

2026年 6月 2 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/1251

This document is received on 2026-06-22
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

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By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-KTN/1257
	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B分段 (部份) 及第1199號餘段 (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 7400 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 526 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	露天存放 (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" style="width: 100%;"> <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> (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)	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)									
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)													

- ☐ 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 04/06/2026 (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	擬議臨時露天存放建築材料和建築機械連附屬設施(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	 6874sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 526sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 15
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	 526sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 526sq.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) 附頁 1	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 12 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 2 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 4 Others (Please Specify) 其他 (請列明) 6(拖架)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間				
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		
	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／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。

- 申請擬議臨時露天存放建材料和建築機械連附屬地盤辦公室及員工休息室(為期3年):
- 申請地點涉及一個先前的規劃申請: A/YL-KTN/1048, 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。
 - 申請人租用原址受洪水橋廈村新發展收地影響, 現在必須在2026年第三季前全部遷出, 因應現有工程項目發展多樣化及陸續展開, 申請人需尋找合適地點放置建材及工程機械, 亦是目前正對受收地, 對業內可用地被壓縮的共同問題。
 - 申請人是為求合法, 合規和安全地在申請地點營運, 並服務本港建築工程行業, 配合政府北部發展區的計劃。
 - 申請人擬議在申請地段, 以備用三年為期的臨時露天存放建築建築材料及備用建築機械, 純屬過度性質, 亦以靜態存放貨物。為求以符合水務署及渠務署工程的材料存量及工程備用件數量要求, 部份是鋼喉、鋼支架, 金屬扣件及金屬棚架, 均按工程進度而送各地盤, 時現場暫儲存量會逐步減少, 申請人並無長期佔用上述地點的意圖。
 - 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。
 - 現場地點設有4種泊車位: 1. 重型貨車停車位4個(3.5米x11米); 2. 輕型貨車位2個(2.5米x7米)
3. 貨櫃拖架泊車位6個(3.5米x16米)
 - 擬議設置露天存放區, 總面積約7400平方米, 附屬辦公室建築物高度不超過5米。
 - 申請人在場地內的北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。
 - 上述車位數量已最多處理貨量為考量, 除公司本身車輛外, 半數是預留給送貨進場或是用作場內內運搬位之用。送貨及付運地盤均由公司調渡, 平均每星期兩次進/送貨。
 - 申請地點排水亦將按渠務署/城規會要求提交及落實排水建議書, 並於批核期內持續維護排水設施, 會因應排水報告及渠務署的意見修補或合理加強疏流。
 - 申請地點以靜態儲存為日常工作, 只是偶有吊運或場內內運的操作, 而地點並不會存在維修工作, 不涉及拆解、維修、清洗、噴漆等可能造成污染之工序。
 - 申請地點將提供/維持綠化及遮擋措施(如周邊植栽及圍欄/遮板)以減低視覺影響; 並按最終綠化設計落實樹木保護。
 - 申請人會積極配合政府要求及回應及上呈必須資料, 為求能在被收地前可以接續營運, 配合各現有工程合約進度, 希望城規會能批准這項申請。

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B分段(部份)及第1199號餘段(部份)
Site area 地盤面積	7400 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	擬議臨時露天存放建築材料和建築機械連附屬設施(為期3年)

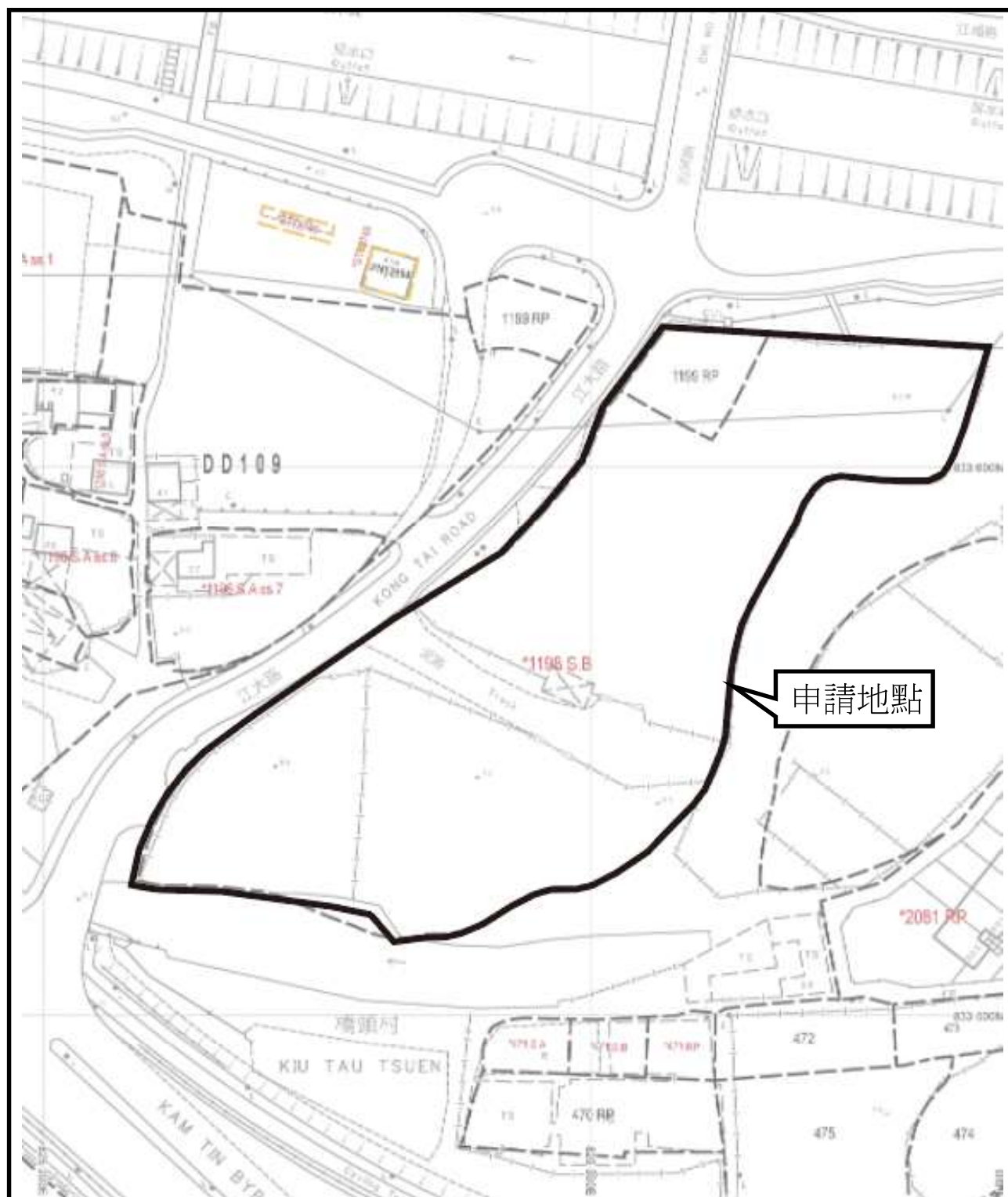
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	526 ☒ About 約 ☐ Not more than 不多於	0.07 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	15	
(iii) 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	7.1 % ☒ 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		12
	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) 拖架 _____ _____		2 4 6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 拖架 _____ _____		

