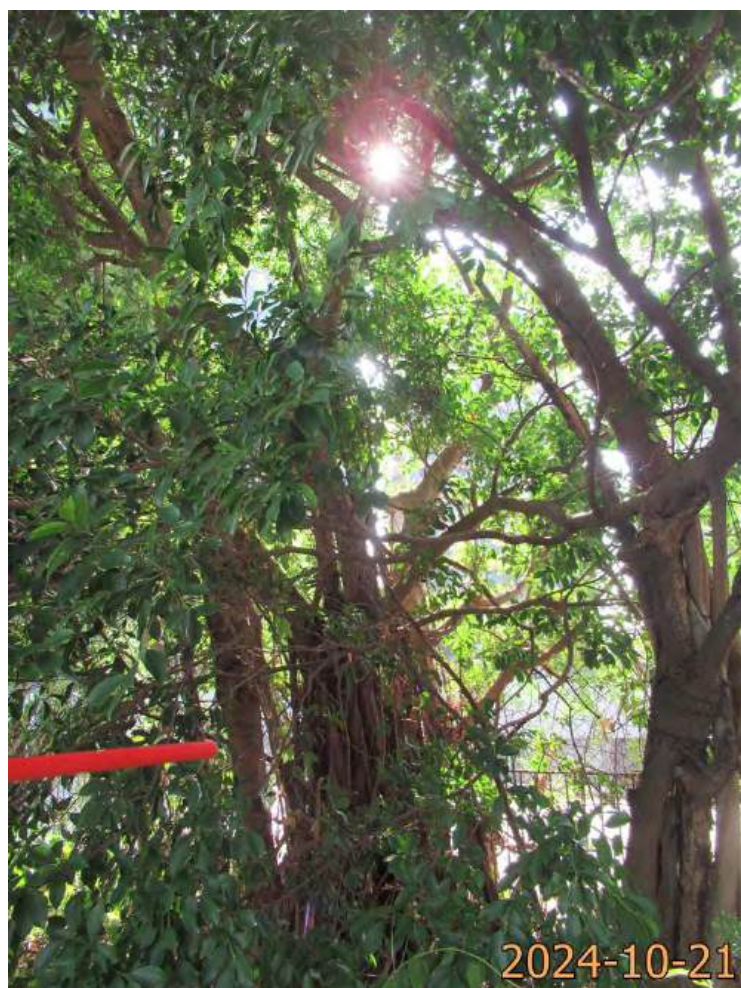
T9 (Overview)



T10 (Overview)



T11 (Overview)1



T11 (Overview)2

# Photo Records



T12 (Overview)1



T12 (Overview)2



T13 (Overview)



T14 (Overview)

# Photo Records



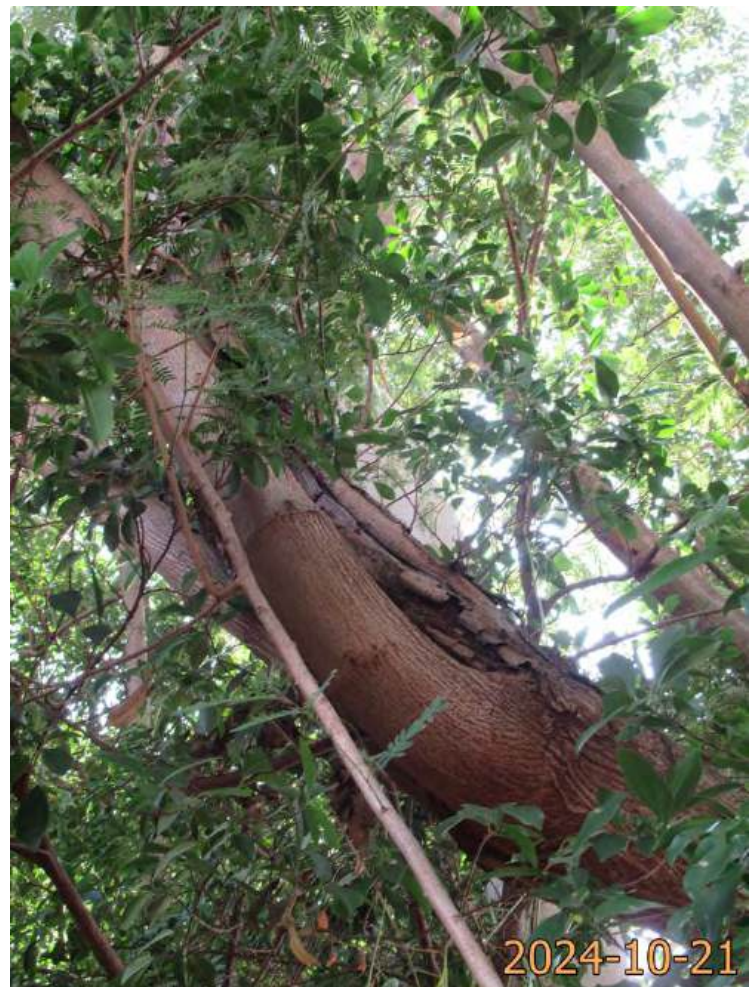
T15 (Overview)



