

2026年 4月 27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。

27 APR 2026

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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/NE-7KLN/28
	Date Received 收到日期	27 APR 2026

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

1. Name of Applicant 申請人姓名/名稱

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

德記石油有限公司

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

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

YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

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 490(Part), 491, 572S.A and 574 in D.D. 82 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT
(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 1860 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1200 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	648 sq.m 平方米 <input checked="" 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 TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

- has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
10/03/2026 - 24/03/2026_ (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 _____ 25/03/2026 _____ (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 for Storing Car Parts for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 Three years <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1200.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....1200.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1200 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....1200.....sq.m <input 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) Proposed Storage height is no more than 7m, 1-stoery 	
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	..... 0
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
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	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 2
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他 (請列明)	..... .....

Proposed operating hours 擬議營運時間 7:00a.m. to 5:00p.m. on Monday to Friday, excluding weekends and public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) LIN MA HANG ROAD</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p> <p>No 否</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>
(f) Renewal period sought 要求的續期期間	<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

黃鉅盛

Project Manager

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

英盛(合和)工程有限公司



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

Date 日期

30/03/2026

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 490(Part), 491, 572S.A and 574 in D.D. 82 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT
Site area 地盤面積	1860 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 648 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2.
Zoning 地帶	REC
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>Three years</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 for Storing Car Parts 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1200 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.645 <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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<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	64.5	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		2

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Swept Path Plan		
<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"/>
Drainage proposal, STT obtained from LandsD, Current Site Photos		
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。

YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

1. Introduction

The applicant, 德記石油有限公司 ("the Applicant"), hereby applies under Section 16 of the Town Planning Ordinance (Cap. 131) for permission from the Town Planning Board ("TPB") to establish a temporary warehouse for storing car parts, together with associated filling of land, at Lots 490 (Part), 491, 572 S.A and 574 in D.D. 80, and adjoining Government Land ("the Site"), located at Lin Ma Hang, Ta Kwu Ling, New Territories. The proposed development is for a limited period of three years. The total site area is approximately 1860 m², including approximately 648 m² of Government Land.

The Applicant previously operated a similar storage facility at Ha Tsuen, Yuen Long, under Short-Term Tenancy No. STT3270, granted by Lands Department on 21 May 2021 which is shown in last page of Annex 4. Subsequently, the site was affected by land resumption associated with the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK-HT NDA). According to government notifications, the phased land resumption process for the HSK-HT

NDA commenced progressively from mid-2020, with significant site-clearance notices issued between 2023 and 2025. As a direct consequence of this government-initiated NDA project, the Applicant was compelled to relocate its warehouse operation from the original approved STT site.

Given the necessity for operational continuity and the critical nature of automotive spare parts storage to support local industry, the Applicant conducted an extensive search for a suitable alternative location. Following careful evaluation, the subject Site was identified as the most suitable location, considering its sufficient area, convenient access from Lin Ma Hang Road, and its proximity to sites with similar temporary warehouse/storage uses previously approved by the TPB. The Site is located within an area zoned "Recreation" ("REC") on the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2. Although warehouse use is neither listed as a Column 1 nor Column 2 use within the REC zone, the TPB Guidelines (TPB PG-No. 13G) provide a policy framework whereby temporary uses or developments for a period of not exceeding three years can be considered favourably on individual merit, especially in the context of supporting relocation needs arising from NDA-related resumptions.

A highly relevant precedent exists in Application No. A/NE-TKLN/89, recently submitted by the same authorised agent, Ying Shing (Hopewell) Engineering Company Limited, for a similar temporary warehouse (for timber and associated materials) and associated filling of land within the immediate vicinity under the same OZP. The TPB's approval of that application in 2025 explicitly recognised the area as appropriate under Category 2 of TPB PG-No. 13G, supporting the relocation of businesses displaced by NDA projects.

In this context, the current application aligns closely with established TPB precedents and clearly meets the intended policy objectives stipulated by TPB guidelines. The Applicant therefore seeks TPB's favourable consideration and approval based on the detailed justifications outlined further in this planning statement.

2. The Site and Its Surroundings

The Site is located within the "REC" zone under the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2. The total area of the Site is approximately 1860 m², including around 648 m² of Government Land (Annex 2). The Site is currently vacant and partially

paved with concrete at a depth of approximately 0.2 m, making it immediately suitable for temporary storage and related operations without extensive additional site formation works.

The surrounding area is predominantly characterised by similar temporary warehouse and open storage facilities, several of which have already been approved by the TPB on a temporary basis for periods of three years. These approved facilities generally store construction materials, timber, vehicle parts, and other commercial goods, establishing a clear precedent and consistent land-use pattern within this part of Ta Kwu Ling North.

The Site benefits from direct and convenient vehicular access via Lin Ma Hang Road to the south, ensuring minimal traffic disturbance to neighboring land uses and enhancing logistical efficiency. Furthermore, the presence of other TPB-approved temporary warehouse facilities in close proximity indicates that the proposed temporary warehouse use is both compatible and appropriate for the area.

3. Proposal

The Applicant proposes to utilise the Site as a temporary warehouse specifically for storing car parts, along with associated filling of land, for a temporary period of three years. The key details of the proposed development are summarised as follows:

Warehouse Structure

A single-storey temporary warehouse structure covering approximately 1,200 m² (40 m in length by 30 m in width) is proposed. The maximum building height will be limited to 7 m, providing adequate internal storage for automobile spare parts.

Vehicular Access and Parking Arrangements

Vehicular access to the Site will be directly from Lin Ma Hang Road, facilitating efficient and safe ingress and egress for goods vehicles. Two dedicated loading/unloading bays (each measuring approximately 11 m x 2.5 m) will be provided within the Site specifically for medium goods vehicles (MGVs). No private car parking spaces are proposed.

The swept path analysis with ingress/egress arrangement of the medium heavy vehicles (11m(L) x2.5m(W)) is illustrated in Annex 4 for

the consideration of the Transport Department or of the TPB. No drop bar will be installed at the ingress and egress of the Site in order to avoid the queue back of traffic on Lin Ma Hang Road.

Environmental Enhancement Measures

To enhance environmental conditions and visual amenity within and around the Site, eight trees of the species *Terminalia mantaly* 'Tricolor' (commonly known as Variegated Madagascar Almond or 小葉欖花葉 / 花葉欖仁) will be planted within the Site boundary (Annex 1). This tree species is a commonly used landscape tree in Hong Kong, typically growing to heights ranging from several meters up to approximately 15 m when mature, with an average mature crown spread between 8 m and 10 m. The proposed planting pits of dimensions 1.2 m (length) x 1.2 m (width) x 1.2 m (depth), with a soil depth of 1.2 m, have been carefully designed and are adequate to support the healthy establishment and growth of these trees.

Operational Details

The proposed warehouse operation will be restricted to weekdays

(Monday to Friday), with operating hours between 7:00 a.m. and 5:00 p.m. No operations will be conducted on Saturdays, Sundays, or public holidays. The Site will exclusively store automobile spare parts, and no dangerous goods or hazardous materials will be stored on-site.

Environmental and Traffic Mitigation Measures

To further minimise environmental and traffic impacts, operational controls including scheduled deliveries will be implemented to prevent vehicular queuing and congestion along Lin Ma Hang Road. Adequate internal circulation areas within the Site have been incorporated into the layout design to enable vehicles to safely manoeuvre and exit efficiently.

In summary, this proposal directly responds to the Applicant's relocation needs arising from the HSK-HT NDA development, providing a necessary and suitably located temporary warehouse solution. The proposal aligns fully with TPB guidelines, recent planning precedents, and environmental enhancement principles.

4. Justification

4.1. Relocation Necessitated by NDA Development

The proposed temporary warehouse for storing car parts at the Site is necessitated by the Government's land resumption activities under the Hung Shui Kiu/Ha Tsuen New Development Area (HSK-HT NDA). The Applicant previously operated under Short-Term Tenancy (STT No. 3270) at Ha Tsuen, Yuen Long. However, the original operational site was subsequently affected by the NDA project, compelling the Applicant to seek immediate relocation. The current proposal at Lin Ma Hang Road, Ta Kwu Ling, thus represents a critical step towards ensuring continuity of operations and supporting the stability of the local automotive spare parts supply chain, which is significantly impacted by NDA-induced displacement.

4.2. Site Selection Process and Suitability of the Subject Site

To identify a suitable alternative location, the Applicant conducted a rigorous and thorough site selection process. After considering various alternative sites in Ta Kwu Ling, Sha Tau Kok, Hung Lung Hang, and other locations within the Northern New Territories, the Applicant determined that the subject Site was the most suitable. Several other potential sites were evaluated but found unsuitable due to inadequate

site area, insufficient vehicular accessibility, poor site configuration, or proximity concerns.

