

This document
The Town Planning Board
will only acknowledge
the date of receipt
of all the required information and documents.
2025-12-18
正式承認收
件日期
只須在
表格上
填明

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a '✓' at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-KTN/1196
	Date Received 收到日期	2025-12-18

- 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 Wai Pui 鄧偉培

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 Lok San 鄧樂桑

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 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part) in D.D. 107, Kam Tin North, Yuen Long
(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 6134.3 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 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）	 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 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	空置 Vacant (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
20/11/2025-04/12/2025 (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 03/12/2025 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage and associated Filling of Land and Pond for a Period of 3 Years 擬議臨時露天存放及相關填土及填塘工程(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	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
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	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	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)	
.....	
.....	
.....	
.....	
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	.....
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	 2
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)) Shui Mei Road, turn to local track. ☐ 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／或範圍) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積 1,378.4 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 0.8 m 米 ☒ About 約 ☒ Filling of land 填土 Area of filling 填土面積 6,134.3 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.3 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 ☐	
	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)
.....	
.....	
.....	
.....	
.....	

(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



鄧樂桑

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

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

05/12/2025

(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 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part) in D.D. 107, Kam Tin North, Yuen Long
Site area 地盤面積	6,134.3 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 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 Open Storage and associated Filling of Land and Pond for a Period of 3 Years 擬議臨時露天存放及相關填土及填塘工程(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	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	NA 不適用 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ 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	NA 不適用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 ☐ (Not more than 不多於) m 米	
		NA 不適用 ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	NA 不適用 ☐ (Not more than 不多於) m 米	
		NA 不適用 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA 不適用 % ☐ 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) _____ _____		NA 不適用
	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) _____ _____		2 LGV: 2

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）	☐	☒
Location Plan, Existing Vehicular Access and Paved Area		
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。

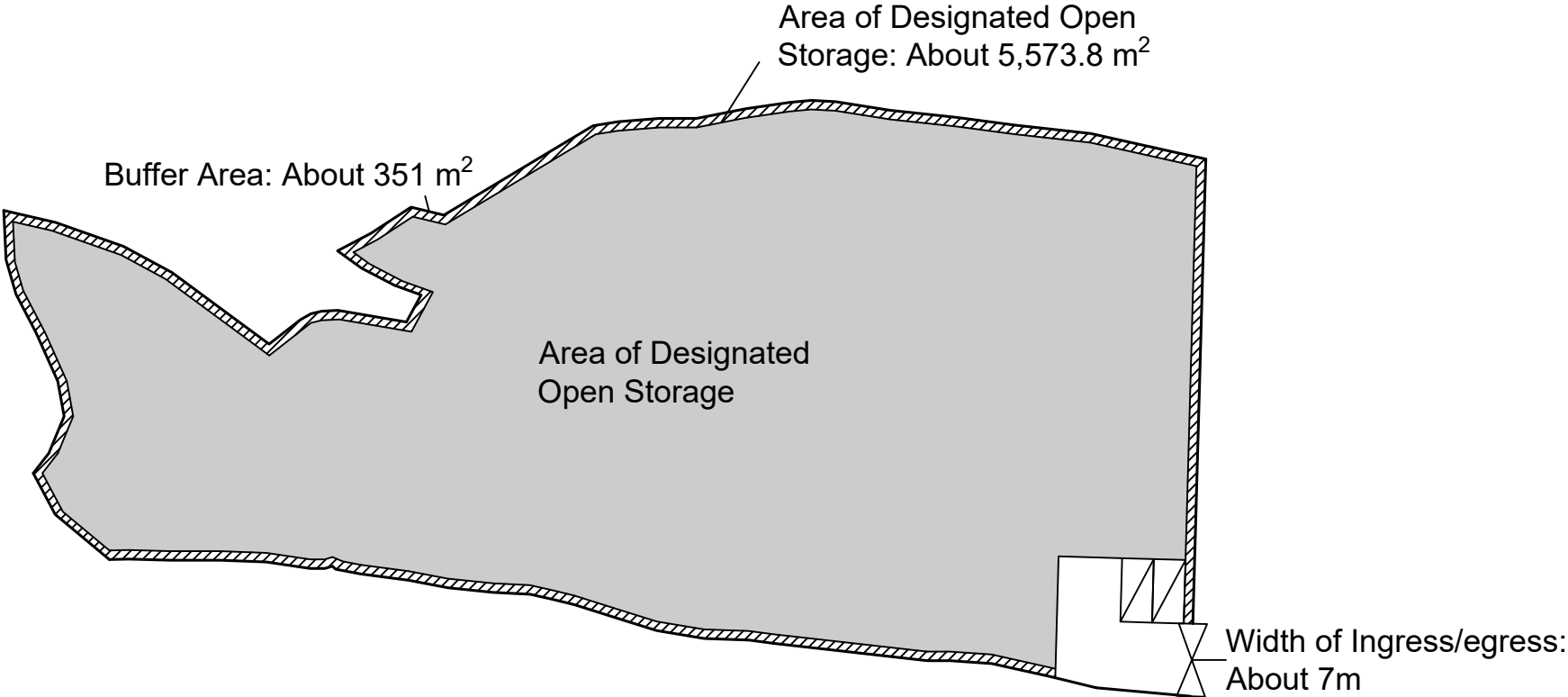
申請理由

根據城市規劃條例第 16 條作出規劃許可申請

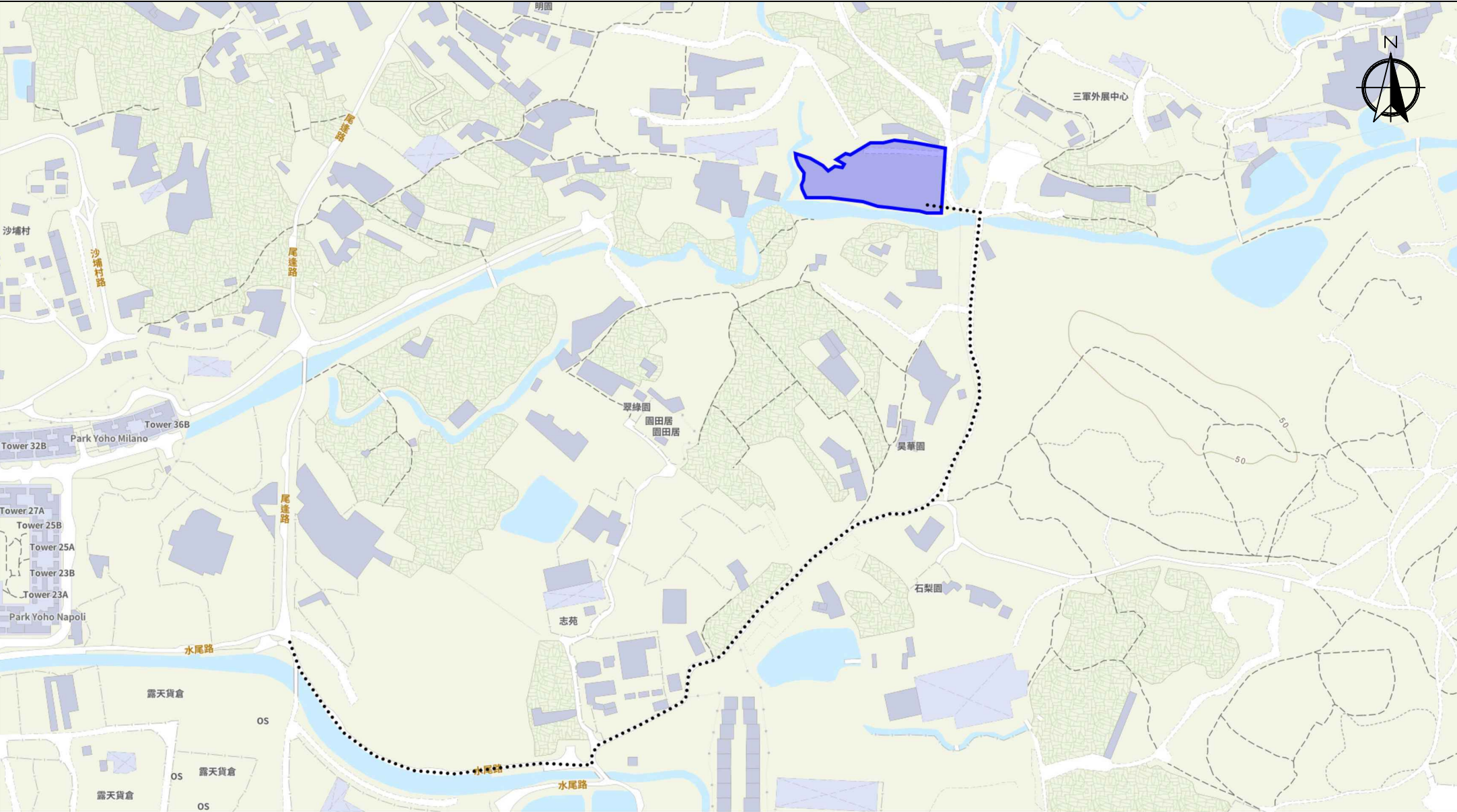
擬在新界元朗錦田丈量約份第 107 約地段第 1231 號(部份)、1234 號(部份)、1235 號、1236 號、1237 號(部份)、1238 號(部份)及 1240 號(部份)
作臨時露天存放連及相關填土及填塘工程(為期 3 年)之用途

- 申請地點的面積約為 6,134.3 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，“露天存放”開發申請仍然符合租約。
- 擬議申請的露天存放在同一個「農業」地帶，城市規劃委員會曾批准相類似的露天存放，申請包括：A/YL-KTN/1138 (2025 年 8 月 15 日獲批)及 A/YL-KTN/1119 (2025 年 9 月 5 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。
- 臨時露天存放計劃放置金屬、膠喉、汽車零件及建築材料。不會用作存放危險品。本申請只作存放用途，不會進行任何有關回收、清潔、修理、拆解或其他工場作業。
- 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小型露天存放的巨大需求。
- 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。
- 申請期限結束後會將申請地點還原。
- 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 107 約地段第 1231 號(部份)、1234 號(部份)、1235 號、1236 號、1237 號(部份)、1238 號(部份)及 1240 號(部份)作臨時露天存放及相關填土及填塘工程為期三年之用途。

