

**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

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

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	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱
成利工程有限公司 SURPLUS SUCCESS ENGINEERING LIMITED (Company 公司)

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

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）	元朗大棠丈量約份第 118 約多個地段和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 25534 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5006.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	2670 sq.m 平方米 <input checked="" 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	大棠分區計劃大綱核准圖編號 S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」
(f) Current use(s) 現時用途	<p>空置</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料（如適用）	

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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)”[#].

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 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)”[#]

已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 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)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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 07/01/2025 (DD/MM/YYYY)
於 07/01/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (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[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 07/01/2025 (DD/MM/YYYY)
於 07/01/2025 (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[&]

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	擬議臨時汽車維修工場及露天貯物（為期 3 年）及相關的填土工程 (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 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	21264	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4270	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	51	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5006.5	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	5006.5	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>詳情參閱申請理由</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 5</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 19</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>貨櫃車車位 1</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至星期六，上午八時至下午六時，星期日及公眾假期休息</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>大樹下西路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

[illegible]

	<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>
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(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	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 822 1050 947"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 947" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1158 1355"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1413 1158 1449"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

Signed with recognised
e-signature
Signer: HUI HANG YU

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ 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

成利工程有限公司 SURPLUS SUCCESS ENGINEERING LIMITED

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

- 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：
 - 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
 - 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。
- 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。
- 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 <u>as far as possible</u> . This part will also 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	元朗大棠丈量約份第 118 約多個地段和毗連政府土地		
Site area 地盤面積	25534 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2670 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	大棠分區計劃大綱核准圖編號 S/YL-TT/20		
Zoning 地帶	「農業」		
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 3 _____ <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	擬議臨時汽車維修工場及露天貯物（為期 3 年）及相關的填土工程		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5006.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	51
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	16.72 % <input checked="" 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 5 Private Car Parking Spaces 私家車車位 5 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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 20 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 19 Others (Please Specify) 其他 (請列明) _____ 貨櫃車車位 1	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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）		
場地大綱圖、場地位置圖、渠務建議計劃圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
	<input type="checkbox"/>	<input type="checkbox"/>

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

申請地點位於新界元朗大棠丈量約份第118約地段第1299號、第1301號餘段、第1303號A分段、第1303號餘段、第1305號A分段、第1306號A分段、第1306號B分段、第1307號、第1308號、第1309號餘段、第1310號、第1317號餘段、第1318號、第1360號(部分)、第1393號(部分)、第1394號(部分)、第1395號(部分)、第1396號(部分)、第1397號、第1398號A&B分段(部分)、第1407號、第1408號、第1409號、第1410號、第1411號、第1412號、第1413號、第1414號、第1415號、第1416號、第1417號、第1418號、第1419號、第1421號、第1422號、第1423號、第1424號、第1425號、第1426號、第1427號、第1428號、第1429號、第1430號、第1431號、第1433號、第1434號、第1435號、第1437號、第1536號、第1538號、第1539號、第1540號和毗連政府土地，總面積約 25534 平方米，涉及約 2670 平方米政府土地，總樓面面積為 5006.5 平方米，由成利工程有限公司提出申請作擬議臨時汽車維修工場及露天貯物（為期 3 年）及相關的填土工程。

此規劃申請與A/YL-TT/583大致相同，場地使用者希望於新申請增加構築物數量及減少地盤面積、上蓋面積及樓面面積，但用途、車位數目仍與A/YL-TT/583相同，因此有新規劃的出現。此申請位置的規劃是以搬遷戶身份進場，以容納因政府在元朗南發展下徵用土地及清拆行動而被逼遷的營運商。當中涉及數戶營運商，包括：森林發展建設有限公司、萬利五金公司、步旺投資有限公司等等，他們受元朗南發展計劃第一期及第二期發展工程影響。他們於原址亦有規劃申請涵蓋，包括：

- 檔案編號：A/YL-TYST/1008，臨時汽車修理工場及露天存放廢金屬、建築機械及建築材料/回收物料連附屬工場及包裝活動（為期3年），地點為：新界元朗唐人新村丈量約份第119約及第121約多個地段和毗連政府土地，於12/06/2020在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-TYST/1124，臨時露天存放建築材料及回收物料、建築機械和舊電器/電子產品連附屬包裝工序（為期3年），地點為：元朗唐人新村丈量約份第120約及第121約多個地段，於10/12/2021在有條件下批給臨時性質的許可；

這兩個申請地點的用途分別於 1999 年和 2003 年首次獲得城市規劃委員會的批准，至今已經營運約 20 多年，在營運方面表現良好及整潔，並嚴格妥善履行先前批核的相關規劃許可附帶條件，確保不會對排水、視覺、環境和消防安全造成影響。

步旺投資有限公司委託成利工程有限公司為規劃申請人，於現址提出規劃申請，以現址作為安置受元朗南發展工程影響的經營者。

申請地點於多年前已是混凝土，申請人希望把填土工程繼續規範化，故在此申請用途也包含了填土工程。填土面積約 25534 平方米，填土厚度約 0.2 米，填土物料為混凝土。

申請地點位於大棠分區計劃大綱核准圖編號 S/YL-TT/20的「農業」及「露天貯物」地帶。申請地點共涉及 51 幅私人土地及部分政府土地，申請地點地型不規則，地勢平坦。場地共有 51 個由金屬及混凝土搭建的上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	48	96	11	2	金屬	辦公室
TS2	5	5	3	1	金屬	電錶房
TS3	185	185	11	1	金屬	儲物、維修及包裝工場
TS4	105	210	11	2	金屬	辦公室
TS5	185	185	11	1	金屬	儲物、維修及包裝工場
TS6	185	185	11	1	金屬	儲物、維修及包裝工場
TS7	88	88	11	1	金屬	辦公室
TS8	205	205	11	1	金屬	儲物、維修及包裝工場
TS9	135	135	11	1	金屬	儲物、維修及包裝工場
TS10	45	45	11	1	混凝土	消防水缸
TS11	15	15	3	1	金屬	消防泵房
TS12	7.5	7.5	3	1	金屬	電錶房
TS13	7.5	7.5	3	1	金屬	電錶房
TS14	15	30	7	2	金屬	保安室
TS15	15	30	7	2	金屬	保安室、廁所
TS16	15	15	3	1	金屬	電錶房
TS17	120	120	11	1	金屬	辦公室
TS18	21	21	3	1	金屬	廁所

TS19	215	215	11	1	金屬	儲物、維修及包裝工場
TS20	120	120	11	1	金屬	儲物、維修及包裝工場
TS21	158	158	11	1	金屬	儲物、維修及包裝工場
TS22	215	215	11	1	金屬	儲物、維修及包裝工場
TS23	47	47	11	1	金屬	儲物、維修及包裝工場
TS24	176	176	11	1	金屬	儲物、維修及包裝工場
TS25	50	100	11	2	金屬	員工休息室
TS26	95	95	11	1	金屬	辦公室
TS27	5	5	3	1	金屬	廁所
TS28	118	118	11	1	金屬	儲物、維修及包裝工場
TS29	16.25	32.5	11	2	金屬	儲物、維修及包裝工場
TS30	16.25	32.5	11	2	金屬	儲物、維修及包裝工場
TS31	200	200	11	1	金屬	儲物、維修及包裝工場
TS32	150	150	11	1	金屬	儲物、維修及包裝工場
TS33	162	162	11	1	金屬	儲物、維修及包裝工場
TS34	189	189	11	1	金屬	儲物、維修及包裝工場
TS35	7.5	7.5	3	1	金屬	廁所
TS36	7.5	7.5	3	1	金屬	電錶房
TS37	180	180	11	1	金屬	儲物、維修及包裝工場
TS38	107.5	215	11	2	金屬	儲物、維修及包裝工場
TS39	5	5	3	1	金屬	電錶房
TS40	15	15	3	1	金屬	保安室
TS41	62	62	11	1	金屬	辦公室
TS42	15	15	3	1	金屬	保安室
TS43	22.5	45	5	2	金屬	員工休息室
TS44	7.5	7.5	3	1	金屬	電錶房
TS45	109.5	219	11	2	金屬	儲物、維修及包裝工場
TS46	114	228	11	2	金屬	儲物、維修及包裝工場

TS47	15	15	3	1	金屬	儲物、維修及包裝工場
TS48	87.5	175	11	2	金屬	儲物、維修及包裝工場
TS49	15	30	11	2	金屬	儲物、維修及包裝工場
TS50	15	30	11	2	金屬	員工休息室
TS51	150	150	11	1	金屬	儲物、維修及包裝工場

餘下面積約 21264 平方米的土地，佔申請地點約 83.28% 土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地出入口（閘門）設於場地西邊，出入口位置寬敞明確，闊度約 7.5-7.7 米，可供消防車之類的緊急車輛進入，並連接大樹下西路，貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

大樹下西路實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午八時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有5個私家車泊車位，每個面積5米 x 2.5米，以供員工泊車。另外設有1個貨櫃車上落貨車位，每個面積16米 x 3.5米；19個重型貨車上落貨車位，每個面積11米 x 3.5米，以供所屬車輛輪候上落貨，作短暫停泊之用。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。申請人亦承諾車輛只會於非繁忙時段，即早上10:30至中午12:30及下午13:30至17:00才進出場地。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六						
	重型貨車		貨櫃車		私家車		
	入	出	入	出	入	出	每小時車輛出入 次數
08:00 - 08:30	0	0	0	0	0	0	0
08:30 - 09:30	0	0	0	0	0	0	0
09:30 - 10:30	0	0	0	0	0	0	0
10:30 - 11:30	10	10	1	0	3	0	24
11:30 - 12:30	8	8	0	1	2	0	19
12:30 - 13:30	0	0	0	0	0	0	0
13:30 - 14:30	0	0	0	0	0	0	0
14:30 - 15:30	10	10	1	0	0	0	21
15:30 - 16:30	8	8	0	1	0	0	17

16:30 - 17:30	0	0	0	0	0	0	0
17:30 - 18:30	0	0	0	0	0	0	0
18:30 - 19:30	0	0	0	0	0	0	0
19:30 - 20:00	0	0	0	0	0	0	0
<p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p>							

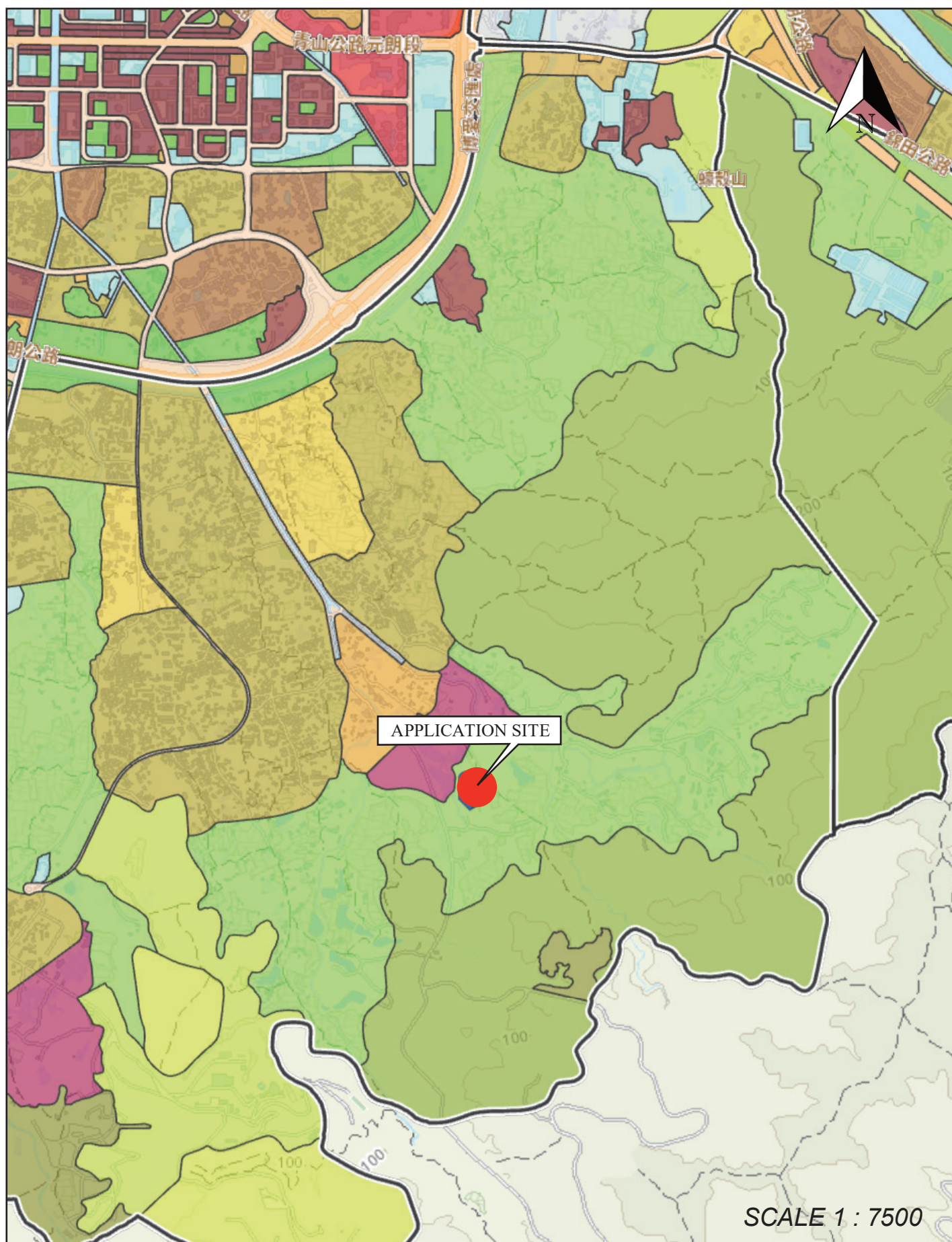
由於申請地點需預約上落貨，實際運作時一半貨櫃車上落貨車位（10個）只用作輪候用途，另外一半上落貨車位（10個）售進行裝卸。裝卸一個貨櫃需約 45 分鐘至 1 小時計算，預算上蓋倉庫每小時能處理 10 輛貨車的裝卸量。當裝卸完成便會有 10 輛貨車離開場地，換言之每小時等於有 20 輛貨車的汽車流量，不過以上只是最高用量的汽車流量。按實際情況及交收發票估計，每小時大約會裝卸 8-10 輛貨車。以裝卸一出一入來回計算，8-10 輛貨車離開亦會有 8-10 駕次貨車進場準備裝貨，即每小時實際會有 16-20 駕次貨車的汽車流量。

申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上九時至十時（場地開放後）及下午四時至六時（場地關門前），屬繁忙時間。加上上午十二時下午二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 16-20 輛貨車的貨櫃車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

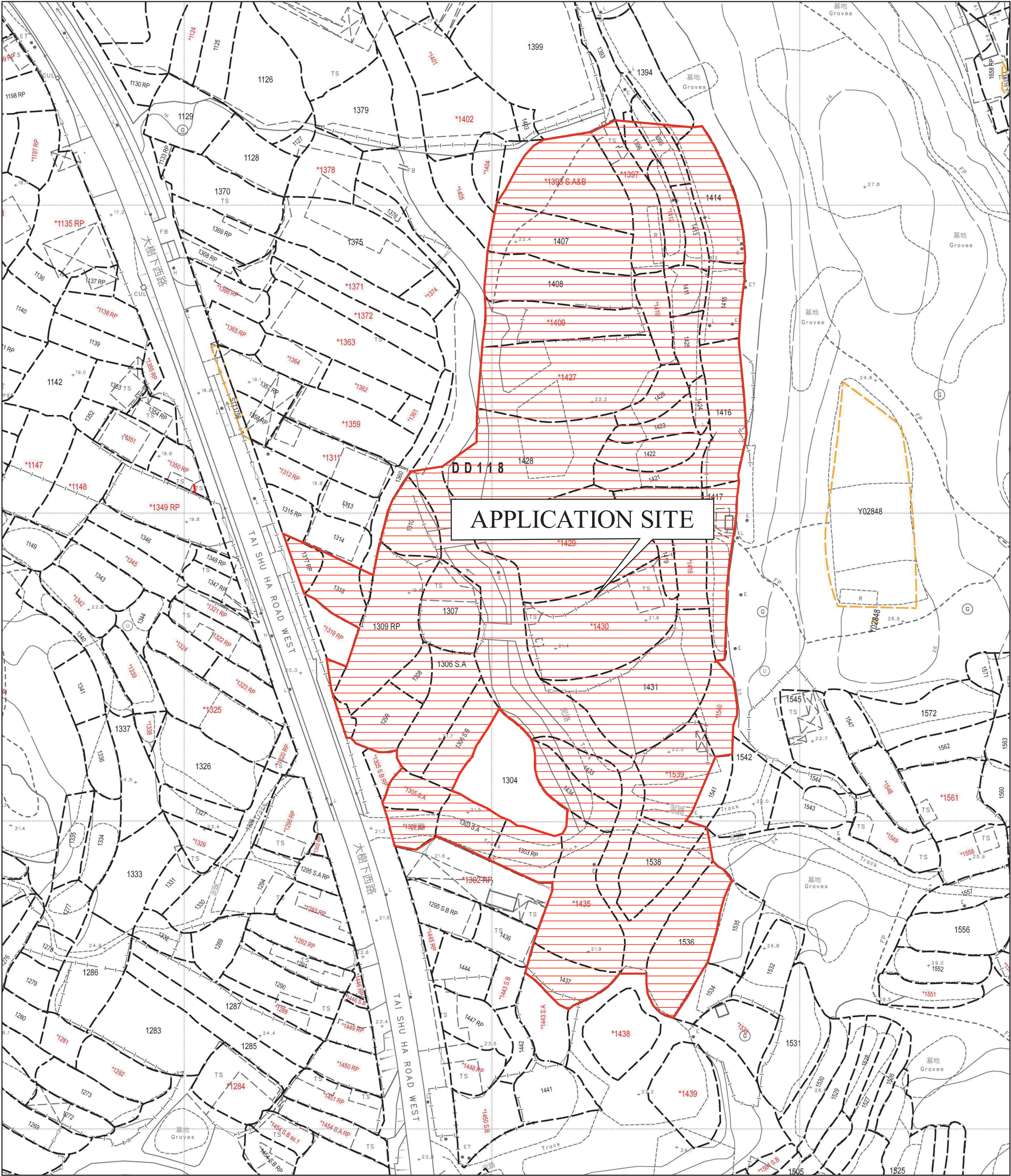
申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

