

2025年 5月 8日  
此文件在 收到。城市規劃委員會  
只有在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on - 8 MAY 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1115
	Date Received 收到日期	- 8 MAY 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

Tang Wai Ip 鄧偉業

### 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)

Tang Wing Yat Tommy 鄧榮日

### 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 1288 (Part) and 1289 (Part) in D.D. 107, Kam Tin North, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 4,431.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Gross floor area 總樓面面積 NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
05/04/2025-19/04/2025 (DD/MM/YYYY)<sup>&</sup>  
於05/04/2025-19/04/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 05/04/2025 (DD/MM/YYYY)<sup>&</sup>  
於05/04/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years 擬議臨時露天存放及相關填土工程(為期3年)		
	(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	4,431.4	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA 不適用	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NA 不適用		
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA 不適用	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA 不適用	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)			
NA 不適用			
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			
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	2		
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)			

Proposed operating hours 擬議營運時間 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Fung Kat Heung Road, turn to local track.	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 4,431.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3-1.5 m 米 <input checked="" type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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


鄧榮日

NA 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

24/04/2025

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1288 (Part) and 1289 (Part) in D.D. 107, Kam Tin North, Yuen Long
Site area 地盤面積	4,431.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
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 Open Storage and associated Filling of Land for a Period of 3 Years 擬議臨時露天存放及相關填土工程(為期3年)

(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	NA 不適用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA 不適用 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		NA 不適用
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2   LGV: 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Paved Area and Exiting Vehicular Access		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

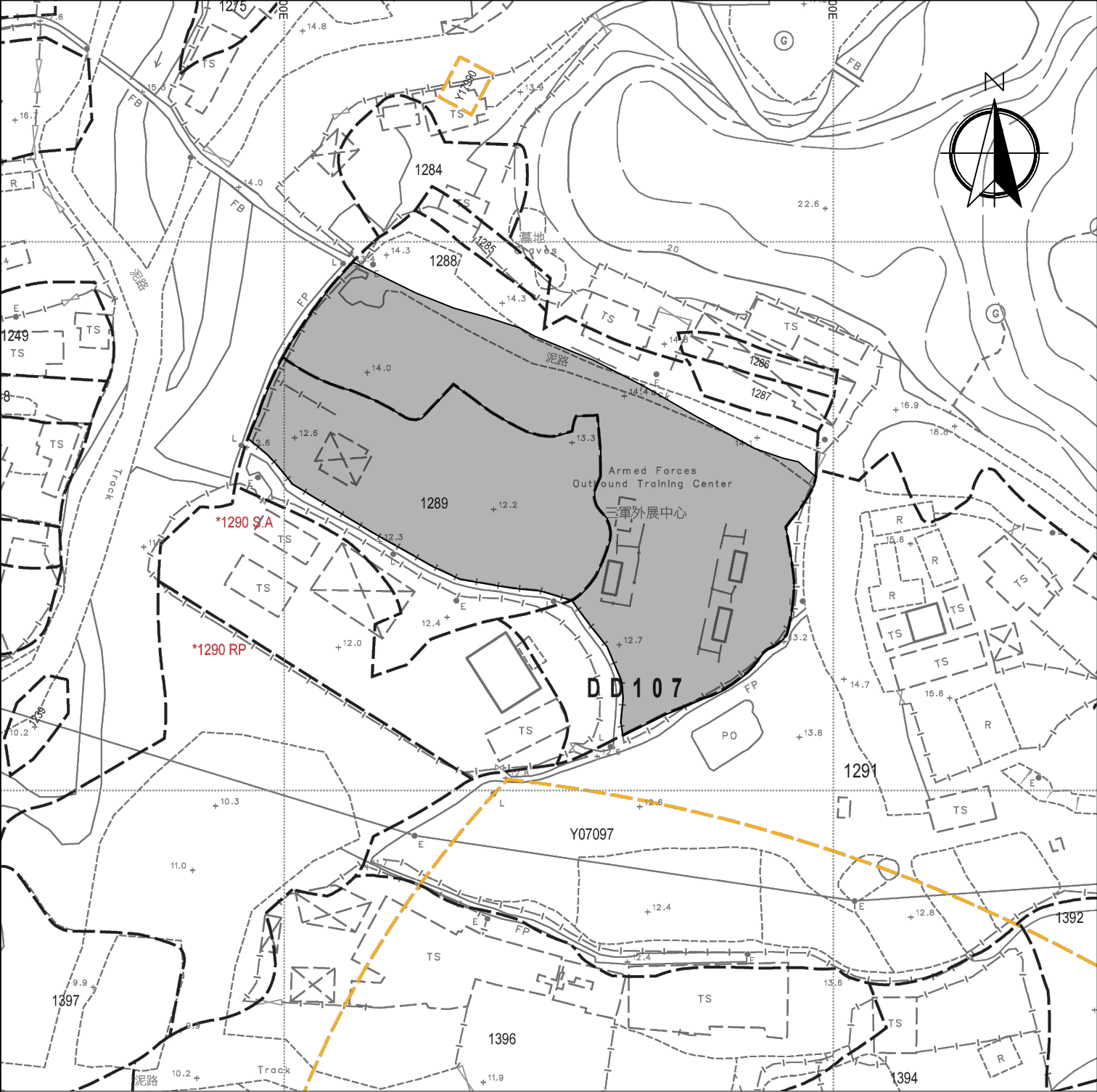
### 申請理由

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗錦田丈量約份第 107 約地段第 1288 號(部份)及第 1289 號(部份)、  
作臨時露天存放及相關填土工程(為期 3 年)之用途

- 申請地點的面積約為 4,431.4 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/1019 (2024 年 7 月 19 日獲批)及 A/YL-KTN/1018 (2025 年 2 月 28 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時露天存放計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會先採用泥土作基礎，之後使用約 0.3 米厚的混凝土作平整物料，整個平整厚度不超過 1.5 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
  
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1288 號(部份)及第 1289 號(部份)作臨時露天存放及相關填土工程為期三年之用途。

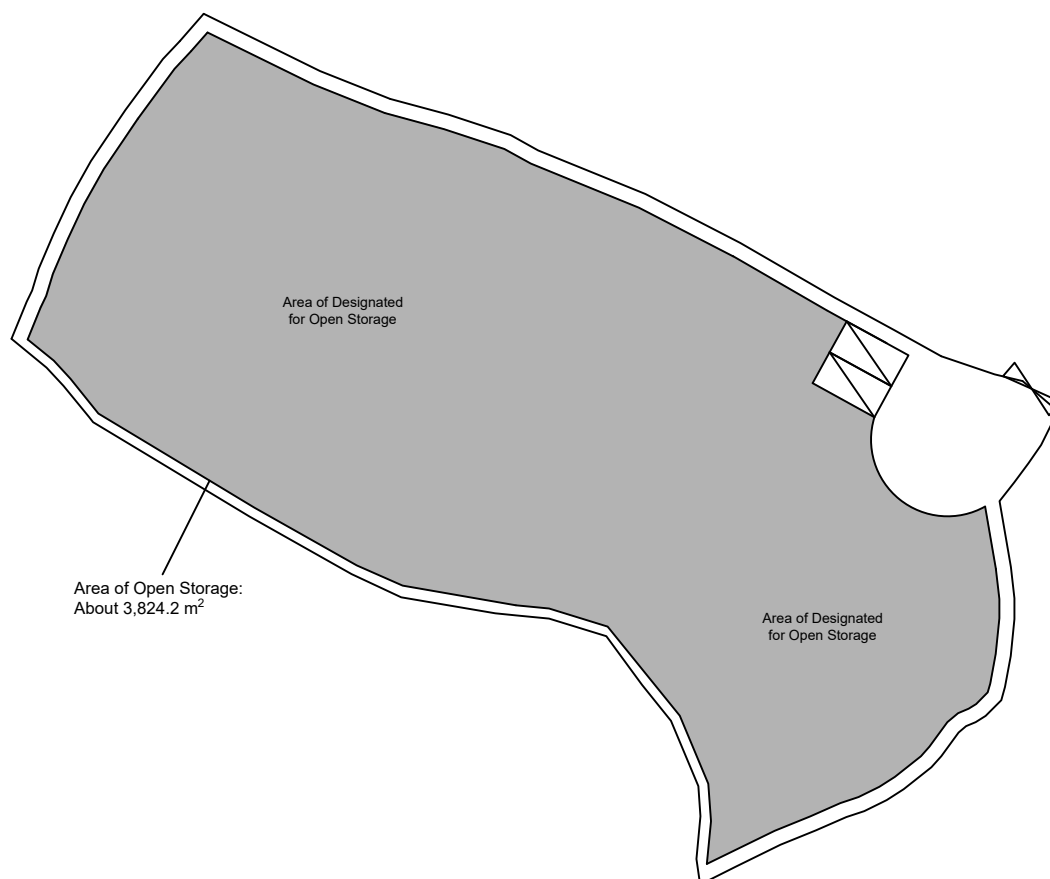




Legend:

Application Site 申請範圍

<u>Appendix 1</u>	<u>Location</u> 位置圖	<u>SCALE</u>	
Location: DD 107 Lot 1288 (Part) DD 107 Lot 1289 (Part)	擬議臨時露天存放 及相關填土工程(為期3年)	1:1000	
OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	@A4	
Date: 4 April 2025		For Identification Only	Drawing No.: 1-01



Legend:

⌵ Ingress/egress (Width: About 6m)

■ Open Storage Area

▨ LGV L/UL Space

Total Area: 4,431.4 m<sup>2</sup> (About)

Covered Area: Not Applicable

Uncovered Area: 4,431.4 m<sup>2</sup> (About)

Area of Open Storage: 3,824.2 m<sup>2</sup> (About)

Appendix 2

Location: DD 107 Lot 1288 (Part)  
DD 107 Lot 1289 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 4 April 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放  
及相關填土工程(為期3年)

Proposed Temporary Open Storage  
and associated Filling of Land for a Period of 3 Years

