

This document is received on 21 JUL 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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	A/YL-KTN/1152
	Date Received 收到日期	21 JUL 2025

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

1. Name of Applicant 申請人姓名/名稱

ZHANG Mingzhao (張銘照) (Mr. 先生)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

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)

Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 1518 sq.m 平方米 ☒ About 約

☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	“Agriculture” (“AGR”)
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(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 16/07/2025 (DD/MM/YYYY)
於 16/07/2025 (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 14/07/2025 (DD/MM/YYYY)
於 14/07/2025 (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	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land and Pond for a period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 <u>3</u> ☐ month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表 <table><tr><td>Proposed uncovered land area 擬議露天土地面積</td><td>1518</td><td>sq.m</td><td>☒About 約</td></tr><tr><td>Proposed covered land area 擬議有上蓋土地面積</td><td></td><td>sq.m</td><td>☐About 約</td></tr><tr><td>Proposed number of buildings/structures 擬議建築物／構築物數目</td><td></td><td></td><td></td></tr><tr><td>Proposed domestic floor area 擬議住用樓面面積</td><td></td><td>sq.m</td><td>☐About 約</td></tr><tr><td>Proposed non-domestic floor area 擬議非住用樓面面積</td><td></td><td>sq.m</td><td>☐About 約</td></tr><tr><td>Proposed gross floor area 擬議總樓面面積</td><td></td><td>sq.m</td><td>☐About 約</td></tr></table> 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)			Proposed uncovered land area 擬議露天土地面積	1518	sq.m	☒ About 約	Proposed covered land area 擬議有上蓋土地面積		sq.m	☐ About 約	Proposed number of buildings/structures 擬議建築物／構築物數目				Proposed domestic floor area 擬議住用樓面面積		sq.m	☐ About 約	Proposed non-domestic floor area 擬議非住用樓面面積		sq.m	☐ About 約	Proposed gross floor area 擬議總樓面面積		sq.m	☐ About 約
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Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table><tr><td>Private Car Parking Spaces 私家車車位</td><td>49</td></tr><tr><td>Motorcycle Parking Spaces 電單車車位</td><td></td></tr><tr><td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td><td>4</td></tr><tr><td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td><td></td></tr><tr><td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td><td></td></tr><tr><td>Others (Please Specify) 其他 (請列明)</td><td></td></tr></table>			Private Car Parking Spaces 私家車車位	49	Motorcycle Parking Spaces 電單車車位		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4	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)													
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Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 <table><tr><td>Taxi Spaces 的士車位</td><td></td></tr><tr><td>Coach Spaces 旅遊巴車位</td><td></td></tr><tr><td>Light Goods Vehicle Spaces 輕型貨車車位</td><td></td></tr><tr><td>Medium Goods Vehicle Spaces 中型貨車車位</td><td></td></tr><tr><td>Heavy Goods Vehicle Spaces 重型貨車車位</td><td></td></tr><tr><td>Others (Please Specify) 其他 (請列明)</td><td></td></tr></table>			Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位		Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位		Others (Please Specify) 其他 (請列明)													
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Proposed operating hours 擬議營運時間 Operation hours are 24-hours daily, including Sundays and public holidays																										
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Kong Po Road via a local track</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																								

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情																																		
	No 否 ☒																																			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積 40 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 1.5 m 米 ☒ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1478 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☐																																		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐	_____		
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																																		
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																																		

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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）。

Refer to Planning Statement at Appendix I

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Signed with recognised
e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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	Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories		
Site area 地盤面積	1518 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Agriculture" ("AGR")		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land and Pond for a period of 3 years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積		% ☐ 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 <u>53</u> Private Car Parking Spaces 私家車車位 <u>49</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>4</u> 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 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Plan Showing Filling of Land and Pond</u>	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	☒	☒

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。

Executive Summary

1. The application site (the Site) is on Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories.
2. The site area is about 1,518 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land and Pond’ for a Period of 3 Years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 53 nos. of parking space for private cars and light goods vehicles are proposed at the Site.
6. Operation hours are 24-hours daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 110 約地段第 176 號（部分）及第 179 號餘段（部分）。
2. 申請地點的面積約 1,518 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時公眾停車場（貨櫃車除外）及相關填土及填塘工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供合共 53 個私家車及輕型貨車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of ZHANG Mingzhao (“the Applicant”) in support of the planning application for a ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land and Pond for a period of 3 years’ (“the Proposed Development”) at Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its east.
3. The site area is about 1,518 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land and pond within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Given that no structures will be erected in the Proposed Development, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The Proposed Development serves to meet the parking demand of local residents and operators in the vicinity. 49 and 4 nos. of parking space for private cars and light goods vehicles (LGV) are proposed at the Site respectively (**Plan 3**).
9. Operation hours are 24-hours daily, including Sundays and public holidays.

10. About 1,478 m² of the Site has been paved with concrete of about 0.2 m in depth for the provision of a solid ground for vehicle manoeuvring. The pond (about 40 m²) within the Site has been filled with soil and concrete of about 1.5 m in depth to provide a solid ground for vehicle manoeuvring (Plan 5).

Similar Applications

11. There are 6 similar applications approved by the Committee within or straddling the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.9.2024
A/YL-KTN/985	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1001	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	25.10.2024
A/YL-KTN/1072	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1089	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	2.5.2025

12. The similar applications were approved by the Committee between 2024 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
13. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

14. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential dwellings and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

15. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	0	2
09:00 – 10:00	1	3
10:00 – 11:00	1	2
11:00 – 12:00	2	1
12:00 – 13:00	2	2
13:00 – 14:00	0	3
14:00 – 15:00	2	1
15:00 – 16:00	1	2
16:00 – 17:00	2	1
17:00 – 18:00	2	1
18:00 – 19:00	4	2
19:00 – 20:00	3	1
20:00 – 08:00	3	2
Total Trips	<u>23</u>	<u>23</u>

16. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. 49 nos. of parking space for private cars and 4 nos. of parking space for LGVs are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Environment

18. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
19. The Proposed Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

