

2026年 4月 8日

此文件在 _____ 收到。城市規劃委員會
只在 _____ 收到文件後才正式確認收到

2026-04-08

This _____ 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.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-KTS / 1125
	Date Received 收到日期	2026-04-08

1. 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。
2. 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。
3. 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

New Success International Investment Limited (新成國際投資有限公司) (Company 公司)

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

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

3. Application Site 申請地點

<p>(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)</p>	<p>Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Yuen Long, New Territories</p>
<p>(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積</p>	<p><input checked="" type="checkbox"/> Site area 地盤面積 6197 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1575 sq.m 平方米 <input type="checkbox"/> About 約</p>
<p>(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)</p>	<p>_____ sq.m 平方米 <input type="checkbox"/> About 約</p>

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>“Agriculture” (“AGR”)</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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

The applicant 申請人 –

is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

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

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

- (b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the “current land owner(s)”#& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers& on 12/05/2025 (DD/MM/YYYY)
於 12/05/2025 (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee& on 23/05/2025 (DD/MM/YYYY)
於 23/05/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）
-

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月 </p>

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	4622	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1575	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1575	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1575	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)		
Refer to Plan 3		
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	7	
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		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Kam Ho Road</u> <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)
	No 否	<input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情	
	No 否 <input checked="" type="checkbox"/>		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
		<input type="checkbox"/> Diversion of stream 河道改道	
		<input type="checkbox"/> Filling of pond 填塘	
		Area of filling 填塘面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of filling 填塘深度	m 米 <input type="checkbox"/> About 約
		<input checked="" type="checkbox"/> Filling of land 填土	
		Area of filling 填土面積 6197	sq.m 平方米 <input checked="" type="checkbox"/> About 約
		Depth of filling 填土厚度 0.2	m 米 <input checked="" type="checkbox"/> About 約
		<input type="checkbox"/> Excavation of land 挖土	
		Area of excavation 挖土面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of excavation 挖土深度	m 米 <input type="checkbox"/> About 約
	No 否 <input type="checkbox"/>		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<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>Reason(s) for non-compliance: 仍未履行的原因：</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>

7. Justifications 理由

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

Refer to Planning Statement at Appendix I

8. Declaration 聲明

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

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

Signature 簽署 Signed with recognised e-signature
Signer: Tang Hui Ling
 Applicant 申請人 / Authorised Agent 獲授權代理人
Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

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

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

On behalf of 代表

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

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Yuen Long, New Territories		
Site area 地盤面積	6197 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 South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	"Agriculture" ("AGR")		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1575 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	7
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	25.4 %	<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	10
	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	7
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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）		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan showing Proposed Filling of Land</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Executive Summary

1. The application site (the Site) is on Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Yuen Long, New Territories.
2. The site area is about 6,197 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The applied use is ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 7 nos. of single-storey temporary structures are proposed for warehouse and ancillary office uses. The gross floor area is about 1,575 m².
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 113 約地段第 1012 號 B 分段、第 1012 號 C 分段、第 1013 號、第 1014 號餘段、第 1015 號 A 分段、第 1015 號 B 分段、第 1015 號餘段、第 1016 號（部分）、第 1018 號、第 1034 號（部分）及第 1035 號。
2. 申請地點的面積約 6,197 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「農業」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在「農業」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 7 個臨時單層構築物作貨倉連附屬辦公室用途，總樓面面積約 1,575 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of New Success International Investment Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years’ (“the Proposed Development”) at Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D. 113, Yuen Long, New Territories. The Site is accessible from Kam Ho Road leading to the ingress to its east.
3. The site area is about 6,197 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	11	1
2	Warehouse with Ancillary Office	225	225	11	1
3	Warehouse with Ancillary Office	225	225	11	1
4	Warehouse with Ancillary Office	225	225	11	1
5	Warehouse with Ancillary Office	225	225	11	1
6	Warehouse with Ancillary Office	225	225	11	1
7	Warehouse with Ancillary Office	225	225	11	1
Total		<u>1,575</u>	<u>1,575</u>		
		Plot Ratio	Site Coverage		
		0.25	25.4%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 7 nos. of parking space for medium goods vehicles (MGV) and 3 nos. of parking space for private cars are proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Kam Ho Road leading to the ingress to its east. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. Each warehouse is proposed to be provided with a parking space for MGV for their daily operations.
13. The entire site is proposed to be filled with concrete of about 0.2 m in depth (from 19.2 mPD to 19.4 mPD) for the provision of a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 5**).
14. There will be a minimum separation distance of about 30m between the proposed structures and the surrounding residential structures on the north-western side of the Site to avoid nuisance caused to the residents nearby. No activities will be carried out in this area within the Site.

Previous Application

15. The Site is the subject of a previous application No. A/YL-KTS/1011 for ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place’ use, which was approved by the Rural and New Town Planning Committee (“the Committee”) on 28.2.2025. After obtaining the planning approval, the Applicant found it difficult to operate the hobby farm and barbecue business due to the lack of customers and it came to the Applicant’s attention that there had been several planning approvals for ‘warehouse’ use within the “AGR” zone on the same OZP and there is an increasing demand for warehouses in the area. As such, the Applicant intended to submit a fresh planning application for such use.

Similar Applications

16. There are 14 similar applications approved by the Committee within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/959	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024
A/YL-KTS/1023	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTS/1020	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1046	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1048	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1049	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1051	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	11.4.2025
A/YL-KTS/1066	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.5.2025
A/YL-KTS/1062	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years	4.7.2025
A/YL-KTS/1083	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/YL-KTS/1071	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	6.2.2026

A/YL-KTS/1112	Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land for a Period of 3 Years	6.2.2026
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- 17. The similar applications were approved by the Committee between 2023 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
- 18. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

- 19. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

- 20. The Applicant has submitted a drainage proposal (**Plans 6.1 & 6.2**) and hydraulic calculations, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department (DSD).

Fire Safety

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

Traffic

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

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	2	0
11:00 – 12:00	0	1
12:00 – 13:00	1	1

13:00 – 14:00	0	0
14:00 – 15:00	1	2
15:00 – 16:00	1	1
16:00 – 17:00	2	0
17:00 – 18:00	0	1
18:00 – 19:00	0	1
Total Trips	<u>7</u>	<u>7</u>

23. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
24. 7 nos. of parking space for MGV and 3 nos. of parking space for private cars are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
25. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. The parking spaces for private cars are for staff use only.

