

2026年 6月 2 日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-KTN/1250

2026-06-22

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

2601444 12/6 By Hand

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	A/YL-KTN/1250
	Date Received 收到日期	2026-06-22

- 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)

PROMISE LUCK LIMITED 達一有限公司

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)

WAI SIU YIU 韋小堯

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)	錦田北丈量約份第109約地段第1198號A分段餘段 (部份)
(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1980.....sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積15.....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)	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	錦田北分區計劃大綱核准圖編號S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V 鄉村式發展
(f) Current use(s) 現時用途	臨時存放 (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。															
<table border="1"> <tr> <th colspan="3">Details of consent of “current land owner(s)”[#] obtained 取得「現行土地擁有人」[#]同意的詳情</th> </tr> <tr> <th>No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目</th> <th>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</th> <th>Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	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)									
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(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 11/06/2026 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 02/06/2026 (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	擬議臨時商店(租賃金屬棚架)連附屬臨時辦公室(為期3年) (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	 1965sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 15sq.m ☒ 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	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 15sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 15sq.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) 構築物1. 辦公室(面積約15平方不高於5米)一層高	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	 3
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 3
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	
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)	 1 (吊雞車)

Proposed operating hours 擬議營運時間 星期一至星期六，9:00 至 18:00, 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)) 江大路 ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)					
No 否							
(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／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 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 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）。

申請擬議臨時商店(租賃金屬棚架)連附屬臨時辦公室(為期3年)的理由:

1. 申請地點涉及一個先前的規劃申請: A/YL-KTN/1057, 由於之前因為早前申請人未能如期履行規劃許可附帶的規劃條件, 已撤銷申請。
2. 申請地點用作金屬棚架示範性質的小量搭建, 現場需要以陳列形式暫時存放金屬棚架及搭建物料, 金屬棚架是用作演示給租用/購置客戶。現場呈存放全新金屬棚架及附件, 服務對象是業界客戶, 私營工程公司及政府工程顧問, 以現場實物形式予客戶實際演示結構方式及洽商租賃事宜。
3. 現場以靜態儲存金屬棚架及附件為日常操作, 並沒有大量的物料運輸進入或搬出。申請地點以陳列形式存放連附屬辦公室, 存放區用作存放金屬棚架物料, 附屬辦公室用作辦公和接待客戶用途, 不涉及拆解、維修、清洗、噴漆等可能造成污染之工序。
4. 擬議設置陳列存放區, 總面積約1980平方米, 附屬辦公室建築物高度不超過5米。
5. 申請人在場地內的西面設置一個面積約為 100平方米 的緩衝區, 在緩衝區內不會存放任何物料或停放車輛, 場地內工作不會對鄰近地點存在交通倒塞影響。
6. 申請地點辦公時間為星期一至星期六, 上午九時至下午六時, 星期日及公眾假期休息。
7. 現場預計設有私家車車位3個(2.5米x5米), 輕型貨車車位3個(3.5米x7米), 重型車上落貨車位一個。
8. 此申請的背景純屬過渡性質, 旨在將現有物料臨時安置至申請地點上, 並將嚴格遵守所有環境、安全及土地使用規定, 定期清理場內地方等緩解措施, 以減低對周邊環境及社區的影響, 希望城市規劃委員會重新考慮, 批准為期三年的規劃許可。土地占用人承諾在三年內積極尋找及遷往永久性策略地點(例如青衣合適的工業/倉儲用地)。

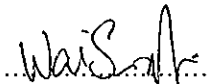
8. Declaration 聲明

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


WAI SIU YIU 韋小堯

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

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

Date 日期

26/05/2026 (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	錦田北丈量約份第109約地段第1198號A分段餘段(部份)
Site area 地盤面積	1980 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號S/YL-KTN/11
Zoning 地帶	鄉村式發展
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	擬議臨時商店(租賃金屬棚架)連附屬臨時辦公室(為期3年)

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	15 ☒ About 約 ☐ Not more than 不多於	0.01 ☒ About 約 ☐ 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	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	5 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	1 % ☒ 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		6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 3 3
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1 (吊雞車)