Proposed Development Details			
	Open Storage Area	About 5,573.8 m ²	
	Buffer Area	About 351 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 2



Appendix 2 Proposed Layout Plan	Location: D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	擬議臨時露天存放 及相關填土及填塘工程(為期3年) Proposed Temporary Open Storage and associated Filling of Land and Pond for a Period of 3 Years	Legend:  Ingress / egress  Open Storage Area  LGV L/UL Space	Drawing No.: 2-01
				For Identification Only Date: 03/12/2025



 Scale: Undefined @A4

Captured from map.gov.hk on 3rd December 2025

<u>Appendix 3</u> Existing Vehicular Access	Location: D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part) and 1240 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Open Storage and associated Filling of Land and Pond for a Period of 3 Years	Width of Shui Mei Road: 3-6m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 3-1
				For Identification Only Date: 03/12/2025

Proposed Filling of Land and Pond Perimeter

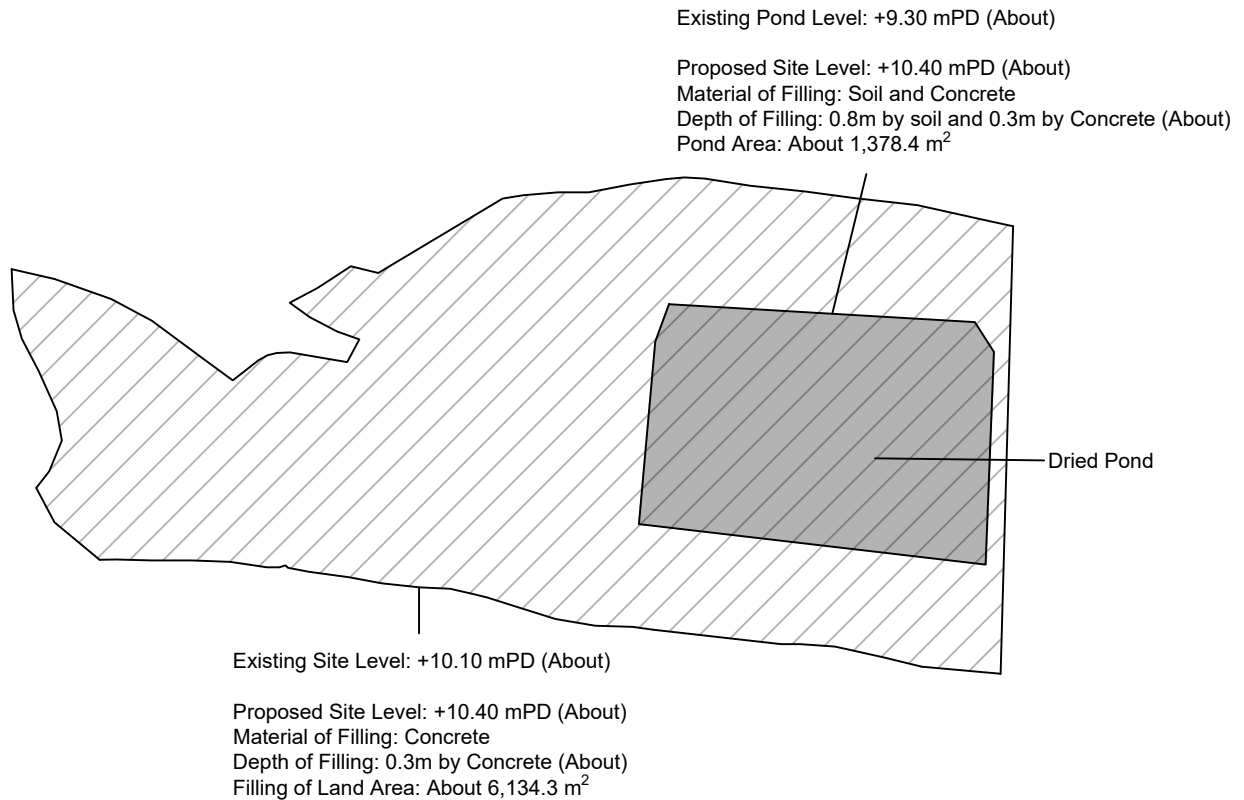
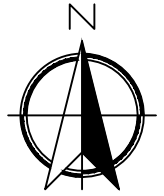
Application Site Area: 6,134.3 m²(About)

Proposed Filling of Pond

Proposed Pond Filling: 1,378.4 m² (About)
Depth of Pond Filling: About 0.8 m
Existing Pond Levels: +9.30 mPD (About)
Proposed Levels: +10.10 mPD (About)
Material of Filling: Soil

Proposed Filling of Land

Proposed Land Filling: 6,134.3 m² (About)
Depth of Land Filling: About 0.3 m
Existing Site Levels: +10.10 mPD (About)
Proposed Site Levels: +10.40 mPD (About)
Material of Filling: Concrete
Proposed Use: Site Formation, Open Storage Area, Loading / Unloading Space and Circulation Space



Legend:

-  Proposed Filling of Land Area
-  Proposed Filling of Pond Area

Appendix 4

Location: DD 107 Lot 1231 (Part),
1234 (Part), 1235, 1236
1237 (Part), 1238 (Part)
and 1240 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture
Date: 3 December 2025

Filling of Land and Pond Area

擬議臨時露天存放連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Open Storage with Ancillary
Facilities and associated Filling of Land
for a Period of 3 Years

SCALE

1:250

@A4

For Identification Only

Drawing No.:

4-01

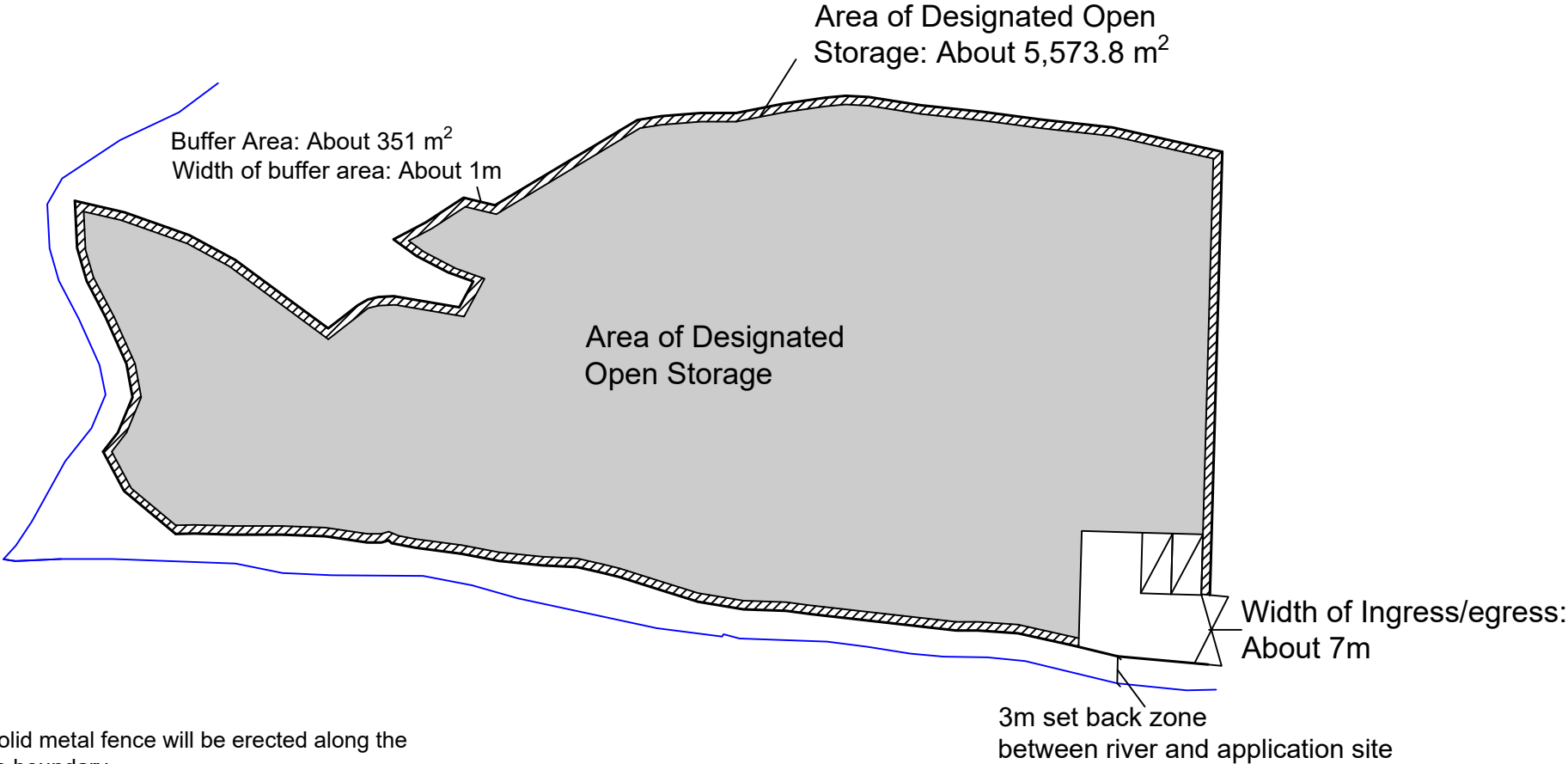
From: Tang Lok San <[REDACTED]>
Sent: Monday, December 29, 2025 11:07 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: atylai@pland.gov.hk; Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
Subject: A/YL-KTN/1196 Further information

To whom may concern,

Please see the attachment for the updated proposed layout plan, filling of land plan and set back plan.
Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

Proposed Development Details			
	Site Area	About 6,134.3 m ²	
	Open Storage Area	About 5,573.8 m ²	
	Buffer Area	About 351 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 2



* A 3m height solid metal fence will be erected along the application site boundary.

