

2025年 8月 29日

此文件在 收到 • 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-08-29.
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/YL-KTN/1165

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2501931

25/8

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7C-KTN/1165
	Date Received 收到日期	2025-08-29

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

1. Name of Applicant 申請人姓名/名稱

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

TANG Wing Lam 鄧穎琳

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

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

TANG Lok San 鄧樂桑

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 1257 (Part) in D.D. 107, Kam Tin North, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 816.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 229 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (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 年 月 日的記錄，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 _____ (DD/MM/YYYY)&
於_____ (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
06/08/2025-20/08/2025 (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 12/08/2025 (DD/MM/YYYY)&
於_____ (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 Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years
擬議臨時露天存放連附屬設施及相關填土工程(為期3年)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	587.9	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	229	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3		
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	229	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	229	sq.m	<input checked="" type="checkbox"/> About 約

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

Height of Ancillary Office: Not Exceeding 4m

Height of Open Shed: Not Exceeding 7m

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

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

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

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

Proposed operating hours 擬議營運時間 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 816.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.4 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> No 否	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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> _____ _____ _____ </div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div> _____ _____ _____ </div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <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。

Please refer to the Justification Document.

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



鄧樂桑

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

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

20/08/2025

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1257 (Part) in D.D. 107, Kam Tin North, Yuen Long
Site area 地盤面積	816.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years 擬議臨時露天存放連附屬設施及相關填土工程(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	229 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA 不適用	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	4-7	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	28 % <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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		NA 不適用
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 LGV: 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access and Paved Area		
<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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

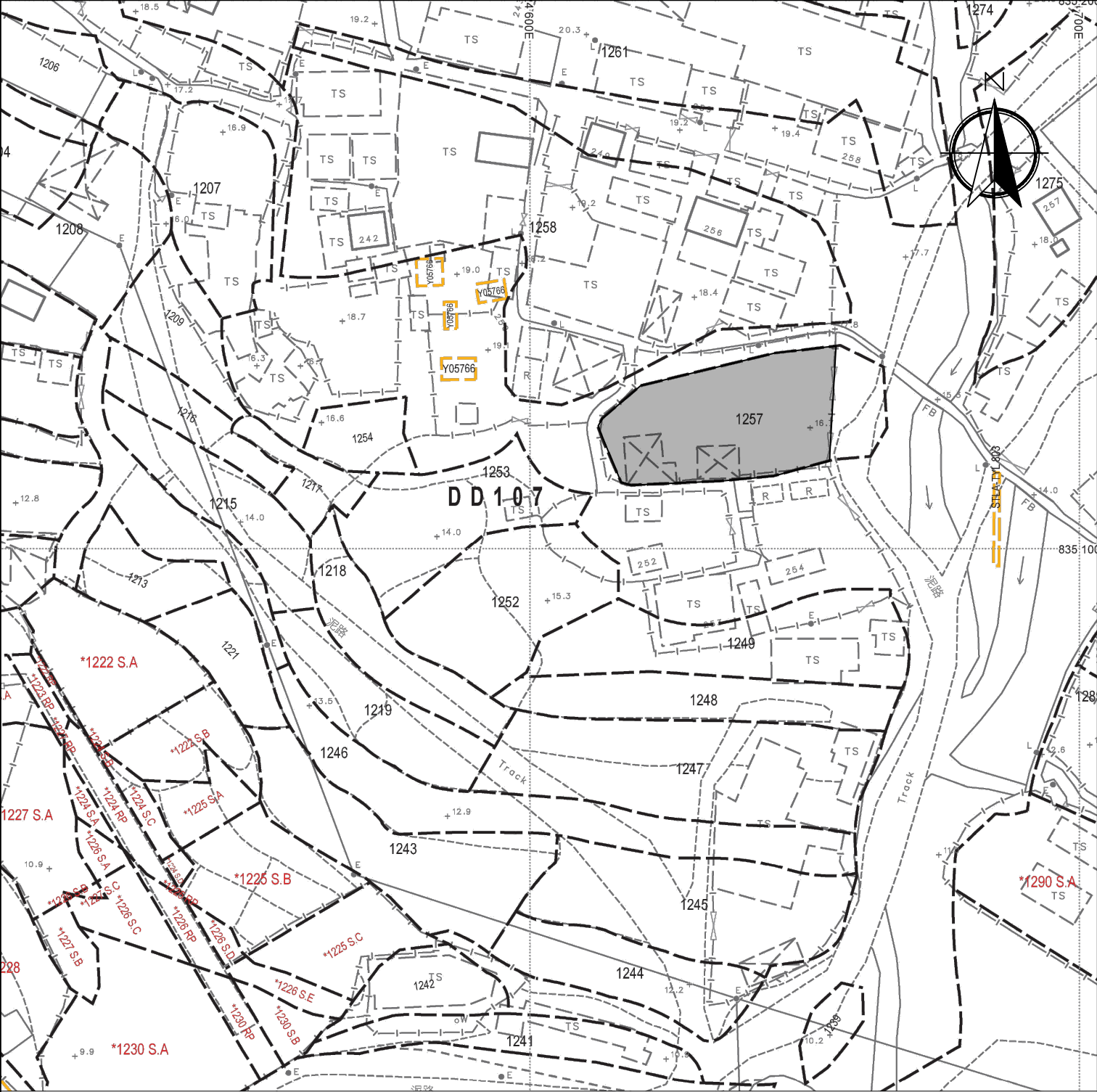
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 107 約地段第 1257 號(部份)
作臨時露天存放連附屬設施及相關填土工程(為期 3 年)之用途

- 申請地點的面積約為 816.9 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“露天存放”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/1138 (2025 年 8 月 15 日獲批)及 A/YL-KTN/1018 (2025 年 2 月 28 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 臨時露天存放計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。本申請只作存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。
- 露天存放高度最高為 2.5 米，與金屬圍邊相約。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋/厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的小型露天存放的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點已完成填土及平整工程，希望能透個本申請將相關工程規範，申請期限結束後會將申請地點還原。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。當場地發展後，附帶條件的渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1257 號作臨時露天存放連附屬設施及相關填土工程為期三年之用途。