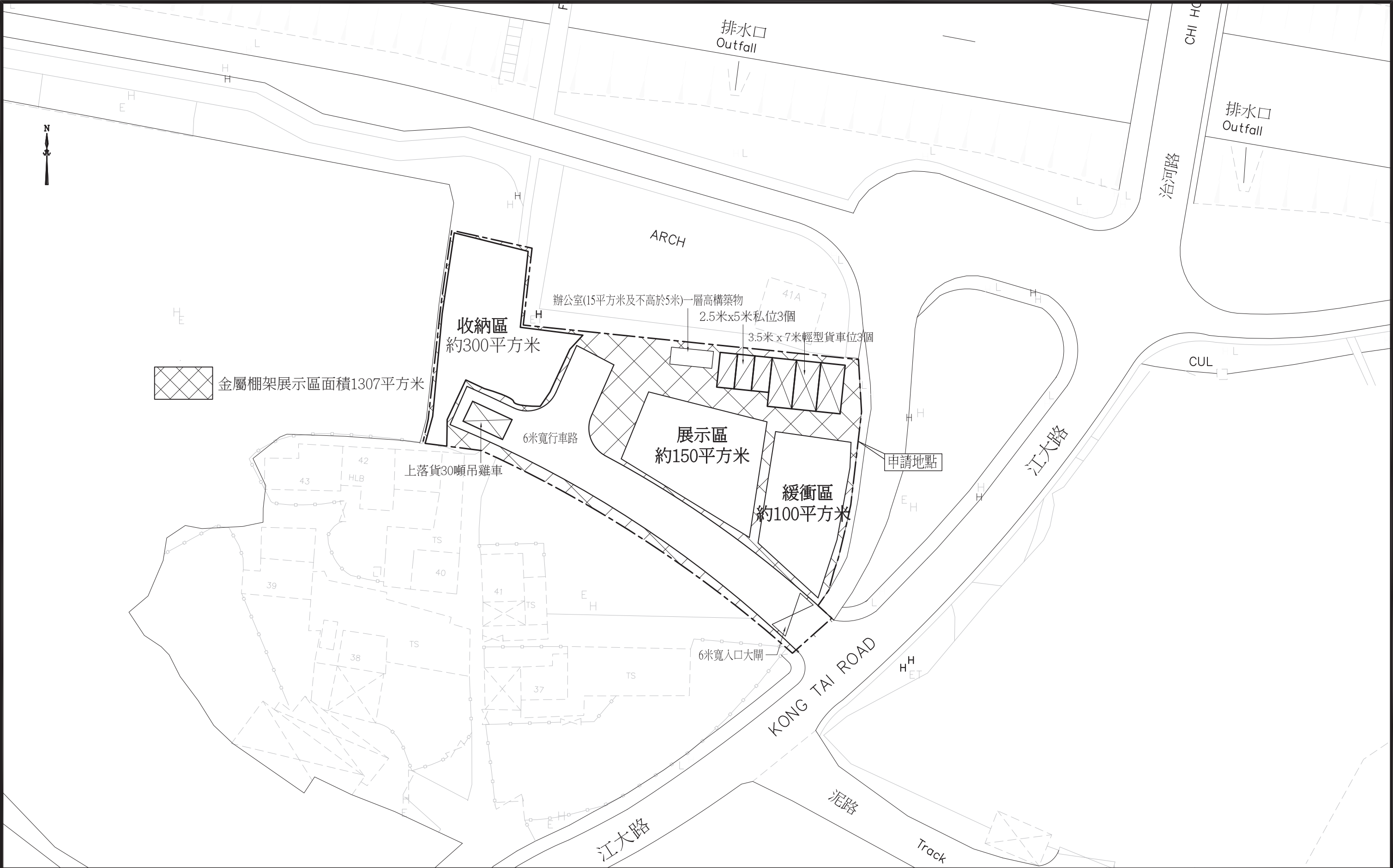
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 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）	☒	☐
排水建議圖 / 申請位置圖		
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。

規劃申請位置圖





 利安設計工程有限公司 LEON Design Engineering Limited	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT Temporary Shop (Metal Scaffolding) and Ancillary Office for Period 3 Years at Lots 1198ARP (Part) in DD109, Kam Tin North, Yuen Long, N.T.	TITLE 用途分佈圖	DRAWN BY EN	CHECKED BY PT	DATE May 2026
				SCALE 1 : 500	JOB NO. LD / -	
				CAD / FILE LD-L1198ARP-APP01	DWG NO. LD/L1198ARP/APP01	

Stormwater Drainage Design

For

Temporary Shop (Metal Scaffolding) and Ancillary Office
at Lot 1198ARP (Part) in DD109, Kam Tin North, Yuen Long, N.T.

Report No.: **LD/L1198ARP/DS01**
Date: **24/5/2026**

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 50 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow
i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

where t_e = time of entry (min) ,
A = area of catchment (m^2) ,
H = average fall (m per 100m) from the summit of catchment to the point of design,
L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where t_f = time of flow (min) ,
w = measured water flow length in channel (m) ,
v = assumed water flow velocity (m/s)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for paved [ground surface](#).

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

$$Q = KiA/60$$

where Q = maximum runoff (litres/min) ,
K = runoff coefficient (K = 1.0) ,
i = design mean intensity of rainfall (mm/hr) ,
A = area of catchment (m^2) .