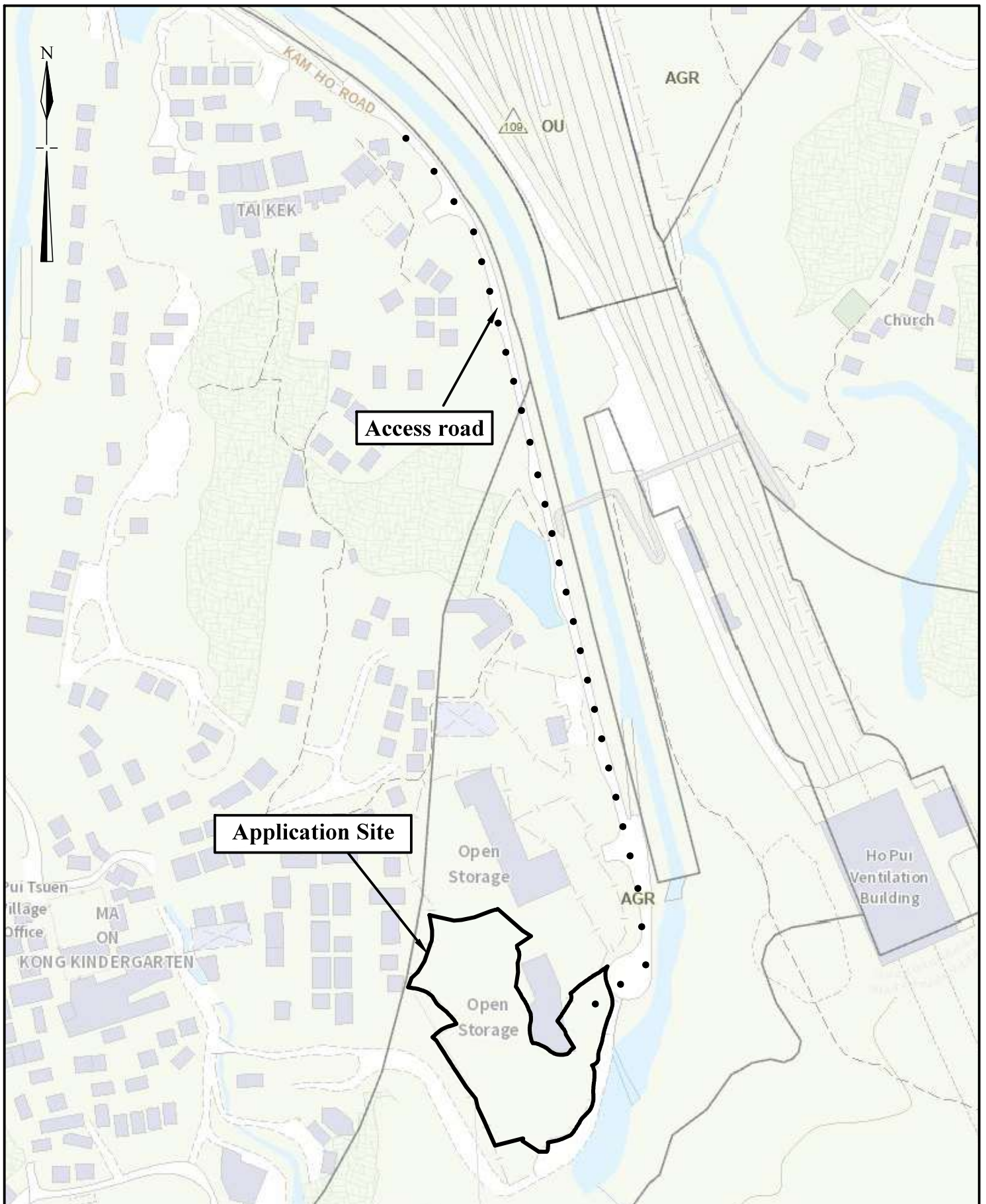
Site of Archaeological Interest

26. The site is situated within the Ho Pui Site of Archaeological Interest, no ground excavation works and foundation works will be involved for erection of the structures and filling of land. The Proposed Development is on a temporary basis. Temporary structures are proposed to be constructed which are steel-frame structures with no foundation.
27. A drainage proposal (**Plans 6.1 & 6.2**), with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development has been submitted for the consideration of DSD. Only minor excavation works will be involved on the periphery of the Site for the drainage facilities, with a minimum depth of about 750mm, to meet the requirement of DSD. As such, adverse impact to Ho Pui Site of Archaeological Interest should not be anticipated.

Environment

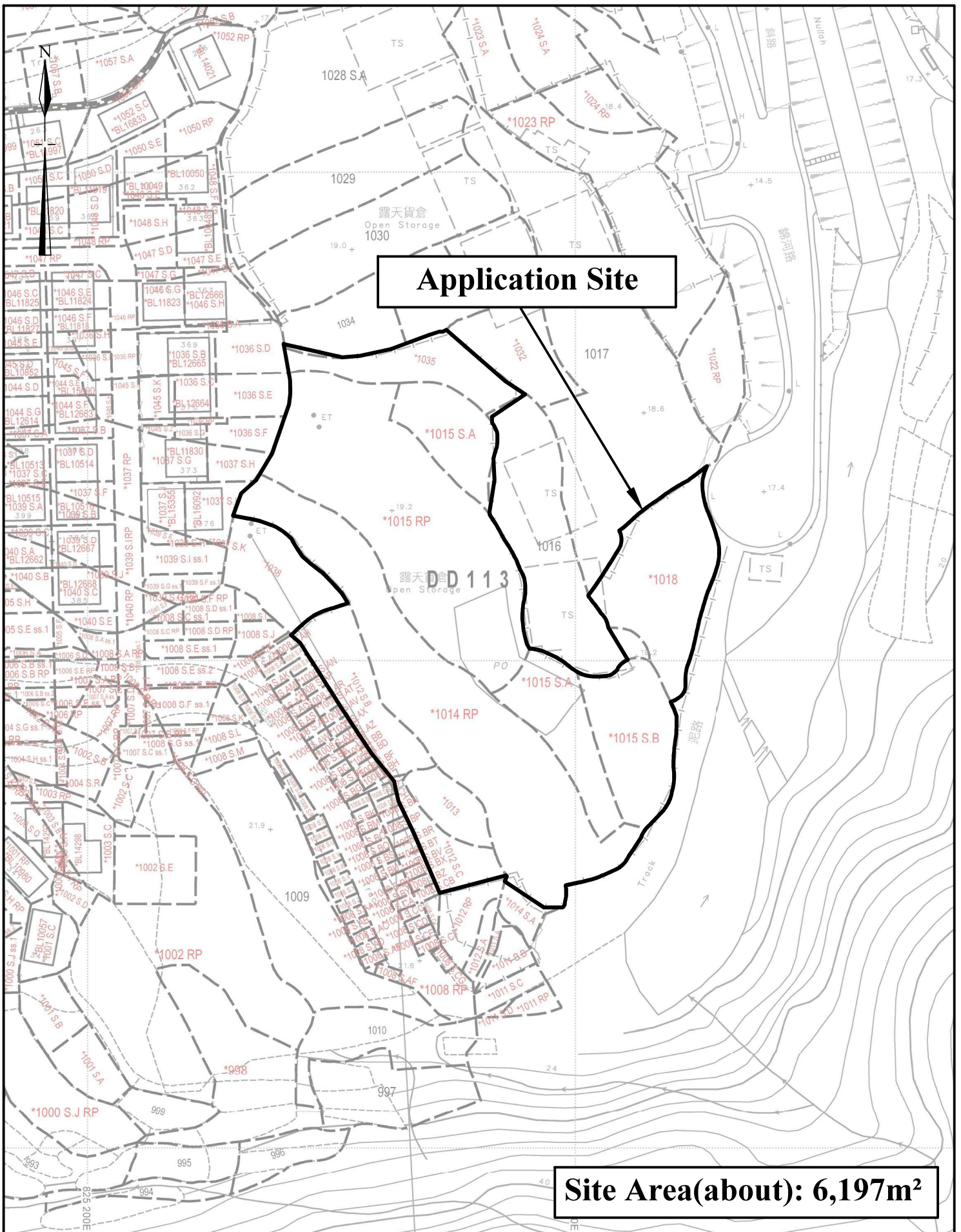
28. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
29. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Extracted from Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15

<p>1:1000</p>	<p>Location Plan</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>February 2025</p>	<p>Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.</p>	<p>Plan 1 (P 25012)</p>