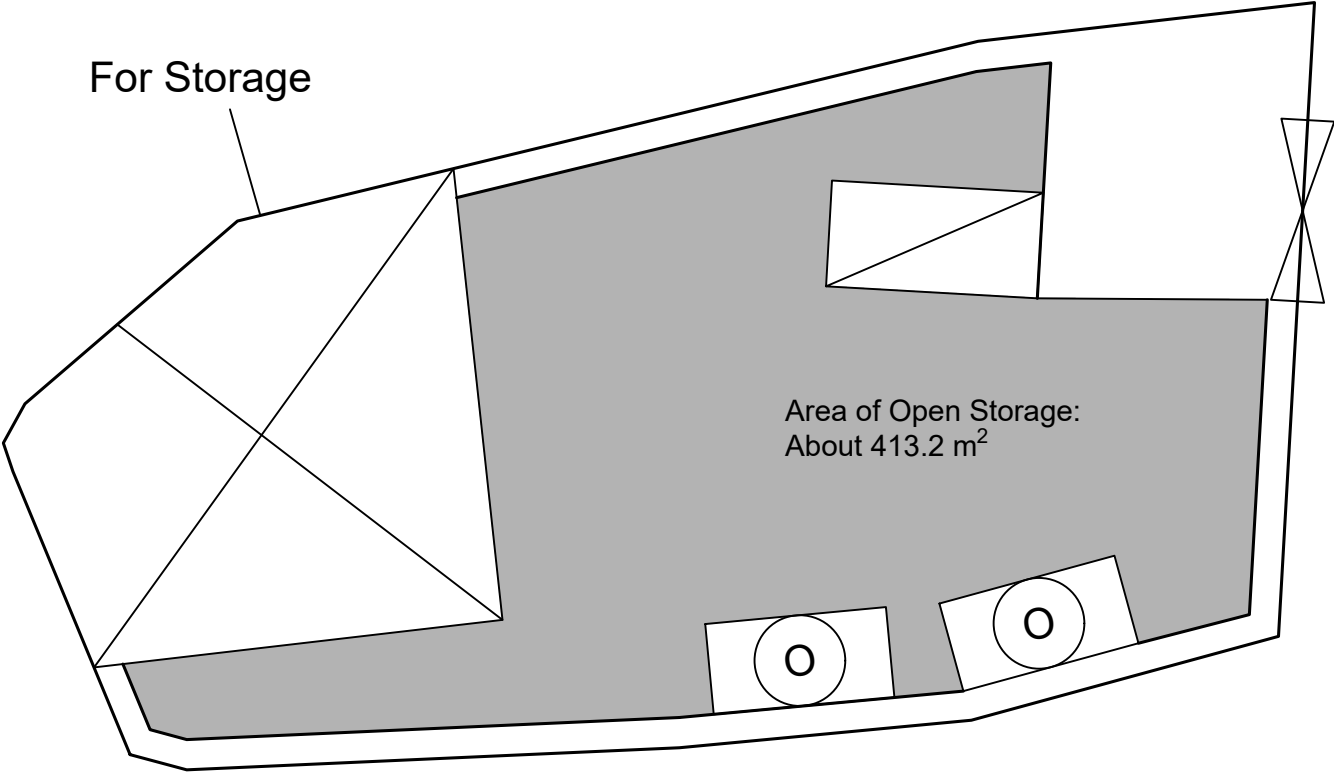


Legend:

Application Site 申請範圍

<p><u>Appendix 1</u></p> <p>Location: DD 107 Lot 1257 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p> <p>Date: 12 August 2025</p>	<p><u>Location</u></p> <p>位置圖</p> <p>擬議臨時露天存放連附屬設施 及相關填土工程(為期3年)</p> <p>Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years</p>	<p><u>SCALE</u></p> <p>1:1000</p> <p>@A4</p>	
		For Identification Only	Drawing No.: 1-01

Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
O	Ancillary Office	About 6m x 3m = 18 m ²	4m	1	2
⊗	Open Shed	About 193 m ²	7m		1
	Total	About 229 m ²			
	LGV L/UL Space	7m x 3.5m			1



Legend:

- ⊗ Ingress/egress (Width: About 6m)
- ⊞ Proposed Structures
- ⊞ LGV L/UL Space
- ⊞ Open Shed
- ⊙ Ancillary Office

Total Area: 816.9 m² (About)

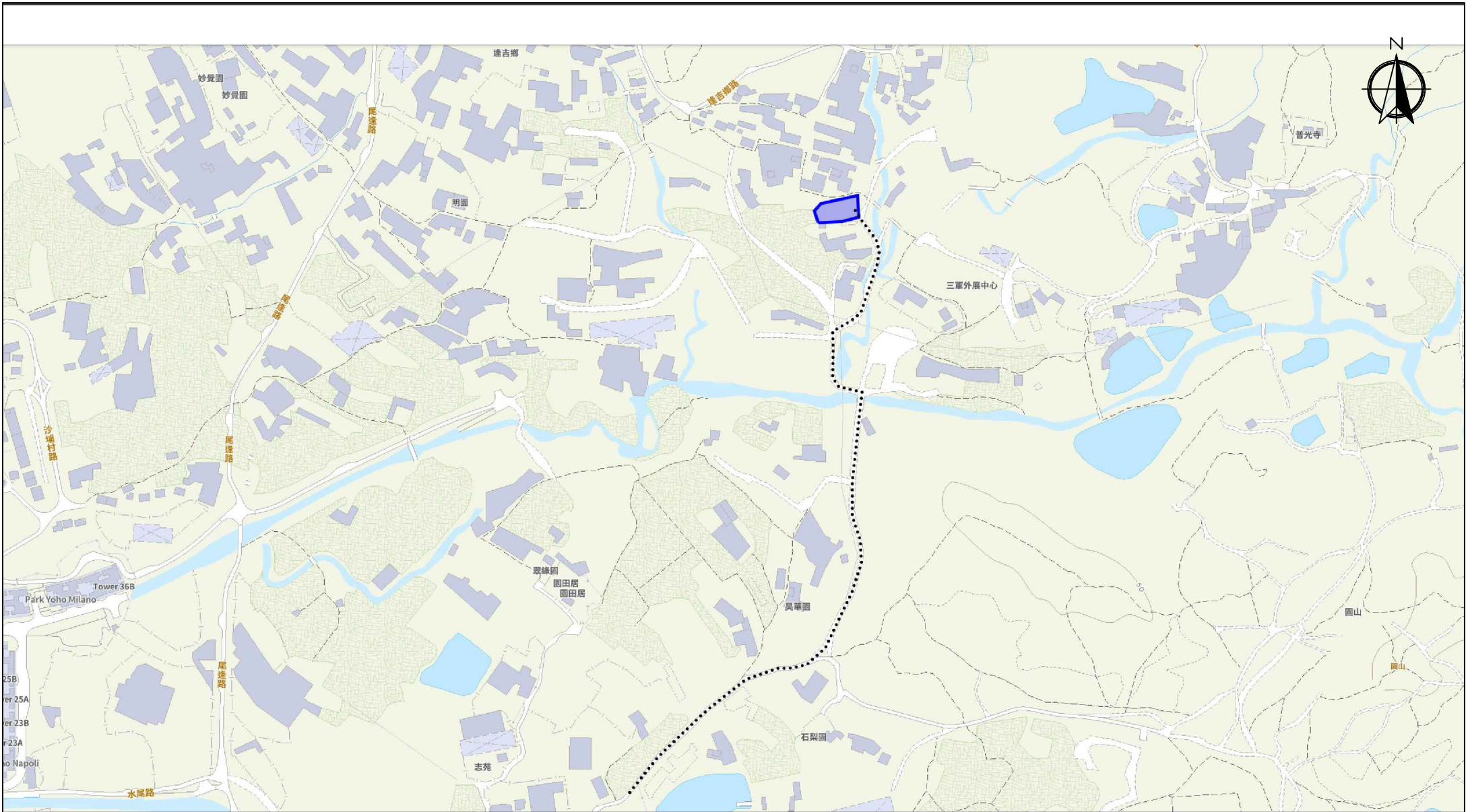
Covered Area: 229 m² (About)

Uncovered Area: 587.9 m² (About)

Non-Domestic GFA: 229 m² (About)

Nos. of Proposed Structures: 3

<p><u>Appendix 2</u></p> <p>Location: DD 107 Lot 1257 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p> <p>Date: 28 August 2025</p>	<p><u>Proposed Layout Plan</u></p> <p>擬議佈局平面圖</p> <p>擬議臨時露天存放連附屬設施 及相關填土工程(為期3年)</p> <p>Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years</p>	<p><u>SCALE</u></p> <p>1:250</p> <p>@A4</p>	
		For Identification Only	
		<p>Drawing No.:</p> <p>2-01</p>	



Scale: Undefined @A4

Captured from map.gov.hk on 12th August 2025

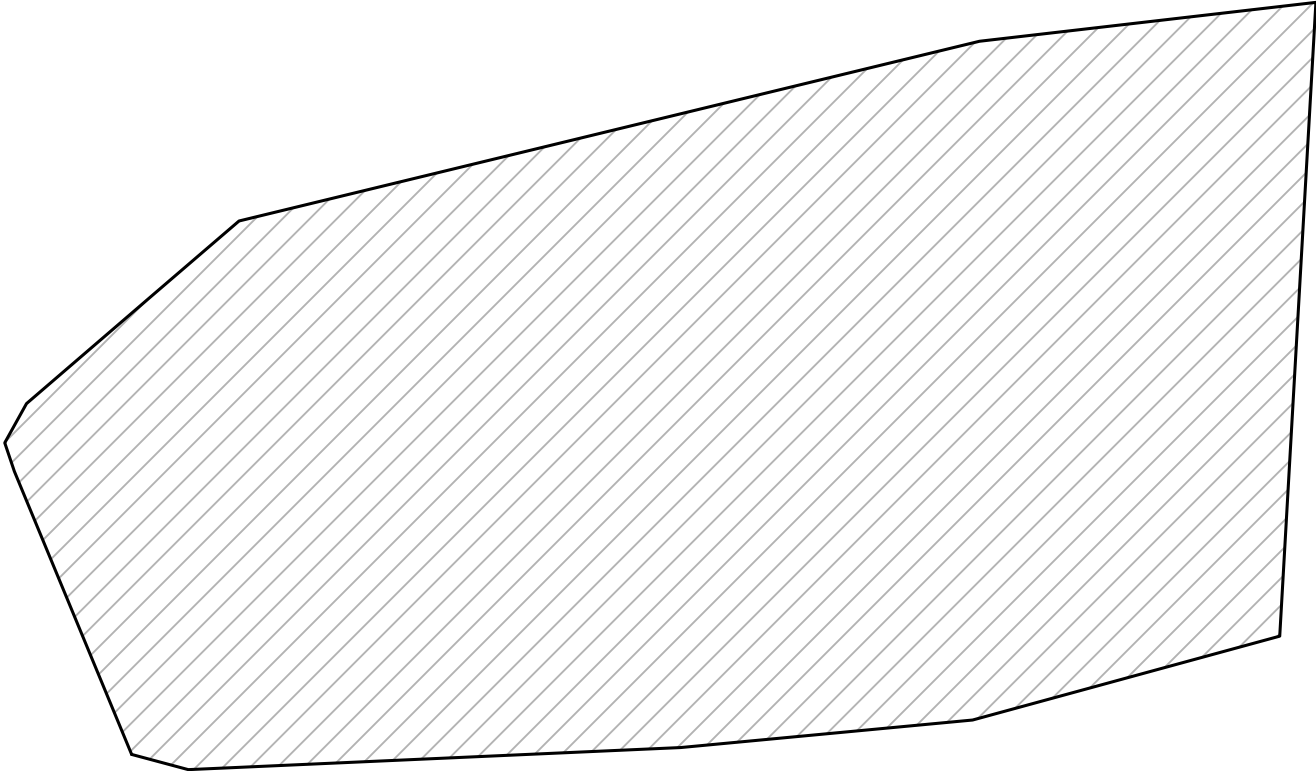
Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1257 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Width of Shui Mei Road: 3-5m (About) Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 3-01
				For Identification Only Date: 12/08/2025

Proposed Filling of Land Perimeter


Application Site Area: 816.9 m²(About)
Existing Land Filling: 816.9 m² (About)
Depth of Land Filling: About 0.4 m
Original Site Levels: +16.7 mPD (About)
Existing Site Levels: +17.1 mPD (About)
Material of Filling: Concrete
Proposed Use: Open Storage Area, structures building and Circulation Space



* To regularize filling of land in the application site area.



Legend:

 Paved Area 平整範圍

<p><u>Appendix 4</u></p> <p>Location: DD 107 Lot 1257 (Part)</p> <p>OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p> <p>Date: 12 August 2025</p>	<p><u>Paved Area</u> 平整位置圖</p> <p>擬議臨時露天存放連附屬設施 及相關填土工程(為期3年)</p> <p>Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years</p>	<p><u>SCALE</u></p> <p>1:250</p> <p>@A4</p>	
		For Identification Only	<p>Drawing No.:</p> <p>4-01</p>

寄件日期: 2025年09月04日星期四 11:29
收件者: tpbpd/PLAND
副本:
主旨: Fw: (Update 2) S.16 Planning Application No. A/YL-KTN/1165
附件: AYL-KTN 1165 20250904.pdf

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

Yours sincerely,
Mr. Tang

A/YL-KTN/1165 申請詳細

交通方面，出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，之後轉入郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段(7:00-11:59)	1	0	2	0	0	0	0	0	3
下午時段 (12:00- 23:59)	0	1	0	2	0	0	0	0	3
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑。水尾路沿途道路約有 3-6 米闊，並設有避車處，私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

連接本申請地點的郊區小徑為私人道路，並已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

現場會存放車輛類型為私家車及輕型貨車。總數不多於 15 輛。車輛為新車及二手車，主要會以試車牌將車輛駛至申請地點。到達申請地點便會將試車牌除下，當車輛離開時，便會重新掛上試車牌，將車輛駛走。申請地點為倉庫用途，車輛只會存放。

申請地點內的棚子(Open Shed)主要為貨物提供遮擋雨水及太陽的用途，棚子會以隔熱，鋁板與鋁板之間有聚氨酯作為頂部物料，四邊不會圍封。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

寄件者: [REDACTED]
寄件日期: 2025年10月09日星期四 14:26
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1165 - Departmental Comments
附件: AYL-KTN 1165 20251009.pdf

[REDACTED]

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

Yours sincerely,
Mr. Tan

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1165 的查詢

收悉 貴署對 A/YL-KTN/1165 申請的意見，現以書面回覆。

收悉 貴署根據丈量約份第 107 約地段第 1257 號的現場情況所發出的違反建築物條例文件，並知悉 貴署的密切關注。當申請獲批後會隨即向貴署申請短期豁免書，並會遵從 貴署所批出短期豁免書內例明的條款。我們已知觸犯上述條例的嚴重性，並會盡快向 貴署申請短期豁免書以糾正相關問題。

知悉本申請為臨時規劃申請，申請範圍內只會興建臨時建築物。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1165 的查詢

現場會存放車輛、汽車零件、金屬、膠喉、機器及水電工程所包含的工程材料，例如排水管、水喉、電箱、膠喉及升降台等。

現場不會儲放水泥、泥土、粉煤灰、骨材、淤泥、細石、沙、碎片、鋸屑或木屑或其他多塵的材料，以免影響周遭環境。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1165 的查詢

申請範圍已使用約 2.5 米高的金屬實心板將整個申請範圍圍起。相信此金屬實心板能減少本申請運作時對附近周遭環境所產生的影響。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

城市設計及園境組及城市規劃委員會：

有關城市設計及園境組對 A/YL-KTN/1146 的查詢

收悉 貴組對 A/YL-KTN/1146 申請的疑問，本人現書面回覆。

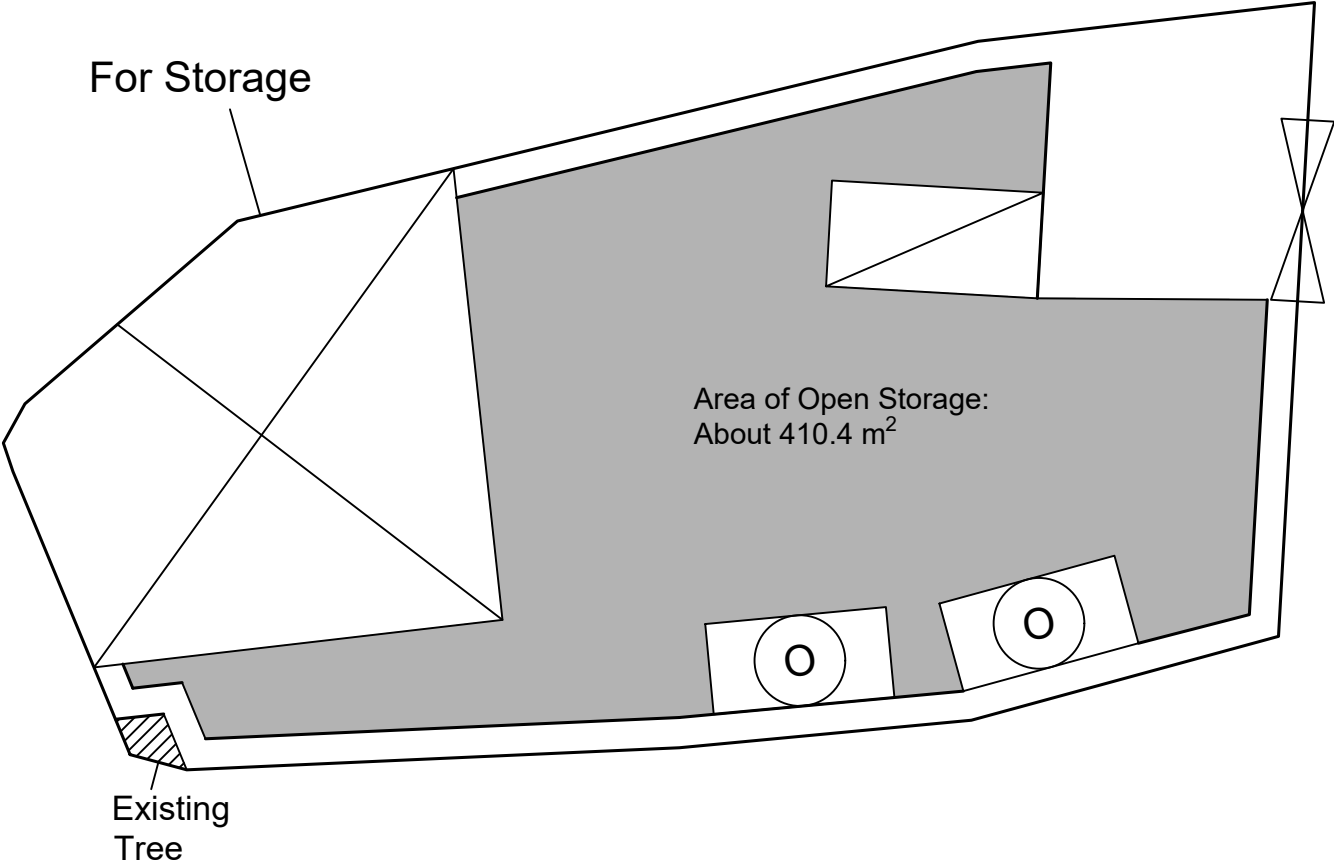
場內有一棵樹，但在颱風樺加沙過去後，上半的樹幹被風吹斷，並有樹枝壓在電線幹及電線上。



為免再影響電力供應及其運作，此樹留有約 1 米高的樹幹，底部亦會留有約 2 米乘 2 米的空間給予其生長。我們亦未有被風吹斷前的數據，我們為此致歉。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
O	Ancillary Office	About 6m x 3m = 18 m ²	4m	1	2
⊗	Open Shed	About 193 m ²	7m		1
	Total	About 229 m ²			
	LGV L/UL Space	7m x 3.5m			1



Legend: <div> <div>⊗</div> <div>Ingress/egress (Width: About 6m)</div> </div> <div> <div>⊗</div> <div>Proposed Structures</div> </div> <div> <div>⊗</div> <div>LGV L/UL Space</div> </div> <div> <div>⊗</div> <div>Open Shed</div> </div> <div> <div>⊙</div> <div>Ancillary Office</div> </div>		Total Area: 816.9 m ² (About) Covered Area: 229 m ² (About) Uncovered Area: 587.9 m ² (About) Non-Domestic GFA: 229 m ² (About) Nos. of Proposed Structures: 3
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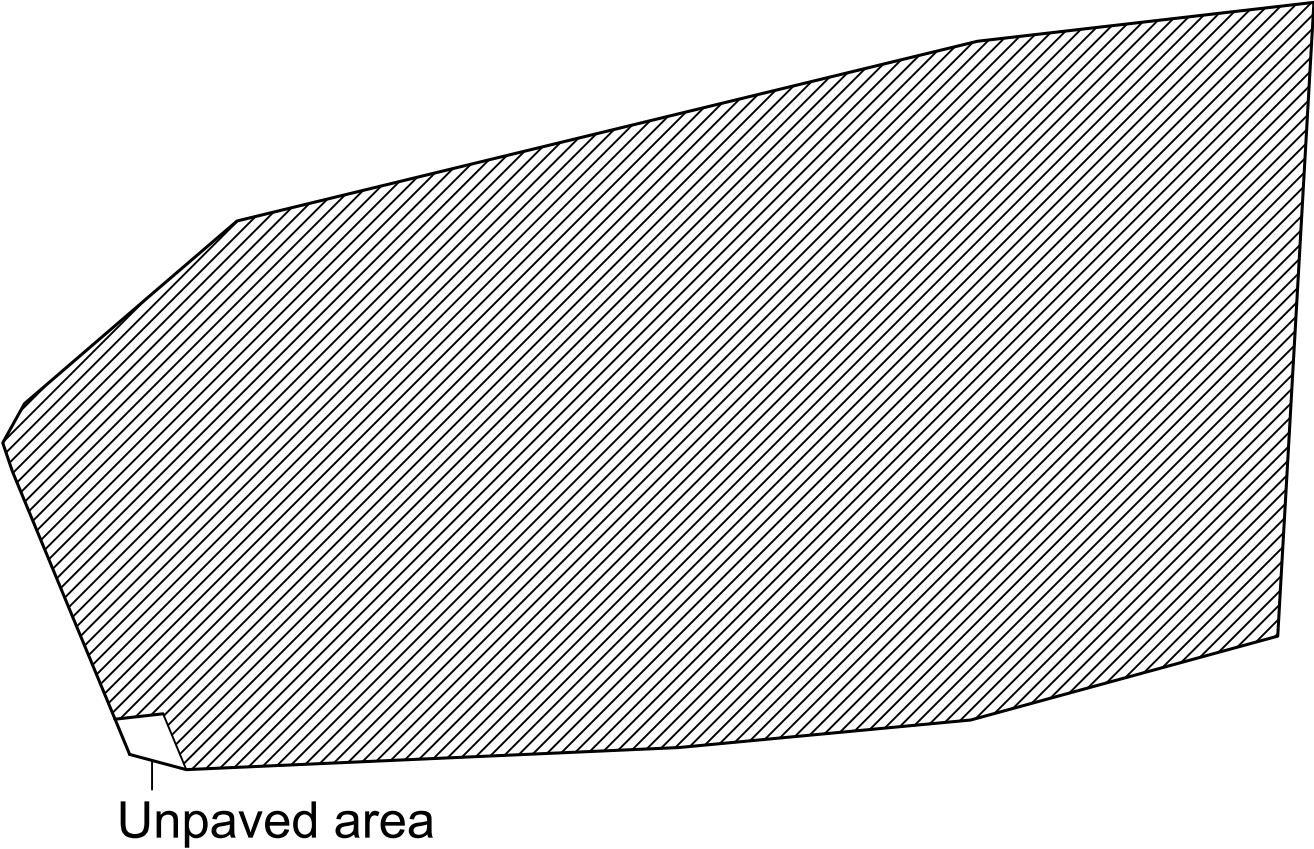
Appendix 2 Location: DD 107 Lot 1257 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 8 October 2025		Proposed Layout Plan 擬議佈局平面圖 擬議臨時露天存放連附屬設施 及相關填土工程(為期3年) Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years		SCALE 1:250 @A4	
				For Identification Only	Drawing No.: 2-01

Proposed Filling of Land Perimeter

Application Site Area: 816.9 m²(About)
Existing Land Filling: 814.3 m² (About)
Depth of Land Filling: About 0.4 m
Original Site Levels: +16.7 mPD (About)
Existing Site Levels: +17.1 mPD (About)
Material of Filling: Concrete
Proposed Use: Open Storage Area, structures building and Circulation Space



* To regularize filling of land in the application site area.



Legend:

 Paved Area 平整範圍

<u>Appendix 4</u>		<u>Paved Area</u>		<u>SCALE</u>	
Location:	DD 107 Lot 1257 (Part)	平整位置圖		1:250	
OZP:	S/YL-KTN/11	擬議臨時露天存放連附屬設施 及相關填土工程(為期3年)		@A4	
District:	Kam Tin North			For Identification Only	Drawing No.: 4-01
Zoning:	Agriculture				
Date:	8 October 2025	Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years			

寄件者: [REDACTED]
寄件日期: 2025年10月15日星期三 11:16
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1165 - Departmental Comments
附件: AYL-KTN 1165 DS 20251014.pdf

[REDACTED]

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

[REDACTED]

Yours sincerely,
Mr. Tang

渠務署及城市規劃委員會：

A/YL-KTN/1165 的擬議渠務建議詳細

申請地點範圍有約 816.9 平方米，位於錦田北的鄉郊範圍。目前為空置。

申請地點附近有大量的草地及屋群。水平為約+17.1 mPD（此水平已完成填土及平整）。

有一條河流道位於申請地點的東面，並計劃將場內水流引導到該河道。

申請地點的擬議佈局平面圖請參考 Appendix 2。

擬議發展	
申請地點範圍 (約 m ²)，以混凝土地面材質	816.9
申請地點外範圍 (約 m ²)，以混凝土作地面材質	224.8

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return

Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years
Main Rural Catchment Drainage Channels	50 years
Urban Drainage Trunk Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由 貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

1. Intensity-Duration-Frequency Relationship - The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation. In order to accommodate more rainfall in the event of extreme weather, 16% increases has been added due to climate change.

$$i = 1.16 \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted. (The latest figures are provided in Corrigendum No.1 2024 Stormwater Drainage Manual)

a	=	505.5
b	=	3.29
c	=	0.355

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278 C i A$$

where V	=	peak runoff in m ³ /s
C	=	runoff coefficient (dimensionless)
i	=	rainfall intensity in mm/hr
A	=	catchment area in km ²

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95
- Grassland (heavy soil) with flat surface C = 0.25

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

where V	=	Velocity of the pipe flow (m/s)
S _f	=	Hydraulic gradient
n	=	manning's coefficient
R	=	Hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes. It can be expressed by the following algebraic equation.

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

where V	=	Velocity of the pipe flow (m/s)
g	=	gravitational acceleration (m/s ²)
k _s	=	hydraulic pipeline roughness (m)
v	=	kinematics viscosity of fluid (m ² /s)
D	=	internal pipe diameter (m)
s	=	hydraulic gradient (energy loss per unit length due to friction)

申請範圍主要平坦，並緩緩斜向東北面，渠道設計請參考 Appendix 7。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

Check The Capacity of Existing natural stream

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

Where R = hydraulic radius (m)
 N = Manning coefficient (s/m^{1/3}), refer Table 13 of SDM
 Sf = friction gradient (dimensionless)

Using Manning's Equation

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

Where R	= A/P = 2.33 m	A = 49 m ²
		P = 21 m
n	= 0.05 s/m ^{1/3}	(Table 13 of Stormwater Drainage Manual)
Sf	= 0.32	

Therefor V = 2.33^{2/3}*0.32^{0.5}/0.05
 = 19.88 m/sec

Maximum Capacity (Qmax)
 = 0.8V*A
 = 779 m³/sec
 > Q_{total}

The Existing natural stream has enough capacity.

Appendix – Calculation

Capacity Flows Estimation for Propose Catchments and Drainage System with 50 Year Return Period

Note:

Runoff is calculated in accordance with DSD’s “Stormwater Drainage Manual – Planning, Design and Management” (SDM), fifth edition, January 2018.

Equation used: $t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $t_c = t_0 + t_f$ $i = 1.16 * \frac{a}{(t_d+b)^c}$ $Q_p = 0.278 C i A$ $V = \frac{R^{1/6}}{n} \sqrt{RS_f}$

Calculation of the runoff of Existing Drainage System

Surface Type	Catchment Area (A), m²	Catchment Area (A), km²	Average slope (H), m/100m	Flow path length (L), m	Time of Concentration (t _c), min	a (50 year return period)	b (50 year return period)	c (50 year return period)	Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q _p), m³/s
Grassland (Heavy soil) with flat surface	274,239	0.274	31.86	909	18.8	505.5	3.29	0.355	195	0.25	0.0685	3.71
(16% increase due to climate change)											Total	3.71

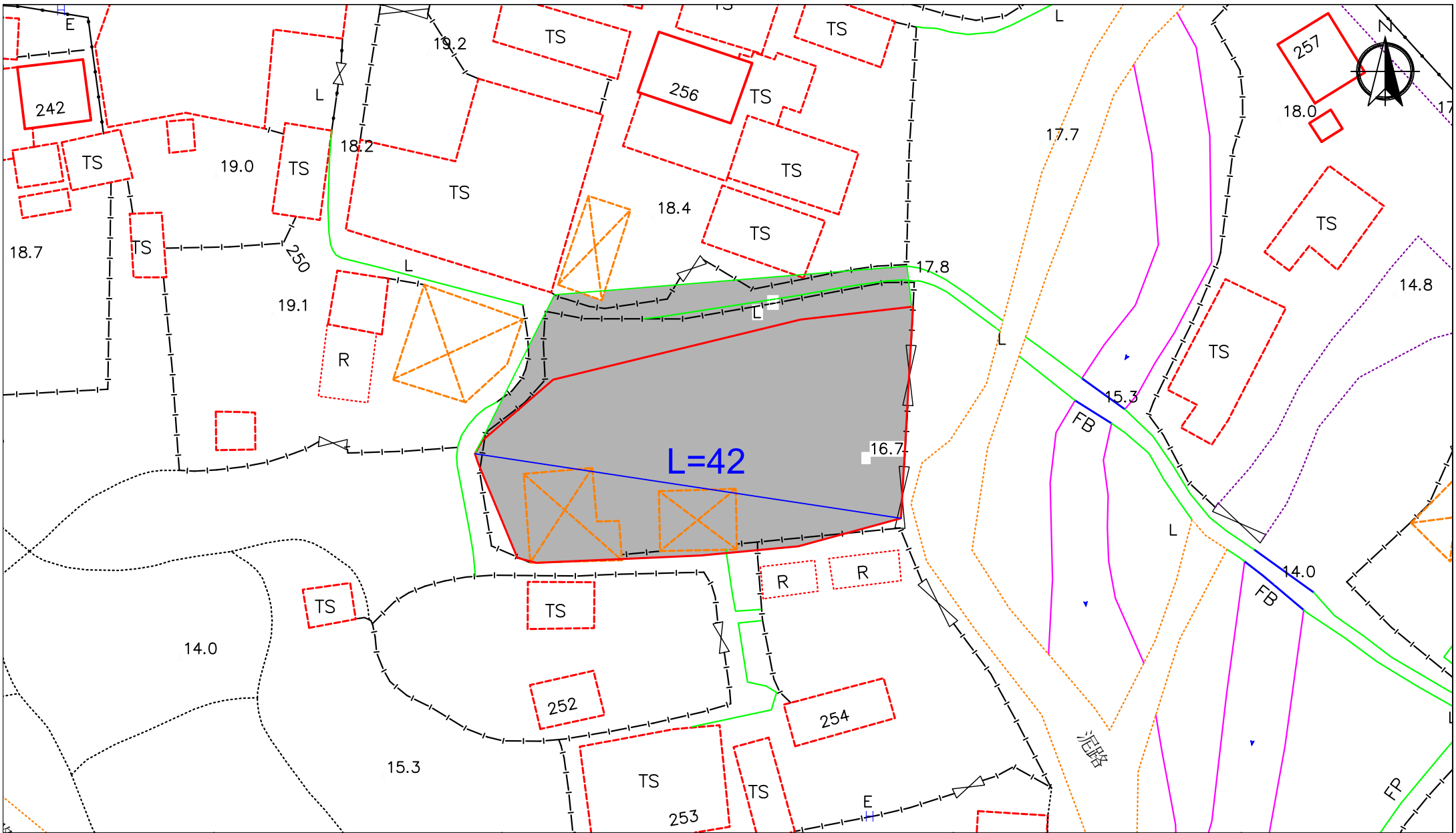
Adequacy Check for Existing Drainage System

Channel Type	Width, m	Depth, m	Slope	Length, m	Manning’s Roughness Coefficient	Cross Section Area, m2	Wetted Perimeter, m	Hydraulic radius, m	Mean Velocity, m/s	Capacity flow, m3/s	Catchment Served, km²	Runoff, m3/s	% of capacity flow	Sufficient Capacity (Y/N)
Natural-Stream (7)	7	7	0.32	909	0.05	49	21	0.67	8.66	779	0.274	3.71	1%	Y

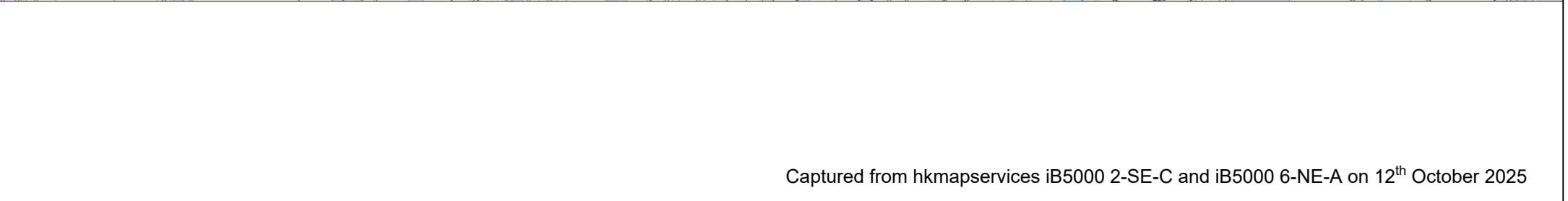
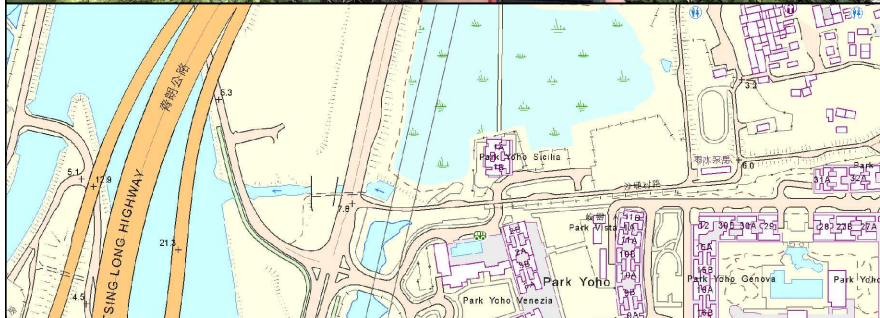
*Allowed 20% for sedimentation. For assessment purpose, the adequacy checking will be using 7m x 7m as calculation perimeter.







<p>Appendix 7.2</p> <p>Catchment Area</p>	<p>Location:</p> <p>D.D. 107 Lot 1257 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years</p>	<p>Around 1,041.7 m²</p> <p>Scale: 1:500 @A4</p>	<p>Drawing No.:</p> <p>7.2-1</p> <p>For Identification Only</p> <p>Date: 13/10/2025</p>
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— Existing Channel
— Application Site

Existing Drainage Channel Plan and Ultimate Discharge Point

Drawing No.
7.3-1
For Identification Only
Date: 14 October 2025

Location: DD 107 Lot 1257 (Part)
App. No.: A/YL-KTN/1165

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

Project:	Proposed Temporary Open Storage with Ancillary Facilities for a Period of 3 Years and Filling of Land
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The Application Site	=	816.9 m ² (About)	C:	0.95 (Covered with Concrete)
Outside of application site	=	224.8 m ² (About)	C:	0.95 (Covered with Concrete)
Calculation of Desgin Runoff of the Proposed Development, For the design of drains inside the site, For Concrete				
$Q_p = 0.278 C I A$				
$A = 1,041.7 \text{ m}^2$				
$= 1,041.7 \text{ m}^2$				
$= 0.0010417 \text{ km}^2$				
$t = 0.14465 L / H^{0.2} A^{0.1}$				
$= 0.14465 * 42 / 0.5^{0.2} * 1041.7^{0.1}$				
$= 3.483 \text{ min}$				
$i = 1.16 * a / (t + b)^c$				
$= 1.16 * 505.5 / (3.483 + 3.29)^{0.355}$				
$= 297.33325$				
$Q = 0.278 * 0.95 * 397 * 1041.7 / 1000000$				
$= 0.0818002 \text{ m}^3/\text{sec}$				
$= 4908 \text{ lit/min}$				
(50 years return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)				

Check 300mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

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

where:

V	=	mean velocity (m/s)	
g	=	gravitational acceleration (m/s ²)	
D	=	internal pipe diameter (m)	
k _s	=	hydraulic pipeline roughness (m)	(Table 14, from DSD SDM 2018, concrete pipe)
v	=	kinematic viscosity of fluid (m ² /s)	(Transitional flow and water at 15 degree celcius)
s	=	hydraulic gradient (energy loss per unit length due to friction)	
g	=	9.81	m/s ²
D	=	0.3	m
k _s	=	0.00015	m
v	=	1.14E-06	m/s ²
s	=	0.01	

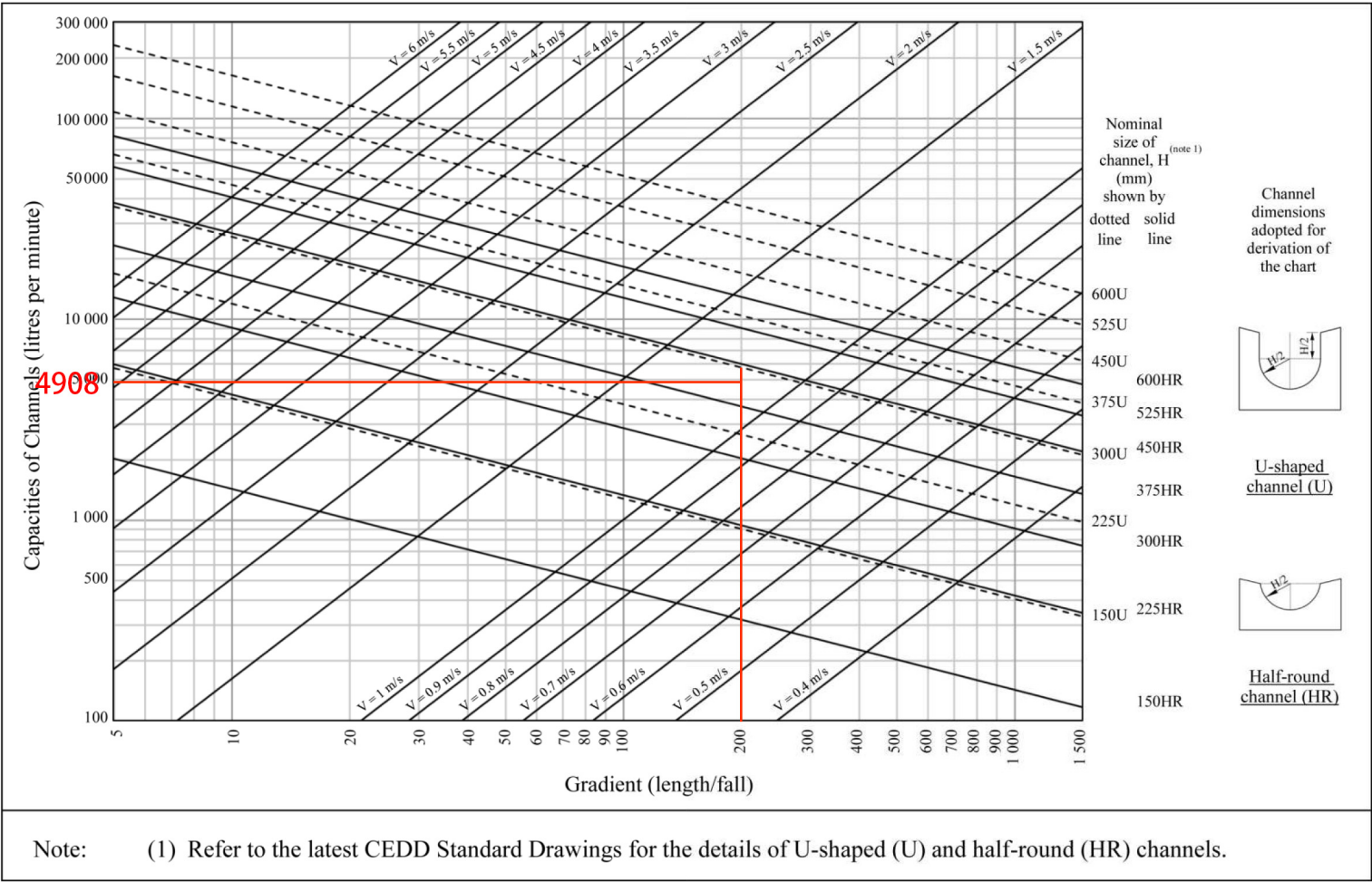
Therefore, design V of pipe capacit = 1.823623 m/s

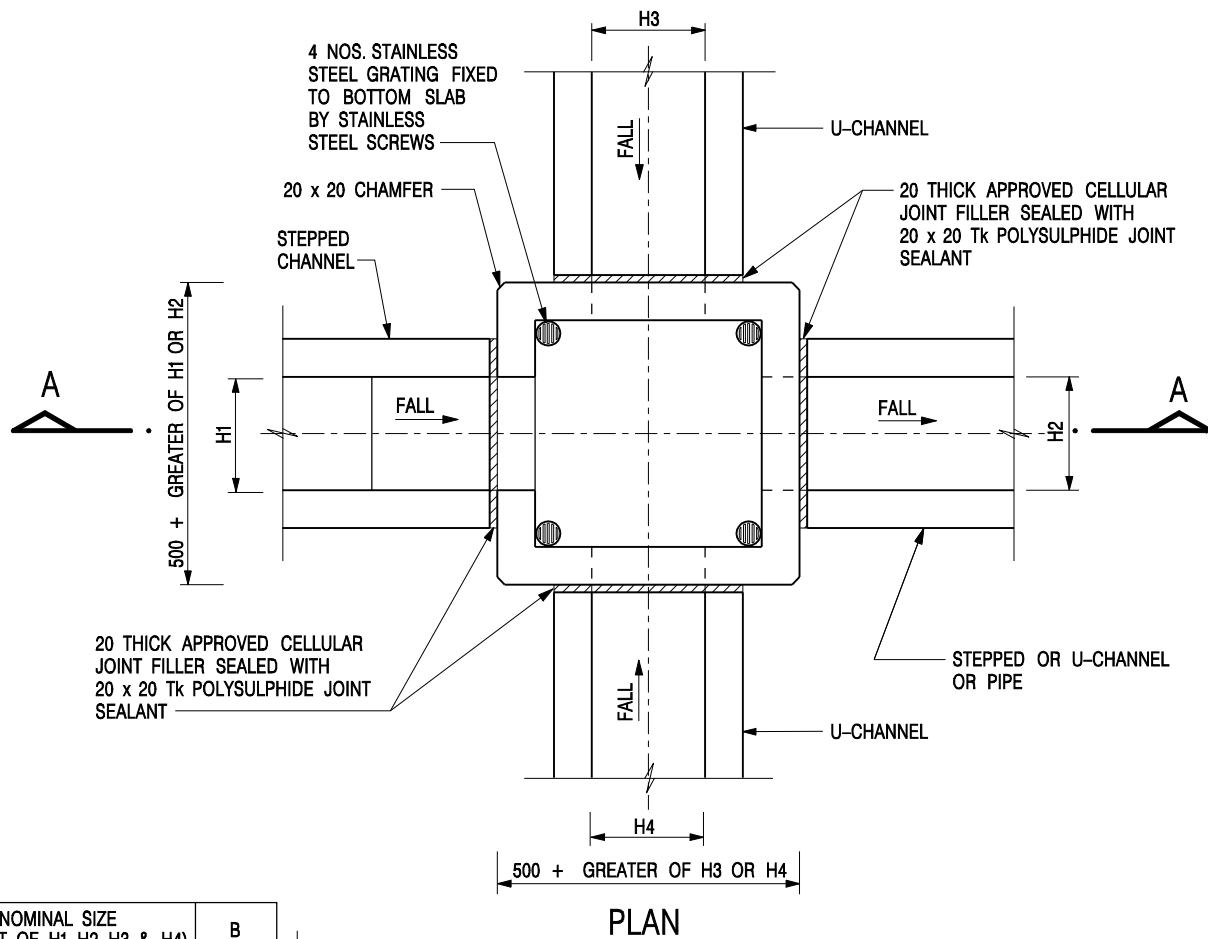
$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.117212 \text{ m}^3/\text{s} \\ &= 7032.731 \text{ lit/min} \\ &> 4908 \text{ lit/min} \end{aligned}$$

Provide 300mm dia. pipe has enough capacity to accomend the runoff of the proposed development

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

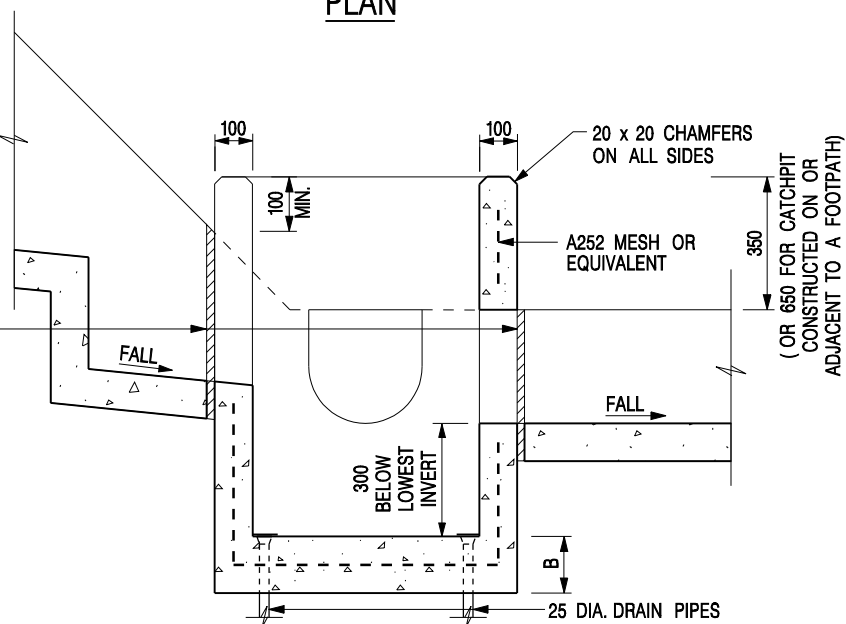
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3





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




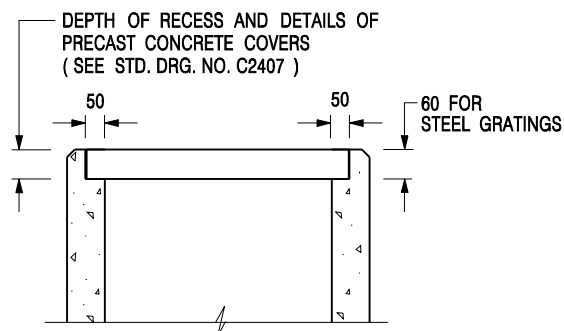
SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



