

Total: 9 pages

Date: 16 December 2025

TPB Ref.: A/TM-LTYY/503

By Email

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

Dear Sir,

Proposed Temporary Shop & Services (Real Estate Agency) & Ancillary Facility for a Period of 3 Years at Lot 1367 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

We have updated the applied use as follows. Page 5 and 10 of S.16-III application form, annex and Figure 1 to 3 have been updated and attached herewith.

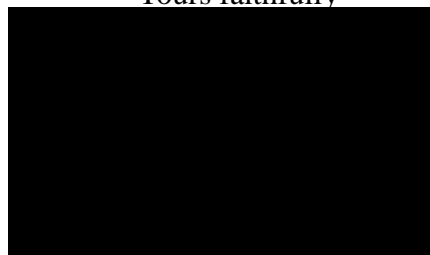
Proposed Temporary Shop & Services (Real Estate Agency) & Ancillary Facility for a Period of 3 Years

The site is not connected to vehicular access. Staff and visitors will make use of the pedestrian path from Castle Peak Road – Lam Tei Section to access the application site. Public transport such as public bus and Light Railway Transit are available at Castle Peak Road – Lam Tei Section.

Two staff will be manned at the application site to operate the real estate agency. It is expected that not more than 4 visitors will visit the proposed development at the same time.

Should you have any enquiries, please feel free to contact our [REDACTED]
[REDACTED] at your convenience.

Yours faithfully



c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: [REDACTED]) –
By Email

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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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 Shop & Services (Real Estate Agency) & Ancillary Facility 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	<input checked="" type="checkbox"/> year(s) 年	.....	3
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	.....	18	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	32	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	1	
Proposed domestic floor area 擬議住用樓面面積	.....	NA	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not exceeding 32	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not exceeding 32	.....sq.m <input type="checkbox"/> 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 1: Shop and services (Real estate agency) (Not exceeding 4m, 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	.....	Nil	
Motorcycle Parking Spaces 電單車車位	.....	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	Nil	
Others (Please Specify) 其他 (請列明)	.....	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	.....	Nil	
Coach Spaces 旅遊巴車位	.....	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	.....	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	.....	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	.....	Nil	
Others (Please Specify) 其他 (請列明)	.....	NA	

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1367 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.
Site area 地盤面積	50 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13
Zoning 地帶	'Residential (Group D)' ('R(D)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 Shop & Services (Real Estate Agency) & Ancillary Facility for a Period of 3 Years

Proposed Temporary Shop & Services (Real Estate Agency) & Ancillary Facility for a Period of 3 Years
at
Lot 1367 (Part) in D.D. 130, Tsoi Yuen Tsuen, Tuen Mun, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site will be paved and occupied an area of about 50m².

1.1.2 The application site will be occupied for a real estate agency.

B. Level and gradient of the application site & proposed surface channel

1.1.3 The lowest point of the site is at the northeastern part which is about +18.0mPD. The highest point of the site is at the southwestern part which is about +17.9mPD.

C. Catchment area of the proposed drainage provision at the application site

1.1.4 According to **Figure 3**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site. As such, no external catchment is identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 3**, a river is found to the south of the application site.

1.2 Runoff Estimation

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

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 50m²; (**Figure 3**)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 18.0\text{m} - 17.9\text{m} = 0.1\text{m}$$

$$L = 9\text{m}$$

$$\therefore \text{Average fall} = 0.1\text{m in } 9\text{m} \text{ or } 1\text{m in } 90\text{m}$$

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

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [9 / (1.11^{0.2} \times 50^{0.1})]$$

$$t_c = 0.86 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 350mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 350 \times 50 / 3,600$$

$$\therefore Q_1 = 4.86 \text{ l/s} = 291.67 \text{ l/min} = 0.004 \text{ m}^3/\text{s}$$