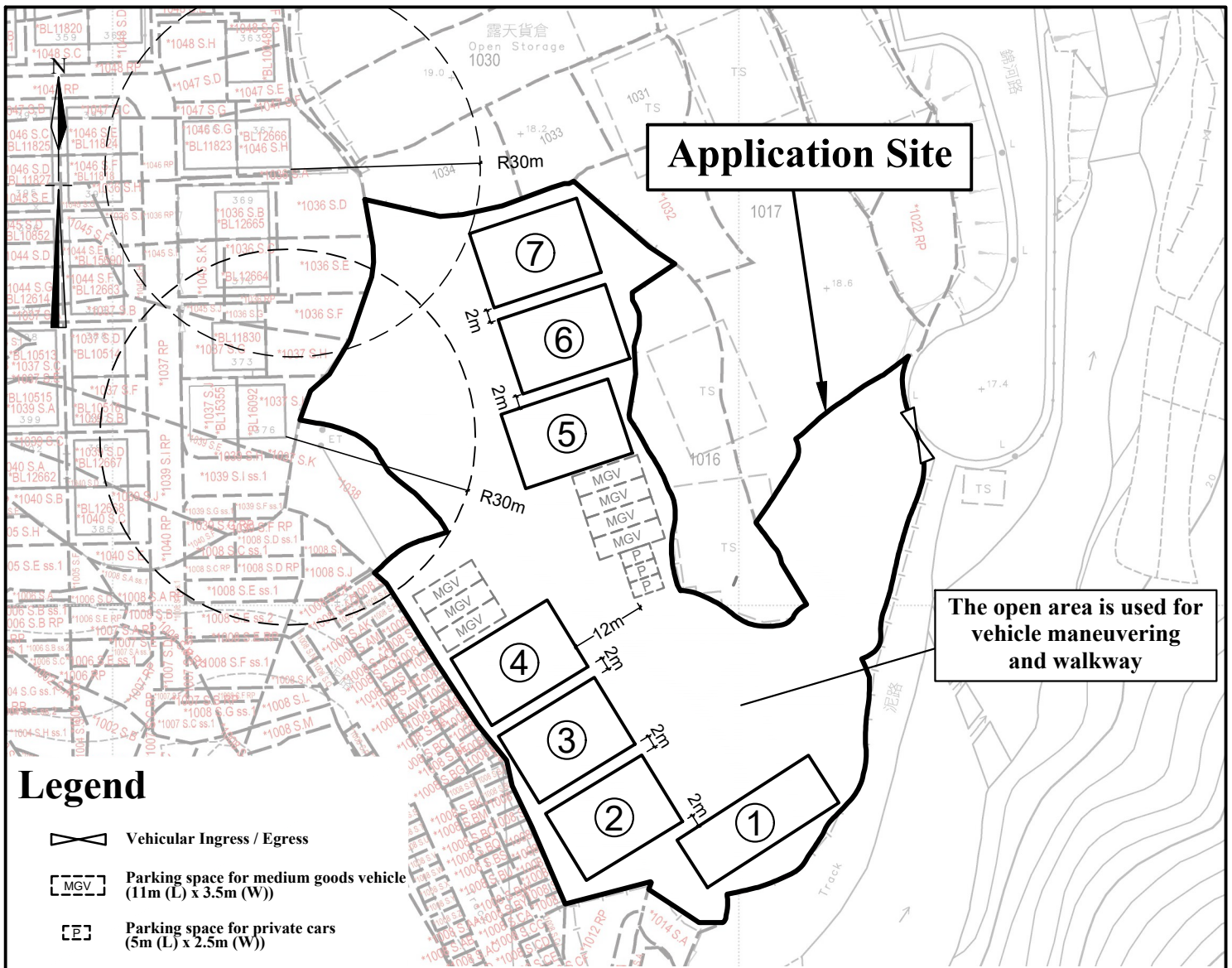
Application Site

Site Area(about): 6,197m²

1:1000
February 2025

Lot Index Plan
Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.

Goldrich Planners & Surveyors Ltd.
Plan 2 (P 25012)



Site Area(about): 6,197m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
2	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
3	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
4	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
5	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
6	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
7	Warehouse with Ancillary Office	225 m ²	225 m ²	1	11m
Total		<u>1,575 m²</u>	<u>1,575 m²</u>		

1:1000

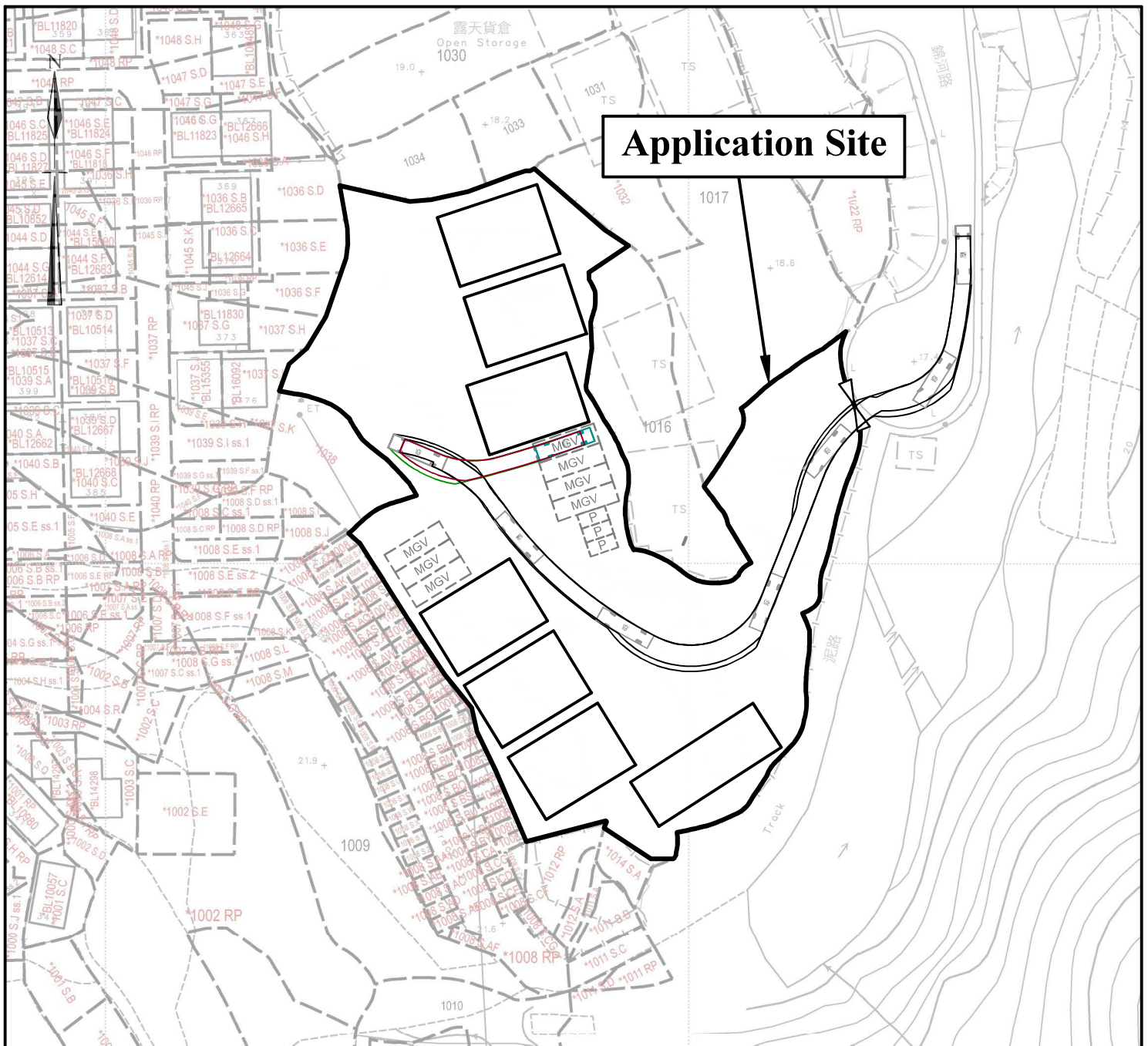
Layout Plan

Goldrich Planners & Surveyors Ltd.

March 2025





Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.