SCALE

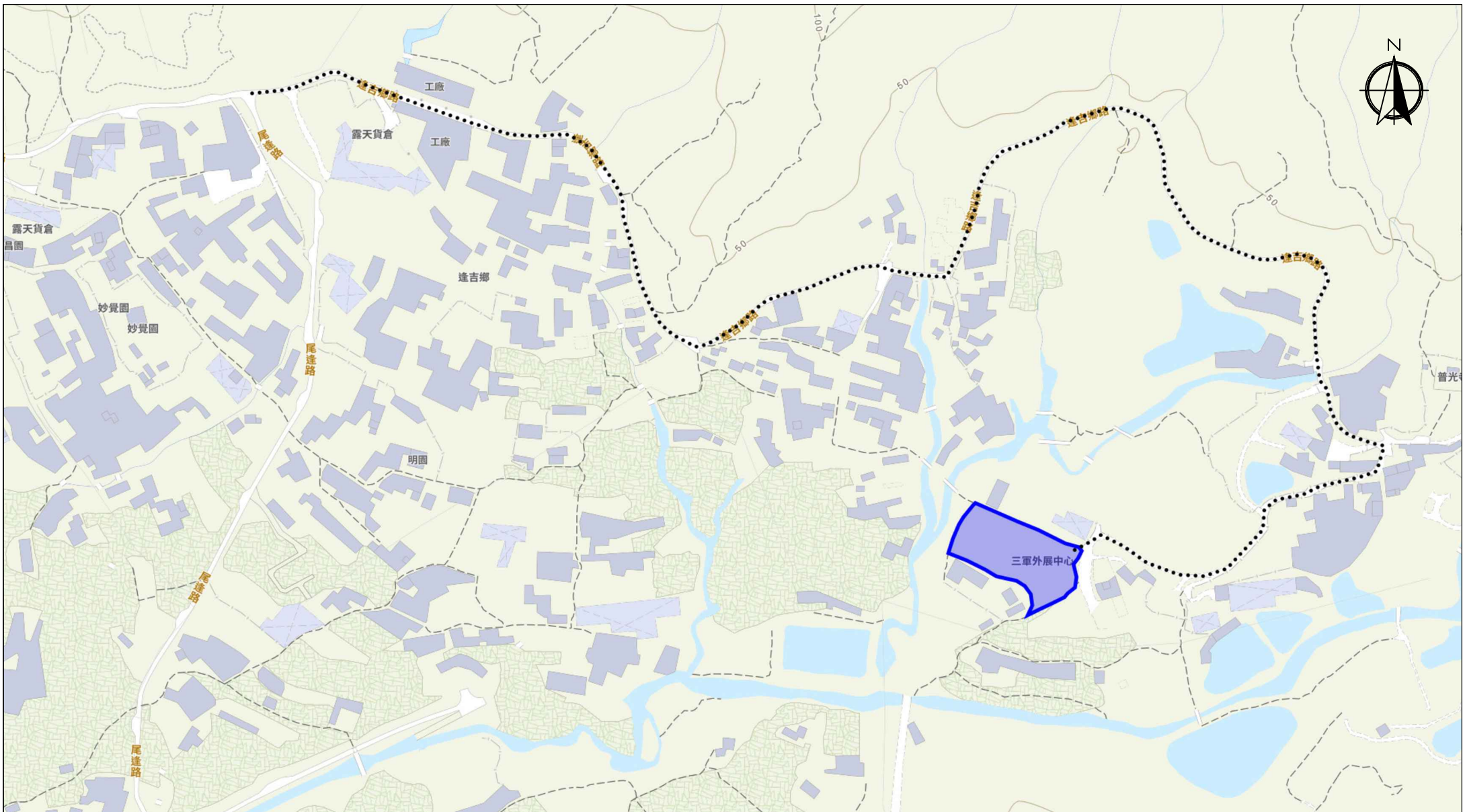
1:750

@A4

For Identification Only

Drawing No.:

2-01

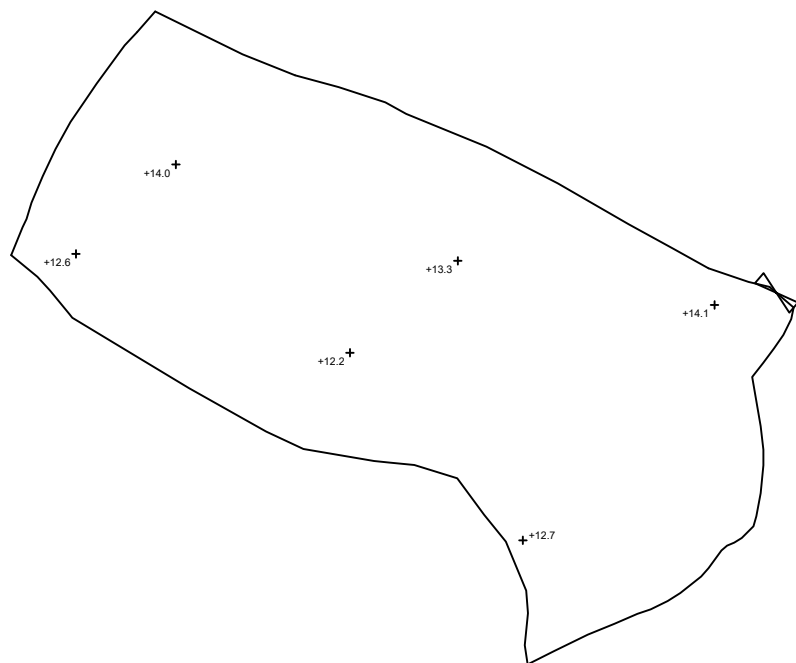


Scale: Undefined @A4

Captured from map.gov.hk on 24<sup>th</sup> April 2025

<p><b>Appendix 3</b></p> <p><b>Existing Vehicular Access</b></p>	<p>Location: D.D. 107 Lot 1288 (Part), 1289 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years</p>	<p>Width of Fung Kat Heung Road:</p> <p>3-5m (About) with passing space</p> <p>Map Legend:</p> <p>●●●● Road Path</p> <p>— Site Boundary</p>	<p>Drawing No.: 3-01</p>
				<p>For Identification Only</p> <p>Date: 24/04/2025</p>

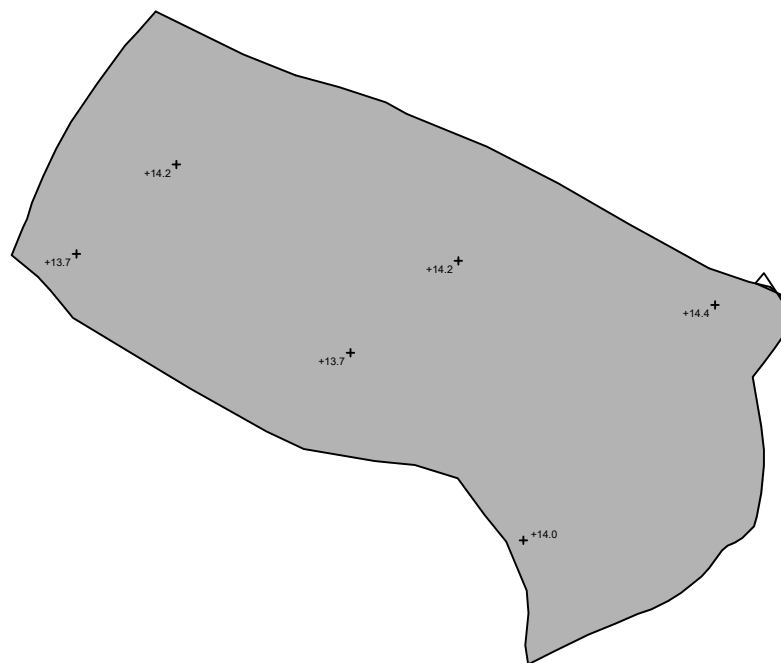
Existing Condition of the Application Site  
 Application Site Area: 4,431.4 m<sup>2</sup>(About)  
 Existing Site Levels: +12.2 mPD - +14.1 mPD (About)



SITE LEVELS ARE FOR REFERENCE ONLY.

Proposed Filling of Land

Application Site Area: 4,431.4 m<sup>2</sup>(About)  
 Proposed of Land Filling: 4,431.4 m<sup>2</sup> (About)  
 Depth of Land Filling: About 0.3-1.5 m  
 Proposed Site Levels: +13.7 mPD - +14.4 mPD (About)  
 Material of Filling: Soil and Concrete  
 Proposed Use: Open Storage Area and Circulation Space



SITE LEVELS ARE FOR REFERENCE ONLY.

Scale: 1:1000 @A4

Appendix 4



Paved Area

Location: D.D. 107 Lot 1288(Part) and 1289 (Part)

OZP: S/YL-KTN/11  
 District: Kam Tin North  
 Zoning: Agricuture

Project:  
 Proposed Temporary Open Storage and  
 associated Filling of Land for a Period of 3 Years

Map Legend:

-  Application Site
-  Paved Area
-  Site Level
-  Ingress / egress

Drawing No.:  
 4-01

For Identification Only

Date: 24/04/2025

寄件日期: 2025年05月13日星期二 14:34  
收件者: tpbpd/PLAND  
副本:  
主旨:  
附件:

Thank you for the phone call. Please see the attachment section for the updated justification and proposed layout plan. Please contact Mr. Tang via email if you have any question regarding to the captioned application.

Yours sincerely,  
Mr. Tang

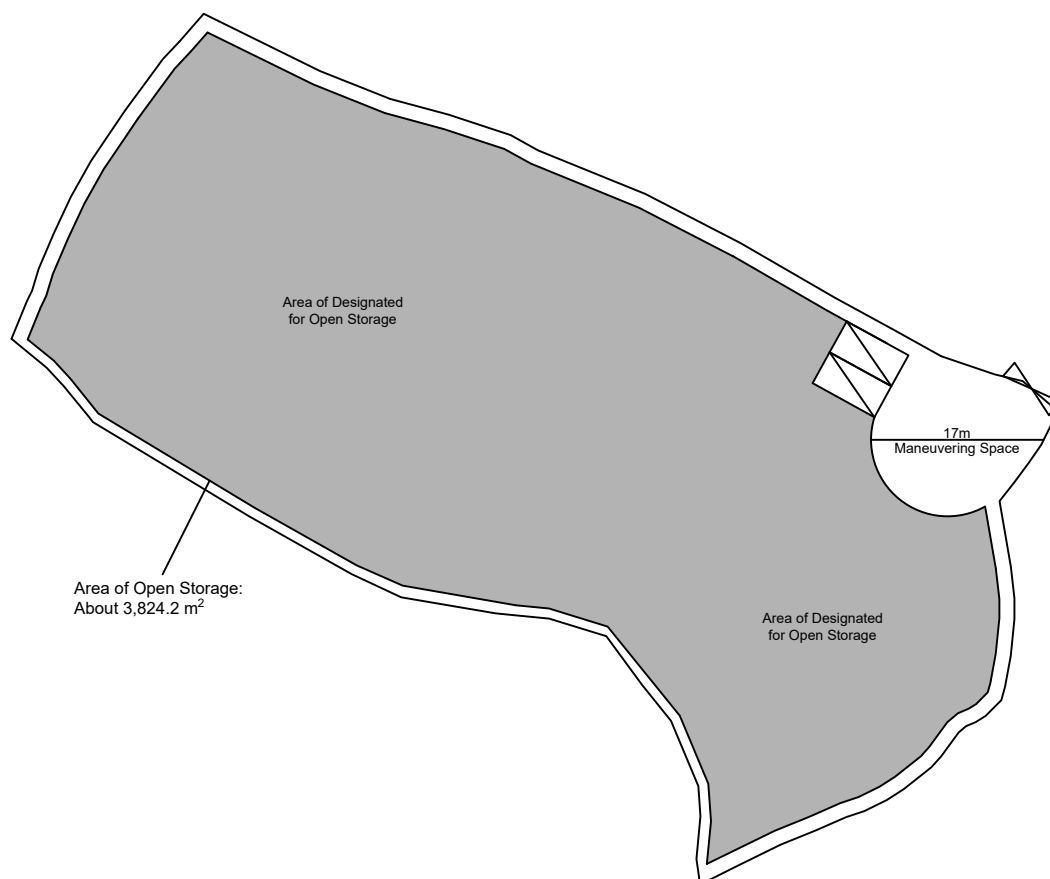


## 申請理由




根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗錦田丈量約份第 107 約地段第 1288 號(部份)及第 1289 號(部份)、  
作臨時露天存放及相關填土工程(為期 3 年)之用途