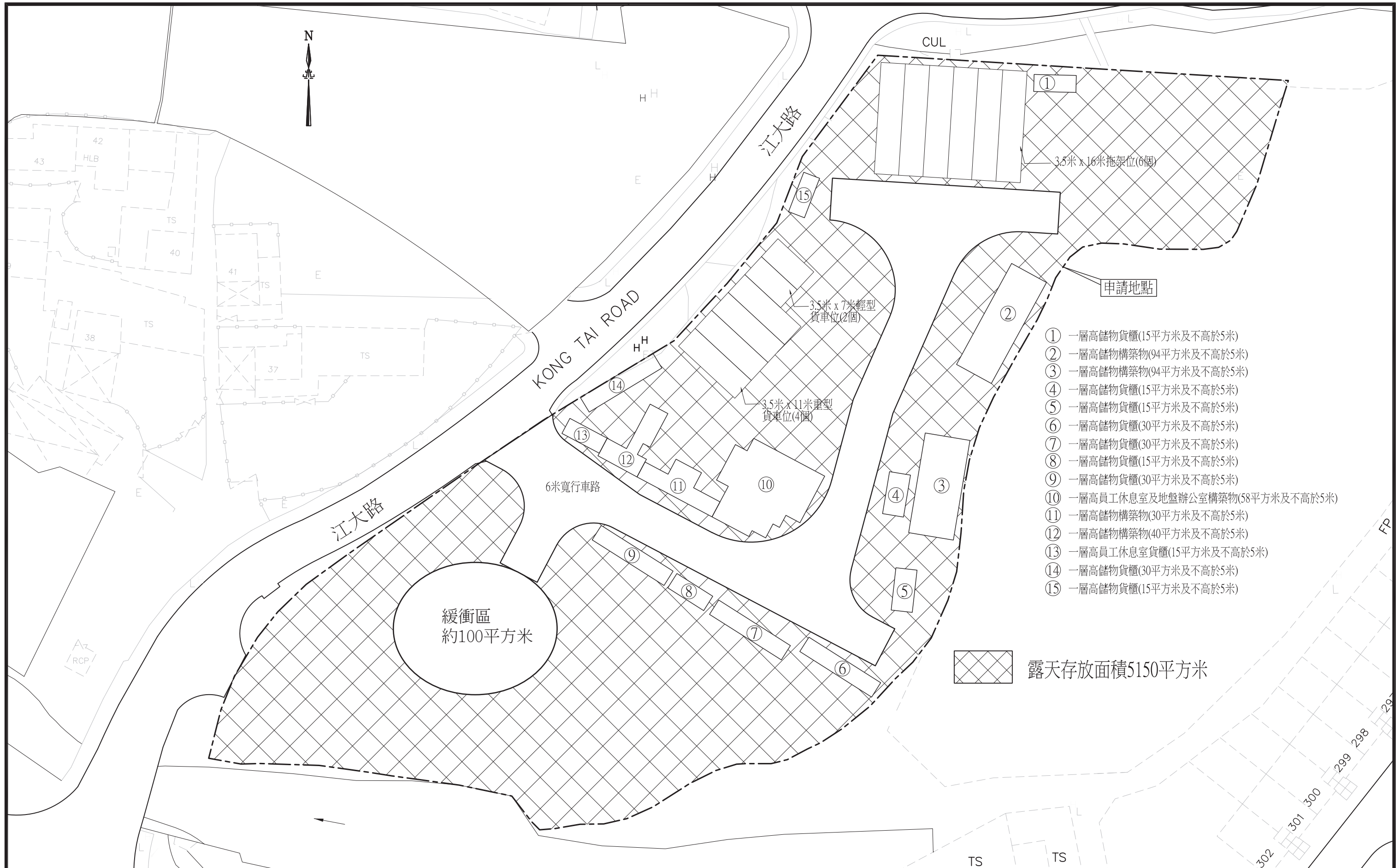
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the 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		
<u>Reports 報告書</u>		
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 新界屯門藍地屯子圍205號 No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T. Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com	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 Open Storage of Construction Materials and Machinery with Site Office & Associated Worker Rest Room for Period of 3 Years at Lots 1198B(Part) and 1199RP(Part) in DD109, Kam Tin North, Yuen Long, N.T.	TITLE 用途分佈圖	DRAWN BY PT	CHECKED BY PT	DATE May 2026	
				SCALE 1 : 500		JOB NO. LD/ -	
				CAD / FILE LD-L1198B-APP01		DWG NO. LD/L1198B/APP01	