**Plan 3
(P 25012)**

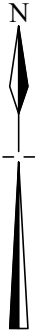


Application Site

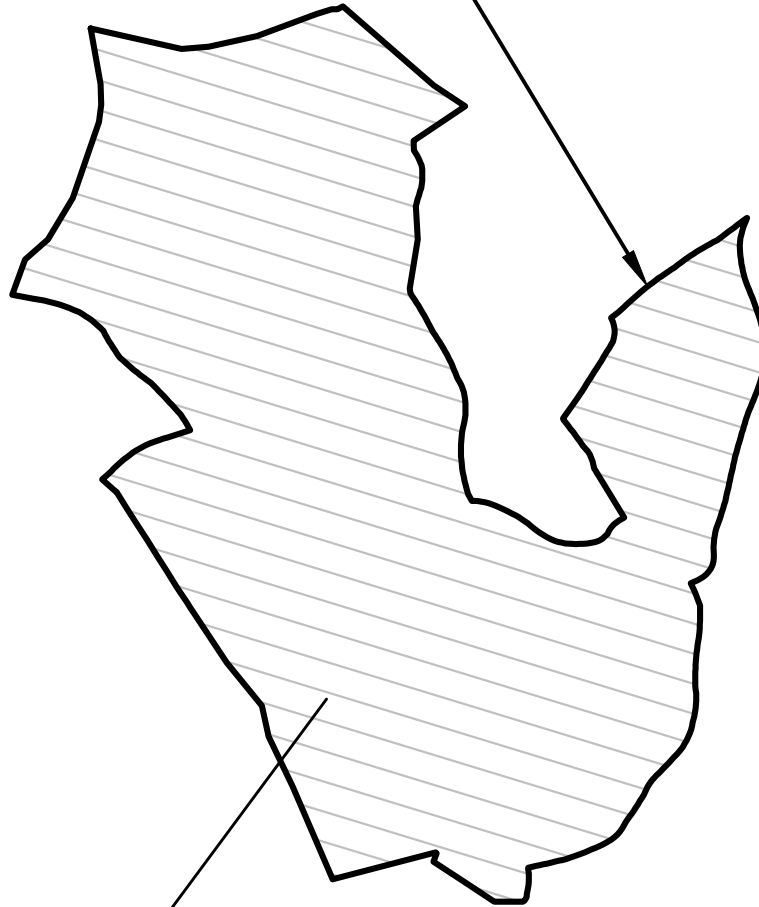
Legend

-  Vehicular Ingress / Egress
-  Parking space for medium goods vehicle (11m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Medium goods vehicle (10m (L) x 2.5m (W))

<p>1:1000</p>	<p>Swept Path Analysis</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>March 2025</p>	<p>Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.</p>	<p>Plan 4 (P 25012)</p>



Application Site



The whole site will be filled with concrete of about 0.2m in depth (from 19.2mPD to 19.4mPD) for erection of structures and vehicle maneuvering

Site Area(about): 6,197m²

1:1000

Plan Showing Proposed Filling of Land

Goldrich Planners & Surveyors Ltd.

June 2025

Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.

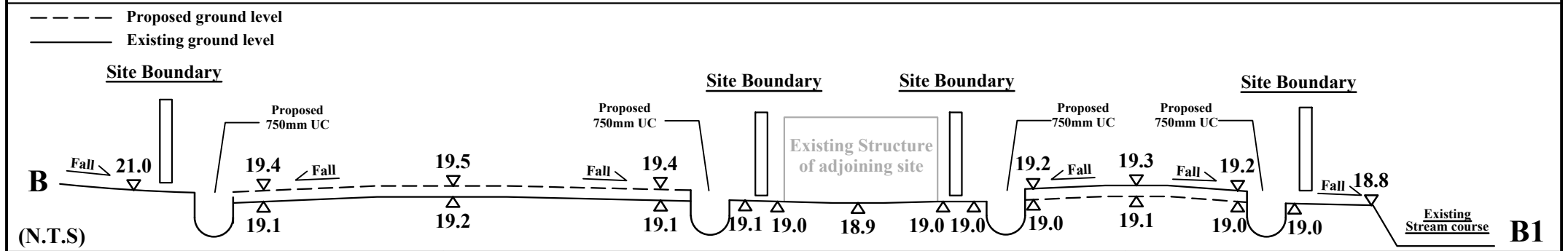
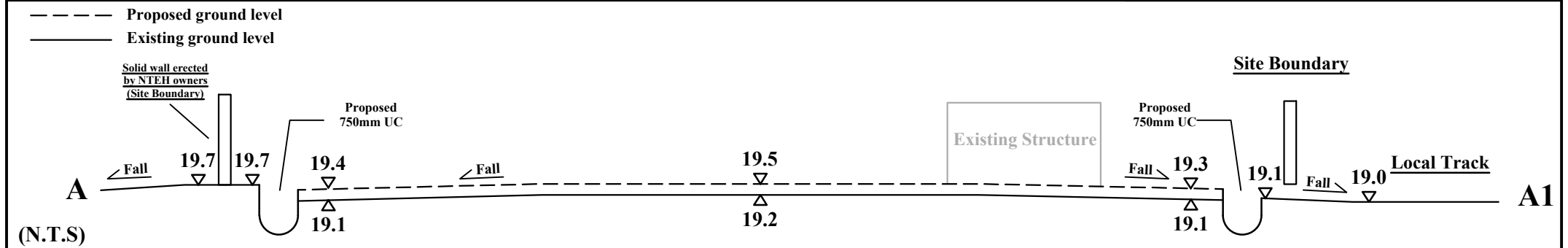
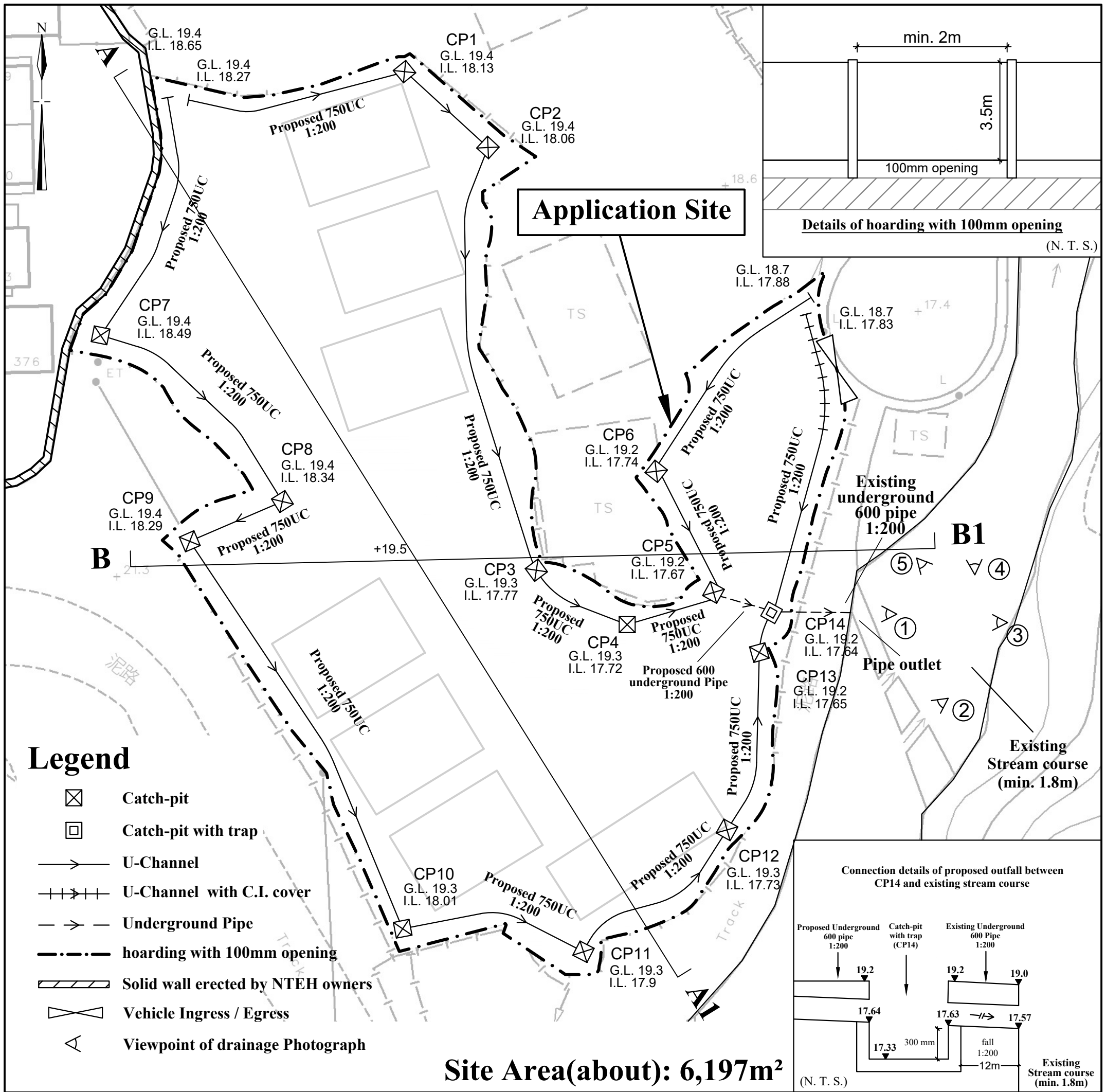
**Plan 5
(P 25012)**