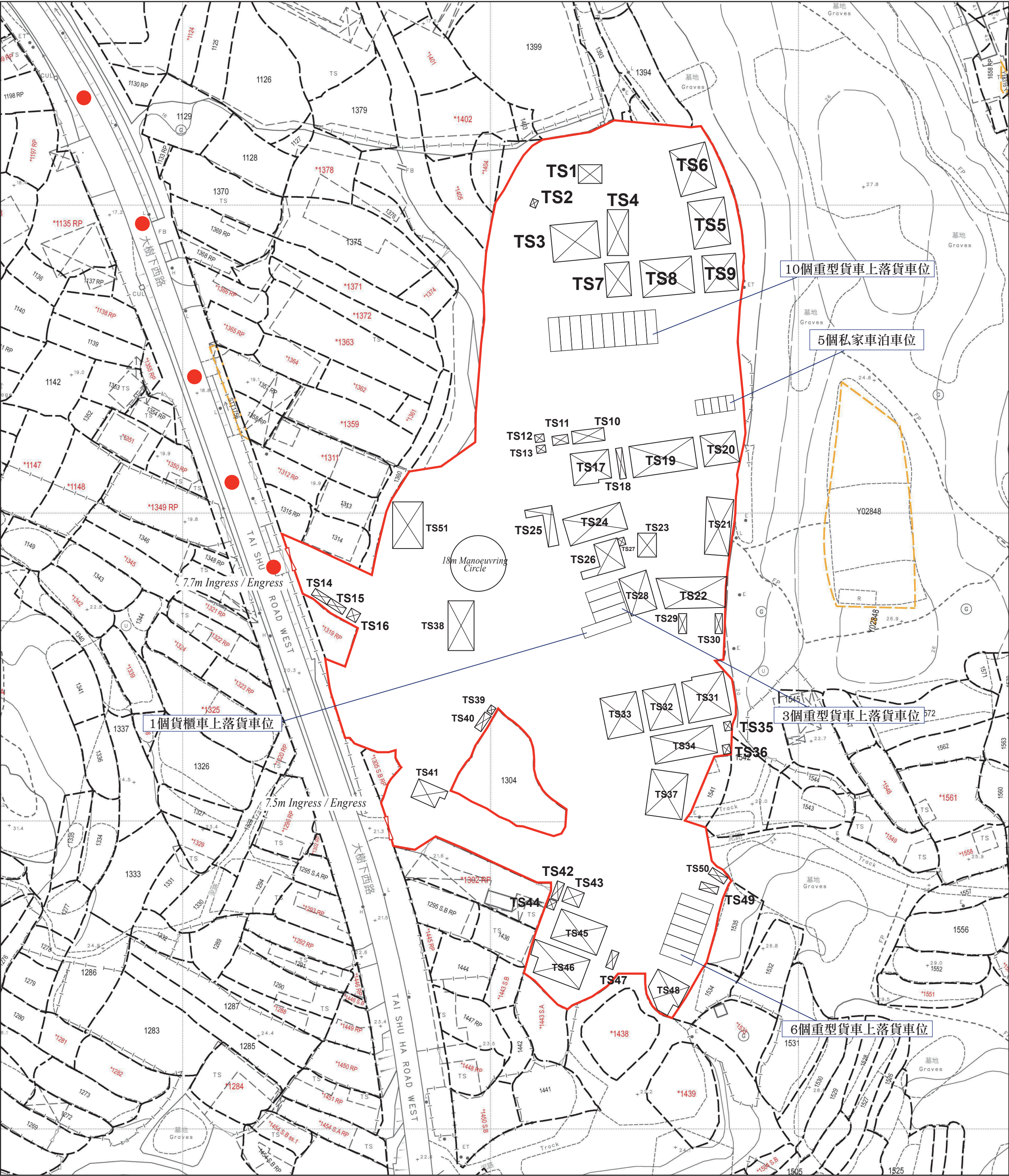
場地大綱圖



場地位置圖



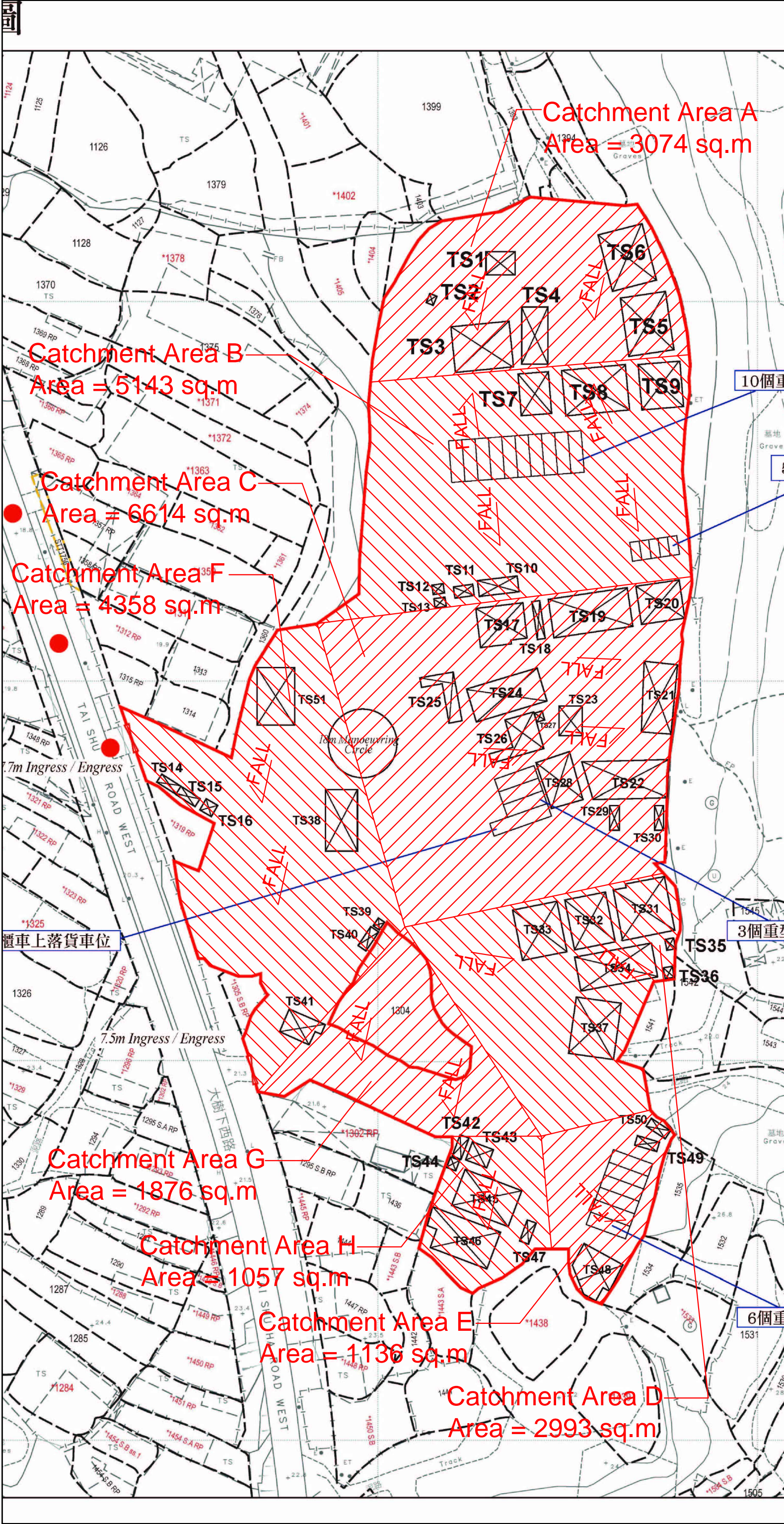
場地設計圖



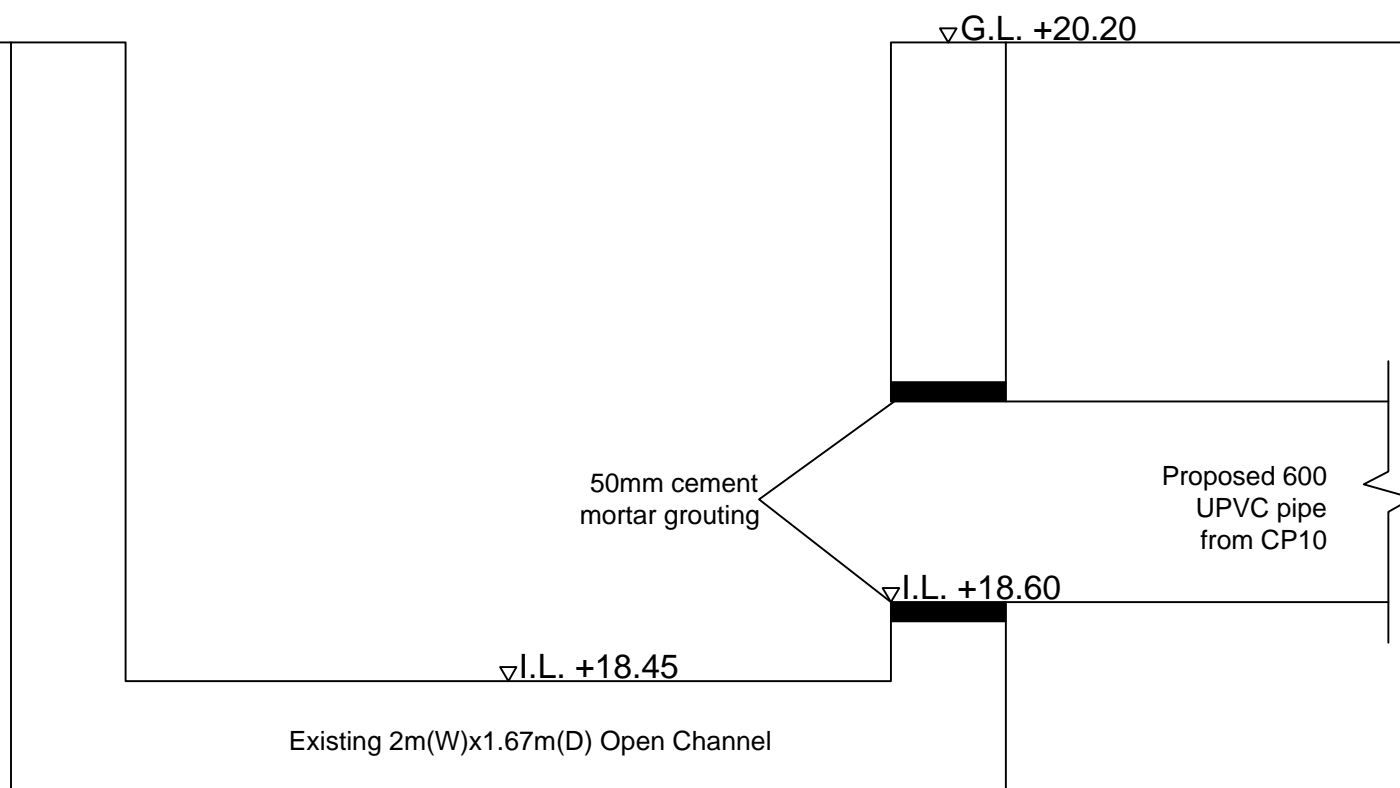
● ● ● 行車路線
SCALE 1 : 1000

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	48	96	11	2	金屬	辦公室
TS2	5	5	3	1	金屬	電錶房
TS3	185	185	11	1	金屬	儲物、維修及包裝工場
TS4	105	210	11	2	金屬	辦公室
TS5	185	185	11	1	金屬	儲物、維修及包裝工場
TS6	185	185	11	1	金屬	儲物、維修及包裝工場
TS7	88	88	11	1	金屬	辦公室
TS8	205	205	11	1	金屬	儲物、維修及包裝工場
TS9	135	135	11	1	金屬	儲物、維修及包裝工場
TS10	45	45	11	1	混凝土	消防水缸
TS11	15	15	3	1	金屬	消防泵房
TS12	7.5	7.5	3	1	金屬	電錶房
TS13	7.5	7.5	3	1	金屬	電錶房
TS14	15	30	7	2	金屬	保安室
TS15	15	30	7	2	金屬	保安室、廁所
TS16	15	15	3	1	金屬	電錶房
TS17	120	120	11	1	金屬	辦公室
TS18	21	21	3	1	金屬	廁所
TS19	215	215	11	1	金屬	儲物、維修及包裝工場
TS20	120	120	11	1	金屬	儲物、維修及包裝工場
TS21	158	158	11	1	金屬	儲物、維修及包裝工場
TS22	215	215	11	1	金屬	儲物、維修及包裝工場
TS23	47	47	11	1	金屬	儲物、維修及包裝工場
TS24	176	176	11	1	金屬	儲物、維修及包裝工場
TS25	50	100	11	2	金屬	員工休息室

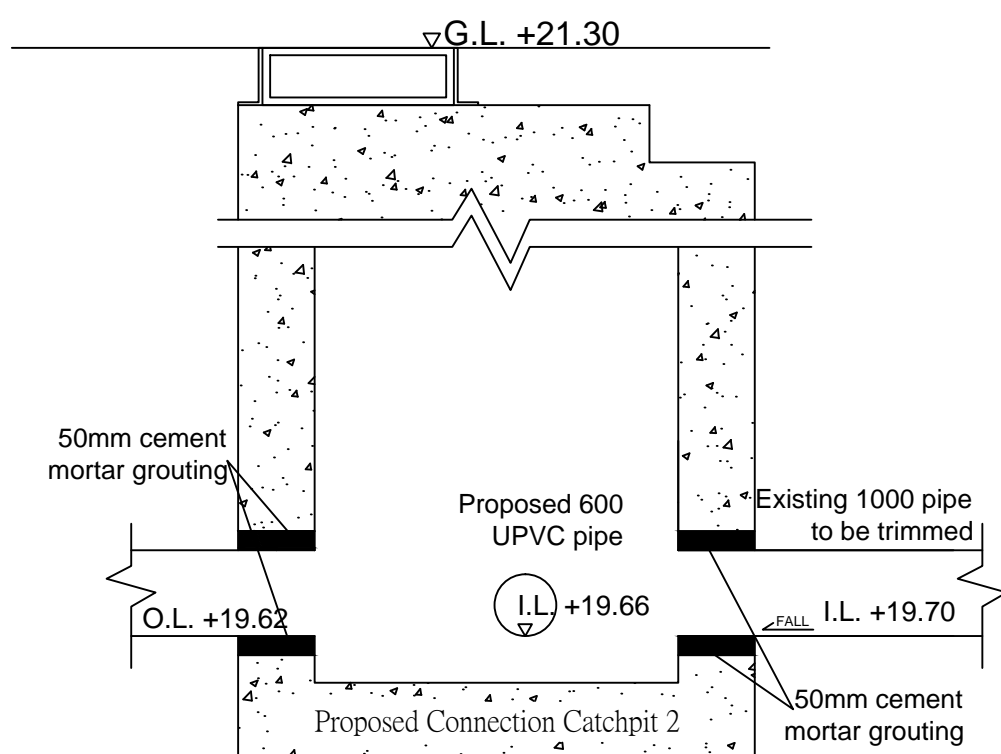
TS26	95	95	11	1	金屬	辦公室
TS27	5	5	3	1	金屬	廁所
TS28	118	118	11	1	金屬	儲物、維修及包裝工場
TS29	16.25	32.5	11	2	金屬	儲物、維修及包裝工場
TS30	16.25	32.5	11	2	金屬	儲物、維修及包裝工場
TS31	200	200	11	1	金屬	儲物、維修及包裝工場
TS32	150	150	11	1	金屬	儲物、維修及包裝工場
TS33	162	162	11	1	金屬	儲物、維修及包裝工場
TS34	189	189	11	1	金屬	儲物、維修及包裝工場
TS35	7.5	7.5	3	1	金屬	廁所
TS36	7.5	7.5	3	1	金屬	電錶房
TS37	180	180	11	1	金屬	儲物、維修及包裝工場
TS38	107.5	215	11	2	金屬	儲物、維修及包裝工場
TS39	5	5	3	1	金屬	電錶房
TS40	15	15	3	1	金屬	保安室
TS41	62	62	11	1	金屬	辦公室
TS42	15	15	3	1	金屬	保安室
TS43	22.5	45	5	2	金屬	員工休息室
TS44	7.5	7.5	3	1	金屬	電錶房
TS45	109.5	219	11	2	金屬	儲物、維修及包裝工場
TS46	114	228	11	2	金屬	儲物、維修及包裝工場
TS47	15	15	3	1	金屬	儲物、維修及包裝工場
TS48	87.5	175	11	2	金屬	儲物、維修及包裝工場
TS49	15	30	11	2	金屬	儲物、維修及包裝工場
TS50	15	30	11	2	金屬	員工休息室
TS51	150	150	11	1	金屬	儲物、維修及包裝工場