T15 Wound on trunk



T16 (Overview)



T16 Wound on trunk



# Photo Records



T17 (Overview)



T17 Wound on trunk



T18 (Overview)



T18 Broken trunk

# Photo Records



T19 (Overview)



T19 Wound on trunk



T20 (Overview)



T20 Wound on trunk

# Photo Records



T21 (Overview)



T21 Wound on trunk



T22 (Overview)



T22 Decay at trunk

# Photo Records



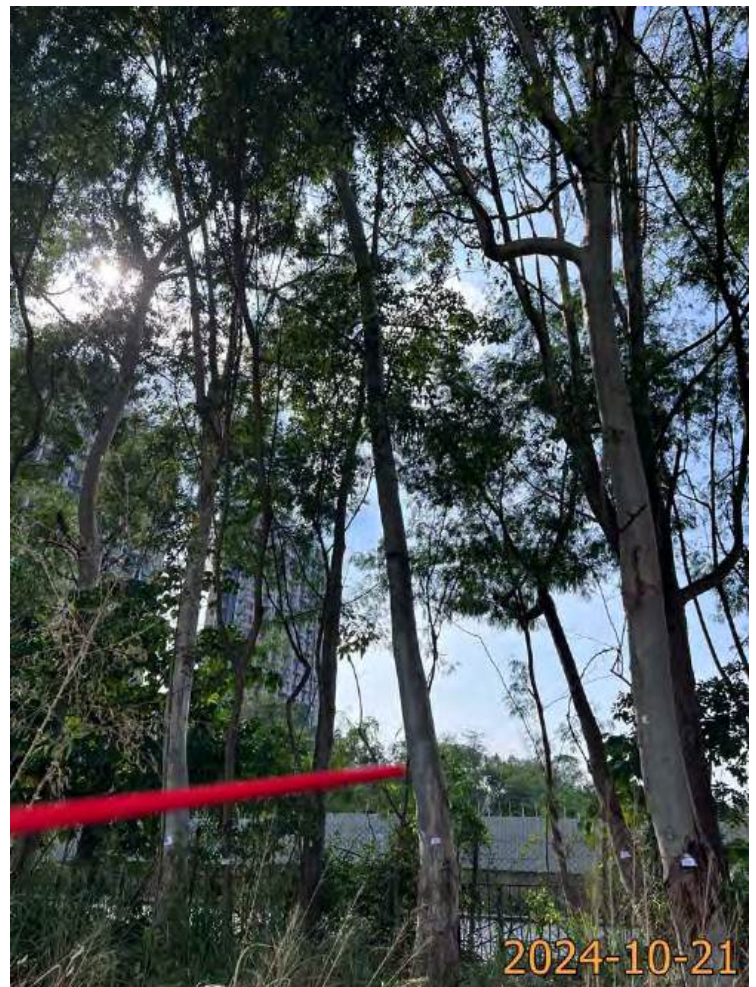
T23 (Overview)



T24 (Overview)



T25 (Overview)



T26 (Overview)

# Photo Records



T27 (Overview)



T28 (Overview)



T29 (Overview)



T30 (Overview)

# Photo Records



T30 Wound on trunk



T31 (Overview)



T32 (Overview)