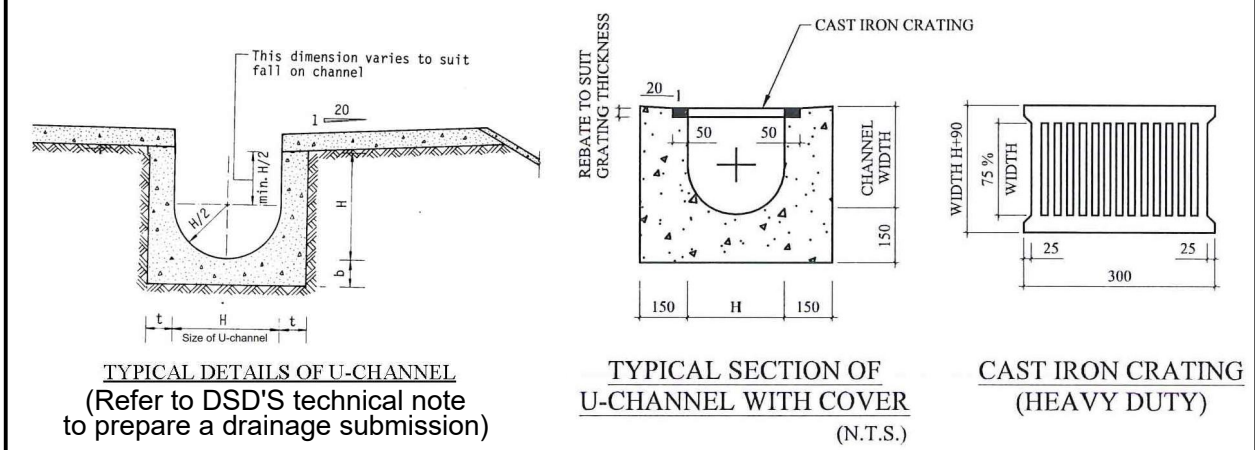
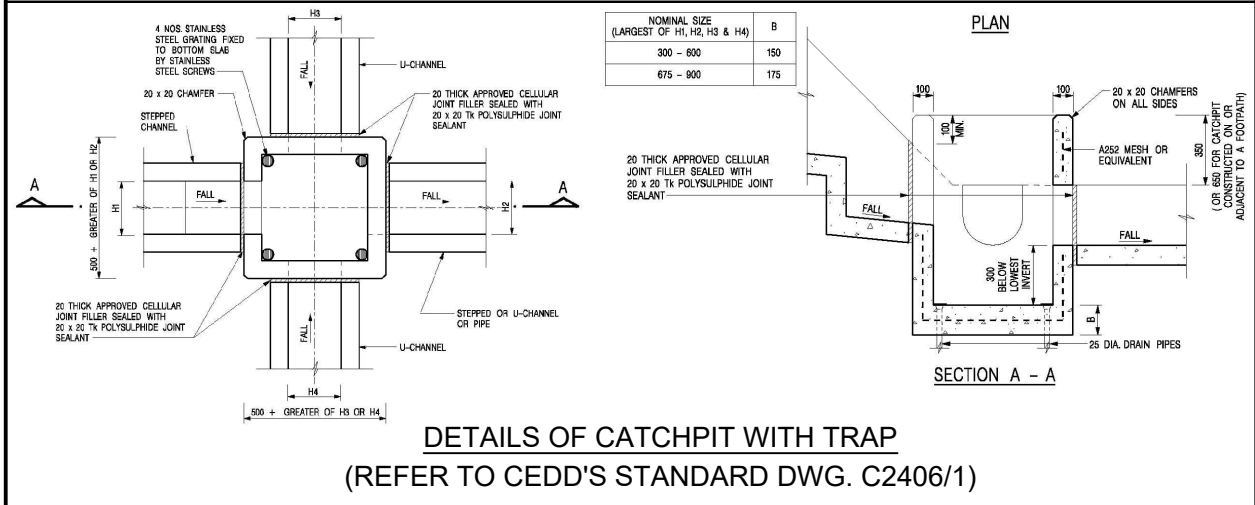
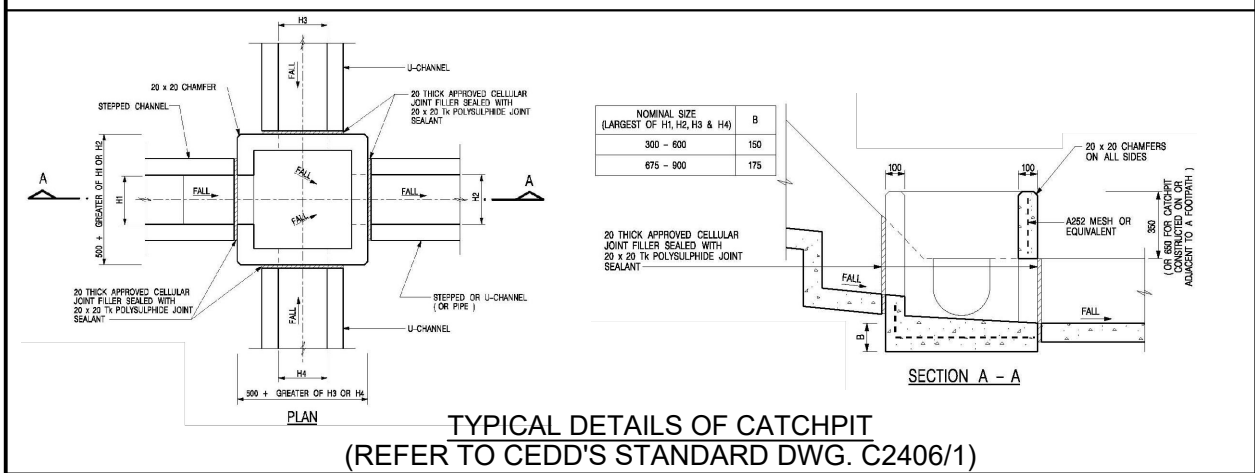
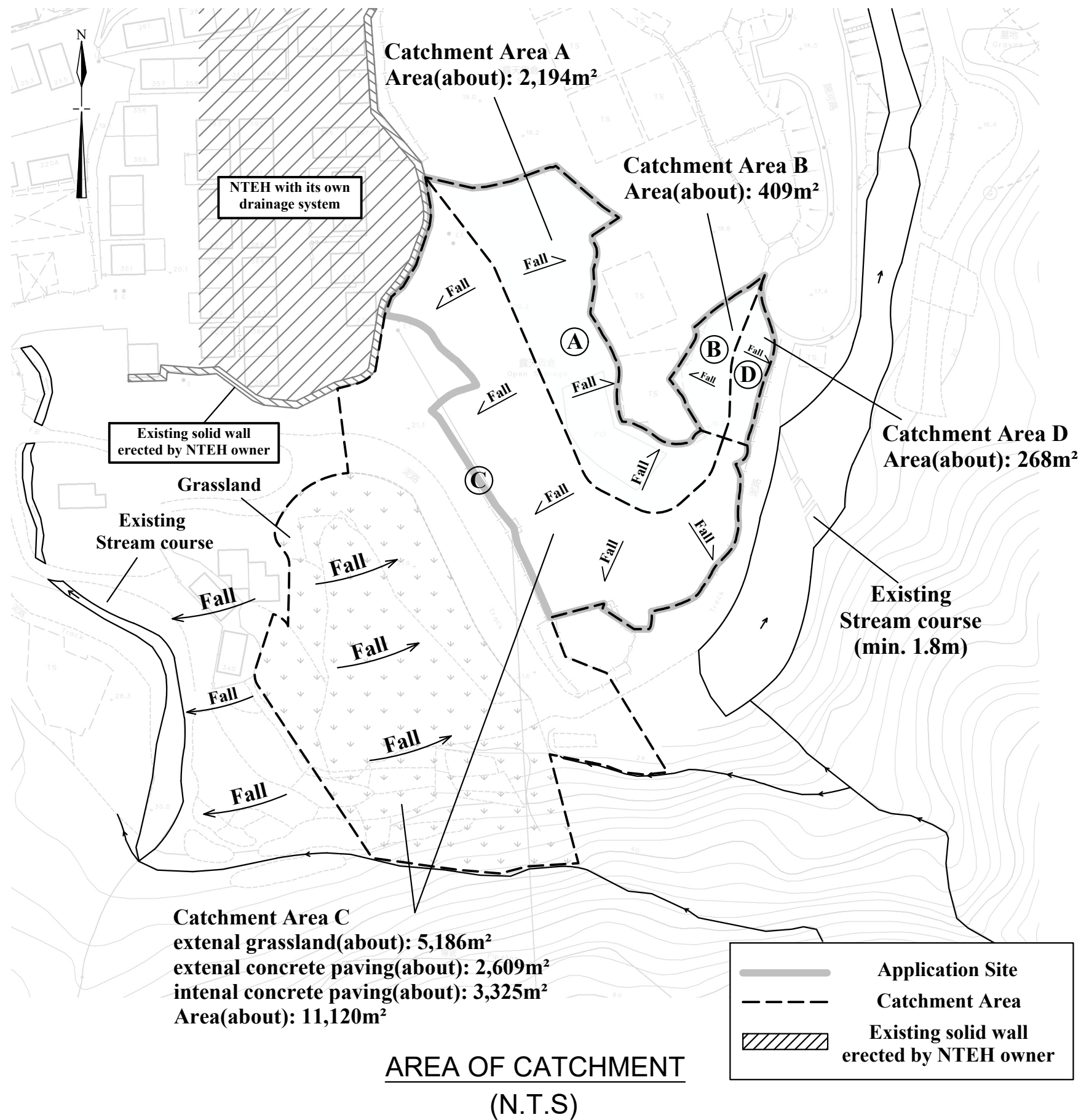
Response-to-Comments**Comments from DSD on drainage proposal under previous application No. A/YL-KTS/1084**