寄件者: Vivian Wai <[REDACTED]>
寄件日期: 2026年06月30日星期二 16:29
收件者: tpbpd/PLAND; Ivan Sze Yuet FUNG/PLAND
副本: Jeffrey Po Kit WONG/PLAND; Andrea Wing Yin YAN/PLAND; David Chi Chiu
CHENG/PLAND; Athena Pui Yin LAI/PLAND; Yen PY LEUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1251 - Departmental Comments
附件: (5)LD-L1198B-APP01(用途分佈圖).pdf; (5)S.16-III_露天倉_KTN1251.pdf; (5)回應意見
(30June2026).pdf; (5)行車路線圖_KTN1251.pdf; 附件1.pdf

類別: Internet Email

在 2026年6月28日星期日 下午06:37:37 [GMT+8] , Vivian Wai <[REDACTED]> 寫道 :

回應有關意見

在 2026年6月26日星期五 下午03:35:33 [GMT+8] , Ivan Sze Yuet FUNG/PLAND <[REDACTED]> 寫道 :

Dear Ms. Wai,

Please find the departmental comments below for your response. Thanks.

Comments from Fanling, Sheung Shui and Yuen Long East District Planning Office
(Contact Person: Ms. Andrea YAN; Tel.: 3168 4049)

- Please provide location and detailed information of the affected premises at Hung Shui Kiu / Ha Tsuen NDA (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application.
- Please advise if alternative sites have been explored. If affirmative, please provide the locations and why those sites are not suitable for the relocation.
- Whether the affected business operation at the affected premises is still in operation.
- Please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement).
- Please clarify whether the proposed structures will be fully enclosed.
- Please provide the types of construction materials and machineries involved respectively, and any dangerous goods would be stored.
- Please provide detailed information on the transportation of construction materials.
- Please advise whether the application site will be fenced off and indicate its height, if any.
- Please indicate the 100m² buffer area in the northern part of the Site on the layout plan as mentioned in the page 8 of the Application Form.
- Please provide the maximum stacking height(s) of proposed open storage use.

- Please clarify whether crane(s) will be used within the Site.
- As stated in page 8 of the Application Form (bullet point 7), the open storage area is about 7400m² which is different that of the layout plan. Please clarify.
- As indicated in page 3 of the Application Form, the Site is currently used as shop and services. Site inspection by this Office that the Site has been used as open storage of construction materials. Please clarify.
- Please indicate the proposed route of the vehicular access from/to the nearby roads.

Best regards,
Ivan FUNG
TPG/FSYLE(2)
FS&YLE DPO, PlanD
Tel: 3168 4045



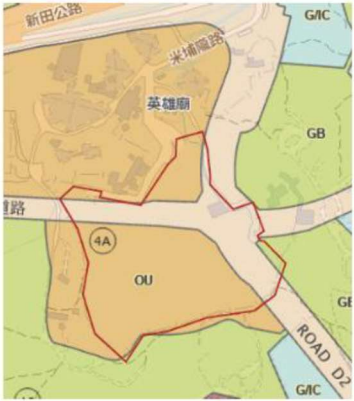
規劃署
Planning
Department

透過規劃工作，使香港成為一個宜居、具競爭力和可持續發展的亞洲國際都會
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY



S. 16 Planning Application No. A/YL-KTN/1251 - Departmental Comments

Comments from Fanling, Sheung Shui and Yuen Long East District Planning Office

Please provide location and detailed information of the affected premises at Hung Shui Kiu / Ha Tsuen NDA (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application.	現有租用人速拼國際有限公司其原租用地點位於新界元朗米埔隴路短期租約第 1801 號(部份)，面積約 32910 平方米作為主要場所，速拼國際有限公司租用部份約 15000 平方米。在第一期新田科技城將會進行發展計劃期間，租用人已將部份露天倉存的金屬棚架分別存放在長春新村及洪水橋地區作為暫時存放及同時透過地產公司及同業推介可租用地，另一方面因為大埔事件後工程界大部轉用金屬棚架，屯積在洪水橋地區的臨時存放金屬棚架運送到租用的工程客戶的地盤，遷出各臨時存放點，而不出現佔用。
Please advise if alternative sites have been explored. If affirmative, please provide the locations and why those sites are not suitable for the relocation.	因應業務的需求，現在租用的場地還未足夠應付日常運作。
Whether the affected business operation at the affected premises is still in operation.	租用人受第一期新田科技城發展計劃影響的原址已被徵用 (以下附圖)
租用人受第一期新田科技城發展計劃影響的原址  收地後原址的規劃  	
Please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement).	據了解速拼國際有限公司其原租用地點位於新界元朗元朗米埔隴路短期租約第 1801 號)(部份)內面積約 15000 平方米，是分租合約。 (見附件 1)