- 申請地點的面積約為 4,431.4 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/1019 (2024 年 7 月 19 日獲批)及 A/YL-KTN/1018 (2025 年 2 月 28 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時露天存放計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 本申請只作存放用途，不會進行任何作業。
- 存放高度最高不超過 6 米。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點會先採用泥土作平整基礎，完成泥土平整後再使用約 0.3 米厚的混凝土作地面物料，整個平整厚度（即泥土及混凝土總和）不超過 1.5 米，申請期限結束後會將申請地點還原。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
  
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1288 號(部份)及第 1289 號(部份)作臨時露天存放及相關填土工程為期三年之用途。



**Legend:**

-  Ingress/egress (Width: About 6m)
-  Open Storage Area
-  LGV L/UL Space

Total Area: 4,431.4 m<sup>2</sup> (About)

Covered Area: Not Applicable

Uncovered Area: 4,431.4 m<sup>2</sup> (About)

Area of Open Storage: About 3,824.2 m<sup>2</sup> (About 86.3%)

Appendix 2

Location: DD 107 Lot 1288 (Part)  
DD 107 Lot 1289 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 13 May 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放  
及相關填土工程(為期3年)

Proposed Temporary Open Storage  
and associated Filling of Land for a Period of 3 Years

SCALE

1:750

@A4

For Identification Only

Drawing No.:

2-01

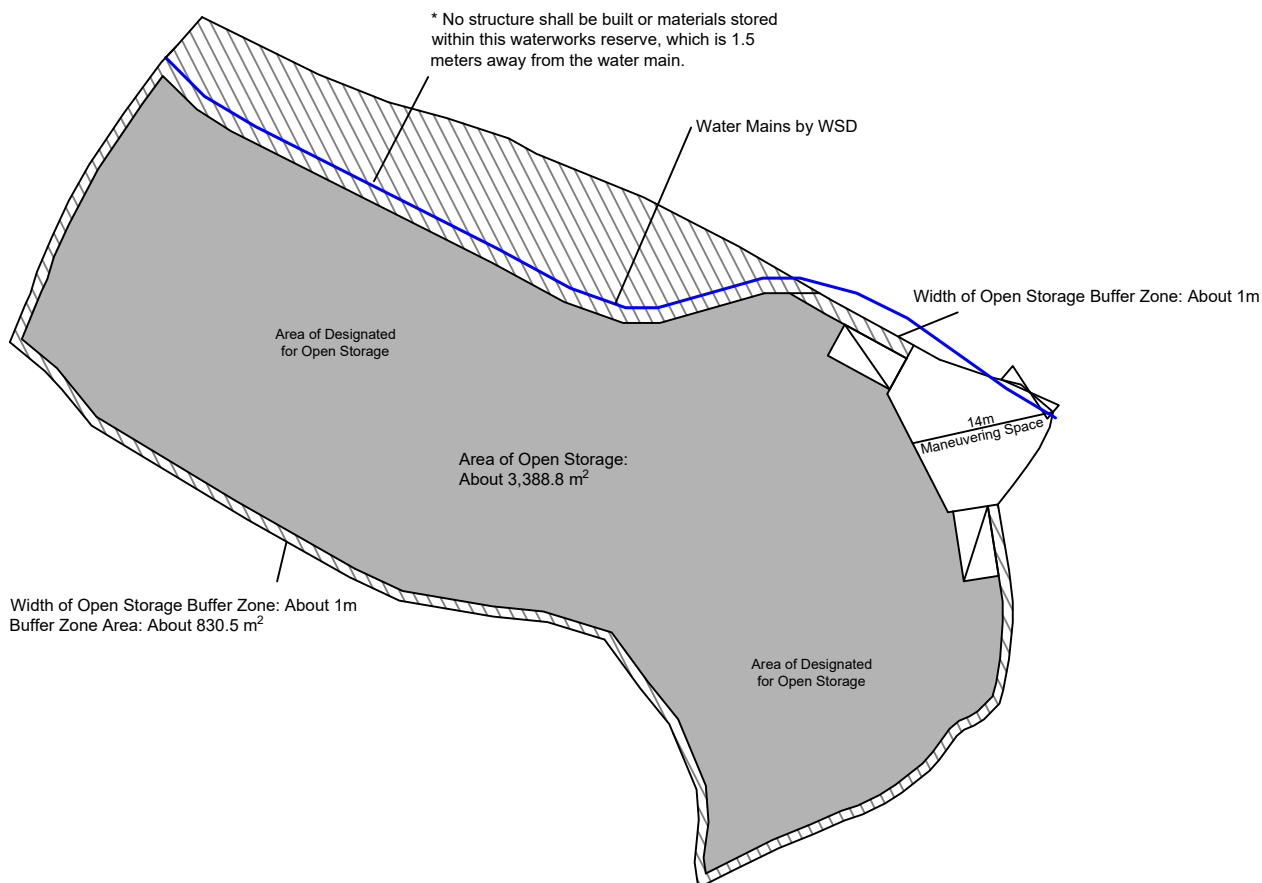
**Appendix Ia of RNTPC**  
**Paper No. A/YL-KTN/1115**

寄件者: Tang Lok San [REDACTED]  
寄件日期: 2025年05月28日星期三 15:56  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: S. 16 Planning Application no. A/YL-KTN/1115 - Departmental Comments  
附件: AYLKTN1115 20250528.pdf  
  
類別: Internet Email

To whom may concern,

Please see the attachment for the further information, Proposed fire service installation proposal and Proposed Drainage Proposal. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.






Yours sincerely,  
Mr. Tang



\* The stacking height of the open storage is not exceeding 2.5m.

\* The height of the boundary fencing is about 2.5m.

**Legend:**

-  Ingress/egress (Width: About 6m)
-  Open Storage Area
-  Buffer Zone
-  LGV L/UL Space
-  Water Mains

Total Area: 4,431.4 m<sup>2</sup> (About)

Covered Area: Not Applicable

Uncovered Area: 4,431.4 m<sup>2</sup> (About)

Area of Open Storage: About 3,388.8 m<sup>2</sup> (About 76.5%)

Appendix 2

Location: DD 107 Lot 1288 (Part)  
DD 107 Lot 1289 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 28 May 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放  
及相關填土工程(為期3年)

Proposed Temporary Open Storage  
and associated Filling of Land for a Period of 3 Years

SCALE

1:750

@A4

For Identification Only

Drawing No.:

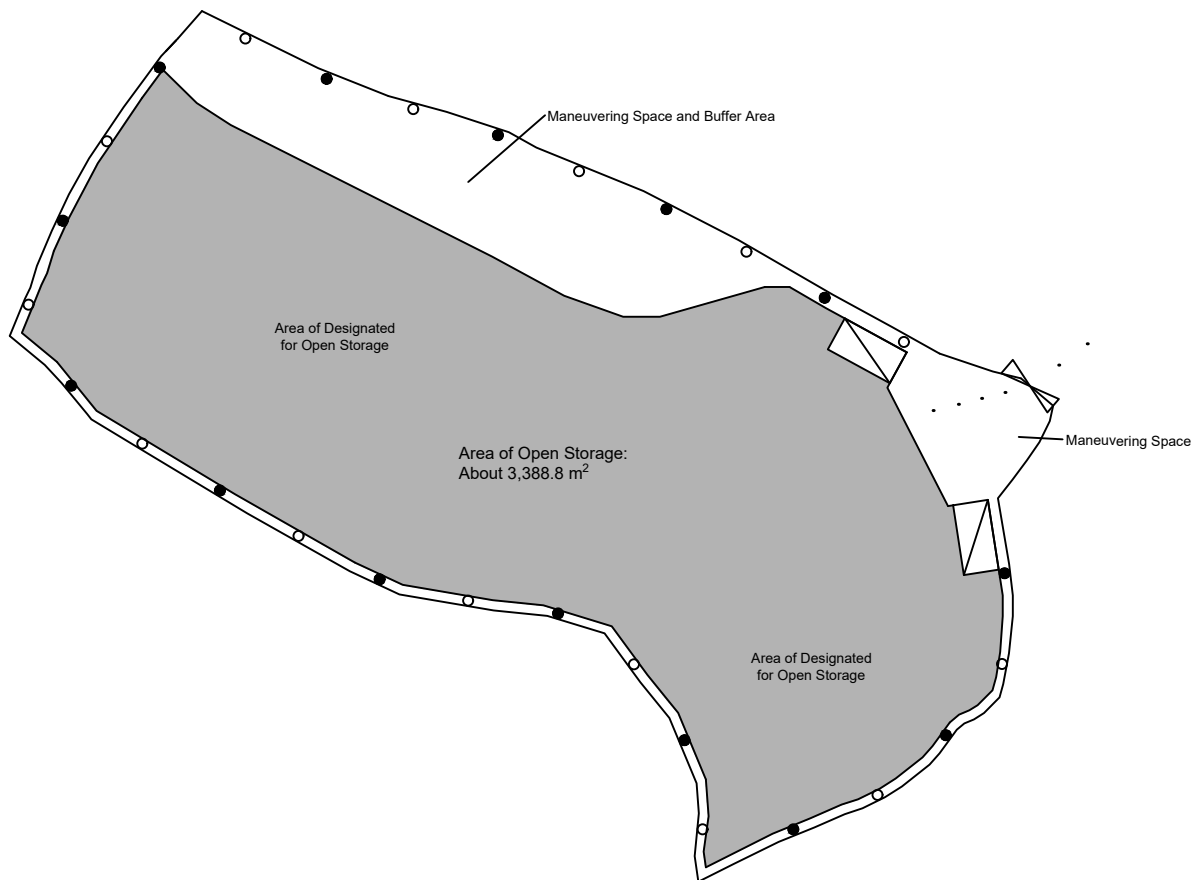
2-01



Light-Goods Vehicle Loading/Unloading Space

Dimension: 3.5m x 7m

Unit(s): 2



\*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

\*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

**Legend:**

○ 4 kg Portable Dry Powder Type Fire Extinguisher (14 in Total)