Contact person: Mr. Jeff TSE (Tel: 3965 8921)

	Comments	Responses
1.	Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal and upgrade all drainage facilities size accordingly.	Noted. The drainage facilities size is made reference to the latest Technical Note No. 1 issued by DSD.
2.	Please indicate the existing ground level at cross sections for review. Please be reminded that the proposed peripheral surface channels shall be provided along the site boundary at the original/existing level (instead of the revised level) to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	Please refer to the sections of Plan 6.1.
3.	The minimum size of the existing stream course should be indicated on the drainage plan for review. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please also provide more photos at different locations and views showing the condition of the existing 600mm pipe and the existing stream course for review.	Noted. The minimum size of the existing stream course is indicated on the drainage plan (both Plan 6.1 and 6.2). Please also refer to the Viewpoint Photos.
4.	According to the photo provided, it is noted that some vegetation/silts nearby the outlet, please consider removing such silts and provide updated photo for review.	The vegetation/silts are removed. Please refer to Viewpoint Photo 1.
5.	The existing 600mm pipe and the existing stream course, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this	Noted.

	drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system.	
6.	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
7.	The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s).	Noted.





N.T.S

January 2026

Drainage Proposal

Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B,
1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113
Yuen Long, N.T.

Goldrich Planners &
Surveyors Ltd.

Plan 6.2
(P 25012)