Please clarify whether the proposed structures will be fully enclosed.	擬建建築物是以貨櫃及半開放式為主，各有門窗並不是全封閉式
Please provide the types of construction materials and machineries involved respectively, and any dangerous goods would be stored.	儲存全新鐵喉、工字鐵、地盤臨時電箱、金屬棚架及配件。

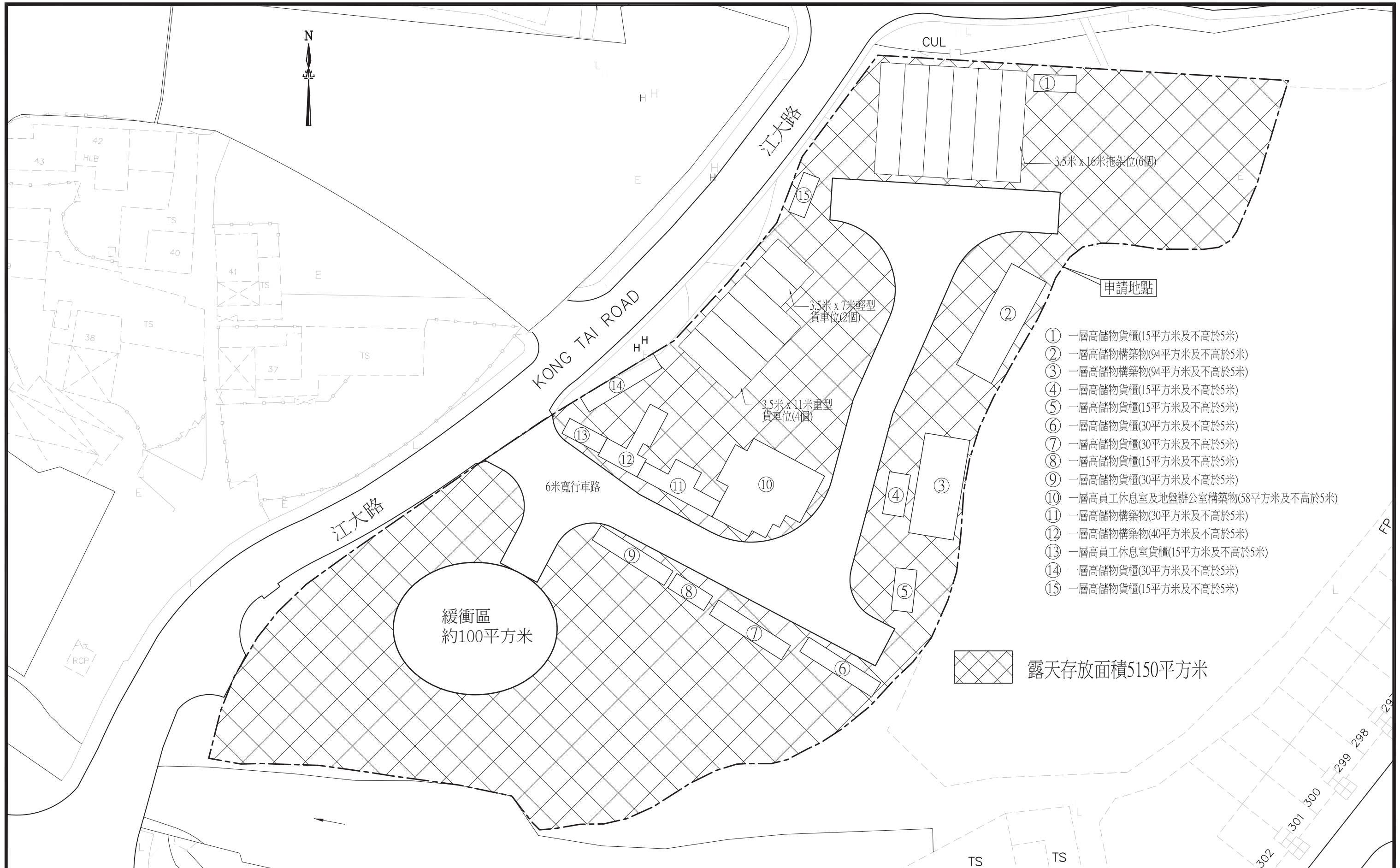
地盤物料



申請地點不會存放的任何危險物品，而現時的建築材料，包括全新鋼喉、新鋼支架、金屬棚架、地盤臨時電箱及載貨吊籃，多為運送到申請現場作暫存儲，因應地盤施工進程需要而運出。

Please provide detailed information on the transportation of construction materials.	日常回收各地盤完工後的工程物料及金屬棚架，自各處經由江大路進入，在場內卸貨及將暫存在場地內，而場內起重車輛最大型是總重 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，高約 6 米，最大載重可達 10 至 16 噸，搬運或堆疊則由一部三噸鏟車執行。
Please advise whether the application site will be fenced off and indicate its height, if any.	申請場地大部分鐵造圍板高度約 2 米,每件圍板闊度約 0.8 米。
Please indicate the 100m ² buffer area in the northern part of the Site on the layout plan as mentioned in the page 8 of the Application Form.	附件(用途分佈圖)