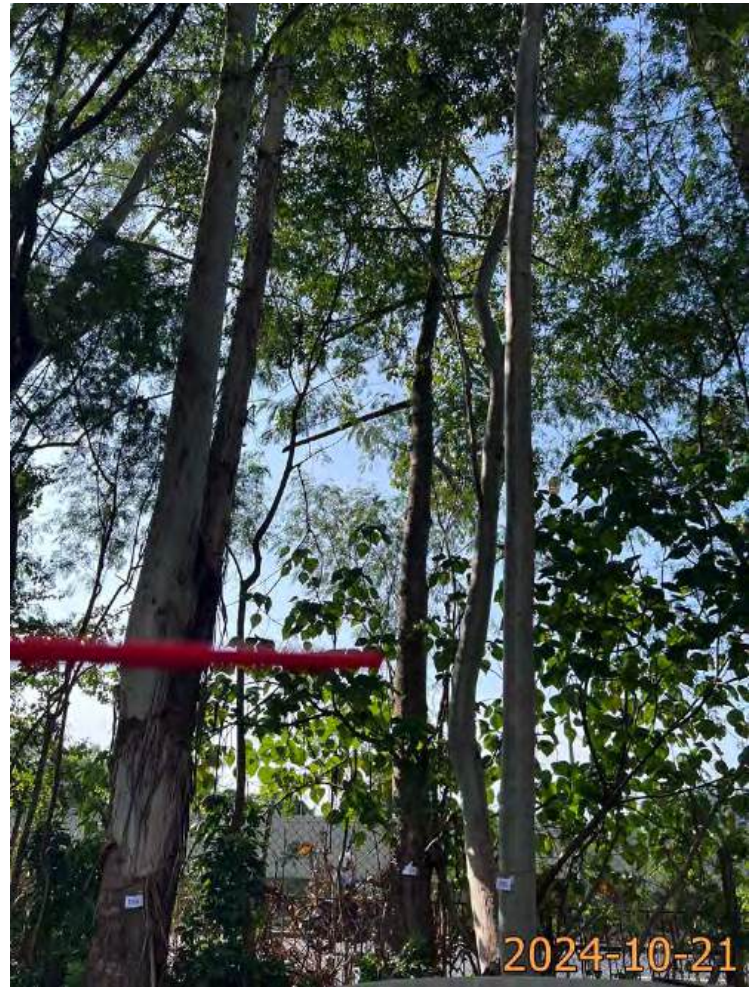


T33 (Overview)

# Photo Records



T34 (Overview)



T35 (Overview)

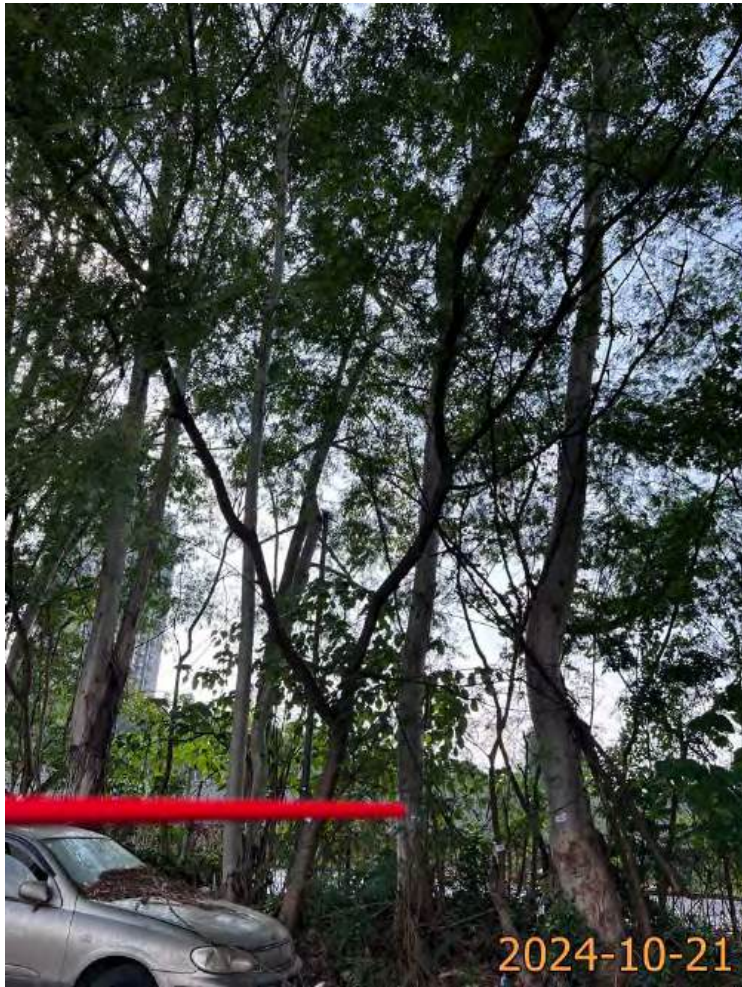


T36 (Overview)



T37 (Overview)