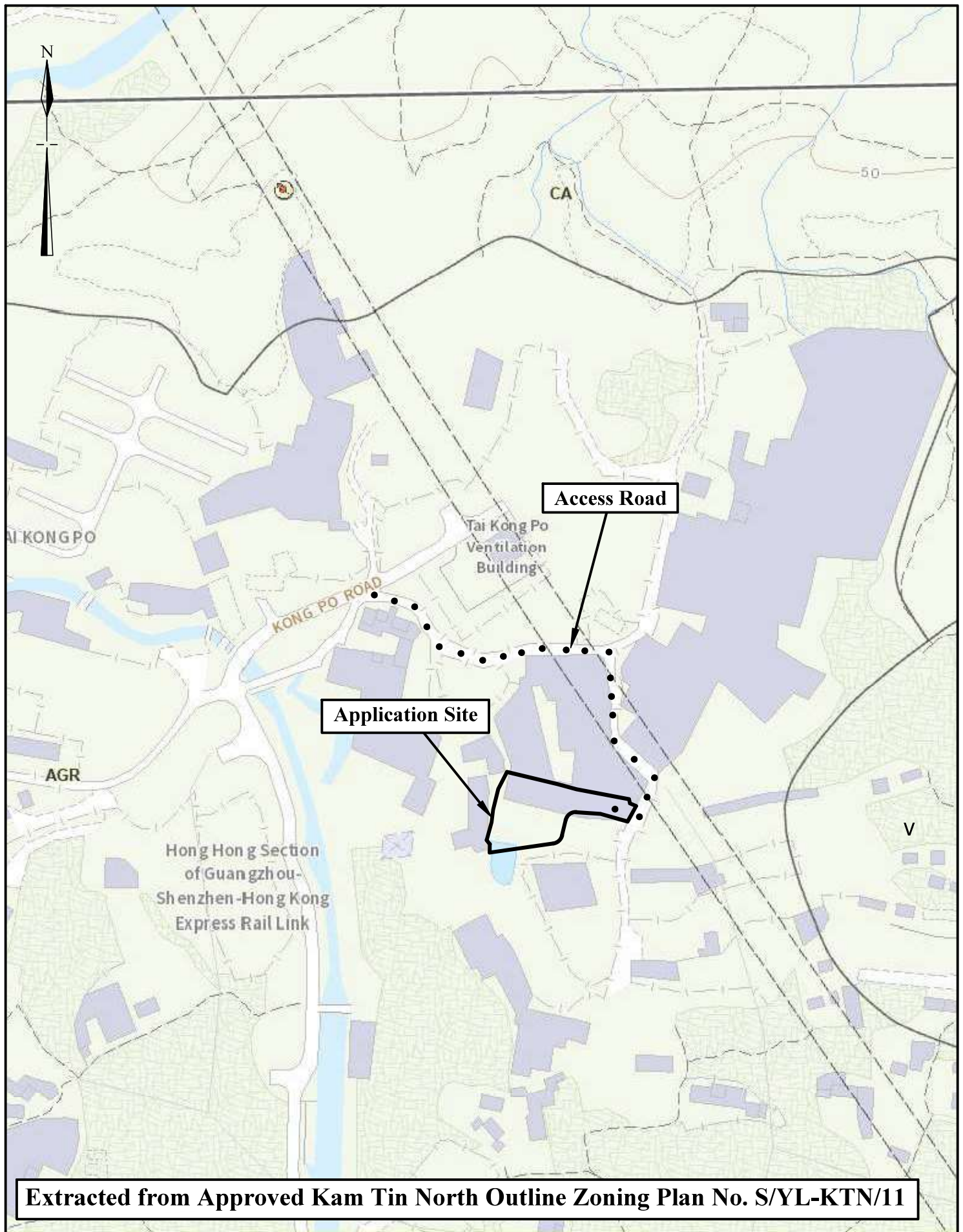
20. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The Applicant will proceed to implement