Please provide the maximum stacking height(s) of proposed open storage use.	擬建露天堆場的最大堆疊高度為四米高。
Please clarify whether crane(s) will be used within the Site.	申請場內起重車輛最大型是總重 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，最大載重可達 10 至 16 噸。
As stated in page 8 of the Application Form (bullet point 7), the open storage area is about 7400m ² which is different that of the layout plan. Please clarify.	更正申請表第 8 頁第 7 點擬議露天存放總面積應該是 5150 平方米。
As indicated in page 3 of the Application Form, the Site is currently used as shop and services. Site inspection by this Office that the Site has been used as open storage of construction materials. Please clarify.	現場地是曾經被用作建築材料的露天堆場。
Please indicate the proposed route of the vehicular access from/to the nearby roads.	附件(行車路線圖)



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				SCALE 1 : 500	JOB NO. LD/ -	
				CAD / FILE LD-L1198B-APP01	DWG NO. LD/L1198B/APP01	

申請編號：A/YL-KTN/1251

行車路線圖 →



電話 Tel: 2231 3636
圖文傳真 Fax: 3974 5510
電郵地址 Email:
本署檔號 Our Ref.: (108) in DLOYL 628/YAT/81 Pt. 8
來函檔號 Your Ref.:

覆函請註明本署檔號
Please quote our reference in your reply



地政總署
土地徵用組
新田落馬洲小組
SAN TIN LOK MA CHAU TEAM
ACQUISITION SECTION
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.

新界荃灣青山公路 382 至 392 號中樂大廈 27 樓
27/F, CIDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

網址 Website : www.landsd.gov.hk

掛號及郵遞函件

合群運輸有限公司

執事先生：

遷出通知
新界米埔隴路
短期租約第 1801 號

本人現以行政長官代理人的身分，代表香港特別行政區政府(下稱「政府」)，根據 2002 年 5 月 23 日批予貴公司上述土地租用權的書面租賃協議，以及 2002 年 9 月 13 日的增補協議，向貴公司發出遷出通知。貴公司必須於 2025 年 4 月 1 日 遷出向政府承租位於香港新界米埔隴路，面積約 38 750 平方米的土地，並把土地管有權交回本人或本人委派的人員。

地政總署土地徵用組
總產業測量師陳建通

副本分送：
差餉物業估價署署長
元朗民政事務專員
土木工程拓展署北拓展處處長

內部分發：
地政總署清拆(二)辦事處經理
元朗地政處會計組
元朗測量處

2024年12月13日

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電話 Tel: 2231 3636

圖文傳真 Fax: 3974 5510

電郵地址 Email:

本署檔號 Our Ref.: (108) in DLOYL 628/YAT/81 Pt. 8

來函檔號 Your Ref.:

覆函請註明本署檔號

Please quote our reference in your reply



地政總署
土地徵用組
新田落馬洲小組
SAN TIN LOK MA CHAU TEAM
ACQUISITION SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
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27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

網址: Website: www.landsd.gov.hk

Hop Kwan Transportation Co.

By Registered Service and Post

Dear Sirs,

**Notice to Quit
Short Term Tenancy No. 1801
at Mai Po Lung Road, New Territories**

I HEREBY as agent for the Chief Executive for and on behalf of the Government of the Hong Kong Special Administrative Region ("the Government") give you notice under a Tenancy Agreement in writing dated 23 May 2002 and a Supplementary Agreement dated 13 September 2002 whereby you were granted a tenancy of the above area, to quit and deliver up to me or to whom I may appoint on the **1 April 2025** possession of the area at Mai Po Lung Road, New Territories, Hong Kong, having an approximate area of 38,750 square metres which you hold from the Government as Tenant.

Yours faithfully,

(Tommy CHEN)

Chief Estate Surveyor / Acquisition

Dated this 13th day of December 2024

c.c.

CR&V

DO(YL)

CEDD, NDO, PM

Internal

Manager / Clearance (2) Office, Lands Department
Account Section, District Lands Office, Yuen Long
District Survey Office, Yuen Long

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Stormwater Drainage Design

For

Temporary Open Storage of Construction Materials and Machinery

with Facilities at Lots 1198B and 1199RP(Part) in DD109,

Kam Tin North, Yuen Long, N.T.

Report No.: **LD/L1198B/DS01**
Date: **25/5/2026**

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) .