* The stacking height will be about 3m.

Appendix 2 Proposed Layout Plan	Location: D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	擬議臨時露天存放 及相關填土及填塘工程(為期3年) Proposed Temporary Open Storage and associated Filling of Land and Pond for a Period of 3 Years	Legend: Ingress / egress Open Storage Area LGV L/UL Space	Drawing No.: 2-1
				For Identification Only Date: 24/12/2025

Proposed Filling of Land and Pond Perimeter

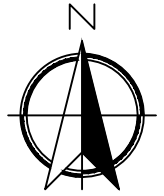
Application Site Area: 6,134.3 m²(About)

Proposed Filling of Pond

Proposed Pond Filling: 1,378.4 m² (About)
Depth of Pond Filling: About 0.8 m
Existing Pond Levels: +9.30 mPD (About)
Proposed Levels: +10.10 mPD (About)
Material of Filling: Soil

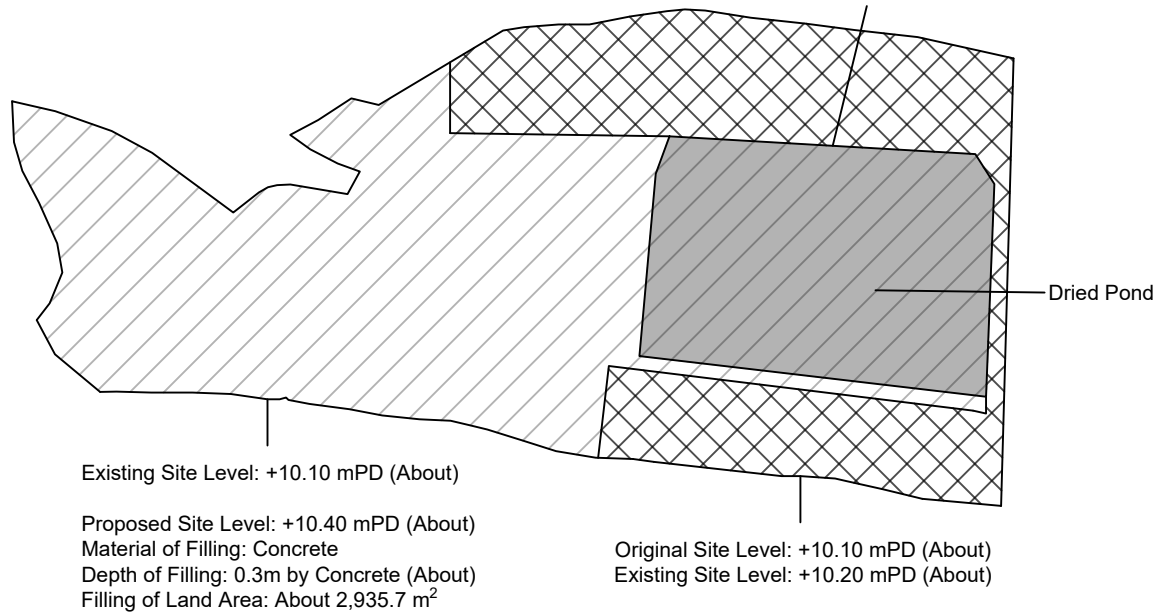
Proposed Filling of Land

Proposed Land Filling: 6,134.3 m² (About)
Depth of Land Filling: About 0.3 m
Existing Site Levels: +10.10 mPD (About)
Proposed Site Levels: +10.40 mPD (About)
Material of Filling: Concrete
Proposed Use: Site Formation, Open Storage Area, Loading / Unloading Space and Circulation Space



Existing Pond Level: +9.30 mPD (About)

Proposed Site Level: +10.40 mPD (About)
Material of Filling: Soil and Concrete
Depth of Filling: 0.8m by soil and 0.3m by Concrete (About)
Pond Area: About 1,378.4 m²



*The original gravel will be removed before paving with concrete.
*To regularize the filling of land.

Legend:

-  Proposed Filling of Land Area
-  Proposed Filling of Pond Area
-  Filled with gravel area

Appendix 4

Location: DD 107 Lot 1231 (Part),
1234 (Part), 1235, 1236
1237 (Part), 1238 (Part)
and 1240 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture
Date: 24 December 2025

Filling of Land and Pond Area

擬議臨時露天存放連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Open Storage with Ancillary
Facilities and associated Filling of Land
for a Period of 3 Years

SCALE

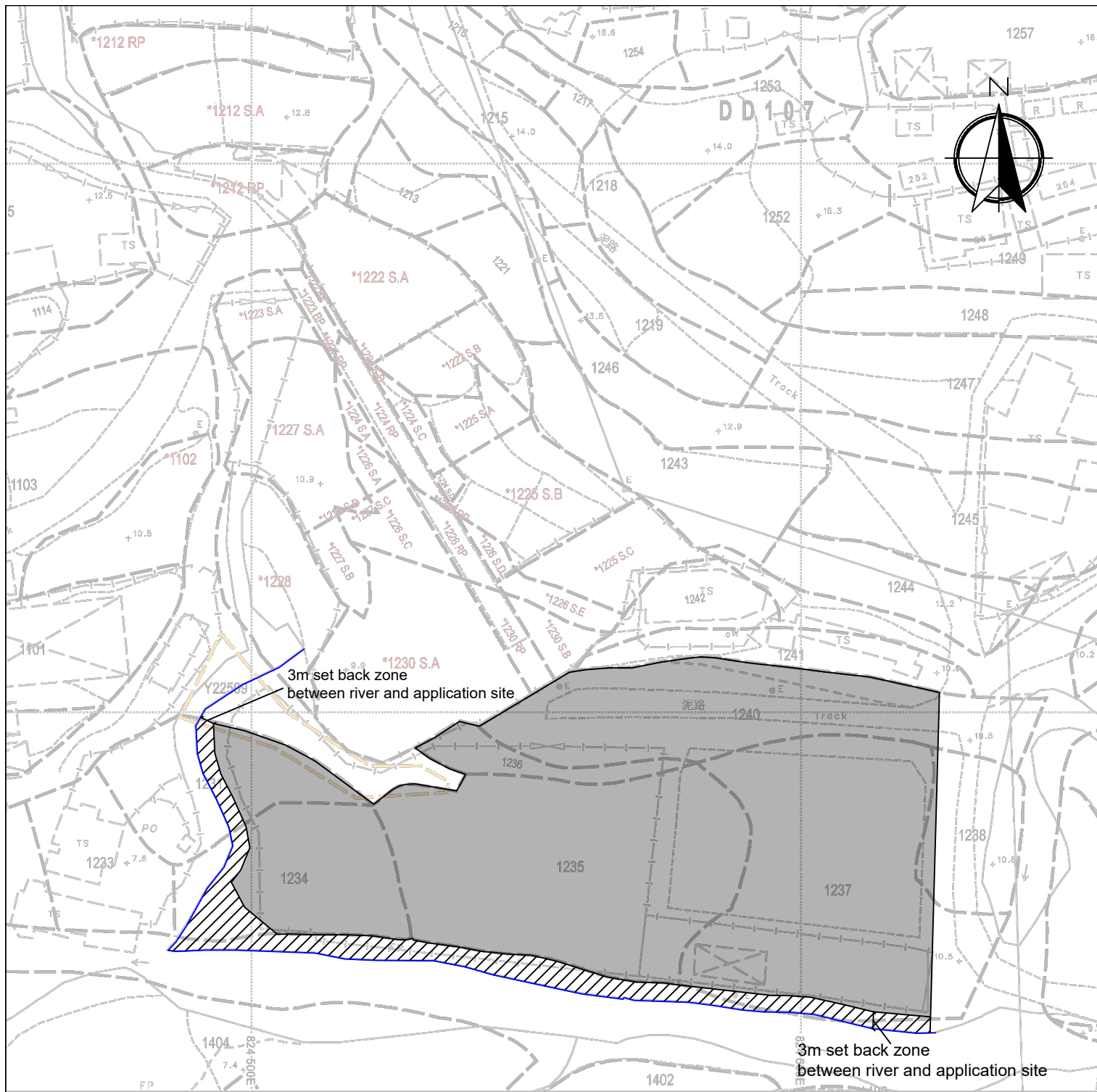
1:1000

@A4

For Identification Only

Drawing No.:

4



Legend:

- Application Site
- Set Back Area

Appendix 6

Location: DD 107 Lot 1231 (Part), 1234 (Part), 1235, 1236 1237 (Part), 1238 (Part) and 1240 (Part)

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

Date: 24 December 2025

Set Back Area for Existing Stream

擬議臨時露天存放
及相關填土及填塘工程(為期3年)

Proposed Temporary Open Storage
and associated Filling of Land and Pond
for a Period of 3 Years

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

6-1

寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2026年03月13日星期五 18:13
收件者: tpbpd/PLAND
副本: Ivan Sze Yuet FUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1196 - Departmental Comments
附件: AYL-KTN 1196 20260313.pdf

類別: Internet Email

Town Planning Board,

Please see the attachment for the further information on the departmental comment from EPD, TBP, AFCD, DSD and TD. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years at D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part), Kam Tin North, Yuen Long, New Territories

Drainage Proposal

13 March 2026

Content:

1.	Introduction.....	1
1.1	Project Title.....	1
1.2	Project Background	1
1.3	Purpose of this Proposal	1
2.	Existing Environment of the Project Site.....	2
2.1	Overview of Local Terrain and Surrounding Environment	2
2.2	Existing Drainage Channel	2
3.	Drainage Flow Evaluation	4
3.1	Relevant Guidelines and Classification of the Project Site	4
3.2	Existing Stormwater Flow Path	4
4.	Proposed Drainage Infrastructure	6
4.1	General Specification and Dimension of the Channel.....	6
4.2	Channel Alignment and Components.....	6
4.3	Construction and Maintenance.....	7
5.	Conclusion	8

Figures:

Figure 1.1: Location of the Project Site

Figure 2.1: Existing Stormwater Flow Direction

Figure 2.2: Panoramic View of the Project Site

Figure 2.3: Photo Map of the Project Site

Figure 2.4: Site Photos showing the Existing Scenario of the Project Site

Figure 3.1: Identified Catchment Area

Figure 4.1: Proposed Layout of the Drainage Channel for the Project Site

This Page is Intentionally left Blank

1. Introduction

1.1 Project Title

- 1.1.1 Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years

1.2 Project Background

- 1.2.1 A Planning Application has been prepared for a proposed temporary open storage use for a period of three years at the application site ("the Project Site") on D.D 107 Lots 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part) and 1240 (Part), Kam Tin North, New Territories.
- 1.2.2 The Project Site falls within the 'Agriculture' ("AGR") zone according to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 ("the OZP"). According to the Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Board. A Planning Application is therefore submitted for the proposed development at the Project Site.

