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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

260 12/16

18/5

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-KTN/1244
	Date Received 收到日期	2026-06-11

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

1. Name of Applicant 申請人姓名/名稱

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

Tang Lok San 鄧樂桑

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

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

Tang Wing Yat Tommy 鄧榮日

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 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4,735 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,792 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	貨倉 Warehouse (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
30/04/2026-14/05/2026 (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 12/05/2026 (DD/MM/YYYY)&
於 12/05/2026 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6.. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,943 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1,792 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,792 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1,792 .....sq.m ☒ 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) Please refer to Proposed Layout Plan.	
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	2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	9
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 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ 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)) Kong Po Road, turn to local track. 江埔路，轉到郊區小徑。	
	No 否	☐ 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) ☐	
(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	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 4,577.1 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.3-0.4 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	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)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the Justification Document.

8. Declaration 聲明

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

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

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

Signature

簽署

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

鄧樂桑

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

28/05/2026

(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 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	4,735 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,792 ☒ About 約 ☐ Not more than 不多於	0.38 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	☐ m 米 (Not more than 不多於)
		NA 不適用	☐ Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	8	☒ m 米 (Not more than 不多於)
		1	☐ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	37.8 % ☒ 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) _____ _____		2 PC: 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		9 LGV: 9

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Application Site Plan, Existing Vehicular Access, Filling of Land Area, Swept Path Analysis		
Fire Services Installation Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田丈量約份第 109 約地段第 1354 號(部分)、1356 號(部分)、
1373 號(部分)、1374 號(部分)及 1375 號(部分)
作臨時貨倉（危險品倉庫除外）連附屬設施和相關填土工程之用途（為期三年）

- 申請地點的面積約為 4,735 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“貨倉（危險品倉庫除外）”開發申請仍然符合租約。
- 臨時貨倉計劃放置車輛、金屬、膠喉、機器、汽車零件及建築材料。不會用作存放危險品。
- 擬議申請的貨倉（危險品倉庫除外）在同一個「農業」地帶及同一申請位置，城市規劃委員會曾批准相類似的貨倉（危險品倉庫除外），申請包括：A/YL-KTN/925（2023 年 8 月 11 日獲批）、A/YL-KTN/928（2023 年 11 月 11 日獲批）及 A/YL-KTN/940（2023 年 8 月 25 日獲批）。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設 8 個擬議建築物，用作貨倉及附屬辦公室用途。本申請只作存放用途，不會進行任何作業。申請範圍內的露天空間會用作車輛停泊、上落貨物、車輛轉動空間及少量露天存放空間。
- 城市高速發展及土地資源稀少的情況下，有大量用作工業及棕地的土地已改作其他發展或計劃用作其他發展，例如行洪水橋／厦村新發展區及錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府、機構或社區」用途、洪水橋／厦村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請，提供臨時土地收納及滿足需要搬遷的貨倉的巨大需求。
- 擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期休息。
- 申請地點已根據 A/YL-KTN/925、A/YL-KTN/928 及 A/YL-KTN/940 完成填土及平整。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 1354 號(部分)、1356 號(部分)、1373 號(部分)、1374 號(部分)及 1375 號(部分)作臨時貨倉（危險品倉庫除外）連附屬設施和相關填土工程之用途（為期三年）。

Proposed Structures Details				
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Warehouse (excluding D.G.G) with Ancillary Office	About 16m x 14m = 224 m ²	8m	8
	Total	About 1,792 m ²		
	Ancillary Open Storage Area	About 474 m ²		
	Private Car Parking Space	5m x 2.5m		2
	LGV L/UL Space	7m x 3.5m		9

Total Area: 4,735 m² (About)

Covered Area: 1,792 m² (About)

Uncovered Area: 2,943 m² (About)

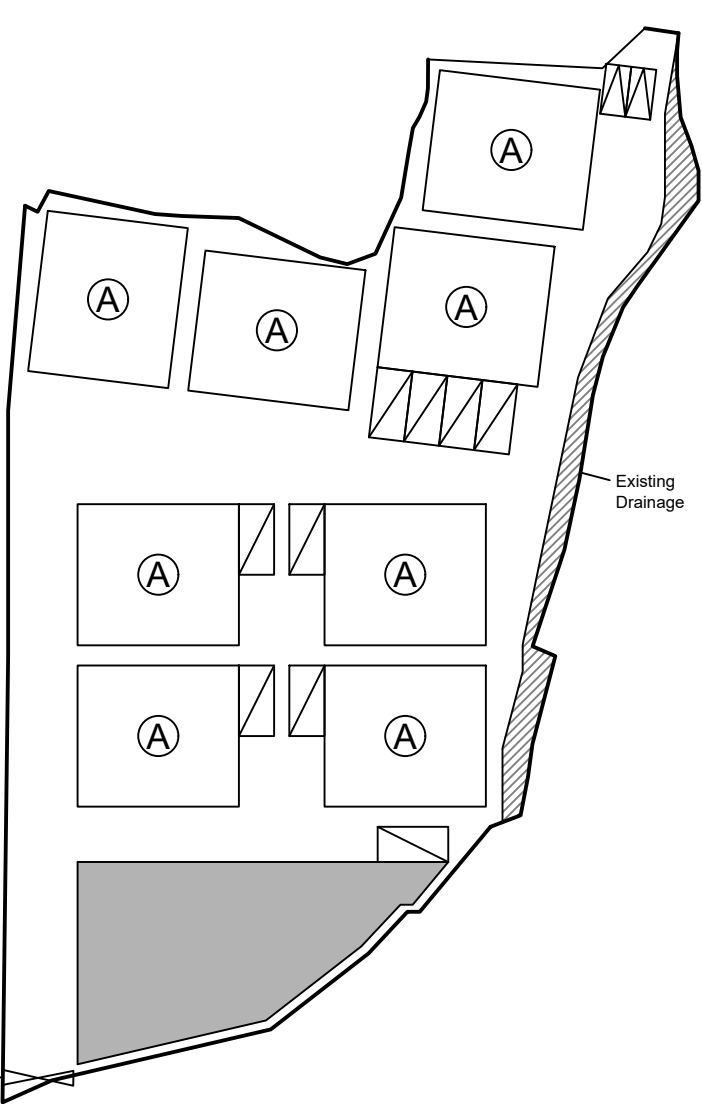
Non-Domestic GFA: 1,792 m² (About)

Nos. of Proposed Structures: 8

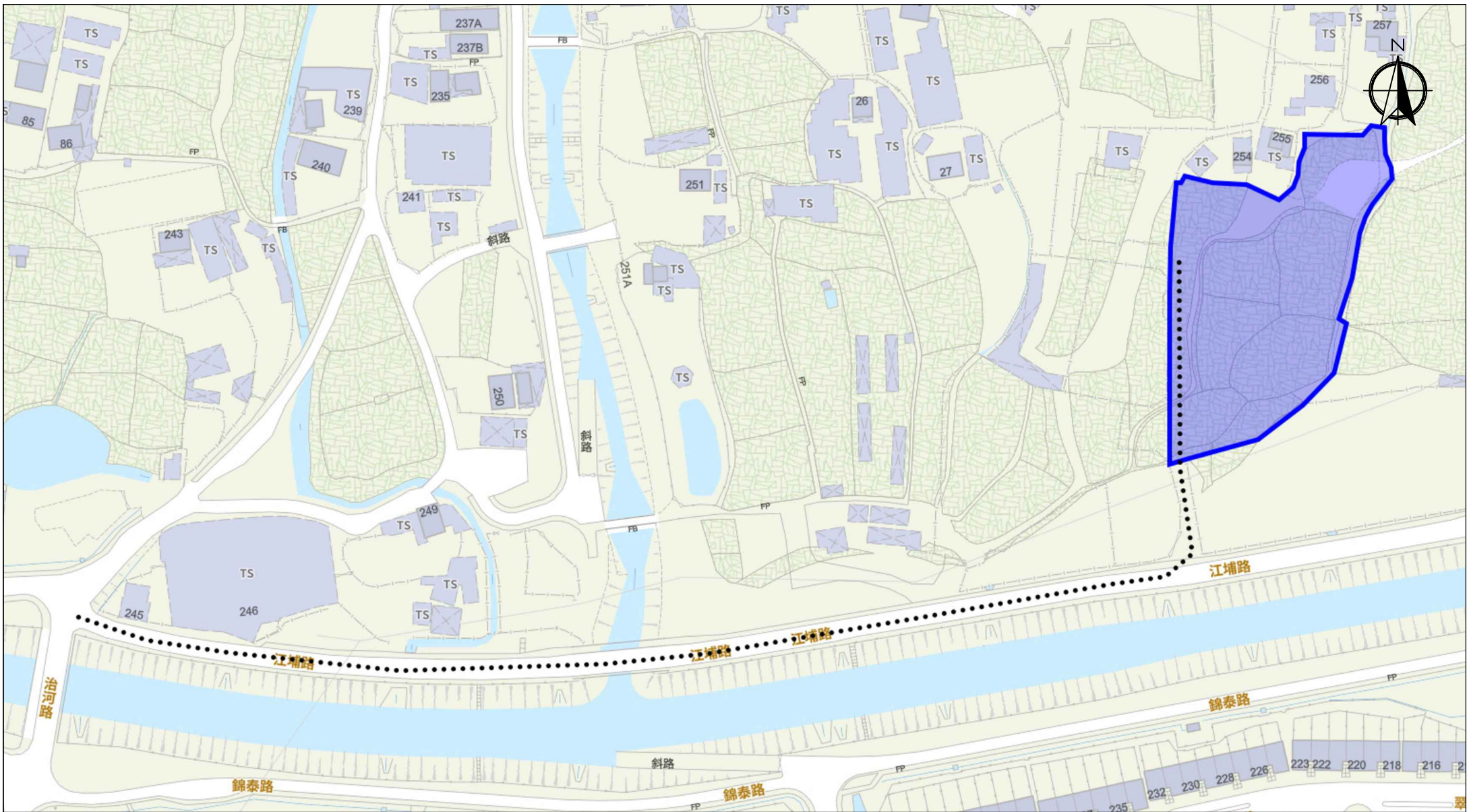
Area of Ancillary Open Storage: About 474 m² (About 10% of Site Area)

Ingress / egress:
About 7m

Scale: 1:750 @A4



Appendix 2 Proposed Layout Plan	Location: D.D. 109 Lot 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	擬議臨時貨倉（危險品倉庫除外） 連附屬設施和相關填土工程 （為期3年） Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Legend:  Ingress / egress  Proposed Structures  Private Car Parking Space  LGV L/UL Space  Ancillary OS Area	Drawing No.: 2
				For Identification Only Date: 12/05/2026



Scale: Undefined @A4

Captured from map.gov.hk on 28th July 2025

Appendix 3

Existing Vehicular Access

Location: D.D. 109 Lot 1354 (Part), 1356 (Part), 1373 (Part)
1374 (Part) and 1375 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

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

Width of Kong Po Road: 6m (About)