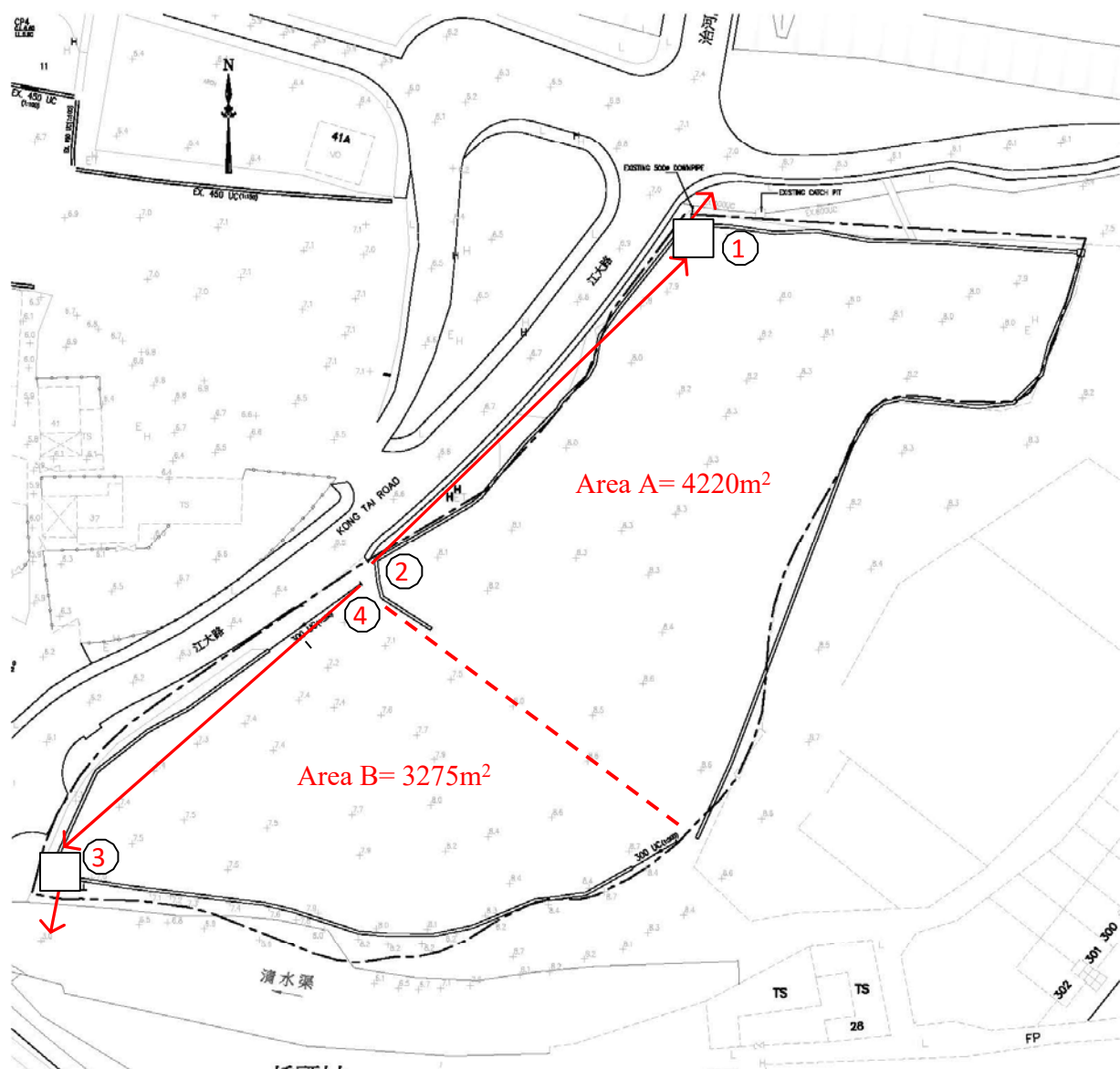
Eqn. 8.2
Geotechnical
Manual for Slopes

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 1 and 2

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

$$\begin{aligned} \text{Area } A &= 4220 \text{ m}^2 \\ L &= 91 \text{ m} \end{aligned}$$

$$\delta h = 8.6 - 8 = 0.6 \text{ m}$$

$$H = 0.6 * 100 / 91 = 0.66 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 91 / (0.66^{0.2} \times 4220^{0.1}) = 6.208 \text{ min}$$

$$\text{For } t_f, \quad w = 69 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 69 / (3 \times 60) = 0.383 \text{ min}$$

$$t_l = 6.208 + 0.383 = 6.591 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.6 \text{ min}$$

$$\begin{aligned} i_{50} &= 280 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 280 \times 4220 / 60 = 19693 \text{ litres/min}$$

$$\text{Drop of channel} = 7.400 - 6.800 = 0.60 \text{ m}$$

$$\text{Gradient} = 0.6 / 69 = 1 \text{ in } 115$$

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

$$\text{Capacity} = 24000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.2 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

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

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

4. Checking requirement width by rainwater through between 3 and 4

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

$$\begin{aligned} \text{Area B} &= 2375 \text{ m}^2 \\ L &= 95 \text{ m} \end{aligned}$$

$$\delta h = 8.7 - 6.9 = 1.8 \text{ m}$$

$$H = 1.8 * 100 / 95 = 1.89 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 95 / (1.89^{0.2} \times 2375^{0.1}) = 5.561 \text{ min}$$

$$\text{For } t_f, \quad w = 47 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 47 / (3 \times 60) = 0.261 \text{ min}$$

$$t_l = 5.561 + 0.261 = 5.822 \text{ min}$$

$$\text{From rainfall curve, use } t = 5.8 \text{ min}$$

$$\begin{aligned} i_{50} &= 290 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 50 years return periods,

$$Q_{50} = 1 * 290 \times 2375 / 60 = 11479 \text{ litres/min}$$

$$\text{Drop of channel} = 6.700 - 6.500 = 0.20 \text{ m}$$

$$\text{Gradient} = 0.2 / 47 = 1 \text{ in } 235$$

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

$$\text{Capacity} = 16000 > Q_{50} \quad \text{OK}$$

$$\text{Read } v_{\max} = 1.45 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