Location of the Project Site

- 1.2.3 The location of the Project Site is given in **Figure 1.1**.
- 1.2.4 The Project Site has an area of about 6,134.3m². The proposed development comprises site formation works and the use of the site for open storage. The open storage area will be approximately 5,573.8m², with a 351m² buffer area surrounding the open storage area. Proposed site formation includes filling of a dried pond (approx. 1,378.4m²) by about 0.8m with soil to +10.10mPD, and filling the land area with a 0.3m concrete layer to a proposed site level of +10.40mPD.

Purpose of this Proposal

- 1.2.5 This Drainage Proposal is prepared to supplement the planning application. Its purpose is to demonstrate that with the implementation of the proposed drainage infrastructure, the proposed development will not cause any adverse drainage impact to the adjacent areas.

2. Existing Environment of the Project Site

2.1 Overview of Local Terrain and Surrounding Environment

Local Terrain within Proximity of the Project Site

- 2.1.1 The Project Site is located within Kam Tin North, New Territories. To the south of the Project Site is a river channel that ultimately led to a XWP1001820 channel of 6500mm wide (Feature XWP1001820) and discharge into Kam Tin River. The river channel serves as the main discharge channel for the surrounding area. The river channel is a natural channel without a concrete wall.
- 2.1.2 To the north and east of the Project Site located a number of open storage areas that used for parking of construction vehicles. To the west of the Project Site located farmlands.

Terrain of the Project Site

- 2.1.3 The local terrain is higher at the north and lower at the south. Stormwater falling north of the Project Site will flow southwards towards the site, ultimately discharging into the river to the south. The existing stormwater flow direction is shown in **Figure 2.1**.
- 2.1.4 The Project Site currently comprises of unpaved land (existing level +10.10 mPD) and a dried pond (existing level +9.30 mPD), with a total area of 6,134.3m². The site is unpaved with no permanent structures; the pond area is a dried pond. A panorama photo of the Project Site is given in **Figure 2.2**.
- 2.1.5 The proposed development will fill the entire site to a unified +10.40 mPD with soil and concrete.

2.2 Existing Drainage Channel

Recorded Public Drainage Channel

- 2.2.1 Existing public drainage infrastructure in the proximity of the Project Site includes the river channel at the south of the Project Site that discharge the local stormwater into the public drainage feature Features SCP1009640 and XWP1001820 and enters Kam Tin River. Features SCP1009640 and XWP1001820 are also shown in **Figure 2.1**.
- 2.2.2 The Kam Tin North area is currently not a flooding prone area. This demonstrates that the existing primary discharge channel has adequate capacity to handle the design stormwater flow for the area.

Site Visit and Observation

- 2.2.3 A site visit was conducted on 28 February 2026 to obtain the current condition of the surrounding area and existing drainage system within the Project Site. A photo map showing the existing situation of the Project Site is given in **Figure 2.3**. Photos taken during the site visit showing the features identified in the following sections are given in **Figure 2.4**.

Current Condition of the Project Site

- 2.2.4 A sheet metal hoarding surrounds part of the Project Site; permanent concrete footing was found at the boundary between an elevated land lot at the northwest of the Project Site. As the site boundary is partially sealed, stormwater will flow in/out of the Project

Site during rainstorms at unsealed sections. Drainage channels are found within the site, demonstrating the stormwater within the area will be properly collected and discharged. The extend of the sealed boundary and drainage channels are shown in **Figure 2.3**.

- 2.2.5 No formal U-channel drainage system currently exists within the Project Site. Stormwater runoff follows natural surface flow paths towards the southern boundary of the site, where it enters the river channel.

3. Drainage Flow Evaluation

3.1 Relevant Guidelines and Classification of the Project Site

3.1.1 This Drainage Proposal has been carried out in accordance with the guidelines given as follows:

- a) Technical Note to Prepare a Drainage Submission (the TN);
- b) Stormwater Drainage Manual Planning, Design and Management (Fifth Edition, January 2018) (the Manual); and
- c) Relevant standard drawings provided by Civil Engineering and Development Department.

Classification of the Project Site

3.1.2 The Project Site has a total area of 6,134.3 m² (0.613 ha), which is smaller than 1 ha. In accordance with the TN, the Project Site is classified as a Simple Site. This Drainage Proposal therefore presents the drainage arrangement within the Project Site only and its connection to the existing public drainage network.

3.2 Existing Stormwater Flow Path

Existing Scenario

3.2.1 Under the existing scenario, stormwater falling on the site either infiltrates into the ground or flows as overland surface runoff towards the south, following the natural terrain gradient. The runoff eventually enters the public drainage network and discharges into the Kam Tin River. The existing catchment area is shown in **Figure 3.1**.

Catchment A

3.2.2 Catchment A refers to the elevated site located at the northwest side of the Project Site. All stormwater fall within the catchment area will be discharged through the locally available drainage channels and be discharged into the stream located at the west of the catchment area.

Catchment B

3.2.3 Catchment B refers to the open storage area located at the northern side of the Project Site. No local surface channel was identified within the catchment area, hence the stormwater falls within the catchment area would enters the Project Site through the fence.

Catchment C

3.2.4 Catchment C refers to the road running at the east of the Project Site, together to the area located at further east of the road. There is a small river channel running from north to the east along the road and directing all stormwater into the river channel located at the south of the Project Site. Hence all water falls within the catchment will be discharged into the river channel without entering the Project Site.

3.2.5 Project Site

3.2.6 All stormwater fall within the Project Site will be flowing towards the south and enter the river channel located at the south. Currently due to the unpaved area, most of the stormwater would enter the ground but will eventually enter the river channel.

3.3 Proposed Scenario

- 3.3.1 Following the proposed filling and site formation, the site will be filled with a concrete surface. This will increase the volume and rate of surface runoff. However, this runoff will be entirely intercepted by the proposed on-site drainage system.

Potential Impact on Filling of the Project Site

- 3.3.2 The proposed site level of +10.40 mPD will not be higher than the adjacent land to the north. Therefore, overland flow from the north of the site (Catchment B) is expected to enter the Project Site same as the scenario before the development. A proposed drainage system will be implemented and collect the overland flow from the Catchment B and discharge into the river stream at the south of the project accordingly.

Potential Impact on Filling of the Dried Pond

- 3.3.3 The dried pond as per the site visit, has no significant different from the other site except lower than the Project Site for about 1,000mm. The dried pond, being unpaved, will have similar permeability with the remaining section of the Project Site, and would have limited additional buffer capacity under rainstorm.
- 3.3.4 As such, filling of the dried pond would have similar impact as per other section of the Project Site being filled with concrete.

Stormwater Flow After Filling Works

- 3.3.5 Stormwater falling within the Project Site will flow southwards following the newly formed terrain grade. It will be collected by a proposed perimeter U-channel system. The collected stormwater will then be conveyed to a proposed catchpit with a sand trap and discharged into the existing public drainage system, ultimately reaching the Kam Tin River.

4. Proposed Drainage Infrastructure

4.1 General Specification and Dimension of the Channel

- 4.1.1 In accordance with the TN, for a site of approximately 0.613ha, a perimeter U-channel with a minimum diameter of 450mm and a self-cleansing gradient will be required.
- 4.1.2 Catchpits with robust covers will be provided at all changes in direction and at junctions of the drainage channels. A final catchpit with a sand trap will be provided at the outlet point to intercept silt and debris before the stormwater enters the public system.
- 4.1.3 Catchpit will be provided at all corners of the Project Site where the U-channel changes direction, and a sand trap will be provided to intercept the debris carried by the stormwater. The dimensions of the U-channels, covers of the catchpits will make reference to Civil Engineering and Development Department (CEDD) Drawing Nos. C2409I, C2406/1, C2406/2A and Drainage Services Department (DSD) Drawing No. DS 1025B.

4.2 Channel Alignment and Components

Drainage Arrangement for Stormwater Flow within the Project: U-channel, floodwall and catchpit

- 4.2.1 A perimeter U-channel will be constructed along the Project Site boundary to intercept all surface runoff. For stormwater falling within the Project Site, it will flow southwards following the finished terrain and be collected by the perimeter U-channel along the southern boundary.
- 4.2.2 Catchpits will be provided at each change of direction and at the junctions of drainage channels.
- 4.2.3 A final catchpit, FCP, with a sand trap will be constructed at the southwestern side of the Project Site. Stormwater within the Project Site will be discharged through FCP into the river channel.
- 4.2.4 **Figure 4.1** shows the proposed layout of the drainage channel for the Project Site. Technical details, including the type, dimensions, invert levels are given in **Table 4.1**.