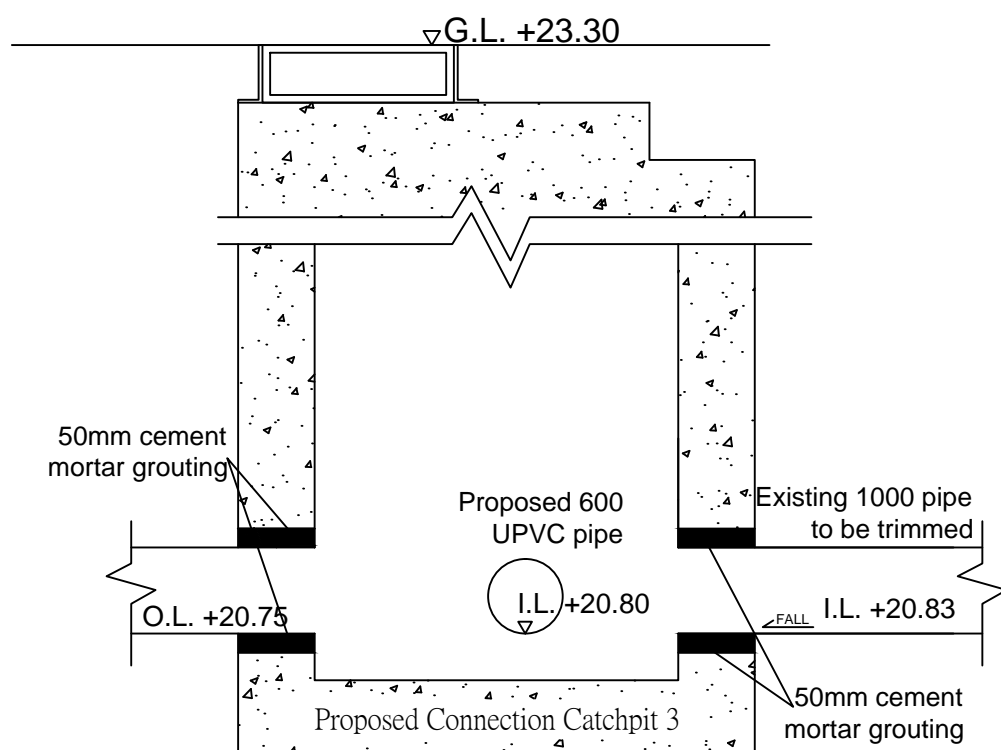
LEGEND	
	Proposed CatchPit
	Proposed UC with Cast Iron Cover (size as shown)
	Proposed Connection Catchpit to ex. 1000 dia pipe
	Existing 1000 dia pipe / Existing 2m(W)x 1.67m(D) Open Channel
	Photo Viewpot
Company:	
正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: Proposed Temporary Vehicle Repair Workshop and Open Storage of Building Materials/Prefabricated Components, Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Workshop and Packaging Activities for a Period of 3 Years at Various Lots in D.D. 118, Tai Tong, Yuen Long,	
Application No.:	
TITLE: Catchment Area Plan	
File:	DWG NO.
Scale:	D02
Date: 19-12-2024	



CONNECTION DETAILS








CONNECTION DETAILS
(Proposed Connection Catchpit 2)



CONNECTION DETAILS
(Proposed Connection Catchpit 3)

LEGEND

- | | |
|---|--|
|  | Proposed CatchPit |
|  | Proposed UC with Cast Iron Cover (size as shown) |
|  | Proposed Connection Catchpit to ex. 1000 dia pipe |
|  | Existing 1000 dia pipe /Existing 2m(W)x
1.67m(D) Open Channel |
|  | Photo Viewpot |

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

**PROJECT:
Proposed Temporary
Vehicle Repair
Workshop and Open
Storage of Building
Materials/Prefabricated
Components,
Recycling Materials,
Construction
Machinery and Used
Electrical/Electronic
Appliances with
Ancillary Workshop
and Packaging
Activities for a Period
of 3 Years at Various
Lots in D.D. 118, Tai
Tong, Yuen Long,**

Application No.:

TITLE:

Connection Details

File:

DWG NO.

Scale:

D04

Date:

19-12-2024



File:	DWG NO.
Scale:	D05
Date: 19-12-2024	

PHOTO 1



CATCHMENT A

Catchment Area = 3074 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 3074 \text{ m}^2 \\ &= 0.003074 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.003074 / 0.9 \quad (0.9 \text{ factor according to Section 9.3 of SDM}) \\ &= 0.226 \text{ m}^3/\text{sec} \\ &= \underline{13531} \text{ lit/min} \end{aligned}$$

CATCHMENT B

Catchment Area = 5143 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 5143 \text{ m}^2 \\ &= 0.005143 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.005143 / 0.9 \quad (0.9 \text{ factor according to Section 9.3 of SDM}) \\ &= 0.377 \text{ m}^3/\text{sec} \\ &= \underline{22638} \text{ lit/min} \end{aligned}$$

CATCHMENT C

Catchment Area = 6614 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 6614 \text{ m}^2 \\ &= 0.006614 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.006614 / 0.9 \quad (0.9 \text{ factor according to Section 9.3 of SDM}) \\ &= 0.485 \text{ m}^3/\text{sec} \\ &= \underline{29113} \text{ lit/min} \end{aligned}$$

CATCHMENT D

Catchment Area = 2993 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 2993 \text{ m}^2 \\ &= 0.002993 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.002993 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.220 \text{ m}^3/\text{sec} \\ &= \underline{13174} \text{ lit/min} \end{aligned}$$

CATCHMENT E

Catchment Area = 1136 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 1136 \text{ m}^2 \\ &= 0.001136 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001136 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.083 \text{ m}^3/\text{sec} \\ &= \underline{5000} \text{ lit/min} \end{aligned}$$

CATCHMENT F

Catchment Area = 4358 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 4358 \text{ m}^2 \\ &= 0.004358 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.004358 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.320 \text{ m}^3/\text{sec} \\ &= \underline{19182} \text{ lit/min} \end{aligned}$$

CATCHMENT G

Catchment Area = 1876 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 1876 \text{ m}^2 \\ &= 0.001876 \text{ km}^2 \end{aligned}$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001876 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.138 \text{ m}^3/\text{sec} \\ &= \underline{8258} \text{ lit/min} \end{aligned}$$

CATCHMENT H

Catchment Area = 1057 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1057 \text{ m}^2 \\ = 0.001057 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001057 / 0.9 \quad (0.9 \text{ factor according to Section 9.3 of SDM}) \\ &= 0.078 \text{ m}^3/\text{sec} \\ &= \underline{4653} \text{ lit/min} \end{aligned}$$

Design Drain in Catchment Area A

$$\begin{aligned} \text{Design Q} &= \text{Area A} + 0.5 \text{ Area B} \\ &= 13531 + 11318.89 \\ &= 24850 \text{ lit/min} \end{aligned}$$

Provide 600UC (1:150) is OK

Design Drain in Catchment Area B

$$\begin{aligned} \text{Design Q} &= 0.5 \text{ Area B} \\ &= 11319 \text{ lit/min} \end{aligned}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area C

$$\text{Design Q} = 29113 \text{ lit/min}$$

Provide 600UC (1:150) is OK

Design Drain in Catchment Area D

$$\text{Design Q} = 13174 \text{ lit/min}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area E

$$\text{Design Q} = 5000 \text{ lit/min}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area F

$$\text{Design Q} = 19182 \text{ lit/min}$$

Provide 450UC (1:150) is OK

Design Drain in Catchment Area G

$$\text{Design Q} = 8258 \text{ lit/min}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area H

$$\text{Design Q} = 4653 \text{ lit/min}$$

Provide 300UC (1:100) is OK

Calculation Maximum Capacity of Proposed 1000mm dia. Underground pipe.

Manning Equation	V	=	$R^{2/3} \cdot S_f^{0.5} / n$		
				dia	1000 mm
where	R	=	$\pi r^2 / 2 \pi r$	r=	0.5 m
		=	$r/2$		
		=	0.25	m	
	n	=	0.012	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	100	S _f	=	0.01	
Therefore,	V	=	$0.25^{2/3} \cdot 0.01^{0.5} / 0.012$		
		=	3.31	m/sec	
Maximum Capacity (Q _{max})	=	0.8 * V * A		(0.8 factor for sedimentation)	
	=	$0.8 \cdot 3.31 \cdot \pi r^2$			
	=	2.08	m ³ /sec		
	=	124674	lit/min		
	>	60197	lit/min	(Area C+D+E+G+H)	

Existing 1000 dia. pipe is OK

Calculation Maximum Capacity of Proposed 600dia(CP3 outfall)

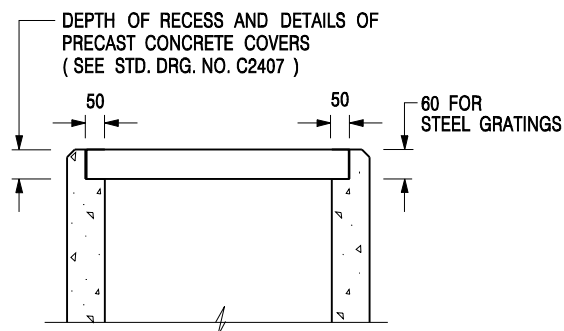
Manning Equation	V	=	$R^{2/3} \cdot S_f^{0.5} / n$		
				dia	600 mm
where	R	=	$\pi r^2 / 2 \pi r$	r=	0.3 m
		=	$r/2$		
		=	0.15	m	
	n	=	0.012	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	75	S _f	=	0.0133333	
Therefore,	V	=	$0.13125^{2/3} \cdot 0.01^{0.5} / 0.012$		
		=	2.72	m/sec	
Maximum Capacity (Q _{max})	=	0.8 * V * A		(0.8 factor for sedimentation)	
	=	$0.8 \cdot 2.72 \cdot \pi r^2$			
	=	0.61	m ³ /sec		
1 nos of pipe	=	0.61	m ³ /sec		
	=	36868	lit/min		
	>	36168	lit/min		

Proposed 600 dia pipe (1:75) is OK

Calculation Maximum Capacity of Existing 2000dia 1670(D) Open Channel

Manning Equation	V	=	$R^{2/3} \cdot S_f^{0.5} / n$		
				W=	2000 mm
where	R	=	$(2 \cdot 1.67) / (2 + 2 \cdot 1.67)$	D=	1670 mm
		=	0.625	m	
	n	=	0.018	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	50	S _f	=	0.02	
Therefore,	V	=	$0.0625^{2/3} \cdot 0.02^{0.5} / 0.018$		
		=	5.75	m/sec	
Maximum Capacity (Q _{max})	=	0.8 * V * A		(0.8 factor for sedimentation)	
	=	$0.8 \cdot 5.75 \cdot W \cdot D$			
	=	15.35	m ³ /sec		
	=	921228	lit/min		
	>	19182	lit/min		

Existing 2000dia 1670(D) Open Channel is OK



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
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

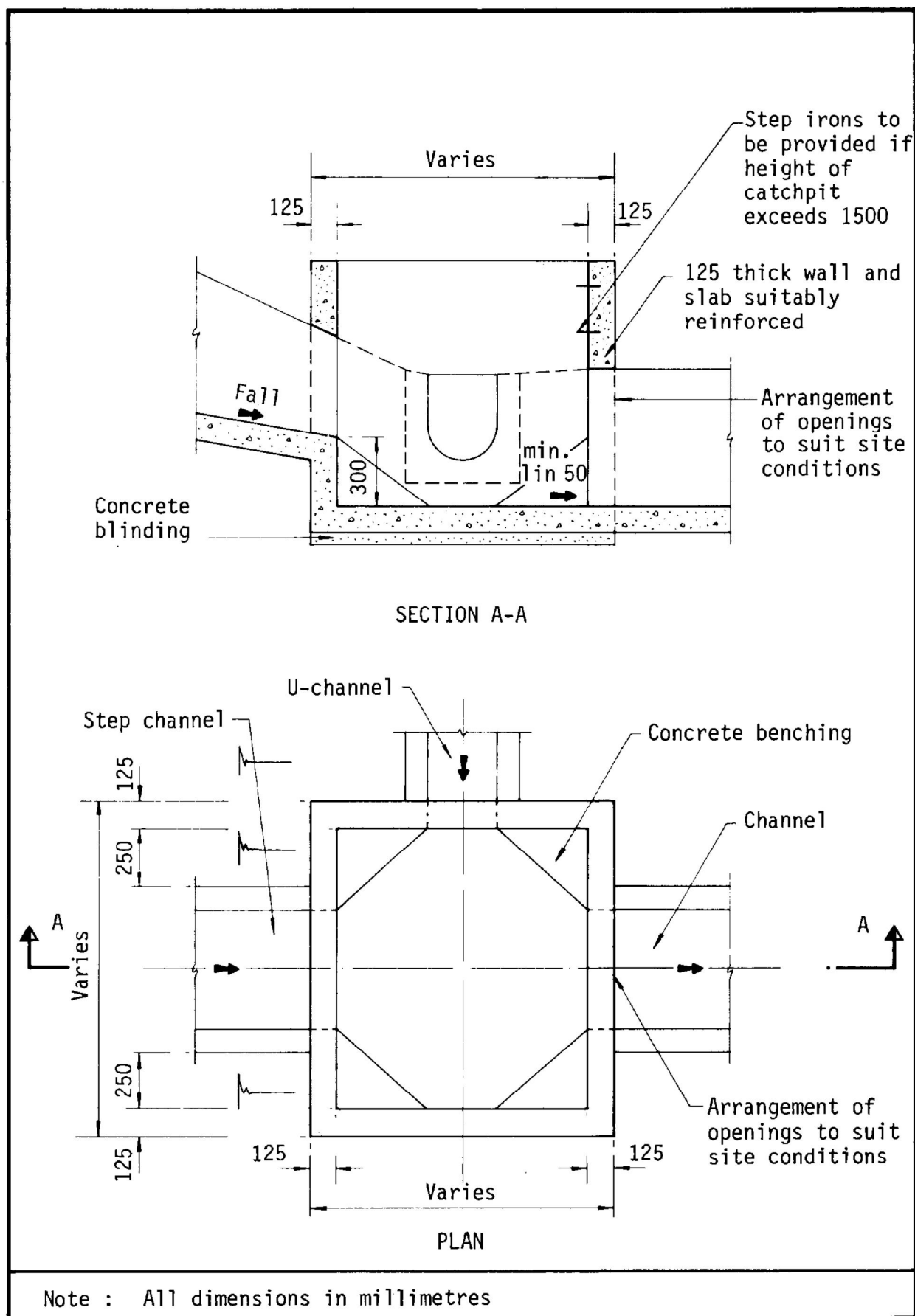
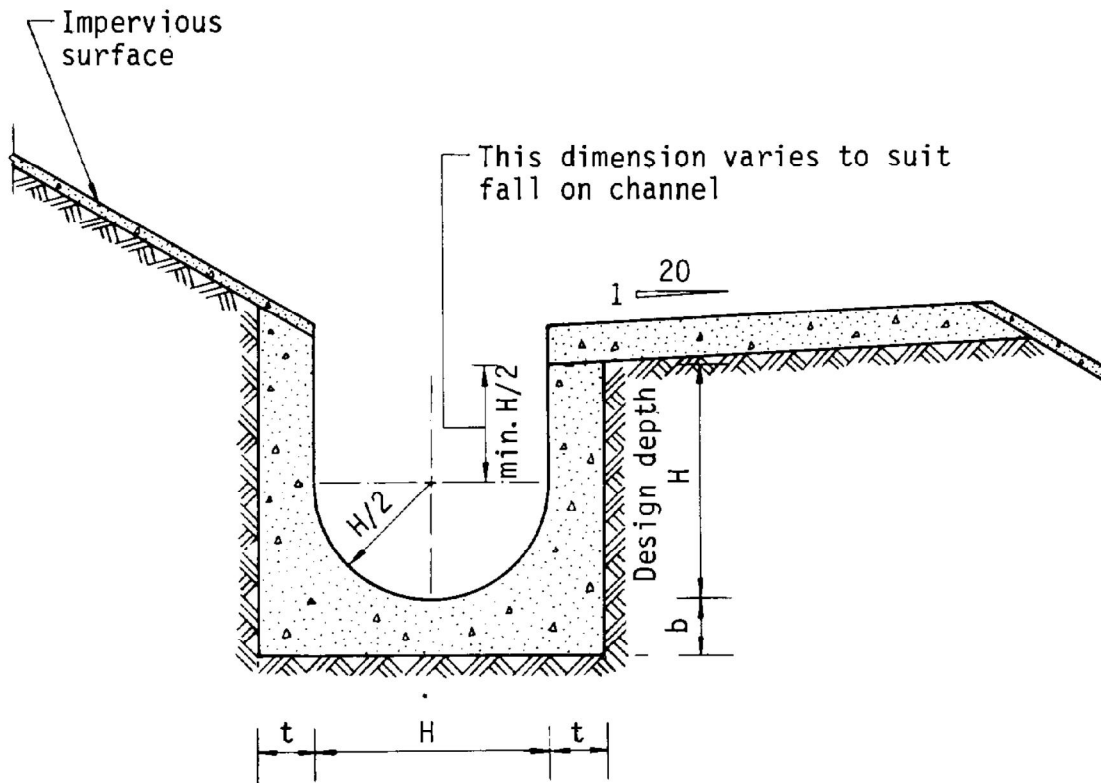


Figure 8.10 - Typical Details of Catchpits



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

寄件日期: 2025年04月22日星期二 15:23
收件者: tpbpd/PLAND
主旨: Fw: A/YL-TT/695補充資料
附件: 場地設計圖.pdf; 信件.pdf; 授權書.pdf; 協議書.pdf; 美化環境及保護樹木建議圖.pdf; 消防建議.pdf; 渠務建議計劃圖.pdf

 場地設計圖.pdf 12 MB	 信件.pdf 631 KB	 授權書.pdf 1 MB	 協議書.pdf 2 MB
 美化環境及保護樹木建議圖.pdf 578 KB	 消防建議.pdf 452 KB	 渠務建議計劃圖.pdf 1 MB	

From: [REDACTED]
Sent: Tuesday, April 22, 2025 3:09 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Subject: A/YL-TT/695補充資料