● 9 kg Portable Water Type Fire Extinguisher (14 in Total)

... Emergency Vehicular Access

▭ LGV L/UL Space

Appendix 6

Location: DD 107 Lot 1288 (Part)  
DD 107 Lot 1289 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 28 May 2025

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時露天存放  
及相關填土工程(為期3年)

Proposed Temporary Open Storage  
and associated Filling of Land for a Period of 3 Years

SCALE

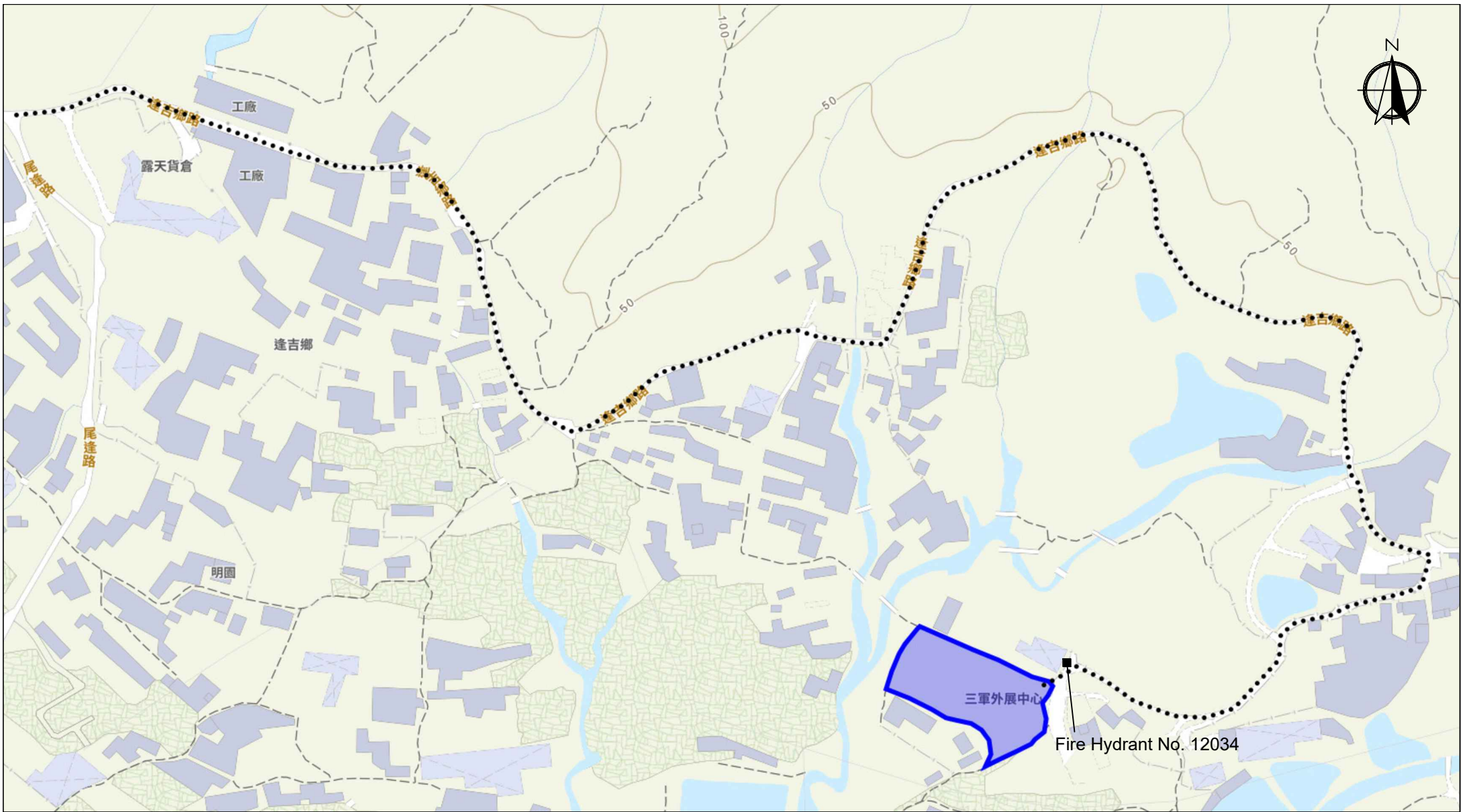
1:750

@A4

For Identification Only

Drawing No.:

6-01



Scale: Undefined @A4

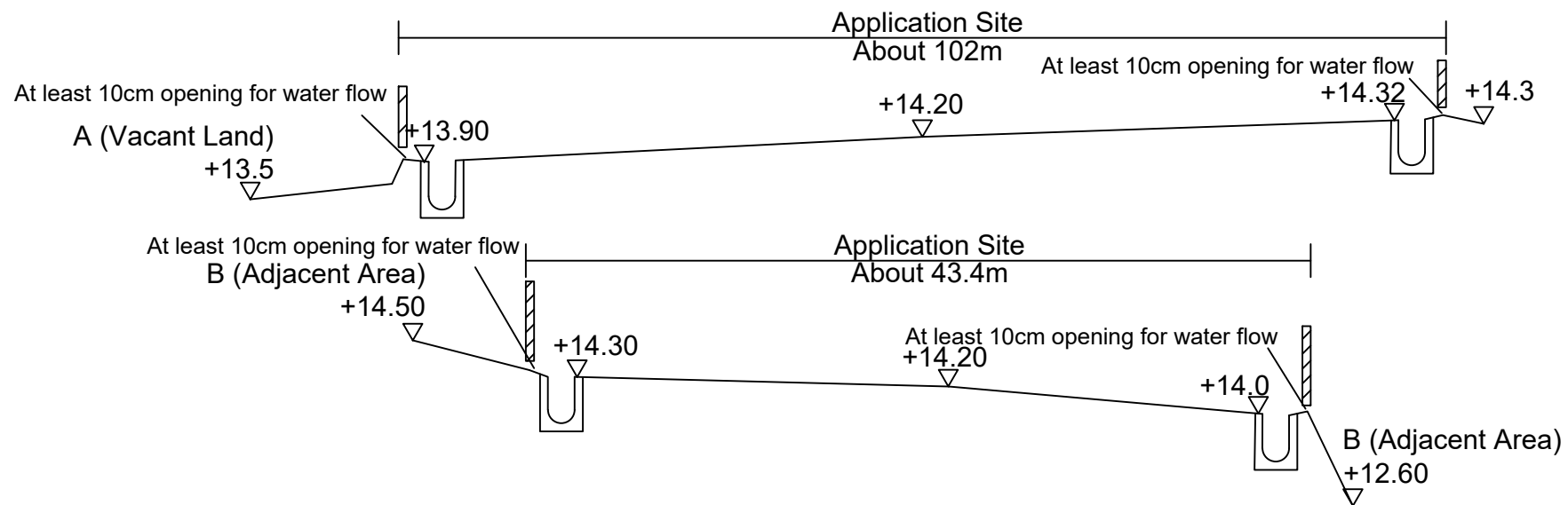
Captured from map.gov.hk on 24<sup>th</sup> April 2025

<b>Appendix 6.1</b> Emergency Vehicular Access and water supply location	Location: D.D. 107 Lot 1288 (Part), 1289 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years	Width of Fung Kat Heung Road: 3-5m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6.1-1
				For Identification Only Date: 27/05/2025









## Appendix 5.2

### Cross Section

A-A

B-B

Location:  
D.D. 107 Lot 1288 (Part), 1289 (Part)  
OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Project:  
Proposed Temporary Open Storage and associated  
Filling of Land for a Period of 3 Years

Drawing No.:

5.2-1

For Identification Only

Date: 28/05/2025

Outside Catchment Area (A)	=	1,498.0 m <sup>2</sup> (About)	C:	0.95 (Covered with Concrete)
	=	859.4 m <sup>2</sup> (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,357.4 m <sup>2</sup> (About)		
The Application Site (B)	=	4431.4 m <sup>2</sup> (About)	C:	0.95 (Covered with Concrete)

Calculation of Desgin Runoff of the Proposed Development,  
 For the design of drains inside the site, For Concrete (North Site)

$$Q_p = 0.278C I A$$

A = 1,498.0

m<sup>2</sup>

= 1,498.0

m<sup>2</sup>

= 0.0014980

km<sup>2</sup>

t = 0.14465L/H<sup>0.2</sup>A<sup>0.1</sup>

= 0.14465\*86/9.65<sup>0.2</sup>\*1498<sup>0.1</sup>

= 6.677

min

i = 1.111\*a/(t+b)<sup>c</sup>

= 1.111\*505.5/(6.677+3.29)<sup>0.355</sup>

= 248.28194

(50 years return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)

Q = 0.278\*0.95\*248\*1498/1000000

= 0.0982257

m<sup>3</sup>/sec

= 5894

lit/min



Outside Catchment Area (A)	=	1,498.0 m <sup>2</sup> (About)	C:	0.95 (Covered with Concrete)
	=	859.4 m <sup>2</sup> (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,357.4 m <sup>2</sup> (About)		
The Application Site (B)	=	4431.4 m <sup>2</sup> (About)	C:	0.95 (Covered with Concrete)

Calculation of Desgin Runoff of the Proposed Development,  
 For the design of drains inside the site, For Grassland (Heavy Soil) (North Site)

$$Q_p = 0.278C I A$$

A = 859.4

m<sup>2</sup>

= 859.4

m<sup>2</sup>

= 0.0008594

km<sup>2</sup>

t = 0.14465L/H<sup>0.2</sup>A<sup>0.1</sup>

= 0.14465\*86/9.65<sup>0.2</sup>\*859.4<sup>0.1</sup>

= 7.058

min

i = 1.111\*a/(t+b)<sup>c</sup>

= 1.111\*505.5/(7.058+3.29)<sup>0.355</sup>

= 244.99313

(50 years return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)

Q = 0.278\*0.95\*245\*859.4/1000000

= 0.0556055

m<sup>3</sup>/sec

= 3336

lit/min

Total Rainfall lit/min	=	5894	+	3336	lit/min
Catchment (A)	=	9230			lit/min

Provide 375UC (1:200) has enough capacity to accomend the runoff of the Catchment (A) area

Outside Catchment Area (A)	=	1,498.0 m <sup>2</sup> (About)	C:	0.95 (Covered with Concrete)
	=	859.4 m <sup>2</sup> (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,357.4 m <sup>2</sup> (About)		
The Application Site (B)	=	4431.4 m <sup>2</sup> (About)	C:	0.95 (Covered with Concrete)