Table 4.1: Technical Details of the Proposed Drainage Channels

Segment	Type	Downstream Catchpit	Upstream Invert Level (mPD)	Downstream Invert Level (mPD)	Length (m)	Diameter (mm)	Slope
DC1	Surface U-Channel	CP1	9.90	9.26	128.00	450	1 in 200
DC2	Surface U-Channel	FCP	9.26	8.98	55.00	450	1 in 196
DC3	Surface U-Channel	CP2	9.90	9.66	48.00	450	1 in 200
DC4	Surface U-Channel	FCP	9.66	9.05	121.20	450	1 in 199
DC5	Underground Pipe	River Channel	8.98	8.92	10.40	450	1 in 173

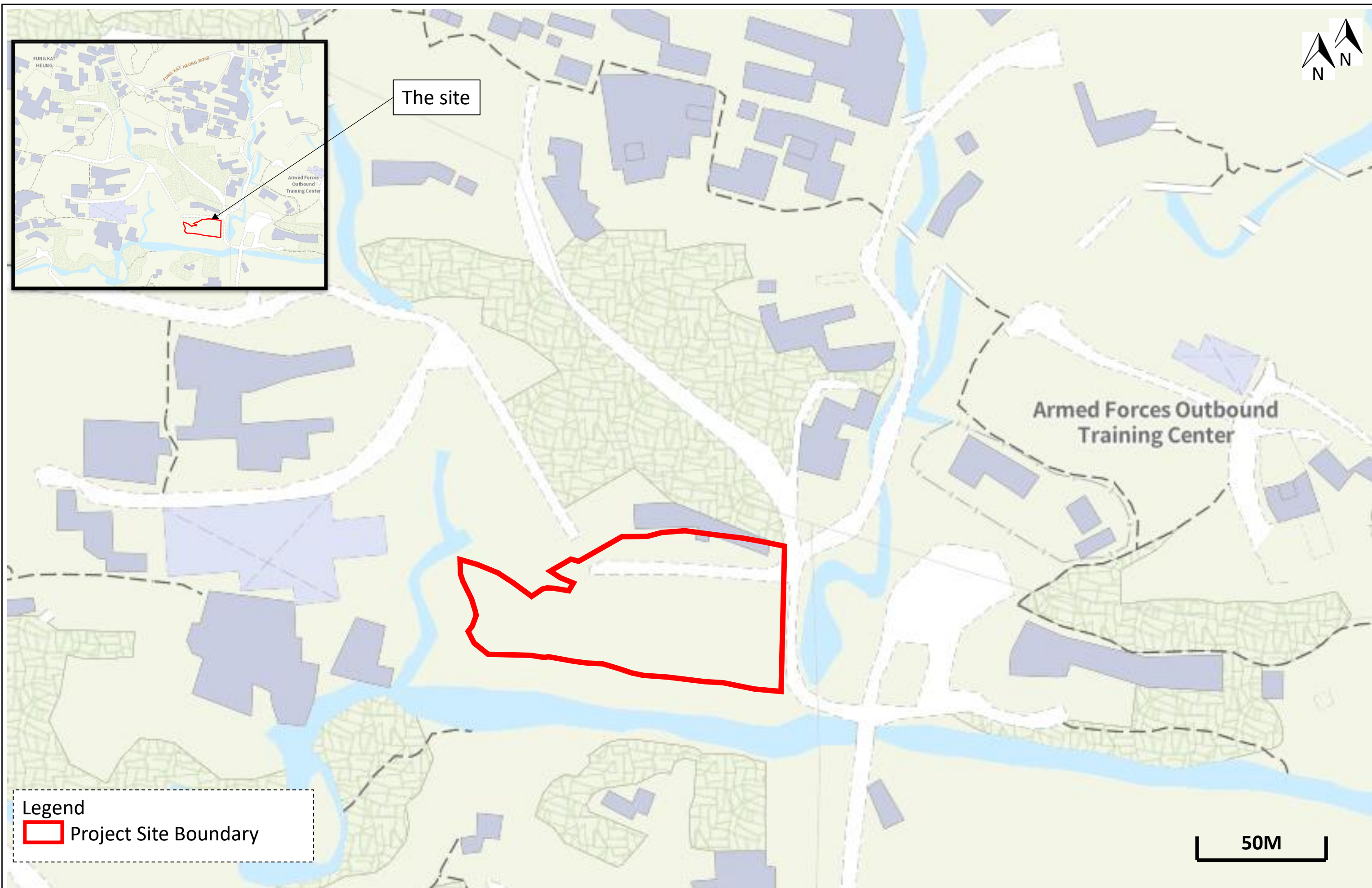
4.3 Construction and Maintenance

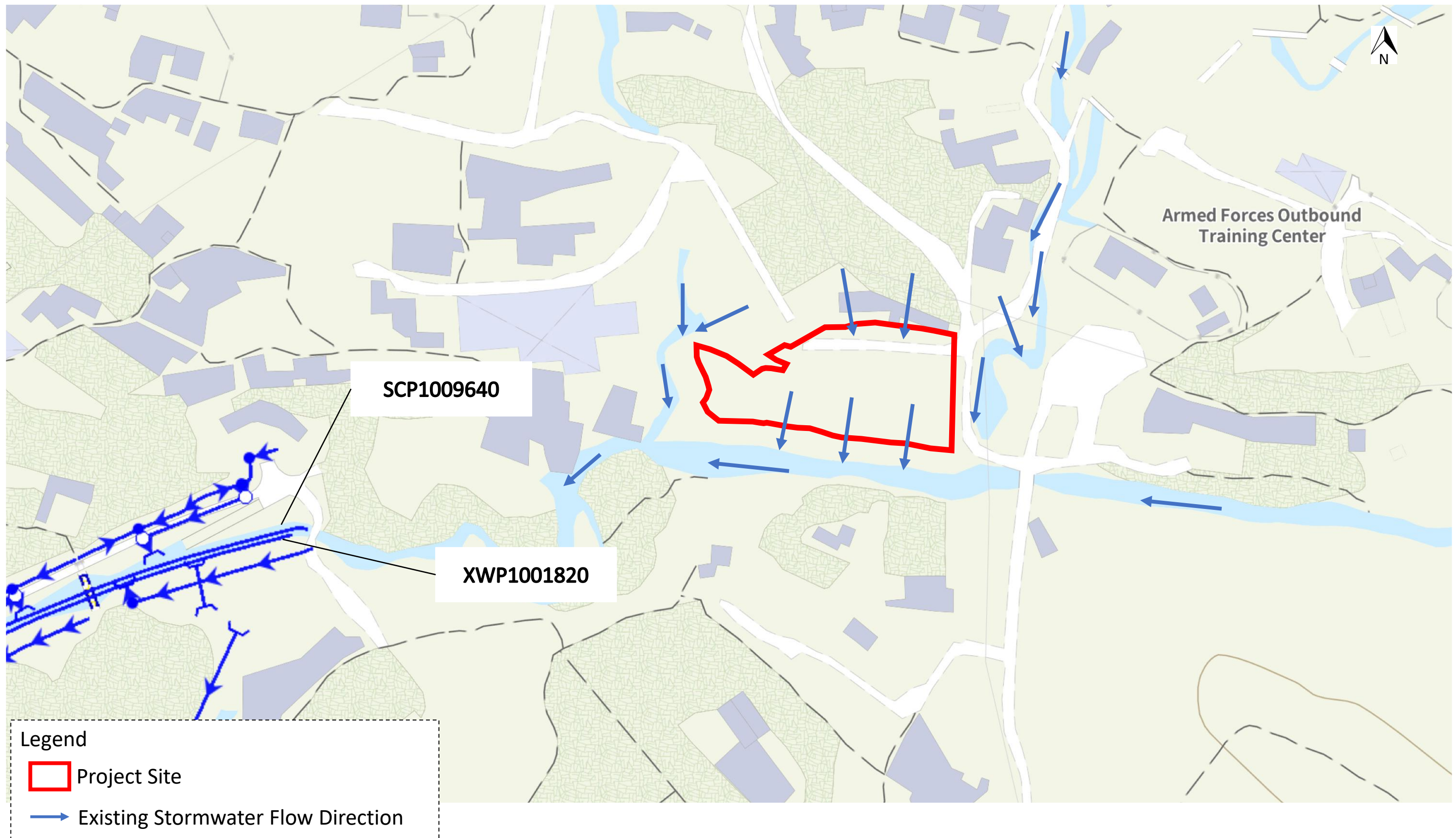
- 4.3.1 The Applicant shall furnish DSD with this connection proposal for agreement. After obtaining DSD's agreement, the Applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD (Mainland North Division) for formal application. The Applicant shall also carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the Applicant.
- 4.3.2 During construction stage, the Applicant shall ensure that no works, including any site formation works, shall be carried out adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- 4.3.3 The proposed U-channel will intercept and deliver stormwater into the U-channels at the west and south of the Project Site and ultimately discharged into Ng Tung River. The maintenance of the proposed U-channels and catchpits shall be undertaken by the Applicant.
- 4.3.4 The Applicant shall rectify the system if it is found to be inadequate or ineffective during operation at his / her own expense, in addition to those within the Project Site.
- 4.3.5 In addition, the Applicant, and the successive lot owners, shall also:
- a) make good all adjacent affected areas upon the completion of the drainage works;
 - b) allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
 - c) allow connections from the adjacent lots to be completed drainage works on Government Land when so required.