By contrast, the subject Site is strategically located adjacent to Lin Ma Hang Road, offering direct and convenient vehicular access. The proposed area of 1860 m² (including approximately 648 m² Government Land) provides sufficient space for warehouse operations, loading/unloading activities, and internal vehicle manoeuvring. The proposed area of 1860 m² (including approximately 865 m² Government Land) provides sufficient space for warehouse operations, loading/unloading activities, and internal vehicle manoeuvring. This ensures minimal disturbance to nearby traffic and surrounding land uses, making the Site distinctly suitable and practical for the proposed temporary warehouse operations.

4.3. Conformity with Relevant Planning Guidelines and Established Precedents

The proposed development fully aligns with the Town Planning Board (TPB) Guidelines (TPB PG-No. 13G) regarding temporary warehouse

uses in areas affected by New Development Area (NDA) projects. Recent TPB approvals, particularly Application No. A/NE-TKLN/89, provide clear precedent confirming that temporary warehouse and storage uses, along with associated filling of land, are acceptable and appropriate within this locality. The approved case shares a similar background and planning rationale to the current proposal, thus clearly demonstrating consistency with established TPB policy and precedent.

4.4. Compatibility with Surrounding Land Uses and Environmental Enhancement

The Site is surrounded by existing approved temporary warehouse and open storage operations, reflecting an established temporary warehousing and open storage pattern in the immediate vicinity. The proposed warehouse use will, therefore, be entirely compatible with neighbouring land uses, without causing detrimental impacts on local land use patterns or existing developments.

To enhance the visual and environmental quality of the Site, the Applicant will plant eight *Terminalia mantaly* 'Tricolor' trees

(commonly known as Variegated Madagascar Almond) within the Site boundary. Each tree will have adequate planting pits measuring 1.2 m x 1.2 m x 1.2 m with a soil depth of 1.2 m, ensuring healthy and sustainable growth, thereby significantly improving the local environment and mitigating any potential visual impacts of the proposed development.

4.5. Minimal Traffic Impact

The proposed temporary warehouse operations have been carefully planned to ensure minimal traffic impact on Lin Ma Hang Road and the surrounding area. Two dedicated loading/unloading bays specifically for medium goods vehicles (MGV) will be provided within the Site. Operational hours will be limited to 9:00 a.m. to 5:00 p.m. on weekdays only, with no operations during weekends or public holidays, further reducing potential traffic concerns. The internal site layout will facilitate safe and efficient vehicular circulation, avoiding any vehicle queuing on the public road. These measures collectively ensure that the proposal will not cause significant adverse traffic impacts.

4.6. Adequate Drainage and Infrastructure Provision

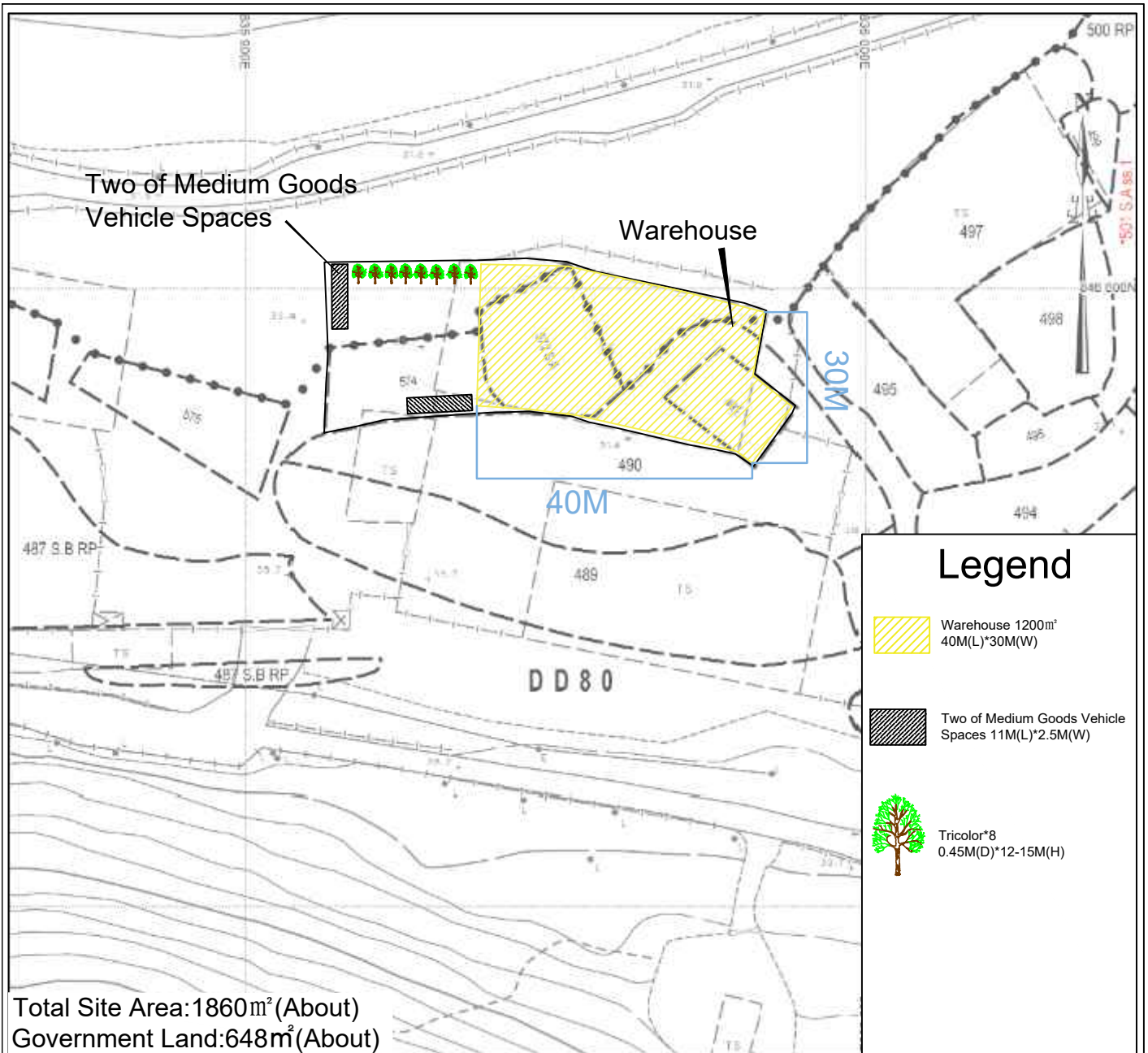
A comprehensive drainage proposal has already been prepared and submitted with this application. The proposed drainage facilities have been designed in full accordance with relevant government standards and requirements to ensure no adverse drainage impacts. Upon approval, the Applicant will implement all proposed drainage measures to the satisfaction of the Drainage Services Department (DSD), ensuring proper site drainage and flood prevention throughout the operational period.

4.7. No Undesirable Precedent

Given the clear policy support provided by the TPB Guidelines (TPB PG-No. 13G) for temporary warehouse uses accommodating displaced operations due to NDA developments, approval of this application will not create an undesirable precedent. Instead, it will follow established TPB practice and reinforce consistent policy application in the area, where similar uses have been approved and successfully implemented.

In summary, the proposal fully aligns with existing TPB policy, directly responds to the urgent relocation needs created by the NDA

development, incorporates necessary environmental and traffic management measures, and is consistent with previously approved similar applications in the vicinity. The Applicant respectfully requests that the Town Planning Board consider and grant approval for this application.