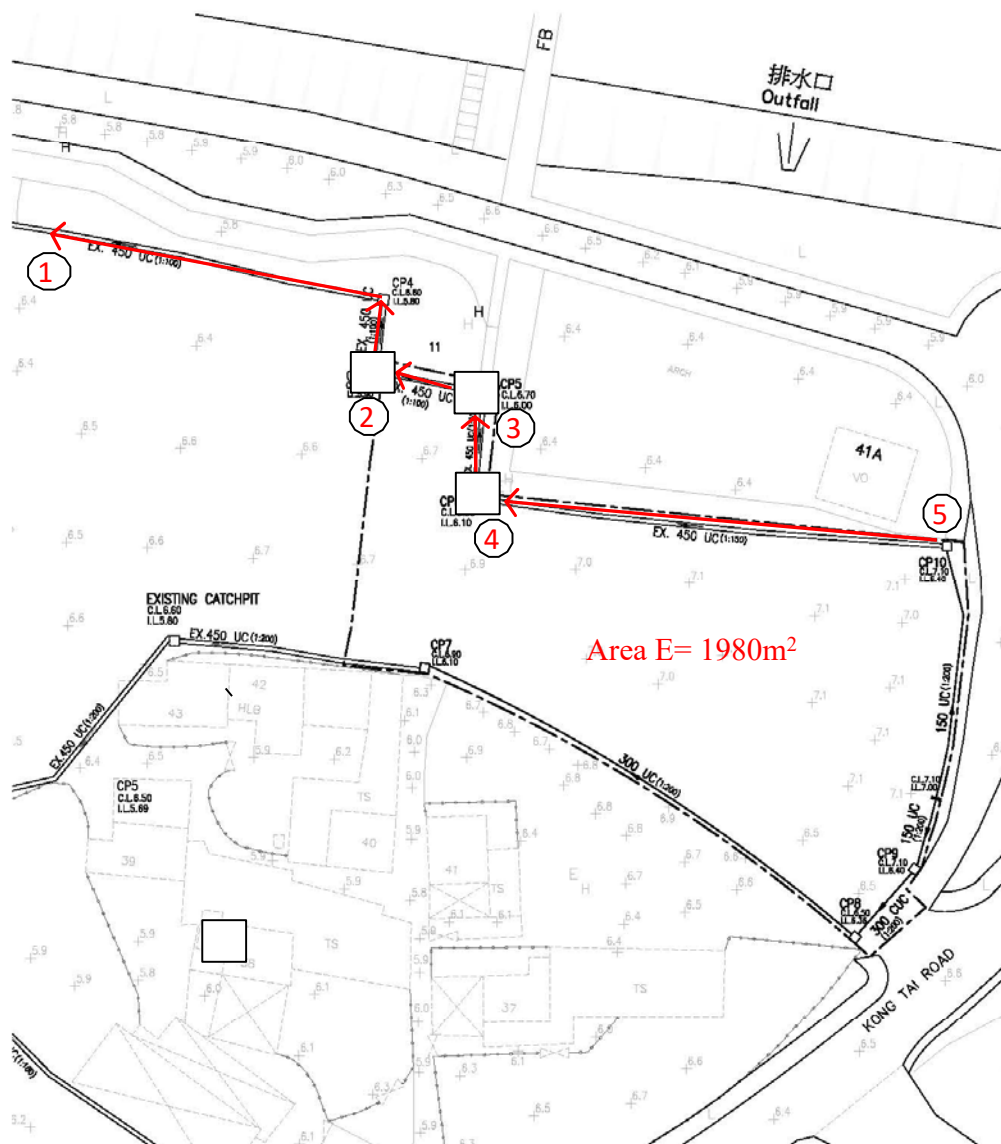
Eqn. 8.2
Geotechnical
Manual for Slopes

Geotechnical
Manual for
Slopes (p. 96)

Eqn. 8.7
Geotechnical
Manual for Slopes

2. Catchment Area

The catchment area for the design of surface channels is shown below :



3. Checking requirement width by rainwater through between 2 and 5

a. Catchment Area E to Existing Drainage (450 UC)

$$\text{Area E} = 1198 \text{ m}^2$$

$$L = 73 \text{ m}$$

$$\delta h = 6.7 - 6.3 = 0.4 \text{ m}$$

$$H = 0.4 * 100 / 73 = 0.55 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 73 / (0.55^{0.2} \times 1198^{0.1}) = 5.858 \text{ min}$$

$$\text{For } t_f, w = 68 \text{ m}, v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 68 / (3 \times 60) = 0.378 \text{ min}$$

$$t_1 = 5.858 + 0.378 = 6.236 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.2 \text{ min}$$

$$i_{50} = 290 \text{ mm/hr}$$

$$K = 1$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 290 \times 1198 / 60 = 5790 \text{ litres/min}$$

$$\text{Drop of channel} = 6.400 - 5.900 = 0.50 \text{ m}$$

$$\text{Gradient} = 0.5 / 68 = 1 \text{ in } 136$$

$$\text{Existing channel size} = 450 \text{ UC}$$

$$\text{Capacity} = 21000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, existing 450mm UC is adequate for catchment Area of E.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

**GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design**

Issue No.: 1

Revision: -

Date: 21.3.2011

Page: 3 of 4

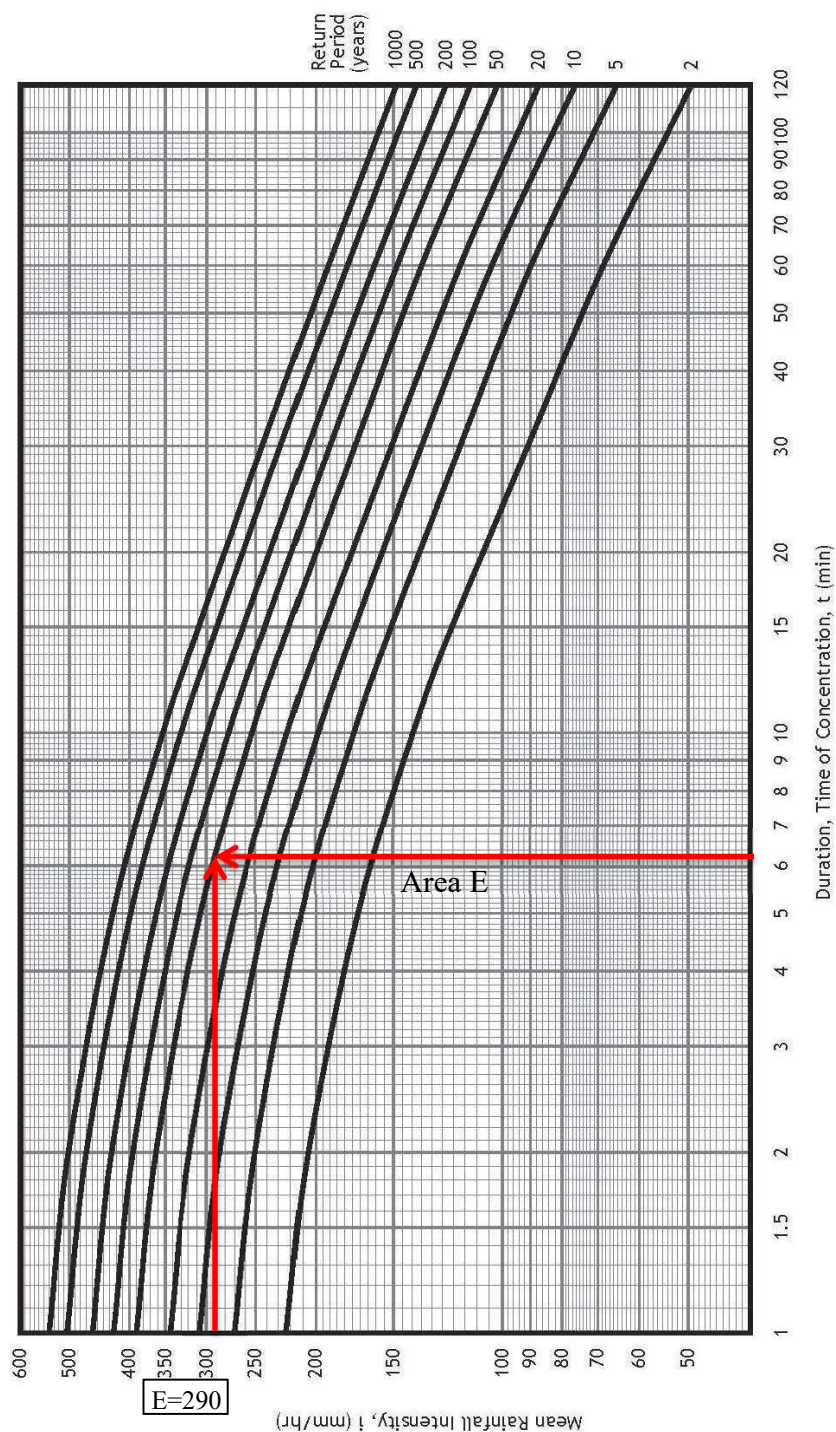


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

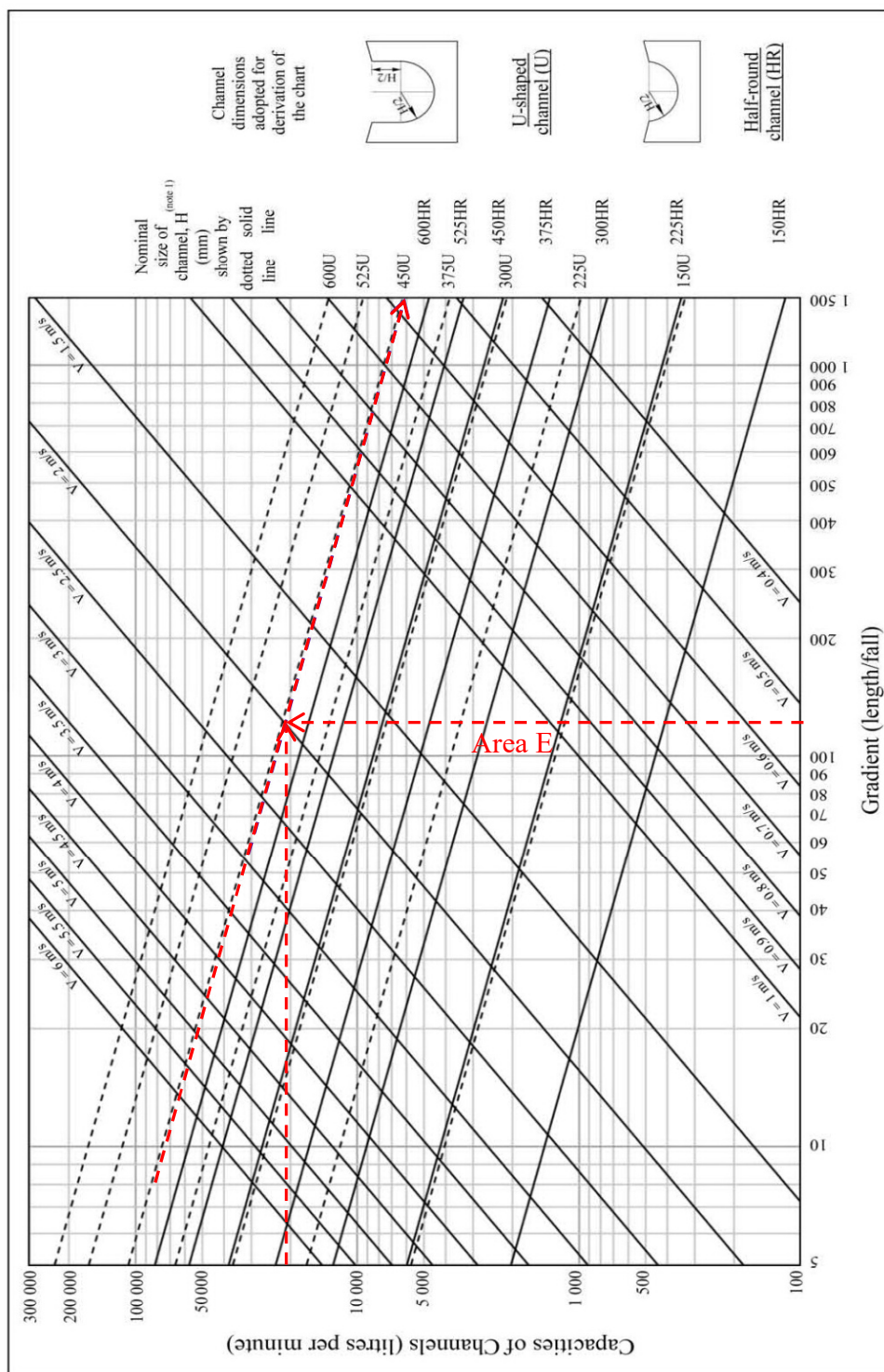
**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

GEO Technical Guidance Note No. 43 (TGN 43)