5. Conclusion

- 5.1.1 Consider the location is not a flooding black spot, the existing drainage channel is adequate to handle the stormwater discharge for the area. As the project will not increase the stormwater load to the drainage system within proximity of the Project Site, the drainage system after the implementation of the project will not be adversely affected.
- 5.1.2 Additional connecting U-channels and catchpits are required to collect the stormwater falls within the Project Site and divert to the public drainage network for discharge. Associated drainage proposal has been presented.
- 5.1.3 The Applicant will ensure the construction works be conducted in a manner that the works will not adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

Figures





View 1



View 2



View 1



View 2



Legend



Project Site



Area with Impermeable Footing



Identified Surface Channel in other Site



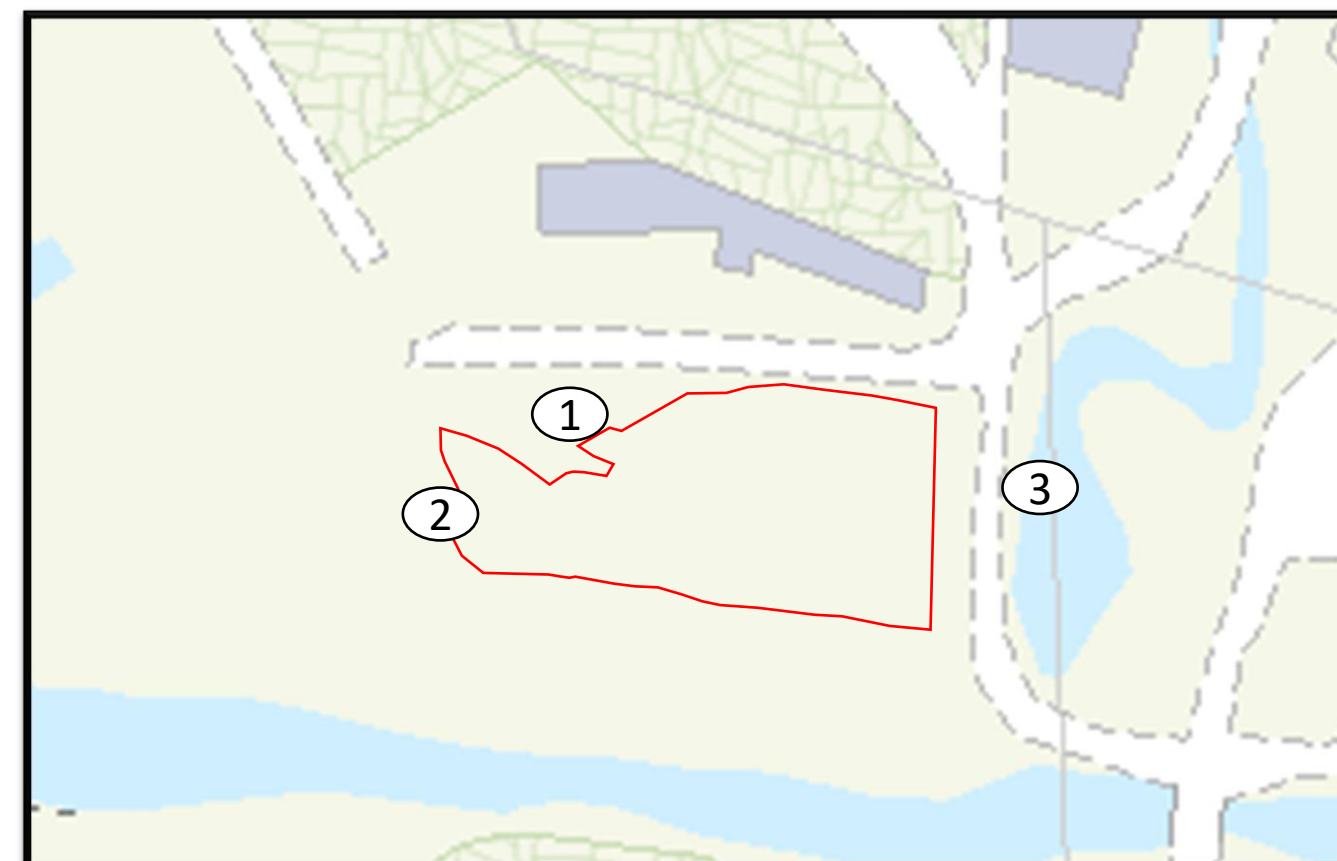
Photo 1: Ramp leading from hoarding of Project Site at north side



Photo 3: Ramp leading from hoarding of Project Site at east side



Photo 2: Ramp leading from hoarding of Project Site at west side

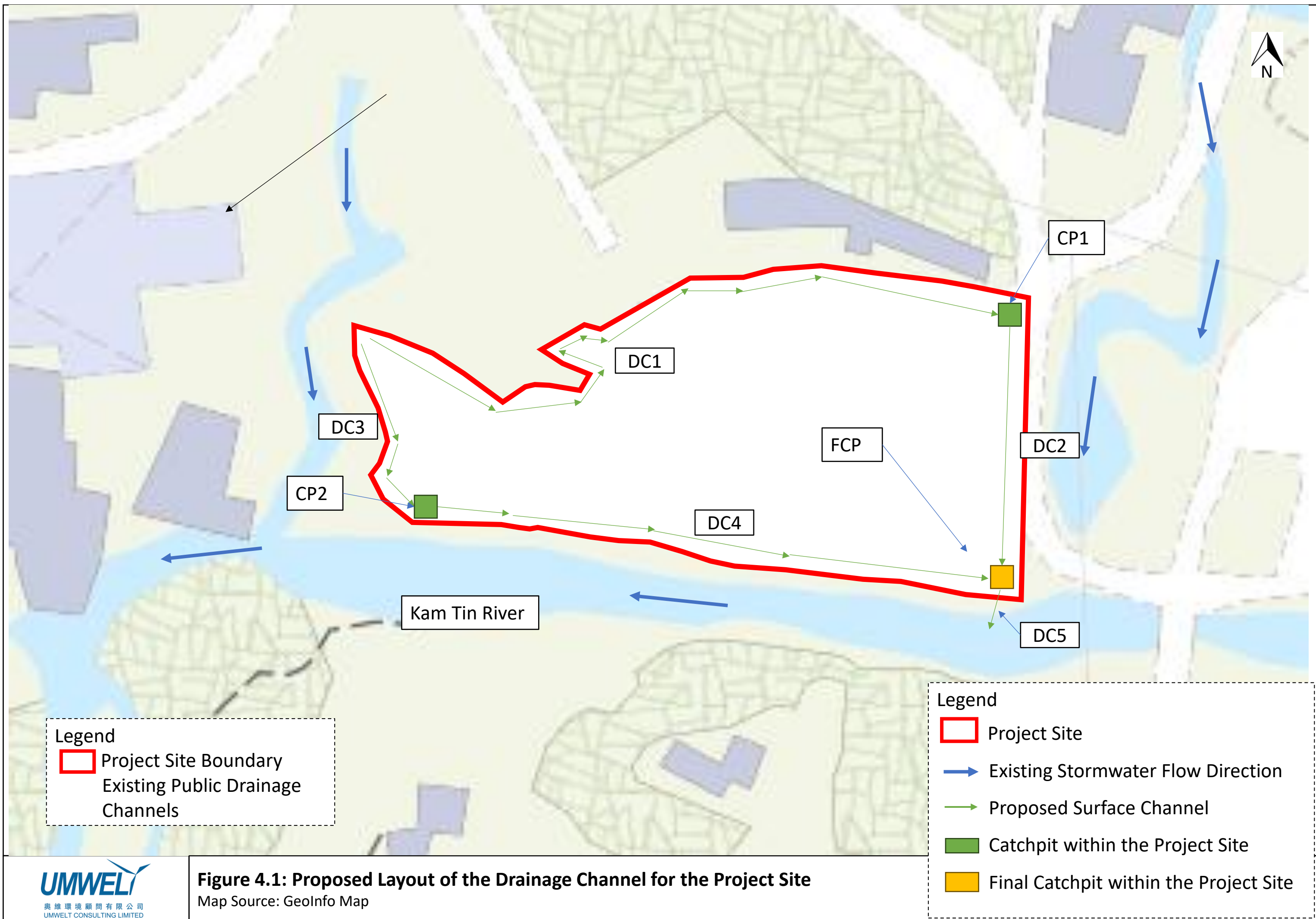


View Angle of the Photos



Legend

-  Project Site
-  Catchment A
-  Catchment B
-  Catchment C



環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1196 的查詢

現場會存放金屬、膠喉、汽車零件及建築材料，例如排水管、水喉及電箱、挖掘機、升降台等。

現場不會儲放水泥、泥土、粉煤灰、骨材、淤泥、細石、沙、碎片、鋸屑或木屑或其他多塵的材料，以免影響周遭環境。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

AFCD and TPB:

Inquiry from AFCD on Planning Application No. A/YL-KTN/1196

We are writing to submit Further Information to provide justifications for the subject application.

The whole Application Site falls within Category 2 areas under TPB PG-No. 13G.

There is no active agricultural use at the Site. The proposed use can meet the demand for Open Storage in recent years. The proposed use is temporary in nature and approval of the current application will not frustrate the long-term planning intention of the "AGR" zone. There were similar applications approved by the Committee in the vicinity of the Site.

The pond involved at the Site had been dried for more than decades. To apply filling of land and pond is necessary for site formation and circulation to meet the operational needs. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs as to provide a relatively flat and solid surface and that has been kept to minimal for the operation of the proposed development.

Relevant drainage measures will be implemented, and the applicant undertakes to reinstate the Site to an amenity area upon expiry of the planning approval. No dangerous goods and dusty construction materials will be stored at the Site and the proposed use is anticipated to generate infrequent trips. Hence, the proposed use will not induce adverse environmental, traffic and drainage impacts on the surrounding areas.

During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

The Site has set a 3m set-back zone between the Site and the watercourse, please refer to Drawing 7-1 for details.

We wish this Further Information will dispel the concerns from your Department and support this application.

Please see the following site photo for the application site.