# Photo Records



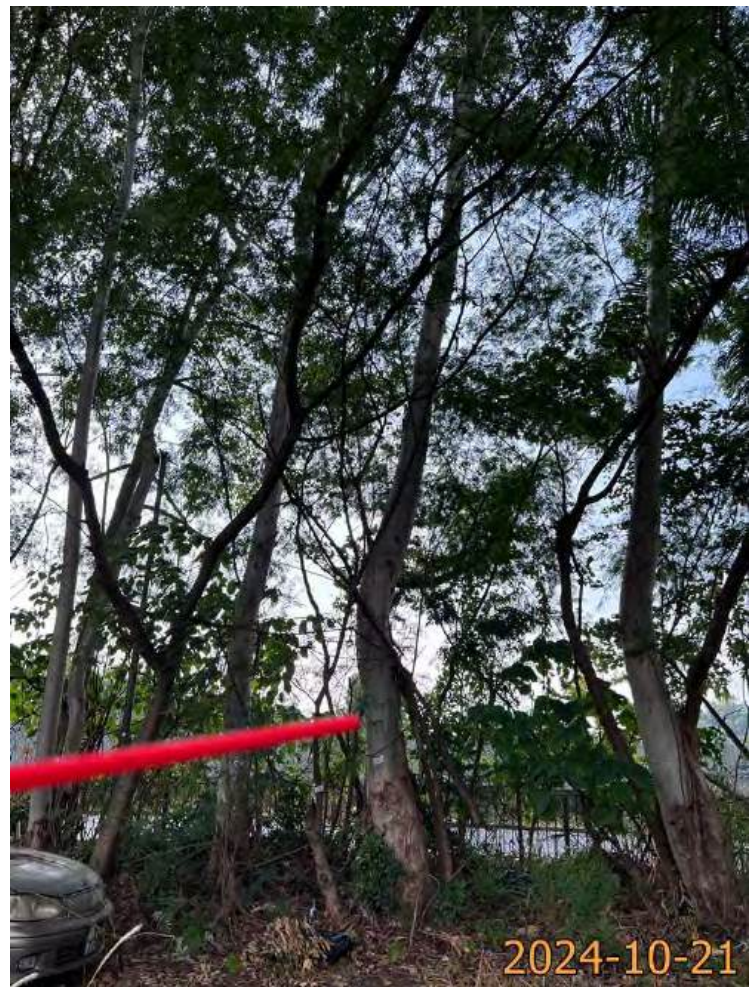
T38 (Overview)



T39 (Overview)



T39 Broken trunk



T40 (Overview)



# Photo Records



T41 (Overview)



T42 (Overview)



T42 Trunk conflict with T43



T43 (Overview)

# Photo Records



T44 (Overview)



T45 (Overview)



T46 (Overview)

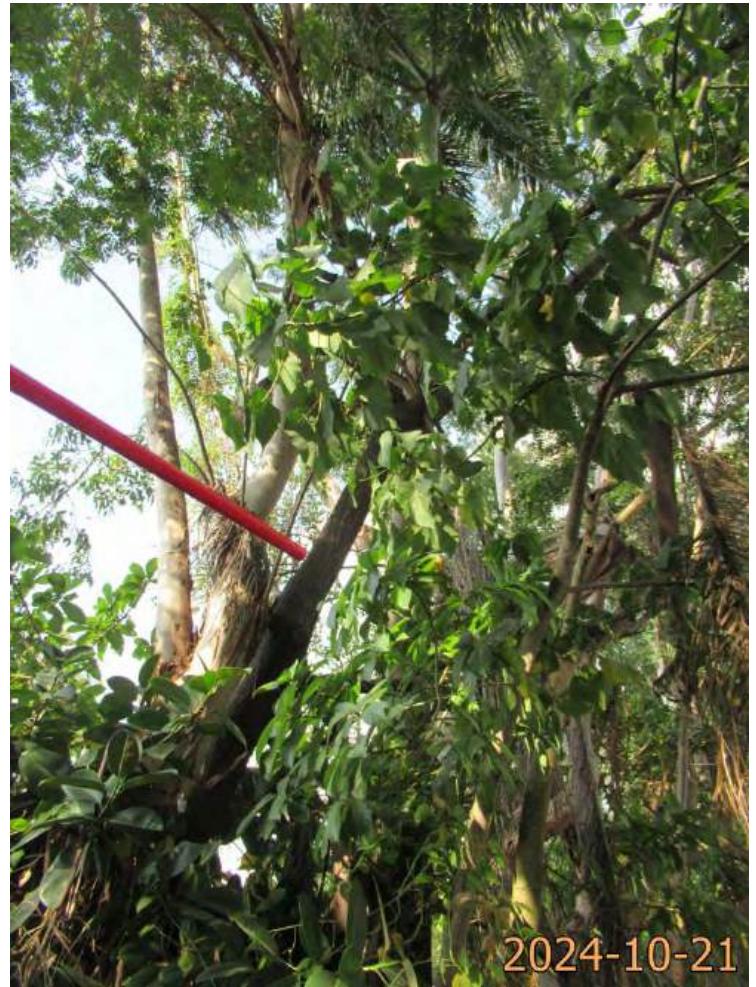


T47 (Overview)

# Photo Records



T48 (Overview)



T49 (Overview)



T50 (Overview)



T51 (Overview)

# Photo Records



T52 (Overview)



T53 (Overview)



T54 (Overview)



T55 (Overview)