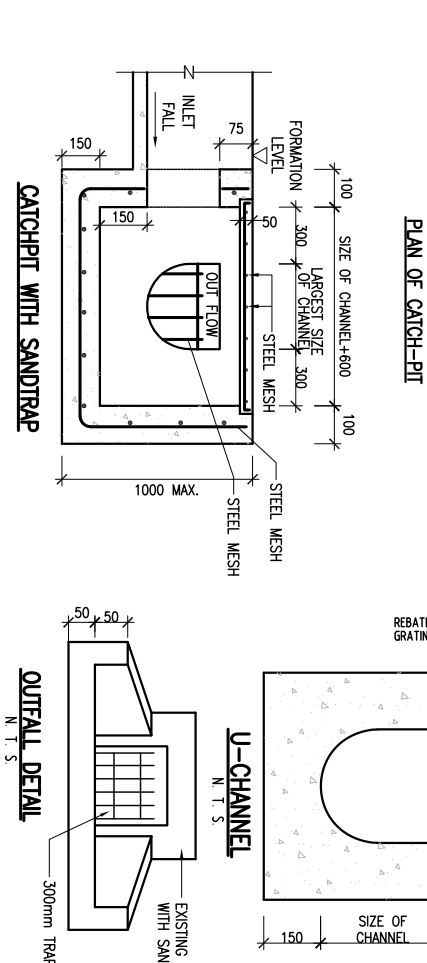
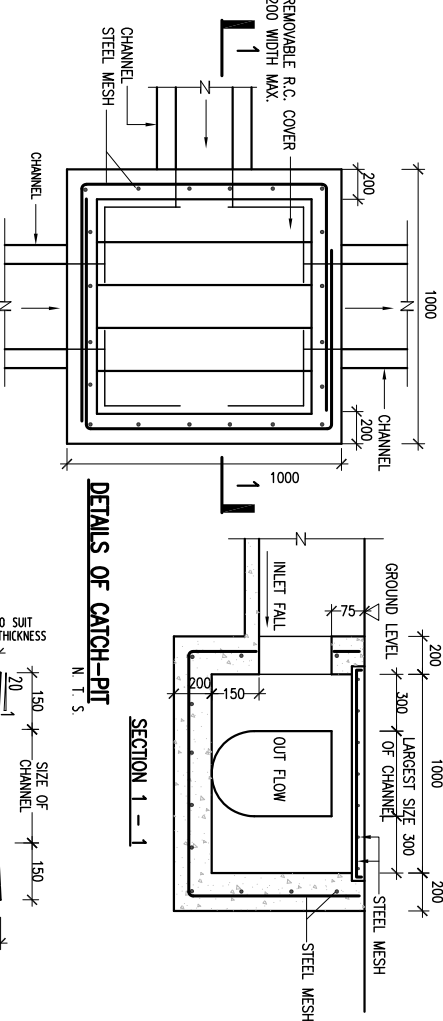
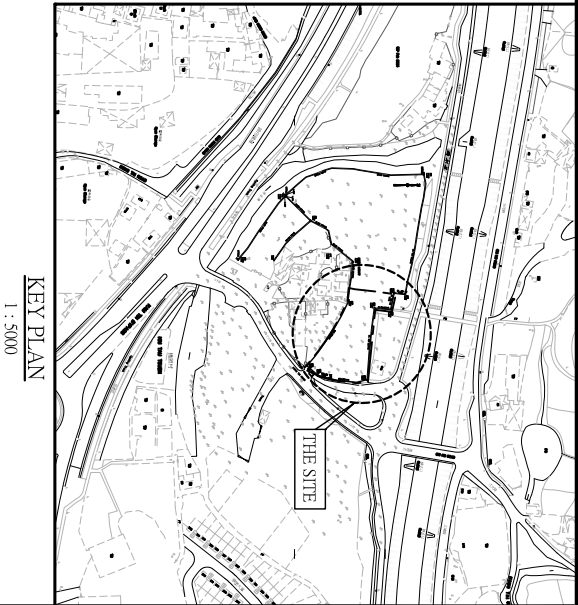
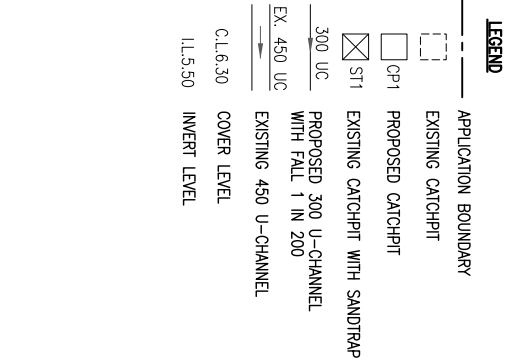