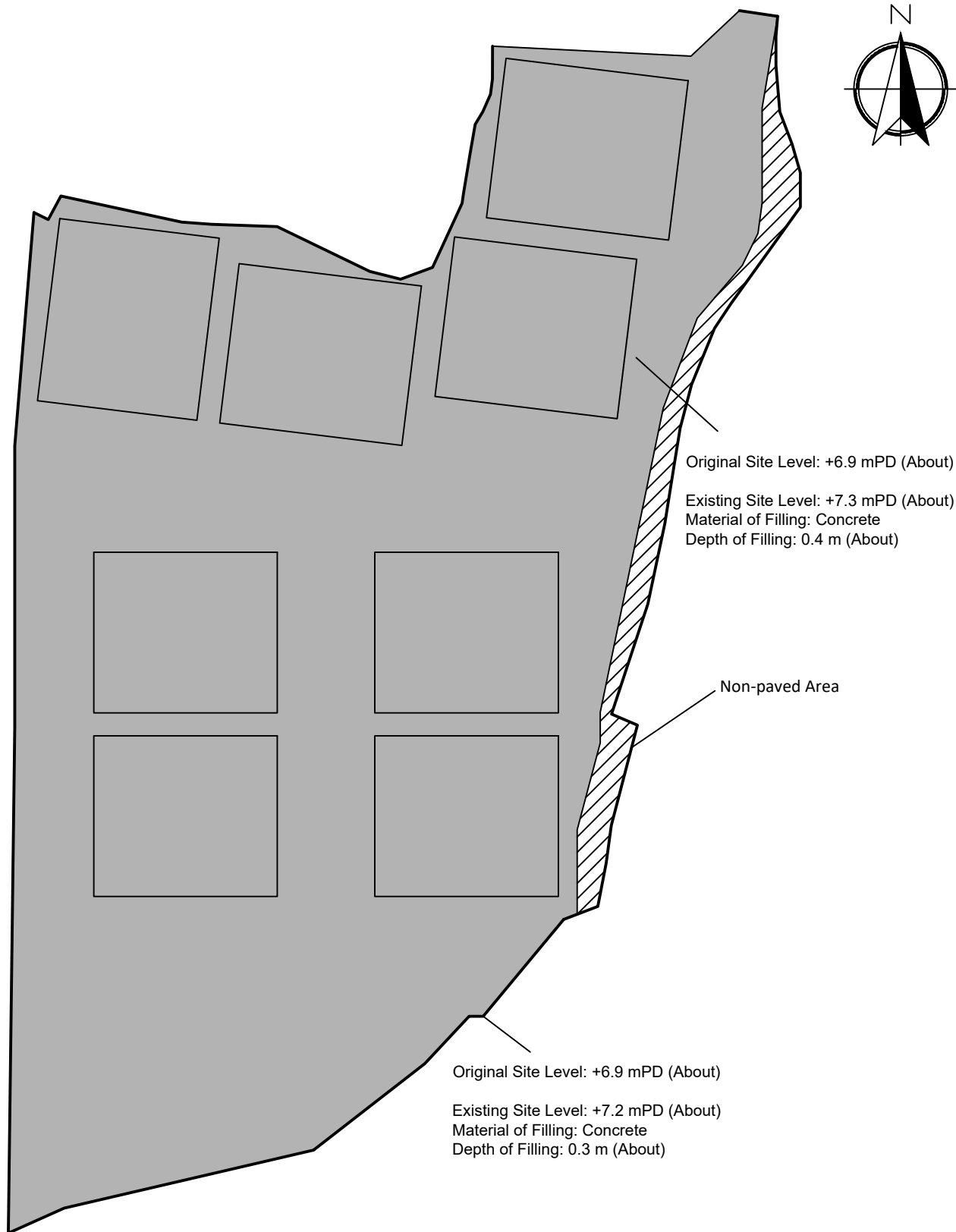
Map Legend:

- Road Path
- Site Boundary

Drawing No.:
3-01

For Identification Only

Date: 14/05/2026



Legend:

- Regularization Area (Filled with Concrete)
- Non-Paved Area

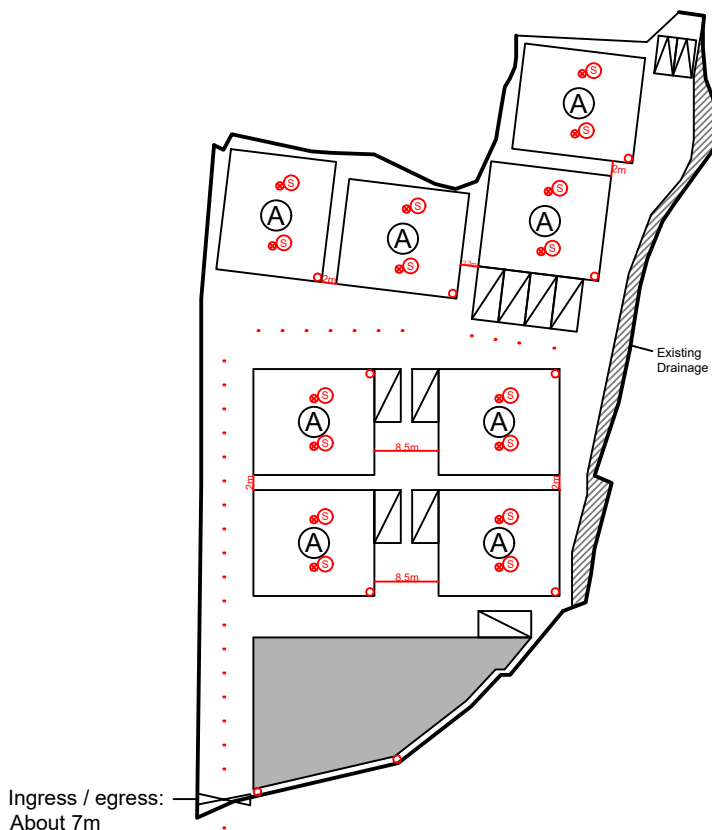
Paved Ratio

Non-Paved Area: 157.9 m² (About 3.3%)
Paved Area: 4,577.1 m² (About 96.7%)

<u>Appendix 4</u>		<u>Filling of Land Area</u>		<u>SCALE</u>	
Location:	DD 109 Lot 1354 (Part) DD 109 Lot 1356 (Part) DD 109 Lot 1373 (Part) DD 109 Lot 1374 (Part) DD 109 Lot 1375 (Part)	擬議臨時貨倉（危險品倉庫除外）連附屬設施和相關填土工程（為期3年） Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years		1:500	Drawing No.: 4-01
OZP:	S/YL-KTN/11			@A4	
District:	Kam Tin North			For Identification Only	
Zoning:	Agriculture				
Date:	12 May 2026				

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Warehouse (excluding D.G.G) with Ancillary Office	About 16m x 14m = 224 m ²	8m	8
	Total	About 1,792 m ²		
	Ancillary Open Storage Area	About 474 m ²		
	Private Car Parking Space	5m x 2.5m		2
	LGV L/UL Space	7m x 3.5m		9

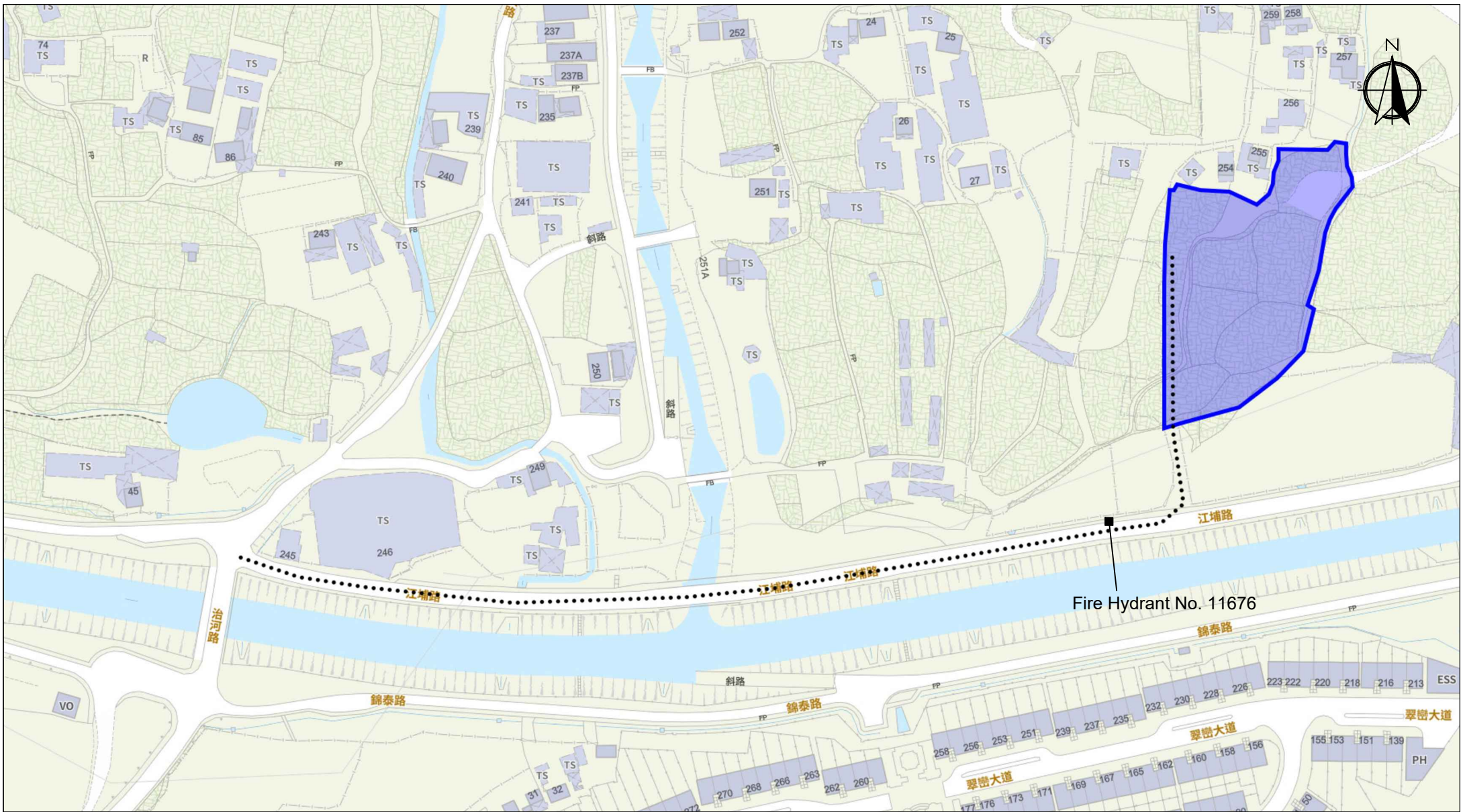


1. All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
2. For Emergency Vehicular Access, Please see Appendix 7.1
3. All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.
4. THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE [SEP 2021].
5. WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (10 in Total)
- Ⓢ Stand-alone Fire Detector (Smoke Detector) (In accordance with the Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (16 in Total)
- Emergency Vehicular Access
- Ⓐ Warehouse (Excluding D.G.G.) with Ancillary Office
- ▨ Private Car Parking Space
- ▩ Ancillary Open Storage Area
- ▭ LGV L/UL Space

Location: DD 109 Lot 1354 (Part) DD 109 Lot 1356 (Part) DD 109 Lot 1373 (Part) DD 109 Lot 1374 (Part) DD 109 Lot 1375 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 12 May 2026	Appendix 7 Proposed Fire Service Installation Plan 擬議消防設備安裝計劃圖 擬議臨時貨倉（危險品倉庫除外） 連附屬設施和相關填土工程 （為期3年） Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	SCALE 1:1000 @A4	
		For Identification Only	Drawing No.:
			7