城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1196 的查詢

申請範圍內的池塘已經乾涸，沒有任何漁業活動。

該池塘仍未進行填塘，佈滿雜草，以下為申請範圍內的池塘相片：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Filling of Land and Pond Perimeter

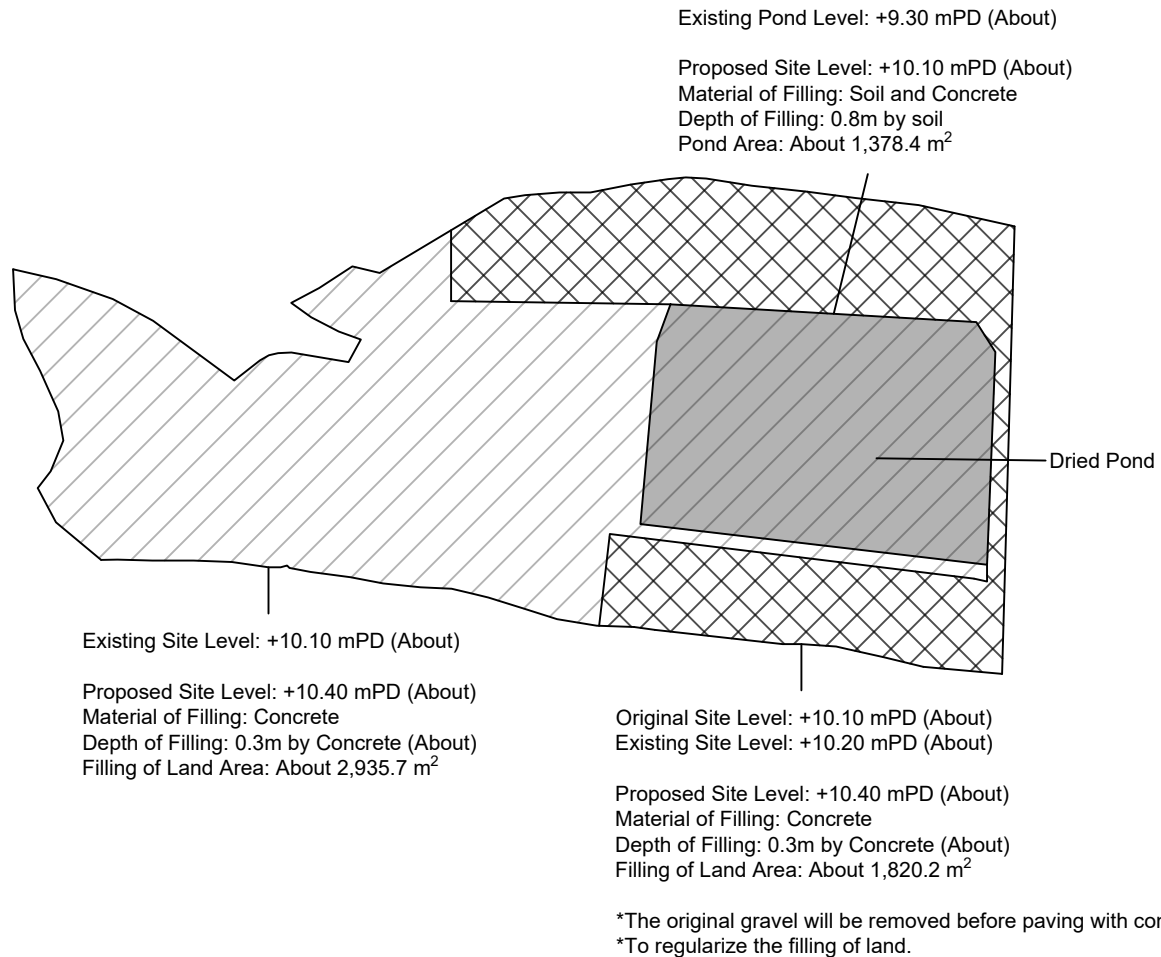
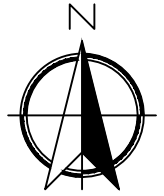
Application Site Area: 6,134.3 m²(About)

Proposed Filling of Pond

Proposed Pond Filling: 1,378.4 m² (About)
Depth of Pond Filling: About 0.8 m
Existing Pond Levels: +9.30 mPD (About)
Proposed Levels: +10.10 mPD (About)
Material of Filling: Soil

Proposed Filling of Land

Proposed Land Filling: 4,755.9 m² (About)
Depth of Land Filling: About 0.3 m
Existing Site Levels: +10.10 mPD (About)
Proposed Site Levels: +10.40 mPD (About)
Material of Filling: Concrete
Proposed Use: Site Formation, Open Storage Area, Loading / Unloading Space and Circulation Space



Legend:

-  Proposed Filling of Land Area
-  Proposed Filling of Pond Area
-  Filled with gravel area

Appendix 4

Location: DD 107 Lot 1231 (Part),
1234 (Part), 1235, 1236
1237 (Part), 1238 (Part)
and 1240 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture
Date: 25 January 2026

Filling of Land and Pond Area

擬議臨時露天存放連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Open Storage with Ancillary
Facilities and associated Filling of Land
for a Period of 3 Years

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

4

運輸署及城市規劃委員會：

有關運輸署對 A/YL-KTN/1196 的查詢

交通方面，出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，之後轉入郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
Trips at AM peak (09:00-10:00) per hour	0	0	2	0	0	0	0	0	2
Trips at PM peak (17:00-18:00) per hour	0	0	0	2	0	0	0	0	2
Traffic Trips per hour (10:00-17:00)	0	0	1	1	0	0	0	0	2

本申請會提供 2 個輕型貨車上落貨位置，用作上落貨物。

申請地點是一個沒有商店，不會對公眾開放的場地，並只會用作儲存貨物，不規律亦少量的車流量相信不會對道路帶來負面影響。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑。水尾路沿途道路約有 3-6 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 7 米闊，請參考 Appendix 2。

在申請地點內所有車位附近有足夠的空間來讓車輛進行可調遣的動作，足夠讓輕型貨車輛使用，請參考 Appendix 7.1 及 7.2。

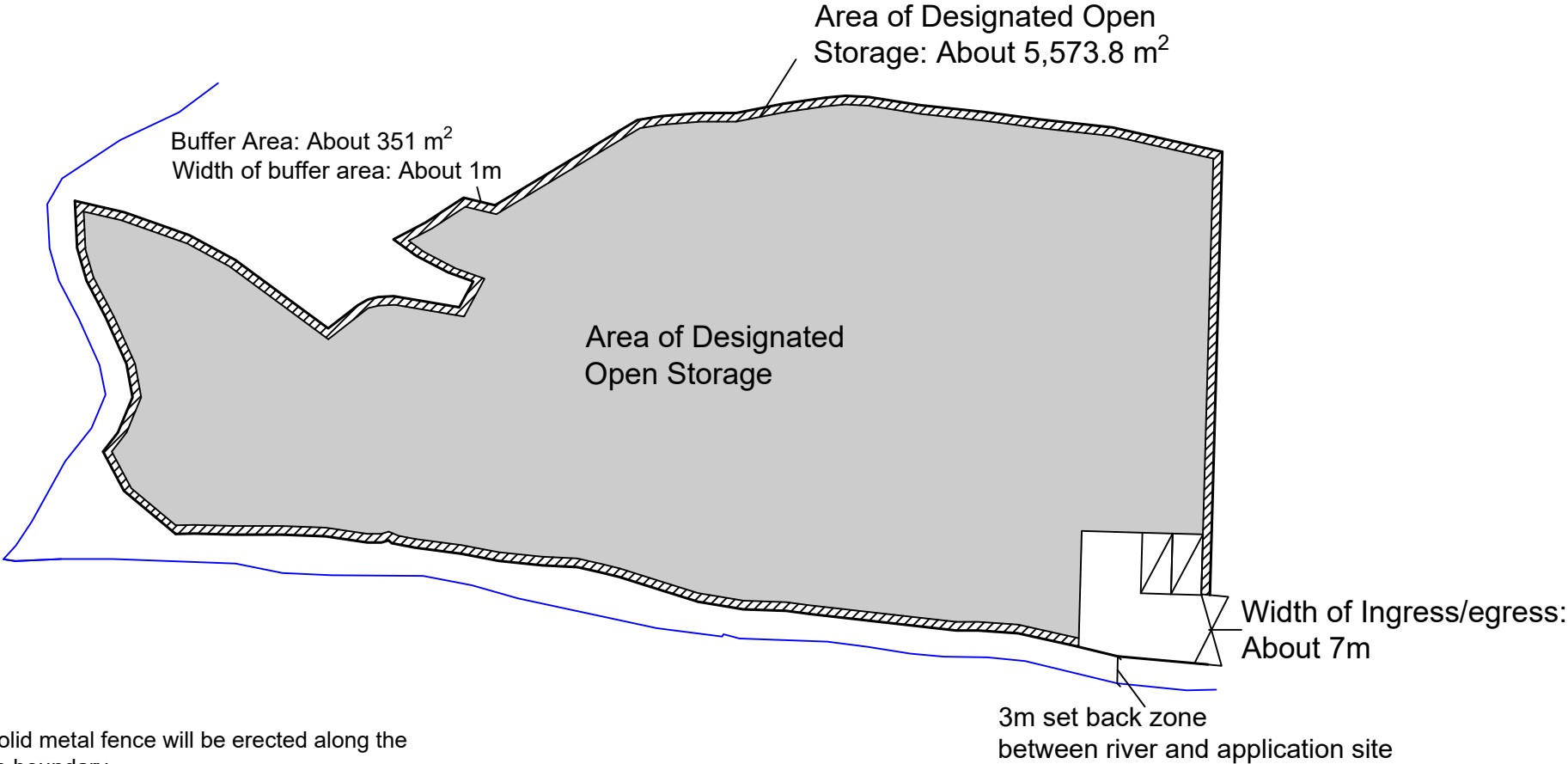
在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。調遣空間請參考文件尾端。

連接本申請地點的郊區小徑為私人道路，並已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

申請人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Development Details			
	Site Area	About 6,134.3 m ²	
	Open Storage Area	About 5,573.8 m ²	
	Buffer Area	About 351 m ²	
	LGV L/UL Space	7m x 3.5m	Unit(s): 2



* A 3m height solid metal fence will be erected along the application site boundary.