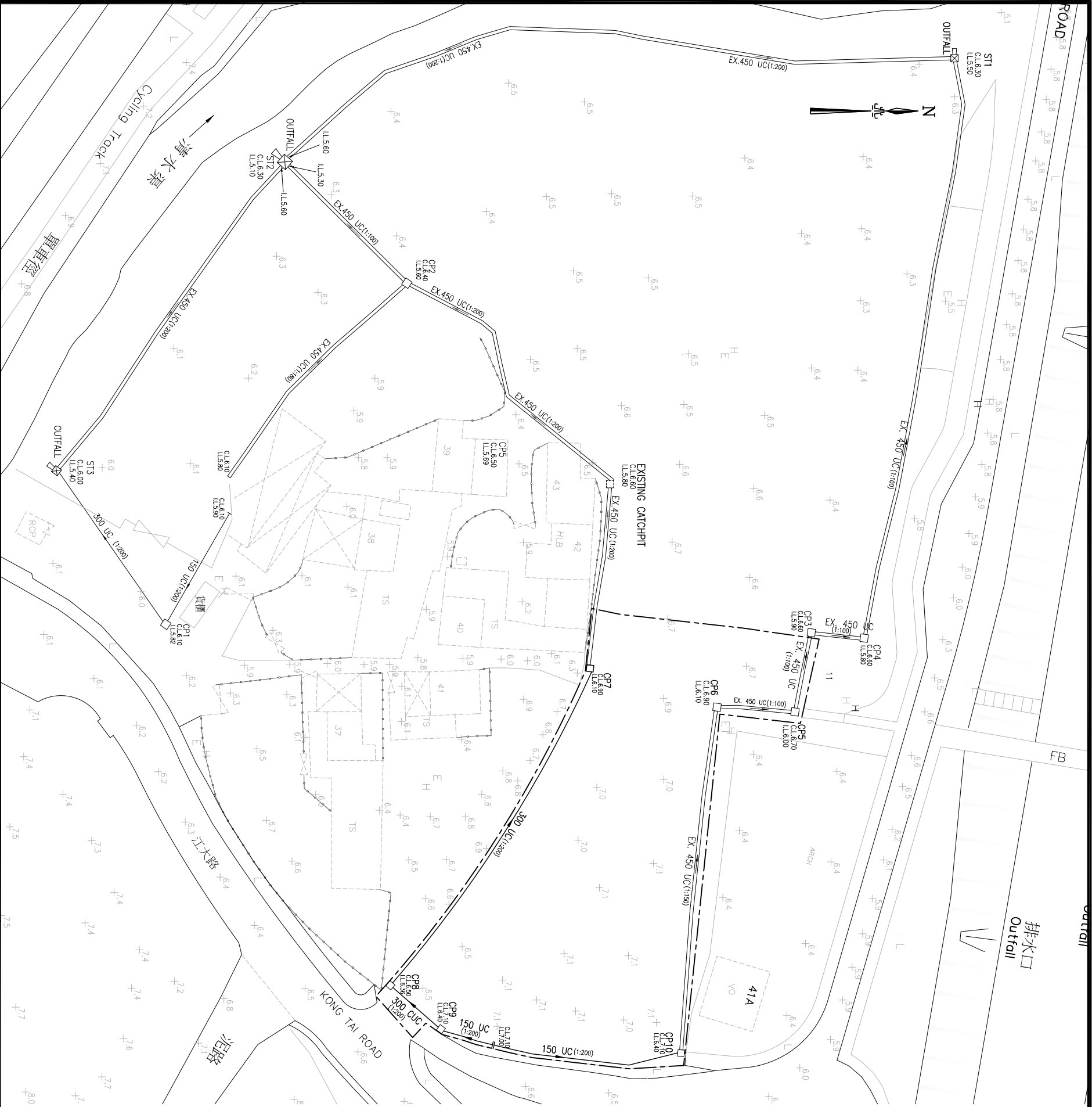
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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LEON Design Engineering Limited