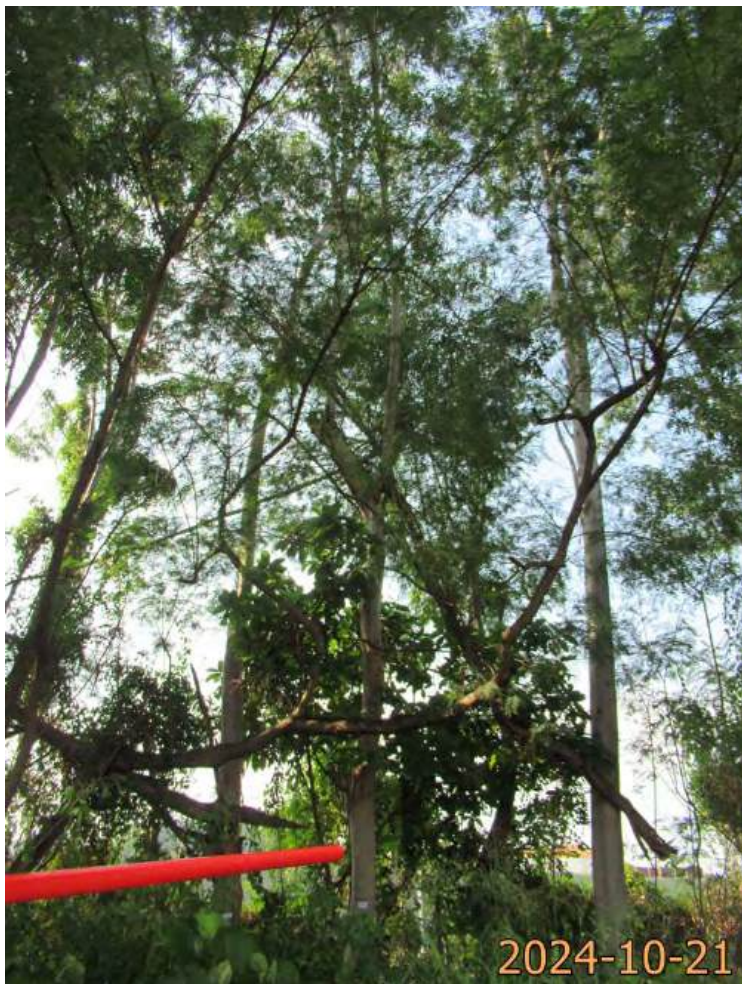
# Photo Records



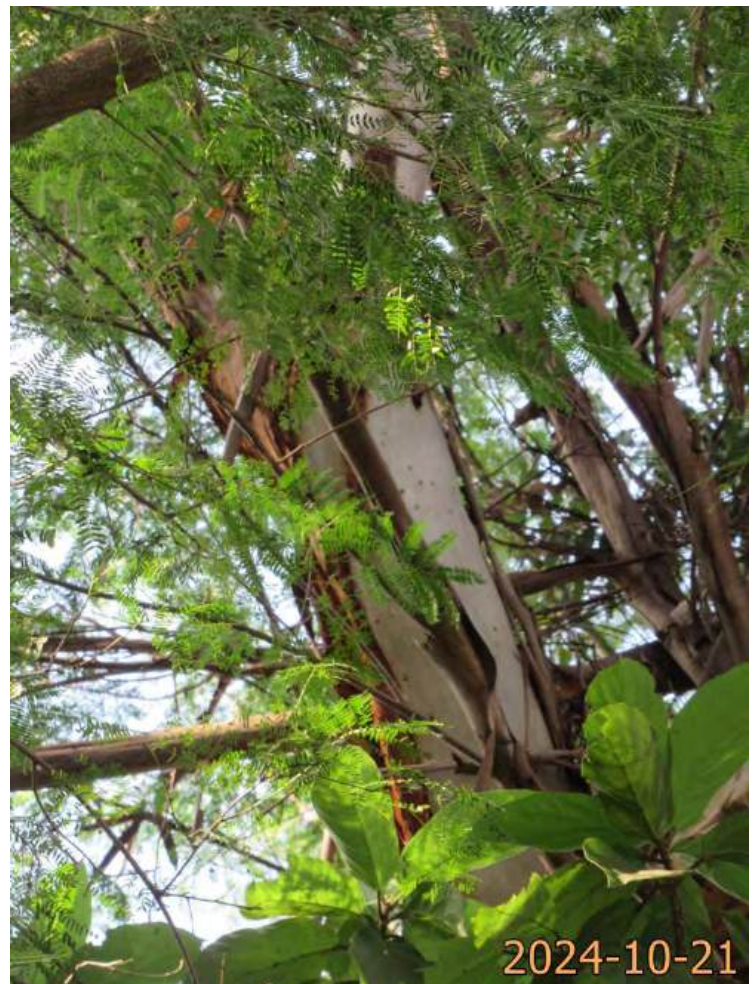
T55 Hanger



T56 (Overview)