敬啟者

就上述檔案，現提交補充資料。

DEVB

有關申請人與搬遷戶關係方面，成利工程有限公司為規劃申請人及土地管理人，步旺投資有限公司為土地出租人，森林發展建設有限公司、萬利五金公司、志榮石油有限公司、潤生資源管理有限公司、龍威汽車有限公司、皓喬汽車有限公司、怡利貿易有限公司、香港億信實業有限公司、東溢工程有限公司即為承租人。

申請人曾就部門意見聯絡地政署及發展局，部分承租人即經營者並沒有記錄至地政署的文件，只有步旺投資有限公司及森林發展建設有限公司被記錄在案。因此申請人現提交授權書，同意以成利工程有限公司作為規劃申請人，希望得到政策支持。

LandsD

申請人已得悉有關事宜，業主正跟進有關地段STT及STW的事項。

UD&L

有關美化環境及保護樹木建議計劃圖，場內有9棵現有樹木，全是黃槐樹(可參閱附件)。申請人承諾會保育及保護一共9棵樹木，附件為美化環境及保護樹木建議圖。

FSD

附件為消防建議

DSD

附件為渠務建議

公司營運方面，此申請位置的規劃是以搬遷戶身份進場，以容納因政府在元朗南發展下徵用土地及清拆行動而被逼遷的營運商。當中涉及數戶營運商，包括：森林發展建設有限公司、萬利五金公司、步旺投資有限公司等等，他們受元朗南發展計劃第一期及第二期發展工程影響。我們亦於2022

年開始諮詢有關政府部門(可參閱信件)，因此有A/YL-TT/583規劃申請的出現。我們團隊一致認為此地作重置最合適不過，便立刻向城規會再次遞交申請。

此規劃申請與A/YL-TT/583大致相同，用途仍是擬議臨時汽車維修工場及露天貯物（為期3年）及相關的填土工程，車位數目仍是5個私家車泊車位、1個貨櫃車上落貨車位及19個重型貨車上落貨車位。在A/YL-TT/583仍有效期間，申請人希望修改地盤面積、構築物數量、上蓋面積及樓面面積，曾提出16A修訂。有關部門認為重新提交申請較為合適，因此有此申請的出現。

此規劃申請的構築物數量、地盤面積、上蓋面積及樓面面積有所改變，可參閱以下表格。另外，露天貯物的位置共約1176平方米，佔場地4.61%，可參閱場地設計圖。

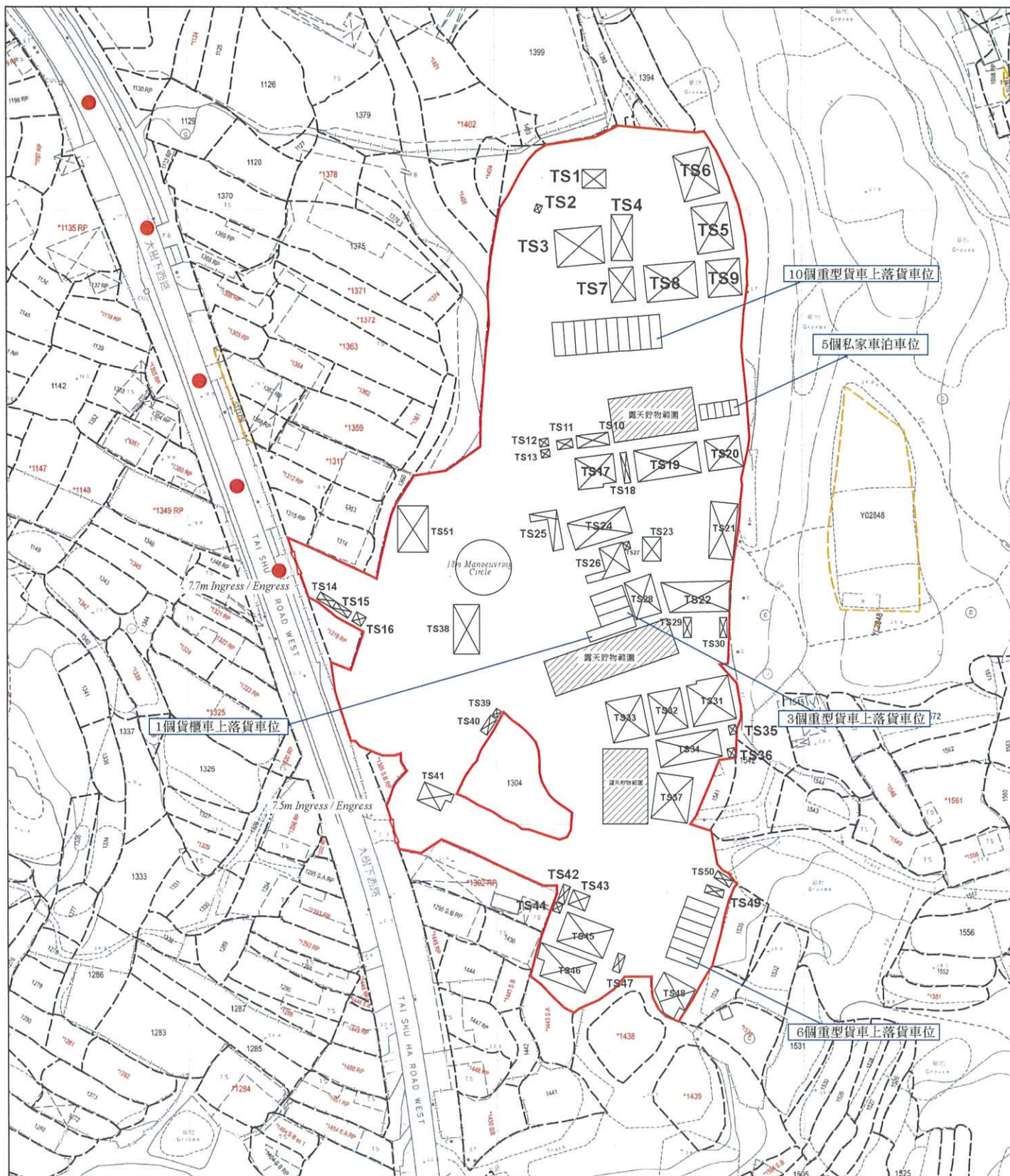
	A/YL-TT/583	新規劃申請	改變數值
上蓋面積(平方米)	7104	4270	-2834
總樓面面積(平方米)	7165	5006.5	-2158.5
構築物數量	41	51	+10
申請範圍(平方米)	29200	25534	-3666

A/YL-TT/583亦於23/12/2024被撤銷，因申請人於限期內未能完成附帶條件(d)提交排水影響評估、(e)落實排水影響評估、(h)提交消防裝置建議及(i)落實消防裝置建議。由於場地範圍較大，排水影響評估的難度亦有所增加，其次，租務問題，因場內使用者多(大多為新進場的搬遷戶)且涉及的業主眾多，渠道的走向及工程需與各持分者商討，因此不斷修改建議及洽談，需較多的時間完成。

申請人承諾此規劃申請定會盡力完成所有附帶條件。

場地設計圖

露天貯物範圍



露天貯物範圍

行車路線

SCALE 1 : 1000

城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

8.12.22
651
Date
12

敬啟者：

有關：元朗大樹下西路農地申請作露天/物流倉儲以安置受元朗南第一期公共房屋發展收地失去營運地點的露天/物流倉

我們為一群在公庵路經營露天/物流倉以存放大型建築材料、建築機械、大型可回收物料的苦主。我們在步旺投資有限公司營運的倉地經營多年，都是得到城規會批准的合法經營。我們致力推動香港的基建項目如機場第三條跑道、蓮塘口岸建造和港珠澳大橋等等。亦為中港兩地的環保回收作出貢獻。

居住房屋問題在香港是一直有所需求，我們亦同意政府致力於發展公共房屋。但政府只是收回土地作居住用途，卻沒有考慮到我們這群為香港繁榮穩定作出努力的工業推動者。政府在是次收回棕地行動中並未有為我們提供持續營運地方，基於市場上可提供的作業地點極度有限，使我們面臨結業之苦，亦擔心影響員工生計。

現得悉步旺投資有限公司在大樹下西路覓得合適地點申請作露天/物流倉儲用途以安置我們，我們知道該地點對附近環境及交通等並不會造成不良之影響，故此，我們懇請貴部門支持其申請，批准該地點作我們安身之處。讓我們可以繼續為香港的繁榮穩定及所餘不多的工業作出貢獻。

此致

城市規劃委員會
二零二二年十一月十八日

租戶簽署



劉東林



梁偉輝



郭連林



梁偉輝



梁偉輝



梁偉輝

城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

有關：元朗大樹下西路農地申請作露天/物流倉儲以安置受元朗南第一期公共房屋發展收地失去營運地點的露天/物流倉

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此致

城市規劃委員會
二零二二年十一月十八日

租戶簽署



鄧東林



鄧東林



鄧東林



梁偉輝



鄧東林



鄧東林

有關：元朗大樹下西路農地申請作露天 / 物流倉儲以安置受元朗南
第一期公共房屋發展收地失去營運地點的露天 / 物流倉

受影響租戶簽署



敬啟者

步旺投資有限公司 及 森林發展建設有限公司 受元朗南第一期發展計劃影響，現需尋覓新地點重置業務。

步旺投資有限公司 及 森林發展建設有限公司 授權 成利工程有限公司 作為規劃申請的申請人，根據城市規劃條例提出有關規劃申請。將新界元朗大棠丈量約份第118約多個地段和毗連政府土地，作擬議臨時汽車維修工場及露天貯物（為期3年）及相關填土工程。

此外，若規劃申請獲批，步旺投資有限公司 及 森林發展建設有限公司 會於新界元朗大棠丈量約份第118約多個地段和毗連政府土地繼續經營其業務。


步旺投資有限公司

CINo. 0238611


森林發展建設有限公司

CINo. 1935040


成利工程有限公司

CINo. 2639425

日期：05/04/2025

城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

8.12.22
651
Date
12

敬啟者：

有關：元朗大樹下西路農地申請作露天/物流倉儲以安置受元朗南第一期公共房屋發展收地失去營運地點的露天/物流倉

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居住房屋問題在香港是一直有所需求，我們亦同意政府致力於發展公共房屋。但政府只是收回土地作居住用途，卻沒有考慮到我們這群為香港繁榮穩定作出努力的工業推動者。政府在是次收回棕地行動中並未有為我們提供持續營運地方，基於市場上可提供的作業地點極度有限，使我們面臨結業之苦，亦擔心影響員工生計。

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此致

城市規劃委員會
二零二二年十一月十八日

租戶簽署



Signature of Sun Yee Construction Company Limited



Signature of Mei Lee Metal Company



Signature of Power Up (China) Logistics Limited



Signature of Chiu Pong Group Limited



Signature of Hong Kong Logistics Limited



Signature of Cheung Yee Oil Company Limited

城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

有關：元朗大樹下西路農地申請作露天/物流倉儲以安置受元朗南第一期公共房屋發展收地失去營運地點的露天/物流倉

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此致

城市規劃委員會
二零二二年十一月十八日

租戶簽署



梁偉林



梁偉林



梁偉林



梁偉林



梁偉林

有關：元朗大樹下西路農地申請作露天 / 物流倉儲以安置受元朗南
第一期公共房屋發展收地失去營運地點的露天 / 物流倉

受影響租戶簽署



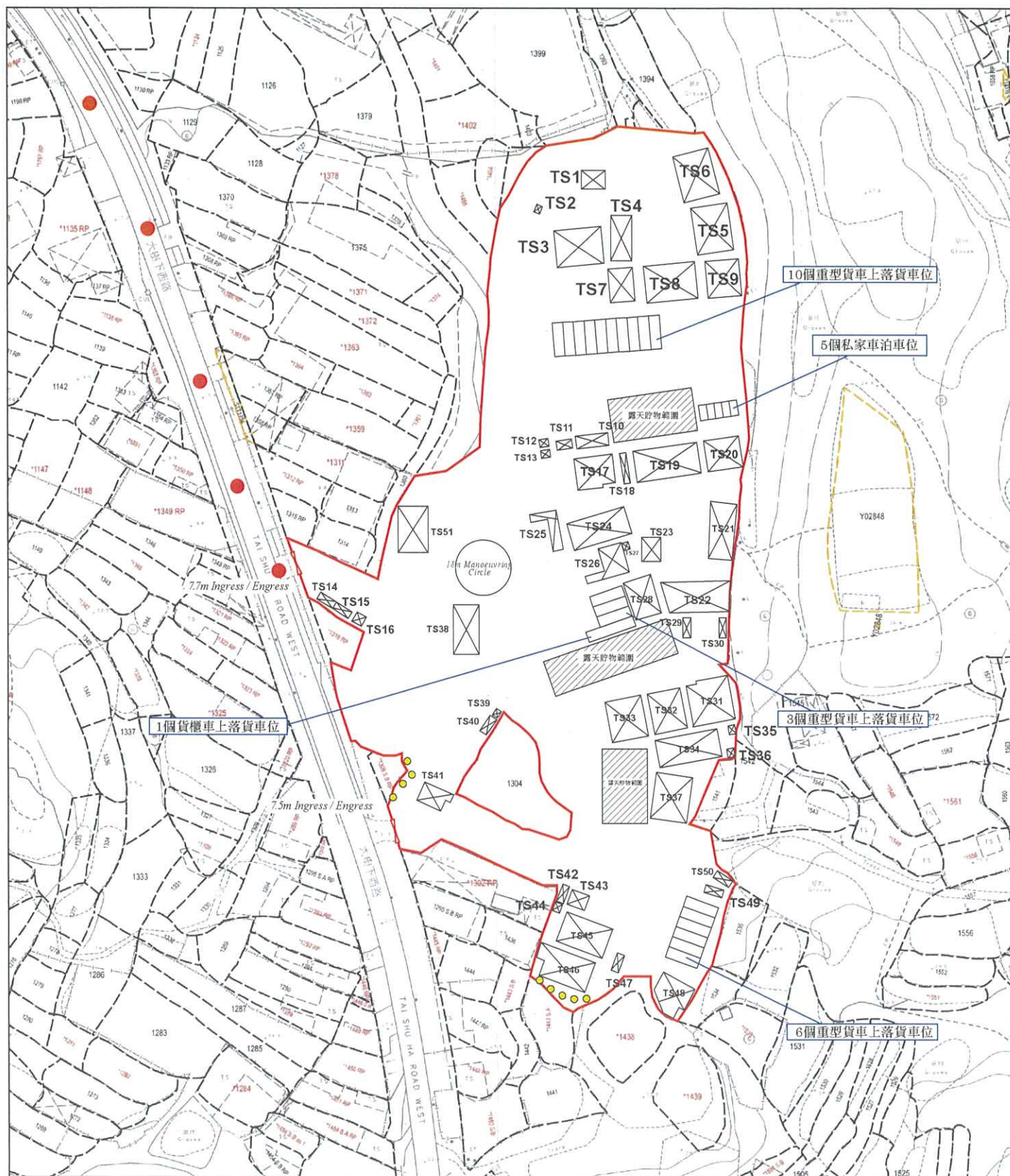








美化環境及保護樹木建議圖



● 黃槐樹(9棵)(現有樹木)