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PROJECT

Temporary Shop (Metal Scaffolding) and Ancillary Office at Lot 1198ARP (Part) in DD109, Kam Tin North, Yuen Long, N.T.

TITLE

PROPOSED DRAINAGE LAYOUT PLAN

DRAWN BY	EN	CHECKED BY	PT	DATE	May 2026
SCALE	1 : 600	JOB NO.	LD/	-	
CAD / FILE	LD-L1198ARP-D01	DWG NO.	LDL1198ARPD01		

寄件日期: 2026年06月30日星期二 19:19
收件者: tpbpd/PLAND

主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments
附件: (4)LD-L1198ARP-APP01(用途分佈圖).pdf; (4)S.16-III_商店_KTN1250.pdf; (4)行車路線圖_KTN1250.pdf; (4)回應意見(30June2026).pdf

From: Vivian Wai [REDACTED]

Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>; Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>; Vivian Wai [REDACTED]

Subject: Re: S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments

在 2026年6月28日星期日 下午06:55:50 [GMT+8]，Vivian Wai [REDACTED] 寫道：

回應部門意見

由： Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>

日期： 26/6/2026 15:37 (GMT+08:00)

收件人： [REDACTED]

抄送： Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>, David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>, Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>,

主題： S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments

Dear Ms. Wai,

I refer to the captioned application.

Below please find the comments of the Planning Department (Contact: Ms. Andrea YAN at 3168 4049).