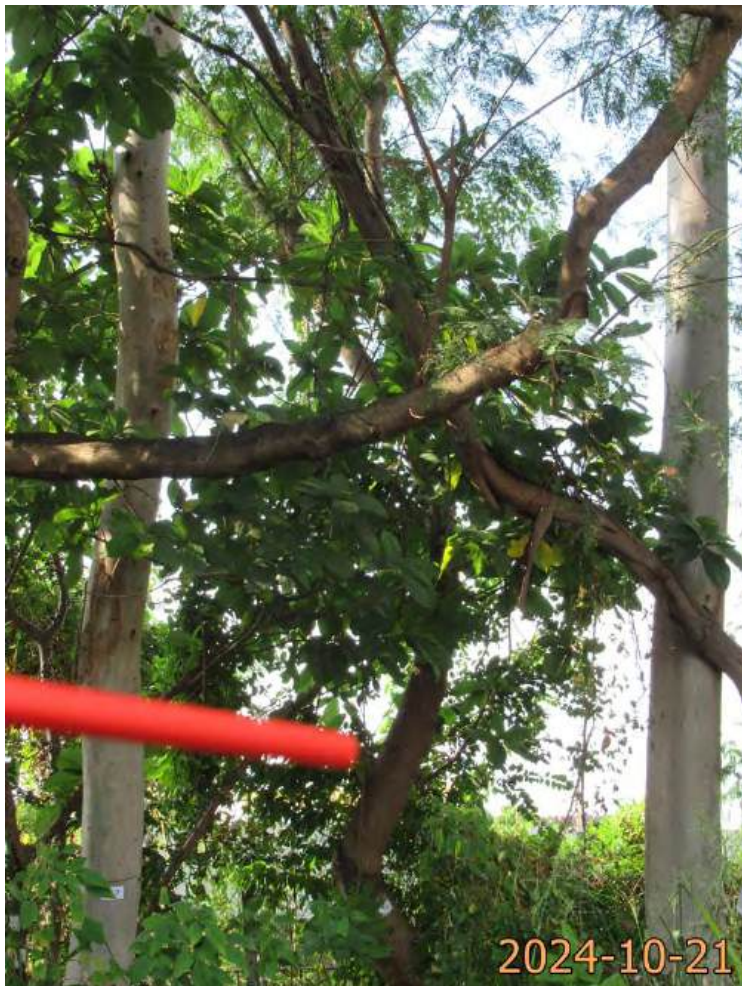


T57 (Overview)



T57 Wound on trunk

# Photo Records



T58 (Overview)



T58 Crooked trunk



T59 (Overview)



T60 (Overview)

# Photo Records



T61 (Overview)



T62 (Overview)



T63 (Overview)

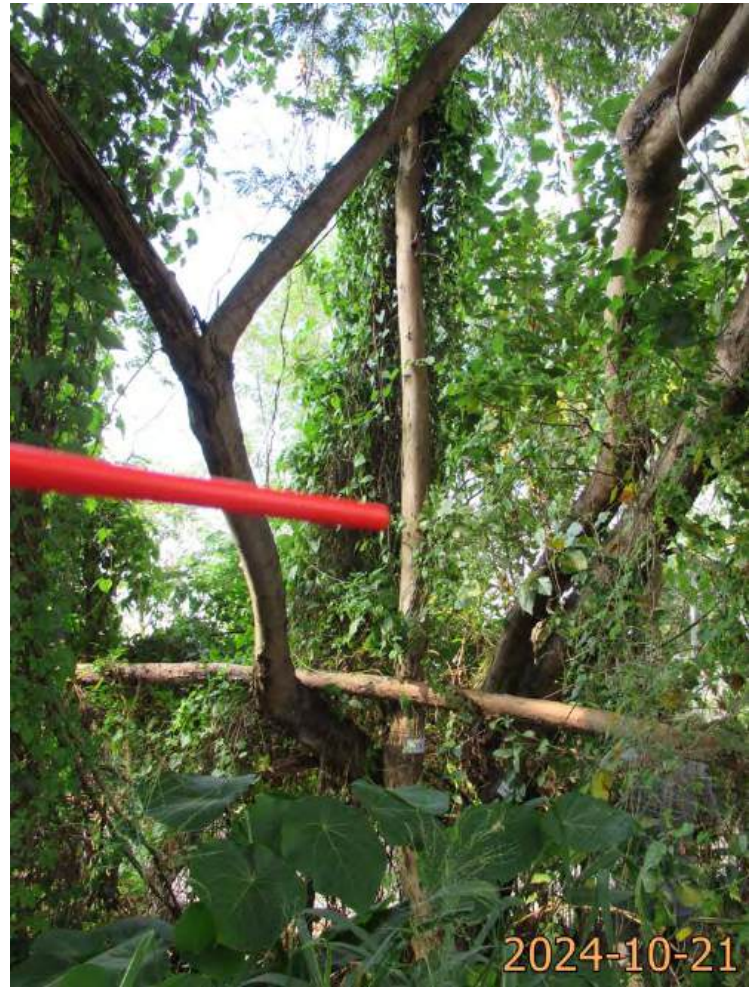


T63 Co-dominant trunks

# Photo Records



T64 (Overview)



