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Esther Hiu Laam LI/PLAND

寄件者: Jeffrey Lam [redacted]
寄件日期: 2026年10月29日星期四 15:00
收件者: Esther Hiu Laam LI/PLAND
主旨: A/NE-HLH/98
附件: Supplementary Statement Page 1 Rev.pdf; Drainage Plan Rev1.pdf; Application revised Page 2,5,6,10,11.pdf

類別: Internet Email

Hi Esther,

Attached please find the revised application documents based on site are of 1,377 instead of 1,457.

Documents attached include
1. Application form Pages 2, 5, 6, 10, 11
2. Drainage Plan revised
3. Supplementary Statement page 1 revised.

Thanks

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

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Global Champion Real Estate Limited 環冠物業管理有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 330 in D.D. 87, Hung Lung Hang, 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	☑Site area 地盤面積 1,377 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 450 sq.m 平方米 ☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	Nil sq.m 平方米 ☐About 約

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage and Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ……3…… ☐ month(s) 個月 ……

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	927	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	450	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	450	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	450	sq.m ☑About 約

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

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse	225 m2	225 m2	7m (about)(1-Storey)
B2	Warehouse	225 m2	225 m2	7m (about)(1-Storey)

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

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

The operation hours are from 9am to 6pm from Mondays to Saturdays only, excluding 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？	Yes 是	☑ 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)) Kong Nga Po Road via Local Track ☐ 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）
		No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
		No 否	☑
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 …… sq.m 平方米 ☐About 約 Depth of filling 填塘深度 …… m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ……1,377…… sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ……0.5…… m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積…… sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ……m 米 ☐About 約
		No 否	☐

(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
		On traffic 對交通	Yes 會 ☐	No 不會 ☑
		On water supply 對供水	Yes 會 ☐	No 不會 ☑
		On drainage 對排水	Yes 會 ☐	No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
		_____ _____		

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	Lot 330 in D.D. 87, Hung Lung Hang, New Territories
Site area 地盤面積	1,377 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11
Zoning 地帶	Agriculture 'AGR'
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage and Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米		Plot Ratio 地積比率	
	Domestic 住用	N/A	☐ About 約 ☐ Not more than 不多於	N/A	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	450	☑ About 約 ☐ Not more than 不多於	0.33	☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A			
	Non-domestic 非住用	2			
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)		
		N/A	Storeys(s) 層 ☐ (Not more than 不多於)		
	Non-domestic 非住用	7	m 米 ☑ (Not more than 不多於)		
		1	Storeys(s) 層 ☑ (Not more than 不多於)		
(iv) Site coverage 上蓋面積		32.7	%	☑ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____			1 1	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			1 1	

Supplementary Statement

1. Background

1.1. The Applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use Lot 330 in D.D. 87, Hung Lung Hang, New Territories (the Site) for "Proposed Temporary Open Storage and Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years" (Proposed development). Although the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "AGR" zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within "AGR" zone.

1.2. The site is situated in a Category 2 area under TPG Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

1.3. The Application Site is located at Hung Lung Hang in the North District, New Territories.

1.4. The Site is accessible from Kong Nga Po Road via a local access

2. Proposed Development

2.1. The Application site consists of an area of 1,457m^2 (about). 2 Temporary structures are provided at the site as Temporary Warehouse. Details of development parameters are shown in Table 1 below:

Table 1: Development Parameters

Table 1: Development Parameters of the Proposed Development Application Site Area	1,377m^2 (about)
Covered Area	450m^2 (about)
Uncovered Area	927m^2 (about)
Plot Ratio	0.33
Site Coverage	About 32.7%
Number of Structure	2
Building Height	Not more than 7m
Total GFA Domestic GFA Non-Domestic GFA	450m^2 (about) Not Applicable 450m^2 (about)