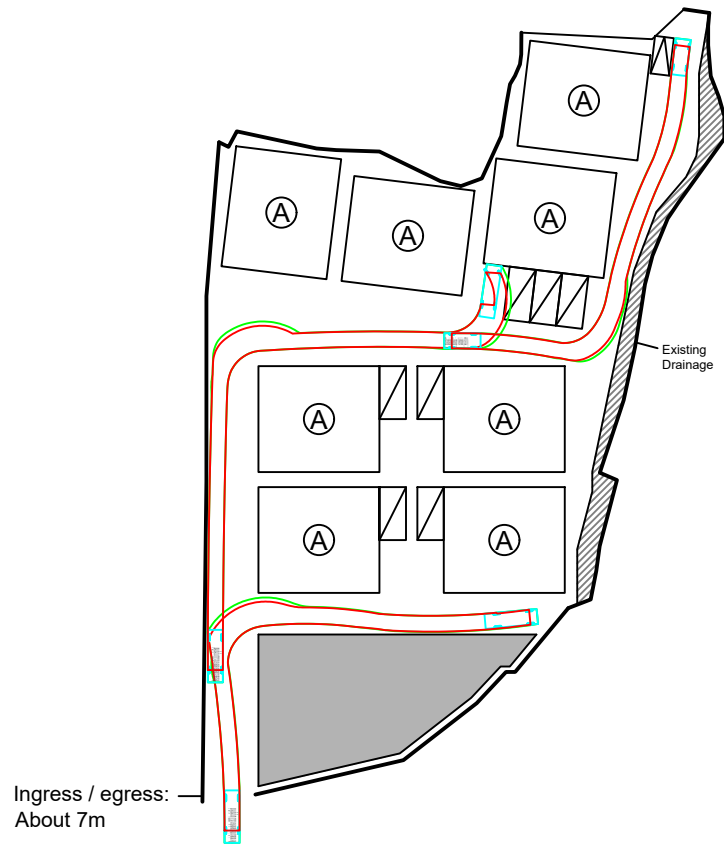


Scale: Undefined @A4

Captured from map.gov.hk on 28th July 2025

Appendix 7.1 Emergency Vehicular Access	Location: D.D. 109 Lot 1354 (Part), 1356 (Part), 1373 (Part) 1374 (Part) and 1375 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Width of Kong Po Road: 6m (About) Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 7.1
				For Identification Only Date: 12/05/2026

Vehicle In



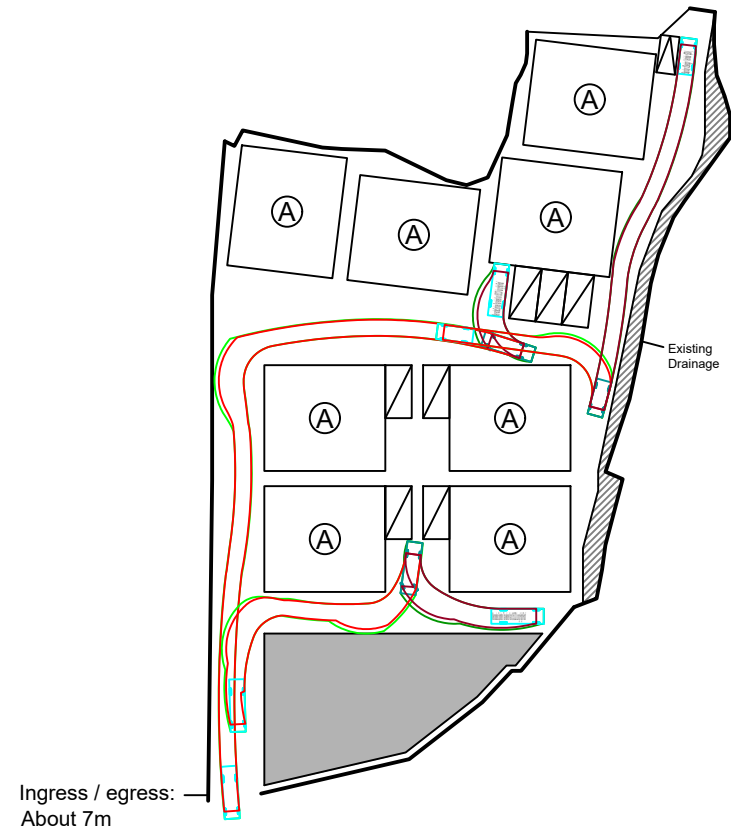
Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 2 m (W) x 7 m (L)

Type of Vehicle : Private Car
Dimension of Vehicle : 2 m (W) x 5 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

Vehicle Out



Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 2 m (W) x 7 m (L)

Type of Vehicle : Private Car
Dimension of Vehicle : 2 m (W) x 5 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking



Appendix 8

Swept Path Analysis

Location: D.D. 109 Lot 1354 (Part), 1356 (Part), 1373 (Part)
1374 (Part) and 1375 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Project:

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

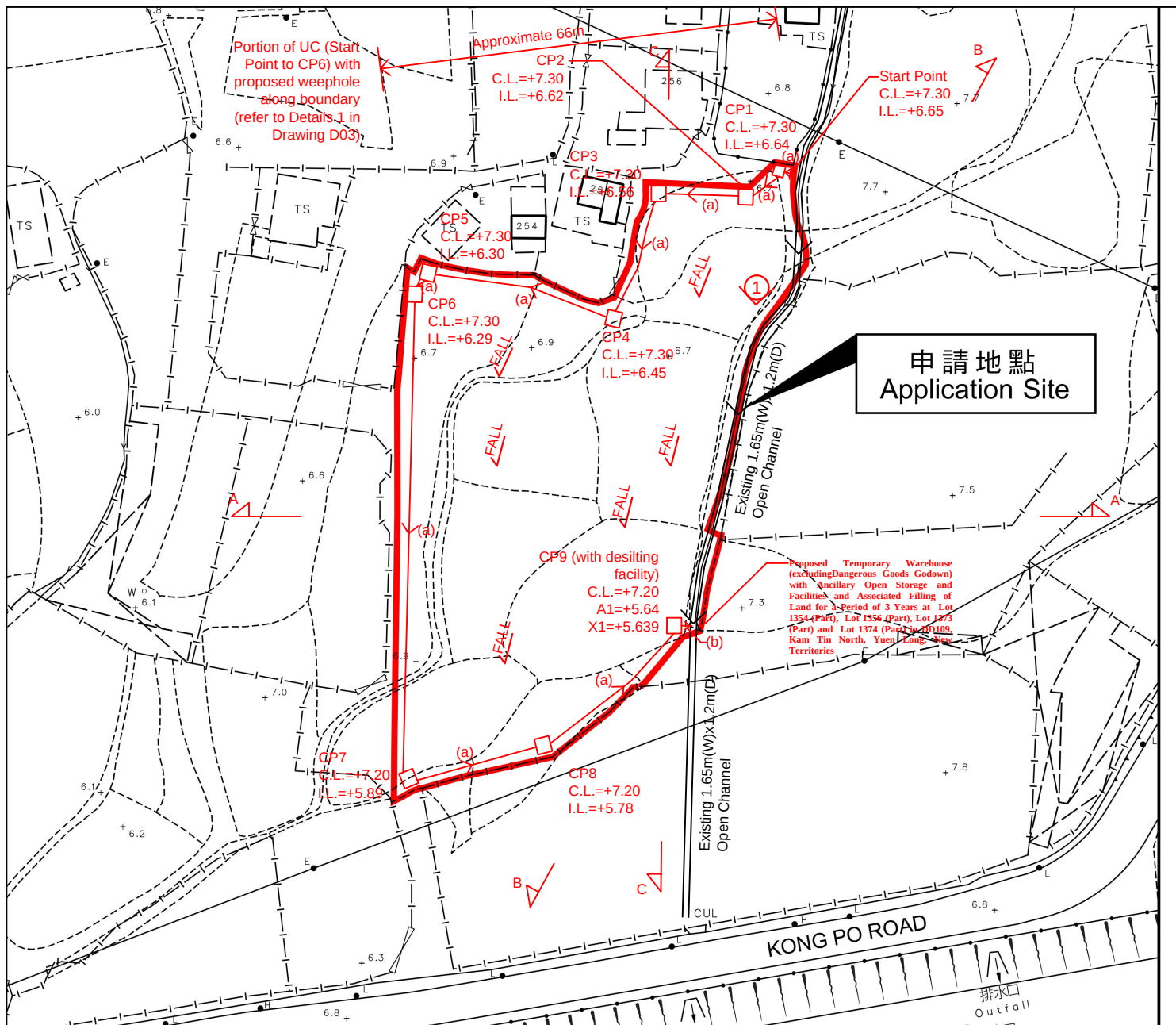
Legend:

- Proposed Structures
- Open Storage (OS) Area
- Scale: 1:1000 @A4

Drawing No.:
8

For Identification Only

Date: 12/05/2026

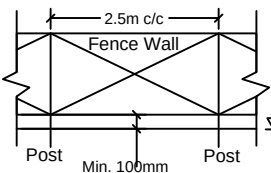


Note:

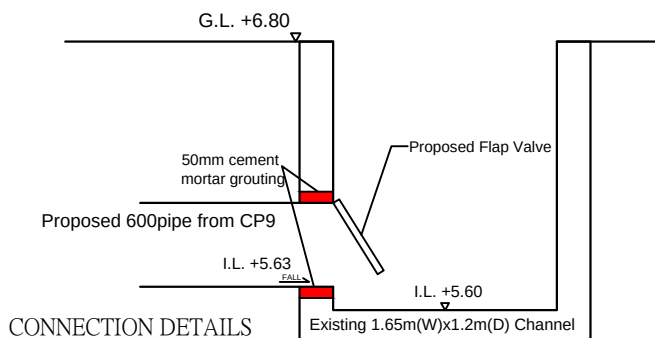
1. Catchpits (CP9) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC shall follow CEDD standard drawing No.2405 and 2409J respectively.
3. Open-bottom type fence wall to be erected.
4. There is no site formation works. Filling works to be carried out to leveling the site.
5. The debris in the existing 1.65m(W)x1.2m(D) open channel shall be removed.