Calculation of Desgin Runoff of the Proposed Development,  
For the design of drains inside the site, For Grassland (heavy soil)

$$Q_p = 0.278C I A$$

$$A = 4,431.4 \text{ m}^2$$

$$= 0.0044314 \text{ km}^2$$

$$t = 0.14465L/H^{0.2}A^{0.1}$$

$$= 0.14465*104/0.796^{0.2}*4431.4^{0.1}$$

$$= 7.245 \text{ min}$$

$$i = 1.111*a/(t+b)^c$$

$$= 1.111*505.5/(7.245+3.29)^{0.355}$$

$$= 243.44809$$

$$Q = 0.278*0.95*243*4431.4/1000000$$

$$= 0.2849153 \text{ m}^3/\text{sec}$$

$$= 17095 \text{ lit/min}$$

Total Rainfall lit/min

(A) + (B)

= 9230

= 26325

+ 17095

lit/min

Provide 525UC (1:200) has enough capacity to accomend the runoff of the proposed development

Check 525mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

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

where:

V = mean velocity (m/s)  
g = gravitational acceleration (m/s<sup>2</sup>)  
D = internal pipe diameter (m)  
k<sub>s</sub> = hydraulic pipeline roughness (m) (Table 14, from DSD SDM 2018, concrete pipe)  
v = kinematic viscosity of fluid (m<sup>2</sup>/s) (Transitional flow and water at 15 degree celcius)  
s = hydraulic gradient (energy loss per unit length due to friction)

g = 9.81 m/s<sup>2</sup>  
D = 0.525 m  
k<sub>s</sub> = 0.00015 m  
v = 1.14E-06 m/s<sup>2</sup>  
s = 0.01

Therefore, design V of pipe capacit = 2.584201 m/s

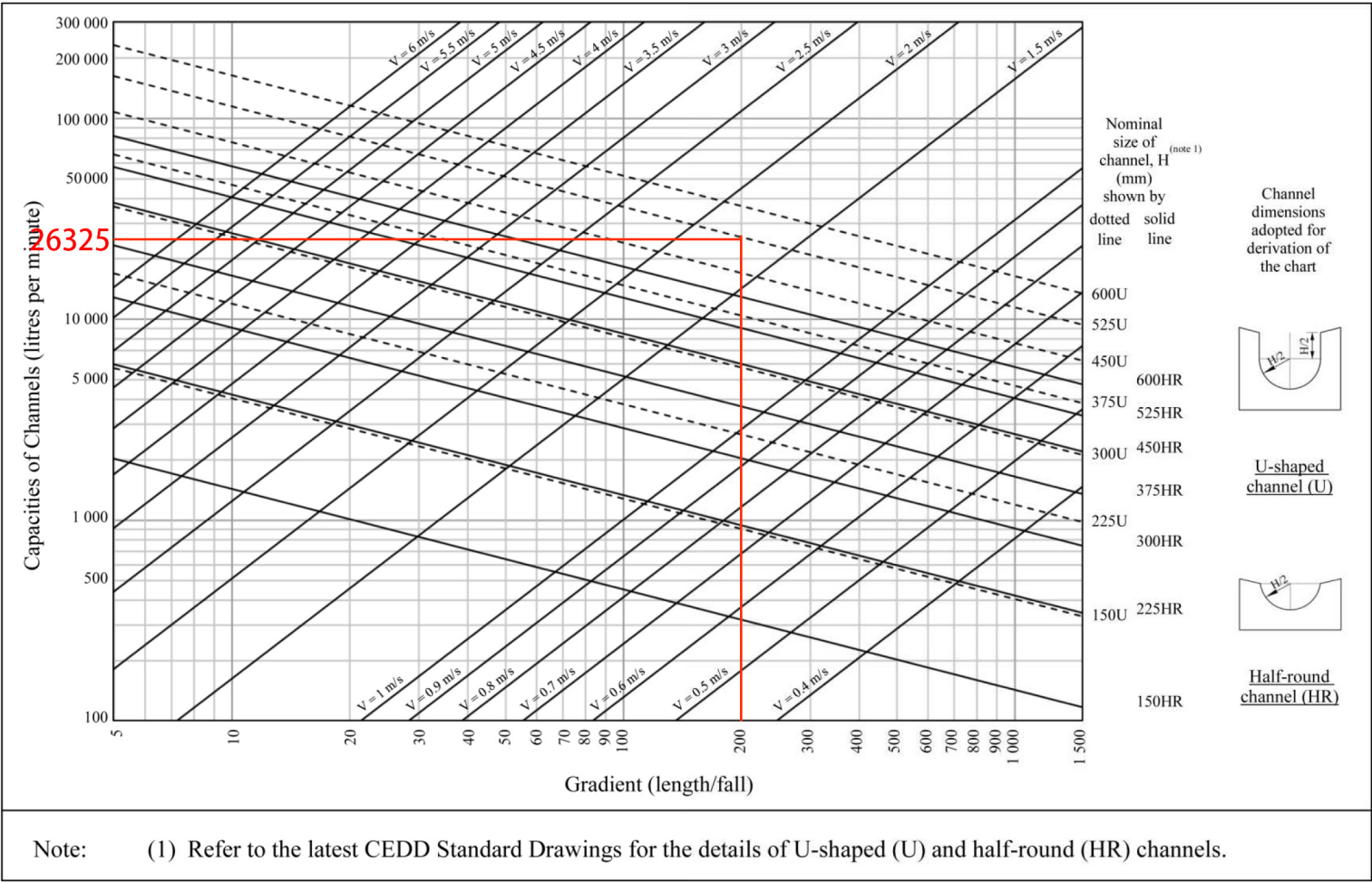
Q = 0.8VA (0.8 factor for sedimentation)  
= 0.508675 m<sup>3</sup>/s  
= 30520.48 lit/min  
> 26325 lit/min

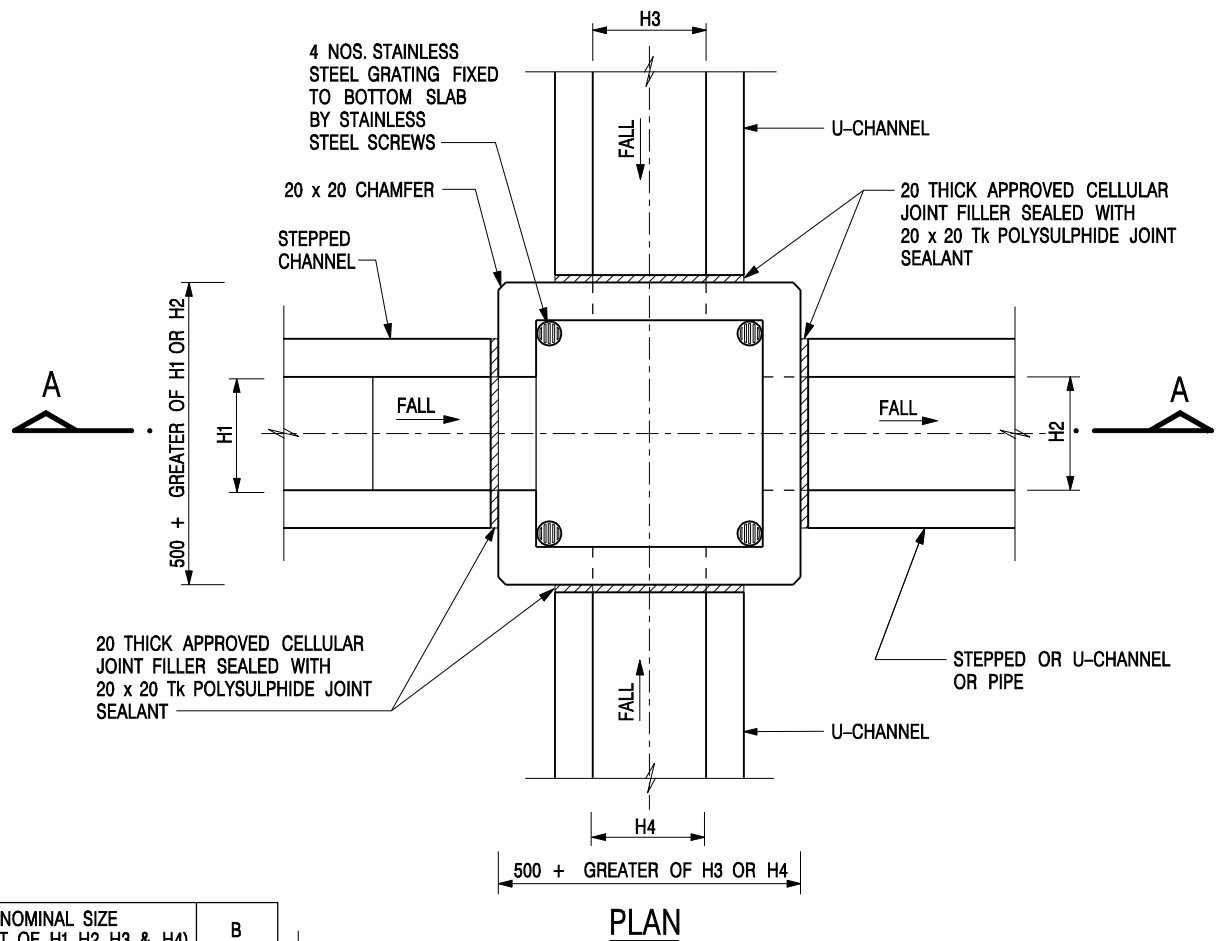
Provide 525UC (1:200) has enough capacity to accomend the runoff of the proposed development

GEO Technical Guidance Note No. 43 (TGN 43)  
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

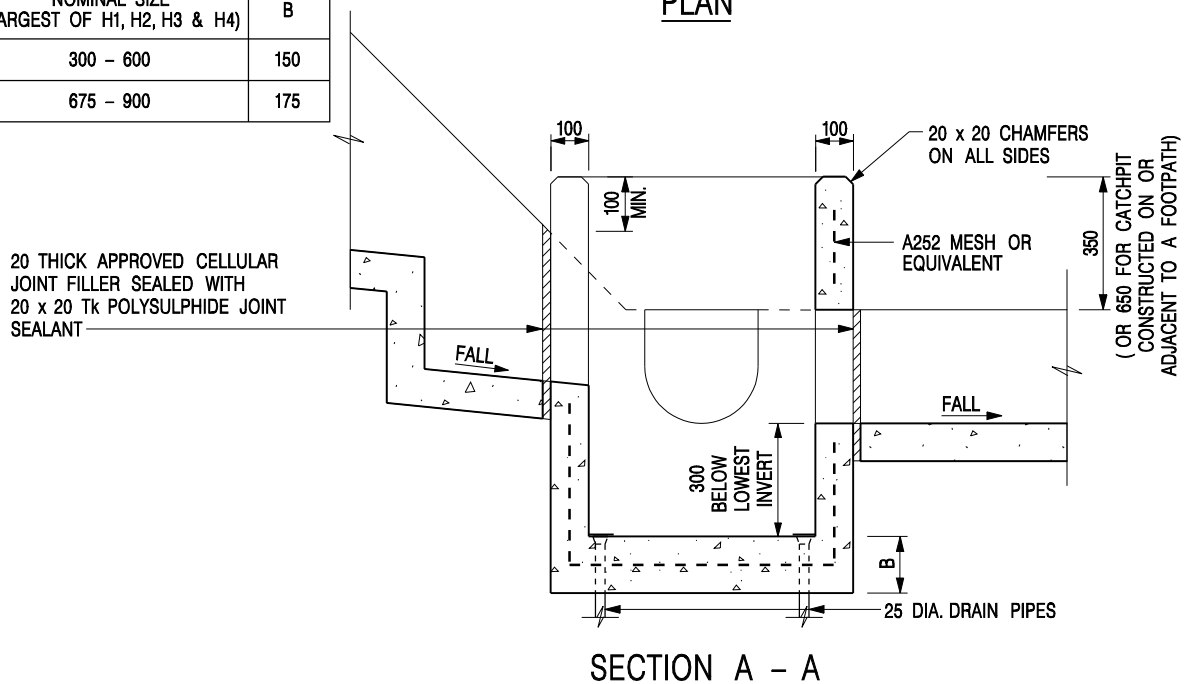
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