**April
2026**

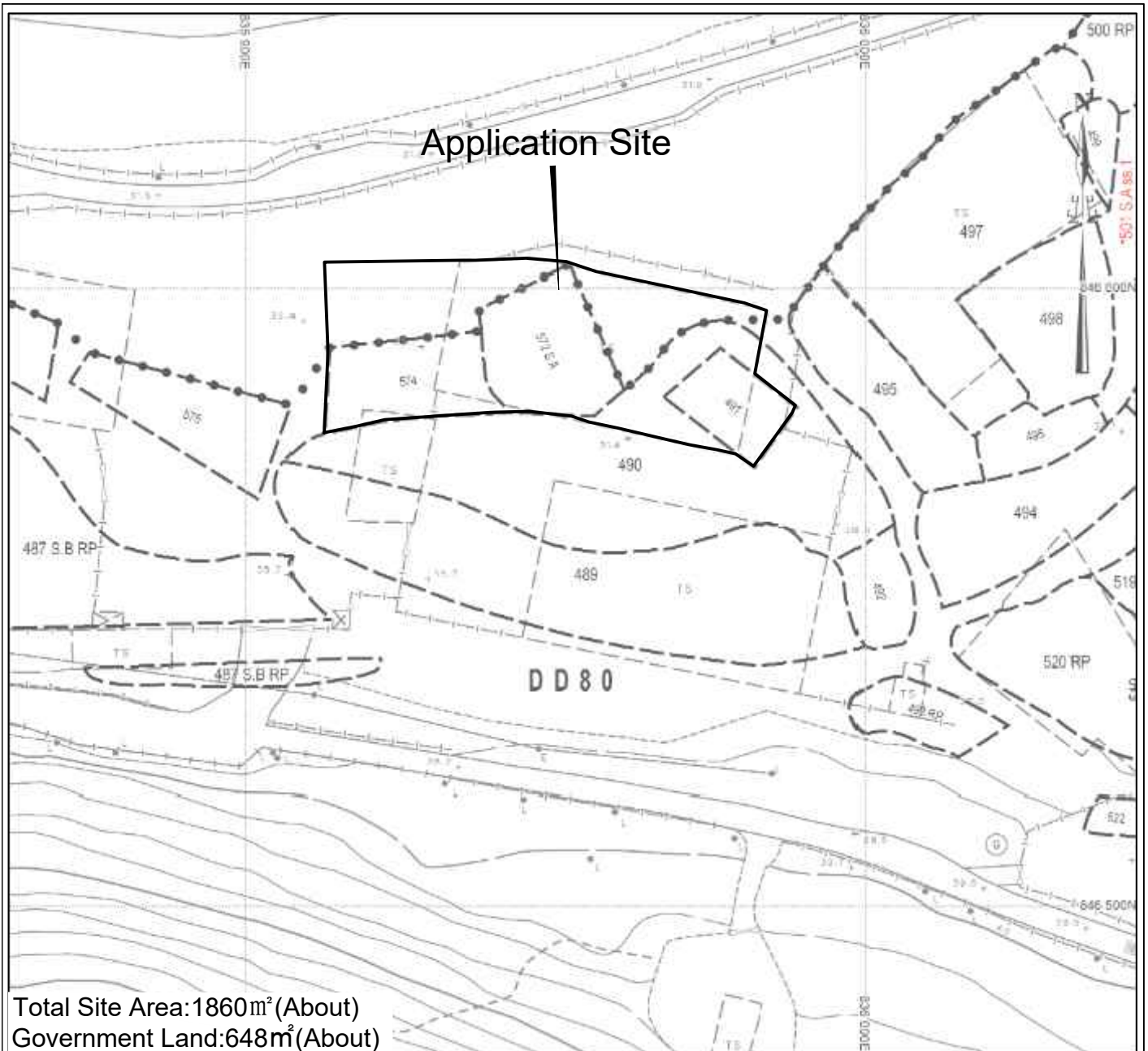
Layout Plan

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

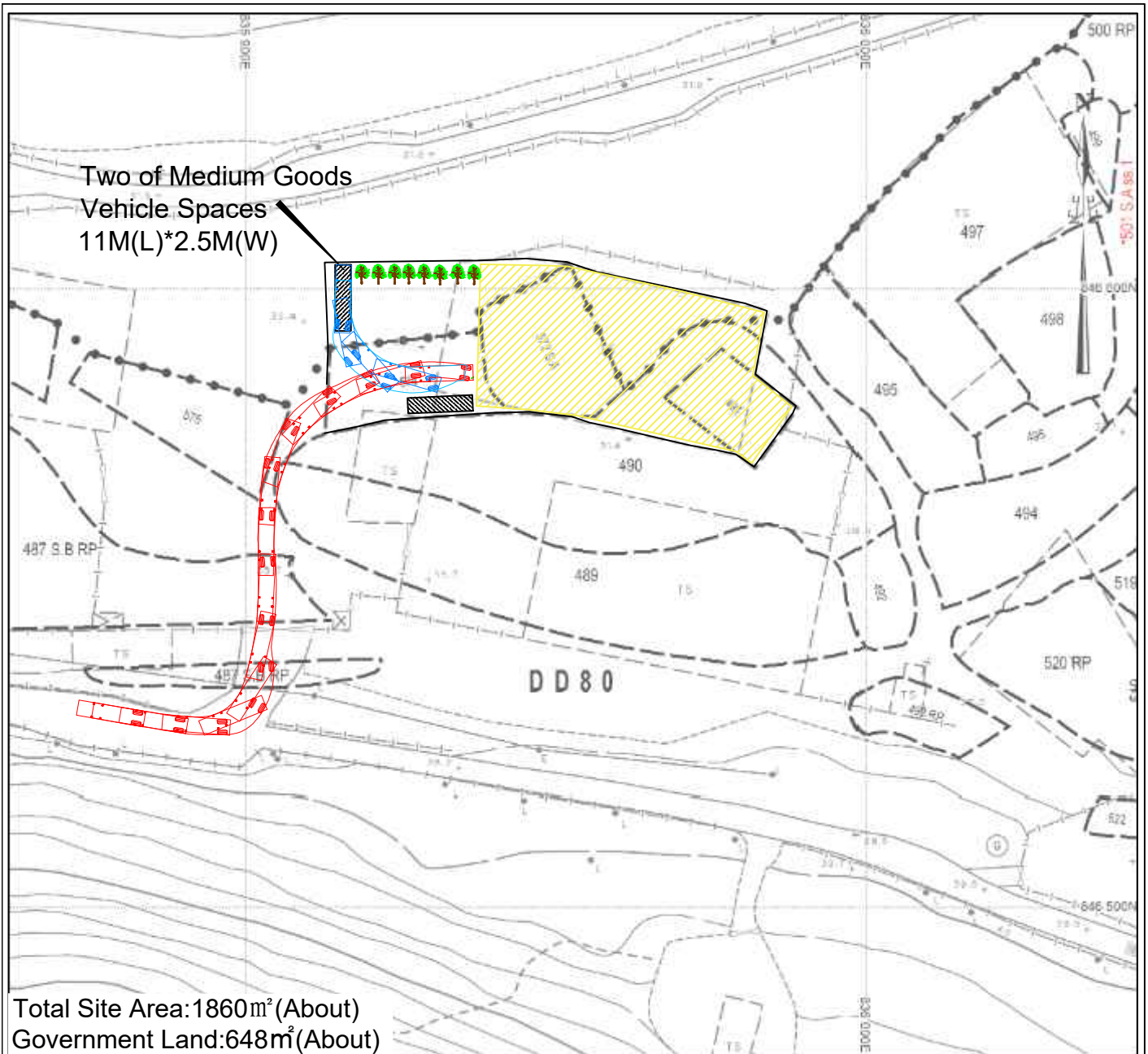
**YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.**

1:1000

Annex



April 2026	Location Plan	YING SHING (HOPEWELL) ENGINEERING CO.LTD.
1:1000	Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT	Annex



APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2

**April
2026**

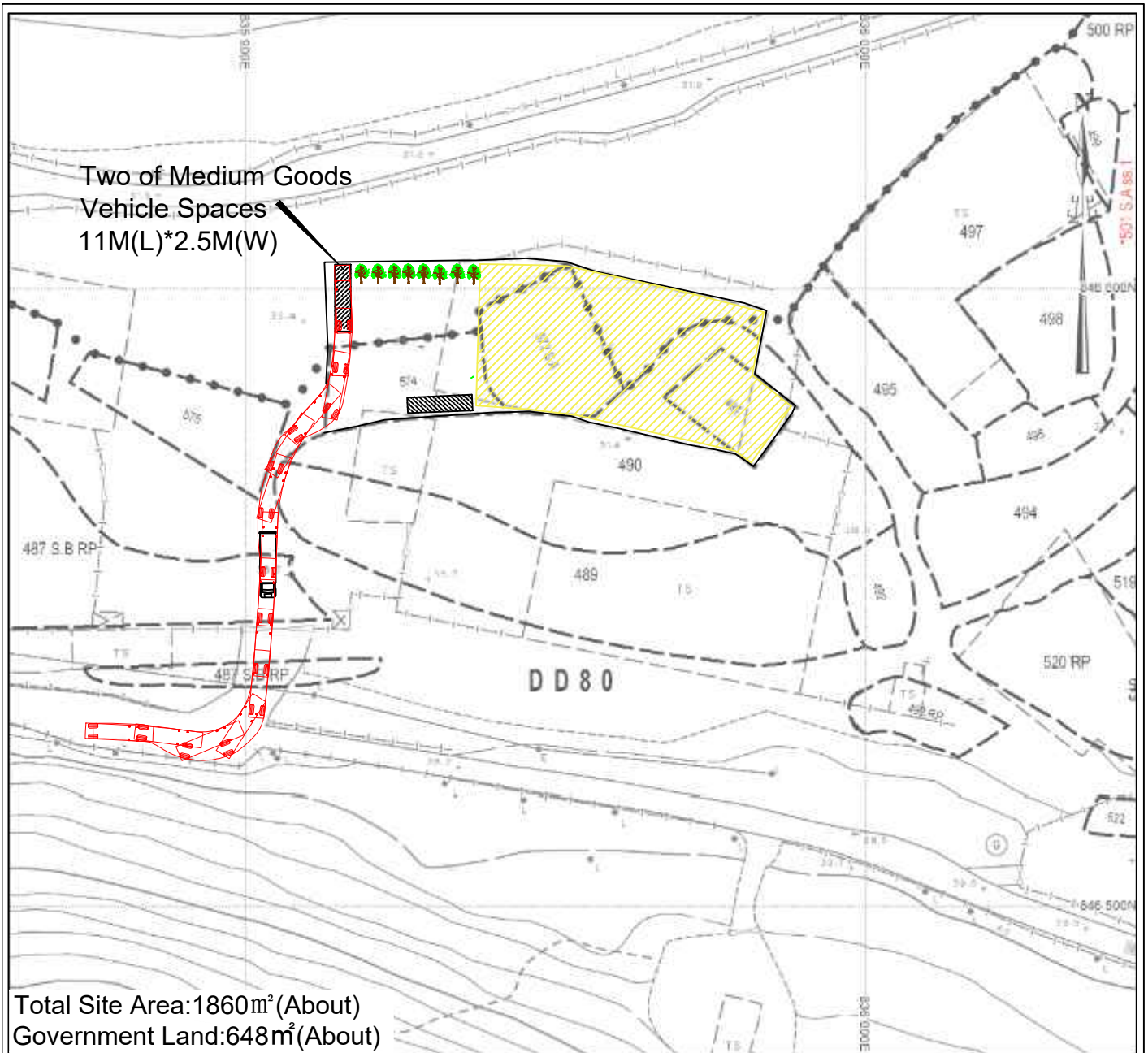
Swept Path Plan

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

**YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.**

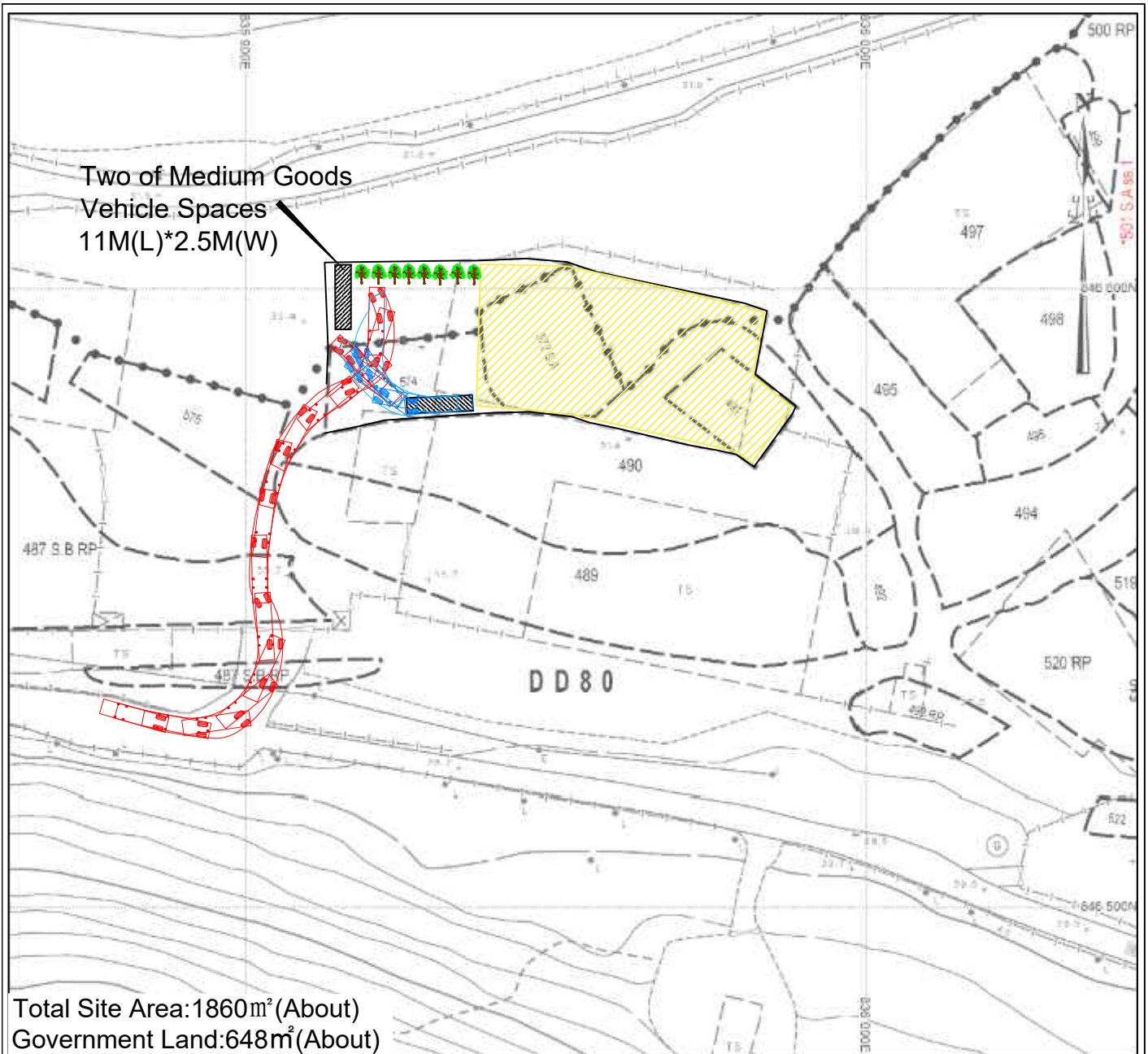
1:1000

Annex



APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2

<p>April 2026</p>	<p>Swept Path Plan</p>	<p>YING SHING (HOPEWELL) ENGINEERING CO.LTD.</p>
<p>1:1000</p>	<p>Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT</p>	<p>Annex</p>



APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2

April
2026

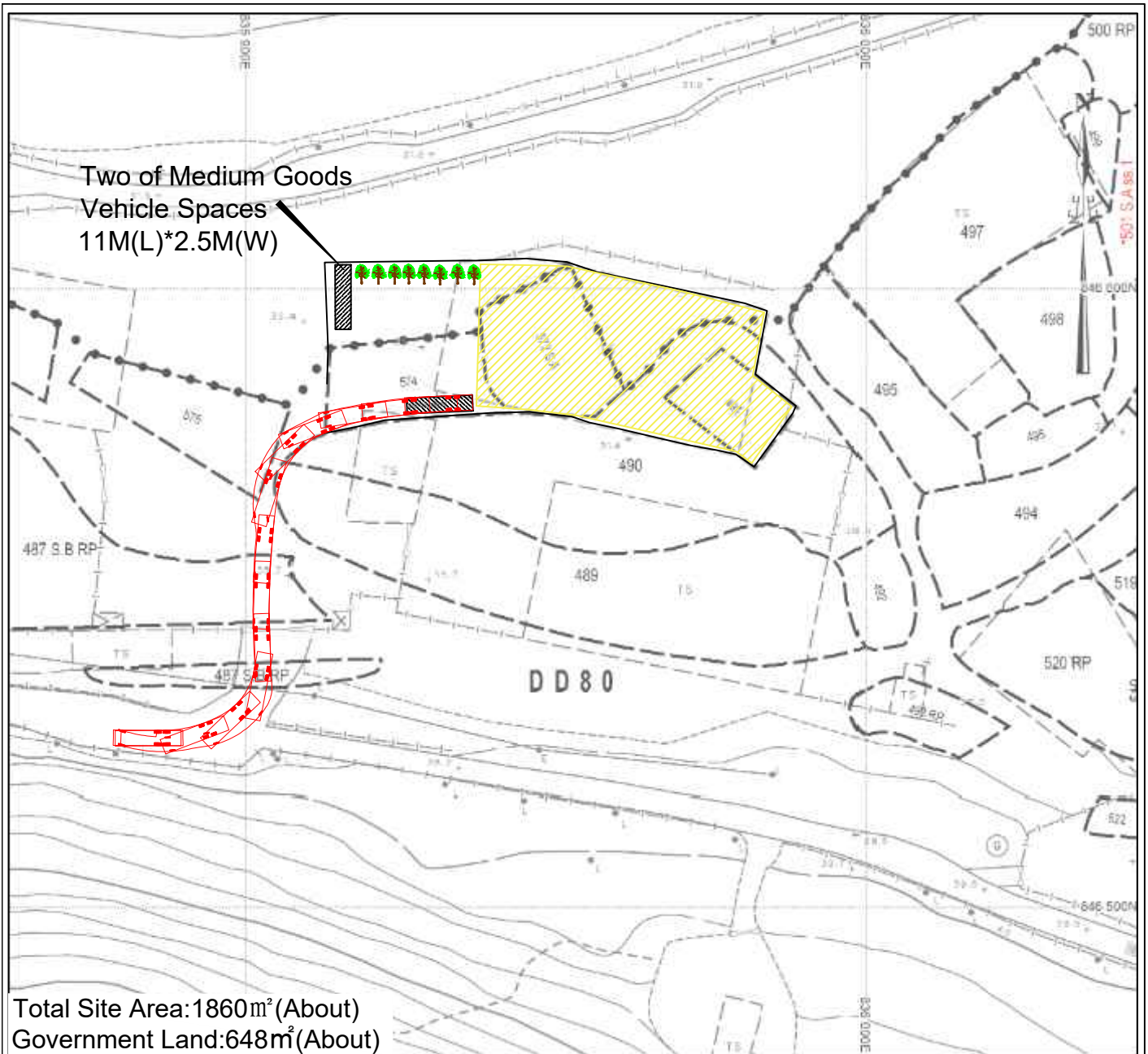
Swept Path Plan

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

1:1000

Annex



APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2

April
2026

Swept Path Plan

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

1:1000

Annex

電話 Tel :
圖文傳真 Fax :
電郵地址 Email :
本處檔號 Our Ref :
來函檔號 Your Ref :