LEGEND

- CP Proposed CatchPit
- (a) Proposed 600UC (1:200) with Cast Iron Cover
- (b) Proposed 600mm dia. concrete pipe (1:100)
- Existing 1.65m(W)x1.2m(D) Open Channel
- 1 Photo Viewport



TYPICAL DETAIL OF
OPEN-BOTTOM TYPE
FENCE WALL



CONNECTION DETAILS

Title:

Drainage Proposal - LAYOUT

D01

Project

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years at Lots 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories

(Application Number: A/YL-KTN/1157)

Drawn by:

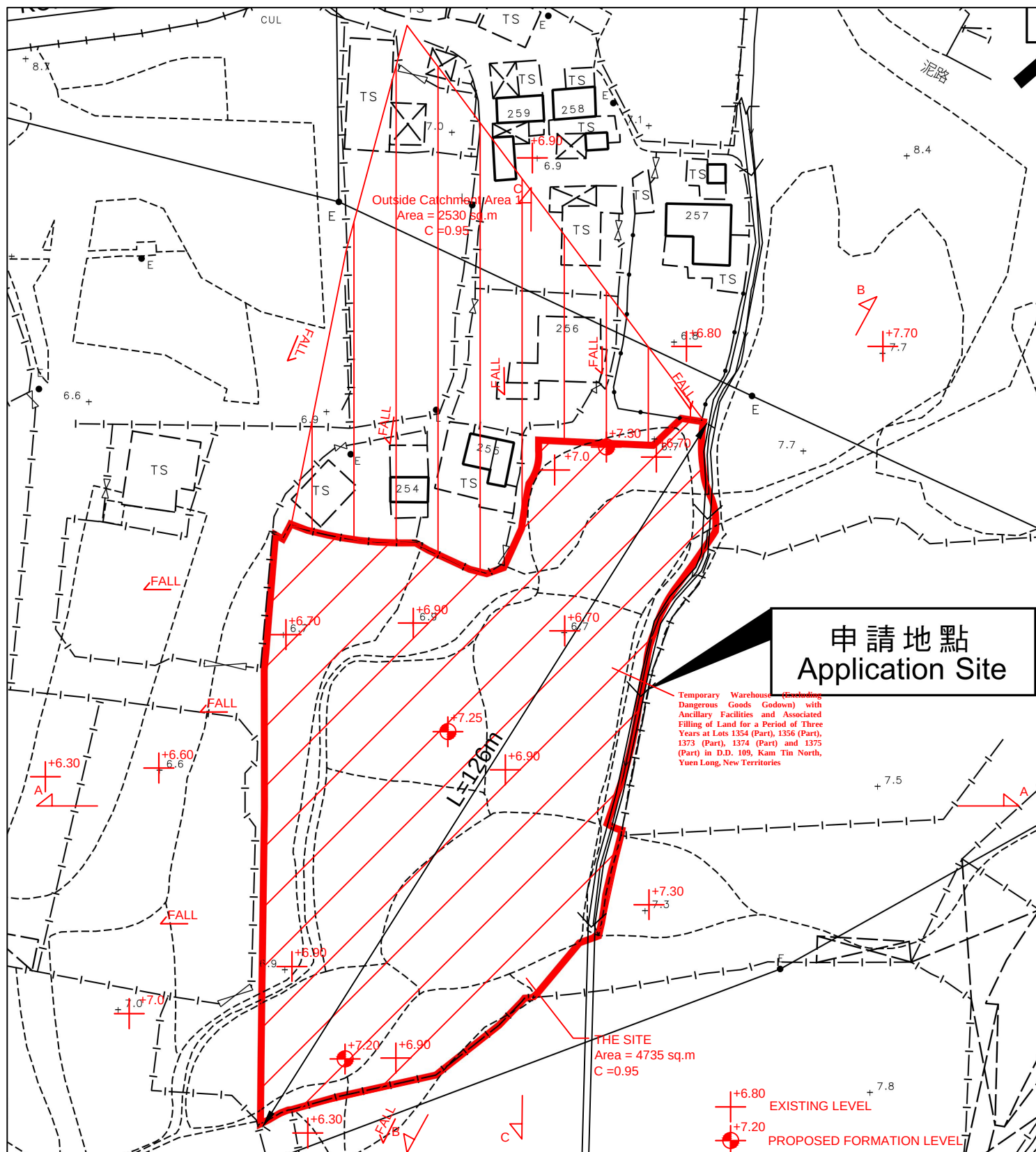
DM

Date:

19-5-2026

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY



Project Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years at Lots 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories (Application Number: A/YL-KTN/1157)	Title:		
	Catchment Area Plan		D02
	Drawn by:	Date:	
	DM	19-5-2026	
正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY			

Proposed Formation level = +7.25

Max 400mm filling works to leveling the site

Proposed Formation level = +7.25

Proposed 600UC

Existing 1.65m(W) x 1.2m(D) Open Channel

+6.60

+6.90

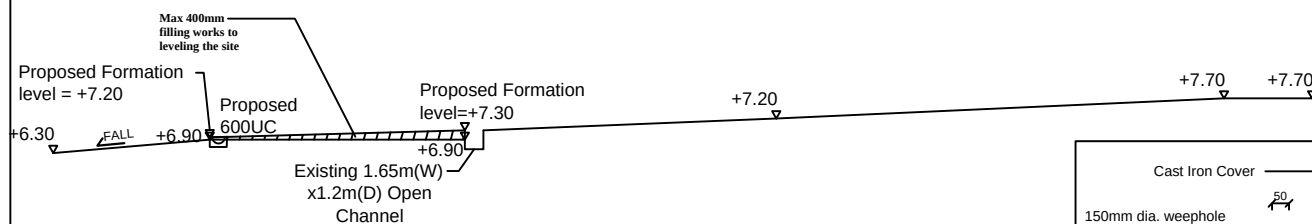
+7.20

+7.70

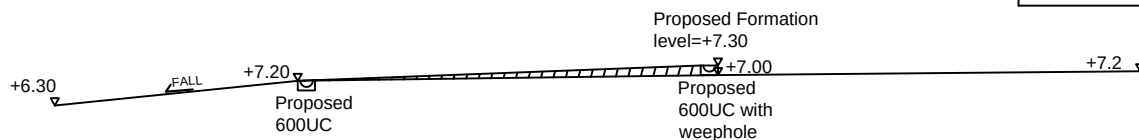
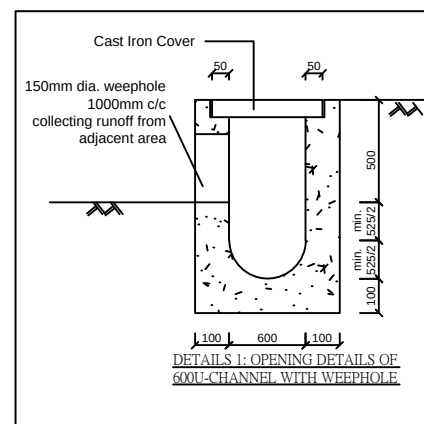
+6.80

+6.90

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years at Lots 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories



Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years at Lots 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories



SECTION C-C

(Application Number: A/YL-KTN/1157)

Title:

SECTIONS

D03

Drawn by:

Date:

21-3-2026

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Photo 1





Final discharge of Ex. 1.65m(W)x1.2D(W)

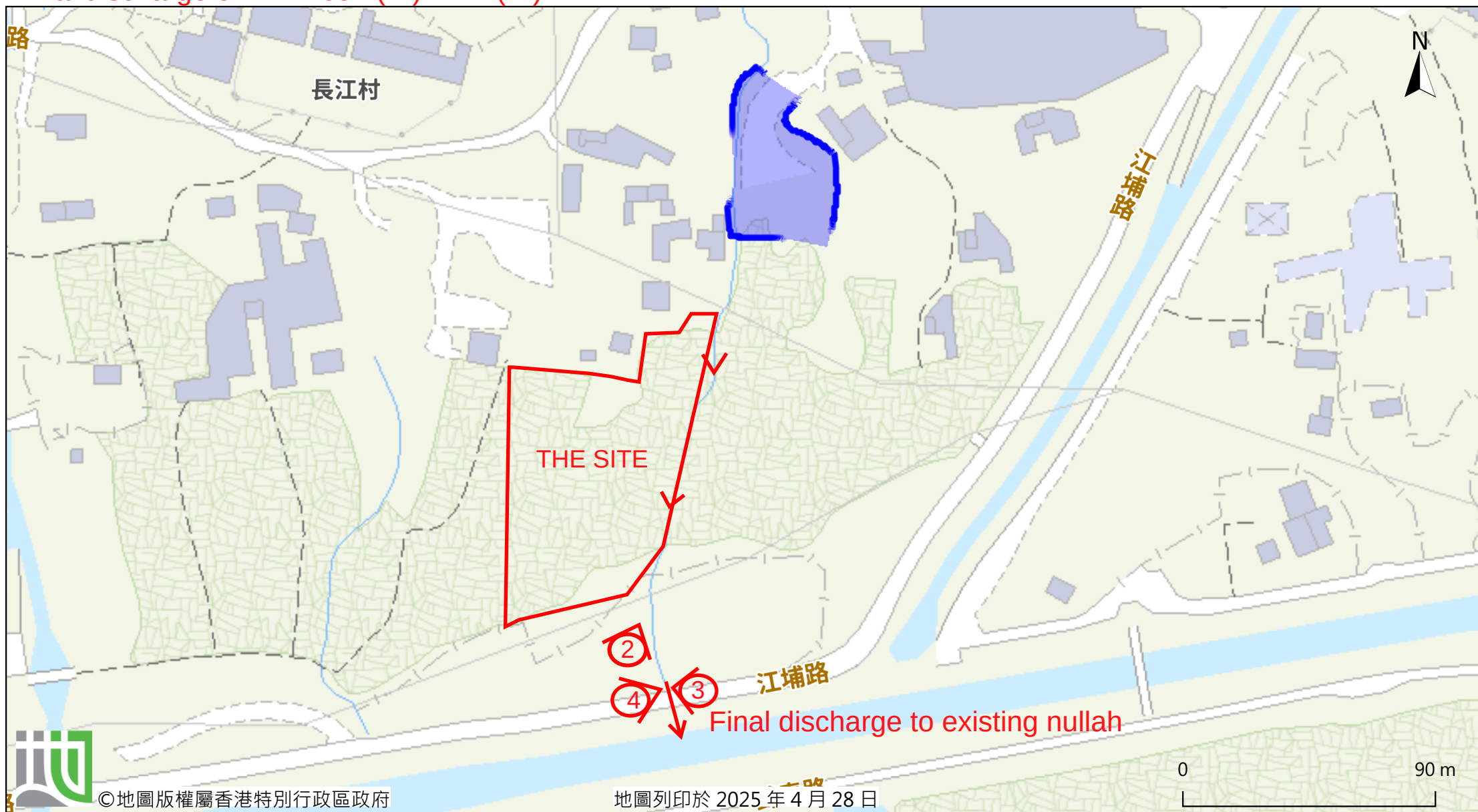


Photo 2



Photo 3



Photo 4



Outside Catchment Area 1, Area = 2530 m² (C= 0.95)
 THE SITE, Area = 4735 m² (C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, Outside Catchment Area 1 + The Site

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

$$\begin{aligned} A &= 2530+4735 \quad \text{m}^2 \\ &= 7265 \\ &= 0.007265 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/ H^{0.2} A^{0.1} \\ &= 0.14465*126/1^{0.2}*7265^{0.1} \\ &= 7.491 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16*505.5/(7.491+3.29)^{0.355} \quad \text{SDM) and (16\% increase due to climate change)} \\ &= 252.1 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*252.1*0.007265/0.9 \quad (0.9 \text{ factor is adopted for sedimentation)} \\ &= 0.5375 \quad \text{m}^3/\text{sec} \\ &= \underline{32247} \quad \text{lit/min} \end{aligned}$$

Provide 600UC (1:200) is OK

For checking proposed weephole, Outside Catchment Area 1

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

$$\begin{aligned} A &= 2530 \quad \text{m}^2 \\ &= 0.00253 \quad \text{km}^2 \end{aligned}$$

$$i = 252.1 \quad \text{mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.95*252.0*0.002442/0.9 \quad (0.9 \text{ factor is adopted for sedimentation)} \\ &= 0.1872 \quad \text{m}^3/\text{sec} \\ &= \underline{11230} \quad \text{lit/min} \end{aligned}$$