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

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

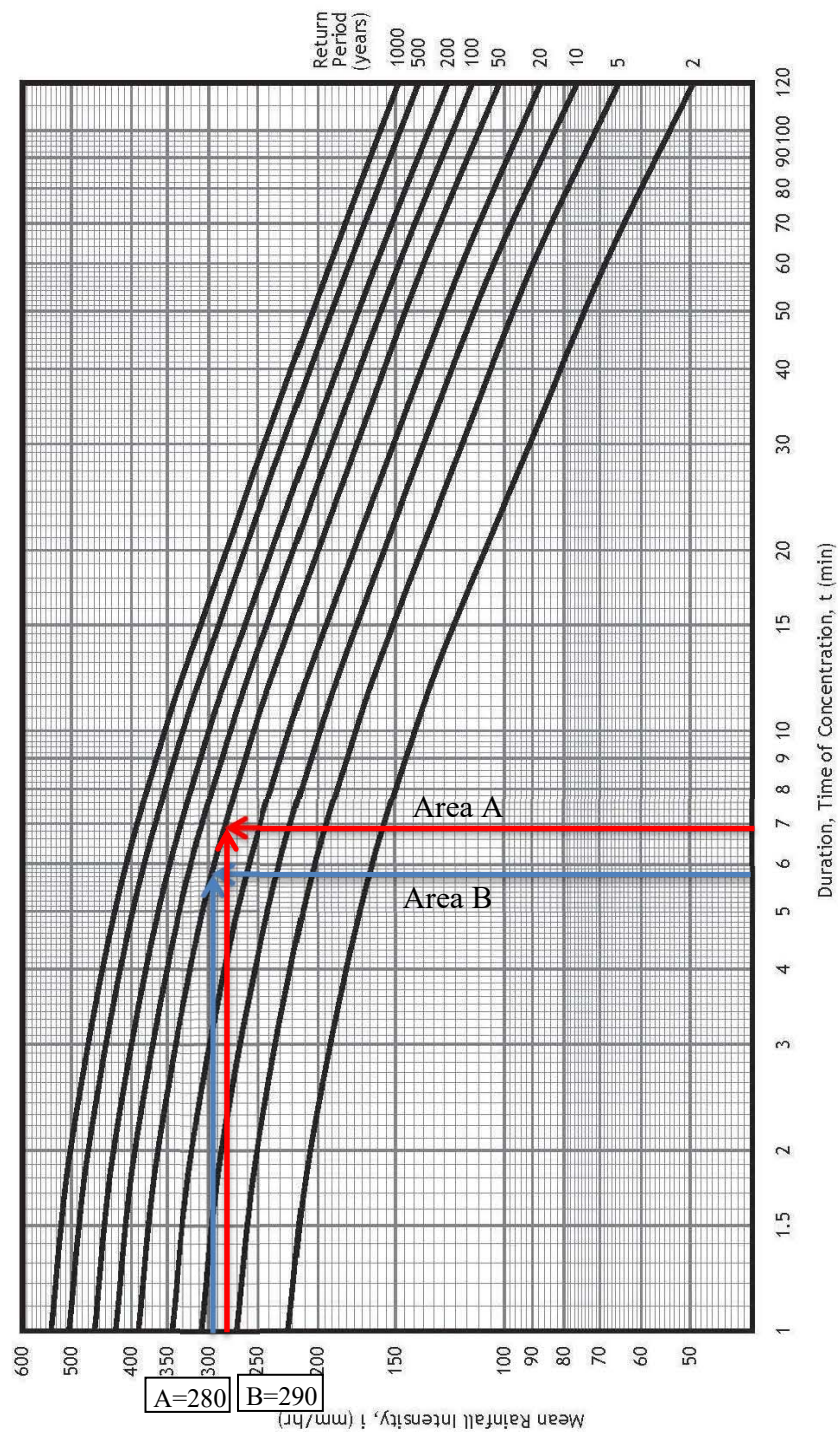


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

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

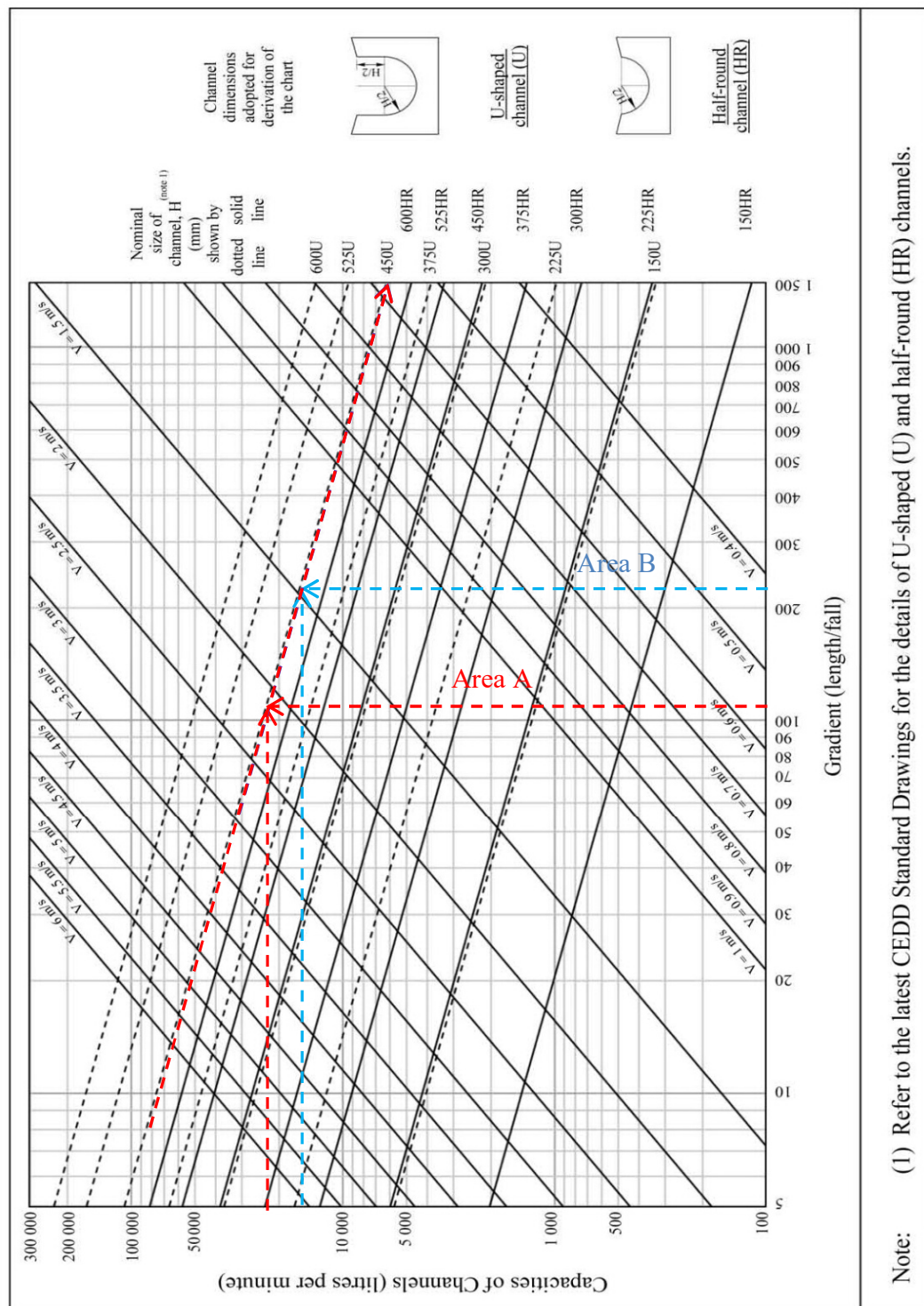
**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