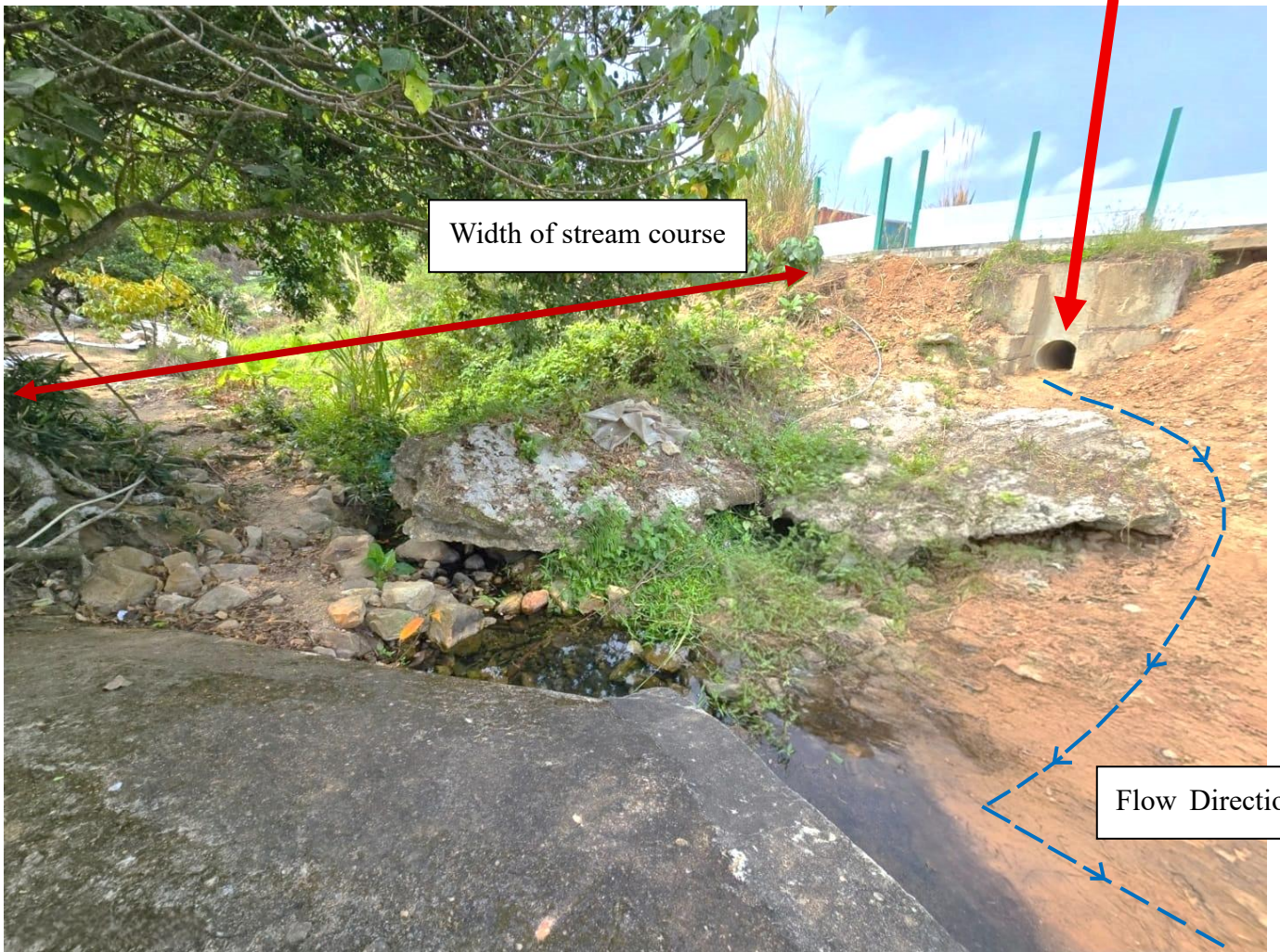
Viewpoint Photo 1



Existing 600mm pipe

Viewpoint Photo 2

Existing 600mm pipe



Viewpoint Photo 3

Existing 600mm pipe



Flow Direction

Viewpoint Photo 4



Viewpoint Photo 5



1 For Catchment Area A

Area, A = 2194 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 22 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (22) / (0.1^{0.2} \times 2194^{0.1})$
 = 2.3 min

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area A

	From	To
Ground level (mPD)	19.40	19.20
Invert level (mPD)	18.27	17.67

Width of u-channel, w = 750 mm
 Length of u-channel, L_c = 119.4 m
 Depth of vertical part of u-channel, d = 1155 mm
 Gradient of u-channel, S_f = (18.27-17.67)/119.4 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 375^2 + 750 \times 1155$
 = 1.087 m²
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 375 + 2 \times 1155$
 = 3.488 m
 Hydraulic radius, R = $a / p = 0.312$ m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.312)^{1/6} \times (0.312 \times 0.005)^{1/2} / 0.016$
 = 2.04 m/s
 Time of flow, t_f = 1.0 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (2.3 + 1 + 3.29)^{0.355}$ for return period T = 50 years
 = 259

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	2194.0	2084.3
SUM =			2084.3

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = $1.16 \times 0.278i \sum C_f A_f + Q_u$ where A_f is in km²
 = $1.16 \times 0.278 \times 259 \times 2084.3 / 1000000 + 0$
 = 0.174 m³/s

SDM 7.5.2 (a)
 Corrigendum 1/2022

Allowable flow, Q_a = a x v
 = 1.087 x 2.04
 = 2.214 m³/s

> Q_d (O.K.)

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

Scale: NA

Hydraulic Calculation

Goldrich Planners &
 Surveyors Ltd.

March 2026

Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP,
 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113, Kam Tin, Yuen Long,
 New Territories

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1 For Catchment Area B

Area, A = 409 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 12 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (12) / (0.1^{0.2} \times 409^{0.1})$
 = 1.5 min

Ref.

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area B

	From	To
Ground level (mPD)	18.70	19.20
Invert level (mPD)	17.88	17.67

Width of u-channel, w = 750 mm
 Length of u-channel, L_c = 42.5 m
 Depth of vertical part of u-channel, d = 1155 mm
 Gradient of u-channel, S_f = (17.88-17.67)/42.5 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 375^2 + 750 \times 1155$
 = 1.087 m²
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 375 + 2 \times 1155$
 = 3.488 m
 Hydraulic radius, R = a / p
 = 0.312 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.312)^{1/6} \times (0.312 \times 0.005)^{1/2} / 0.016$
 = 2.02 m/s
 Time of flow, t_f = 0.4 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (1.5 + 0.4 + 3.29)^{0.355}$ for return period T = 50 years
 = 283

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	409.0	388.6
SUM =			388.6

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = $0.278i \sum C_i A_i + Q_u$ where A_i is in km²
 = $1.16 \times 0.278 \times 283 \times 388.55 / 1000000 + 0$
 = 0.035 m³/s

SDM 7.5.2 (a)
 Corrigendum 1/2022

Allowable flow, Q_a = a x v
 = 1.087 x 2.02
 = 2.196 m³/s

> Q_d (O.K.)

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

Scale: NA

Hydraulic Calculation

Goldrich Planners &
 Surveyors Ltd.

March 2026

Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113, Kam Tin, Yuen Long, New Territories

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	Ref.																								
<p>1 For Connection between CP5 and CP14</p> <p>Area, A = 0 m² Average slope, H = 0.1 m per 100m Distance on the line of natural flow, L = 0 m</p> <p>Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2}0^{0.1}) = 0.0 min</p>	SDM 7.5.2 (d)																								
<p>2 For Proposed Pipe after CP5</p> <p>Size(Diameter) w = 600 mm Length of Pipe = 6 m</p> <p>Design the pipe to 9/10 full bore capacity, then Area of ventilated portion = 0.1 of pipe area $\frac{1}{2} r^2 \theta - \frac{1}{2} r^2 \sin(\theta) = 0.1 \pi r^2$ $\theta - \sin(\theta) = 0.2 \pi$ $\theta = 1.63$ rad = 93.4° (By trial and error)</p> <p>Area A = 0.9 πr^2 = 0.9 x 3.14 x 600² = 1017360 mm² = 1.017 m²</p> <p>Wetted Perimeter P = 2 $\pi r - r \theta$ = 2792 mm Hydraulic radius R = $\frac{A}{P}$ = 364.4 mm</p>	SDM 8.2.1																								
<p>3 Use Manning Equation for estimating velocity of stormwater</p> <p>Fall S = 1: 200 Take n = 0.016 for concrete lined channels:- Allowable velocity, v = R^{1/6} x (RS_p)^{1/2} / n = (0.364)^{1/6} * (0.364/200)^{1/2} / 0.016 = 2.25 m/s Time of flow, t_f = 0.04 min</p>	SDM Table 13 SDM Table 12																								
<p>4 Use "Rational Method" for calculation of design flow</p> <p>Design intensity, i = a / (t₀ + t_f + b)^c = 505.5 / (0.0+0.04+3.29)^{0.355} for return period T = 50 years = 330</p> <table border="1" data-bbox="159 1344 1197 1523"> <thead> <tr> <th>Type of surface</th> <th>Runoff Coefficient C</th> <th>Catchment Area A (m²)</th> <th>C x A</th> </tr> </thead> <tbody> <tr> <td>Flat Grassland(heavy soil)</td> <td>0.25</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td>Concrete Paving</td> <td>0.95</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td>Macadam Roadways</td> <td>0.425</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td>Wooded Areas</td> <td>0.105</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td colspan="3" style="text-align: right;">SUM =</td> <td>0.0</td> </tr> </tbody> </table> <p>Upstream flow, Q_u = 0.209 m³/s</p> <p>Design flow, Q_d = 0.278i $\sum C_i A_i$ + Q_u where A_i is in km² = 1.16 x 0.278 x 330 x 0 / 1000000 + 0.209 = 0.209 m³/s</p> <p>Allowable flow, Q_a = a x v = 1.02 x 2.25 = 2.294 m³/s</p> <p>> Q_d (O.K.)</p> <p>Reference was made to Stormwater Drainage Manual (SDM) by DSD</p>	Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	Flat Grassland(heavy soil)	0.25	0.0	0.0	Concrete Paving	0.95	0.0	0.0	Macadam Roadways	0.425	0.0	0.0	Wooded Areas	0.105	0.0	0.0	SUM =			0.0	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a) Corrigendum 1/2022
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A																						
Flat Grassland(heavy soil)	0.25	0.0	0.0																						
Concrete Paving	0.95	0.0	0.0																						
Macadam Roadways	0.425	0.0	0.0																						
Wooded Areas	0.105	0.0	0.0																						
SUM =			0.0																						