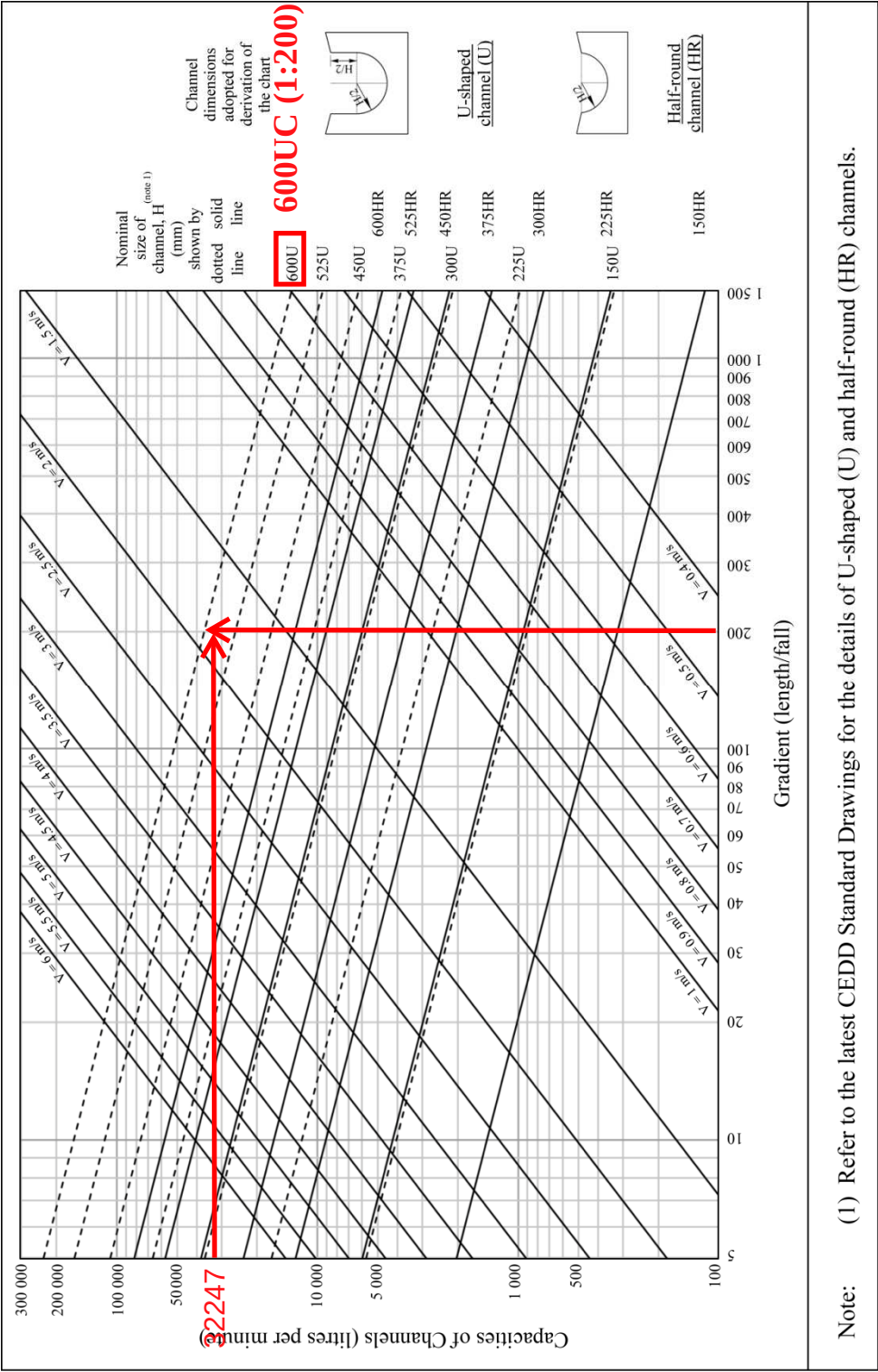
67nos 150mm dia. weephole (1:100) is OK

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
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Flow velocity (v), 1.5<v<2m/s

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



Check 600mm 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	=	0.6	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	

Therefore, design V of pipe capacity = 2.8059 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.635	m ³ /s	
= 38081	lit/min	
> 32247	lit/min	Ok

Check 150mm dia. weep hole 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	=	0.15	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	

Therefore, design V of pipe capacity = 1.1729 m/s

Q= 0.8VA (0.8 factor for sedimentation)

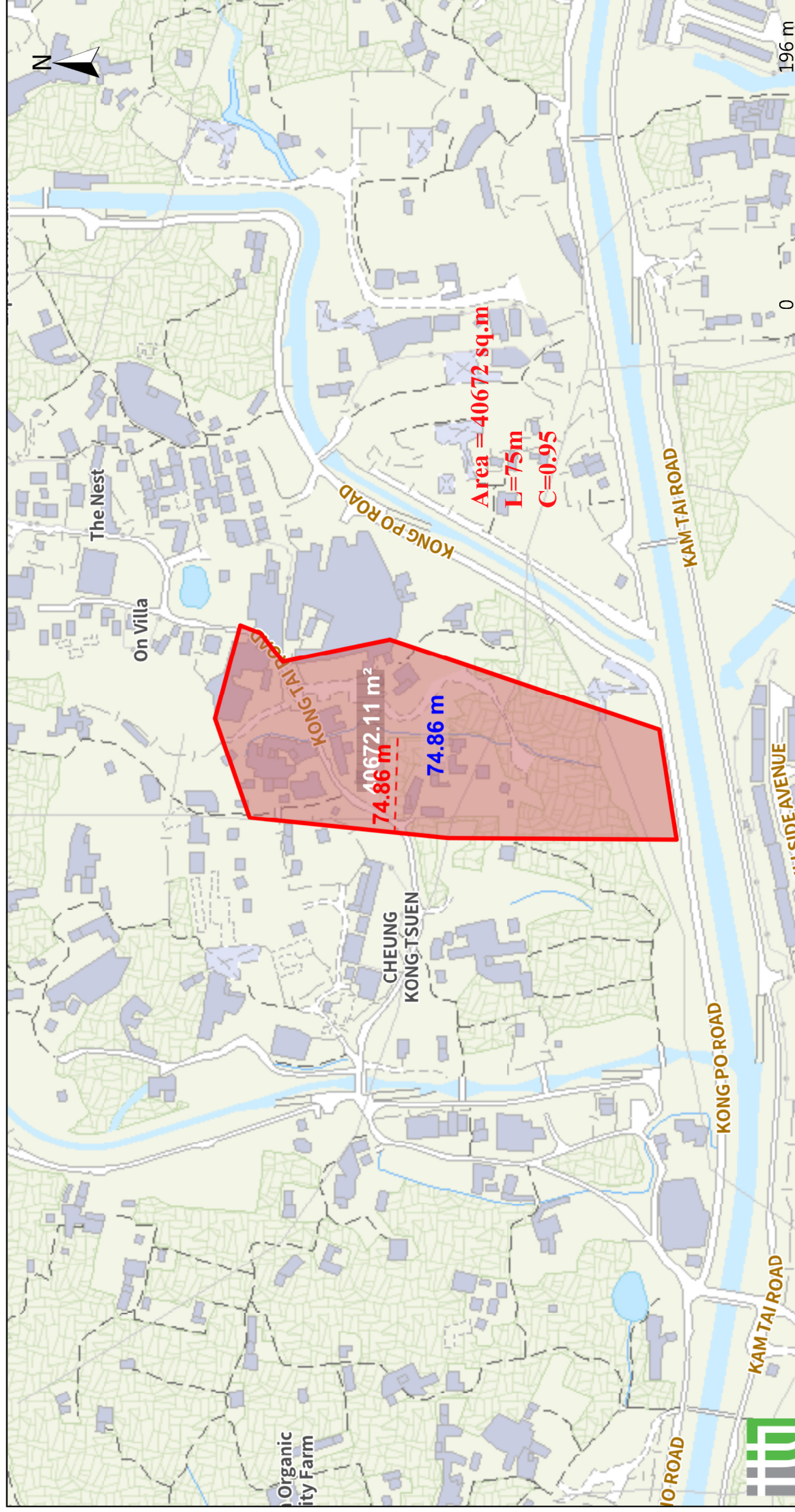
= 0.017 m³/s

= 995 lit/min

total 66m length, 1m c/c, 67 nos of weep holes, Total Q= 67x995= 66658 lit/min

> 11230 lit/min Ok

Catchment Area Plan for Existing 1.65m(W)x1.2m(D) Open Channel



Map Printed On 29th Nov 2025

$$\text{Catchment Area} = 40672 \text{ m}^2 \quad (C = 0.95)$$

Calculation of Design Runoff

For checking the existing 1.65m(W)x1.2m(D) Open Channel

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

$$\begin{aligned} A &= 40672 \text{ m}^2 \\ &= 40672 \\ &= 0.040672 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 75 / 1^{0.2} * 40672^{0.1} \\ &= 3.754 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t + b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)} \\ &= 1.16 * 505.5 / (3.754 + 3.29)^{0.355} \\ &= 293.2 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 293.2 * 0.040672 / 0.9 \\ &= 3.4997 \text{ m}^3/\text{sec} \\ &= \underline{209983} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Existing 1.65m(W)x1.2m(D) Open Channel

$$\text{Manning Equation} \quad V = R^{2/3} * S_f^{0.5} / n$$

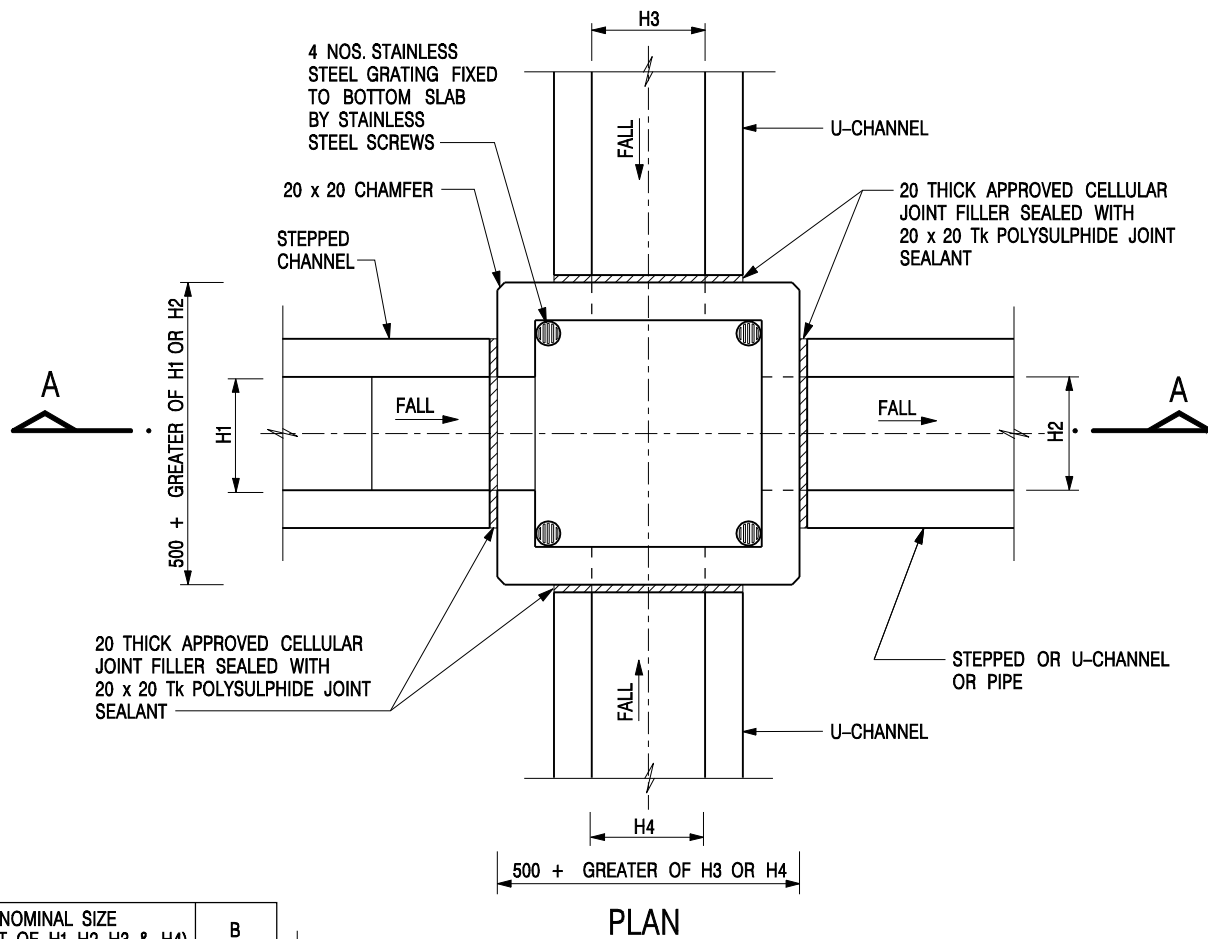
$$\begin{aligned} \text{where } R &= WD / (W + 2D) && W = 1.65 \text{ m} \\ &= 0.4304 \text{ m} && D = 0.9 \text{ m} \quad (300\text{mm freeboard considered}) \\ &&& \text{Area} = WD = 1.485 \text{ m}^2 \end{aligned}$$