the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

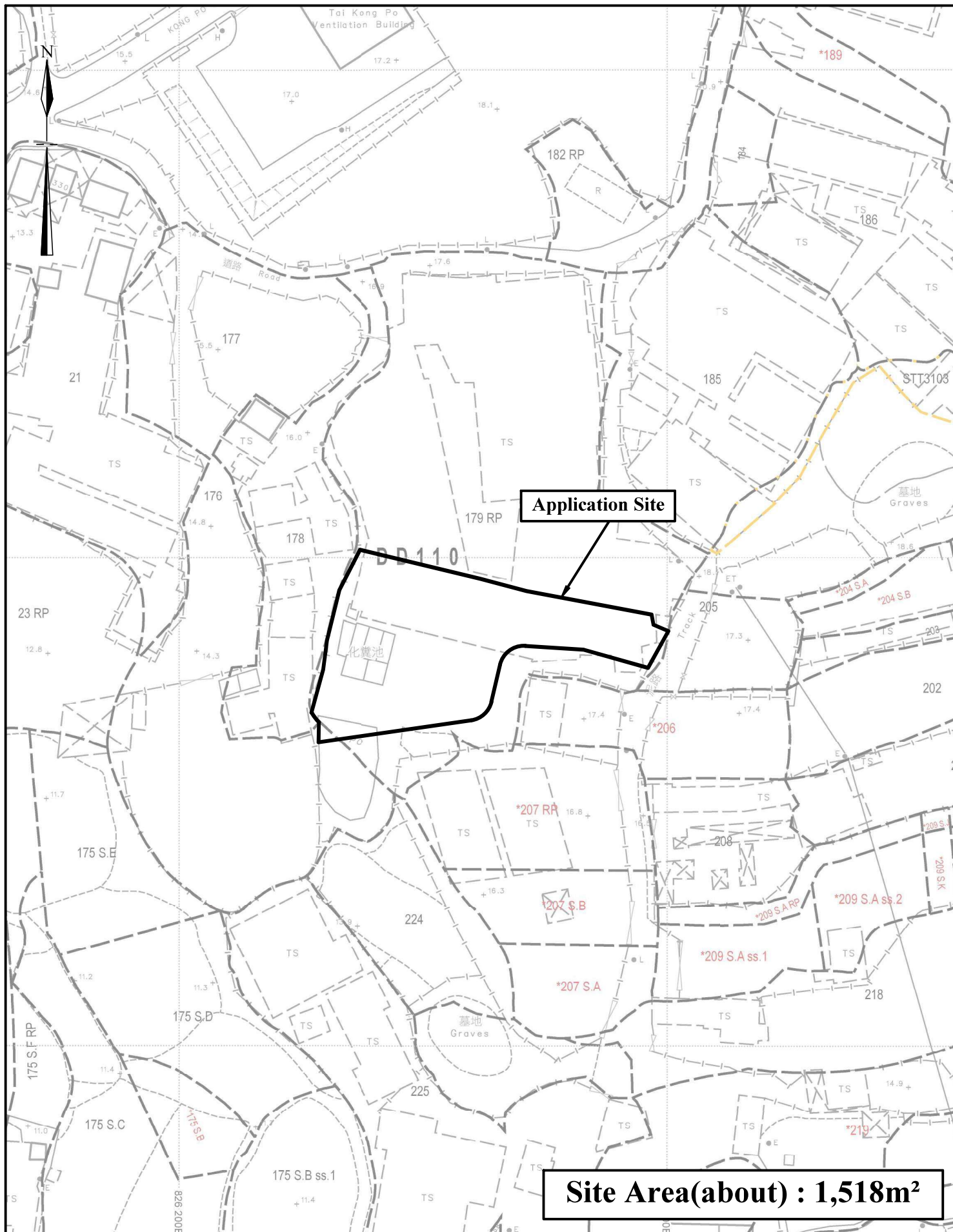
Fire Safety

21. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

- End -



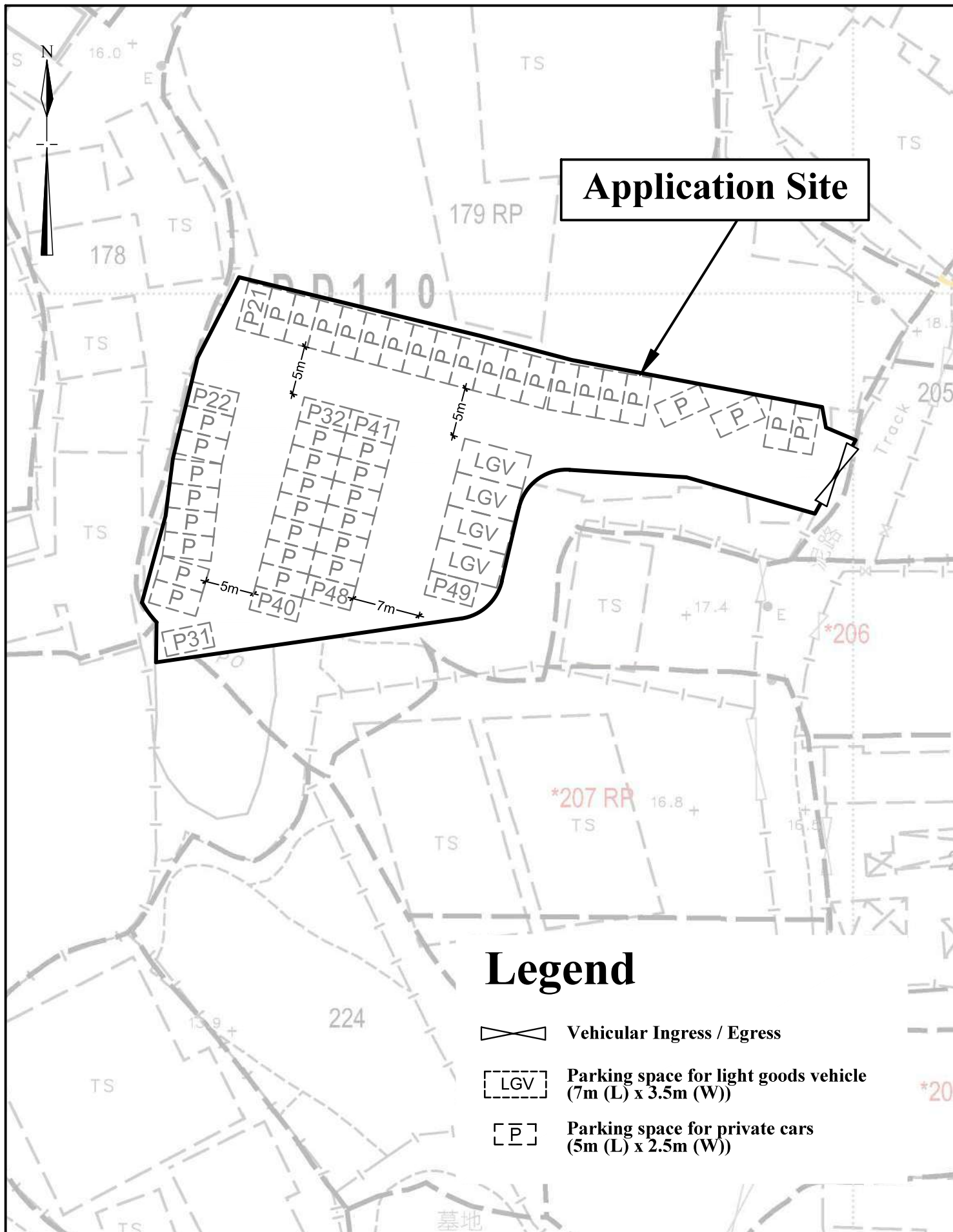
1:1000	Location Plan Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 1 (P 25020A)



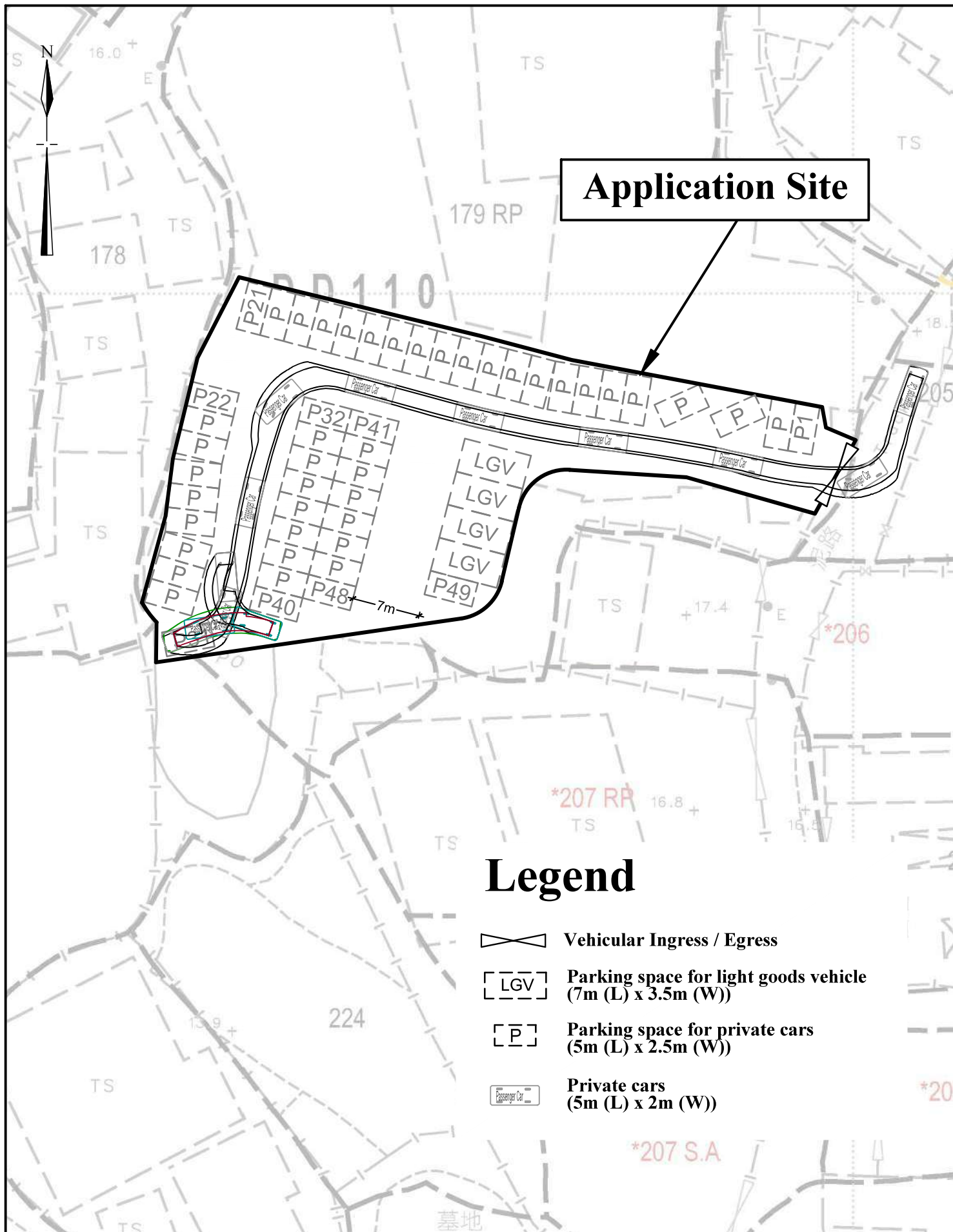
Application Site

Site Area(about) : 1,518m²

1:1000	Lot Index Plan Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 2 (P 25020A)