▨ 露天貯物範圍

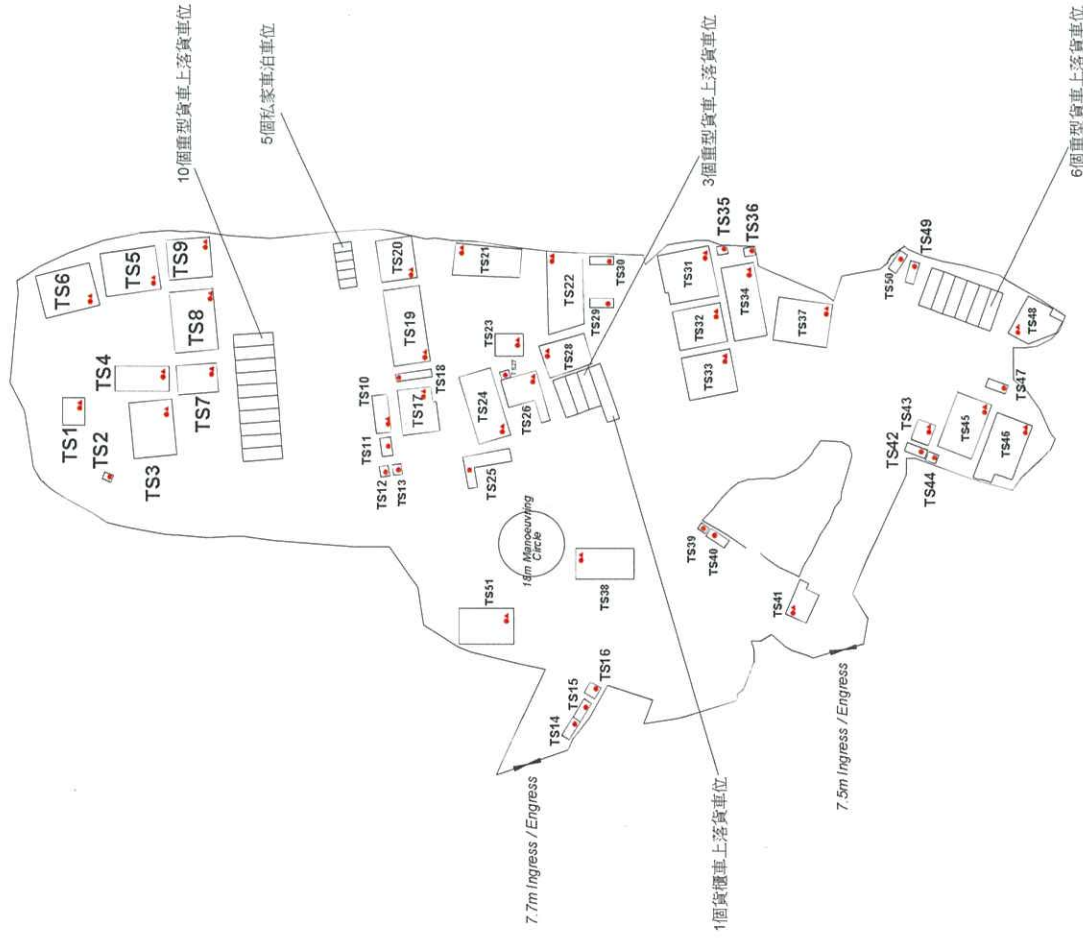
● ● ● 行車路線

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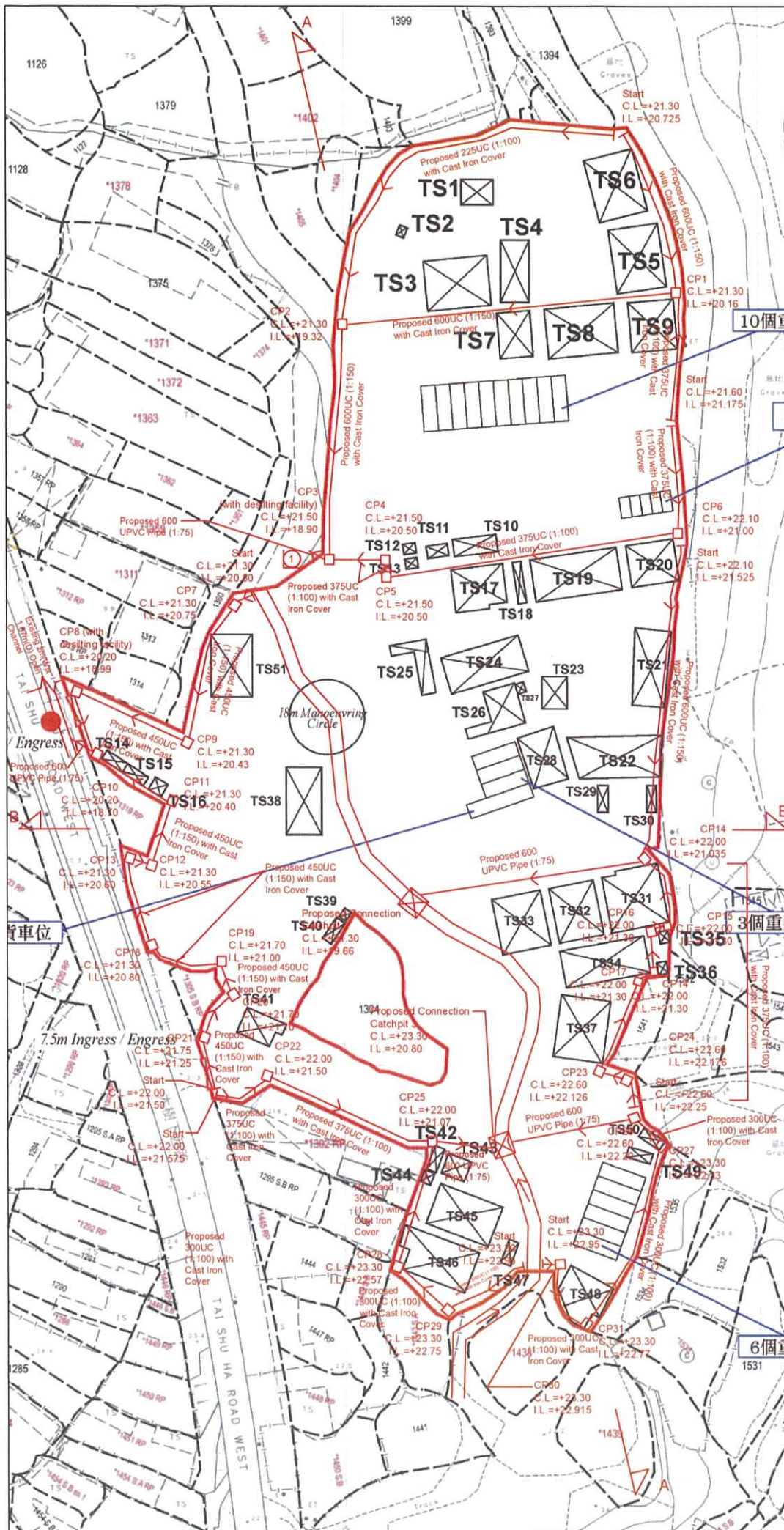
GENERAL

- ## LEGEND

9L WATER CO2
FIRE EXTINGUISHER



PROJECT : 有關於丈量約份第118約若干地段及毗連政府土地作「擬議臨時汽車 修理工場及露天存物用途」 Lots 1407, 1408, 1426, 1428, 1431 RP (Part), 1416, 1417, 1421, RP (Part), 1539 RP (Part), 1429 RP (Part), 1419 RP, 1407, 1408, 1426, 1428, 1431 RP (Part), 1416, 1417, 1421, RP (Part), 1539 RP (Part), 1429 RP (Part), 1419 RP, 1414, 1422 RP (Part), 1418, 1427, 1540 RP (Part), 1398 S.A, 1335, 1536, 1412 RP (Part), 1318 RP (Part), 1437 RP, (Part), in D.D. 118, Tong Yan San Tsuen, Yuen Long, New Territories	DRAWING TITLE :		ARCHITECT :		CONSULTANT :		FIRE SERVICE CONTRACTOR :		NAME		DATE	DRAWING NO.:	REV. 0
	F.S. Notes, Legend, Fire Service Installation Layout Plan						Century Fire Service Engineering Co., Ltd.		C.K. NG		14 Apr 2026	FS-01	
													SCALE : 1:500 (A0)
													SOURCE : B.O Ref. BD F.S.D. Ref. FP
													APPROVED BY :
													DECIDED BY :
													APPROVED BY :
													DATE
													DESCRIPTION
													REV.



LEGEND

- CP Proposed CatchPit
- Proposed UC with Cast Iron Cover (size as shown)
- Proposed Connection Catchpit to ex. 1000 dia pipe
- Existing 1000 dia pipe / Existing 2m(W)x 1.67m(D) Open Channel
- Photo Viewpoint

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:

**Proposed Temporary
Vehicle Repair
Workshop and Open
Storage of Building
Materials/Prefabricated
Components,
Recycling Materials,
Construction
Machinery and Used
Electrical/Electronic
Appliances with
Ancillary Workshop
and Packaging
Activities for a Period
of 3 Years at Various
Lots in D.D. 118, Tai
Tong, Yuen Long,**

Application No.:

TITLE:

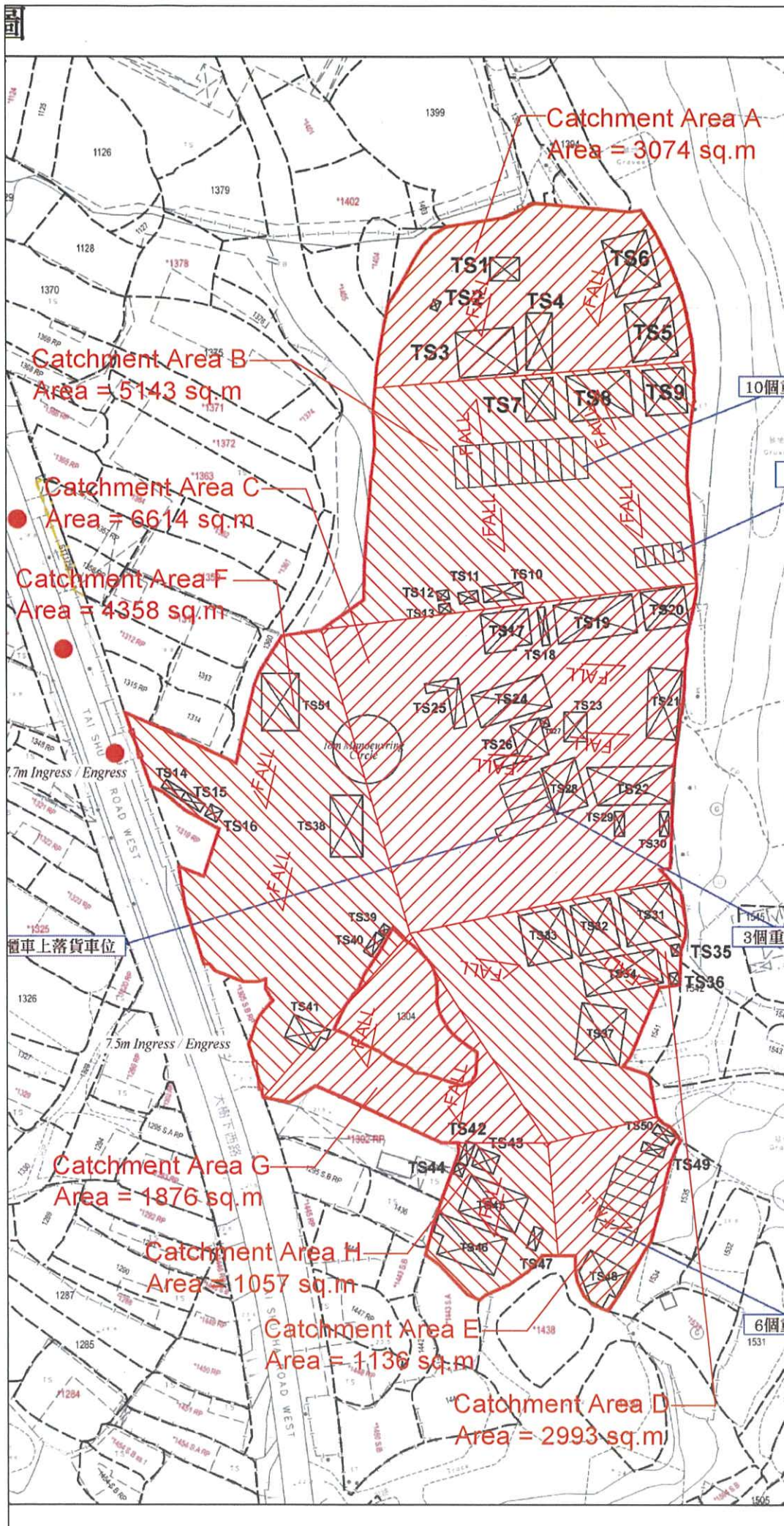
Drainage Layout Plan

File:

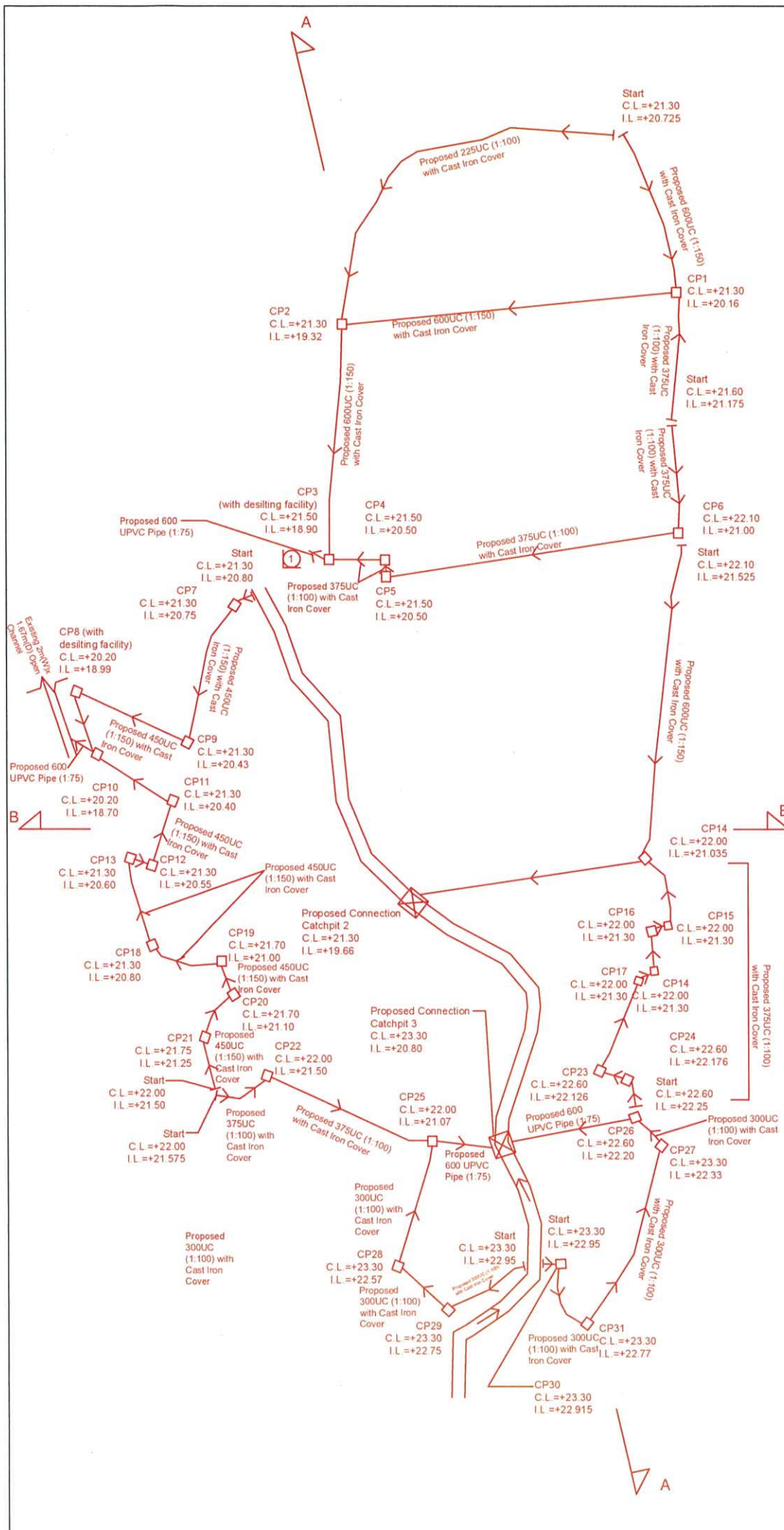
DWG NO.

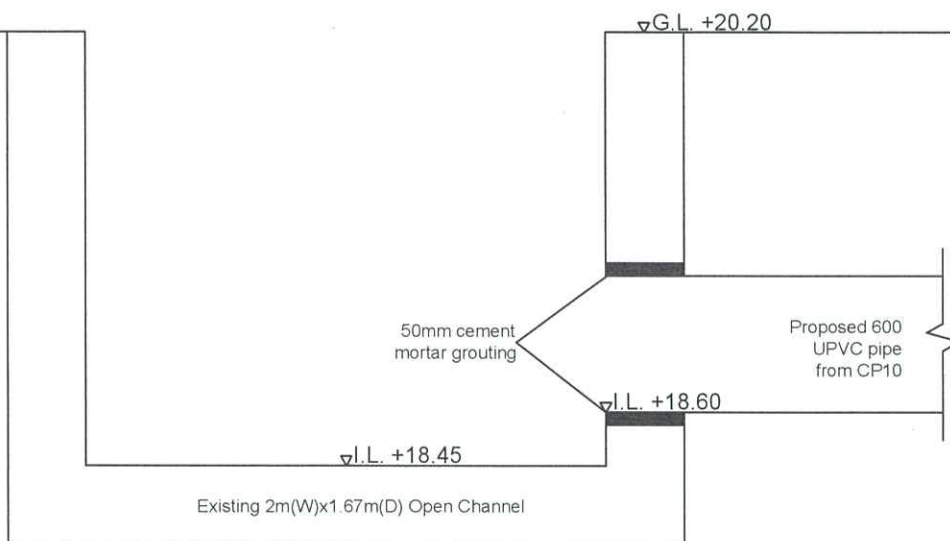
Scale:

D01

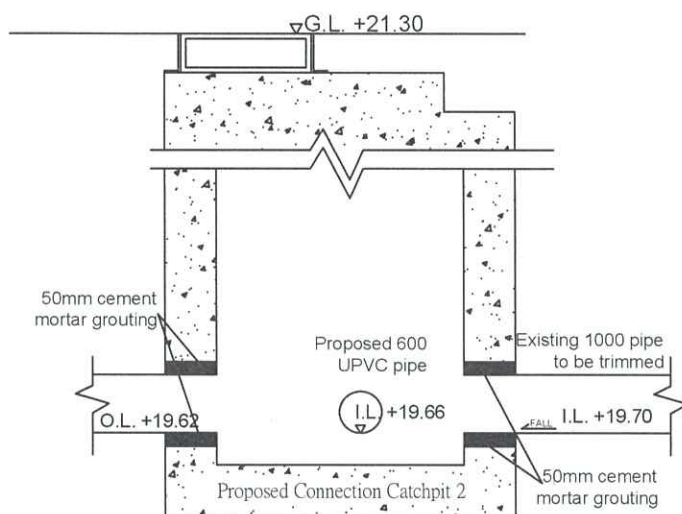


LEGEND <div> <div>□ CP</div> <div>Proposed CatchPit</div> </div> <div> <div>→</div> <div>Proposed UC with Cast Iron Cover (size as shown)</div> </div> <div> <div>⊠</div> <div>Proposed Connection Catchpit to ex. 1000 dia pipe</div> </div> <div> <div>≡</div> <div>Existing 1000 dia pipe / Existing 2m(W)x 1.67m(D) Open Channel</div> </div> <div> <div>①</div> <div>Photo Viewpot</div> </div>	
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: Proposed Temporary Vehicle Repair Workshop and Open Storage of Building Materials/Prefabricated Components, Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Workshop and Packaging Activities for a Period of 3 Years at Various Lots in D.D. 118, Tai Tong, Yuen Long,	
Application No.:	
TITLE: Catchment Area Plan	
File:	DWG NO.
Scale:	
	D02

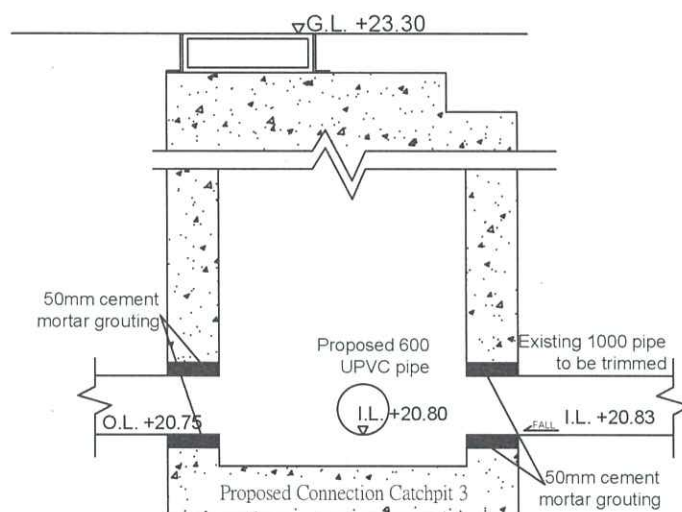




CONNECTION DETAILS



CONNECTION DETAILS
(Proposed Connection Catchpit 2)



CONNECTION DETAILS
(Proposed Connection Catchpit 3)

LEGEND

- CP Proposed CatchPit
- Proposed UC with Cast Iron Cover (size as shown)
- Proposed Connection Catchpit to ex. 1000 dia pipe
- Existing 1000 dia pipe / Existing 2m(W)x 1.67m(D) Open Channel
- 1 Photo Viewpot

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
**Proposed Temporary
Vehicle Repair
Workshop and Open
Storage of Building
Materials/Prefabricated
Components,
Recycling Materials,
Construction
Machinery and Used
Electrical/Electronic
Appliances with
Ancillary Workshop
and Packaging
Activities for a Period
of 3 Years at Various
Lots in D.D. 118, Tai
Tong, Yuen Long,**

Application No.:

TITLE:

Connection Details






File:

DWG NO.