2944 3575
2473 3134
esylw3@landsd.gov.hk
(51) in DLOYL 121/YAT/2020 Pt.2



地政總署
元朗地政處
DISTRICT LANDS OFFICE, YUEN LONG
LANDS DEPARTMENT

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

新界元朗橋學坊二號大樓政府合署七至十一樓
7/F.-11/F., Yuen Long Government Offices & Tai Kiu Market,
No. 2 Kiu Lok Square, Yuen Long, N.T.

By Registered Services

Tak Kee Petroleum Company Limited

[REDACTED]

23 JUL 2024

Dear Sirs,

**Short Term Tenancy No. 3270
by way of Restricted Tender
at Government Land at Ha Tsuen Road, Ha Tsuen, Yuen Long**

By the expiry of the above tenancy on the 3rd day of June 2024, I hereby agree that you may continue in occupation of the area comprised in the above tenancy on a month to month basis up to 30th day of November 2024 terminable by at least one month's notice by either party to expire at any time.

The rent shall be [REDACTED] per month payable in advance and the tenancy shall be subject to the same conditions and terms as set out in the above tenancy except that no initial period of one year certain is to be granted. A Demand Note No. 074-055-120487-0 is enclosed for payment of rent for the period from 1st July 2024 to 31st August 2024.

In the event of the rent of any part thereof not being paid on the due date for payment (whether formally demanded or not) you shall pay interest to the Government of the Hong Kong Special Administrative Region ("the Government") on such amount of the rent reserved as is unpaid on the due date or dates calculated from the due date or dates until payment of all rent due and interest thereon has been paid, such interest to be at a rate or percentage to be fixed by the Government in its absolute discretion and notified to you in writing.

To confirm your acceptance of the above terms, please sign the docket at the foot of the copy of this letter and return it to me as soon as possible together with a copy of the aforesaid Demand Note duly received.

Yours faithfully,

(Jason C.S. CHAN)
District Lands Officer, Yuen Long

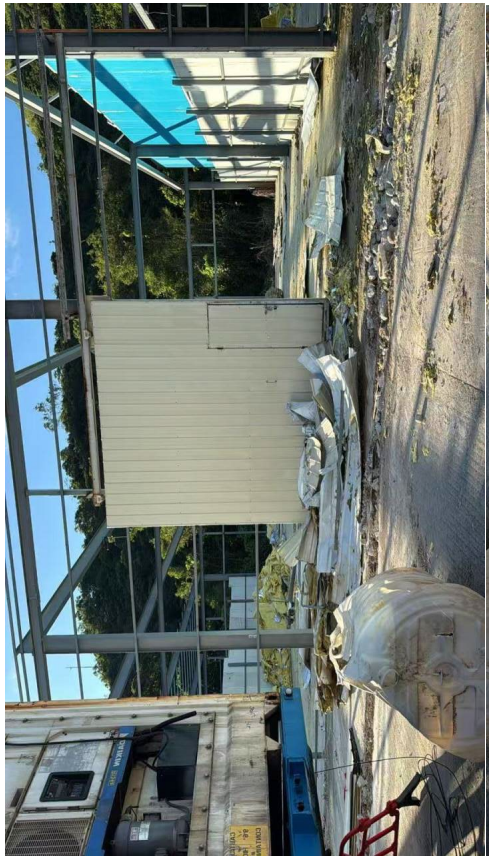
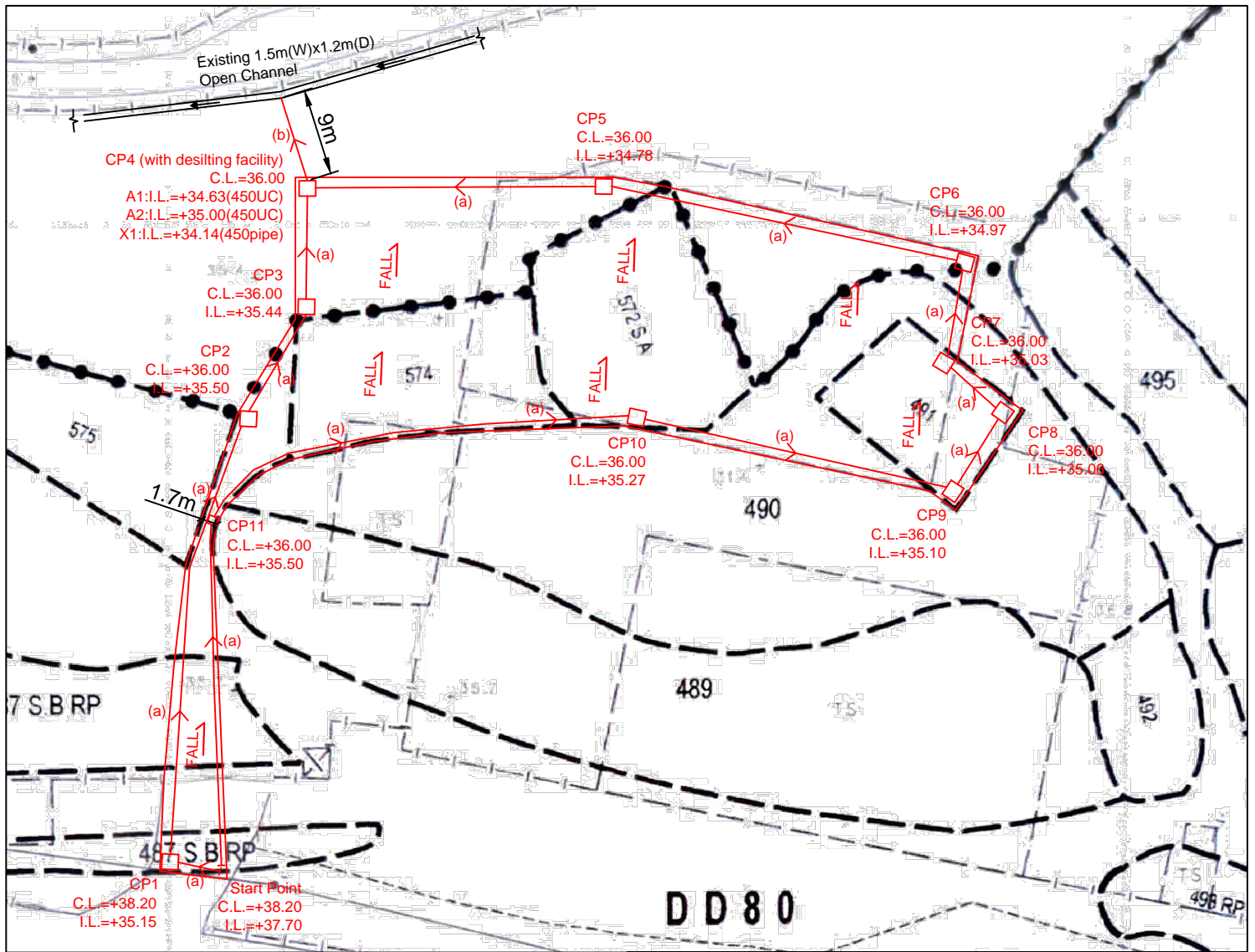
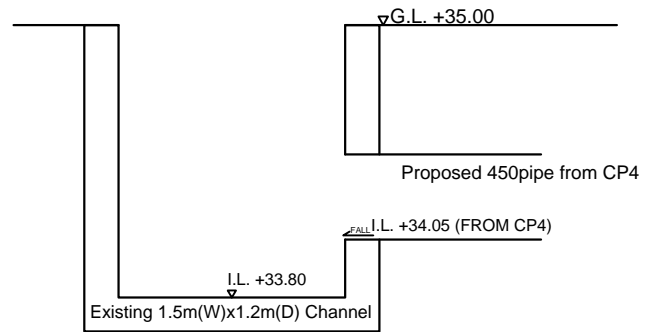
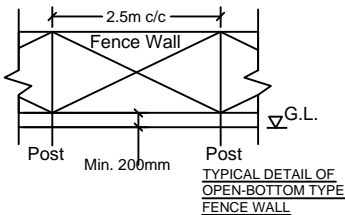


Figure. Current application site photo



- Note:**
- Catchpits (CP4) 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.
 - Open-bottom type fence wall to be erected.
 - Max. 200mm filling to leveling the site.

- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 450UC (1:200) with Cast Iron Cover
 - (b) Proposed 740mm dia. concrete pipe (1:100)
 - ⇐ Existing 1.5m(W)x1.2m(D) Open Channel



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:
Proposed Temporary Warehouse for Storing Car Parts and Associated Filling of Land for a Period of 3 Years at Lots 487 S.B RP(Part), 490(Part), 491, 572S.A and 574 in D.D. 82 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

(Application No.:)

Title:
Drainage Proposal - LAYOUT

D01

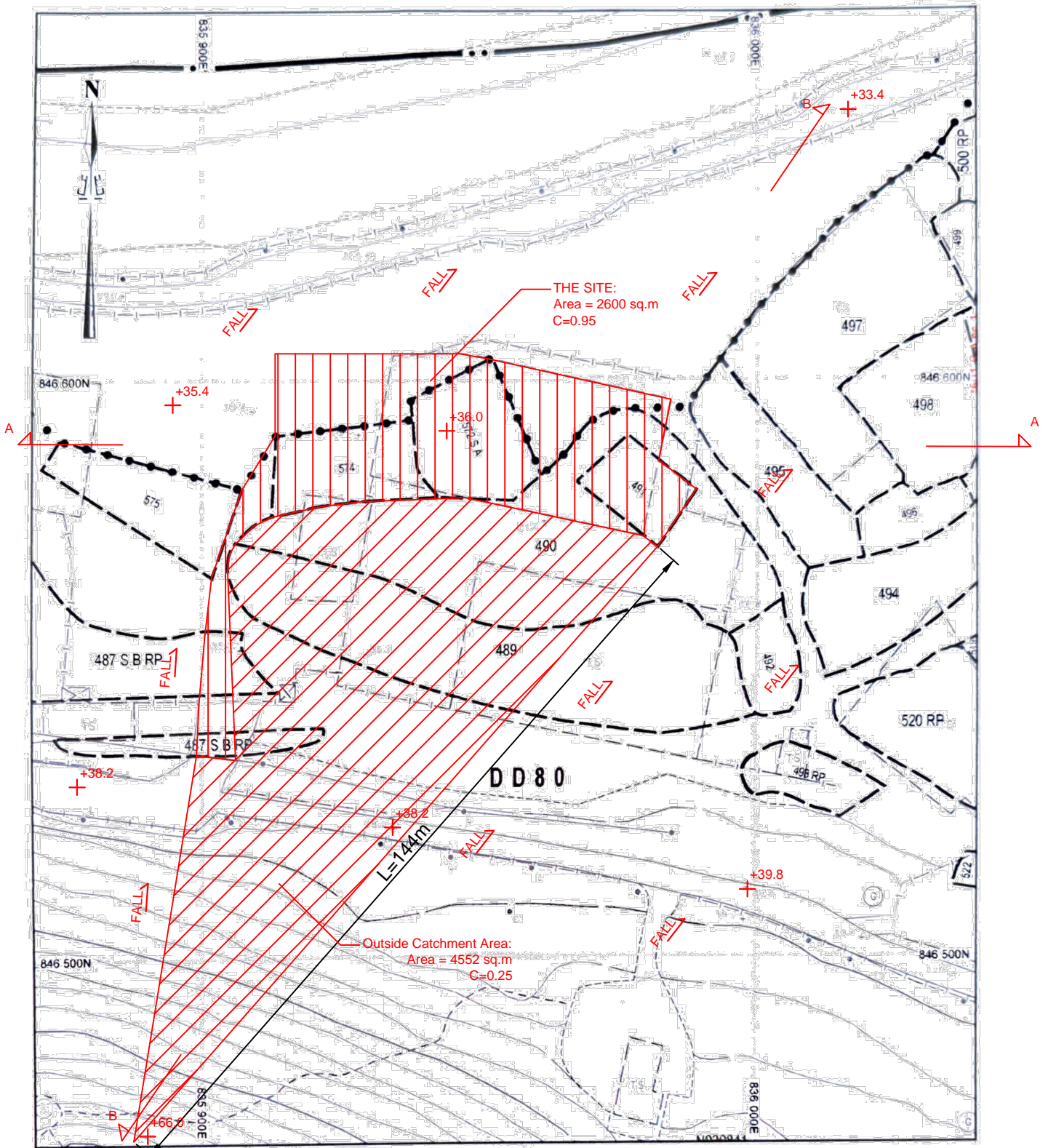
Drawn by:
DM

Date:
7-8-2025

Check by:
DM

Scale:

地段索引圖 LOT INDEX PLAN



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:
Proposed Temporary Warehouse for Storing Car Parts and Associated Filling of Land for a Period of 3 Years at Lots 487 S.B RP(Part), 490(Part), 491, 572S.A and 574 in D.D. 82 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

(Application No.:)

Title:

Drainage Proposal -
 CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

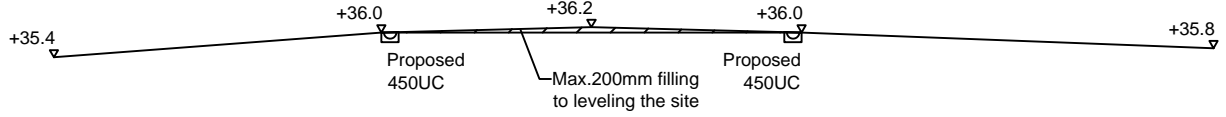
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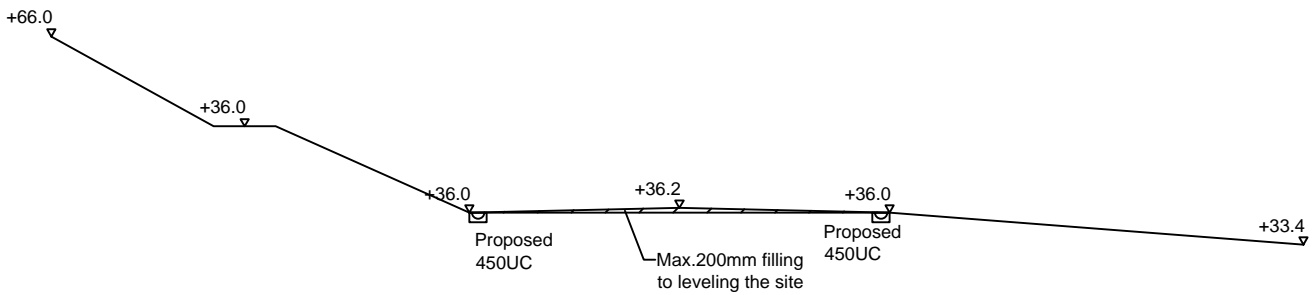
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THS SITE



SECTION A-A

THS SITE



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:

Drainage Proposal -
SECTIONS

D03

Drawn by:

DM

Date:

7-8-2025

Check by:

DM

Scale:

Project:

Proposed Temporary Warehouse for Storing Car Parts and
Associated Filling of Land for a Period of 3 Years at Lots 487 S.B
RP(Part), 490(Part), 491, 572S.A and 574 in D.D. 82 and adjoining
Government Land, Lin Ma Hang, Ta Kwu Ling, NT

(Application No.:)

Outside Catchment Area, Area = 4552 m² (C= 0.25)
 THE SITE, Area = 2600 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside of the site, Catchment Area + The Site/2

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

$$\begin{aligned} A &= 4552+2600 \quad \text{m}^2 \\ &= 7152 \\ &= 0.007152 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*144/1^{0.2}*7152^{0.1} \\ &= 8.575 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3d, Corrigendum 2024,} \\ &= 1.111*474.6/(8.575+2.90)^{0.371} \quad \text{SDM) and (11.1\% increase due to climate change)} \\ &= 213.2 \quad \text{mm/hr} \end{aligned}$$