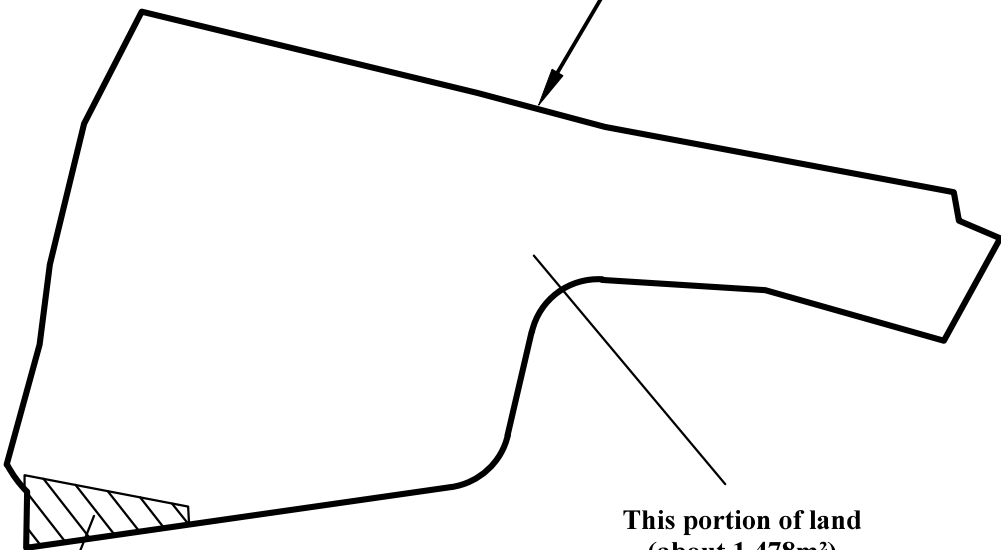
1:500	Layout Plan Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 3 (P 25020A)



1:500	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
July 2025	Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Plan 4 (P 25020A)



Application Site



**This portion of the pond
(about 40m²) has been filled
with soil and concrete of about
1.5m in depth to provide a solid
ground for vehicle maneuvering**

**This portion of land
(about 1,478m²)
has been paved with concrete
of about 0.2m in depth
for vehicle maneuvering**

Site Area(about) : 1,518 m²

N.T.S	Plan Showing Filling of Land and Pond Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 5 (P 25020A)

寄件者: [REDACTED]
寄件日期: 2025年09月05日星期五 14:05
收件者: tpbpd/PLAND
副本:
主旨: Re: Planning Application No. A/YL-KTN/1152 - Submission of Further Information
附件: KTN1152_P25020A_FI_5.9.2025.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application, which serves to supersede our previous submission in the preceding email dated 3.9.2025 at 4:35pm. Thank you.

Regards,
Janice Tang

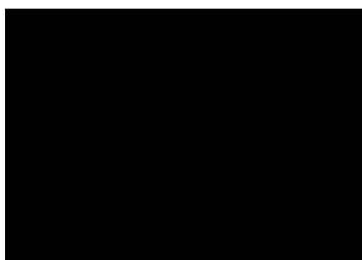
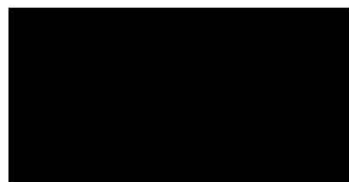
Rich Gold [REDACTED] 於 2025 年 9 月 3 日 週三 下午 4:35 寫道：

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

--



Your Ref.: A/YL-KTN/1152

Our Ref.: P25020A/TL25298

5 September 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicles)
and associated Filling of Land and Pond for a period of 3 years in "Agriculture" Zone,
Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories
(Application No. A/YL-KTN/1152)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and a drainage proposal (Plans 6.1 & 6.2) with hydraulic calculations for the captioned application. It serves to supersede our previous FI submission under our reference P25020A/TL25248 dated 3.9.2025.

We would also like to clarify that the proposed development mainly serves nearby residents of Tsat Sing Kong and Tai Kong Po, and operators in the vicinity (within 10 minutes walking distance to the Site). No unlicensed vehicles will be placed on site. No open storage of vehicles and vehicle parts will be carried out within the site. Fencing will be erected to separate the site from the adjacent warehouse site (application no. A/YL-KTN/1149).

About 1,478 m² of the site has been filled with concrete of about 0.2 m in depth (from 17.6mPD to 17.8mPD) and the pond (about 40 m²) within the site has been filled with soil and concrete of about 1.5 m in depth (from 16.2mPD to 17.7mPD).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