T65 (Overview)



T65 Broken trunk (Climber)



T66 (Overview)



# Photo Records



T66 Wound on trunk



T67 (Overview)



T67 Dead trunk



T67 Included bark

# Photo Records



T68 (Overview)



T69 (Overview)



T70 (Overview)



T71 (Overview)

# Photo Records



T72 (Overview)



T72 Multi-trunks



T73 (Overview)



T74 (Overview)

# Photo Records



T75 (Overview)



T76 (Overview)



T77 (Overview)

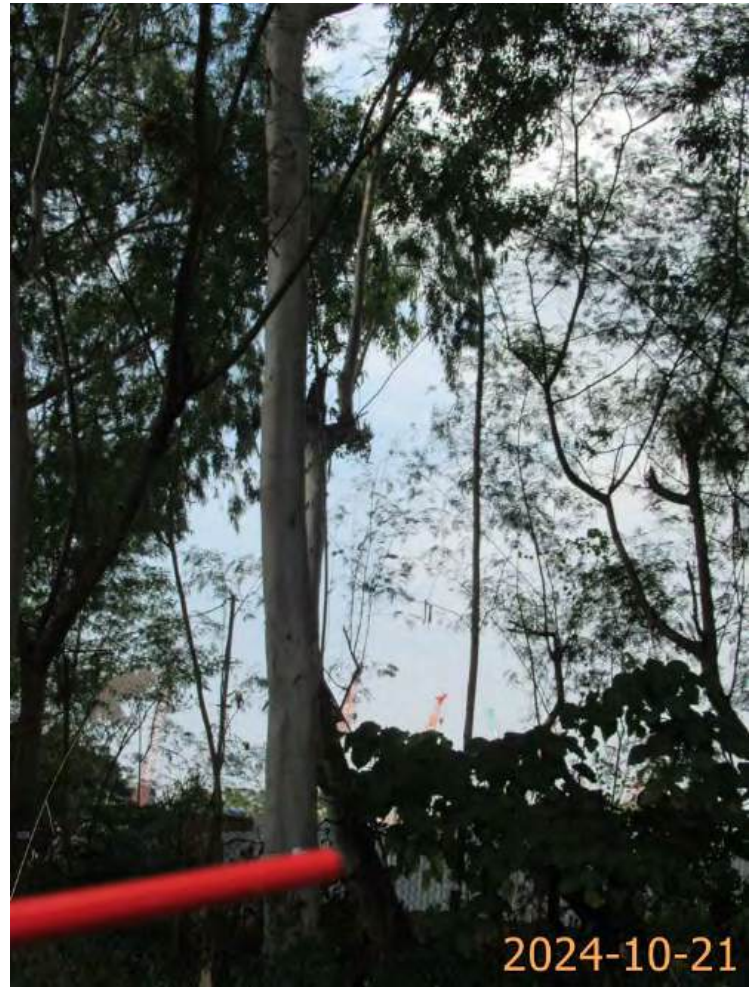


T78 (Overview)

# Photo Records



T79 (Overview)



T80 (Overview)



T80 Broken trunk



T81 (Overview)

# Photo Records



T82 (Overview)



T83 (Overview)



T84 (Overview)



T85 (Overview)

# Photo Records



T86 (Overview)



T87(Overview)



T88 (Overview)



T88 Wound on trunk

# Photo Records



T89 (Overview)



T90 (Overview)



T90 Wound on trunk



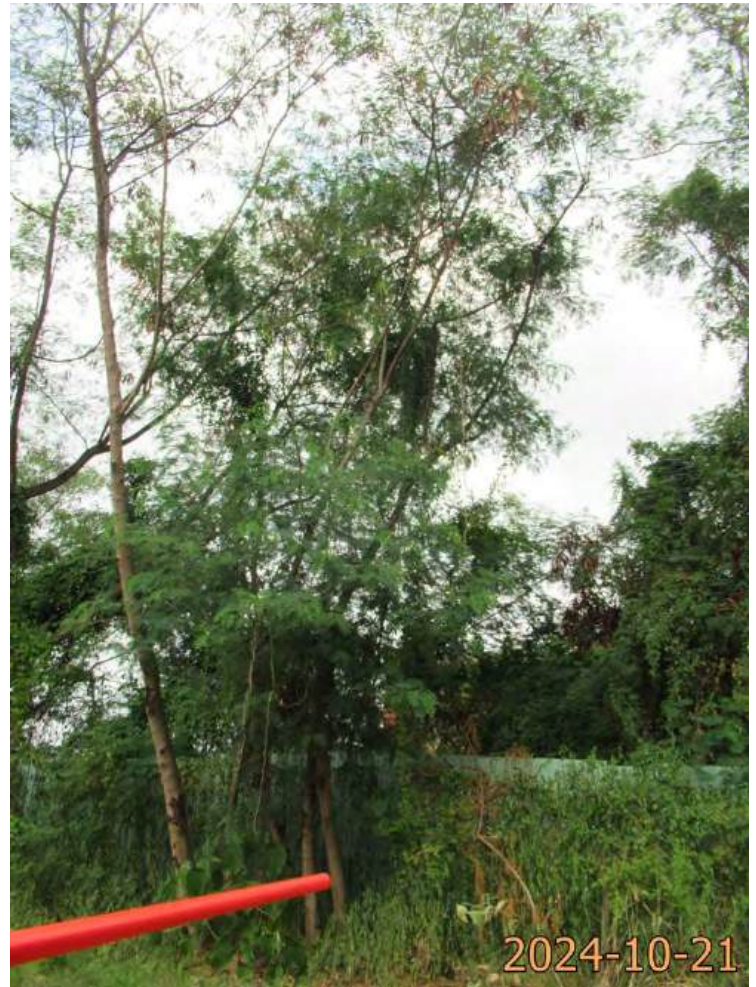
T91 (Overview)