$$n = 0.016 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$S_f = 0.005$$

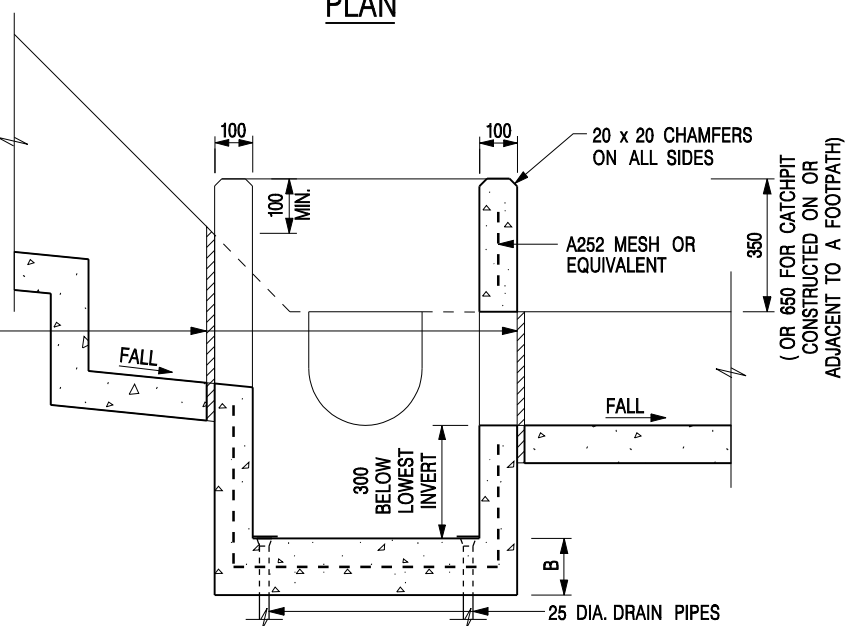
$$\begin{aligned} \text{Therefore, } V &= 0.4304^{2/3} * 0.005^{0.5} / 0.016 \\ &= 2.52 \text{ m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\text{max}}) &= V * A \\ &= 3.74 \text{ m}^3/\text{sec} \\ &= 224482 \text{ lit/min} \\ &> 209983 \text{ lit/min} \quad \text{OK} \end{aligned}$$



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



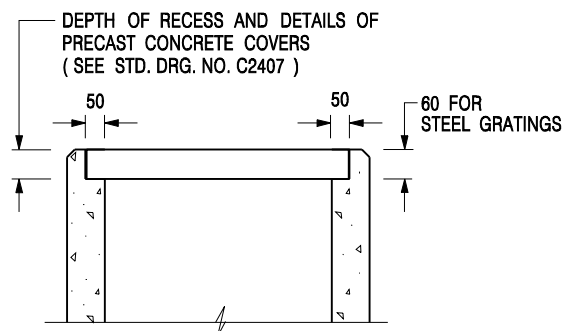
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /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)**



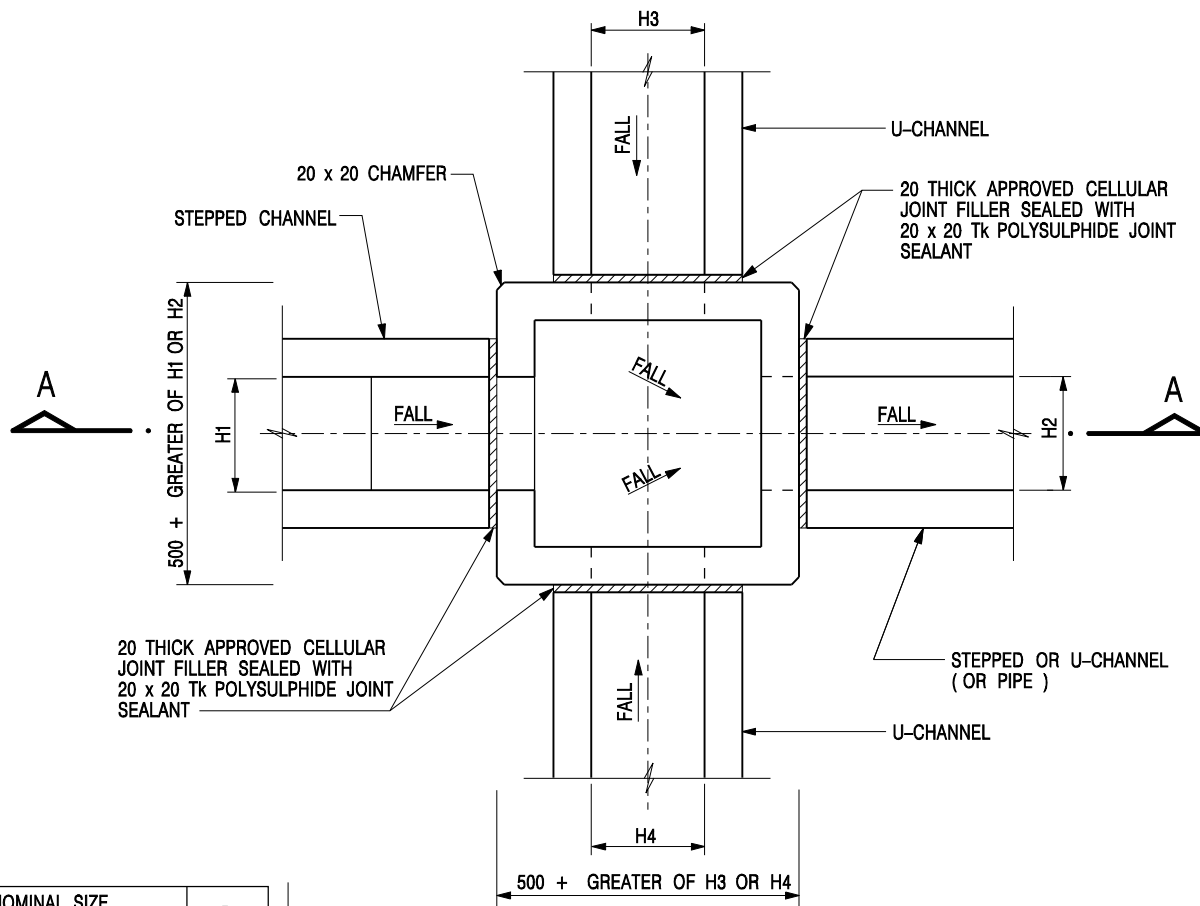
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

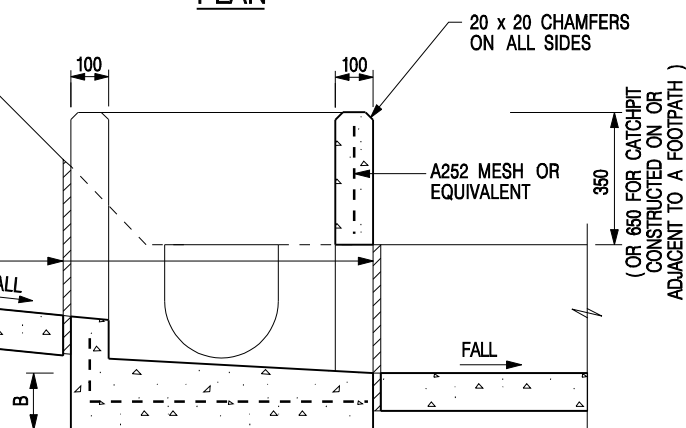
DRAWING NO.

C2406 /2A

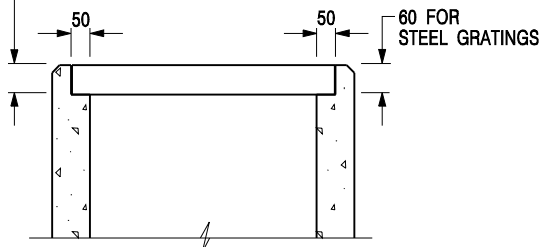


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)



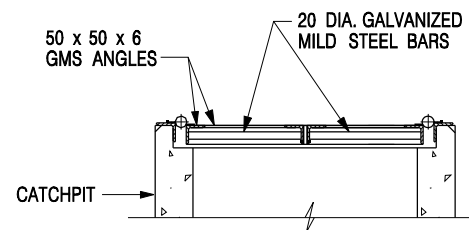
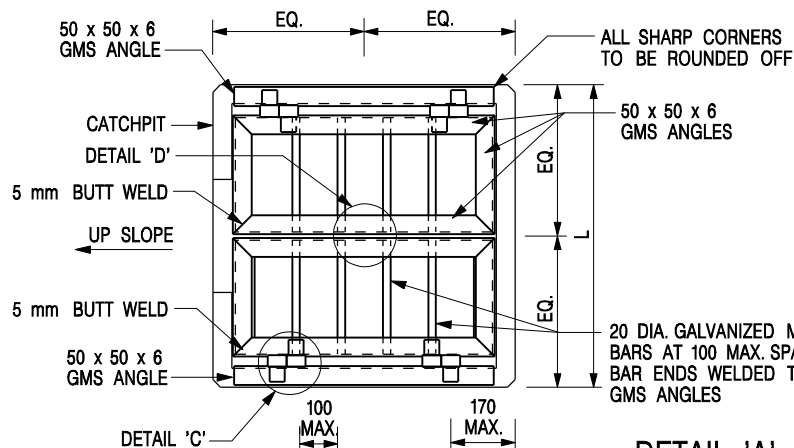
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			