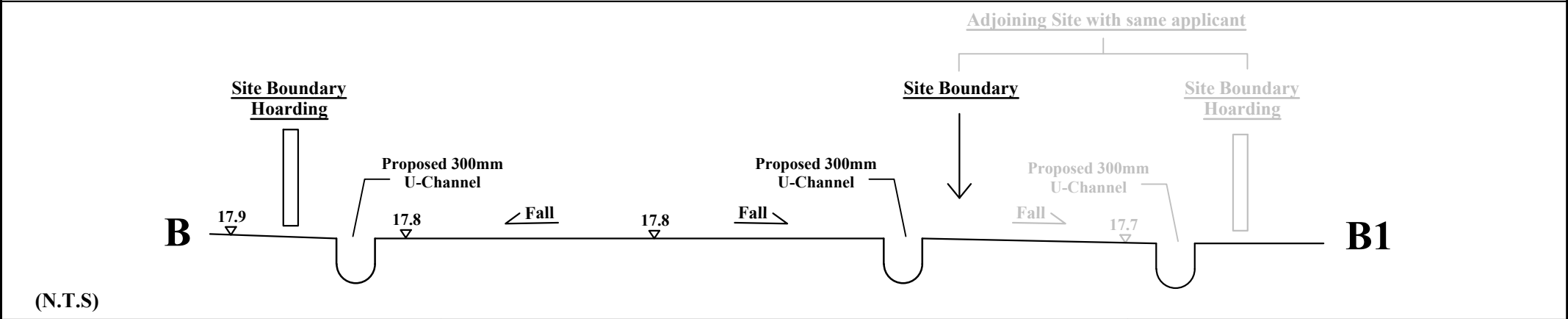
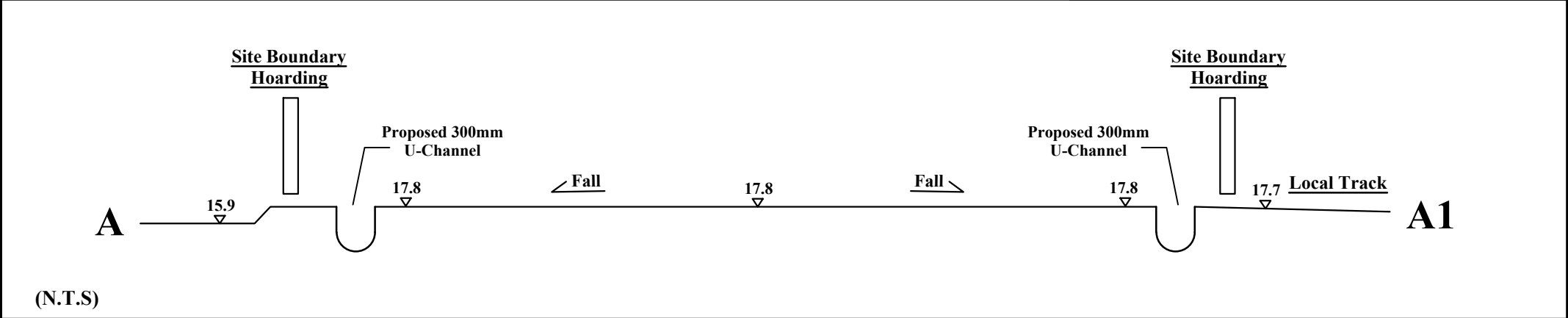
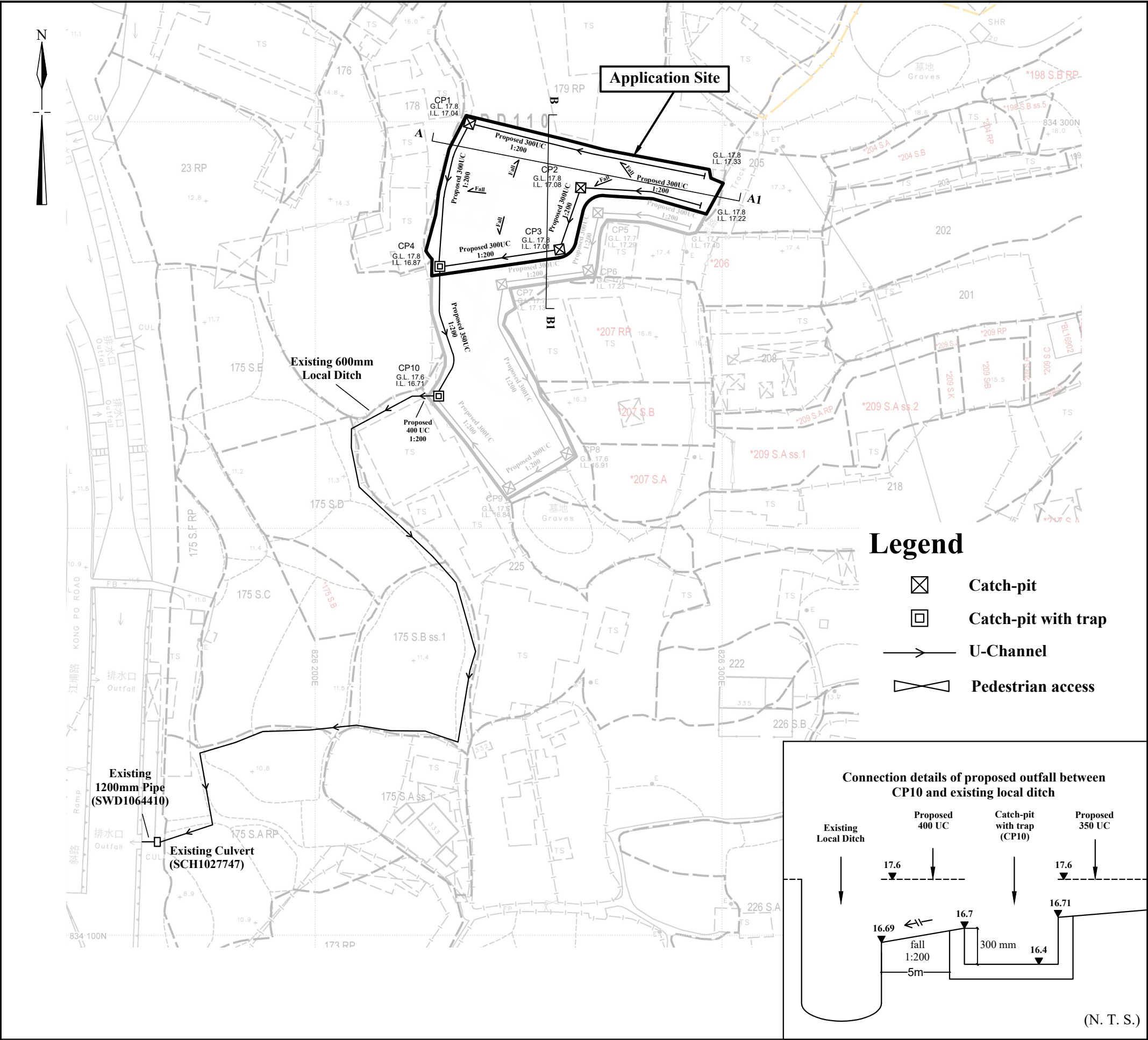
DPO/FSYLE, PlanD (Attn.: Mr. Jet CHEUNG) *By E-mail only*

Further Information for Planning Application No. A/YL-KTN/1152**Response-to-Comments****Comments from Transport Department**