Scale:

D04

LEGEND

-  Proposed Catch Pit
-  Proposed UC with Cast Iron Cover (size as shown)
-  Proposed Connection Catchpit to ex. 1000 dia pipe
-  Existing 1000 dia pipe / Existing 2m(W)x 1.67m(D) Open Channel
-  Photo Viewpot

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
**Proposed Temporary
Vehicle Repair
Workshop and Open
Storage of Building
Materials/Prefabricated
Components,
Recycling Materials,
Construction
Machinery and Used
Electrical/Electronic
Appliances with
Ancillary Workshop
and Packaging
Activities for a Period
of 3 Years at Various
Lots in D.D. 118, Tai
Tong, Yuen Long,**

Application No.:

TITLE:

SECTIONS

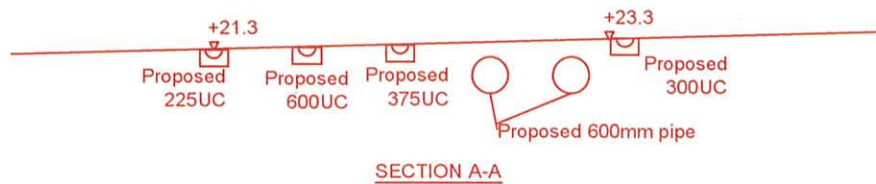
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DWG NO.

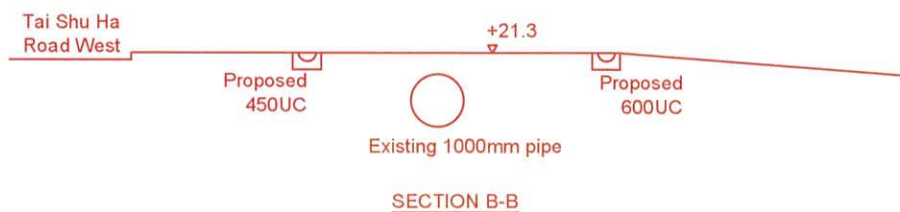
Scale:

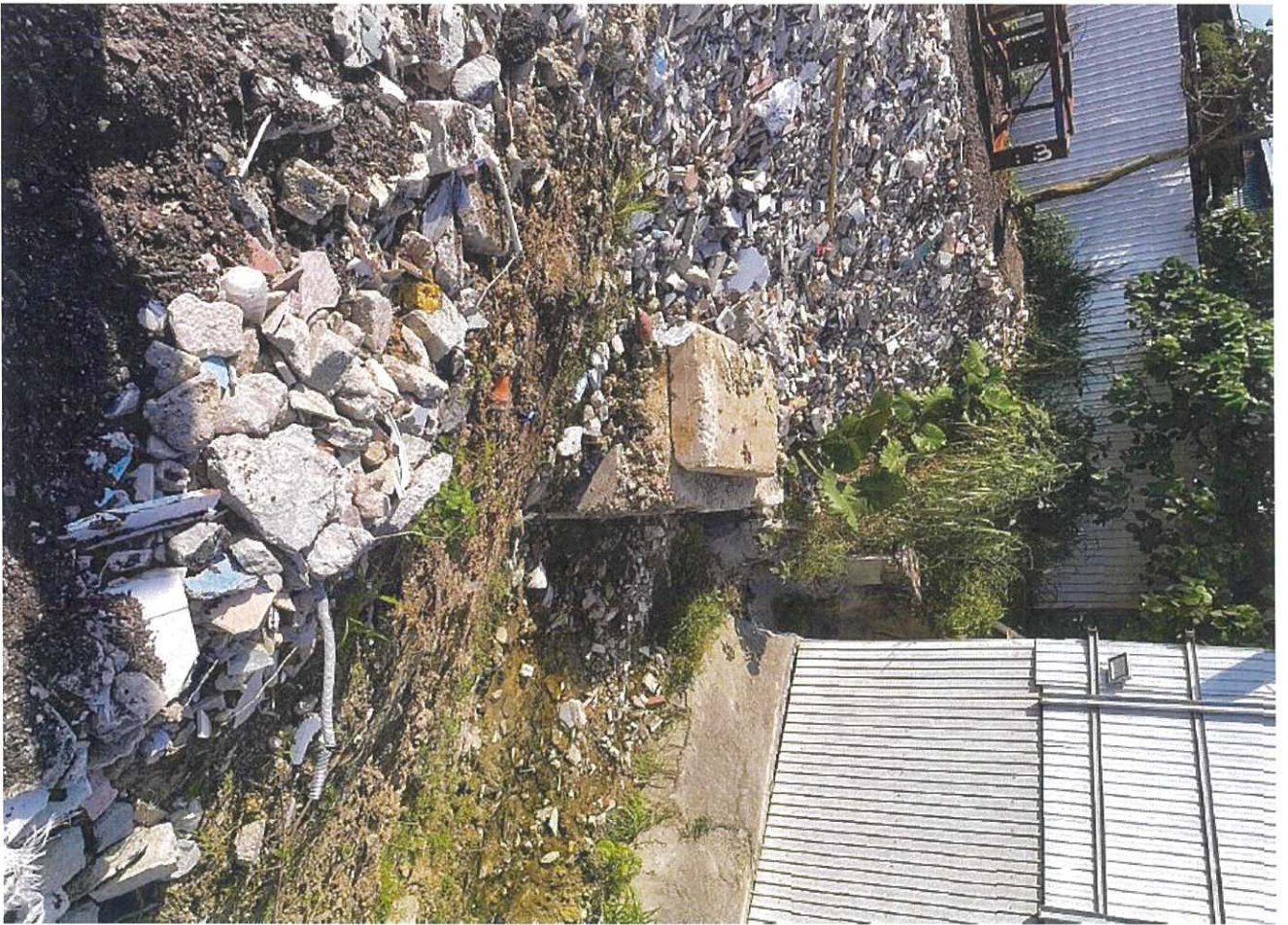
D05

THE SITE



THE SITE





CATCHMENT A

Catchment Area = 3074 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 3074 \text{ m}^2 \\ = 0.003074 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.003074 / 0.9 && (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.226 \text{ m}^3/\text{sec} \\ &= \underline{13531} \text{ lit/min} \end{aligned}$$

CATCHMENT B

Catchment Area = 5143 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 5143 \text{ m}^2 \\ = 0.005143 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.005143 / 0.9 && (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.377 \text{ m}^3/\text{sec} \\ &= \underline{22638} \text{ lit/min} \end{aligned}$$

CATCHMENT C

Catchment Area = 6614 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 6614 \text{ m}^2 \\ = 0.006614 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.006614 / 0.9 && (\text{0.9 factor according to Section 9.3 of SDM}) \\ &= 0.485 \text{ m}^3/\text{sec} \\ &= \underline{29113} \text{ lit/min} \end{aligned}$$

CATCHMENT D

Catchment Area = 2993 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 2993 \quad \text{m}^2$$
$$= 0.002993 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.002993 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM})$$
$$= 0.220 \quad \text{m}^3/\text{sec}$$
$$= \underline{13174} \quad \text{lit/min}$$

CATCHMENT E

Catchment Area = 1136 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1136 \quad \text{m}^2$$
$$= 0.001136 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.001136 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM})$$
$$= 0.083 \quad \text{m}^3/\text{sec}$$
$$= \underline{5000} \quad \text{lit/min}$$

CATCHMENT F

Catchment Area = 4358 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 4358 \quad \text{m}^2$$
$$= 0.004358 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.004358 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM})$$
$$= 0.320 \quad \text{m}^3/\text{sec}$$
$$= \underline{19182} \quad \text{lit/min}$$

CATCHMENT G

Catchment Area = 1876 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1876 \quad \text{m}^2$$
$$= 0.001876 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.001876 / 0.9 \quad (\text{0.9 factor according to Section 9.3 of SDM})$$
$$= 0.138 \quad \text{m}^3/\text{sec}$$
$$= \underline{8258} \quad \text{lit/min}$$

CATCHMENT H

Catchment Area = 1057 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 1057 \text{ m}^2 \\ = 0.001057 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.001057 / 0.9 \quad (0.9 \text{ factor according to Section 9.3 of SDM}) \\ &= 0.078 \text{ m}^3/\text{sec} \\ &= \underline{4653} \text{ lit/min} \end{aligned}$$

Design Drain in Catchment Area A

$$\begin{aligned} \text{Design Q} &= \text{Area A} + 0.5 \text{ Area B} \\ &= 13531 + 11318.89 \\ &= 24850 \text{ lit/min} \end{aligned}$$

Provide 600UC (1:150) is OK

Design Drain in Catchment Area B

$$\begin{aligned} \text{Design Q} &= 0.5 \text{ Area B} \\ &= 11319 \text{ lit/min} \end{aligned}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area C

$$\text{Design Q} = 29113 \text{ lit/min}$$

Provide 600UC (1:150) is OK

Design Drain in Catchment Area D

$$\text{Design Q} = 13174 \text{ lit/min}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area E

$$\text{Design Q} = 5000 \text{ lit/min}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area F

$$\text{Design Q} = 19182 \text{ lit/min}$$

Provide 450UC (1:150) is OK

Design Drain in Catchment Area G

$$\text{Design Q} = 8258 \text{ lit/min}$$

Provide 375UC (1:100) is OK

Design Drain in Catchment Area H

$$\text{Design Q} = 4653 \text{ lit/min}$$

Provide 300UC (1:100) is OK

Calculation Maximum Capacity of Proposed 1000mm dia. Underground pipe.

Manning Equation	V	=	$R^{2/3} * S_f^{0.5} / n$		
	where	R	= $\pi r^2 / 2 \pi r$	dia	1000 mm
			= $r/2$	r=	0.5 m
			= 0.25	m	
		n	= 0.012	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	100	S _f	= 0.01		
	Therefore,	V	= $0.25^{2/3} * 0.01^{0.5} / 0.012$		
			= 3.31	m/sec	
	Maximum Capacity (Q _{max})	=	0.8 * V * A		(0.8 factor for sedimentation)
		=	0.8 * 3.31 * πr^2		
		=	2.08	m ³ /sec	
		=	124674	lit/min	
		>	60197	lit/min	(Area C+D+E+G+H)

Existing 1000 dia. pipe is OK

Calculation Maximum Capacity of Proposed 600dia(CP3 outfall)

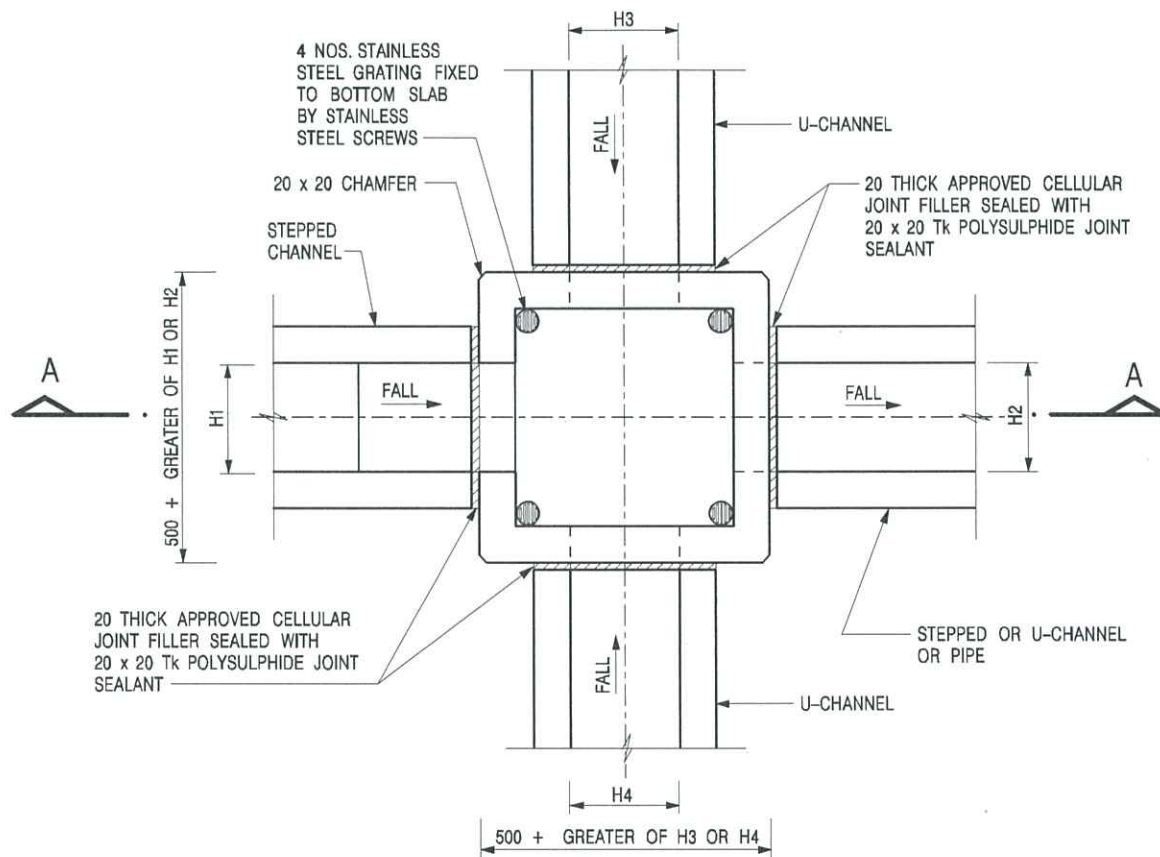
Manning Equation	V	=	$R^{2/3} * S_f^{0.5} / n$		
	where	R	= $\pi r^2 / 2 \pi r$	dia	600 mm
			= $r/2$	r=	0.3 m
			= 0.15	m	
		n	= 0.012	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	75	S _f	= 0.0133333		
	Therefore,	V	= $0.13125^{2/3} * 0.01^{0.5} / 0.012$		
			= 2.72	m/sec	
	Maximum Capacity (Q _{max})	=	0.8 * V * A		(0.8 factor for sedimentation)
		=	0.8 * 2.72 * πr^2		
		=	0.61	m ³ /sec	
	1 nos of pipe	=	0.61	m ³ /sec	
		=	36868	lit/min	
		>	36168	lit/min	

Proposed 600 dia pipe (1:75) is OK

Calculation Maximum Capacity of Existing 2000dia 1670(D) Open Channel

Manning Equation	V	=	$R^{2/3} * S_f^{0.5} / n$		
	where	R	= $(2 * 1.67) / (2 + 2 * 1.67)$	W=	2000 mm
			= 0.625	D=	1670 mm
				m	
		n	= 0.018	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
1/	50	S _f	= 0.02		
	Therefore,	V	= $0.0625^{2/3} * 0.02^{0.5} / 0.018$		
			= 5.75	m/sec	
	Maximum Capacity (Q _{max})	=	0.8 * V * A		(0.8 factor for sedimentation)
		=	0.8 * 5.75 * W * D		
		=	15.35	m ³ /sec	
		=	921228	lit/min	
		>	19182	lit/min	

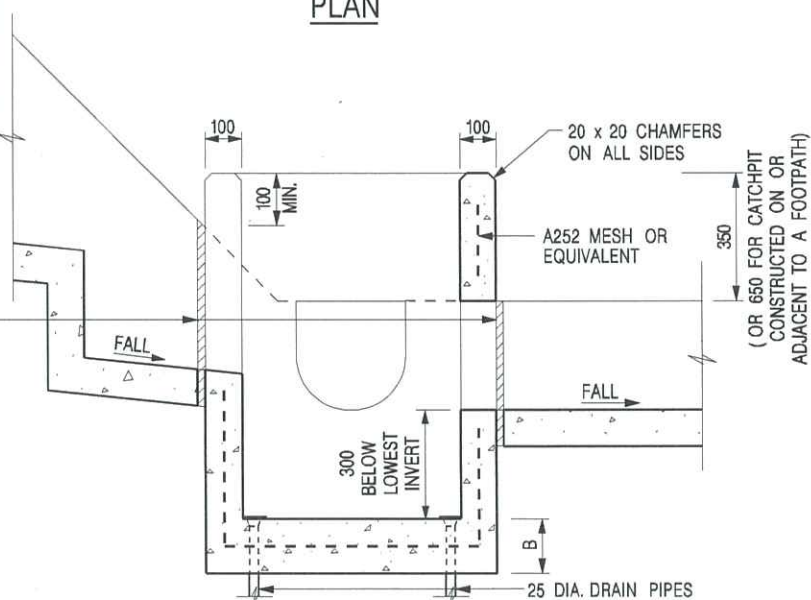
Existing 2000dia 1670(D) Open Channel is OK



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

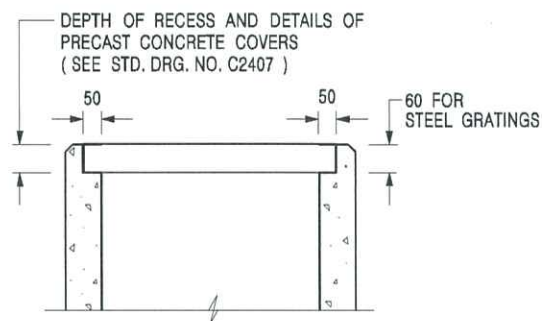
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2406 /1	
DATE JAN 1991			
We Engineer Hong Kong's Development			




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.