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






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

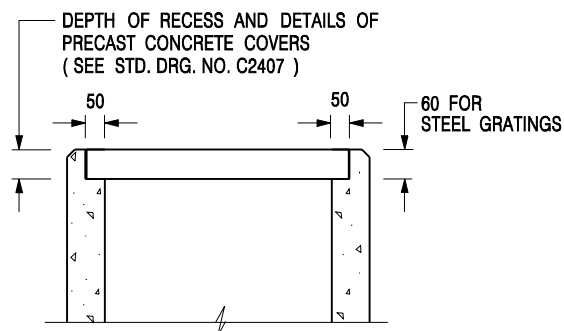


**NOTES:**

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

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

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



### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

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

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

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



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**

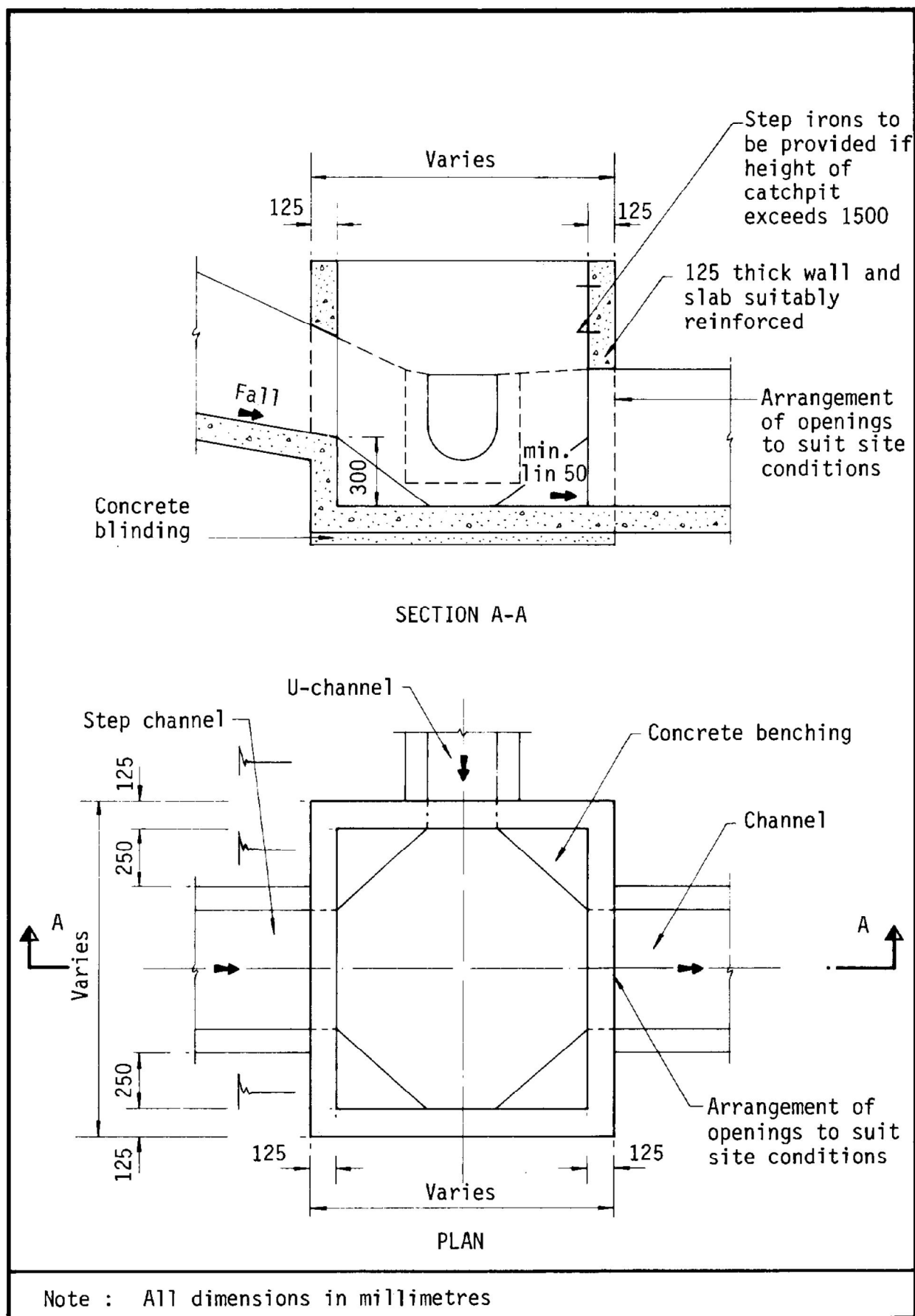
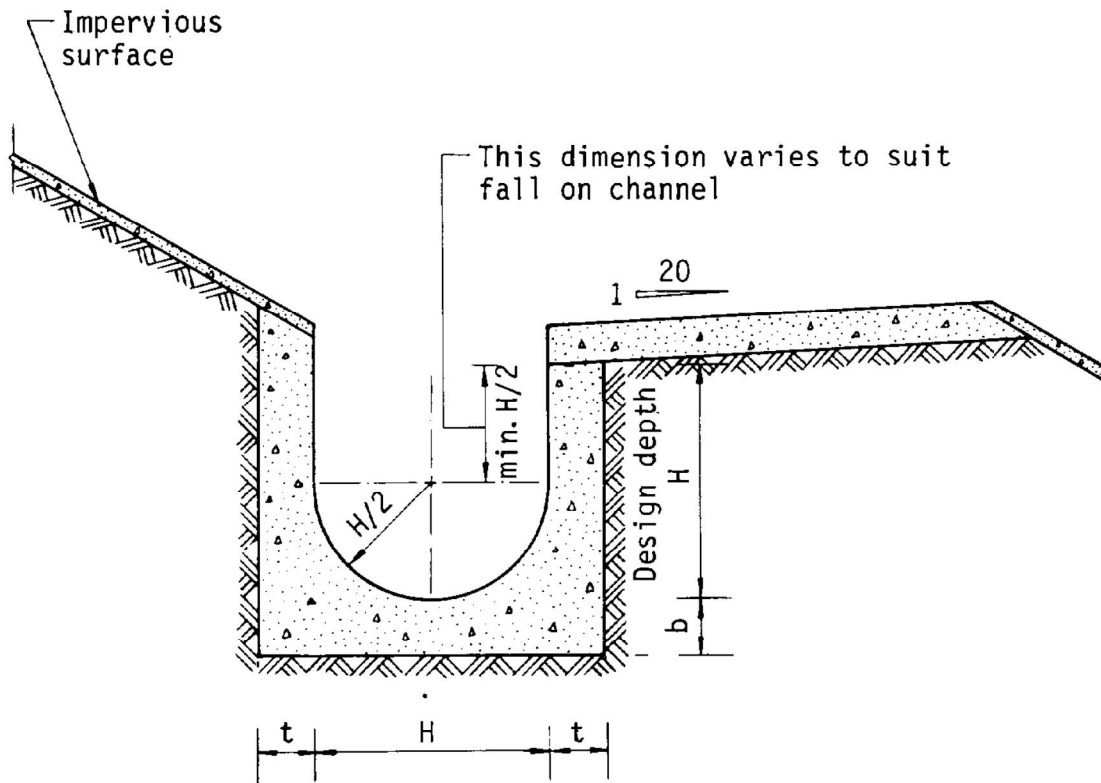


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details



Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. &amp; King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

<b>Surface</b>	<b>Best</b>	<b>Good</b>	<b>Fair</b>	<b>Bad</b>
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: \*Values commonly used for design.

**Appendix Ib of RNTPC**  
**Paper No. A/YL-KTN/1115**

寄件者: [REDACTED]  
寄件日期: 2025年07月02日星期三 10:57  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1115 - Departmental Comments  
附件: AYL-KTN 1115 20250702.pdf  
  
類別: Internet Email

To whom may concern,

I would like to supersede the email that sent at 10:53 on 2 July 2025 with this email. Please see the attachment for the further information and updated appendix and application form. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Regards,  
Tang Wing Yat Tommy

地政總署及城市規劃委員會：

**有關地政總署對 A/YL-KTN/1115 的意見**

收悉 貴署的意見，知悉 貴署的密切關注。本申請範圍內沒有任何構築物，而舊有的構築物亦全部拆除或移走，申請範圍現時已為空置。

以下為現場照片，拍攝位置請參考 Appendix 7:



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

環保署及城市規劃委員會：

**有關環保署對 A/YL-KTN/1115 的查詢**

現場會存放車輛、小型機械及水電工程所包含的工程材料，例如排水管、水喉及電箱、挖掘機、升降台等。物料大小及長度不一，最長約 4.5 米。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1115 的查詢**

申請範圍會興建約 2.5 米高的金屬實心圍邊。

申請範圍內堆疊存放不超過 2.5 米高。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



運輸署及城市規劃委員會：

**有關運輸署對 A/YL-KTN/1115 的查詢**

出入本申請地點主要使用逢吉鄉路，該道路為一條單線雙程的道路，並備有避車處。

逢吉鄉路的設計容量為每小時可容納 100 輛車輛使用。

預計本申請地點的車流為以下：

時段	車輛數目（入）	車輛數目（出）
00:00-01:00	0	0
01:00-02:00	0	0
02:00-03:00	0	0
03:00-04:00	0	0
04:00-05:00	0	0
05:00-06:00	0	0
06:00-07:00	0	0
07:00-08:00	0	0
08:00-09:00	0	0
09:00-10:00	0-2	0-2
10:00-11:00	0-2	0-2
11:00-12:00	0-2	0-2
12:00-13:00	0-2	0-2
13:00-14:00	0-2	0-2
14:00-15:00	0-2	0-2
15:00-16:00	0-2	0-2
16:00-17:00	0-2	0-2
17:00-18:00	0-2	0-2
18:00-19:00	0-2	0-2
19:00-20:00	0	0
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-00:00	0	0