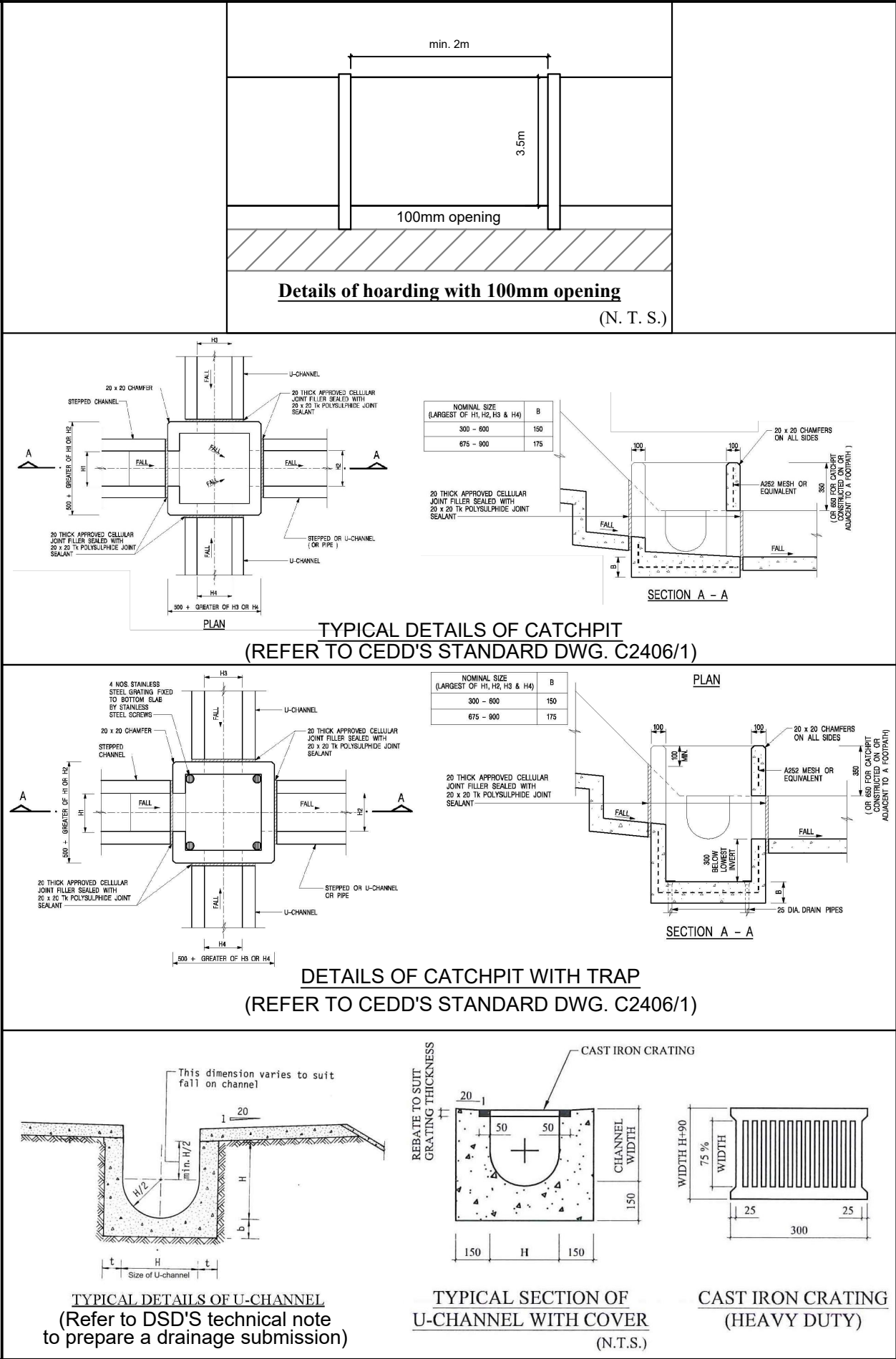
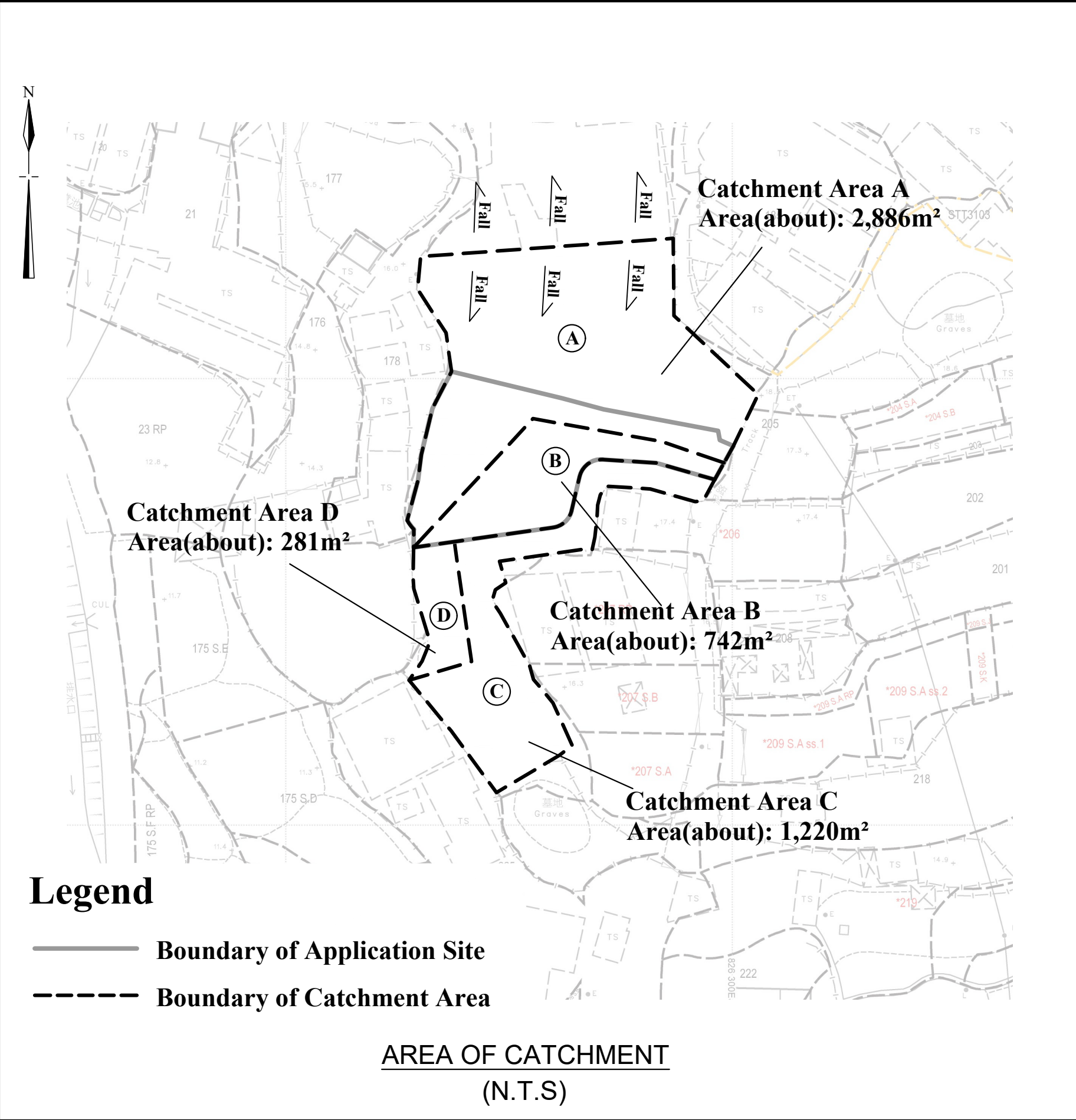
Contact person: Mr. Louis HON (Tel.: 2399 2427)

I.	Comments	Responses
1.	Since only PC and LGV parking spaces would be provided in the site, please confirm that vehicle types other than PC and LGV would not allowed to parked in the application site.	Only PC and LGV would be allowed to park in the application site.