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /2	

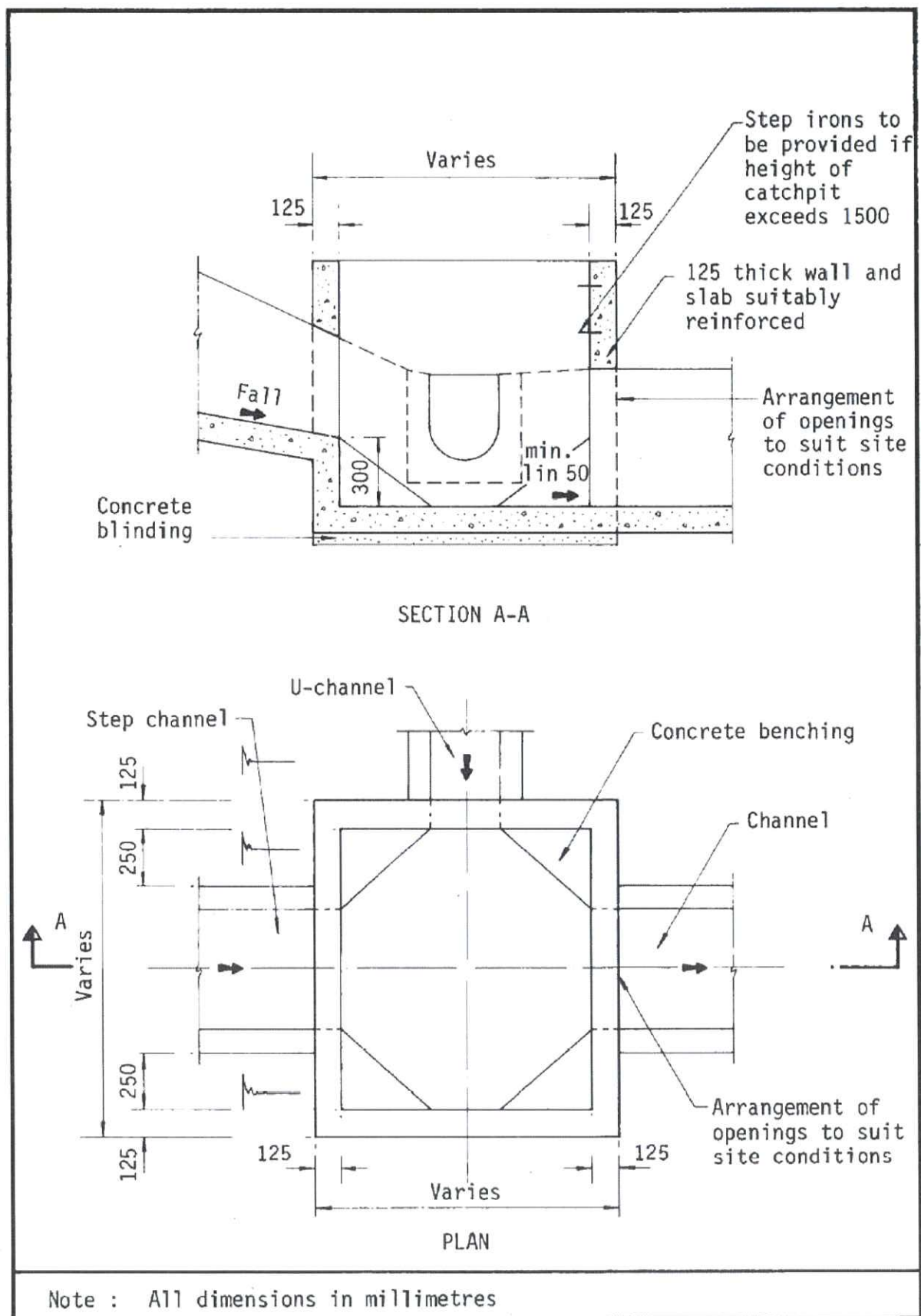
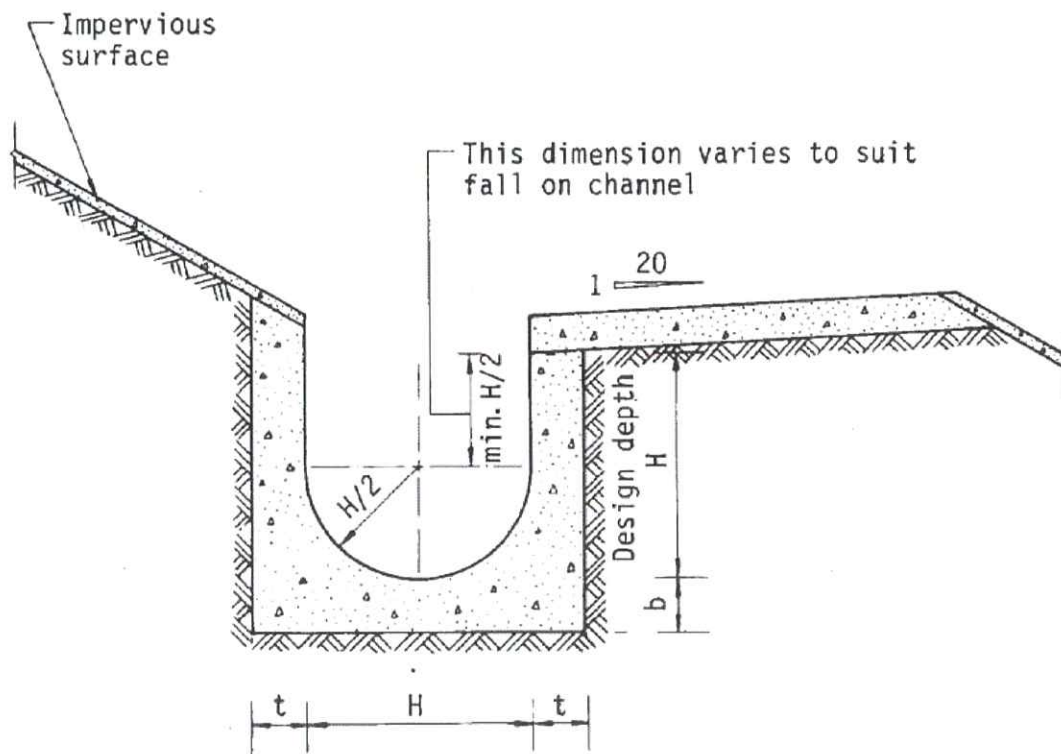


Figure 8.10 - Typical Details of Catchpits



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

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, July 14, 2025 4:03 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-TT/695補充資料



From: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Sent: Monday, July 14, 2025 3:49 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>; [REDACTED]
Subject: Fw: A/YL-TT/695補充資料

From: [REDACTED]
Sent: Monday, July 14, 2025 3:28 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Subject: A/YL-TT/695補充資料

敬啟者

就上述檔案，現提交補充資料。

此申請用作臨時汽車維修工場及露天貯物（為期3年）及相關填土工程，當中填土工程的物料為混凝土，露天貯物的位置、大小及存放物料均與A/YL-TT/583舊有申請一致，是作存放建築材料、五金等等。

申請地點設有5個私家車泊車位，每個面積5米 x 2.5米。另外設有1個貨櫃車上落貨車位，每個面積16米 x 3.5米、19個重型貨車上落貨車位，每個面積11米 x 3.5米。

UD&L

有關美化環境及保護樹木建議計劃圖，場內有66棵現有樹木，包括29棵黃槐樹、33棵黃花風鈴木、4棵大皇椰。另外，申請人會新種植33棵黃槐樹。

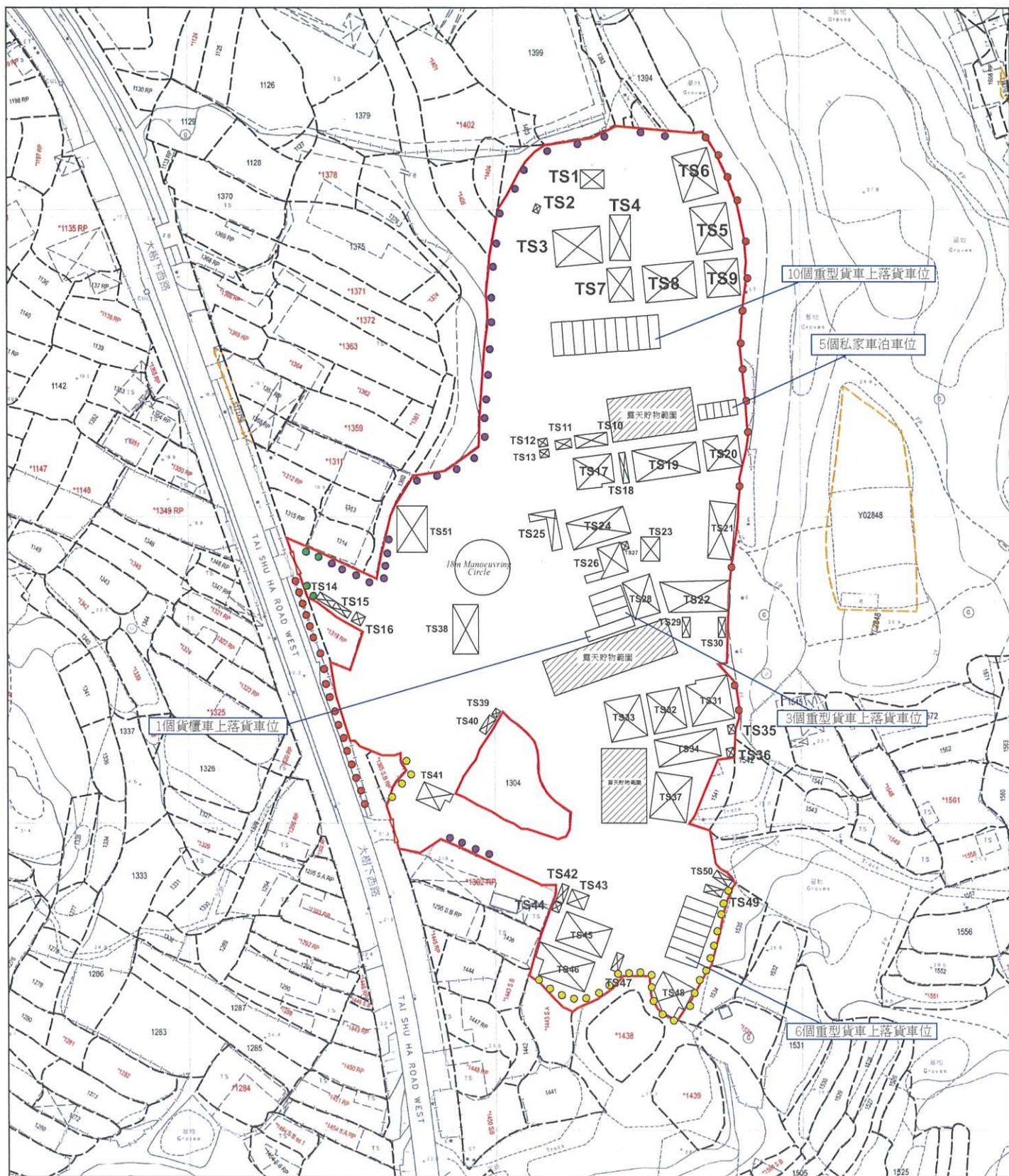
申請人承諾會保育及保護一共66棵樹木，附件為美化環境及保護樹木建議圖。

發展局

搬遷方面，申請人收到地政署信件後已開始發掘土地作搬遷，團隊曾發掘DD100LOTS1289, 1352, 1351, 1350, 1349, 1353, 1354, 1355, 1356, 1357, 1338RP, 1358RP, 1362RP, 1363土地作搬遷，團隊曾到場視察，場地面積約18750平方米，比受影響範圍小，且場地沒有行車通道且尚未平整。加上，地點為農業用地並不適合作臨時汽車維修工場及露天貯物用途。及後，我們找到此申請場地，都認為此地最合適不過，便立刻向城規會遞交申請。

附件為受影響經營者文件，當中提到受政府收地影響的範圍大小及相關的受影響商戶。

美化環境及保護樹木建議圖



- 黃槐樹(29棵)(現有樹木)
- 黃花風鈴木(33棵)(現有樹木)
- 黃槐樹(33棵)(新種植樹木)
- 大皇椰(4棵)(現有樹木)

露天貯物範圍

SCALE 1 : 1000

The Application Site is designated to accommodate operators displaced by the Government's land resumption for Yuen Long South Development Phase I and Phase II (refer to attached plan), as approved under TPB/A/YL-TYST/1008 and TPB/A/YL-TYST/1124. Affected Areas and Land Reversion are as follows:

- Yuen Long South Phase I: Approximately 28,894 sq.m., reverted to the Government on 20.8.2022.
- Yuen Long South Phase II: Approximately 13,433 sq.m., scheduled for reversion on 20.5.2025.

The Old Site, which was resumed for Phase I development, comprises various lots across D.D. 119, 120, and 121. These lots were officially reverted to the Government on 20.8.2022 under government notices for development and road works. Due to the urgency of public housing development, the site was handed over to the Government between April and August 2023.

The following tenants were impacted by the resumption of Phase I:

No.	Occupier
1	志榮石油有限公司
3	香港玻璃再生有限公司
4	皓喬汽車有限公司
5	龍威汽車國際有限公司
6	潤生資源管理有限公司
7	東溢工程有限公司
8	EEB - Gtech Joint Venture
9	怡利貿易有限公司
10	香港億信實業公司
11	鉅進（中港）物流有限公司
12	宏駿（香港）物流有限公司
13	張慶華

With support from the above tenants, as well as former head tenants 步旺投資有限公司 and 森林發展建設有限公司, the applicant submitted the first S.16 application to the Town Planning Board (TPB) in December 2022, which was approved on 14.7.2023.

Due to delays in site formation as well as construction and the processing of the Short Term Waiver (STW), tenant relocation could not proceed as planned. As an interim

measure, the applicant has temporarily relocated some tenants to another site.

Except the above, due to modifications in the site layout and a minor adjustment to the site boundary, the applicant has to submit a new application. This application serves as a continuation of the previous application (No. A/YL-TT/583).

The formation and construction of site and application of STW are still under processing. At present, the relocated tenant including 志榮石油有限公司, 龍威汽車國際有限公司 and EEB - Gtech Joint Venture is relocated to the application site.

The remaining tenants will be relocated upon completion of site formation and STW approval. Should any tenants choose not to return to the Application Site, the surplus area will be allocated to accommodate tenants affected by Yuen Long South Phase II.

Phase 1: 28894 sq.m.

Phase 2: 13,433 sq.m.