本申請會提供 2 個輕型貨車上落貨位置。

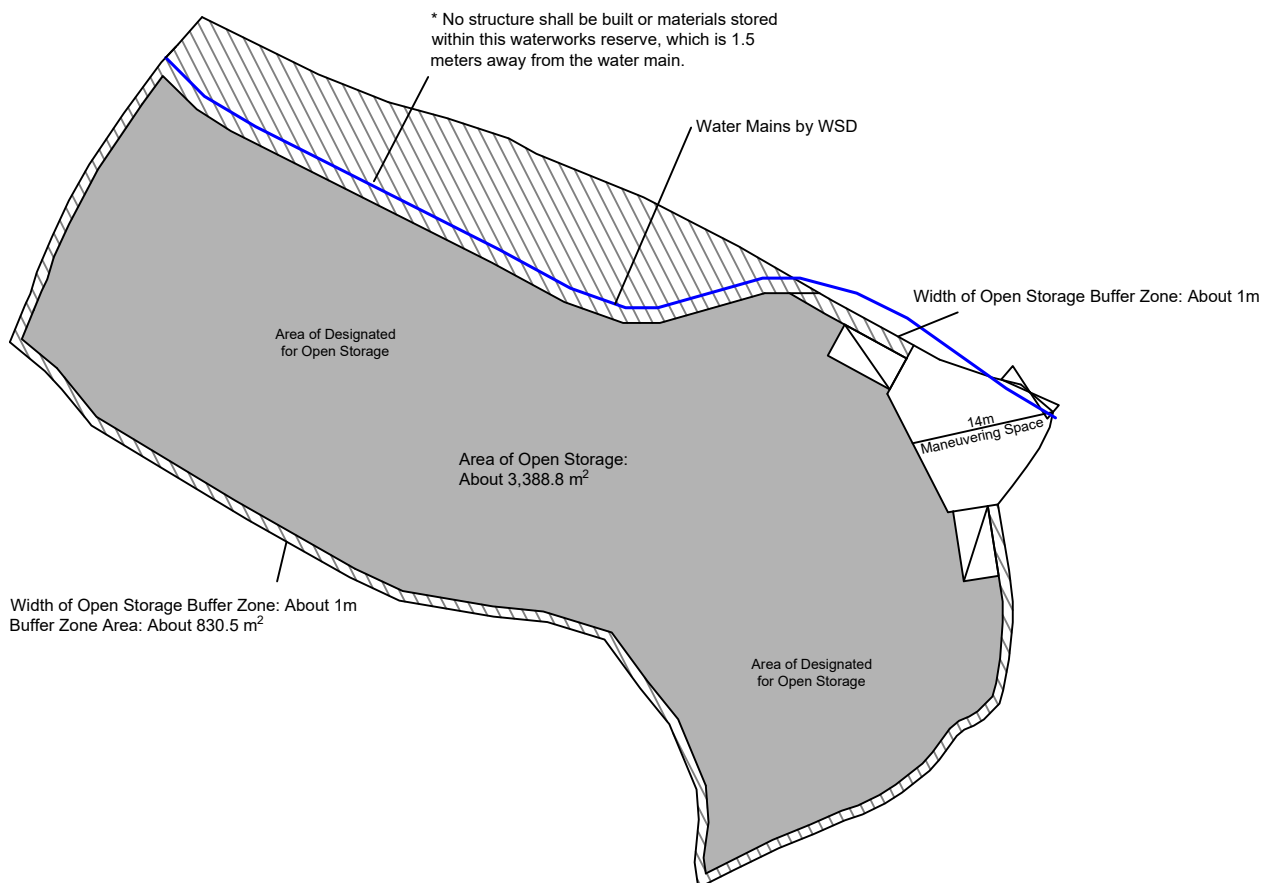
進入申請地點的人士會使用逢吉鄉路前往本申請範圍。本申請的車流量少，不會對附近交通造成負面影響。逢吉鄉路為一條單線雙程的道路，並設有避車處。輕型貨車有足夠的位置通過及進行調動。

申請地點的出入口約 6 米闊。

在申請地點內所有車位附近有足夠的空間來讓車輛進行可調遣的動作，足夠讓輕型貨車輛使用，請參考 **Appendix 2**。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。調遣空間請參考文件尾端。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



- \* The stacking height of the open storage is not exceeding 2.5m.
- \* The height of the boundary fencing is about 2.5m.

**Legend:**

- ⊞ Ingress/egress (Width: About 6m)
- Open Storage Area
- ▨ Buffer Zone
- ▧ LGV L/UL Space
- Water Mains

Total Area: 4,431.4 m<sup>2</sup> (About)

Covered Area: Not Applicable

Uncovered Area: 4,431.4 m<sup>2</sup> (About)

Area of Open Storage: About 3,388.8 m<sup>2</sup> (About 76.5%)

Appendix 2

Location: DD 107 Lot 1288 (Part)  
DD 107 Lot 1289 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 28 May 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時露天存放  
及相關填土工程(為期3年)

Proposed Temporary Open Storage  
and associated Filling of Land for a Period of 3 Years

SCALE

1:750

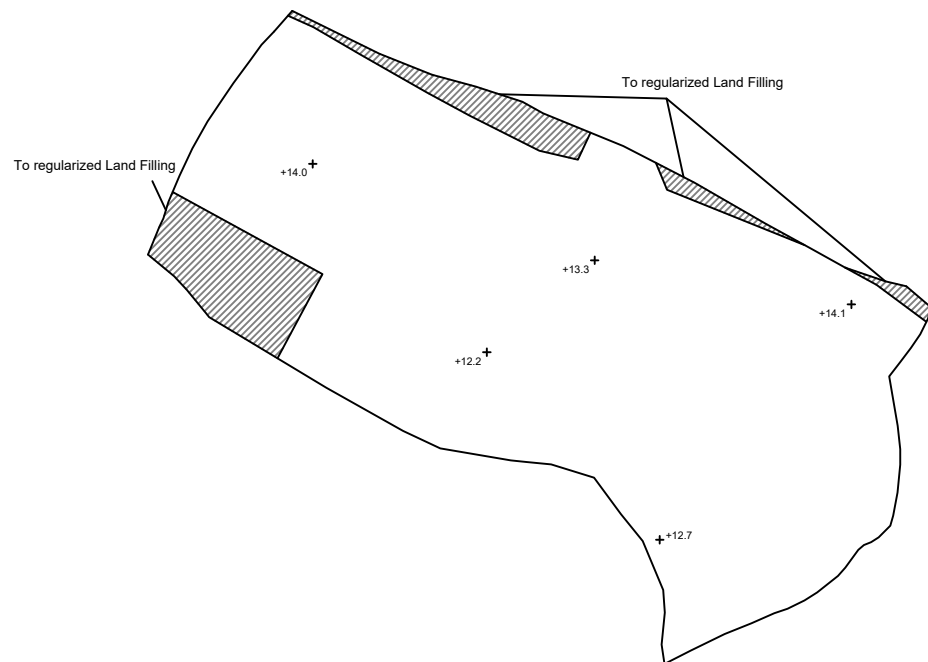
@A4

For Identification Only

Drawing No.:

2-01

Existing Condition of the Application Site  
 Application Site Area: 4,431.4 m<sup>2</sup>(About)  
 Existing Site Levels: +12.2 mPD - +14.1 mPD (About)



SITE LEVELS ARE FOR REFERENCE ONLY.

#### Proposed Filling of Land

Application Site Area: 4,431.4 m<sup>2</sup>(About)  
 Proposed of Land Filling: About 4,022.2 m<sup>2</sup> (About 90.8%)  
 To regularized Land Filling: About 409.2 m<sup>2</sup> (About 9.2%)  
 Total area of land filling: About 4,431.4 m<sup>2</sup>

Depth of Land Filling: About 0.3-1.5 m  
 Proposed Site Levels: +13.7 mPD - +14.4 mPD (About)  
 Material of Filling: Soil and Concrete  
 Proposed Use: Open Storage Area and Circulation Space



SITE LEVELS ARE FOR REFERENCE ONLY.

Scale: 1:1000 @A4

#### Appendix 4




#### Paved Area

Location: D.D. 107 Lot 1288(Part) and 1289 (Part)

OZP: S/YL-KTN/11  
 District: Kam Tin North  
 Zoning: Agricuture

Project:  
 Proposed Temporary Open Storage and  
 associated Filling of Land for a Period of 3 Years

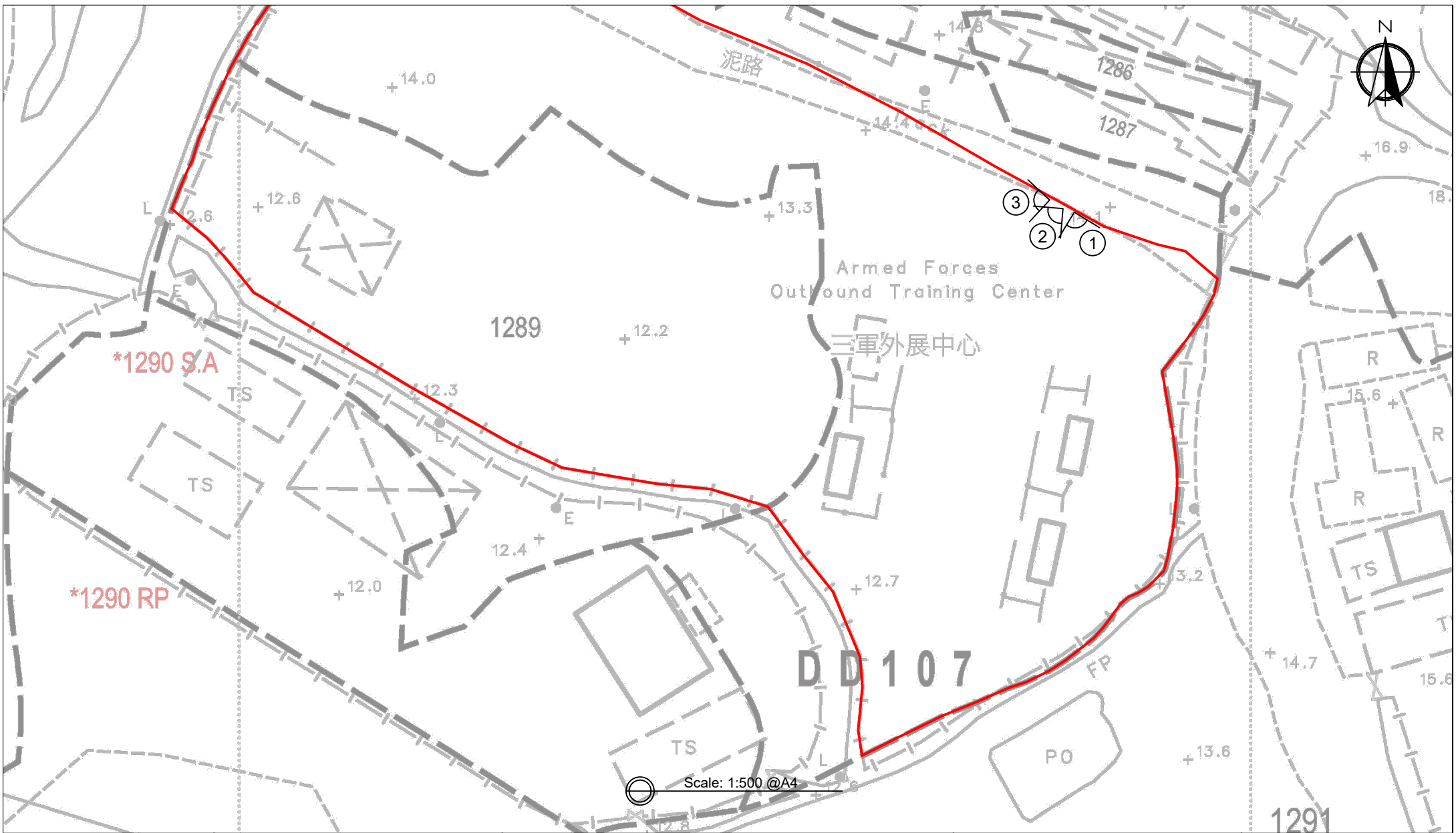
#### Map Legend:

-  Area that needs to be regularized
-  Paved Area
-  Site Level

Drawing No.:  
 4-01

For Identification Only

Date: 30/06/2025



<p>Appendix 7</p> <p>Viewing Point</p>	<p>Location: D.D. 107 Lot 1288 (Part), 1289 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Open Storage and associated Filling of Land for a Period of 3 Years</p>	<p>Legend:</p> <p>◁ Viewing Point</p> <p>— Application Site</p>	<p>Drawing No.:</p> <p>7-01</p>
				<p>For Identification Only</p> <p>Date: 30/06/2025</p>

**Appendix Ic of RNTPC**  
**Paper No. A/YL-KTN/1115**

寄件者: [REDACTED]  
寄件日期: 2025年07月07日星期一 10:48  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1115 - Departmental Comments  
附件: AYL-KTN 1115 20250707.pdf  
  
類別: Internet Email

To whom may concern,

Please see the attachment for the further information. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Regards,  
Tang Wing Yat Tommy

環保署及城市規劃委員會：

**有關環保署對 A/YL-KTN/1115 的查詢**

現場會存放車輛類型為私家車及輕型貨車。

總數不多於 15 輛。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。



**Relevant Extracts of Town Planning Board Guidelines for**  
**Application for Open Storage and Port Back-up Uses**  
**under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

**Previous s.16 Application covering the Application Site (the Site)**

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/657	Proposed Temporary Private Club for a Period of Three Years	3.1.2020

**Rejection Reasons:**

- (1) The proposed development was not in line with the planning intentions of the “Agriculture” (“AGR”), “Conservation Area” (“CA”) and “Industrial (Group D)” zones. No strong planning justification has been given in the submission to justify a departure from the planning intentions, even on a temporary basis.
- (2) Approval of the application would set an undesirable precedent for similar applications within the “AGR” and “CA” zones. The cumulative effect of approving such applications would result in general degradation of the environment of the area.

**Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
2.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
3.	A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land	28.2.2025
4.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024
5.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024
6.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
7.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
8.	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	2.5.2025

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

**2. Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix V**

**3. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. There are residential structures within 100m from the boundary of the application site (the Site);
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable;
- in consideration of the nature of open storage, the approval condition on the provision of fire extinguisher(s) to his satisfaction should be added; and
- advisory comments are at **Appendix V**.

#### 5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a settled valleys landscape character comprising farmland, vacant land, open storage, scattered temporary structures and tree groups. The proposed use is not entirely incompatible with the landscape setting of planned development in the proximity; and
- based on the site photos of 2025, the Site is generally vacant. Sensitive landscape resources are not observed within the Site. Significant impact on the existing landscape resources within the Site is not anticipated.

#### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- based on the applicant's submission, no proposed building structure is noted; and
- advisory comments are at **Appendix V**.

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

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

- his office has not received any local's comment on the application.

## 8. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

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

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) there are unauthorized building works and/or use(s) on the private lot(s) of the Site which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD; and
  - (ii) warning letter has been registered in the Land Registry against the lot(s) concerned. If the unauthorized structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his office for the issuance of a Cancellation Letter;
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Fung Kat Heung Road and the local access road). Fung Kat Heung Road is not maintained by HyD; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';



- (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
  - (ii) the existing drainage facilities, to which the stormwater from the proposed use at the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. It is noted that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
  - (iii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (iv) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the good practice guidelines for open storage (**Appendix VII**) should be adhered to;
  - (ii) the applicant shall submit a valid fire certificate (F.S. 251) to his department for the compliance with approval condition relevant to the provision of fire extinguisher(s); and
  - (iii) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate and necessary measures to avoid causing disturbance or pollution to the nearby stream course and "Conservation Area" zone;

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
  - (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the proposed use;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
  - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that associated filling of land is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

- (vii) detailed checking under the BO will be carried out at building plan submission stage.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250517-232202-47269

提交限期  
**Deadline for submission:** 06/06/2025

提交日期及時間  
**Date and time of submission:** 17/05/2025 23:22:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/1115

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Laii

意見詳情  
**Details of the Comment :**

大量存放物料，容易發生火警。萬一發生火警，地方偏遠，救援有一定難度，附近有人居住，後危險。  
另外，會造成嘈音問題。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250517-234028-37666

提交限期

**Deadline for submission:**

06/06/2025

提交日期及時間

**Date and time of submission:**

17/05/2025 23:40:28

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/1115

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Tsang

意見詳情

**Details of the Comment :**

附近已經有好多地方改變用途，不斷挖掘，而且唔理會地底或地面的設施，令附近經常斷水斷電，行人路都挖到難晒，令居民生活大受影響。將來周圍都係貨倉，防火設備又唔知完唔完善，好易火燭。衣家附近因為大量改成貨倉，圍封完地方，又不提供去水地方，一落雨就水浸，造成諸多不便，同地主反映，但充耳不聞。基本上附近土地都係屬同一班地主，再不斷批准申請，環境只會越嚟越差。

---

**From:** [REDACTED]  
**Sent:** 2025-06-06 星期五 11:31:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on two planning applications  
**Attachment:** 250606 s16 KTN 1115.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

6th June, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage and Associated Filling of Land**  
**for a Period of 3 Years**  
**(A/YL-KTN/1115)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Fung Kat Heung<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document<sup>3</sup> also states:

---

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Fung\\_Kat\\_Heung.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Fung_Kat_Heung.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

5. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



---

**From:** [REDACTED]  
**Sent:** 2025-06-06 星期五 03:12:51  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1115 DD 107 Armed Forces Outbound Training Centre

A/YL-KTN/1115

Lots 1288 (Part) and 1289 (Part) in D.D. 107, Kam Tin North

Site area: About 4,431.4sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

657 Rejected 3 Jan 2020 This is not Cat 2 designation. There is no proof of forced relocation of operations.

If this application is approved then it is clear proof that there is a conspiracy to transform most of NT into one large brownfield despite policy commitments to the phasing out of this land use.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 16 May 2019 4:18 AM HKT  
**Subject:** A/YL-KTN/657 DD 107 Armed Forces Outbound Training Centre

A/YL-KTN/657

Lots 1284, 1285, 1286, 1287, 1288 (Part) and 1289 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin

Site area : About 7,137m<sup>2</sup> Includes Government Land of about 1,124m<sup>2</sup>

Zoning : "Industrial (Group D)", "Agriculture" and "Conservation Area"

Applied Use : Armed Forces Outbound Training Centre / 4 Vehicle Parking

Dear TPB Members,

Why does this site have no history of previous applications? It has been in operation for years.

Feb 21, 2016 - For this game, we are headed to **Hong Kong's** largest outdoor airsoft arena, the **Armed Forces Out Bound Training (Centre)**

Some of the site is government land and part is zoned Conservation and Agriculture.

War game activities inflict considerable damage on the land because of the extensive use of plastic pellets, etc.

Surely activities like this should be sited on old landfills or other degraded sites?

Questions please.

Mary Mulvihill

---

**From:** [REDACTED]  
**Sent:** 2025-06-10 星期二 12:39:22  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** WWF submission on A/YL-KTN/1115  
**Attachment:** s16\_A\_YL-KTN\_1115 20250610 WWF.pdf

Dear Sir/Madame,

Attached please find our submission regarding planning application s16\_A\_YL-KTN\_1115.

Thank you for your attention.

Yours faithfully,  
Mr. Tobi Lau  
Senior Manager, HK Biodiversity and Conservation Policy  
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).  
This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



10 June 2025

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong  
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Board Members,

**RE: Proposed Temporary Open Storage and Associated Filling of Land for a  
Period of 3 Years in the "Agriculture" in Fung Kat Heung in Kam Tin  
A/YL-KTN/1115**

WWF Hong Kong would like to lodge objection to the captioned.

**Suspected unauthorised development**

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely the entire application site underwent vegetation and site formation, and it is suspected to use as an open storage in 2024 (Fig 1). In this case, we suspect a "destroy first, develop later" approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter "destroy first, develop later" activities, as stated in a press release in 2011<sup>1</sup>, "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". We urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

<sup>1</sup> TPB Press Release. Available at:  
<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**together possible™**

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

Kind regards,



Mr. Tobi Lau  
Senior Manager, HK Biodiversity and Conservation Policy  
WWF Hong Kong

**Figure 1. Aerial photos showing the project site has been subject to vegetation clearance and site formation, and is suspected to use as an open storage in 2024**



Source: Google Earth (Accessed on 10 June 2025)

---

**From:** [REDACTED]  
**Sent:** 2025-06-26 星期四 17:16:29  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on four planning applications  
**Attachment:** 250626 s16 KTN 1115.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

26th June, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage and Associated Filling of Land**  
**for a Period of 3 Years**  
**(A/YL-KTN/1115)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Fung Kat Heung<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document<sup>3</sup> also states:

---

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Fung\\_Kat\\_Heung.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Fung_Kat_Heung.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*
4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Fung Kat Heung). If it is not within APA, we also urge the Board to investigate the boundary of the Fung Kat Heung APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.
5. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.
6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



**Fire Services Department's Good Practice Guidelines for Open Storage Sites**

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.