GEO Technical Guidance Note No. 43 (TGN 43)

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

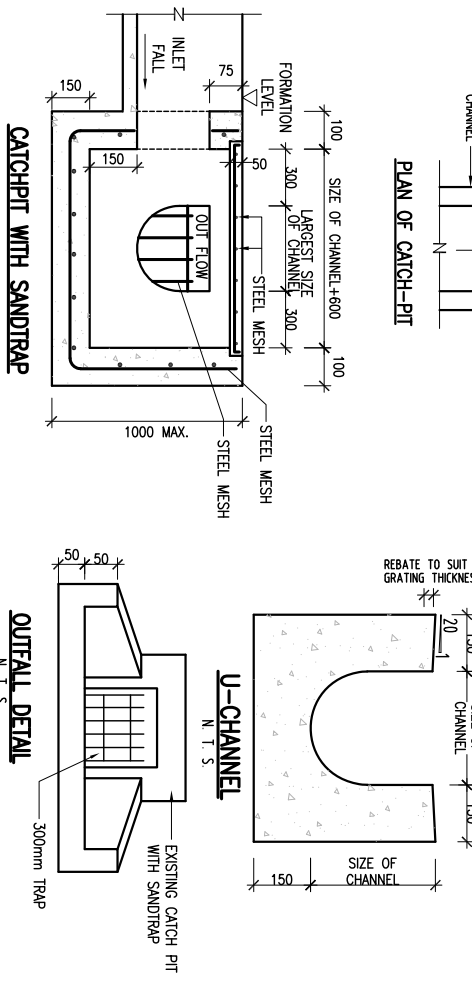
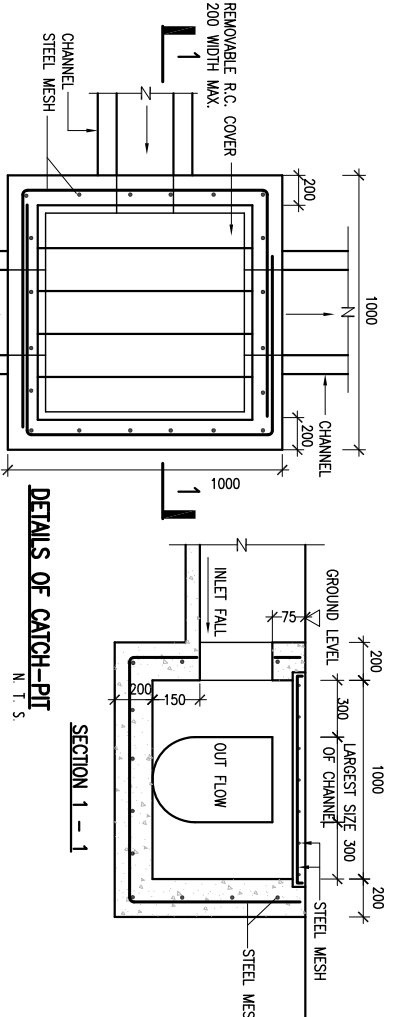
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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





- LEGEND**
- APPLICATION BOUNDARY
 - CP1 PROPOSED CATCHPIT
 - ▣ ST1 EXISTING CATCHPIT WITH SANDTRAP
 - 300 UC PROPOSED 300 U-CHANNEL WITH FALL 1 IN 200
 - EX. 450UC EXISTING 450 U-CHANNEL
 - C.L.7.90 COVER LEVEL
 - I.L.6.80 INVERT LEVEL





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PROJECT

Temporary Open Storage of Construction Materials and Machinery with Facilities at Lots 1198B and 1199R(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-L1198B-D01

DWG NO.

LD/L1198B/D01