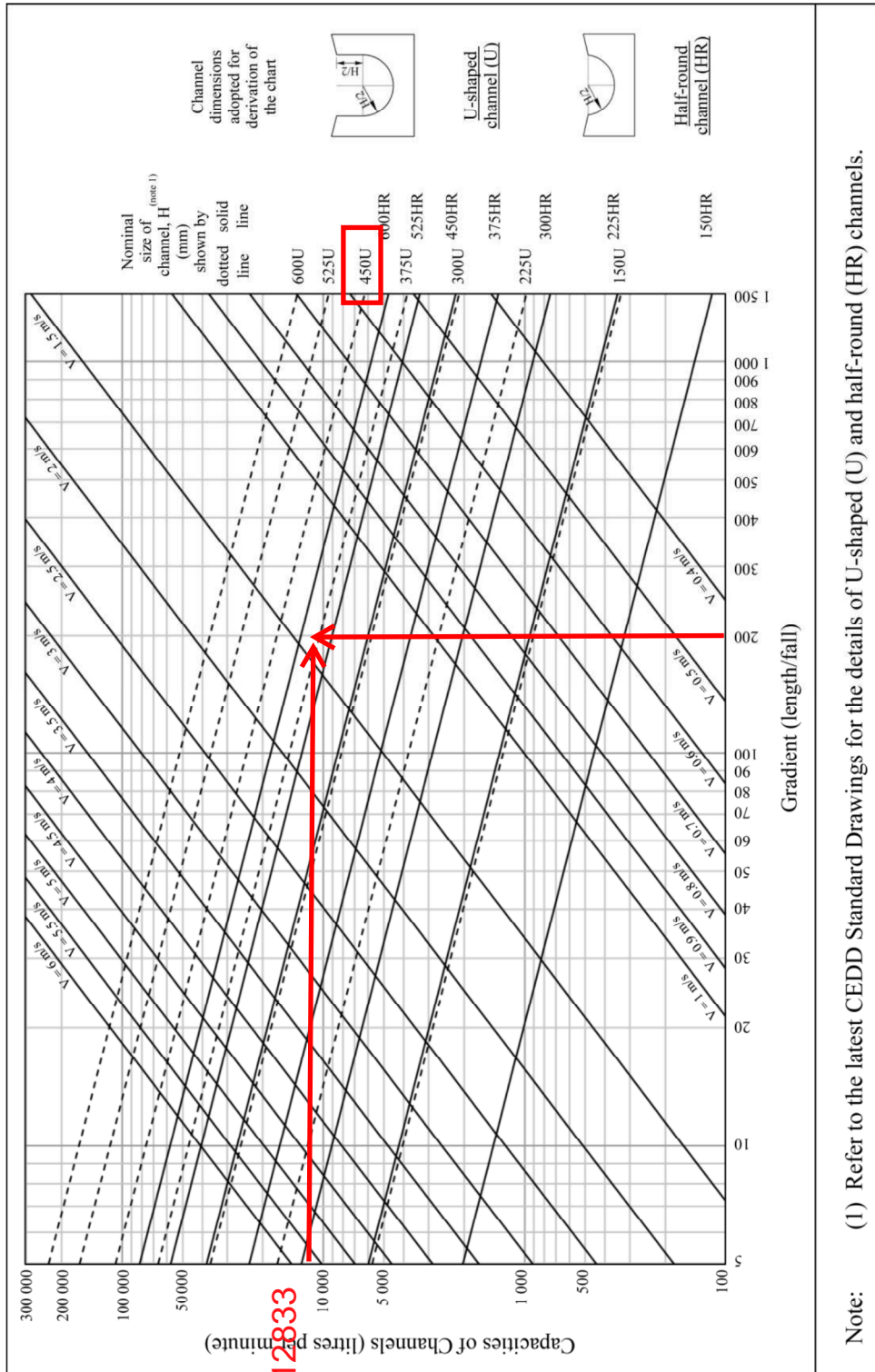
$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.25*213.2*0.004552+0.278*0.95*213.2*0.0026 \\ &= 0.2139 \quad \text{m}^3/\text{sec} \\ &= \underline{12833} \quad \text{lit/min} \end{aligned}$$

Provide 450UC (1:200) 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



Check 450mm dia. Pipes by Colebrook-White Equation

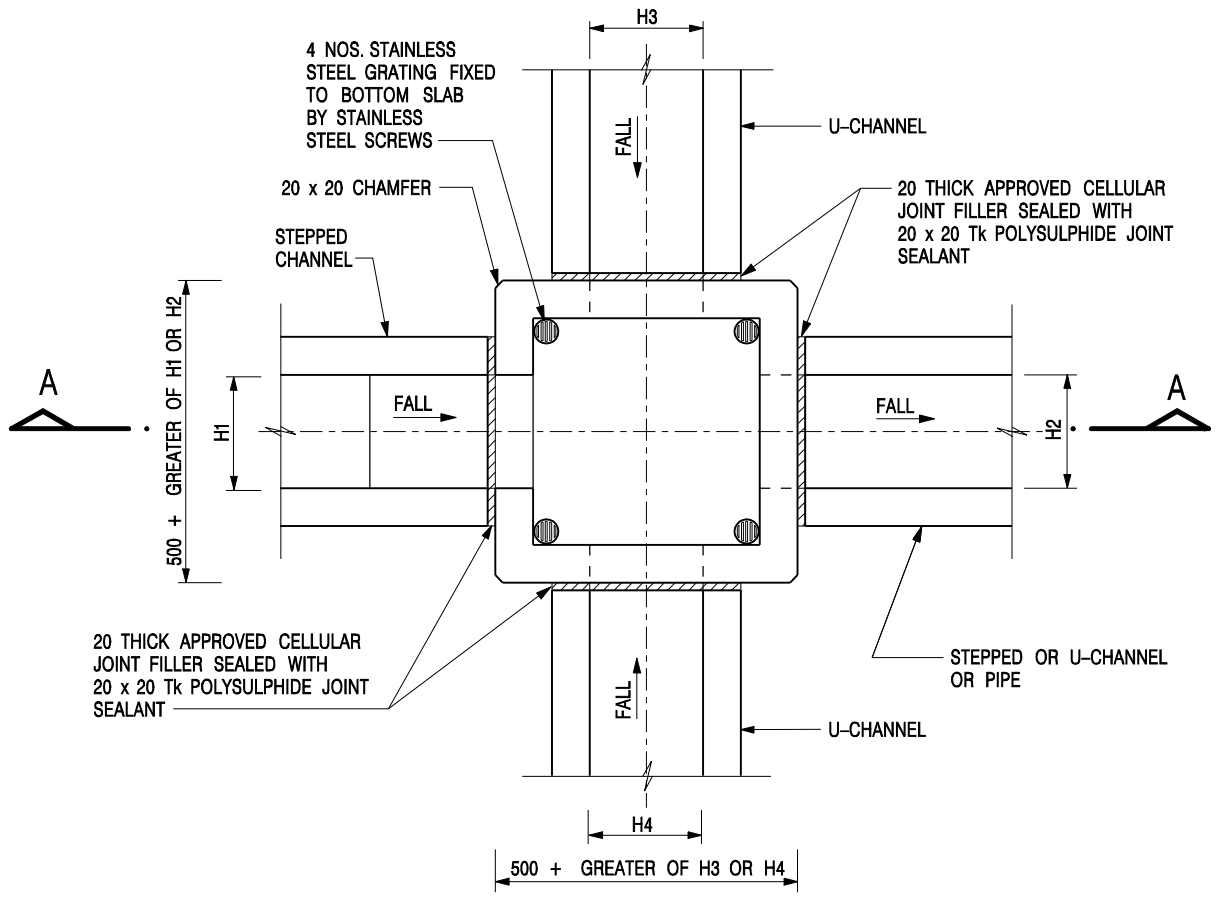
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

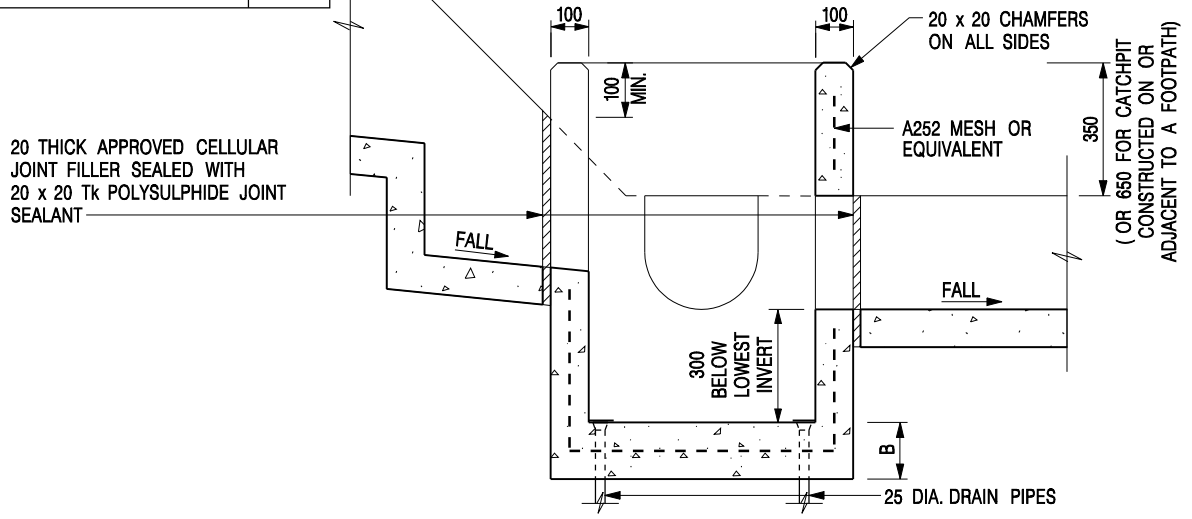
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.45	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient (1: 100)