Table 2: Building Parameters

Structure	Use	Covered Area	GFA	Building Height
B1	Temporary Warehouse	225 m^2	225 m^2	7m (about)(1-Storey)
B2	Temporary Warehouse	225 m^2	225 m^2	7m (about)(1-Storey)

3. Planning Justification

3.1. Category 2 Classification under TPG Guidelines No. 13G

3.1.1. The site is situated in a Category 2 area under TPG Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance. Category 2 areas are areas mostly without clear planning intention or fixed development

Drainage Proposal

1 Runoff from Site

1.1 Runoff Estimation

1.1.1 Rational method is adopted for estimating the designed run-off

$$Q=0.278\ C \times I \times A$$

Assuming that:

I. Most of the 1,377m^2 are Covered warehouse and concrete areas, and therefore the value of run-off co-efficient (k) is taken as 1.

II.

Difference in Land Datum	=	23.3m –23.2m = 0.1 m
L	=	42.5m
Average fall	=	0.24m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[42.5/(0.1^{0.2}\times 1{,}377^{0.1})]$
t_c	=	3.99 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

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

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

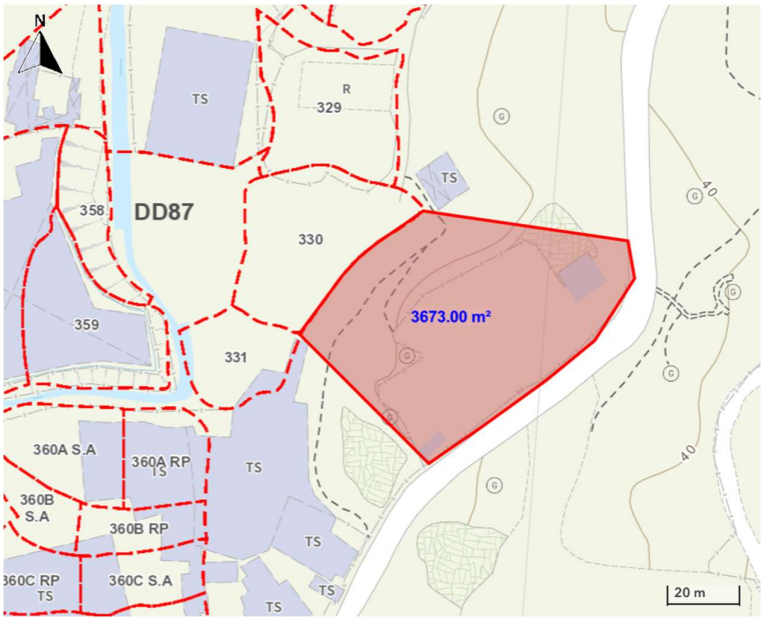
i	=	$474.6/[3.99 +2.90]^{0.371}$
i	=	232.0mm/hr

By Rational Method, Q	=	1× 232.0mm/hr × 1,377 /3600
Q	=	134.6l/s = 0.135m^3/s = 8,077 l/min

2 Runoff from Upstream Catchment Area

2.1 Runoff Estimation

Figure 1: Upstream Catchment Area



2.2 Assuming that:

I. The Upstream catchment area is about 3,673m^2; A layout plan of the assumed catchment area is indicated in Figure 1

II. Most of the 3,673m^2 is a steep grassland, and therefore the value of run-off co-efficient (k) is taken as 0.30.

III.

Difference in Land Datum	=	37.6m –23.2m = 14.4m
L	=	60m
Average fall	=	24m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[60/(24^{0.2}\times 3{,}673^{0.1})]$
t_c	=	2.02 minutes
i	=	$474.6/[2.02+2.90]^{0.371}$
i	=	262.7mm/hr
By Rational Method, Q	=	0.30 0× 262.7mm/hr × 3,673 /3600
Q	=	80.4l/s = 0.080m^3/s = 4,825 l/min

