

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。 5 MAR 2026

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
  - & Please attach documentary proof 請夾附證明文件
  - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明  
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

26004P3 26/2 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NB-7KLN/123
	Date Received 收到日期	6 MAR 2026

- 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)

Wong Kee Engineering Limited (黃記工程有限公司)

**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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

**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)

Lots 1357 S.B.R.P (Part), 1360 RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North, N.T.

(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 ..... 8,250 ..... sq.m 平方米  About 約  
 Gross floor area 總樓面面積 ..... 765 ..... 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)

..... 1,574 ..... 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 Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(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)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- has notified ..... "current land owner(s)"#  
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 9.2.2026 (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  
30.1.2026 - 12.2.2026 (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 \_\_\_\_\_ (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）

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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	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 Warehouse and Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 7529 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 721 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 6 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 765 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 765 .....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)	
Three 1-storey warehouses (Height: About 13m) ..... One 2-storey ancillary site office (Height: About 5m) ..... One 1-storey washroom (Height: About 3m) ..... One 1-storey meter room (Height: About 3m) .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 4 (2.5m x 5m) .....
Motorcycle Parking Spaces 電單車車位	..... NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... NA .....
Coach Spaces 旅遊巴車位	..... NA .....
Light Goods Vehicle Spaces 輕型貨車車位	..... NA .....
Medium Goods Vehicle Spaces 中型貨車車位	..... 2 (3.5m x 11m) .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 2 (3.5m x 16m) .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed operating hours 擬議營運時間 8:00 am - 7:00 pm. (Mondays to Sundays)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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)) Lin Ma Hang Road</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(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 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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"/>
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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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ 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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**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

  
.....  
Cannis Lee

Name in Block Letters  
姓名（請以正楷填寫）

Applicant 申請人 /  Authorised Agent 獲授權代理人

Associate Director (Planning)

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

- HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會  
 RPP 註冊專業規劃師  
Others 其他 ..... MPA

on behalf of  
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

26/2/2026

(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**

- 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。
- 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。

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1357S.B RP(Part), 1360RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, N.T.
Site area 地盤面積	8,250 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,574 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	"Recreation" ("REC")
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 Warehouse and Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	765 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <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	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 13	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	8.7	%	<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		4
	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) _____ _____		4 (2.5m x 5m) NA NA NA NA NA
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		4	
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) _____ _____		NA NA NA 2 (3.5m x 11m) 2 (3.5m x 16m) NA	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Swept Path analysis, Site Photos</u></b>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<b><u>Drainage Proposal, Fire Service Installations Proposal</u></b>		
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。



羅迅測計師行  
**Lawson David & Sung**  
S U R V E Y O R S L I M I T E D  
Property Consultants • Planning • Valuers • Auctioneers  
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7254

## **Section 16 Planning Application**

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years at Lots 1357S.B RP(Part), 1360RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, N.T.**

## **Planning Statement**

Applicant

**Wong Kee Engineering Limited (黃記工程有限公司)**

Prepared by

**Lawson David & Sung Surveyors Limited**

February 2026

## Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for proposed temporary warehouse and open storage of construction materials and machineries and rural workshop with ancillary facilities for a period of 3 years (“the Proposed Development”) at 1357S.B RP(Part), 1360RP, 1361 RP in D.D. 78 and adjoining Government land, Lin Ma Hang Road, N.T. (“the Application Site”).

The Application Site, covering an area of about 8,250 sq.m. (including Government Land of about 1,574 sq.m.), falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 3.5.2016. According to the Notes of the OZP, ‘Warehouse’, ‘Open Storage’ and ‘Rural Workshop’ are not Column 1 nor Column 2 uses of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

This application seeks to facilitate the relocation of the Applicant’s warehouse, open storage, and rural workshop that were affected by the Government’s land resumption for the second phase of the Hung Shui Kiu/Ha Tsuen New Development Area project. The Applicant requires a large area of land on which to store construction materials and machineries, as well as a rural workshop. The affected site in Ha Tsuen has been resumed and reverted to the Government, with about 70% of the site having been cleared. Due to the limited availability of comparable sites on the market, the Applicant has selected the Application Site for relocation, as its fundamental features align with their operational requirements, thereby enabling the continued operation of the business.

The Application Site is flat and vacant. Three single-storey temporary structures (BH: about 13m) with a floor area of about 221 sq.m. each will be used for storing construction materials, e.g. steel bars and boards, etc. The open area will be used for open storage of construction materials and machineries, and for a rural workshop. Ancillary facilities, including a site office, a washroom and a meter room, will also be provided.

The existing run-in/run-out, which is located at the eastern boundary, has been constructed in accordance with Highways Standards and will be used and maintained by the Applicant. A 1 m-wide pedestrian access point will be provided next to the ingress/egress. Two loading/unloading spaces (3.5 m x 16 m) for container vehicles will be provided to the south, while two loading/unloading spaces (3.5 m x 11 m) for medium goods vehicles and four private car parking spaces (2.5 m x 5 m) for staff and visitors will be provided to the north. The remaining open areas are reserved for vehicle manoeuvring. The operation hours of the Application Site are 8:00 am to 7:00 pm, Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The Application Site meets the relocation need of the Applicant;
2. The proposed development does not contravene the planning intention of “REC” zone;
3. Similar applications have been approved within the same “REC” zone;
4. The proposed development allows optimization of valuable land resources;
5. The proposed development is considered not incompatible with surrounding land uses;
6. The proposed development will not generate adverse traffic, environmental and drainage impacts on the surrounding areas;
7. The proposed development is in compliance with TPB PG-No.13G; and
8. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## 行政摘要

此規劃報告書向城市規劃委員會（“城規會”）呈交，以支持新界蓮麻坑路丈量約份第 78 約地段第 1357 號 B 分段餘段(部分)、第 1360 號餘段、第 1361 號餘段及毗連政府土地（“申請地點”），擬議臨時貨倉及露天存放建築材料和機械及鄉郊工場連附屬設施（“擬議發展”），為期三年的規劃申請。

申請地點的面積約 8,250 平方米（包括政府土地約 1,574 平方米），座落於在 2016 年 5 月 3 日刊憲的打鼓嶺北分區計劃大綱核准圖編號：S/NE-TKLN/2 上的「康樂」地帶。根據大綱圖註釋，「貨倉」、「露天貯物」和「鄉郊工場」皆不屬「康樂」地帶內第一欄或第二欄之用途，然而，不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

本申請旨在協助申請人搬遷其受政府收回土地以進行洪水橋／廈村新發展區第二期工程影響的貨倉、露天貯存及鄉郊工場。申請人需大片土地存放建築材料及機械設備，並設有鄉郊工場。位於廈村的受影響地段已被政府收回，約七成的土地已清空。由於市場上類似的可供選址有限，申請人選定申請地點作為搬遷地點，因其基本條件符合營運需求，可使業務得以持續運作。

申請地點現時為平坦和空置的土地。申請地點將設置三座單層臨時建築物（建築高度：約 13 米），每座樓面面積約為 221 平方米，用於存放建築材料（例如鋼筋、板材等）。露天地方將用於露天存放建築材料及機械設備，並作為鄉郊工場使用。申請地點亦將設置附屬設施，包括地盤辦公室、洗手間及電錶房。

現有進出口通道位於東側邊界，已依照路政署標準建造，將由申請人繼續使用及維護。進出口通道旁將設置寬 1 米的行人通道。南側將設置兩個貨櫃車上落貨位（3.5 米×16 米），北側則規劃兩個中型貨車上落貨位（3.5 米×11 米）及四個供員工與訪客使用的私家車泊車位（2.5 米×5 米）。其餘露天地方預留作車輛移動。申請地點的營運時間為星期一至星期六上午 8 時至下午 7 時，星期日及公眾假期不會運作。

本規劃申請的理據為：

1. 申請地點可迎合申請人的重置需求；
2. 擬議發展不會違背「康樂」地帶的規劃意向；
3. 申請地點座落的「康樂」地帶已有類近的規劃申請獲批；
4. 擬議發展可有效利用寶貴的土地資源；
5. 擬議發展與周邊土地兼容；
6. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；
7. 擬議發展符合城規會指引編號 13G；及
8. 擬議發展不會造成不良的先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。



## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary warehouse and open storage of construction materials and machineries and rural workshop with ancillary facilities for a period of 3 years at Lots 1357S.B RP(Part), 1360RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown as **Figure 2**.

The application is submitted to facilitate the relocation of the Applicant’s affected operations in Ha Tsuen, Yuen Long by land resumption for the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area (NDA). The Application Site, covering an area of about 8,250 sq.m. (including Government Land of about 1,574 sq.m.), falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Open Storage’, ‘Warehouse’ and ‘Rural Workshop’ are neither Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

### 1.2 Background of the Application

#### Background of the Applicant

Double Industries Co. (得寶實業公司) (the “affected operator”), the party affected by the land resumption, has operated a warehouse, open storage area and rural workshop in Ha Tsuen, Yuen Long, New Territories (the “affected site”). The affected operator has appointed Wong Kee Engineering Limited as the Applicant for this planning application (hereafter referred to as “the Applicant”) (see **Appendix 1**). The affected operator is primarily engaged in the construction industry and requires a large area of land on which to store construction materials and machineries, as well as a rural workshop. The affected site in Ha Tsuen has been resumed and reverted to the Government (see letter from the Lands Department dated 8.4.2025 in **Appendix 2**), with about 70% of the affected site has been cleared.

Affected Site	Site Area (sq.m.) (about)	Floor Area (sq.m.) (about)	Use(s)
Lots 1376, 1378, 1379, 1380, 1381, 1386, 1387, 1388, 1389, 1390 and Adjoining Government Land in D.D.124, Ha Tsuen, N.T.	11,371	1,342	Warehouse, Open Storage, Rural Workshop

Due to the difficulty the affected operator has experienced in identifying a comparable-sized alternative, they have reluctantly accepted a smaller relocation site to continue their business. The Applicant will continue to seek other locations that can accommodate their operations at full capacity. The intended use is the same as that of the affected business. Site photos showing the existing operation in Ha Tsuen are provided in **Appendix 3**.

### Relocation Need of the Applicant

Due to the continuous resumption of land in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), the Applicant must relocate their business in order to continue contributing to Hong Kong's construction industry. However, due to the Government's ongoing land resumption schemes in the Northern Metropolis area, it is extremely difficult to find a suitable site of an adequate size that can accommodate all their existing operations at once. Consequently, the affected operator has decided to search for multiple smaller sites to continue their operations. They noted that the existing warehouse and open storage land in Categories 1 and 2 of TPB PG-No. 13G either exceeded their budget or was already occupied for storage purposes.

Due to the limited time before site clearance and the limited number of suitable sites for warehouse and open storage operations within the affected operator's budget, the affected operator conducted a thorough site search before identifying the Application Site as the best available relocation option. Most sites were deemed unsuitable for various reasons, as detailed below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD92 Lots 1202, 1203 S.A, 1203 S.B and 1203 RP (Kwu Tung)	"REC" "GB" "R(C)4"	<ul style="list-style-type: none"> <li>- Access to the site is via a one-way road which is too narrow for large goods vehicles or machinery deliveries.</li> <li>- Filling of pond is required.</li> <li>- The site is too close to residential developments.</li> </ul>
(b)	DD92 Lots 1075, 1076, 1080, 1081, 1085 (Kwu Tung)	"AGR"	<ul style="list-style-type: none"> <li>- Access to the site is via a one-way road which is too narrow for large goods vehicles or machinery deliveries.</li> <li>- The access road passes through various residential developments.</li> <li>- The site is close to stream course.</li> </ul>
(c)	DD87 Lot 465 (Hung Lung Hang, Sheung Shui)	"AGR"	<ul style="list-style-type: none"> <li>- The site is too small and cannot meet the operational needs of the affected operator.</li> </ul>
(d)	DD37 Lots 8 S.G, 8 S.B, 8 S.H, 8 S.I, 8 S.D, 8 S.J, 8 S.C, 9 RP, 10, 13, 14 (Man Uk Bin, Sha Tau Kok)	"AGR"	<ul style="list-style-type: none"> <li>- Access road is too narrow for goods vehicles</li> <li>- Extensive clearance of vegetation is required.</li> </ul>
(e)	DD104 Lots 3058RP, 3062, 3015(Part) (Mai Po, Yuen Long)	"OU"	<ul style="list-style-type: none"> <li>- The site is too small and cannot meet the operational needs of the affected operator.</li> <li>- The site is close to residential developments.</li> </ul>

As a result, the affected operator has identified the Application Site as the best available option for a number of reasons:

- (a) The Application Site is directly accessible from Lin Ma Hang Road, providing good transport links between Hong Kong and mainland China.

- (b) The recent completion of the widening works on Lin Ma Hang Road allows large goods vehicles and machinery to access the site easily.
- (c) Vehicular access to the Application Site does not encroach onto any private land, so potential disputes over rights of way can be avoided.
- (d) The Application Site is flat and vacant. Extensive clearance of vegetation is not required and it can therefore be swiftly transformed into a warehouse and open-storage yard for the operator's imminent use.
- (e) The size of the Application Site meets the operator's immediate need to accommodate their business operations.

Due to the limited availability of comparable sites on the market, the operator has selected the Application Site for relocation, as its fundamental features align with their operational requirements. The proposed development will also make better use of scarce land resources.

### 1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

## 2. Site Context

### 2.1 The Application Site and Its Existing Condition

The Application Site, which covers an area of approximately 8,250 sq. m. (including government land of about 1,574 sq. m.), is located abutting Lin Ma Hang Road in Ta Kwu Ling, New Territories (see **Figure 1**). The Application Site is flat, vacant and partially fenced off by corrugated metal sheets (see **Site Photos**).

### 2.2 Surrounding Land Uses

The surrounding area is predominantly rural and undergoing transformation, with various planning applications for warehouses, logistics centres and container vehicle parks having been approved by the Board in recent years. To the south of the Application Site is a warehouse that was approved by the Board (Application No. A/NE-TKLN/85). Further southwest and southeast of the Application Site are additional warehouses, a logistics centre and a container vehicle park (Application Nos. A/NE-TKLN/86 and 116). To the north are a number of temporary structure and a private club (Application No. A/NE-TKLN/63). To the west is the Shenzhen River.

### 2.3 Accessibility

The Application Site is directly accessible from Lin Ma Hang Road. The existing run-in/out located at the eastern boundary will be used and maintained by the Applicant. The ingress/egress of the Application Site is about 10m. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

## 2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised as agricultural use with a lease term for 75 years, commenced from 1.7.1898, and is renewable for a further term of 24 years.

The Applicant will apply for a Short Term Waiver (STW) for the proposed structures and a Short Term Tenancy (STT) for the use of the government land to the Lands Department upon obtaining planning approval for this application.

## 3. Planning Context

### 3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016 (see **Figure 1**).

The planning intention of "REC" zone is primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.

According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

### 3.2 Previous Application

The Application Site is not involved in any previous planning application.

### 3.3 Similar Applications within the Same "REC" Zone

Four similar applications have been approved for temporary warehouses within the same 'REC' zone near the Application Site between 2024 and 2026. These applications are summarised below:

Application(s) No.	Applied Use(s)	Site Area (m <sup>2</sup> )	Decision (Date of Approval)
A/NE-TKLN/116	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	123,320	Approved with Conditions (6.2.2026)
A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	1,126	Approved with Conditions (28.2.2025)
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	24,446	Approved with Conditions (20.9.2024)

A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of 3 Years	1,105	Approved with Conditions (20.9.2024)
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### 3.4 Town Planning Board Guidelines No. 13G (TPB PG-No.13G)

According to TPB PG-No.13G, the Application Site falls within a “Category 3” area. The guidelines stipulate that sympathetic consideration may be given for applications for open storage and port back-up uses in “Category 3” area if relevant technical assessments/proposals have been included in the fresh application to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicant proposed using the Application Site as temporary warehouse and open storage of construction materials and machineries, rural workshop with ancillary facilities for a period of 3 years. This development will facilitate the relocation and continuation of the operator’s business, which has been affected by the second phase of the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) project.

The Application Site covers an area of approximately 8,250 sq.m. Three single-storey temporary structures (BH: 13m) with a floor area of 221 sq.m. each will be used for storing construction materials, e.g. steel bars and boards, etc. The open area will be used for open storage of construction materials and machineries, and for a rural workshop. Ancillary facilities, including a site office, a washroom and a meter room, will also be provided (see Layout Plan at **Figure 4**).

The key development parameters of the application are shown below:

Applied Use	Proposed temporary warehouse and open storage of construction materials and machineries and rural workshop with ancillary facilities for a period of 3 years
Site Area	About 8,250 sq.m. (including 1,574 sq.m. of Government land)
Total Floor Area (Non-domestic)	About 765 sq.m.
No. of Structures	6 - 3 proposed warehouses - 1 proposed washroom - 1 proposed site office - 1 proposed meter room
Height of Structures	3 – 13m (1-2 storeys)
No. of Parking Spaces	4 nos. (private cars for staff/visitors) (2.5m x 5m)
Loading/Unloading Spaces	2 nos. (for container vehicles) (3.5m x 16m) 2 nos. (for medium goods vehicles) (3.5m x 11m)

## 4.2 Vehicular Access and Parking Arrangement

The existing run-in/run-out, which is located at the eastern boundary, has been constructed in accordance with Highways Standards and will be used and maintained by the Applicant. A 1 m-wide pedestrian access point will be provided next to the ingress/egress. Two loading/unloading spaces (3.5 m x 16 m) for container vehicles will be provided to the south, while two loading/unloading spaces (3.5 m x 11 m) for medium goods vehicles and four private car parking spaces (2.5 m x 5 m) for staff and visitors will be provided to the north. The remaining open areas are reserved for vehicle manoeuvring.

A swept path analysis (see **Appendix 4**) has been prepared to demonstrate the satisfactory manoeuvring of vehicles entering and exiting the Application Site, as well as manoeuvring within it. There will be no issues with internal traffic circulation as sufficient space for manoeuvring vehicles has been reserved in the middle and western portions, meaning that vehicles will never need to wait or queue along Lin Ma Hang Road.

To ensure no queuing of vehicles outside the Application Site and to guarantee pedestrian safety, the Applicant will also implement the following traffic management measures:

- (i) Prior appointments will be arranged for container and medium goods vehicles to deliver the construction materials and machineries;
- (ii) Goods vehicles entering the site will be directed to loading/unloading spaces to prevent the ingress/egress being blocked, and will leave the site after loading/unloading.
- (iii) No storage materials will be placed in the manoeuvring area to prevent the loading/unloading spaces and manoeuvring area from being blocked;
- (iv) On-site staff will be deployed to manage traffic flow during operation hours.
- (v) Revolving warning lights will be installed at the site entrance to alert staff and nearby pedestrians when vehicles are entering or exiting the site, ensuring pedestrian safety.

In addition, according to the Applicant, trips to transport the storage materials to and from the Application Site by container or medium goods vehicle will not exceed four round trips per non-peak hour (between 10 am and 4 pm). There will be 10–15 working staff on site. Considering the nature of the business and its operational needs, it is expected that only four round trips per day for private vehicles will be made to the Application Site.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Container Vehicles)		No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	0	0	4	0
09:00-10:00 (peak hour)	0	0	0	0	0	0
10:00-11:00	2	2	2	2	0	0
11:00-12:00	2	2	2	2	0	0
12:00-13:00	2	2	2	2	0	0
13:00-14:00	1	1	2	2	0	0
15:00-16:00	2	2	2	2	0	0
16:00-17:00	2	2	2	2	0	0
17:00-19:00 (peak hour)	0	0	0	0	0	4

#### 4.3 Site Operations

The operation hours of the Application Site are 8:00am to 7:00pm, Mondays to Saturdays. The Application Site will not operate on Sundays or public holidays. The main uses of the Application Site will be warehouse and open storage of construction materials and machineries with a rural workshop for reinforcement bending of steel bars.

#### 4.4 Drainage Proposal

Drainage facilities, including 600mm peripheral U-channels and catchpits with sand trap, are proposed to collect the surface runoff and divert it to an existing stormwater manhole on Lin Ma Hang Road via a 900mm pipe. With these drainage facilities in place, no surface runoff will flow from the Application Site to the nearby public road. A drainage proposal has been submitted (see **Appendix 5**) to illustrate the proposed drainage design. The Applicant will provide the drainage facilities to the satisfaction of Drainage Services Department.

#### 4.5 Landscape

The Application Site is flat and vacant, located in a rural area comprising various compatible uses, such as warehouses, open storage yards, logistics centre and container vehicle park. Given that recent applications have been approved for buildings up to 15 metres high, the proposed development with a maximum height of 13 metres is not considered incompatible with the surrounding land use. There are no old or valuable trees within the Application Site. Only a few fruit trees are located on the edge of the site, so the proposed development will not affect the landscape character of the area.

#### 4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations to the satisfaction of the Fire Services Department. A Fire Service Installations Proposal (FSI) (see **Appendix 6**) has been submitted together with this application.

#### 4.7 Environmental Considerations

The proposed development will consist of a warehouse and open storage of construction materials and machinery, as well as a rural workshop and ancillary facilities. To minimise any potential environmental nuisance, the Applicant will adhere to the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and will implement the following mitigation measures:

- (i) The surface of the Application Site will be hard-paved to avoid dusty operations;
- (ii) The loading/unloading activities will be located away from residential dwellings.
- (iii) The operating hours will be restricted to between 8:00am and 7:00pm from Mondays to Saturdays, with no operations on Sundays or public holidays.
- (iv) No more than four round trips by goods vehicles per non-peak hour to minimise traffic and noise impact; and
- (v) A washroom will be provided on site for staff. A septic tank will be installed to treat the sewage generated from the Application Site. The Applicant will follow ProPECC PN 1/23 to prevent water pollution.

## 5. Planning Justifications

### 5.1 Meeting the Relocation Needs of the Applicant

Due to the Government's ongoing land resumption projects in the Northern Metropolis, much of the private land in the Northern and North West New Territories has been or will be resumed for the development of NDAs and public works. The Applicant has encountered tremendous difficulties in identifying a suitable site to support their business due to a lack of available sites and financial constraints. The only piece of land that meets the Applicant's immediate operational needs and could be secured by the Applicant is the current Application Site.

The Application Site is conveniently located abutting Lin Ma Hang Road, which connects to Heung Yuen Wai BCP. This makes it easy to transport construction materials to and from the Application Site. The site is also flat and vacant, allowing it to be quickly transformed into the proposed development for the Applicant's operation. Given its accessible vehicular access and compatible size, the Application Site meets the Applicant's relocation needs and is the best location choice.

### 5.2 Not Contravene the Planning Intention of "REC" Zone

The Application Site is located within an area zoned "REC" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. The surrounding area of the Application Site is mainly occupied by scattered temporary structures, vacant land, and recently approved warehouse, logistics centre, and container vehicle park. The planning intention of the "REC" zone has not yet been realised. Furthermore, no recreational activities have ever been carried out at the Application Site. As the proposed development is temporary, it would not jeopardise the long-term planning intention of the "REC" zone.

### 5.3 Similar Applications Approved within the Same "REC" zone

As mentioned in Paragraph 3.3 above, the Board approved four similar applications (Nos. A/NE-TKLN/85, 86, 93 and 116) for use as warehouses, logistics centre or container vehicle park between 2024 and 2026. The approval of these applications indicates that the locality in question is open to accommodating warehouses and similar storage facilities, which aligns with the Board's previous decisions. As the current proposed development is similar to these previously approved applications, it could therefore also be considered acceptable by the Board.

### 5.4 Optimization of Valuable Land Resources

The Application Site is currently an unused piece of vacant land. Rather than leaving the site to deteriorate, the proposed development provides an interim solution that maximises land utilisation, with upkeep and maintenance provided by the applicant. Additionally, the proposed development is considered fully commensurate with its local geographical setting, offering the ideal solution for maximising land use without having an undesirable environmental impact.

### 5.5 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The area surrounding the Application Site consists mainly of scattered temporary structures and warehouses with planning approval for similar uses in the vicinity, with building heights of about 13-15 metres. Taking into account the mitigation measures proposed by the Applicant, including

hard paving of the site and restricted operating hours, the proposed development could coexist well with these land uses without having an adverse environmental impact. As the proposed development is not incompatible with other developments/facilities in adjacent areas in terms of the nature and scale of their use, approval of the application would not result in any interface problems with the surrounding areas.

#### 5.6 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

##### Traffic

The Application Site is directly accessible via Lin Ma Hang Road, with no more than four round trips per hour made by container or medium goods vehicles to and from the site. Most vehicles will enter and exit the Application Site at non-peak hours (10 am–4 pm). As such, it is anticipated that the proposed development will generate very minimal traffic on Lin Ma Hang Road, even if the application is approved. In addition, the swept path analysis (see **Appendix 4**) demonstrates that sufficient space will be reserved at the Application Site for loading/unloading and manoeuvring vehicles. It is also unlikely that the minimal volume of traffic generated by the proposed development would have an adverse effect on the existing and/or planned road networks. There will also be no need for container and goods vehicles to queue outside the Application Site under any circumstances. Therefore, no adverse traffic impact is anticipated.

##### Environment

The Application Site will be used solely as a warehouse, open storage of construction materials and machinery, with limited rural workshop activities. To minimise potential environmental impacts on the surrounding area, the Applicant will adhere to the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and implement the mitigation measures outlined in paragraph 4.7 of this planning statement. Wastewater generated at the Application Site will be treated by a septic tank. In addition, operating hours will be restricted to between 8:00am and 7:00pm. It is unlikely that the proposed development will have a significant adverse environmental impact on the surrounding areas.

##### Drainage

Drainage facilities will be provided within the Application Site to collect and discharge surface runoff effectively. The Applicant has submitted a drainage proposal (see **Appendix 5**) and will implement the drainage proposal to the satisfaction of DSD. Therefore, no adverse drainage impact will be generated by the Application Site.

#### 5.7 Compliance with TPB PG-No.13G

The Applicant has submitted technical reports in support of the application, which indicate that there will be no adverse impacts on the surrounding areas in terms of traffic, the environment or drainage. Any concerns raised by relevant government departments can be addressed through the implementation of approval conditions. Similar applications for warehouse and logistics centre uses have also been approved in the same "REC" zone and 'Category 3' area between 2024 and 2026. Given the Applicant's unique circumstances and relocation needs, the proposed development could be considered in line with TPB PG-No. 13G, provided the Board gives it sympathetic consideration.

## 5.8 No Creation of Undesirable Precedent

Having realised that the Board is entitled to consider planning applications, concerns may be raised about setting an undesirable precedent by approving the current application. However, the proposed development is an exceptional case, justified by the demand for the relocation of a warehouse and the open storage of construction materials and machinery and a rural workshop, due to the resumption of land to support the construction industry in Hong Kong. The proposed development at the Application Site would support this. Therefore, it is proposed that permission is only granted for the development outlined in this application.

As the Board considers each planning application on its individual merits, the physical state of the Application Site and its surroundings are always assessed individually and differently, even if they are of a similar nature. Approving the current application should not therefore entail the approval of other similar applications under any circumstances.

## 6. Conclusion

The Application Site falls within "REC" zone on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. The Applicant's warehouse, open storage area and rural workshop in Ha Tsuen were subject to land resumption for the second phase of the development of the Hung Shui Kiu/Ha Tsuen New Development Area (NDA). As the Applicant is required to relocate their operations, they urgently need to find a new site.

Due to the limited availability of sites on the market, the Applicant is facing difficulties in identifying a suitable relocation site and has no alternative. The Application Site is considered the best location due to its advantageous location, which provides direct vehicular access from Lin Ma Hang Road. Its locational advantage also allows valuable land resources to be optimised, and similar uses in the surrounding areas mean that no interface problems will arise from the proposed development, given that similar warehouse applications have recently been approved in the vicinity. Given the location of the site, the surrounding land uses, and the nature of the proposed development, the Application Site is considered the best choice of location for the continuation of the Applicant's operations in the form of a temporary warehouse, open storage and a rural workshop with ancillary facilities.

Despite the fact that the Application Site falls within the "REC" zone, the planning intention of the "REC" zone is unlikely to be realised given the lack of long-term recreational development in the area. In contrast, the proposed interim development at the Application Site is not deemed unsuitable for temporary use, given that the surrounding areas are currently characterised by a variety of storage and warehouse uses. No interface problems are expected to arise from the proposed development. The development will optimise the use of valuable land resources due to its location and geographical advantages, and enable the Applicant to continue contributing to the construction industry.

As no adverse impacts on the surrounding area are anticipated, and as the technical concerns of the relevant government departments can be addressed by implementing the approval conditions, the proposed development is considered to be in line with TPB PG-No. 13G, and it will not set an undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited  
February 2026

# Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan



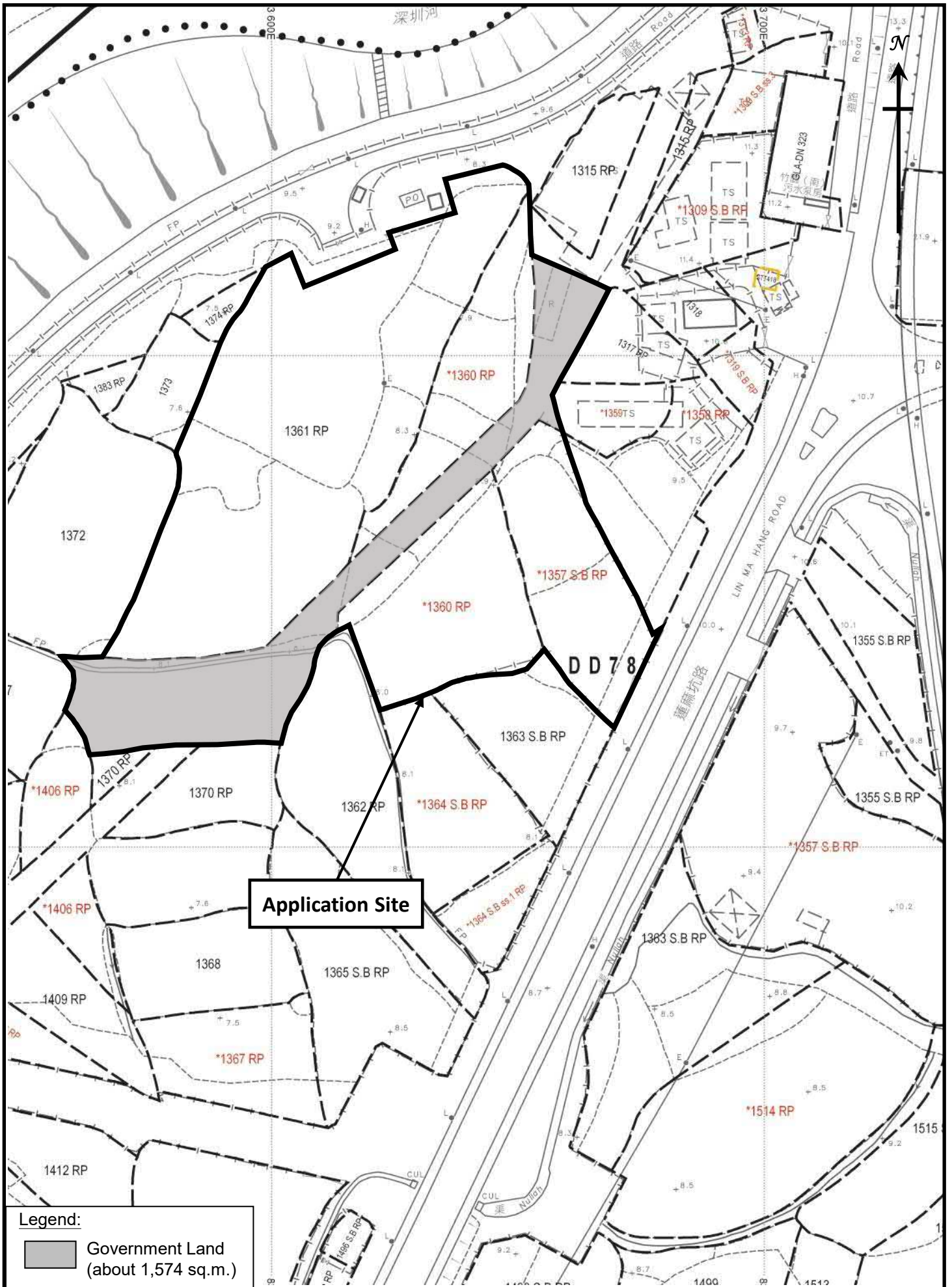
Location Plan  
 (Extract from Approved Ta Kwu Ling North Outline  
 Zoning Plan No. S/NE-TKLN/2)

Figure 1

1 : 7500



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**Lawson David & Sung**  
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 Estate Agency Licence No. C-006328



**Application Site**

**Legend:**


 Government Land  
(about 1,574 sq.m.)

Figure 2

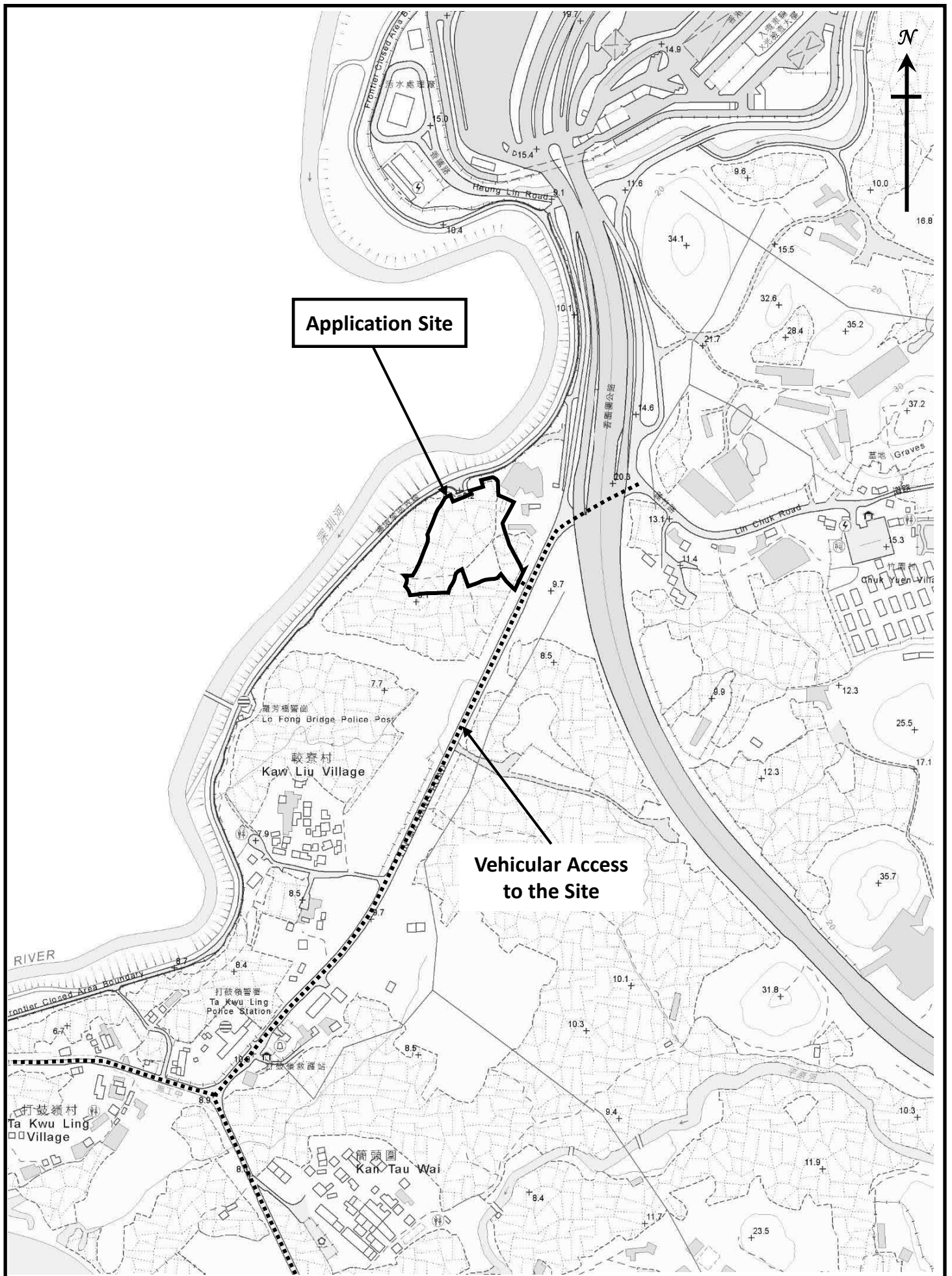
1 : 1000



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Lot Index Plan



Vehicular Access to the Application Site

Figure 3

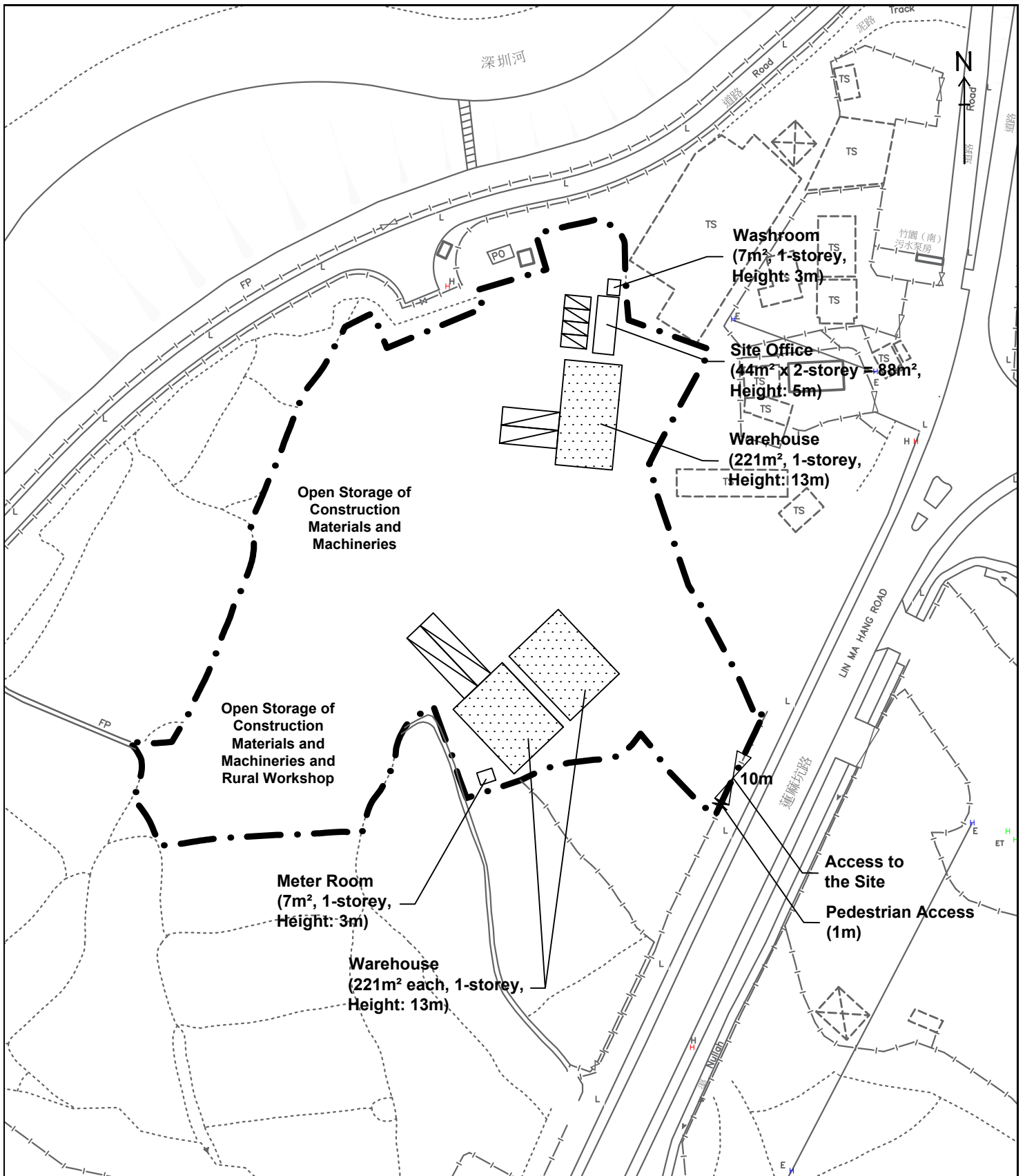
1 : 5000



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**Legend:**

- Application Site (about 8,250 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Spaces for Container Vehicles (3.5m x 16m) (2 nos.)
- Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (2 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (4 nos.)

For Identification Purpose

Indicative Layout Plan

Figure 4

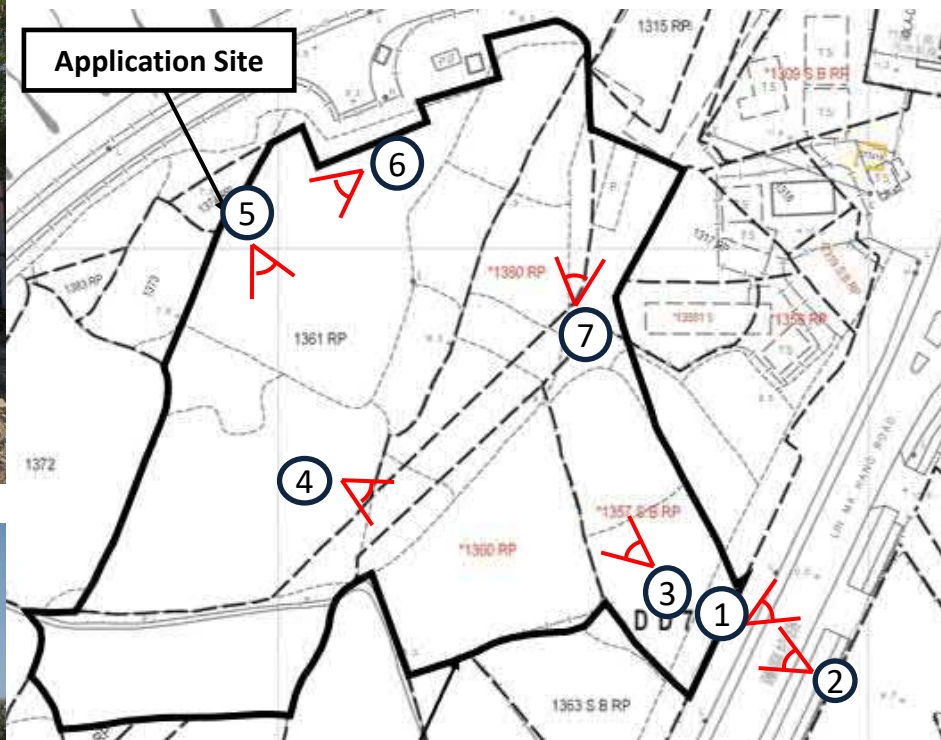
Scale 1:1000





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## Site Photos

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Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site and Its Surroundings

Site Photos

# Appendix 1

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Authorization Letter from Double Industries Co.

## 規劃申請意向書

### 受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者(甲方): 得寶實業公司 (DOUBLE INDUSTRIES CO)

商業登記證號碼: 15691147

規劃申請的申請人(乙方): 黃記工程有限公司 (WONG KEE ENGINEERING LIMITED)

商業登記證號碼: 68746430

甲方為位於新界厦村丈量約份第 124 約多個地段的業務經營者, 由於受到政府「洪水橋 / 厦村新發展區」之收地計劃影響, 需要覓地搬遷重置以繼續經營。

甲方與乙方達成共識, 同意乙方作為規劃申請的申請人, 並根據《城市規劃條例》第 16 條, 向城市規劃委員會提交規劃申請, 於丈量約份第 78 約地段第 1357 S.B RP ,1360 R.P 及 1361 R.P 號及毗連政府土地作「臨時貨倉、露天存放建築材料、機械及鄉郊工場連附屬設施 (為期 3 年) 」。

乙方作為規劃申請的申請人, 受甲方委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後, 甲方將會是申請場地的業務經營者。

備注:上述地段將因應規劃許可的需要而有所修訂。



(甲方)  
業務經營者簽署



(乙方)  
規劃許可申請人簽署

2026 年 01 月 01 日

## Appendix 2

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Letter from Lands Department on Land Resumption Matter

電話 Tel: 3565 1371  
圖文傳真 Fax: 3547 0756  
電郵地址 Email: lep23@landsd.gov.hk  
本署檔號 Our Ref: ( ) in LD NDA/HSK/SBUT/0556  
來函檔號 Your Ref:  
來函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website : www.landso.gov.hk

得寶實業公司

(經辦人：許亦恆先生)

敬啟者：

洪水橋／厦村新發展區第二期發展工程  
業務經營者：得寶實業公司

丈量約份第 124 約地段第 1376 號、第 1378 號、第 1379 號、  
第 1380 號、第 1381 號、第 1386 號、第 1387 號、第 1388 號、  
第 1389 號、第 1390 號及毗連的政府土地  
清拆編號：H17/546-548

你／貴公司在上述經營的露天／戶外業務，因上述工務計劃影響而須遷出。本署已於 2025 年 4 月 8 日根據《土地(雜項條文)條例》(第 28 章)，在涉及的構築物及／或相關範圍張貼告示，通知你／貴公司須於 2025 年 7 月 10 日前停止佔用有關土地。你／貴公司需搬離有關土地及向政府交出所有土地及構築物(不得遲於上述告示期限)。

本署在 2024 年 4 月 10 日發信要求你／貴公司提供相關文件，以便評核你／貴公司是否符合資格申領特惠津貼。經審核後，現特函通知你／貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

未有提供文件，以證明你／貴公司的業務在緊接 2018 年 5 月 10 日前，在有關地點上營運最少達兩年。

雖然你／貴公司不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關條例向政府提出法定補償申索。政府會按有關條例考慮該申索。

日後，如你／貴公司能在上述告示期限之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，本署會當棄置之廢物處理。

如你／貴公司對此事有任何查詢，請於辦公時間內致電 3565 1371 與本信代行人聯絡。

總產業測量師／新發展區

(梁安迪  代行)

副本送：

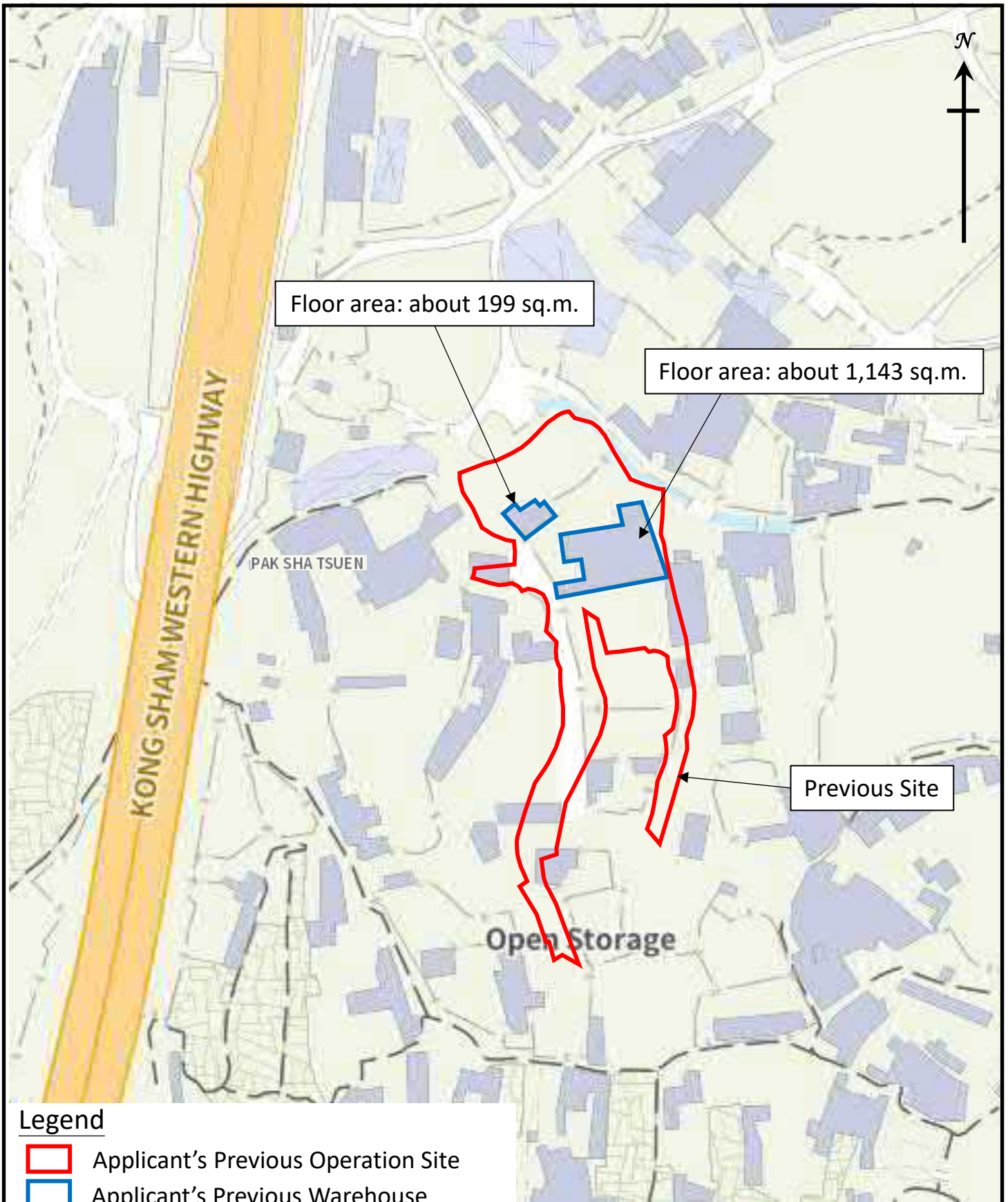
地政總署新發展區組清拆小組（經辦人：彭德源先生）

2025年7月31日

## Appendix 3

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Conditions of the Applicant's Previous Operation Site in Ha Tsuen



**Legend**

- Applicant's Previous Operation Site
- Applicant's Previous Warehouse

**Lots 1376, 1378, 1379, 1380, 1381, 1386, 1387, 1388, 1389, 1390 and adjoining GL in D.D. 124, Ha Tsuen, Yuen Long, N.T.**

Total Site Area : About 11,371 sq.m. (subject to survey)

Total GFA : About 1,342 sq.m. (subject to survey)

Location Plan

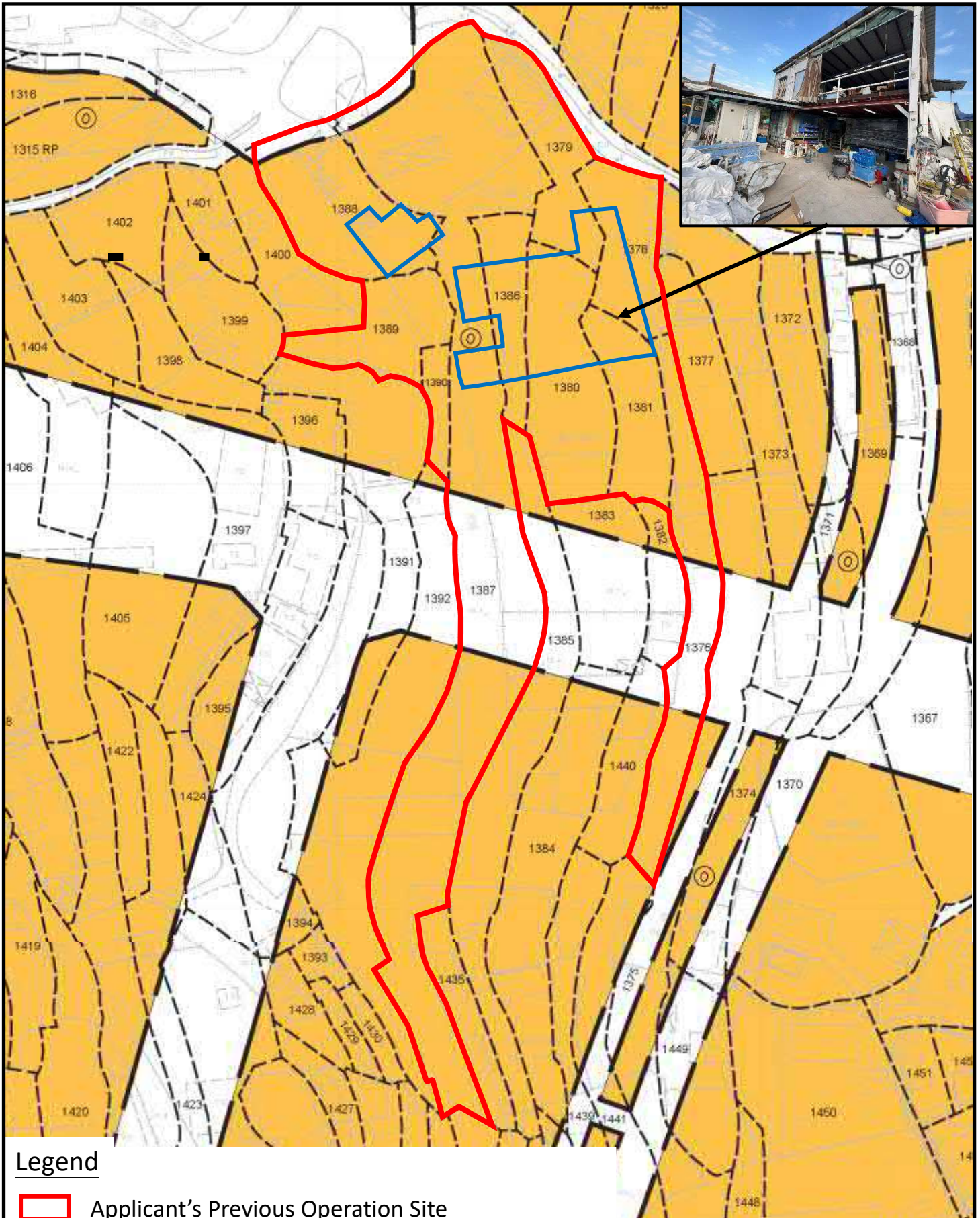
Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.

Appendix 3

Not to Scale



**羅迅測計師行**  
**Lawson David & Sung**  
 SURVEYORS LIMITED  
 Property Consultants • Planning • Valuers • Auctioneers  
 Estate Agency Licence No. C-006328



**Legend**

Applicant's Previous Operation Site

Lot Nos. : Lots 1376, 1378, 1379, 1380, 1381, 1386, 1387, 1388, 1389, 1390 and adjoining GL in D.D. 124, Ha Tsuen, Yuen Long, N.T.

Location Plan (Extracted from Resumption Plan No. YLM11147b)

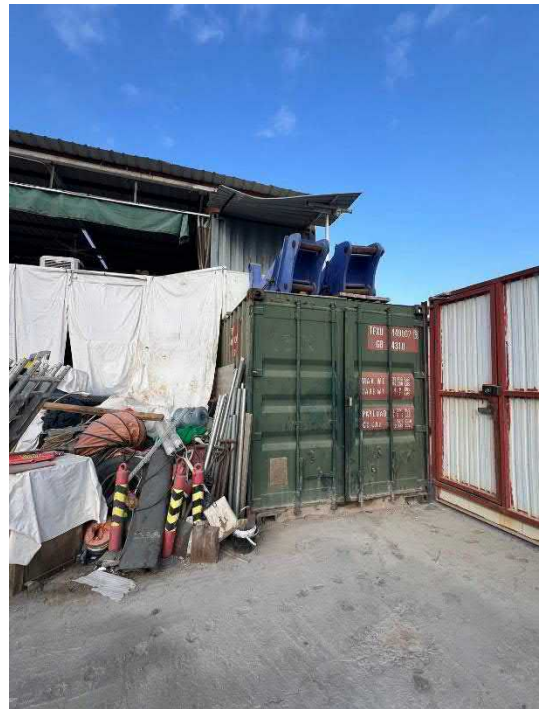
Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.

Appendix 3

Not to Scale



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Site Photos of Previous Operations

Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.

Appendix 3

Not to Scale

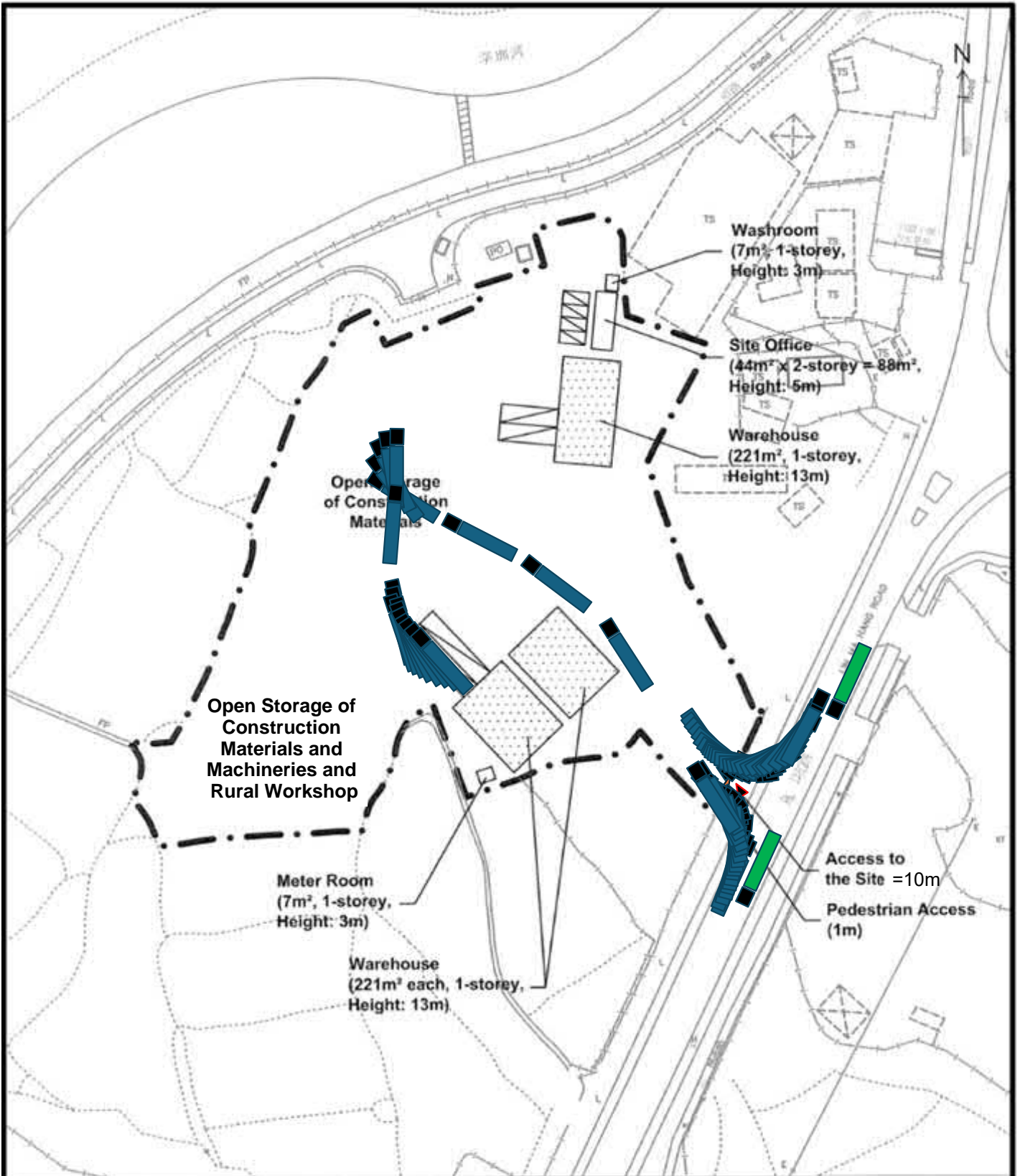


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**Lawson David & Sung**  
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 Estate Agency Licence No. C-006328

# Appendix 4

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## Swept Path Analysis



**Legend:**

- Application Site (about 8,250 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Spaces for Container Vehicles (3.5m x 16m) (2 nos.)
- Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (2 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (4 nos.)

For Identification Purpose

**Swept Path**

Drawing No. LMH/T 01



**羅迅測計師行**  
**Lawson David & Sung**  
 CONSULTANTS LIMITED  
 Regularly Carried on • Planning • Urban • Transport • Architecture  
 Street Address: 1100000 No. 1100000

# Appendix 5

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Drainage Proposal



Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity (mm/h) for various Return Periods T (year)						
	2	5	10	20	50	100	200
240	29.0	38.2	44.5	50.7	59.1	65.6	72.3
120	42.4	54.9	63.2	71.2	81.8	89.8	97.8
60	62.0	77.1	86.1	94.3	104	111	118
30	85.7	103	113	122	133	141	148
15	108	129	141	151	164	173	182
10	120	141	155	168	187	203	219
5	139	162	177	192	214	231	251

**Notes:**

1. based on continuous rainfall recorded at GEO rain gauges N05 (40 years), N34 (24 years), N46 (24 years), N33 (24 years), N35 (24 years), N36 (24 years), N45 (24 years) and HKO rain gauges EPC (31 years), SSH (20 years), TKL (38 years), R24 (40 years), R29 (39 years), R30\_KAT (34 years), SEK (27 years) up to 2023.
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges.
3. the trends of the extreme rainfalls observed at HKO Headquarters are used to infer the trends at other locations.

i (rainfall intensity) = 133mm/hr ( Duration of 30min is used)

Calculations of U-channel

$$Q_p = 0.278C_iA$$

$$C_1 = 0.85 \text{ (Asphalt) (Application Site)}$$

$$C_2 = 0.85 \text{ (Asphalt (Adjacent Site))}$$

$$i = 133\text{mm/hr}$$

$$A_1 = 8,259\text{m}^2 \text{ (0.001574km}^2\text{) (Application Site)}$$

$$A_2 = 8,000\text{m}^2 \text{ (0.001500km}^2\text{) (Adjacent Site,)}$$

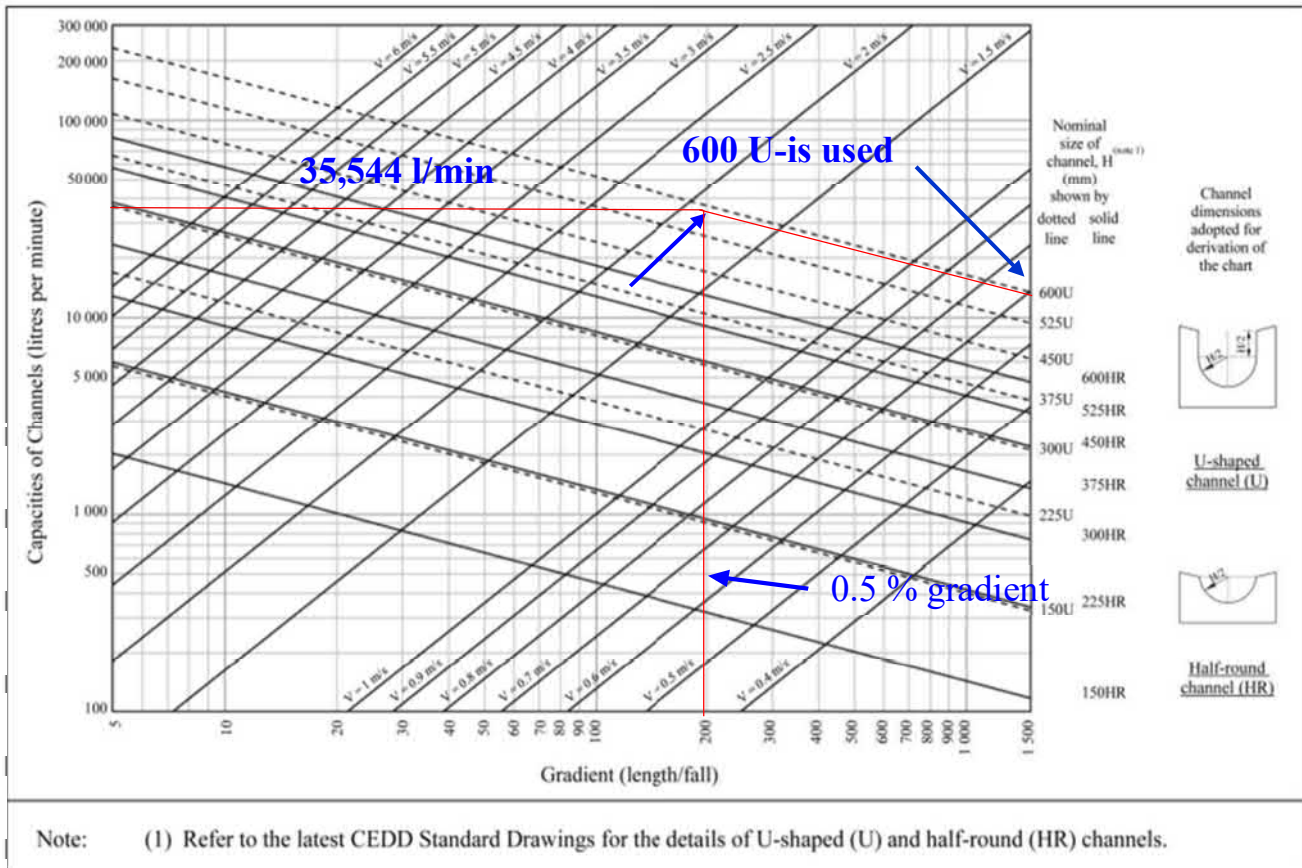
$$Q_p = 0.278 \times 133 \times ((0.85 \times 0.008250) + (0.85 \times 0.0080)) \times 1.16 \text{ (By considering Rainfall Increase due to climate change, 16\% of discharge is added)}$$

$$0.5924\text{m}^3/\text{s} \text{ or } 34,544\text{l}/\text{min}$$

For conservative calculations, all catchment areas are combined for calculation of all U-Channels.

# GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

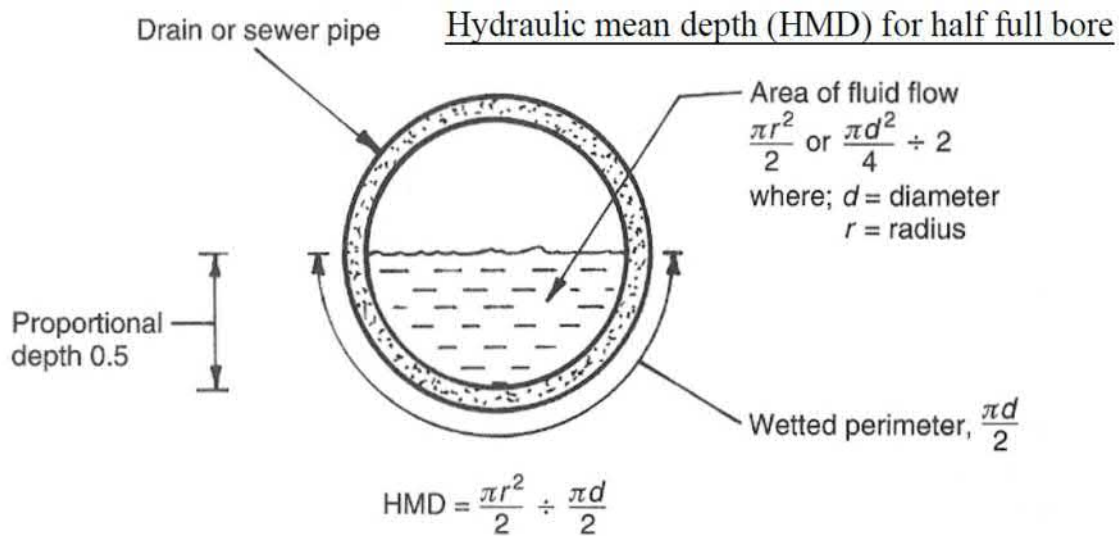
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 34,554l/min, 600 U-channel with 0.5% gradient is used.

# Design of Proposed Concrete Pipe for Connecting to Existing Manhole

## Pipe Size Design



Depth of flow	HMD
0.25	Pipe dia. (m) / 6.67
0.33	Pipe dia. (m) / 5.26
0.50	Pipe dia. (m) / 4.00
0.66	Pipe dia. (m) / 3.45
0.75	Pipe dia. (m) / 3.33
Full	Pipe dia. (m) / 4.00

69

The **0.5** full bore, velocity of **2.0m/s** and **900mm pipe (1)** are used.

The capacity of the pipe :

$$Q = V \times A = 2.0 \times \pi \times (0.9)^2 / 4 \times 0.5 = 0.6362 \text{m}^3/\text{s} > 0.5924 \text{m}^3/\text{s}, \text{OK}$$

**Chezy's formula:**  $V = C\sqrt{m \times i}$

where  $V$  = velocity of flow = 2.0m/s

$m$  = hydraulic mean depth (HMD)  $\rightarrow$  HMD = 0.9 / 4 = 0.225

$C$  = Chezy coefficient =  $(0.225)^{1/6} / (0.015(\text{concrete pipe})) = 51.99$

$$2.0 = 51.99 \times (0.225 \times i)^{0.5}$$

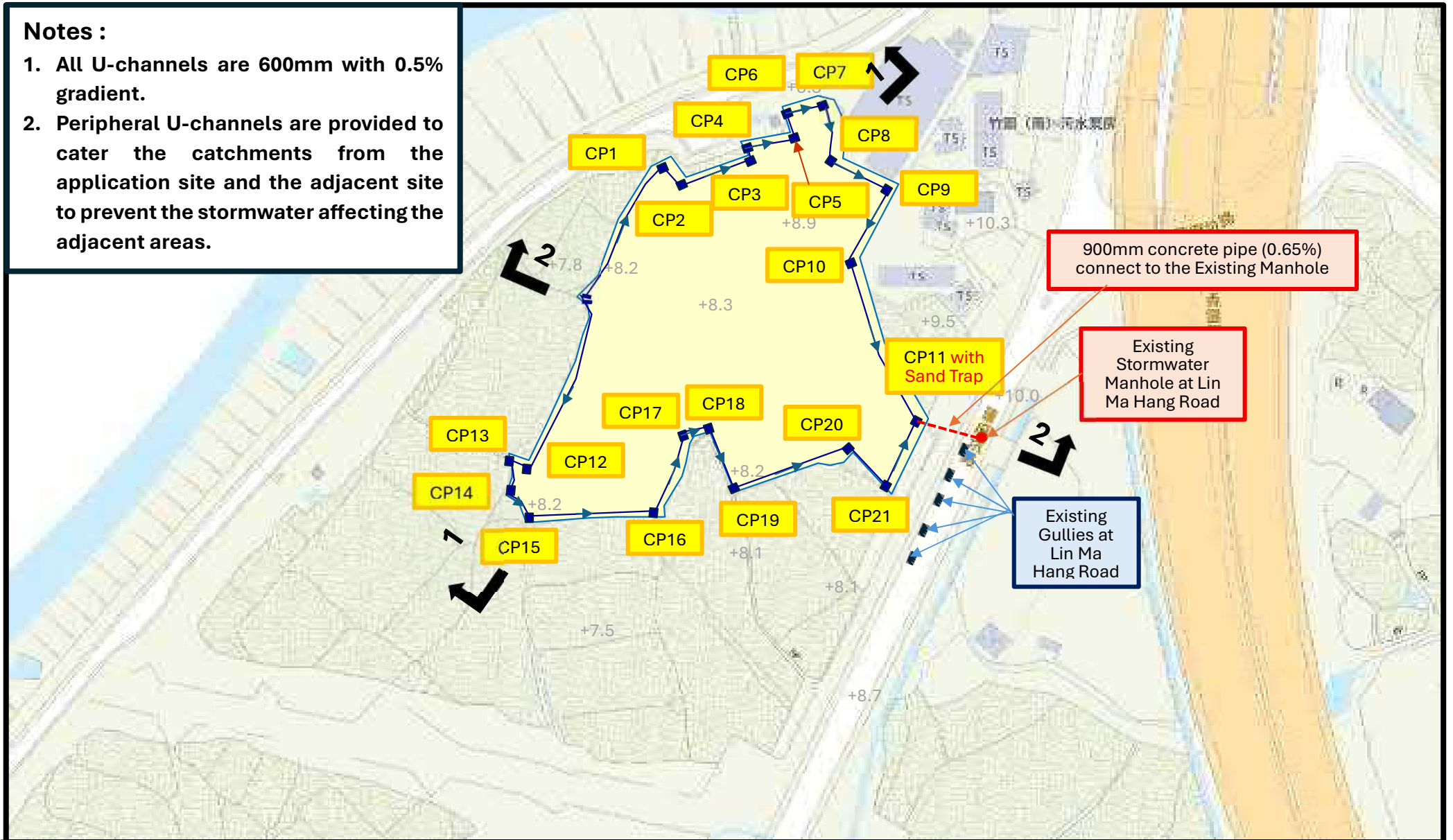
$$(2.0/51.99)^2 = 0.225 \times i$$

Thus  $i = 0.0065$  or **0.65%** ( $i$  = inclination)



**Notes :**

1. All U-channels are 600mm with 0.5% gradient.
2. Peripheral U-channels are provided to cater the catchments from the application site and the adjacent site to prevent the stormwater affecting the adjacent areas.



**Catchment Plan 1**

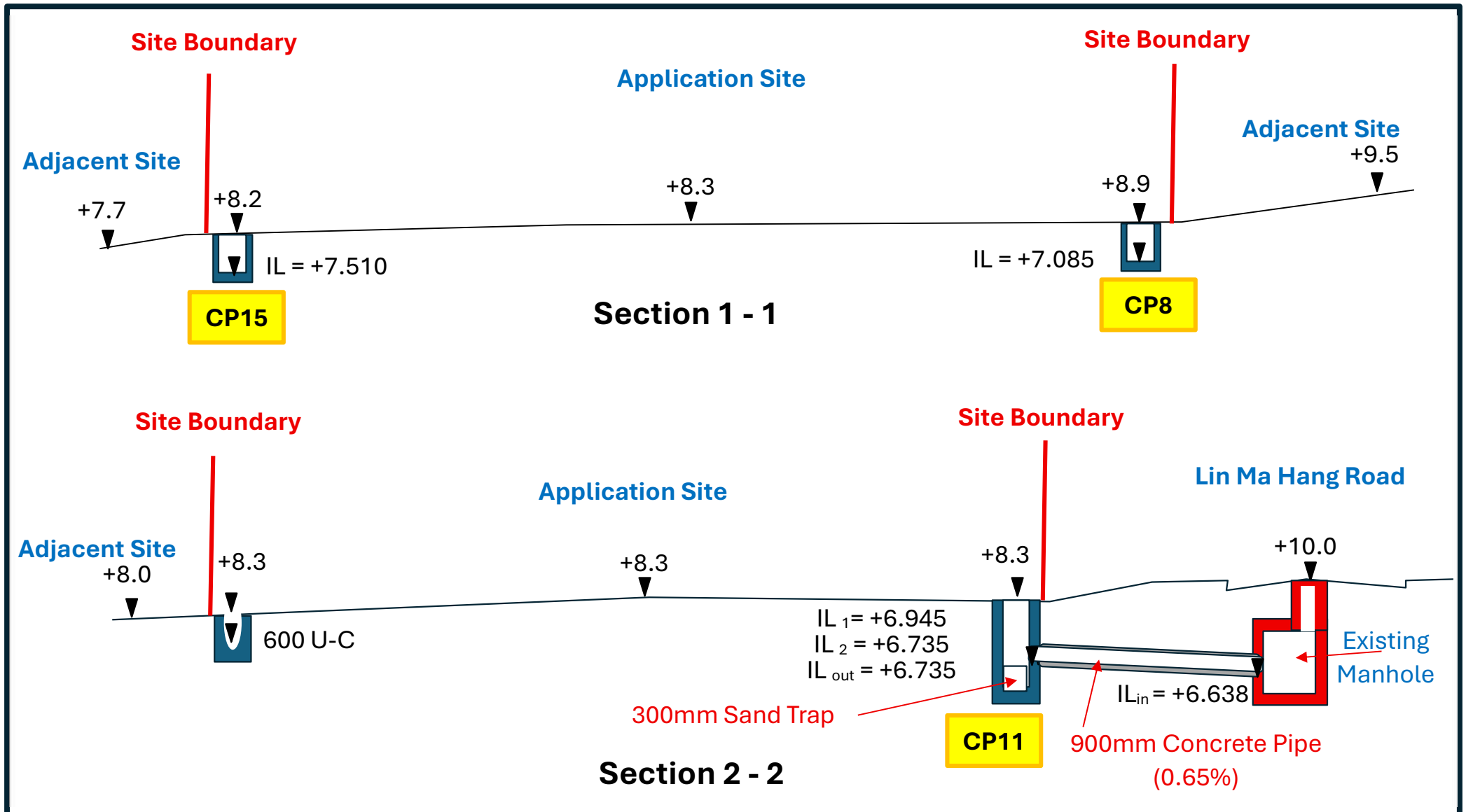
**Drawing No. LMH/D 02**

	Start of u-channel Shouthern West Disrection)	Distance /Gradient	CP 1	Distance /Gradient	CP 2	Distance /Gradient	CP 3	Distance /Gradient	CP 4	Distance /Gradient	CP 5	Distance /Gradient	CP 6	Distance /Gradient	CP7	Distance /Gradient	CP 8	Distance /Gradient	CP 9	Distance /Gradient	CP 10	Distance /Gradient	CP 11
Direction of Flow		→		→		→		→		→		→		→		→		→		→		→	Terminal Catchpit with Sand Trap
CL	8.2		8.4		8.4		8.7		8.7		8.8		8.6		8.6		8.7		8.9		8.7		8.3
Distance		35		5		15		3		10		5		5		15		15		20		35	
Gradient		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200	
IL1	7.550		7.375		7.350		7.275		7.260		7.210		7.185		7.160		7.085		7.010		6.910		6.735
IL2																							
IL <sub>out</sub>	7.550		7.375		7.350		7.275		7.260		7.210		7.185		7.160		7.085		7.010		6.910		6.735

	Start of u-channel (Southern-East Direction)	Distance /Gradient	CP 12	Distance /Gradient	CP 13	Distance /Gradient	CP 14	Distance /Gradient	CP 15	Distance /Gradient	CP 16	Distance /Gradient	CP 17	Distance /Gradient	CP 18	Distance /Gradient	CP 19	Distance /Gradient	CP 20	Distance /Gradient	CP 21	Distance /Gradient	CP 11
Direction of Flow		←		←		←		←		←		←		←		←		←		←		←	Terminal Catchpit with Sand Trap
CL	8.2		8.2		8.2		8.2		8.2		8.2		8.2		8.2		8.2		8.3		8.3		8.3
Distance		35		3		5		5		25		18		3		15		25		12		15	
Gradient		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200		1:200	
IL1																							
IL2	7.750		7.575		7.560		7.535		7.510		7.385		7.295		7.280		7.205		7.080		7.020		6.945
IL <sub>out</sub>	7.750		7.575		7.560		7.535		7.510		7.385		7.295		7.280		7.205		7.080		7.020		6.735

**Drainage Plan 2 – Cover and Invert Levels**

**Drawing No. LMH/D 03**



Sections

Drawing No. LMH/D 04

# Appendix 6

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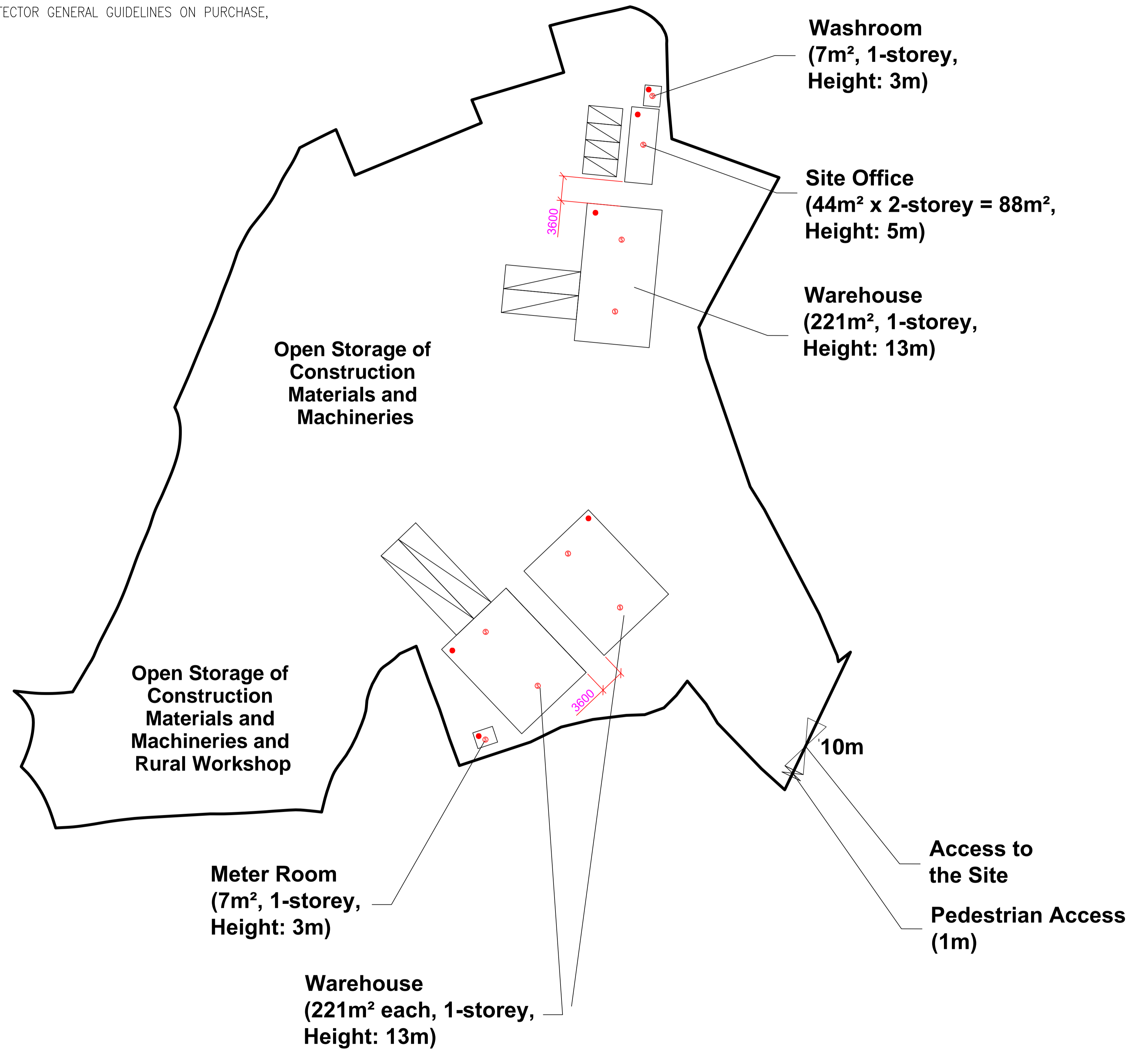
Fire Service Installations Proposal

F.S.NOTES:

- 1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 2 PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

LEGEND

- 5KG DRY POWDER FIRE EXTINGUISHER
- ⊙ STAND ALONE BATTERY TYPE SMOKE DETECTOR



PROJECT : DD 78 LOT 1357 S.B RP , 1360 RP & 1361 RP

DRAWING TITLE :  
**F.S. Notes, Legend,  
 Fire Service Installation  
 Layout Plan**

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :  
**Century Fire Service  
 Engineering Co., Ltd.**

	NAME	DATE
DRAWN BY	C.K.NG	15 Jan 2026
CHECKED BY		
APPROVED BY		

DRAWING NO :	REV.
<b>FS-01</b>	<b>0</b>
SCALE : 1:350 (A1)	
SOURCE : B.O.O. Ref. F.S.D. Ref.	