- END -



1:500 (A3)	Drainage Proposal Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 6.1 (P 25020A)



1 For Catchment Area A			Ref.
Area, A	=	2886 m ²	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	9 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (9) / (0.1 ^{0.2} *2886 ^{0.1})	SDM 7.5.2 (d)
	=	0.9 min	
2 For Proposed UC in Catchment Area A			
	From	To	
Ground level (mPD)	17.80	17.80	
Invert level (mPD)	17.33	16.87	
Width of u-channel, w	=	300 mm	
Length of u-channel, L _c	=	92.2 m	
Depth of vertical part of u-channel, d	=	780 mm	
Gradient of u-channel, S _f	=	(17.33-16.87)/92.2 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 780	
	=	0.269 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 780	
	=	2.031 m	
Hydraulic radius, R	=	a / p	SDM 8.2.1
	=	0.133 m	
3 Use Manning Equation for estimating velocity of stormwater			
Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.133) ^{1/6} x (0.133 x 0.005) ^{1/2} / 0.016	SDM Table 12
	=	1.15 m/s	
Time of flow, t _f	=	1.3 min	
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t _o + t _f +b) ^c	SDM 4.3.2
	=	505.5 / (0.9+1.3+3.29) ^{0.355} for return period T = 50 years	Corrigendum 1/2024
	=	275	SDM Table 3a
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	2886.0	2741.7
		SUM =	2741.7
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ²	SDM 7.5.2 (a)
	=	0.278 x 275 x 2741.7 / 1000000 + 0	
	=	0.210 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.269 x 1.15	
	=	0.309 m ³ /s	
	>	Q _d (O.K.)	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			
Scale: NA	Hydraulic Calculation		Goldrich Planners & Surveyors Ltd.
September 2025	Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110 Kam Tin North, Yuen Long, New Territories		Page 1 (P25020A)

1 For Catchment Area B			Ref.
Area, A	=	742 m ²	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	10 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (10) / (0.1 ^{0.2} *742 ^{0.1})	SDM 7.5.2 (d)
	=	1.2 min	
2 For Proposed UC in Catchment Area B			
	From	To	
Ground level (mPD)	17.80	17.80	
Invert level (mPD)	17.22	16.87	
Width of u-channel, w	=	300 mm	
Length of u-channel, L _c	=	69.6 m	
Depth of vertical part of u-channel, d	=	780 mm	
Gradient of u-channel, S _f	=	(17.22-16.87)/69.6 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 780	
	=	0.269 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 780	
	=	2.031 m	
Hydraulic radius, R	=	a / p	SDM 8.2.1
	=	0.133 m	
3 Use Manning Equation for estimating velocity of stormwater			
Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.133) ^{1/6} x (0.133 x 0.005) ^{1/2} / 0.016	SDM Table 12
	=	1.15 m/s	
Time of flow, t _f	=	1.0 min	
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t _o + t _f +b) ^c	SDM 4.3.2
	=	505.5 / (1.2+1+3.29) ^{0.355} for return period T = 50 years	Corrigendum 1/2024
	=	276	SDM Table 3a
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	742.0	704.9
		SUM =	704.9
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ²	SDM 7.5.2 (a)
	=	0.278 x 276 x 704.9 / 1000000 + 0	
	=	0.054 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.269 x 1.15	
	=	0.310 m ³ /s	
	>	Q _d (O.K.)	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			

Scale: NA	Hydraulic Calculation	Goldrich Planners & Surveyors Ltd.
September 2025	Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110 Kam Tin North, Yuen Long, New Territories	Page 2 (P25020A)

1 For Catchment Area C

Area, A = 1220 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 10 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (10) / (0.1^{0.2} \times 1220^{0.1}) = 1.1 \text{ min}$$

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area C

	From	To
Ground level (mPD)	17.70	17.60
Invert level (mPD)	17.40	16.71

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 137.2 m
 Depth of vertical part of u-channel, d = 740 mm
 Gradient of u-channel, S_f = (17.4-16.71)/137.2 = 0.005

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 740 \\ &= 0.257 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2 d = 3.14 \times 150 + 2 \times 740 \\ &= 1.951 \text{ m} \\ \text{Hydraulic radius, } R &= a / p \\ &= 0.132 \text{ m} \end{aligned}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.132)^{1/6} x (0.132 x 0.005)^{1/2} / 0.016 = 1.15 m/s
 Time of flow, t_f = 2.0 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 505.5 / (1.1 + 2 + 3.29)^{0.355} \text{ for return period } T = 50 \text{ years} \\ &= 261 \end{aligned}$$

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	1220.0	1159.0
SUM =			1159.0

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_i A_i + Q_u \text{ where } A_i \text{ is in km}^2 \\ &= 0.278 \times 261 \times 1159 / 1000000 + 0 \\ &= 0.084 \text{ m}^3/\text{s} \end{aligned}$$

SDM 7.5.2 (a)

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.257 \times 1.15 \\ &= 0.296 \text{ m}^3/\text{s} \\ &> Q_d \text{ (O.K.)} \end{aligned}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

Goldrich Planners &
 Surveyors Ltd.

September 2025

Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110
 Kam Tin North, Yuen Long, New Territories

Page 3
 (P25020A)

1 For Catchment Area D			Ref.
Area, A	=	281 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	5 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (5) / (0.1 ^{0.2} *281 ^{0.1})	
	=	0.7 min	
2 For Proposed UC in Catchment Area D			SDM 8.2.1
	From	To	
Ground level (mPD)	17.80	17.60	
Invert level (mPD)	16.87	16.71	
Width of u-channel, w	=	350 mm	
Length of u-channel, L _c	=	31 m	
Depth of vertical part of u-channel, d	=	715 mm	
Gradient of u-channel, S _f	=	(16.87-16.71)/31 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 175 ² + 350 x 715	
	=	0.298 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 175 + 2 x 715	
	=	1.980 m	
Hydraulic radius, R	=	a / p	
	=	0.151 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.151) ^{1/6} x (0.151 x 0.005) ^{1/2} / 0.016	
	=	1.27 m/s	
Time of flow, t _f	=	0.4 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a)
Design intensity, i	=	a / (t _o + t _f +b) ^c = 505.5 / (0.7+0.4+3.29) ^{0.355} for return period T = 50 years = 300	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	281.0	
		C x A	
		267.0	
		SUM = 267.0	
Upstream flow, Q _u	=	0.264 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ² = 0.278 x 300 x 266.95 / 1000000 + 0.264 = 0.286 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.298 x 1.27 = 0.379 m ³ /s > Q _d (O.K.)	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			
Scale: NA	Hydraulic Calculation		Goldrich Planners & Surveyors Ltd.
September 2025	Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110 Kam Tin North, Yuen Long, New Territories		Page 4 (P25020A)