# Photo Records



T92 (Overview)



T93 (Overview)



T94 (Overview)



T95 (Overview)

# Photo Records



T96 (Overview)



T97 (Overview)



T98 (Overview)



T99 (Overview)

# Photo Records



T100 (Overview)



T101 (Overview)



T102 (Overview)



T103 (Overview)

# Photo Records



T104 (Overview)



T105 (Overview)



T106 (Overview)



T107 (Overview)

# Photo Records



T108 (Overview)



T109 (Overview)



T110 (Overview)



T111 (Overview)

# Photo Records



T111 Cross branches



T112 (Overview)



T113 (Overview)



T114 (Overview)

# Photo Records



T115 (Overview)



T116 (Overview)



T117 (Overview)



T118 (Overview)

# Photo Records



T119 (Overview)



T120 (Overview)



T120 Broken trunk



T121 (Overview)



# Photo Records



T122 (Overview)

**Annex 3**  
Landscape Plan





**Plan 3**  
Revised Land Status Plan





**Revised**  
Planning Statement



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**SECTION 16 PLANNING APPLICATION**

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

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

**PLANNING STATEMENT**

Applicant

**Extensive Novel Limited**

Consultancy Team

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

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## EXECUTIVE SUMMARY

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

- Details of development parameters are as follows:

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

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

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

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

## **1. INTRODUCTION**

### *Background*

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

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

## **2. JUSTIFICATIONS**

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

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Sha Po due to land resumption and to pave way for the development of NOL (**Plans 4 and 5**). The affected premises currently falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)"), "Industrial (Group D)", ("I(D)"), "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plans 4 and 5**).
- 2.2 The affected premises has been used for storage use since the early 1990s. Portion of the premises is subject of a planning application No. A/YL-KTN/783 for warehouse use, which was approved by the Board on a temporary basis for a period of 3 years in 2021. According to the applicant, the site area of the affected premises is 6,664 m<sup>2</sup> (about) with total gross floor area (GFA) of 4,714 m<sup>2</sup> (about).
- 2.3 As land where the affected business premises are located will be developed for the NOL, the concerned parcels of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business operations.

*Applicant's effort in identifying suitable site for relocation*

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

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

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

overall economic development.

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

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

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

### **3. SITE CONTEXT**

#### *Site Location*

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

#### *Accessibility*

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

#### *Existing Site Condition*

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

#### *Surrounding Area*

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

#### 4. PLANNING CONTEXT

##### *Zoning of the Site*

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

##### *Planning Intention*

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

##### *Filling of Land Restriction*

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

##### *Previous Applications*

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

##### *Similar Application*

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

##### *Land Status of the Site*

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



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

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 11,770 m<sup>2</sup> (about), including 593 m<sup>2</sup> (about) of GL. Details of development parameters are shown at **Table 1** below:

**Table 1:** Development Parameters of the Proposed Development

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

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

**Table 2:** Details of the Proposed Structure

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

### Hard-paving at the Site

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

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

#### Operation Mode

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

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

#### Minimal Traffic Impact

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

**Table 3 – Provision of Parking and L/UL Spaces**

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

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

**Table 4: Trip Generation/Attraction of the Proposed Development**

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

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

*Minimal Environmental Impact*

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

watercourse in the vicinity.

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

#### *Minimal Landscape Impact*

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

#### *Minimal Drainage Impact*

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

#### *Fire Safety Aspect*

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

## 6. CONCLUSION

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

**R-riches Property Consultants Limited**  
**August 2024**

**Revised**

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
Extensive Novel Limited 新博有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
R-riches Property Consultants Limited 盈卓物業顧問有限公司

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 11,770 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 13,298 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 593 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	11,770 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 593 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No.: S/YL-NSW/9
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land