寄件者:
寄件日期: 2025年08月19日星期二 17:22
收件者: tpbpd/PLAND
副本: Eva Ka Yan TAM/PLAND
主旨: A/YL-TT/695補充資料
附件: 場地設計圖.pdf; 受收地影響位置圖.pdf; 美化環境及保護樹木建議圖.pdf

敬啟者

此電郵取代 8 月 15 日 11:35 及 12:22 發出的電郵。

就上述檔案，現提交補充資料及作進一步澄清。

首先，是次規劃申請用途為擬議臨時露天貯物連附屬的汽車維修工場（為期 3 年）及相關填土工程。

第二，受影響土地面積為 30450 平方米，因團隊受收地影響的規劃申請有 A/YL-TYST/1124 及 A/YL-TYST/1008，申請範圍分別是 14650 平方米及 15800 平方米，因此受影響的總面積為 30450 平方米。(可參閱附件)

第三，申請範圍並不包括 DD118 LOT1304，申請人承諾會保留行人及行車通道供他們使用。

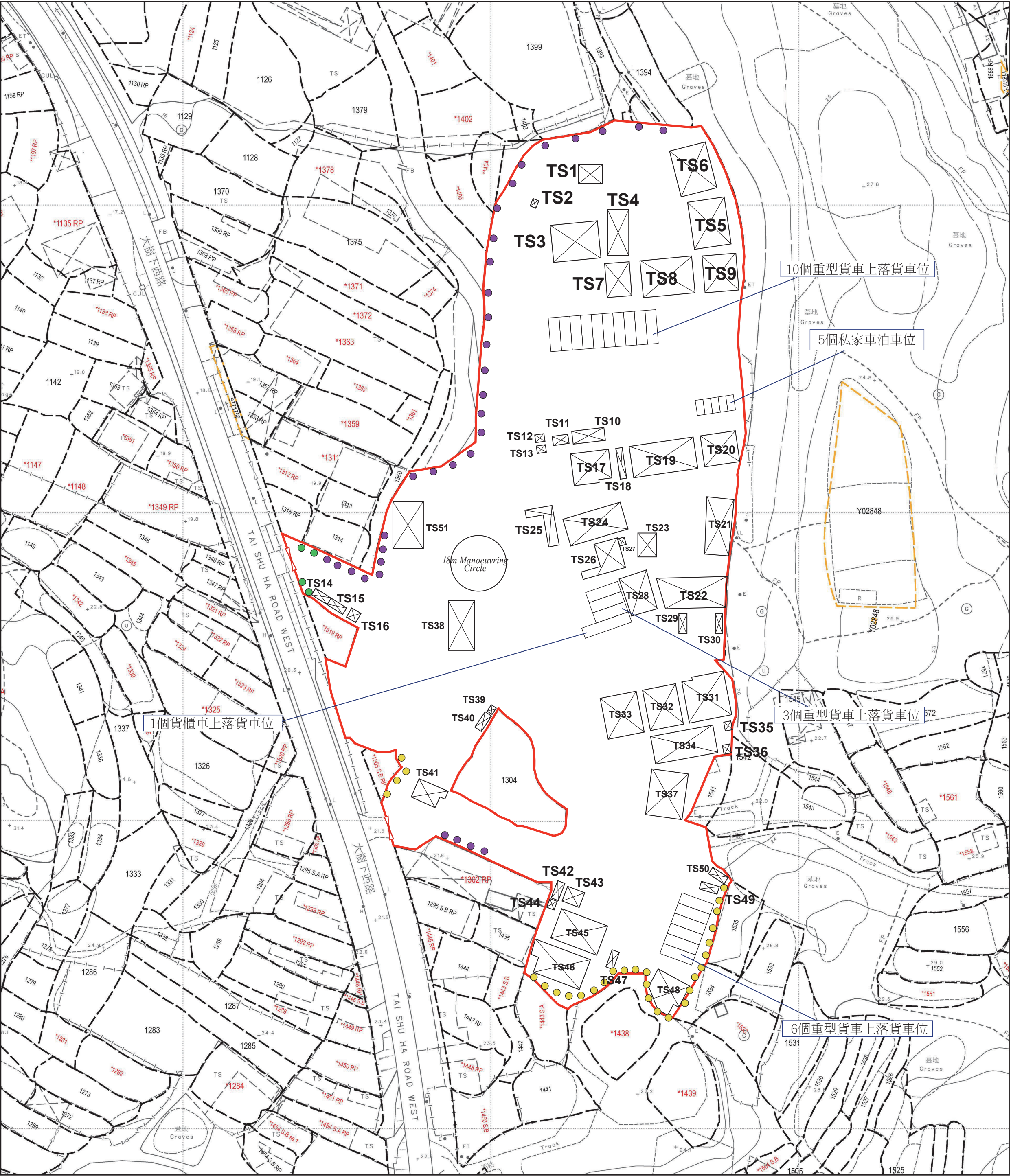
第四，場地扣除構築物後餘下面積約 21264 平方米的土地，會用作露天貯物及流動空間，與前規劃申請 A/YL-TT/583 一樣。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。

最後，場內一共有 33 棵現有樹木，包括 29 棵黃槐樹及 4 棵大皇椰。(可參閱美化環境及保護樹木建議圖)

受收地影響位置圖

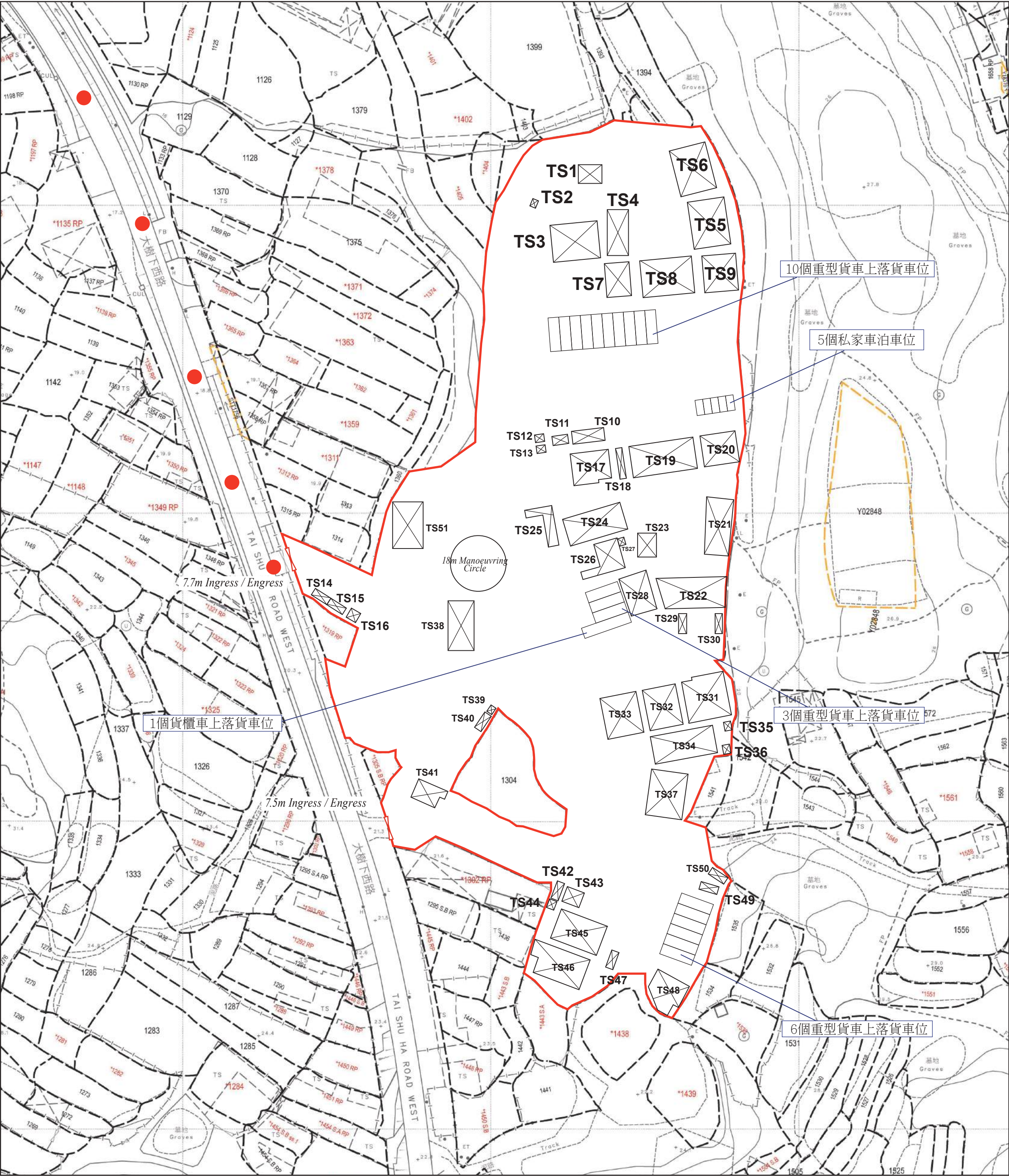


美化環境及保護樹木建議圖



SCALE 1 : 1000

場地設計圖



● ● ● 行車路線

SCALE 1 : 1000

**Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(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 or if required, 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 applications, 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. Planning permission for 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 and 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, therefore, 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, the Board may refuse to grant permission, notwithstanding other criteria set out in this 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 Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/38	Pond Filling and Site Formation for Tree Plantation	11.9.1998
2	A/YL-TT/75	Pond Filling for Grass Growing and Tree Plantation	2.6.2000
3	A/YL-TT/583	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	23.6.2023 [revoked on 23.12.2024]

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/50	Temporary Open Storage of Construction Machinery and Construction Materials for 12 Months	14.5.1999	(1), (2), (4)
2	A/YL-TT/94	Temporary Radio Control Model Aircraft flying field for a Period of 3 Years	12.1.2001	(1), (4), (5)
3	A/YL-TT/106	Temporary Radio Control Model Aircraft Flying Field for a Period of 3 Years	3.5.2002 (on review)	(1), (4), (5)
4	A/YL-TT/141	Temporary Radio Control Model Aircraft Flying & Plantation Hobby Field for a Period of 18 Months	2.5.2003 (on review)	(1), (4), (5)
5	A/YL-TT/186	Temporary Open Storage of Construction Materials with Ancillary Container-Converted Site Office for a Period of 3 Years	10.3.2006 (on review)	(1), (3), (4), (5)
6	A/YL-TT/202	Temporary Place of Recreation, Sports or Culture (Barbecue Area, Hobby Farm and Mini-motorcycle Playground) for a Period of 3 Years	9.3.2007	(1), (4), (5)

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
7	A/YL-TT/323	Temporary Open Storage of Construction Materials with Ancillary Office and Workshop for a Period of 3 Years	7.3.2014	(1), (3), (4), (5)
8	A/YL-TT/339	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	12.12.2014	(1), (3), (4), (5)
9	A/YL-TT/346	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	26.6.2015 (on review)	(1), (3), (4), (5)

Rejection Reason(s):

- (1) Not in line with the planning intention and no strong justification provided to support a departure from the planning intention.
- (2) Not compatible with the surrounding area.
- (3) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.
- (4) The approval of the application would set an undesirable precedent.
- (5) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.

**Similar Applications within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/617	Proposed Temporary Open Storage of Mobile Toilet for a Period of 3 Years and Associated Filling of Land	8.12.2023
2	A/YL-TT/642	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	24.5.2024
3	A/YL-TT/675	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	11.4.2025

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/590	Proposed Temporary Public Vehicle Park and Open Storage of Agricultural and Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	19.5.2023	(1), (2), (3)

Rejection Reason(s):

- (1) Not in line with the planning intention and no strong justification provided to support a departure from the planning intention.
- (2) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.
- (3) The applicant failed to demonstrate that the land filling was essential for the proposed use.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

2. Drainage

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

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a Drainage Impact Assessment (DIA) Report with the revised drainage proposal and to implement and maintain the proposed drainage facilities in the DIA Report for the applied use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

3. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the application site (the Site).
- Having considered the nature of the proposal, approval condition for 'the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction' shall be added. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.
- Advisory comments as detailed in **Appendix V**.

4. Urban Design and Landscape

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

- The applicant proposes to plant 33 *Cassia surattensis* and retain 33 existing trees within the Site. She has no adverse comment on the application from landscape perspective.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the applied use in the application.
- Advisory comments as detailed in **Appendix V**.

6. District Officer's Comments

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

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

7. Other Departments

The following departments have no objection to/no comment on the application:

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) prior planning permission should have been obtained before commencing the applied use at the Site;
- (d) failure to reinstate the application 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;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises GL and various Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) his office has reservation on the application since there is/are unauthorized structure(s) and/or uses on Lots 1307 and 1430 in D.D. 118 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (iii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected with the said private lots and the occupation of the GL. The application(s) for STW and STT will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The STW and STT, if approved, will be subject to such terms and conditions, including the payment of waiver fee, rent and administrative fee, as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that:

sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (ii) the access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West; and
 - (iii) the applicant should ensure that a run-in/out at Tai Shu Ha Road West is constructed in

accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the ground to the east of the Site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
 - (ii) to confirm if any site formation/levelling works will be carried out under the planning application. More cross sections should be given at different locations showing the existing and proposed ground levels of the Site with respect to the adjacent areas;
 - (iii) catchpit should be provided at the turning point of the proposed u-channel;
 - (iv) referring to Section A-A, part of the surface runoff accrued on Catchment Area A should be collected by the proposed 225mm u-channel (the outer u-channel located at the northern side of the Site). To review the hydraulic assessment and ensure that all proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
 - (v) according to Section B-B provided, there is a 1000mm existing pipe located inside the Site. To indicate the size and location of this pipe on the drainage plan for clarity;
 - (vi) part of the surface runoff accrued on the Site will be discharged to the existing 2m width channel located at the western side of the Site. However, there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
 - (vii) to review the locations of all proposed connection catchpits to the existing 1000mm pipe to avoid any water flow turning at acute angle wherever possible;
 - (viii) to indicate clearly the full alignment of the discharge path(s) of the said existing 1000mm pipe on the drainage plan and provide photos for reference;
 - (ix) the existing 2m width channel located at the western side of the Site and the existing 1000mm pipe, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharged point(s). In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;
 - (x) further to (ix) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition. Please indicate the size of the existing open drain on the drainage plan and the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the applied use;
 - (xi) according to the photo provided (Photo 1), the proposed 1000mm underground pipe

cannot be identified and please provide more photos at different locations showing its existence and condition. The applicant may need to provide CCTV survey to demonstrate its existing condition;

- (xii) consideration should be given to provide catchpit at the turning point of the proposed u-channel;
 - (xiii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (xiv) to confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and please provide its details for comments;
 - (xv) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent area, etc.; and
 - (xvi) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site;
- (i) to note the comment of the Director of Environmental Protection that:
- (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimise any potential environmental nuisances on the surrounding area;
 - (ii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
 - (iii) to follow EPD’s ProPECC PN 2/24 “Construction Site Drainage” to prevent pollution of the watercourse running through the site during operation. Good housekeeping measures should be adopted to prevent adverse environmental impact;
- (j) to note the comments of the Director of Fire Services that:
- (i) good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should be adhered to;
 - (ii) the separation distance between each structures shall be clearly indicated on plan;
 - (iii) in relation to para (ii) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional fire services installations (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230 m²; and
 - (iv) all accessible areas on 1/F are gross floor area accountable. In this regard, detailed layout

plans and section drawings shall be provided for further consideration; and

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (iii) land of any pertinent right of way within the captioned lots giving access from a street to the land-locked site in D.D. 118 Lot 1304 for compliance with Regulation 5 of the B(P)R should be provided and excluded from the site area calculation for the purpose of determining the development intensity under Regulation 19(3) of the B(P)R;
 - (iv) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (v) for UBWs 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 UBWs on the Site under the BO;
 - (vi) 51 structures and associated filling of land are 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

		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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From:
Sent: 2025-02-10 星期一 01:48:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/695 DD 118 Tai Tong

A/YL-TT/695

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area : About 25,534sq.m Includes Government Land of about 2,670sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Repair Workshop / Open Storage / 25 Vehicle Parking

Dear TPB Members.

583 approved 23 June 2023 but conditions not fulfilled.

583 was approved DESPITE reservations on the part of a number of government depts and strong objections from local residents. This was because the Sec for Development frequently overrides the TPB guidelines for expediency:

But it is the local residents who have to live with the consequences. In addition, as the now reduced sit has a significant proportion of public land, members have a duty to inquire into what conditions are not being fulfilled and what impact filling in such a large site has had on the local environment.

"the Site fell within Category 2 areas of TPB PG. No.13G where planning permission for temporary uses for three years **could be granted where there was no adverse departmental comments and local objections** (or the concerns could be addressed through **implementation of approval conditions**).

BUT CONDITIONS HAVE NOT BEEN FULFILLED.

While Sec for Development can bully other depts, members of the board are supposed to be independent and are appointed to prioritize the interest of the community.

Please fulfil your duty.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 May 2023 3:30 AM HKT
Subject: Re: A/YL-TT/583 DD 118 Tai Tong

Dear TPB Members,

The applicant proposes filling in the entire site. However according to Google Maps there are trees on part of the site, but there is no mention of tree felling.

Questions please.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 24 January 2023 3:05 AM CST

Subject: AYL-TT/583 DD 118 Tai Tong

AYL-TT/583

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area : About 29,200 (30,000)sq.m Includes Government Land of about 2,670sq.m

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Applied use: Repair Workshop / Open Storage / 24 Vehicle Parking

Dear TPB Members,

So the solution to the 'housing' issue is to rezone Green Belt and farm land to residential and then to justify the creation of new brownfield operations by encouraging encroachment onto the remaining farm land.

When the plans for the new towns were touted, the community was assured that this would be progress towards the elimination of brownfields not the creation of new ones. Officials pledged that the operations to be evicted from the lots requisitioned for housing would be accommodated in purpose built compounds.

However applications like this prove that the pledges made were expedient lies and that rather than improve conditions in NT, the outcome will be nothing more than high rise developments surrounded by new brownfields.

Approval of this application will underline the extent of the empty promises, particularly as almost 3,000sq.mts is government land.

Mary Mulvihill

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

10th February, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3
Years and Associated Filling of Land
(A/YL-TT/695)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Sung Shan New Village². According to the relevant government document³, 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 document³ also states:

¹ https://www.afcd.gov.hk/english/agriculture/agr_apas/agr_apas.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apas/files/APA_Sung_Shan_New_Village.pdf

³ <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., Sung Shan New Village). If the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. If it is not within APA, we also urge the Board to investigate the boundary of the Sung Shan New Village 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 APA³ 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 we consider the proposed use 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:
Sent: 2025-05-12 星期一 03:26:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-TT/695 DD 118 Tai Tong

Dear TPB Members,

But no supporting letters from local residents who have to live with a large brownfield operation close to their homes.

This is not the vision the community was presented with some years ago when there were promises to contain these operations on industrial estates in order to provide the community with more healthy and attractive living environment.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 10 February 2025 1:48 AM HKT
Subject: A/YL-TT/695 DD 118 Tai Tong

A/YL-TT/695

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To: tpbpd <tpbpd@pland.gov.hk>

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From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 24 January 2023 3:05 AM CST

Subject: A/YL-TT/583 DD 118 Tai Tong

A/YL-TT/583

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When the plans for the new towns were touted, the community was assured that this would be progress towards the elimination of brownfields not the creation of new ones. Officials pledged that the operations to be evicted from the lots requisitioned for housing would be accommodated in purpose built compounds.

However applications like this prove that the pledges made were expedient lies and that rather than improve conditions in NT, the outcome will be nothing more than high rise developments surrounded by new brownfields.

Approval of this application will underline the extent of the empty promises, particularly as almost 3,000sq.mts is government land.

Mary Mulvihill