- as indicated in page 3 of the Application Form, the Site is currently being used as open storage. Please elaborate the items currently stored at the Site;
- as indicated in page 8 of the Application Form, display of the erected metal scaffold will be provided within the Site. Please provide some photos for illustration purpose;
- please advise whether the metal scaffold display area (about 1,307m²) is an open area;
- please indicate the (i) metal scaffold display area; and (ii) storage area on the layout plan;
- please advise how metal scaffolds would be transported to the Site (e.g. whether heavy goods vehicles would be used for transporting, if affirmative, please amend the Application Form and reflect it on the layout plan);
- please advise if workshop activities will be involved within the Site;
- please indicate the location of buffer area on the layout plan as mentioned in page 8 of the Application Form;
- please advise if fencing would be provided within the Site. If affirmative, please indicate the height and material of the fencing;
- please provide the reason(s) why the approval conditions under the previously approved application No. A/YL-KTN/1057 could not be complied with; and
- please provide the justifications on why the Site is suitable for the proposed shop and services use.
- please indicate the proposed route of the vehicular access from/to the nearby roads.

Best regards,

Athena LAI

TPG/FSYLE(7)

FS&YLE DPO, PlanD

Tel: 3160 8969

S. 16 Planning Application No. A/YL-KTN/1250 - Departmental Comments

Below please find the comments of the Planning Department (Contact: Ms. Andrea YAN at 3168 4049)

as indicated in page 3 of the Application Form, the Site is currently being used as open storage. Please elaborate the items currently stored at the Site;	是次申請場地現在是存放金屬架，場地範圍目前尚未全部用作商店和服務場所，預計會在申請場地北面暫時放置一個二十呎貨櫃，準備在申請批出後，在室外收納區內存放金屬棚架及配件，其中包括直杆、橫杆、斜杆、拱橋、踏板、揭蓋板、踢腳板、底座、短腳套、頂積、駁蕊手扣及雙尖扣等搭建臨時用作示範各款式金屬棚架，對工程客戶、顧問工程公司及第三方化驗室批核使用証書的實地測度要求。
as indicated in page 8 of the Application Form, display of the erected metal scaffold will be provided within the Site. Please provide some photos for illustration purpose;	搭建好的金屬棚架將在現場展示，搭建物的最高高度約 4 米。參考照片如下；



please advise whether the metal scaffold display area (about 1,307m ²) is an open area;	金屬棚架展示區（約 1307 平方米）是露天區域
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please advise how metal scaffolds would be transported to the Site (e.g. whether heavy goods vehicles would be used for transporting, if affirmative, please amend the Application Form and reflect it on the layout plan);	申請場內起重車輛最大型是總重量 30 噸吊雞車，車輛車長約 11.5 米，配備吊機而吊臂最遠可伸至 22 至 24 米，上升高度約 6 米，最大載重可達 10 至 16 噸。 <i>附頁(用途分佈圖)</i>
please advise if workshop activities will be involved within the Site;	申請場地不涉工場的燒焊、噴油及維修等工序；申請場地用作只搭建及拆除金屬棚架至於舉辦相關金屬棚架安全及示範最新式工程設計的研討會活動，申請場地是具備足夠物料收納區、展示區及緩衝區，在空間、物料及人員均可相應研討會的要求。
please indicate the location of buffer area on the layout plan as mentioned in page 8 of the Application Form; please advise if fencing would be provided within the Site. If affirmative, please indicate the height and material of the fencing;	申請場地大部分圍板物料以鐵造坑版，高度約 2 米,每件圍板闊度約 0.8 米。
please provide the reason(s) why the approval conditions under the previously approved application No. A/YL-KTN/1057 could not be complied with; and	此申請人為首次授權我等為代理人處理此次申請，我等對過往申請人為何無法遵守先前核准條件，我等是無法知悉，亦及在此次申請亦只會根據現實情況呈報、實際環境因素及怎樣減輕涉及發展的影響作為要點，呈報預計土地使用方法及方式，達至符合城規會及各相關政府部門監管的要求，可以接受最多三年為期的合符法例的營運期，以緩解臨時暫存用地，亦無意對土地長期發展及阻礙原有的地段規劃。

please provide the justifications on why the Site is suitable for the proposed shop and services use.	申請場地主要性質是用作金屬棚架搭建示範、儲存貨品驗收場地予第三方化驗室簽發安全使用證明。此申請場地建立的獨立車輛入口，該場地可以與毗鄰的地塊分開成為獨立場地。 備註：在使用“店鋪和服務用途”此為申請標題的考量，是基於有售賣及出租(店鋪性質)金屬棚架，有現場搭建、有載重測試及向項目承包商作成品展示(服務用途)。
please indicate the proposed route of the vehicular access from/to the nearby roads.	由主路錦田繞道轉入江大路到申請場地入口只有約 110 米，是雙線雙程行車，對路面影響有限不會做成負擔。 <i>附件(行車路線圖)</i>

申請編號：A/YL-KTN/1250

行車路線圖 →