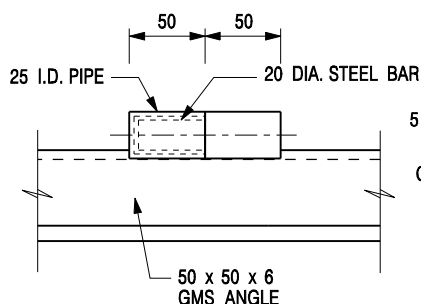


SECTIONAL ELEVATION

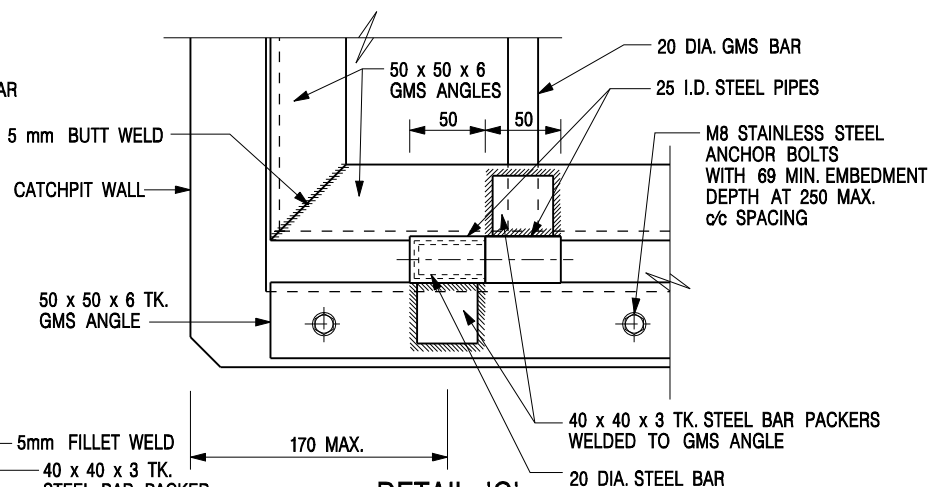
DETAIL 'A'

(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm)

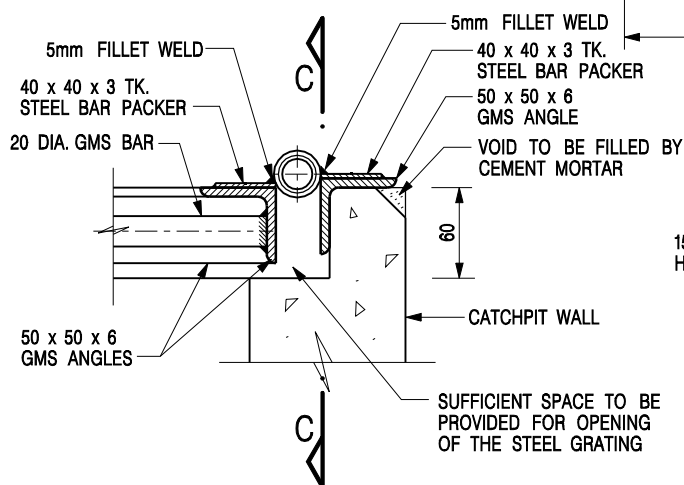
SCALE 1 : 20



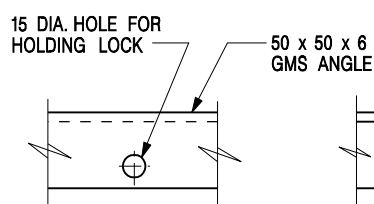
SECTION C - C



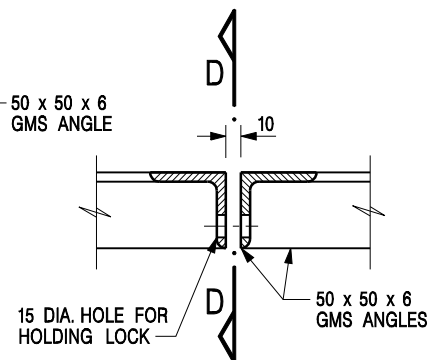
DETAIL 'C'
(DETAILS OF HINGE)
SCALE 1 : 5



SECTIONAL ELEVATION
(DETAIL 'C')



SECTION D - D



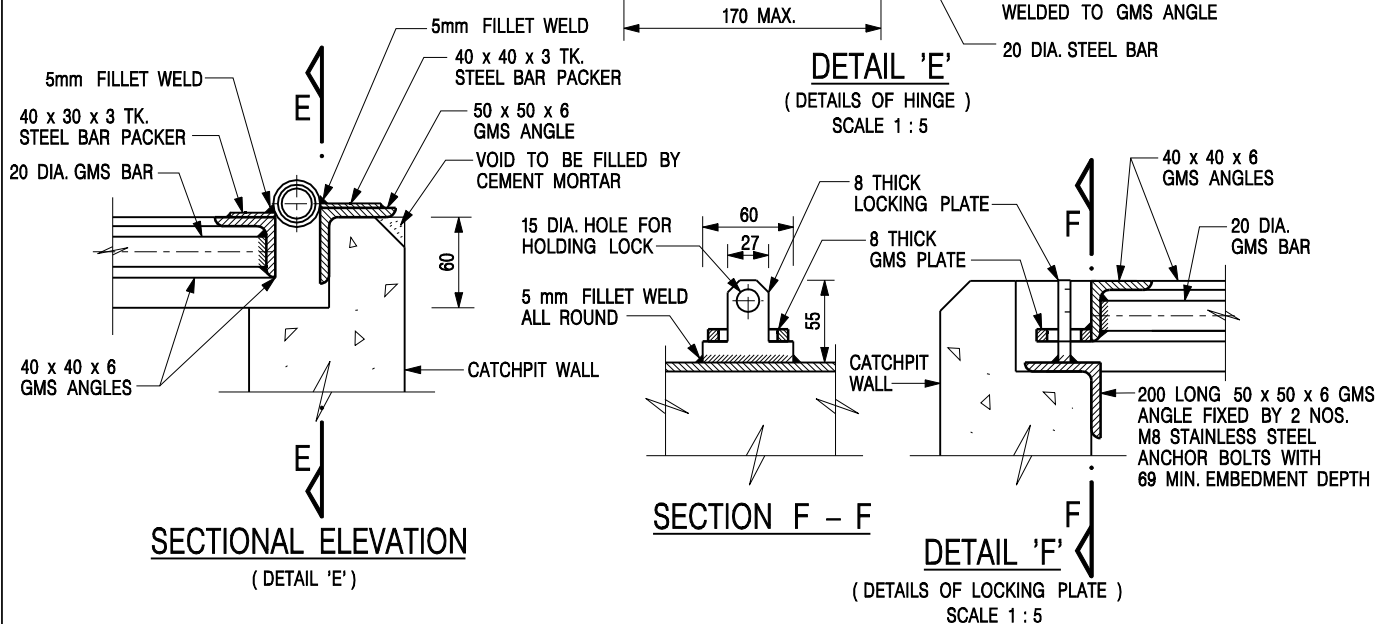
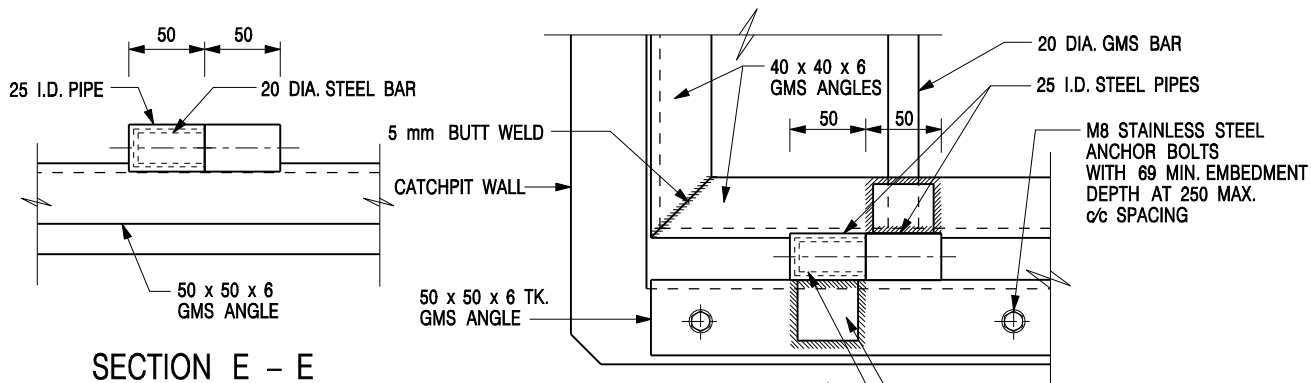
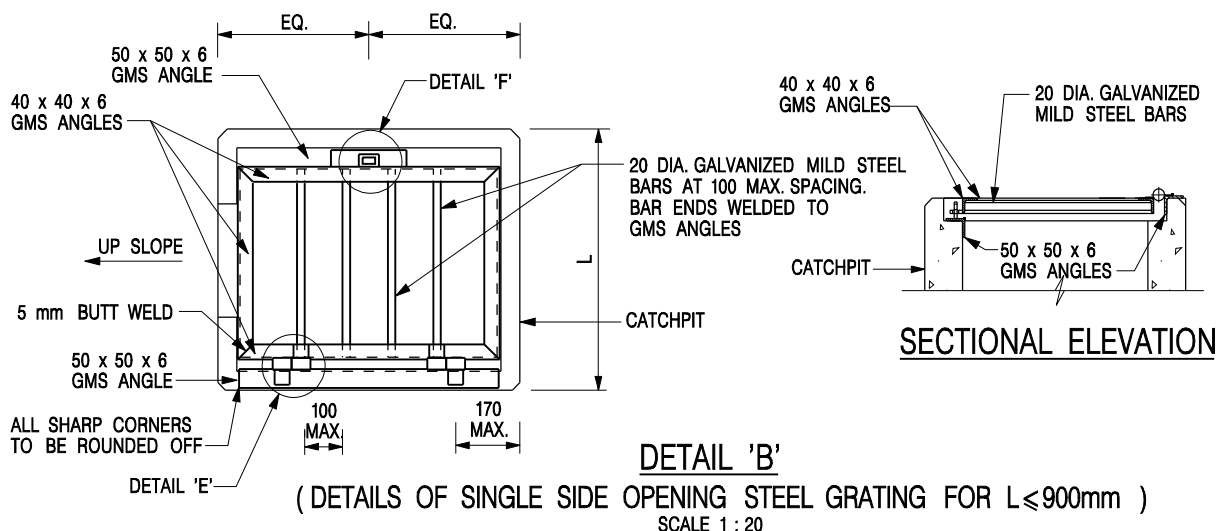
DETAIL 'D'
(DETAILS OF HOLE FOR LOCK)
SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 2 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE AS SHOWN DATE JAN 1991	
		DRAWING NO. C2405 /2	