3 Total Runoff

3.1 Total Runoff Q = 0.135 +0.080 = 0.215 m^3/s

3.2 Total Runoff Q = 8,077 +4,825 = 12,902 l/min

3.3 The proposed surface channel will be constructed following the proposed gradient of 1:100. As demonstrated in the calculation hereunder, 450mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

4 Checking the Capacity of the 450mm Diameter underground pipe

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{\pi r^2}{2\pi r}$$

$$R = \frac{r}{2}$$

Diameter	=	0.45m
r	=	0.45m/2 = 0.225m
R	=	0.225m/2 = 0.1125m
n	=	0.012 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.15^{2/3}]\times[0.01^{0.5}]/0.012$
V	=	1.94m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	πr^2
A	=	$\pi\times 0.225^2$
A	=	$0.159m^2$
Q_{Max}	=	$1.94m/sec \times 0.159m^2$
Q_{Max}	=	$0.309m^3/sec$
$0.309m^3/sec$	>	$0.215m^3/sec$
Q_{Max}	>	Q

A 450mm diameter pipe has sufficient capacity to discharge the runoff estimation from the catchment area

Figure 2: Drainage Plan

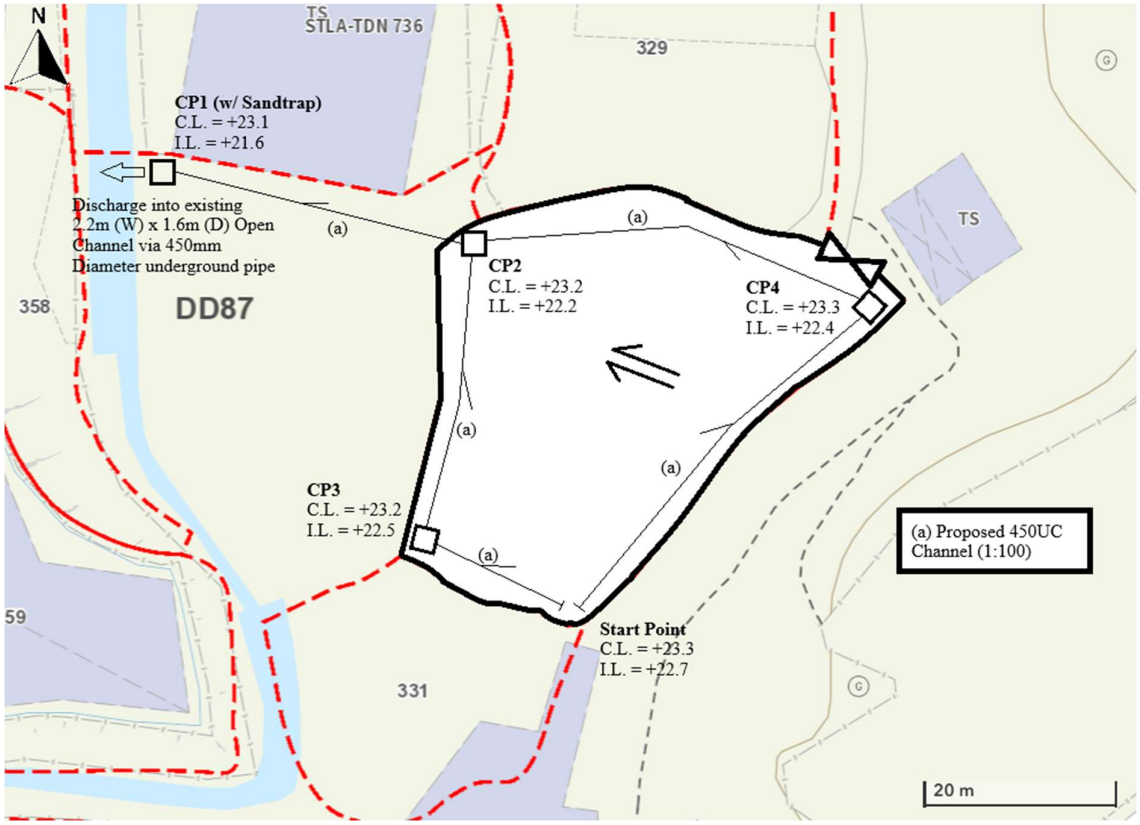


Figure 3 Chart for the Rapid Design of U-shaped and half-round channels

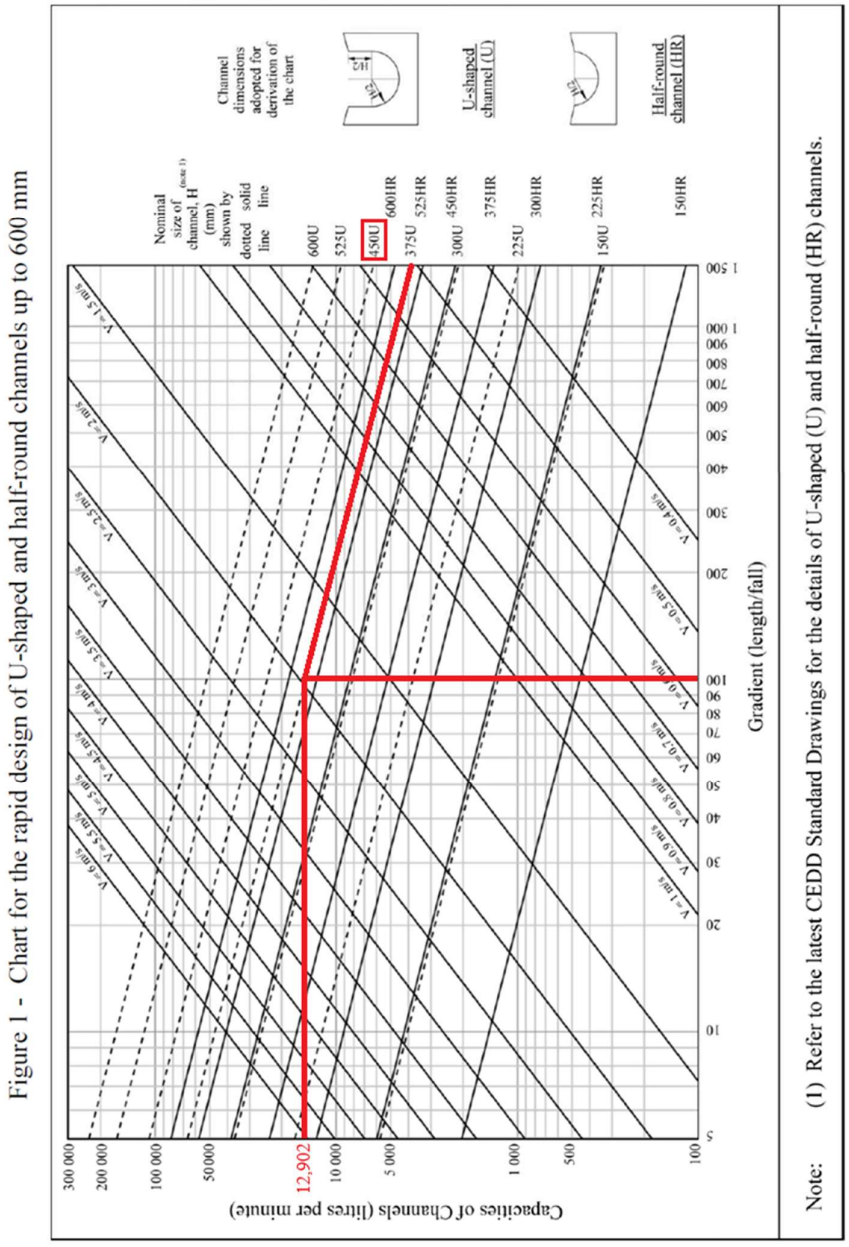


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm