

2026年 3月 0 5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。

Appendix I of RNTPC
Paper No. A/YL-KTN/1218A

This document is received on 2026-03-05
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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1218
	Date Received 收到日期	2026-03-05

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Maxtop Sky Limited (冠天有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

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 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,956 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 772 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)	..... N/A 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	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Unused land, grassland and obsolescent temporary structures (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
28/1/2026 - 11/2/2026 (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 28/1/2026 (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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,184	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	772	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	772	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	772	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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	226 m ² (ABOUT)	226 m ² (ABOUT)	9 m (NOT MORE THAN) (1 STOREY)
B2	WAREHOUSE	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (NOT MORE THAN) (1 STOREY)
B3	WAREHOUSE	111 m ² (ABOUT)	111 m ² (ABOUT)	9 m (NOT MORE THAN) (1 STOREY)
B4	WAREHOUSE	201 m ² (ABOUT)	201 m ² (ABOUT)	9 m (NOT MORE THAN) (1 STOREY)
B5	GUARD ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	4 m (NOT MORE THAN) (1 STOREY)
TOTAL		772 m ² (ABOUT)	772 m ² (ABOUT)	

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	3
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	4
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)	.....

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

8. Declaration 聲明

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

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
LAW WAI SING

Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Maxtop Sky Limited (冠天有限公司)



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

Date 日期

23/2/2026

..... (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

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 <u>as far as possible</u> . 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 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP(Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,956 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	772 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	9	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	26	%	<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		3
	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) _____ _____		3
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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		4	

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"/>
<u>Location Plan, Land Status Plan, Land Filling Plan, Swept Path Analysis</u>		
<u>Reports 報告書</u>		
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"/>
<u>Drainage Proposal</u>		
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。

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Planning Statement

Section 16 Planning Application
Approved Kam Tin North Outline Zoning Plan
No. S/YL-KTN/11

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Supporting Planning Statement

Applicant
Maxtop Sky Limited

February 2026

Supplementary Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (the proposed development) at Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site). The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which is accessible from Mei Fung Road.
- 1.2 Due to the growing in demand for warehouse spaces in New Territories, the applicant would like to utilise the Site for storage of miscellaneous goods (i.e. furniture, packaged food, apparel, footwear, electric goods, etc.) to support the logistics supply chain.
- 1.3 This supporting planning statement aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.
- 1.4 Following this Introduction, the planning context of the Site will be set out in Section 2. The development proposal is detailed in Section 3, while its planning justifications are discussed in Section 4. Section 5 concludes and summarises this Supporting Planning Statement.

2 Planning Context

The Site and its surroundings

- 2.1 The Site is situated in Fung Kat Heung, Yuen Long, which occupies an area of about 2,956m² (**Plan 1** and **Plan 2**). The Site abuts Mei Fung Road, is partly fenced-off, partly hard-paved with concrete in the southern part; there are some agricultural land at the northern part; grassland with some shrubs at the southern part and some temporary structures erected at the eastern part.
- 2.2 The surrounding areas of the Site are predominantly rural in nature intermixed with brownfield uses such as open storage/ storage yards and temporary structures for warehouse uses, farmland, grassland and vacant land.
- 2.3 To the immediate north of the Site are some farmland with some trees and shrubs as well as residential dwellings, while to the further north is the land zoned "Industrial (Group D)" with some warehouse and open storage/ storage yards. To the east are warehouses under construction, some open storage/storage yards and vacant land. To its south across Mei Fung Road are some open storage/ storage yards and vacant land. To its west are some grassland, farmland and vacant land. There is a section of footpath with a width of about 1.2m traversing the Site, serving as a pedestrian connection between Mei Fung Road and the inner lots abutting the western boundary of the Site.

Statutory Land Use Zoning

- 2.4 The Site falls within an area zoned "Agriculture" on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP, 'Warehouse (Excluding Dangerous Goods Godown)' is neither a Column 1 nor a Column 2 use; and according to the covering Notes of the OZP, the temporary use not exceeding three years requires planning permission from the TPB. Moreover, the Notes for the "AGR" zone stipulates that any filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department) requires planning permission from the TPB.

Previous and Similar Planning Applications

- 2.5 The Site, in part, is the subject of one previous planning application (No. A/YL-KTN/807) for proposed temporary animal boarding establishment (ABE) for a period of 5 years, which was approved by the Rural and New Town Planning Committee of the Board in 2022. As this planning application does not involve the use for ABE, planning considerations of the previous application are considered irrelevant.
- 2.6 There are several planning applications for similar warehouse along Mei Fung Road which is also zoned as ‘AGR’ zone being approved by the TPB in 2024 to 2026. Approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “AGR” zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same “AGR” zone approved by the TPB between 2024 and 2026 along Mei Fung Road

Application No.	Applied Use	Approval Date
A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Planning Statement

Application No.	Applied Use	Approval Date
A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1129	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	21.11.2025
A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	5.9.2025
A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years	19.12.2025
A/YL-KTN/1136	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of Three Years	6.2.2026

Land Status

2.7 The land status plan is shown on **Plan 3**. The Site occupies Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver to allow for erection of temporary structure.

3 Development Proposal

3.1 The Site occupies an area of about 2,956m² (**Plan 3**). As stated on the layout plan (**Plan 1**), five single-storey structures with height of not more than 9m and a total floor area of about 772m² will be erected at the Site for warehouse (excluding dangerous goods godown), and the ancillary guard room uses. The ancillary guard room is for access control purposes. The distance between the residential dwellings to the northern application boundary and the nearest proposed warehouse structure is about 10m. The remaining uncovered area will be reserved for circulation of vehicles, parking and loading/unloading (L/UL) of goods. The operation hours of the Site are from 9:00 to 19:00 from Mondays to Saturdays, with no operation on Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' use which does not involve any provision of direct customer services, no visitor is anticipated. Details of the development parameters and the proposed structures are shown at **Table 2 and Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 2,956m ²
Covered Area	About 772m ²
Uncovered Area	About 2,184m ²
Plot Ratio	About 0.26
Site Coverage	About 26%
Number of Structure(s)	5
Total Gross Floor Area	About 772m ² (non-domestic)
Building Height	Not more than 9 m
Number of Storey	Not more than 1 storey
Internal Transport Facilities	
- Parking Space	3 for private car
- L/UL Space	4 for light goods vehicle (LGV)

Table 3 – Details of the Proposed Structures

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Warehouse	226	226	9m (1 storey)
B2	Warehouse	228	228	9m (1 storey)
B3	Warehouse	111	111	9m (1 storey)
B4	Warehouse	201	201	9m (1 storey)
B5	Guard Room	6	6	4m (1 storey)
Total		772	772	-

- 3.2 Since a portion of the Site has been hard-paved with concrete, the applicant applies to regularise the existing filling of land (about 1,163 m²/ 39% of the Site). To serve the site formation and vehicular circulation purposes, the entire Site (i.e. about 2,956m²) is proposed to be filled with soil and concrete to a depth not exceeding 0.2m.
- 3.3 The applicant will follow the proposed scheme strictly, and no further filling of land will be carried out during the planning approval period. The applicant will also reinstate the Site to an amenity area after the planning approval period. Details of the filled area and corresponding site levels are illustrated on **Plan 4**.
- 3.4 The proposed warehouse is intended for storage of miscellaneous goods (e.g. furniture, packaged food, apparel, footwear, electric goods, etc.). No storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities will be stored/conducted at any time during the planning approval period. Periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to the surrounding area.

Traffic and Access Arrangements

- 3.5 The Site is accessible from Mei Fung Road (**Plan 2**). A 11m wide ingress/egress is proposed at the southern part of the Site. A total of 3 parking spaces for private car (PC) and 4 L/UL spaces for light goods vehicle (LGV) are proposed for the Site. Only PCs and LGVs are allowed to enter/exit the Site, whilst other

vehicles are not allowed to be parked/stored or enter/exit the Site at all time. Sufficient manoeuvring space will be provided within the Site to facilitate vehicle turning as shown in the swept path analysis on **Plan 5**. Therefore, no queuing of vehicles onto the public road is anticipated.

- 3.6 As mentioned in paragraph 3.1, only 5 staff will work on-site and there is no provision of direct customer service that attracts visitors. The staff is expected to commute to the Site by PCs. For the miscellaneous goods, the goods will be transported by LGV to the Site. In view of the above, the traffic generation and attraction by the development is expected to be negligible. **Table 4** below provides details of the estimated traffic generation and attraction:

Table 4 – Estimated Traffic Generation and Attraction

Time Period	Private Car		LGV		2-way total
	In	Out	In	Out	
Trips at morning peak (9:00 to 10:00 a.m.)	3	0	0	0	3
Trips at afternoon peak (5:00 to 7:00 p.m.)	0	3	0	0	3
Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	3	3	4	4	14

- 3.7 As there is an existing footpath passing through the Site, part of the proposed development is setback from the application boundary to provide an alternative pedestrian footpath as compensation. The re-provisioned footpath not less than 1.2m is proposed along the western boundary of the Site (**Plan 1**). The footpath is opened 24 hours daily to allow nearby residents to walk from inner lots abutting the western boundary of the Site to Mei Fung Road.

Environmental, Drainage, Fire Safety and Other Considerations

- 3.8 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.
- 3.9 Regarding the drainage impact, adequate mitigation measure would be provided, which are shown in the drainage proposal, to minimise any adverse drainage impact arising from the proposed development (**Appendix A**). Moreover, fire service installations (FSIs) will be provided as per relevant Government departments' latest requirement. Hence, it is anticipated that no adverse drainage and fire safety impact will be generated with relevant mitigation measures implemented.
- 3.10 It is noted that overhead electricity lines are traversing the Site which will be in conflict with the proposed development. Hence, the proposal for the realignment of the overhead electricity lines was raised to CLP for their consideration. Upon initial liaison with CLP, they have no preliminary comments on the proposed re-alignment. Relevant approvals from government departments will be obtained before the commencement of the alignment works. CLP letter is attached at **Appendix B**.

4 Planning Justifications

The proposed development is temporary in nature and would not jeopardising the long-term planning intention of the "AGR" zone

- 4.1 Although the proposed development is not in line with the planning intention of the "AGR" zone, it is temporary in nature that would not jeopardise the long-term planning intention of the "AGR" zone and could better utilise the vacant agricultural land. The proposed filling of land is for site formation and vehicular circulation purposes only to cater for the operational needs. Upon expiry of the planning approval, the applicant is also committed to reinstate the Site to an amenity area.

Re-provisioned Footpath as Planning Merits

- 4.2 Although the existing footpath within the application lots would be resumed for the proposed development, the applicant noted the needs of a pedestrian connection for the neighbours living/working at the inner lots. As such, part of the proposed development is setback from the application boundary in order to re-provision the footpath (maintaining the same width as the existing footpath), which the proposed alignment is considered as the most direct way to connect between the inner lots and Mei Fung Road. This is a public benefit as the re-provisioned footpath will provide a comfortable, pleasant and safe pedestrian connection for the neighbourhood and the general public.

Land use compatibility and no undesirable precedent

- 4.3 The surroundings of the Sites are rural in nature and intermixed with brownfield uses such as open storage/ storage yards and temporary structures for warehouse uses, farmland, grassland and vacant land. A distance of about 10m has been set between the residential dwelling to the northern application boundary and the nearest proposed warehouse structure such that the nuisance (e.g. noise and visual) could be minimised. Hence, the proposed warehouse use is considered compatible with the surrounding areas.
- 4.4 As listed in Table 1, there are several planning applications for similar warehouse along Mei Fung Road which is also zoned as 'AGR' zone approved by the TPB

in 2024 and 2026. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No adverse impacts to the surrounding areas

Traffic

- 4.5 The Site is accessible from Mei Fung Road. 4 L/UL spaces for LGV are proposed for the transportation of miscellaneous goods. Moreover, as there is no provision of customer service, the proposed development will not attract visitors. Thus, only 3 private car parking spaces are proposed for the staff. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 5**. As a result, no vehicle queueing onto the public road will be anticipated. The estimated traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

- 4.6 The proposed development would not involve any storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities that generate noise, emission of dust and effluent. The operation hours of the proposed development are limited to 9:00 to 19:00 from Mondays to Saturdays and periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to the surrounding area. As a result, nuisance to the nearby users and/or residential dwellings is minimised. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire Safety

- 4.7 Adequate drainage facilities will be provided in accordance with the submitted proposed drainage proposal (**Appendix A**) to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments.

5 Conclusion

- 5.1 The applicant seeks planning permission from the TPB for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories.
- 5.2 The proposed development is well-justified on the grounds that the development is temporary in nature and would not jeopardise the long-term planning intention of the "AGR" zone, compatible with the surrounding land uses which are rural in nature and intermixed with brownfield uses, farmland, grassland and vacant land. In addition to the above, the proposed development also provides planning merits to the neighbourhood through the re-provisioning of the footpath connecting between Mei Fung Road and the inner lots. Adequate mitigation measures and works have been proposed by the applicant to alleviate any adverse impact arising from the proposed development.
- 5.3 In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant's strong commitment to strictly comply with all control ordinances, the applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Maxtop Sky Limited

February 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Land Filling Plan
Plan 5	Swept Path Analysis

Appendices

Appendix A	Drainage Proposal
Appendix B	Letter from CLP regarding the proposed realignment of the overhead electricity lines

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,956 m² (ABOUT)
 COVERED AREA : 772 m² (ABOUT)
 UNCOVERED AREA : 2,184 m² (ABOUT)

PLOT RATIO : 0.26 (ABOUT)
 SITE COVERAGE : 26% (ABOUT)

NO. OF STRUCTURE : 5
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 772 m² (ABOUT)
 TOTAL GFA : 772 m² (ABOUT)

BUILDING HEIGHT : 9 m (NOT MORE THAN)
 NO. OF STOREY : 1 (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	226 m ² (ABOUT)	226 m ² (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B2	WAREHOUSE	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B3	WAREHOUSE	111 m ² (ABOUT)	111 m ² (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B4	WAREHOUSE	201 m ² (ABOUT)	201 m ² (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B5	GUARD ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
TOTAL		772 m² (ABOUT)	772 m² (ABOUT)	

PARKING AND LOADING/ UNLOADING PROVISIONS





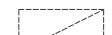


NO. OF PRIVATE CAR PARKING SPACE : 3
 DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

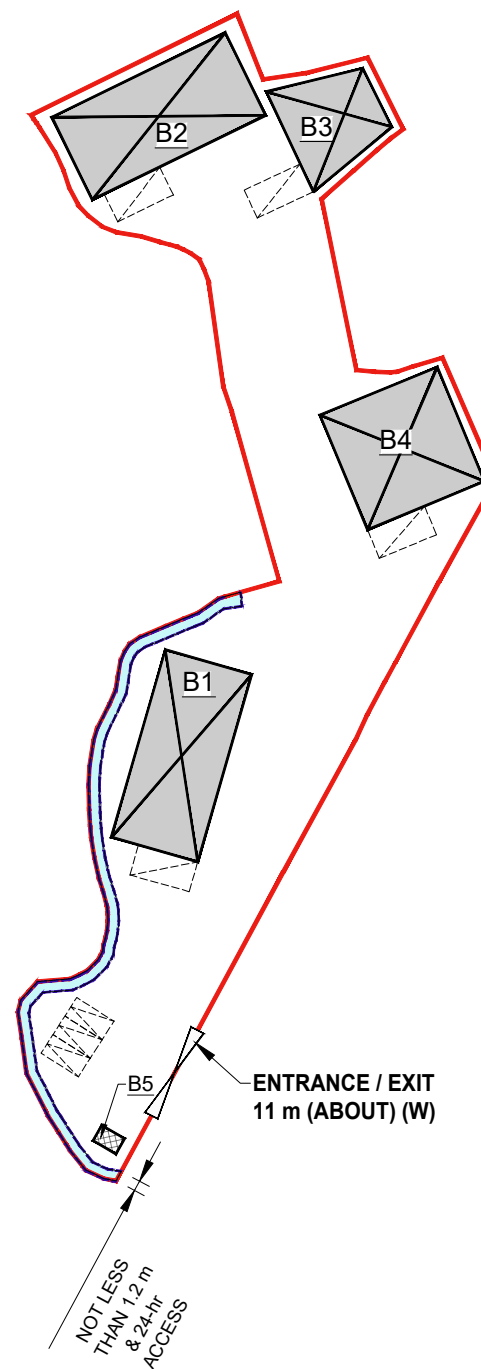
NO. OF LIGHT GOODS VEHICLES L/UL SPACE : 4
 DIMENSIONS OF L/UL SPACE : 7 m (L) X 3.5 m (W)



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
-  WAREHOUSE
-  GUARD ROOM
-  PARKING SPACE
2.5 m (W) X 5 m (L)
-  L/UL SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)
-  PROPOSED ACCESS ROUTE
-  ENTRANCE / EXIT



-		LAYOUT PLAN	23 JAN 2026
REVISION			
drawn	CY		DATE 23 JAN 2026
checked	-		DATE -
approved	-		DATE -
contract no. -			
project no.			
TITLE :			
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS			
SITE LOCATION :			
LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP (PART), 961 RP (PART), 962 RP (PART), 963 RP (PART), 967 RP (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES			
drawing title.			
LAYOUT PLAN			
drawing no.		rev.	scale
PLAN 1		-	N.T.S.



LOCATION OF THE APPLICATION SITE

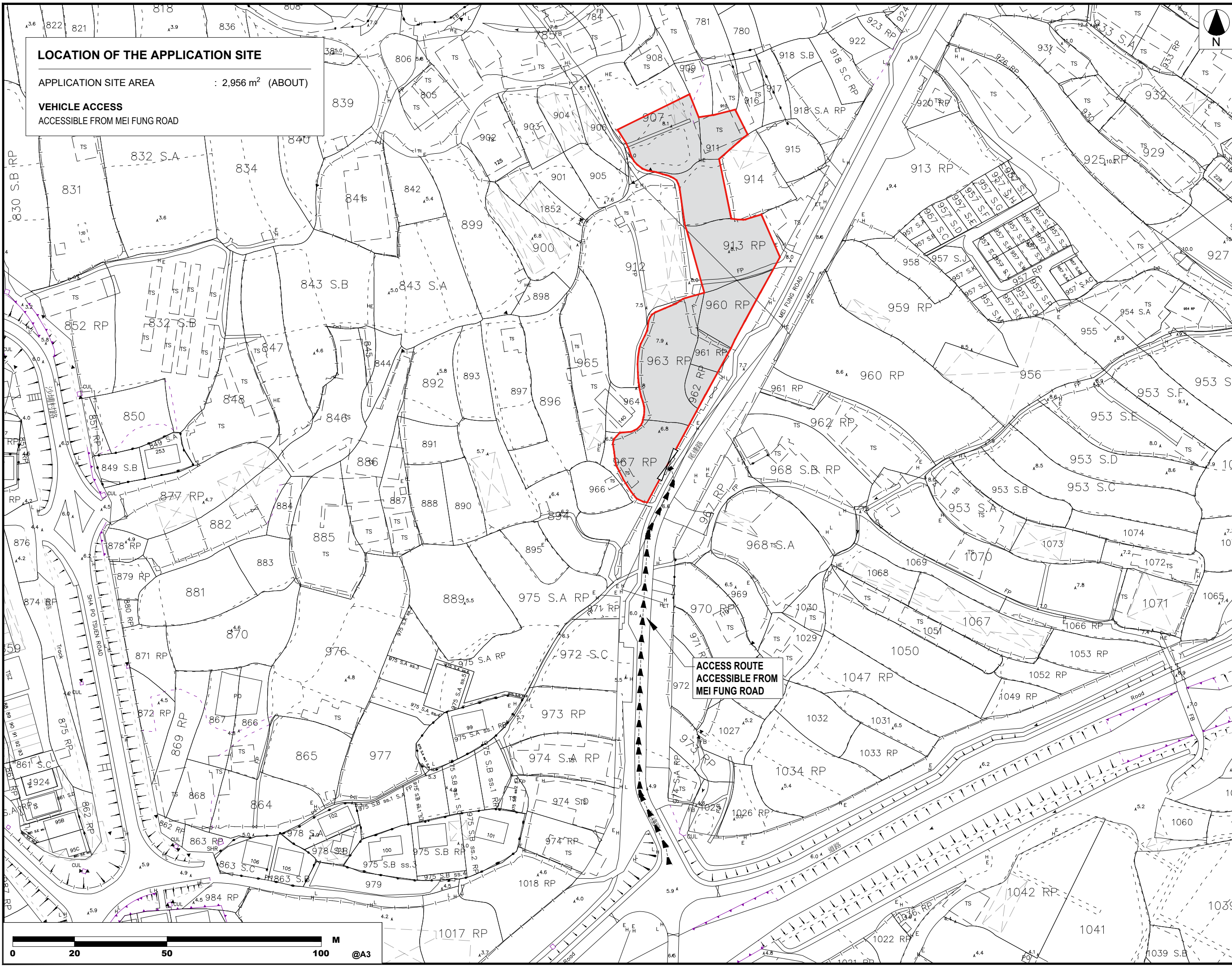
APPLICATION SITE AREA : 2,956 m² (ABOUT)

VEHICLE ACCESS
ACCESSIBLE FROM MEI FUNG ROAD

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
-  ACCESS ROUTE



ACCESS ROUTE
ACCESSIBLE FROM
MEI FUNG ROAD



LAYOUT PLAN		23 JAN 2025
REVISION		
drawn	CY	DATE 22 DEC 2025
checked	-	DATE
approved	-	DATE
contract no. -		
project no. -		
TITLE :		
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS		
SITE LOCATION :		
LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP (PART), 961 RP (PART), 962 RP (PART), 963 RP (PART), 967 RP (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES		
drawing title.		
LOCATION PLAN		
drawing no.	PLAN 2	rev. scale
		B N.T.S.

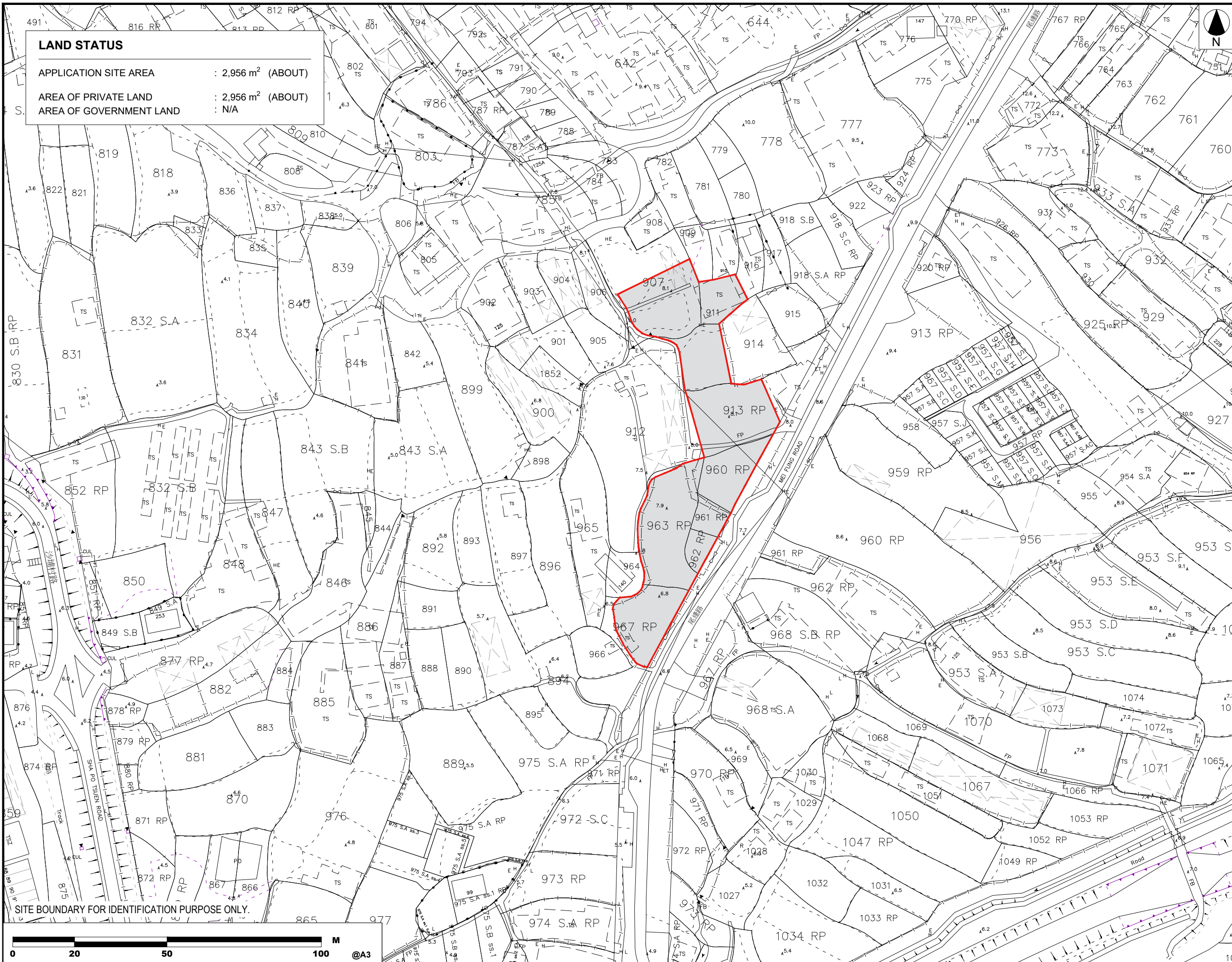
LAND STATUS

APPLICATION SITE AREA : 2,956 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,956 m² (ABOUT)
 AREA OF GOVERNMENT LAND : N/A

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE
- PRIVATE LAND
- GOVERNMENT LAND



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



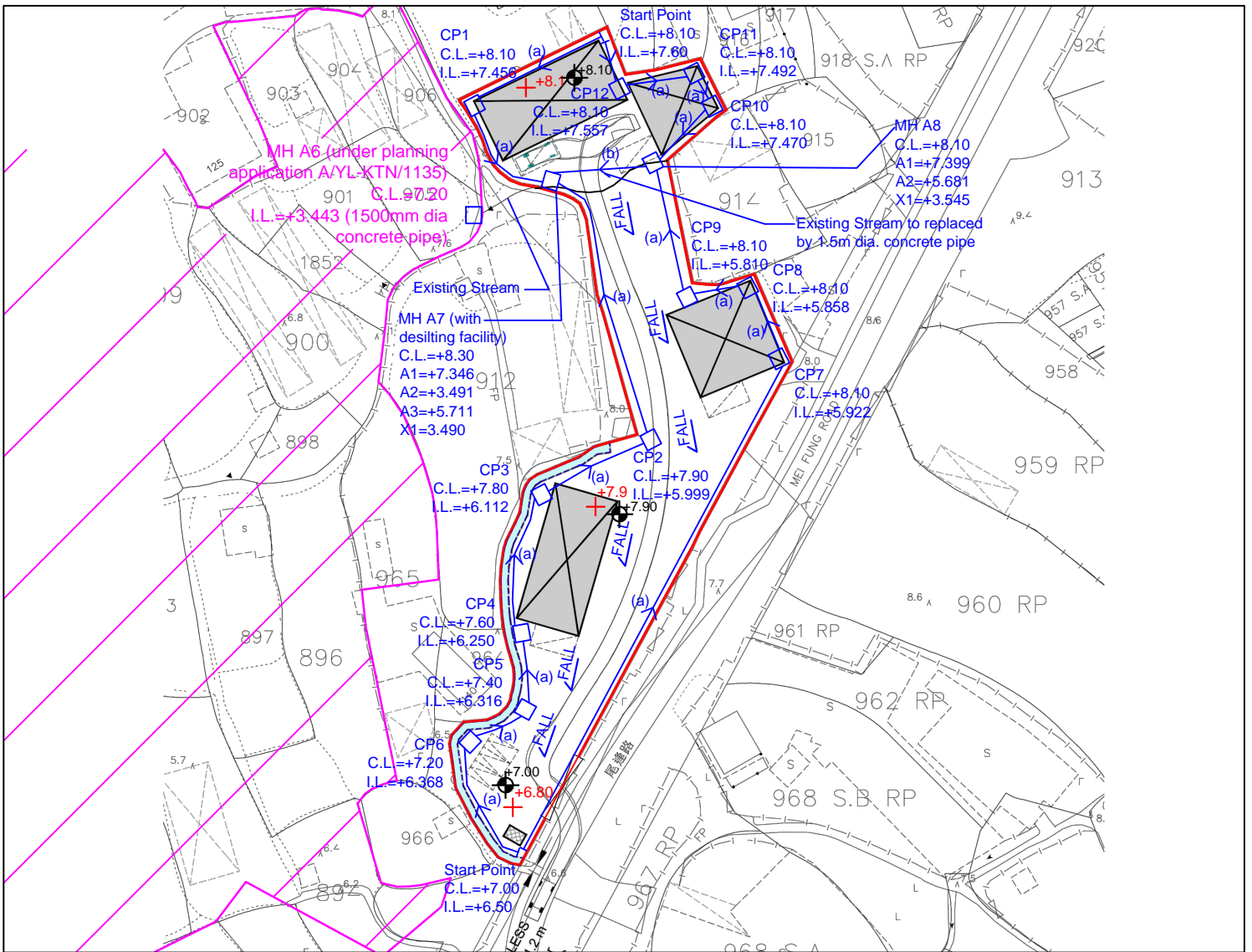
LAYOUT PLAN		23 JAN 2025
REVISION		
drawn	CY	DATE: 22 DEC 2025
checked	-	DATE: -
approved	-	DATE: -
contract no. -		
project no. -		
TITLE :		
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS		
SITE LOCATION :		
LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP (PART), 961 RP (PART), 962 RP (PART), 963 RP (PART), 967 RP (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES		
drawing title.		
LAND STATUS PLAN		
drawing no.	rev.	scale
PLAN 3	B	N.T.S.

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Planning Statement

Appendix A

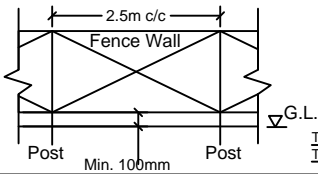
Drainage Proposal



- Note:**
- Catchpits (MH A7) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Fence Wall to be erected (if any) shall be Open-bottom type.
 - Maximum 200mm concrete filling for levelling the site.

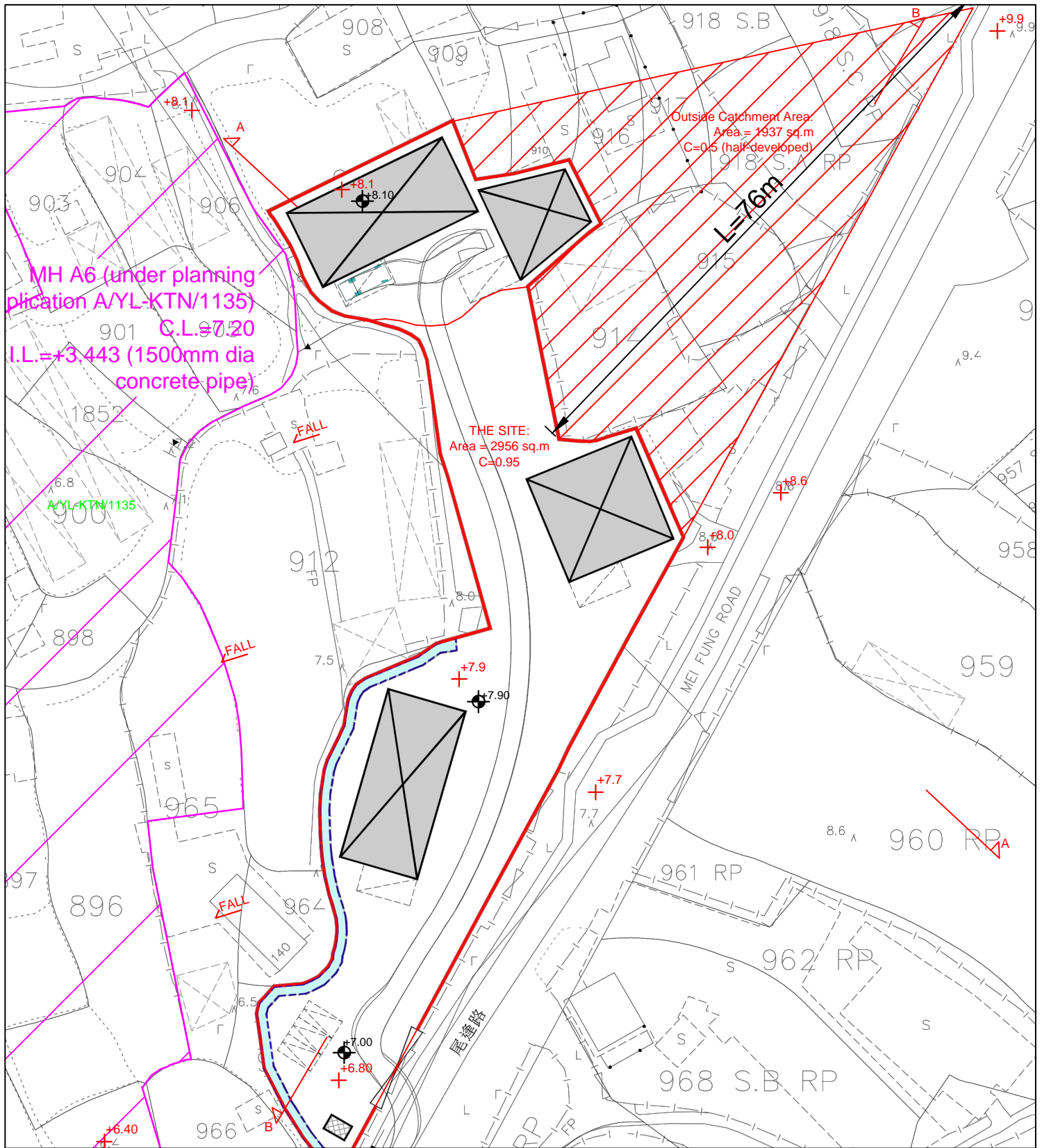
LEGEND

- CP Proposed CatchPit
- (a) Proposed 450UC (1:150) with Cast Iron Cover
- (b) Proposed 1.5m dia. concrete pipe (1:275) to replace existing stream
- +6.80 Existing Level
- +7.00 Proposed Formation Level



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL

<h1>正宏工程顧問公司</h1> <p>CHING WAN ENGINEERING CONSULTANT COMPANY</p>	Title: Drainage Proposal - LAYOUT		D01
	Drawn by: DM		Date: 11-2-2026
Project: PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS at LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP, 961 RP, 962 RP (PART), 963 RP (PART), 967 RP (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES (Application Number:)	Check by: DM		Scale: ----



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS at LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP, 961 RP, 962 RP, 963 RP (PART), 967 RP (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES
(Application Number:)

Title:

Drainage Proposal -
 CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

11-2-2026

Check by:

DM

Scale:

Photo 1 showing Ex. MH A1



Photo 2 showing the last Manhole MH E



Photo 3 showing the Ultimate Outfall



Outside Catchment Area, Area = 1937 m² (C= 0.5) L= 76 m
 THE SITE, Area = 2956 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside the site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 2956 + 29137 \text{ m}^2$$

$$= 4893$$

$$= 0.004893 \text{ km}^2$$

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

$$= 0.14465 * 76 / (1^{0.2} * 4893^{0.1})$$

$$= 4.701 \text{ min}$$

$$i = 1.16 * a / (t + b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)$$

$$= 1.16 * 505.5 / (4.701 + 3.29)^{0.355}$$

$$= 280.4 \text{ mm/hr}$$

Therefore, $Q1 = 0.278 * 0.95 * 280.4 * 0.002956 + 0.278 * 0.5 * 280.4 * 0.001937$

$$= 0.2944 \text{ m}^3/\text{sec}$$

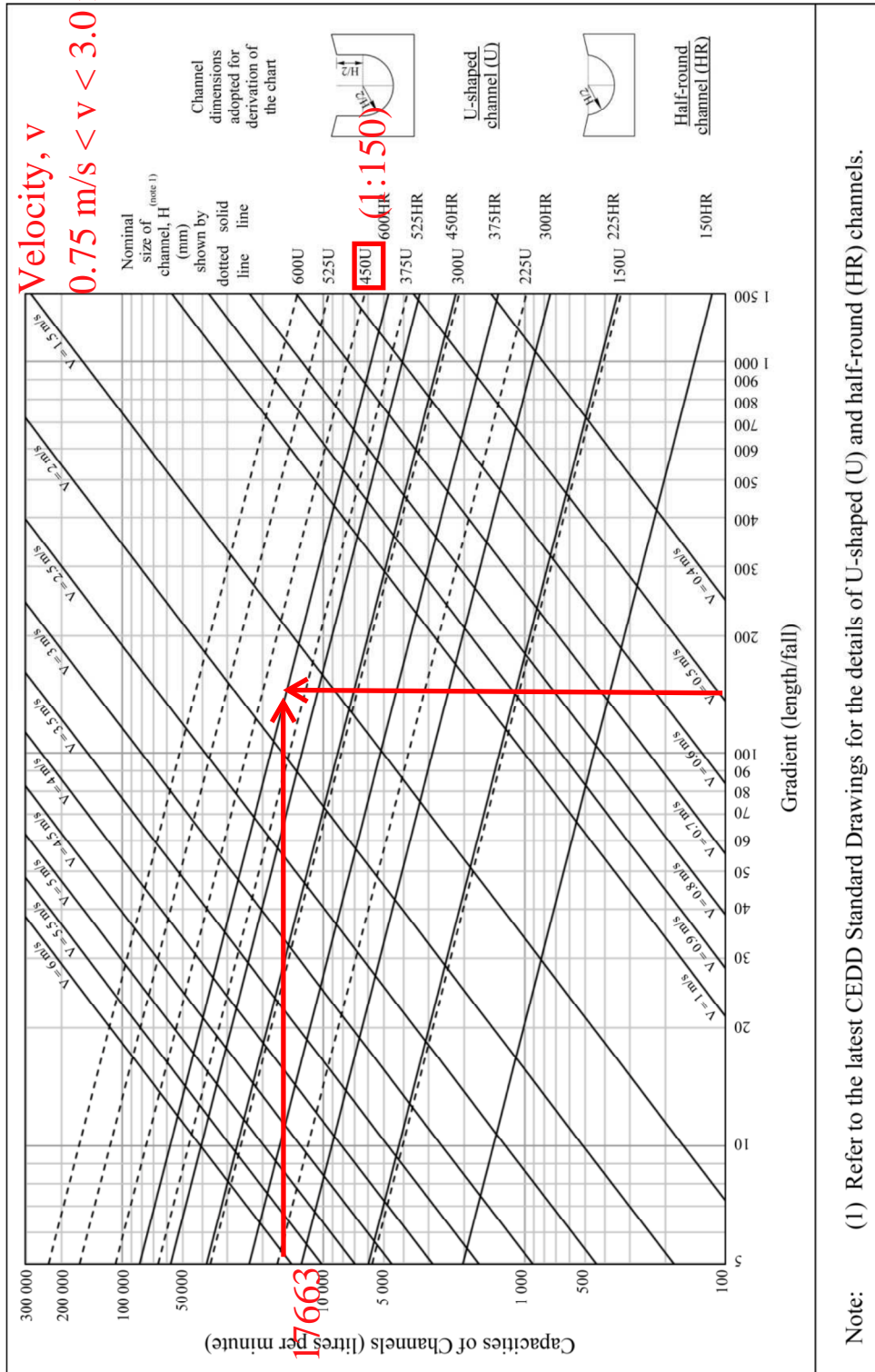
$$= \underline{17663} \text{ lit/min}$$

Provide 450UC (1:150) is OK

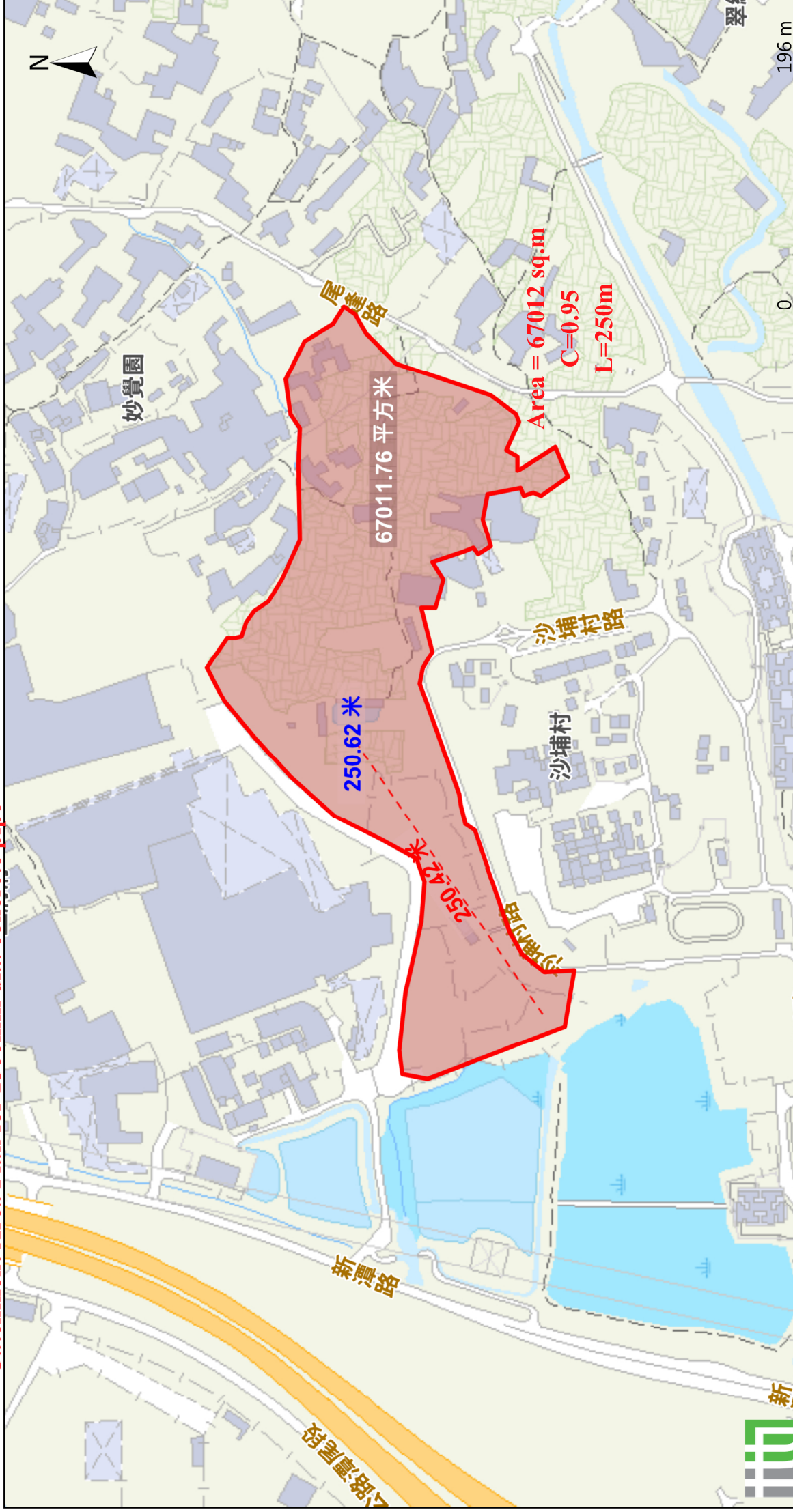
GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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

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



Catchment Area Plan for 1500mm dia. concrete pipe



Outside Catchment Area 1 , Area	= 67012	m ²	(C= 0.95)	L1= 250 m
Calculation of Design Runoff of the Proposed Development.				
For the design of drains for 1500mm dia. concrete pipe				
ΣQ	=	$\Sigma 0.278 C i A$		
A	=	67012	m ²	
	=	67012		
	=	0.067012	km ²	
t	=	$0.14465 L1/H^{0.2}A^{0.1}$		
	=	$0.14465*49/1^{0.2}*67012^{0.1}$		
	=	11.903	min	
i	=	$1.16^*a/(t+b)^c$		(50 yrs return period, Table 3a, Corrigendum 2024,
	=	$1.16*505.5/(11.903+3.29)^{0.355}$		SDM) and (16% increase due to climate change)
	=	223.2	mm/hr	
Therefore, Q	=	$0.278*0.95*223.2*0.067012$		
	=	3.9502	m ³ /sec	
	=	237013	lit/min	

Check 1500mm dia. Pipes by Colebrook-White Equation

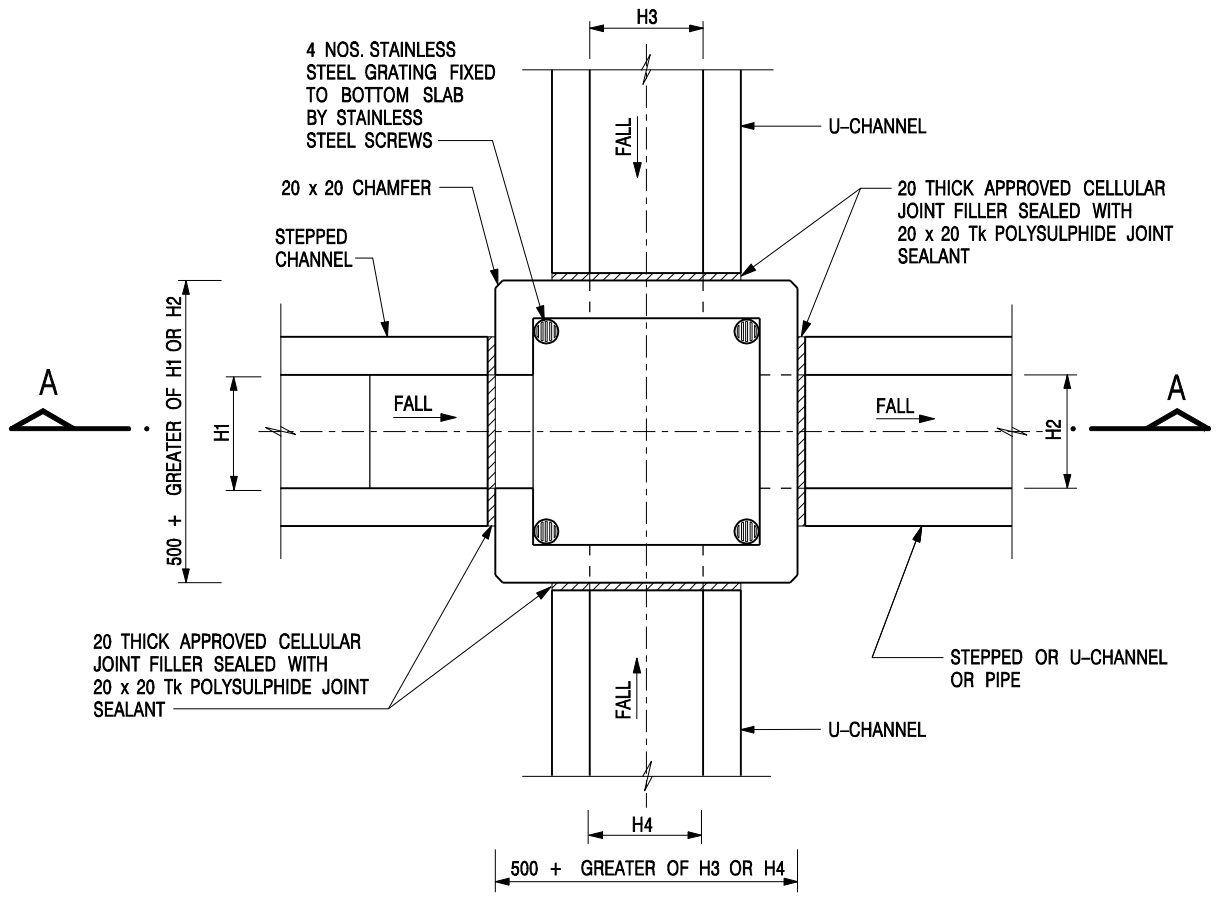
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

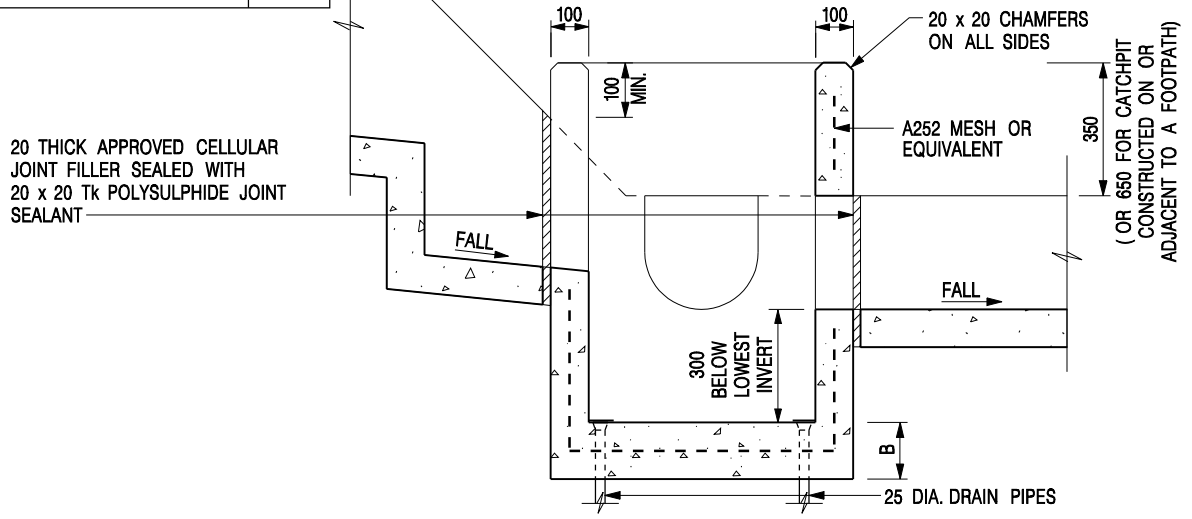
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	1.5	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.0036364	hydraulic gradient (1: 275)

Therefore, design V of pipe capacity = 2.93 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 4.147	m ³ /s
= 248814	lit/min
> 237013	lit/min Ok



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



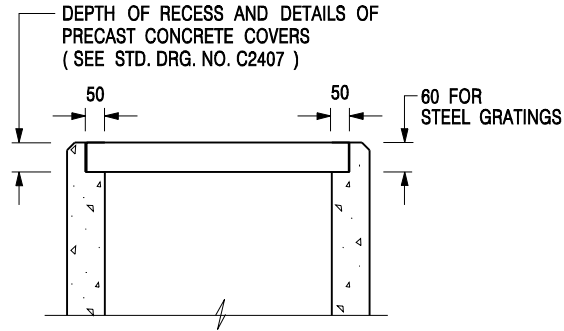
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	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	DRAWING NO. C2406 /2A
DATE JAN 1991	

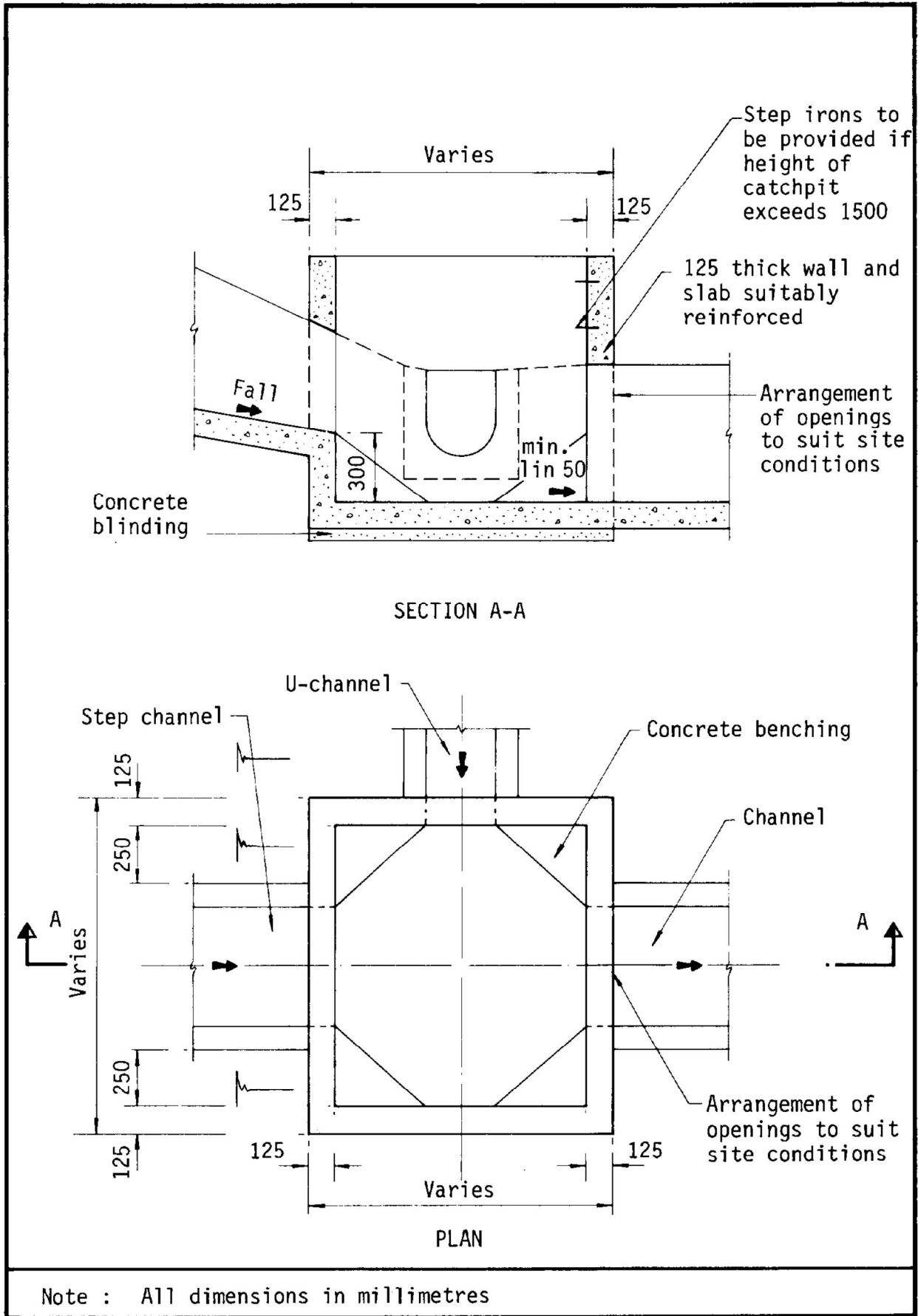


Figure 8.10 - Typical Details of Catchpits

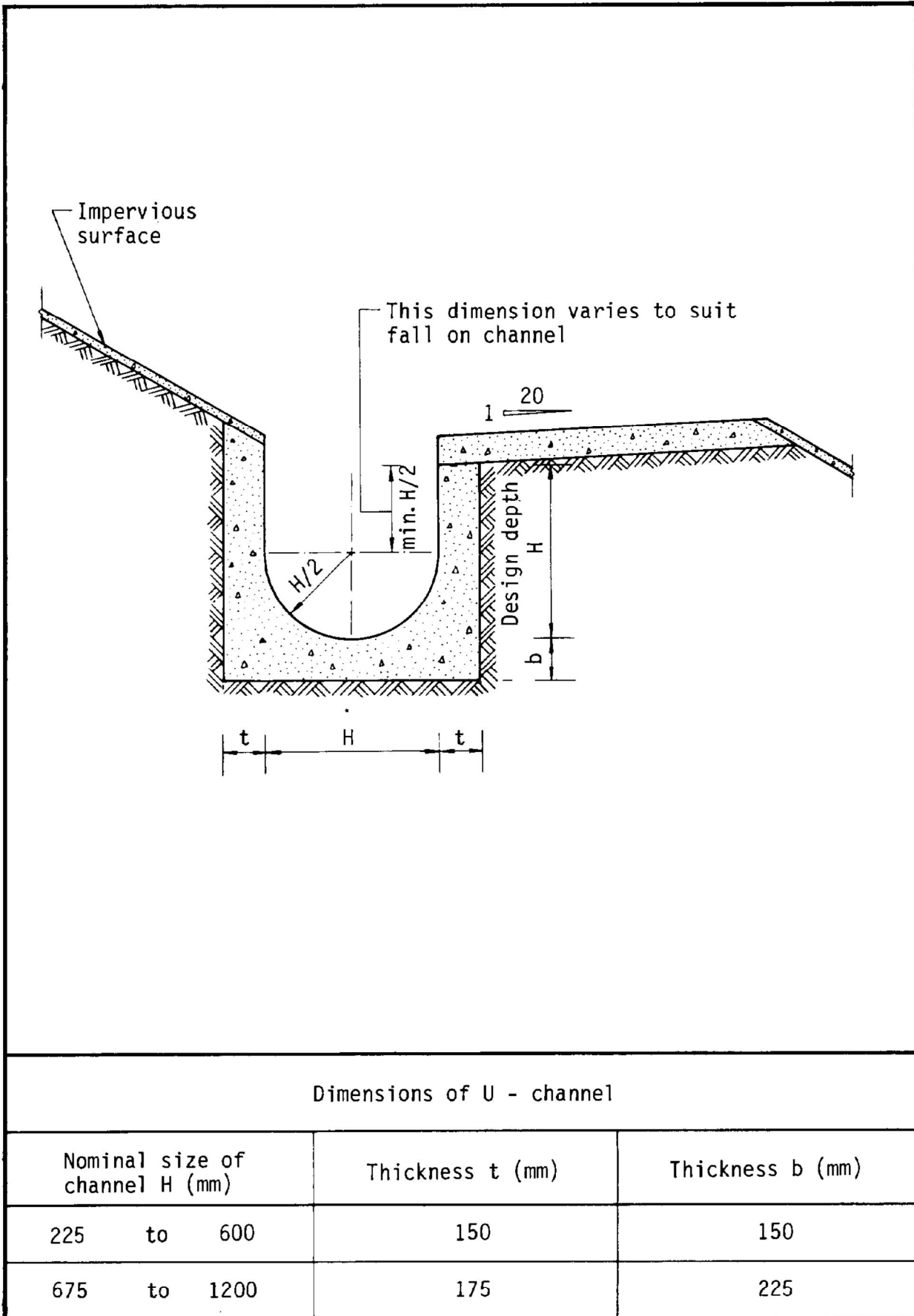


Figure 8.11 - Typical U-channel Details

Appendix B

Letter from CLP regarding the Proposed Realignment of the Overhead Electricity Lines

YC Development (Hong Kong) Limited

本函編號： YL2025031901

敬啟者：

有關申請遷移中電電力設備

DD 107 Lot 960 RP, Fung Kut Heung, Kam Tin, Yuen Long, New Territories
(檔案編號: 2009114084)

本公司已收到 閣下要求遷移上述電力設備的申請。就上述事宜，本公司現正處理 閣下之要求，並在切實可行的情況下盡快安排遷移有關之木棟在上述地點設施的工程。

請注意，在有關遷移工程開展前，本公司必須要取得有關政府部門的許可證，及/或在鋪設地下電纜的指定路線範圍內之任何鄰近私人物業業主的同意及許可。就此，本公司可能需要 閣下協助以便工程能夠順利展開。

同時，若 閣下已聘請或需要聘請承辦商在本公司進行遷移電力設備工程的地點或附近進行工程或挖掘工作，基於安全考慮，閣下及 閣下之承辦商需特別注意，應避免在本公司的電力設備附近進行任何工作或挖掘工程。若必需要進行有關工程，須預先通知本公司，並請確保在進行該等工程期間，均須遵守機電工程署的《供電電纜(保護)規例》及《有關在供電電纜附近工作的實務守則》。



續第一頁

本函編號： YL2025031901

如閣下對本函內容有任何疑問或需要有關此遷移事宜的任何進一步資料，請致電 [REDACTED] 或電郵 [REDACTED] 與本公司工程師李國剛先生聯絡。

如欲查詢有關此遷移工程的進度，請致電 [REDACTED] 或電郵 [REDACTED] 與本公司工程師蘇偉成先生聯絡。



朱致華

首席規劃及設計經理 (北區)

2025年5月14日

tc/~~kl~~/cl/yh
ly