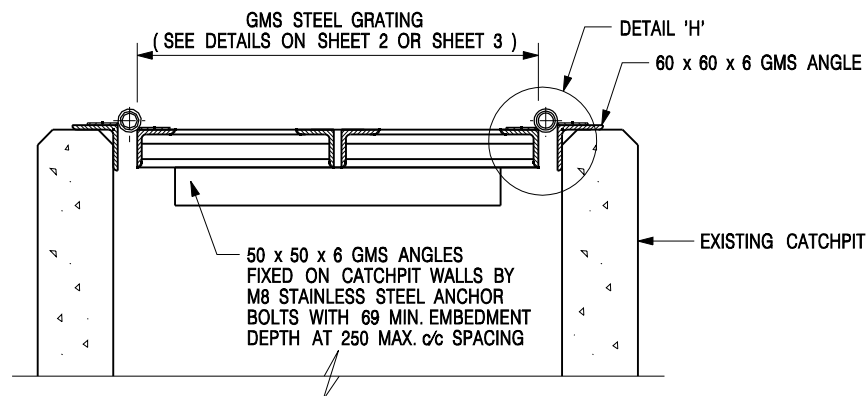


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

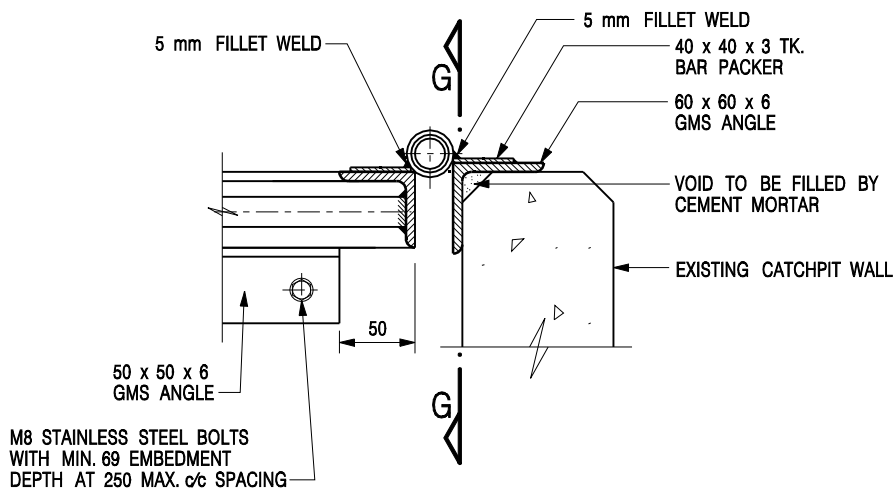
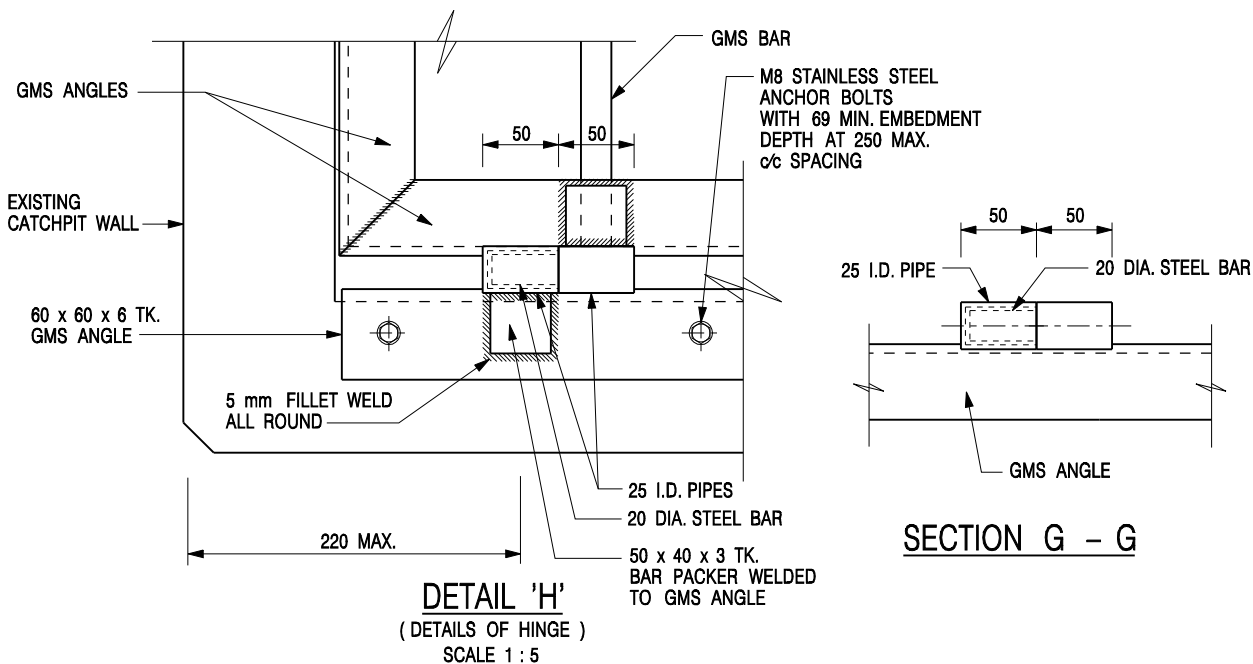
STANDARD CATCHPIT DETAILS
(SHEET 3 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE AS SHOWN DATE JAN 1991	
		DRAWING NO. C2405 /3	



DETAIL 'G' - DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

SCALE 1 : 10



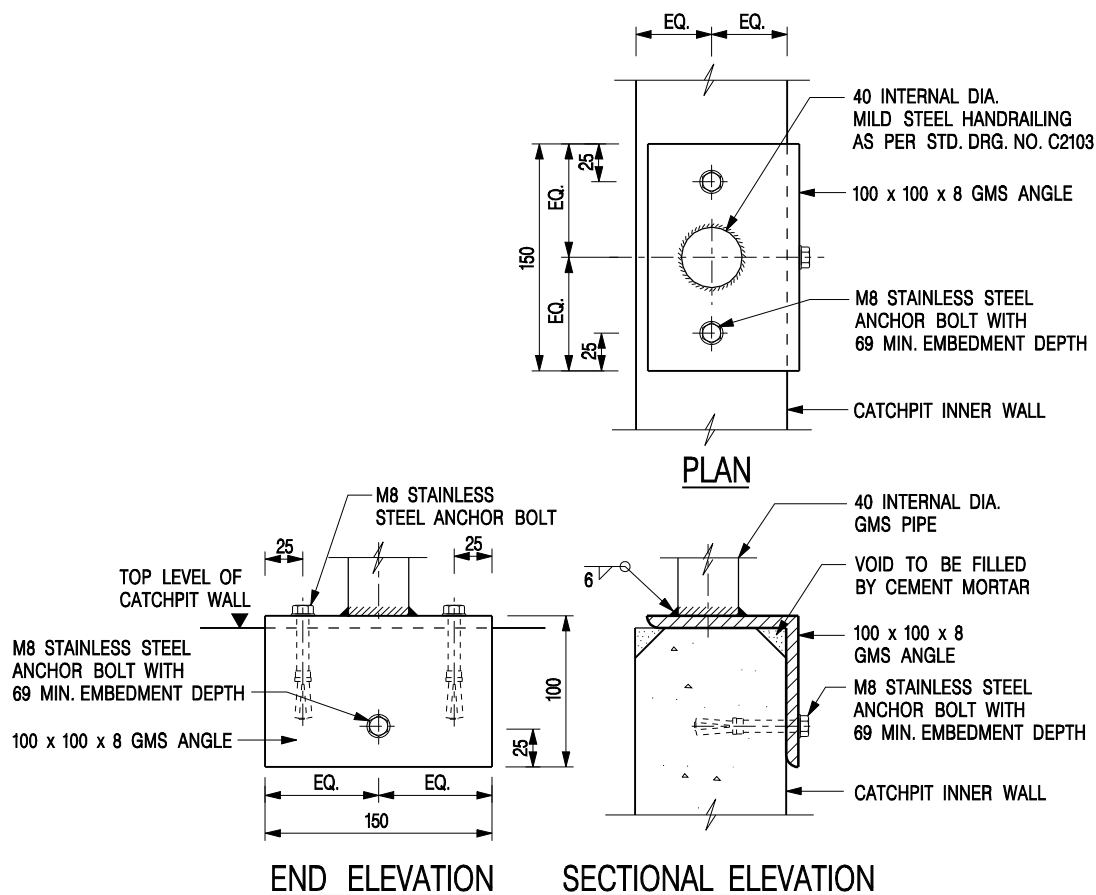
SECTIONAL ELEVATION (DETAIL 'H')

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 4 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /4	
DATE JAN 1991			



DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

SCALE 1 : 5

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE SHALL BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- CONCRETE TO BE COLOURED AS SPECIFIED.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 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.
- 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 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
- ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
- UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
- ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
- ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

STANDARD CATCHPIT DETAILS
(SHEET 5 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /5	
DATE JAN 1991			

寄件者: Tang Lok San
寄件日期: 2026年06月12日星期五 17:24
收件者: tpbpd/PLAND
副本:

主旨: s.16 Planning Application No. A/YL-KTN/1244
附件: AYL-KTN 1244 20260612.pdf

類別:

To whom may concern,

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

Yours sincerely,
Mr. Tang

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,943 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1,792 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	8
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,792 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1,792 .....sq.m ☒ 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) Please refer to Proposed Layout Plan.	
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	2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	9
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)	.....

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	4,735 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

A/YL-KTN/1244 申請詳細

現場會存放車輛（包括私家車及輕型貨車）、小型機械及水電工程所包含的工程材料，例如排水管、水喉及電箱、挖掘機、升降台等。物料大小及長度不一，最長約 4.5 米。

申請範圍內的附屬露天存放空間是用作輔助貨倉的營運，該範圍主要放置不被天氣影響及經常使用的物料，方便提取貨物。本申請除了指定的露天存放空間外，其他空間不會用作露天存放。本申請只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。

在申請範圍的邊界已使用金屬實心的物料，例如鋅鐵將申請範圍圍起，圍邊高度約 2.5 米高。

附帶條例方面，由於申請地點仍未完成興建構築物，希望能透過新規劃申請繼續向地政總署申請短期豁免書，以准許興建構築物及完成相關附帶條例。

本申請與 A/YL-KTN/1091 的營運沒有關連，兩個申請將會獨立營運。

由於申請地點的東面為現有渠道，不會在該範圍進行填土及平整。

出入本申請地點主要使用江埔路，該道路為一條雙線雙程的道路，並備有避車處。

江埔路的設計容量為每小時可容納 800 輛車輛使用。

預計本申請地點的車流為以下：

時段	車輛數目（入）	車輛數目（出）
00:00-01:00	0	0
01:00-02:00	0	0
02:00-03:00	0	0
03:00-04:00	0	0
04:00-05:00	0	0
05:00-06:00	0	0
06:00-07:00	0	0
07:00-08:00	0	0
08:00-09:00	0-2	0-2
09:00-10:00	0-10	0-10
10:00-11:00	0-10	0-10
11:00-12:00	0-10	0-10
12:00-13:00	0-10	0-10
13:00-14:00	0-10	0-10
14:00-15:00	0-10	0-10
15:00-16:00	0-10	0-10
16:00-17:00	0-10	0-10
17:00-18:00	0-10	0-10
18:00-19:00	0-10	0-10
19:00-20:00	0-2	0-2
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-00:00	0	0
總和	104	104

本申請會提供 9 個輕型貨車上落貨位置及 2 個私家車停車位。

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

申請地點內有一個直徑約 12 米及一個直徑約 8 米的圓形空間進行調遣動作，有足夠空間進行調遣的動作，請參考 Appendix 2。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1244 的查詢

收悉 貴署對 A/YL-KTN/1244 申請的意見，現以書面回覆。

保護水道是在本規劃申請的重點。申請範圍雖然包括該渠道，但相關位置不會進行任何填土及平整的工程，亦會沿用該渠道進行去水及引水的用途，不會影響其運作。申請範圍已完成所有平整及填土工程，在本規劃申請期內不會進行相關工程，並保留現況。申請人亦會定期進行清理及保養，確保渠道暢通。申請人亦已提供渠道建議書，請參考文件尾端。以下為渠道的相片：



希望此附加文件能釋除 貴署的查詢，並支持本申請。