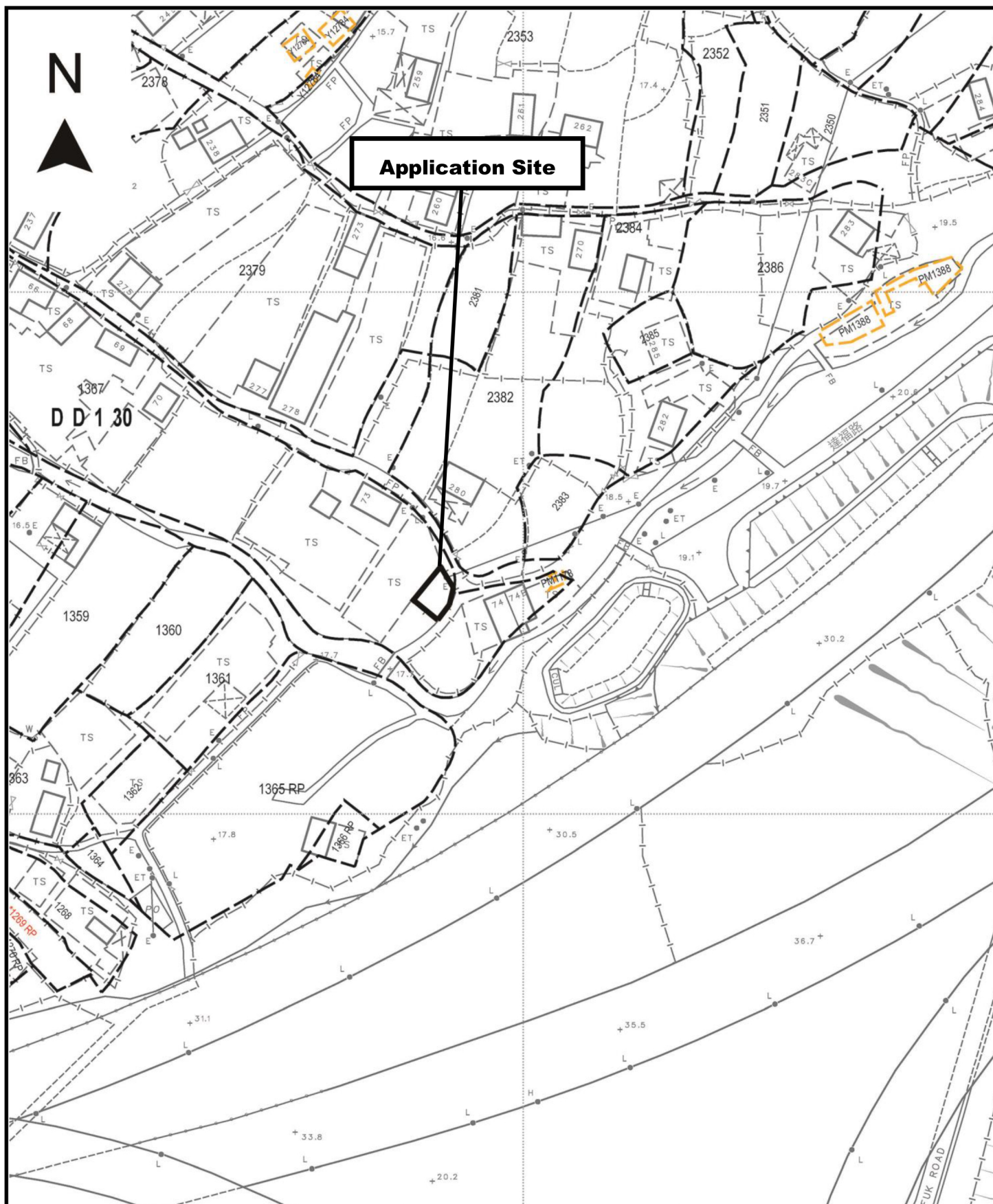
In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 150mm surface U-channel at 1:130 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 150mm concrete surface U-channel at gradient of about 1:130 along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 The collected stormwater will then be discharged to the river to the south of the application site via the proposed 150mm surface U-channel outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 Sand trap or alike will be provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.6 For the drainage works outside the jurisdiction of the applicant, the applicant will

seek the consent of land owners or District Lands Office/Tuen Mun for works outside application site prior to the commencement of works.

- 1.3.7 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) 100mm gap will be reserved at the toe of the site hoarding to allow free flowing of surface runoff to and from the application site.



Project 項目名稱:

Proposed Temporary Shop & Services
(Real Estate Agency) & Ancillary Facility
for a Period of 3 Years at Lot 1367
(Part) in D.D. 130, Tsoi Yuen Tsuen,
Tuen Mun, N.T.