Therefore, design V of pipe capacity = 2.35 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 0.299	m ³ /s
= 17933	lit/min
> 12833	lit/min Ok



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



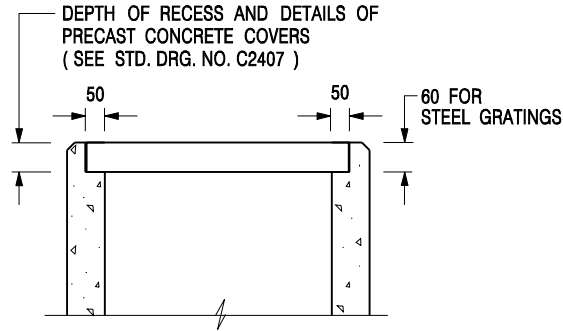
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

-	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	

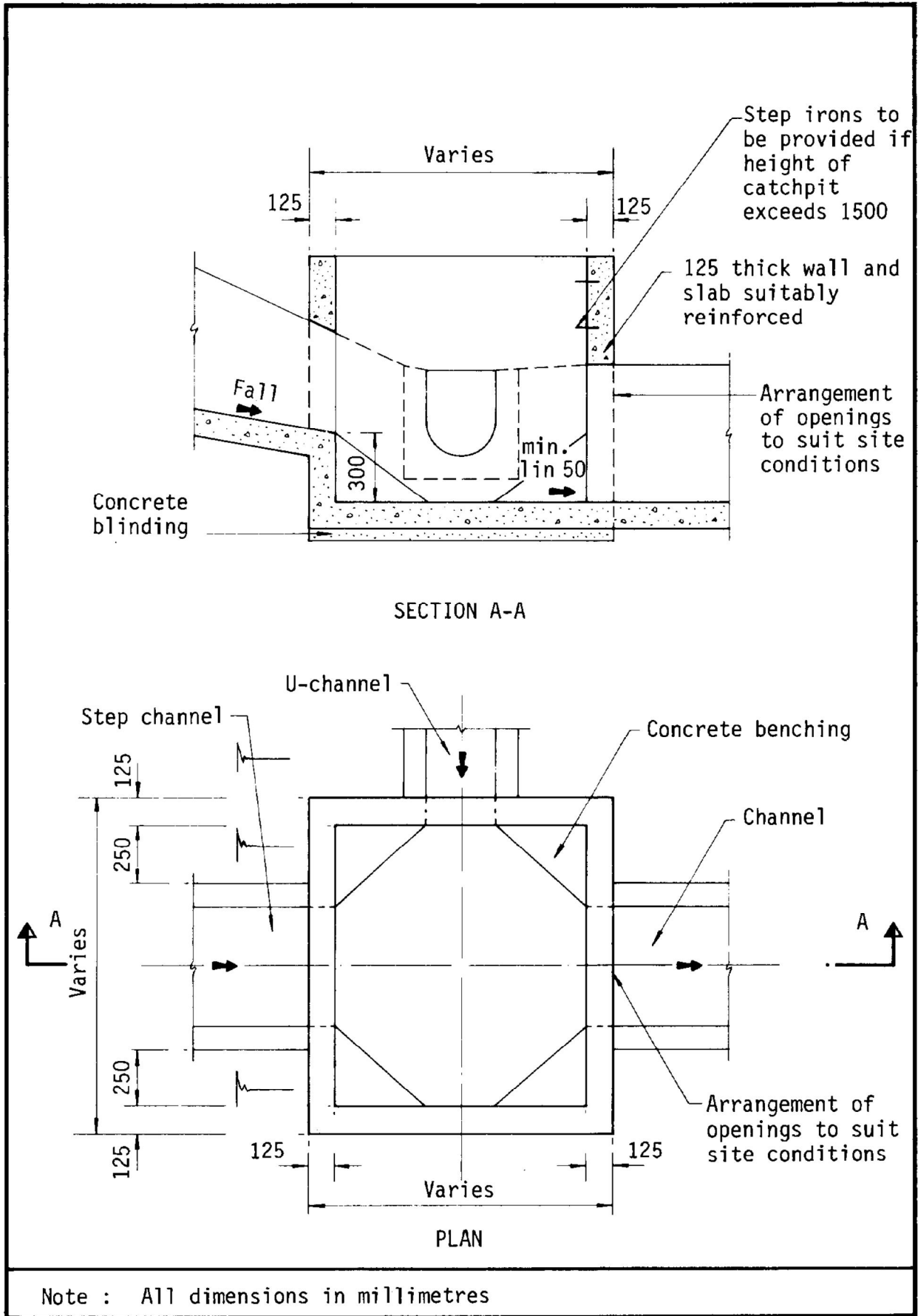
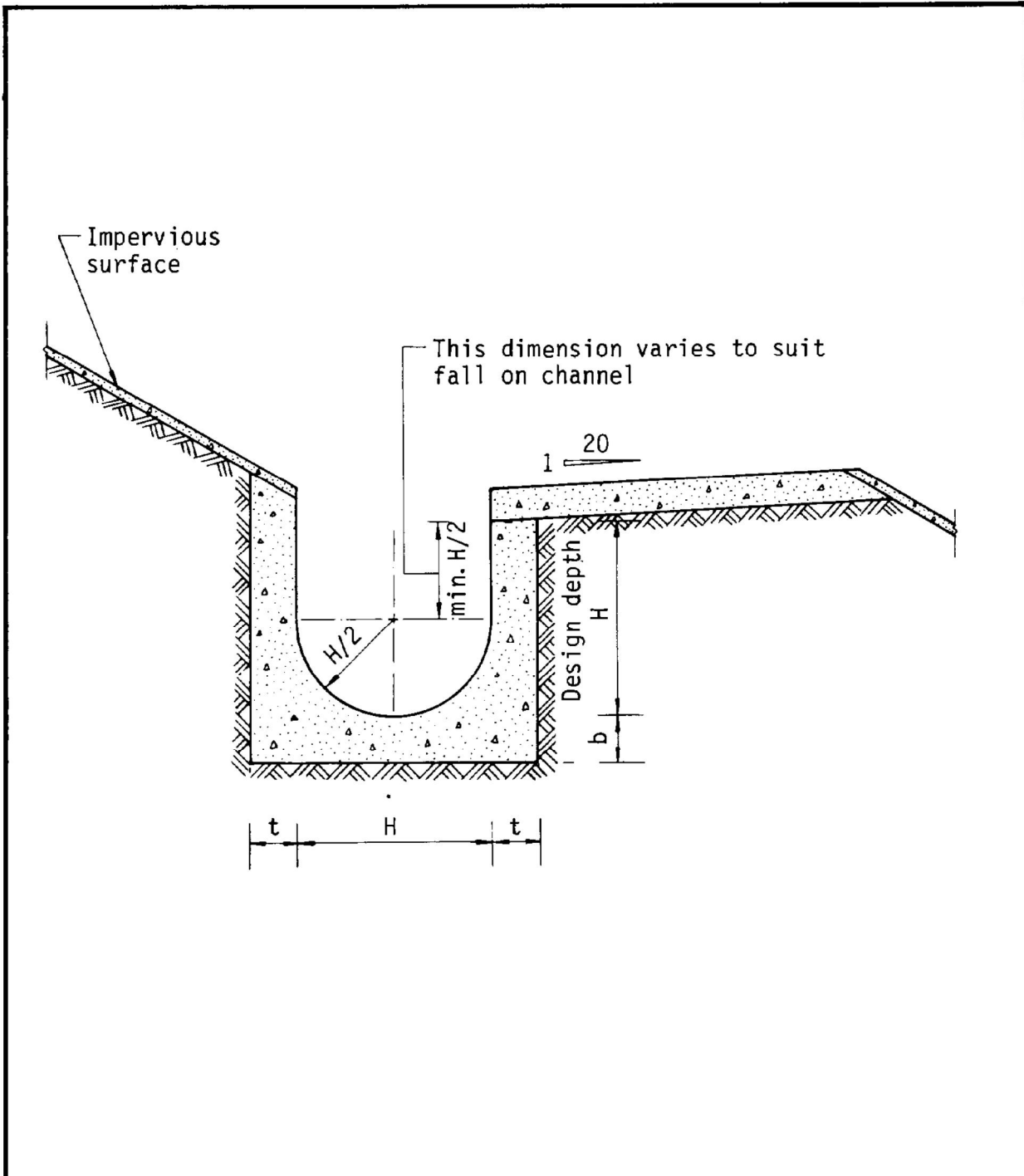


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details