**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

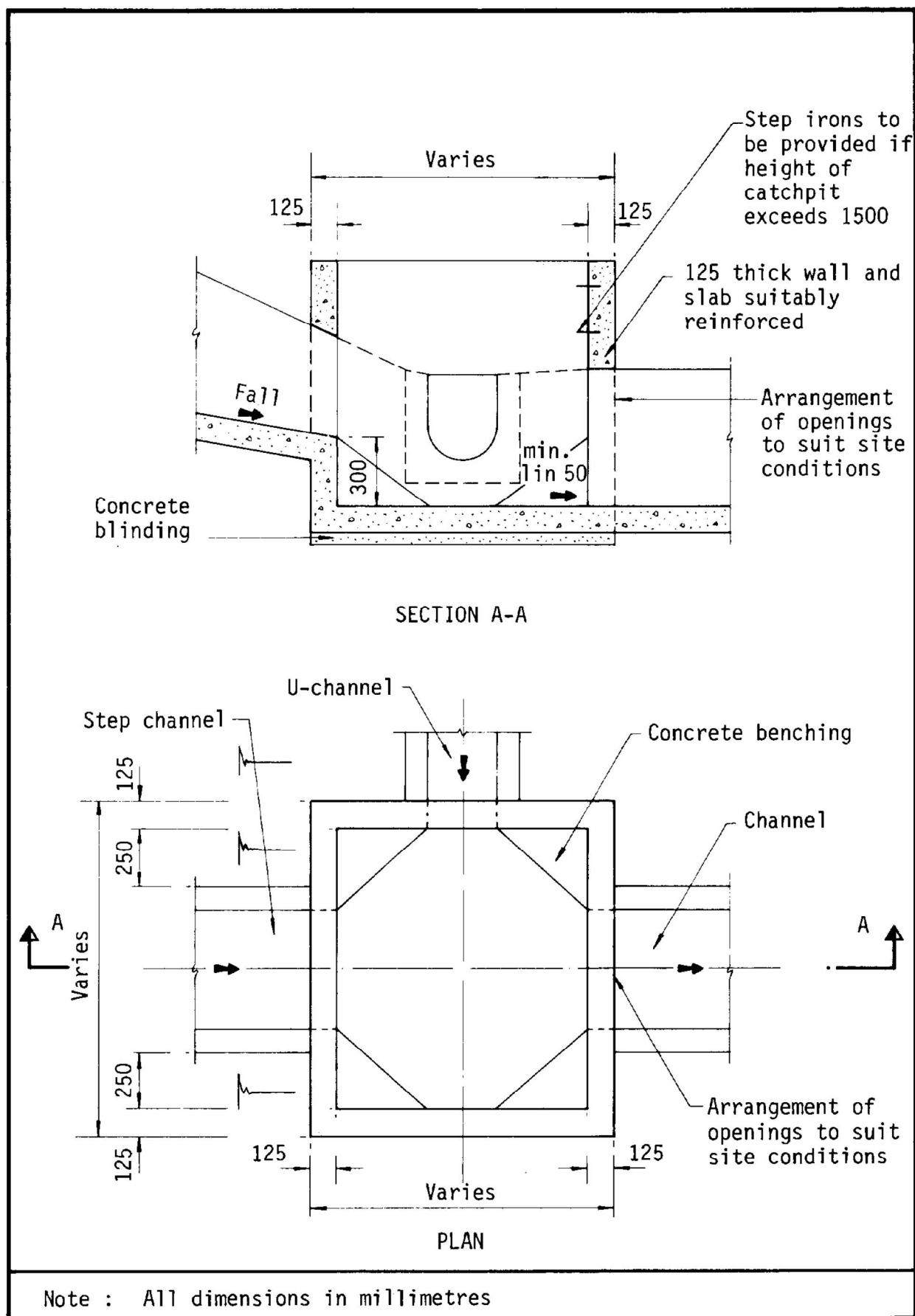
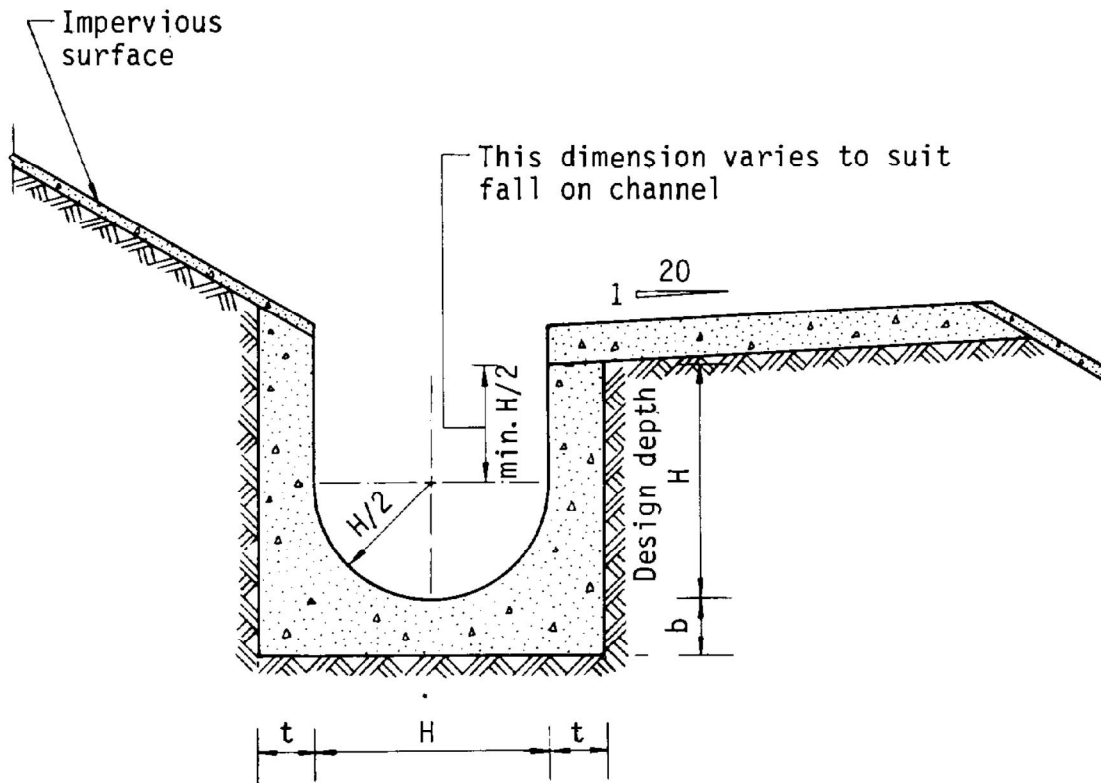


Figure 8.10 - Typical Details of Catchpits



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

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

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

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

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

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

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

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

Table 13 (Cont'd)

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

Notes: *Values commonly used for design.

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

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

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

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
2.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024
3.	A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land	28.2.2025
4.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024
5.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024
6.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025
7.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024
8.	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	2.5.2025
9.	A/YL-KTN/1115	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	18.7.2025
10.	A/YL-KTN/1119	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	5.9.2025

	Application No.	Use/Development	Date of Consideration
11.	A/YL-KTN/1138	Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	15.8.2025
12.	A/YL-KTN/1153	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of Three Years	19.9.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

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

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

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

2. Drainage

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

- no in-principle objection to the application from 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 or the Town Planning Board; and
- advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied 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 application site (the Site);
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a settled valleys landscape character comprising vacant land, open storage, scattered temporary structures and tree groups. The applied use is not incompatible with the surrounding landscape character;
- based on the site photos of 2025, the Site is hard-paved with some temporary structures. An existing tree of common species is observed along the southwestern boundary. According to the applicant's submission, the proposed land filling works is to regularise filling of land within the Site. The Site is largely hard-paved and no further land filling will be involved. It is noted that the existing tree along the southwestern boundary was damaged by typhoon. No tree felling is proposed and approximately 1m in height tree trunk was proposed to retain. Significant adverse impact on the existing landscape resources within the Site is not anticipated; and
- advisory comments are at **Appendix V**.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix V**.

7. **District Officer's Comments**

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

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

8. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) and/or use(s) on the private lot covered by the application which is/are 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
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot covered by the application. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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:
 - (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 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;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Shui Mei Road and the local access road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) 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 applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) 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; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the applied use;
- (j) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) the good practice guidelines for open storage (**Appendix VII**) should be adhered to; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works; and
 - (ii) the applicant shall take necessary horticultural maintenance on the existing tree to ensure safety and sustainable growth of tree in a timely manner; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that three 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied use under the captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under 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 BO will be carried out at building plan submission stage.

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From: [REDACTED]
Sent: 2025-09-25 星期四 12:44:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1165 DD 07 Kam Tin North

A/YL-KTN/1165

Lot 1257 (Part) in D.D. 107, Kam Tin North

Site area: About 816.9sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 1 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections. No previous application. Operation is not being relocated. Location is Cat 3. And according to the planning statement, the applicant has gone ahead and filled in the site without approval.

Mary Mulvihill

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

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

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