1 For Catchment Area C

Area, A = 11120 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 35 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (35) / (0.1^{0.2} \times 11120^{0.1})$
 = 3.2 min

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area C

	From	To
Ground level (mPD)	19.40	19.20
Invert level (mPD)	18.65	17.64

Width of u-channel, w = 750 mm
 Length of u-channel, L_c = 203 m
 Depth of vertical part of u-channel, d = 1185 mm
 Gradient of u-channel, S_f = (18.65-17.64)/203 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 375^2 + 750 \times 1185$
 = 1.110 m²
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 375 + 2 \times 1185$
 = 3.548 m
 Hydraulic radius, R = a / p
 = 0.313 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.313)^{1/6} \times (0.313 \times 0.005)^{1/2} / 0.016$
 = 2.03 m/s
 Time of flow, t_f = 1.7 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (3.2 + 1.7 + 3.29)^{0.355}$ for return period T = 50 years
 = 240

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	5186.0	1296.5
Concrete Paving	0.95	5934.0	5637.3
SUM =			6933.8

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = $0.278i \sum C_i A_i + Q_u$ where A_i is in km²
 = $1.16 \times 0.278 \times 240 \times 6933.8 / 1000000 + 0$
 = 0.537 m³/s

SDM 7.5.2 (a)
 Corrigendum 1/2022

Allowable flow, Q_a = a x v
 = 1.11 x 2.03
 = 2.254 m³/s

> Q_d (O.K.)

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

Scale: NA

Hydraulic Calculation

Goldrich Planners &
 Surveyors Ltd.

March 2026

Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP,
 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113, Kam Tin, Yuen Long,
 New Territories

Page 4
 (P25012)

1 For Catchment Area D

Area, A = 268 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 10 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (10) / (0.1^{0.2} \times 268^{0.1})$
 = 1.3 min

Ref.

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area D

	From	To
Ground level (mPD)	18.70	19.20
Invert level (mPD)	17.83	17.64

Width of u-channel, w = 750 mm
 Length of u-channel, L_c = 37.5 m
 Depth of vertical part of u-channel, d = 1185 mm
 Gradient of u-channel, S_r = (17.83-17.64)/37.5 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 375^2 + 750 \times 1185$
 = 1.110 m²
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 375 + 2 \times 1185$
 = 3.548 m
 Hydraulic radius, R = $a / p = 0.313$ m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_r)^{1/2} / n = (0.313)^{1/6} \times (0.313 \times 0.005)^{1/2} / 0.016$
 = 2.05 m/s
 Time of flow, t_f = 0.3 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (1.3 + 0.3 + 3.29)^{0.355}$ for return period T = 50 years
 = 287

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	268.0	254.6
SUM =			254.6

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = $0.278i \sum C_i A_i + Q_u$ where A_i is in km²
 = $1.16 \times 0.278 \times 287 \times 254.6 / 1000000 + 0$
 = 0.024 m³/s

SDM 7.5.2 (a)
 Corrigendum 1/2022

Allowable flow, Q_a = a x v
 = 1.11 x 2.05
 = 2.274 m³/s

> Q_d (O.K.)

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

<p>1 For Connection between CP14 to existing stream course</p> <p>Area, A = 0 m² Average slope, H = 0.1 m per 100m Distance on the line of natural flow, L = 0 m</p> <p>Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2}0^{0.1}) = 0.0 min</p> <p>2 For Pipe after Cp14</p> <p>Size(Diameter) w = 600 mm Length of Pipe = 12 m Design the pipe to 9/10 full bore capacity, then Area of ventilated portion = 0.1 of pipe area $\frac{1}{2} r^2 \theta - \frac{1}{2} r^2 \sin(\theta) = 0.1 \pi r^2$ $\theta - \sin(\theta) = 0.2 \pi$ $\theta = 1.63$ rad = 93.4° (By trial and error)</p> <p>Area A = 0.9 πr^2 = 0.9 x 3.14 x 600² = 1017360 mm² = 1.017 m²</p> <p>Wetted Perimeter P = 2 $\pi r - r \theta$ = 2792 mm Hydraulic radius R = $\frac{A}{P}$ = 364.4 mm</p> <p>3 Use Manning Equation for estimating velocity of stormwater</p> <p>Fall S = 1: 200 Take n = 0.016 for concrete lined channels:- Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.364)^{1/6} * (0.364/200)^{1/2} / 0.016 = 2.25 m/s Time of flow, t_f = 0.089 min</p> <p>4 Use "Rational Method" for calculation of design flow</p> <p>Design intensity, i = a / (t₀ + t_f + b)^c = 505.5 / (0.0+0.09+3.29)^{0.355} for return period T = 50 years = 328</p> <table border="1" data-bbox="159 1344 1181 1512"> <thead> <tr> <th>Type of surface</th> <th>Runoff Coefficient C</th> <th>Catchment Area A (m²)</th> <th>C x A</th> </tr> </thead> <tbody> <tr> <td>Flat Glassland(heavy soil)</td> <td>0.25</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td>Concrete Paving</td> <td>0.95</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td>Macadam Roadways</td> <td>0.425</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td>Wooded Areas</td> <td>0.105</td> <td>0.0</td> <td>0.0</td> </tr> <tr> <td colspan="3" style="text-align: right;">SUM =</td> <td>0.0</td> </tr> </tbody> </table> <p>Upstream flow, Q_u = 0.770 m³/s</p> <p>Design flow, Q_d = 0.278i $\Sigma C_i A_i$ + Q_u where A_i is in km² = 1.16 x 0.278 x 328 x 0 / 1000000 + 0.77 = 0.770 m³/s</p> <p>Allowable flow, Q_a = a x v = 1.02 x 2.25 = 2.294 m³/s</p> <p>> Q_d (O.K.)</p> <p>Reference was made to Stormwater Drainage Manual (SDM) by DSD</p>	Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	Flat Glassland(heavy soil)	0.25	0.0	0.0	Concrete Paving	0.95	0.0	0.0	Macadam Roadways	0.425	0.0	0.0	Wooded Areas	0.105	0.0	0.0	SUM =			0.0	<p>Ref.</p> <p>SDM 7.5.2 (d)</p> <p>SDM 8.2.1</p> <p>SDM Table 13 SDM Table 12</p> <p>SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a</p> <p>SDM 7.5.2 (b)</p> <p>SDM 7.5.2 (a) Corrigendum 1/2022</p>
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March 2026	Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113, Kam Tin, Yuen Long, New Territories	Page 6 (P25012)																							

Your Ref.: A/YL-KTS/1125

Our Ref.: P25012/TL26141

13 April 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information (SI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
With Ancillary Office and Associated Filling of Land for a Period of 3 Years in
“Agriculture” Zone, Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B,
1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTS/1125)**

We would like to clarify that metal fencing with concrete base has been erected along the site boundary. The fencing is about 3 m high.

The construction materials will be stored in the enclosed structures. No storage of dangerous goods will be involved within the application site.

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



Francis LAU

c.c.

DPO/FS&YLE, PlanD (Attn.: Ms. Athena LAI)