1 For Connection Between CP10 and Existing 600 Local Ditch			Ref.
Area, A	=	0 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	0 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (0) / (0.1 ^{0.2} *0 ^{0.1})	
	=	0.0 min	
2 For Proposed UC after CP10			
	From	To	
Ground level (mPD)	17.60	17.60	
Invert level (mPD)	16.71	16.69	
Width of u-channel, w	=	400 mm	SDM 8.2.1
Length of u-channel, L _c	=	5 m	
Depth of vertical part of u-channel, d	=	715 mm	
Gradient of u-channel, S _f	=	(16.71-16.69)/5 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 200 ² + 400 x 715	
	=	0.349 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 200 + 2 x 715	
	=	2.058 m	
Hydraulic radius, R	=	a / p	
	=	0.169 m	
3 Use Manning Equation for estimating velocity of stormwater			
Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.169) ^{1/6} x (0.169 x 0.005) ^{1/2} / 0.016	SDM Table 12
	=	1.35 m/s	
Time of flow, t _f	=	0.1 min	
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t _o + t _f +b) ^c	SDM 4.3.2
	=	505.5 / (0+0.1+3.29) ^{0.355} for return period T = 50 years	Corrigendum 1/2024
	=	329	SDM Table 3a
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	0.0	
		SUM = 0.0	
Upstream flow, Q _u	=	0.370 m ³ /s	SDM 7.5.2 (a)
Design flow, Q _d	=	0.278i Σ C _j A _j + Q _u where A _j is in km ²	
	=	0.278 x 329 x 0 / 1000000 + 0.37	
	=	0.370 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.349 x 1.35	
	=	0.472 m ³ /s	
	>	Q _d (O.K.)	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			
Scale: NA	Hydraulic Calculation		Goldrich Planners & Surveyors Ltd.
September 2025	Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110 Kam Tin North, Yuen Long, New Territories		Page 5 (P25020A)

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/961	Temporary Private Vehicle Park (Excluding Container Vehicles) for a Period of Three Years and Filling of Land	5.4.2024 [revoked on 5.10.2024]

Similar s.16 Applications within the Same “Agriculture” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/827	Renewal of Planning Approval for Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	20.5.2022
2.	A/YL-KTN/888	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of Three Years	17.3.2023
3.	A/YL-KTN/915	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of Three Years	23.6.2023
4.	A/YL-KTN/1025	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Filling of Land	2.8.2024
5.	A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	2.5.2025
6.	A/YL-KTN/1089	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	14.3.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 176 and 179 RP both in D.D. 110 held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government; and
- it is noted that no structure was proposed in the application.

2. Traffic

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

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

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction; and
- advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

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

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising open storage, temporary structures, vacant land and scattered tree groups. The Site is generally occupied by vehicle parking. No significant landscape resources is observed within the Site. Significant adverse impact on landscape resources and landscape character is not anticipated.

6. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

7. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) failure to reinstate the application site (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;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department (LandsD). Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed vehicular access to the Site is connecting to a section of Kong Po Road, which is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Po Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed

use; and

- (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the applicant shall consult District Lands Officer/Yuen Long, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iv) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land and pond 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or

other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

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

From: [REDACTED]
Sent: 2025-08-19 星期二 21:11:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1152 DD 110 Tsat Sing Kong

Dear TPB Members,

A/YL-KTN/1152

Lots 176 (Part) and 179 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin

Site area : About 1,518sq.m

Zoning : "Agriculture"

Applied use: 53 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

961 approved 5 Feb 2024 despite the record of contempt for the conditions.

Revoked 5 Oct 2024 for failure to fulfill Drainage conditions. This was followed with a number of applications subsequently withdrawn, all the better to ensure continuity of the operation while procrastinating on the regulations. Now back with a small footprint and public vehicle park.

However the location is far from residential dwellings so clearly the real intention is to prolong the open storage, The drainage conditions are covered by a vague mention of applying.

But in view of the recent torrential rains and almost weekly typhoon warnings, it is no longer conscionable that PlanD support and members rubberstamp any further operation on the site.

It is now time that the safety of the community be considered and the application rejected.

Previous objections relative and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 8 November 2023 3:01 AM HKT
Subject: A/YL-KTN/961 DD 110 Tsat Sing Kong

Dear TPB Members,

944 withdrawn. The plan provided underlines the fact that the true intention is brownfield use, open storage.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 16 August 2023 2:56 AM HKT
Subject: AYL-KTN/944 DD 110 Tsat Sing Kong

AYL-KTN/944

Lots 176 (Part), 178 (Part), 179 RP (Part), 205 (Part), 206 (Part) and 207 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin

Site area : About 2,307sq.m

Zoning : "Agriculture"

Applied use: 30 Vehicle Parking / **Filling of Land**

Dear TPB Members,

While there is no history of approvals, the lots are part of a large brownfield zone. The justification for a private car park is questionable as there are no residences nearby. In addition the site is far too large for 30 vehicles only.

The site is between 721 and 747, both applications that have failed to fulfill conditions.

Members should question the relationship between the operations and the issues re conditions.

Mary Mulvihill

Say 1 2

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From: [REDACTED]
Sent: 2025-10-07 星期二 02:32:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/1152 DD 110 Tsat Sing Kong

Dear TPB Members,

10 min walk. This is Hong Kong, why have a vehicle if you have to walk that far.

The application is clearly an excuse to continue with brownfield operations.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 19 August 2025 9:11 PM HKT
Subject: A/YL-KTN/1152 DD 110 Tsat Sing Kong

Dear TPB Members,

A/YL-KTN/1152

Lots 176 (Part) and 179 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin

Site area : About 1,518sq.m

Zoning : "Agriculture"

Applied use: 53 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

961 approved 5 Feb 2024 despite the record of contempt for the conditions.

Revoked 5 Oct 2024 for failure to fulfill Drainage conditions. This was followed with a number of applications subsequently withdrawn, all the better to ensure continuity of the operation while procrastinating on the regulations. Now back with a small footprint and public vehicle park.

However the location is far from residential dwellings so clearly the real intention is to prolong the open storage, The drainage conditions are covered by a vague mention of applying.

But in view of the recentl torrential rains and almost weekly typhoon warnings, it is no long conscionable that PlanD support and members rubberstamp any further operation on the site.

It is now time that the safety of the community be considered and the applicaiton rejected.

Previous objections relative and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 8 November 2023 3:01 AM HKT
Subject: A/YL-KTN/961 DD 110 Tsat Sing Kong

Dear TPB Members,

944 withdrawn. The plan provided underlines the fact that the true intention is brownfield use, open storage.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 16 August 2023 2:56 AM HKT
Subject: A/YL-KTN/944 DD 110 Tsat Sing Kong

A/YL-KTN/944

Lots 176 (Part), 178 (Part), 179 RP (Part), 205 (Part), 206 (Part) and 207 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin

Site area : About 2,307sq.m

Zoning : "Agriculture"

Applied use: 30 Vehicle Parking / **Filling of Land**

Dear TPB Members,

While there is no history of approvals, the lots are part of a large brownfield zone. The justification for a private car park is questionable as there are no residences nearby. In addition the site is far too large for 30 vehicles only.

The site is between 721 and 747, both applications that have failed to fulfill conditions.

Members should question the relationship between the operations and the issues re conditions.

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

Mary Mulvihill