Drawing Title 圖目:

Site Plan

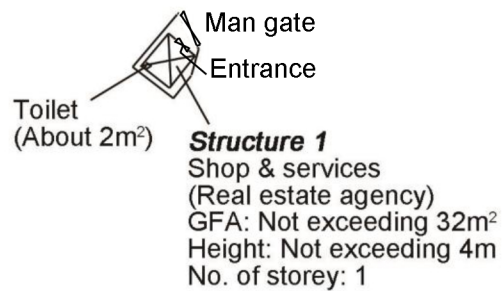
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



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Drawing Title 圖目:

Proposed Layout Plan

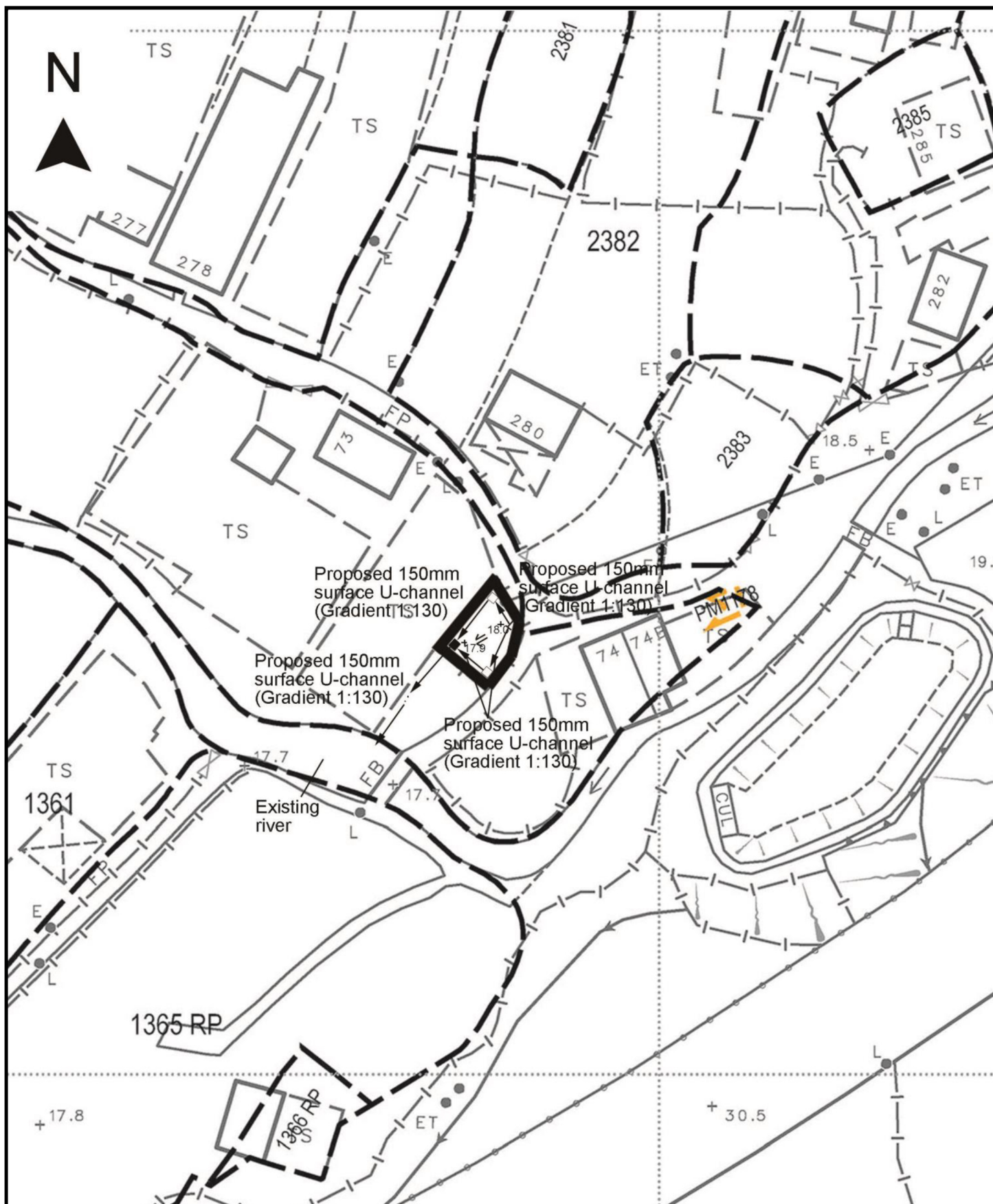
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

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Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

+18.0 Level (in mPD)

□ Proposed catchpit

■ Proposed catchpit with sand trap

⇐ Flow of surface runoff

Scale 比例:

1:500