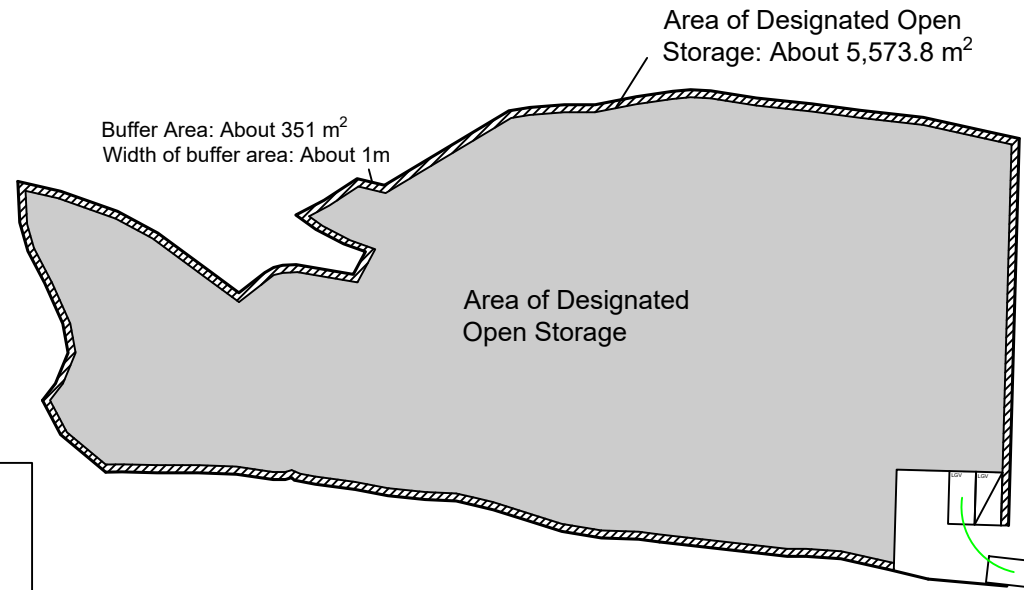
* The stacking height will be about 3m.

Appendix 2 Proposed Layout Plan	Location: D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	擬議臨時露天存放 及相關填土及填塘工程(為期3年) Proposed Temporary Open Storage and associated Filling of Land and Pond for a Period of 3 Years	Legend: Ingress / egress Open Storage Area LGV L/UL Space	Drawing No.: 2-1
				For Identification Only Date: 24/12/2025

Vehicle In

Swept Path Analysis

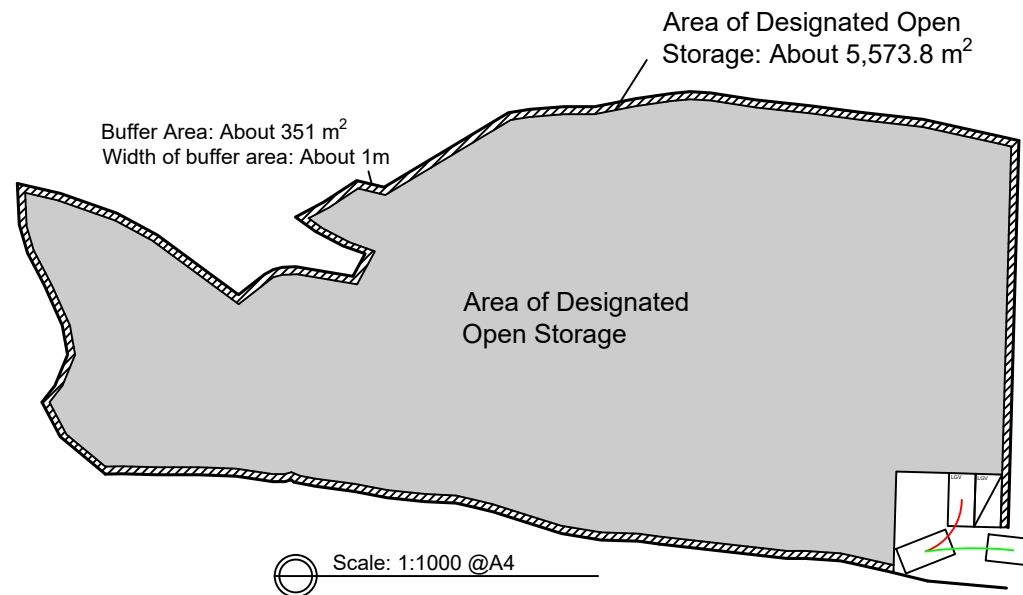
Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 3.5 m (W) x 7 m (L)



Vehicle Out

Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 3.5 m (W) x 7 m (L)



Appendix 7.1

Swept Path Analysis

Location:
D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236,
1237 (Part), 1238 (Part) and 1240 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Project:
Proposed Temporary Open Storage and
Associated Filling of Land and Pond
for a Period of 3 Years

Legend:

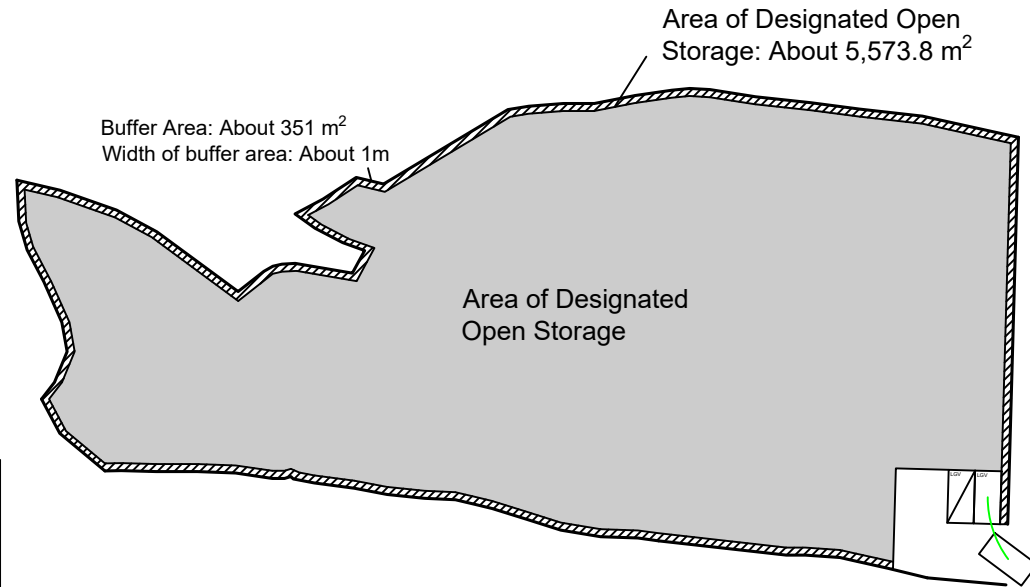
- LGV L/UL Space
- Open Storage (OS) Area

Drawing No.:
7.1

For Identification Only

Date: 13/03/2026

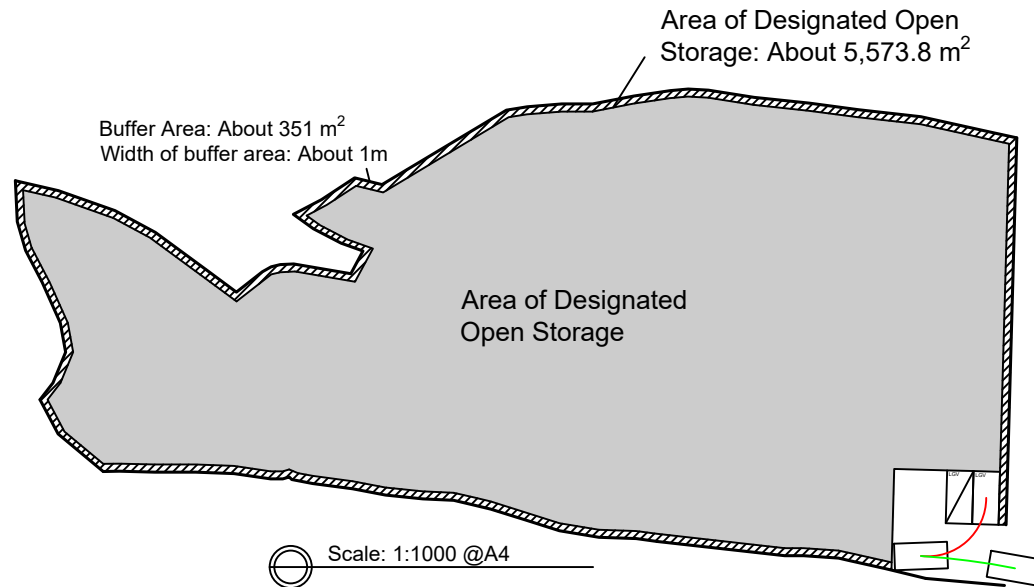
Vehicle In



Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 3.5 m (W) x 7 m (L)

Vehicle Out



Swept Path Analysis

Type of Vehicle : Light Goods Vehicle
Dimension of Vehicle : 3.5 m (W) x 7 m (L)

Appendix 7.2

Swept Path Analysis

Location:
D.D. 107 Lot 1231 (Part), 1234 (Part), 1235, 1236,
1237 (Part), 1238 (Part) and 1240 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Project:
Proposed Temporary Open Storage and
Associated Filling of Land and Pond
for a Period of 3 Years

Legend:

- LGV L/UL Space
- Open Storage (OS) Area

Drawing No.:
7.2

For Identification Only

Date: 13/03/2026

寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2026年05月27日星期三 17:05
收件者: tpbpd/PLAND
副本: Ivan Sze Yuet FUNG/PLAND
主旨: S. 16 Planning Application No. A/YL-KTN/1196
附件: 1235 4 20260526.pdf

類別: Internet Email

To whom may concern,

Please see the attachment for the updated filling of land and pond plan. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

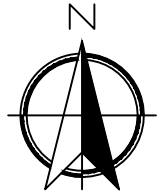
Yours sincerely,
Mr. Tang

Proposed Filling of Land and Pond Perimeter

Application Site Area: 6,134.3 m²(About)

Regularization and Further Filling of Pond

Pond Filling Area: 1,378.4 m² (About)
Depth of Pond Filling: About 0.8 m (with Soil) and About 0.3 m (with Concrete)
Original Pond Levels: +9.30 mPD (About)
Proposed Levels: +10.40 mPD (About)
Material of Filling: Soil and Concrete



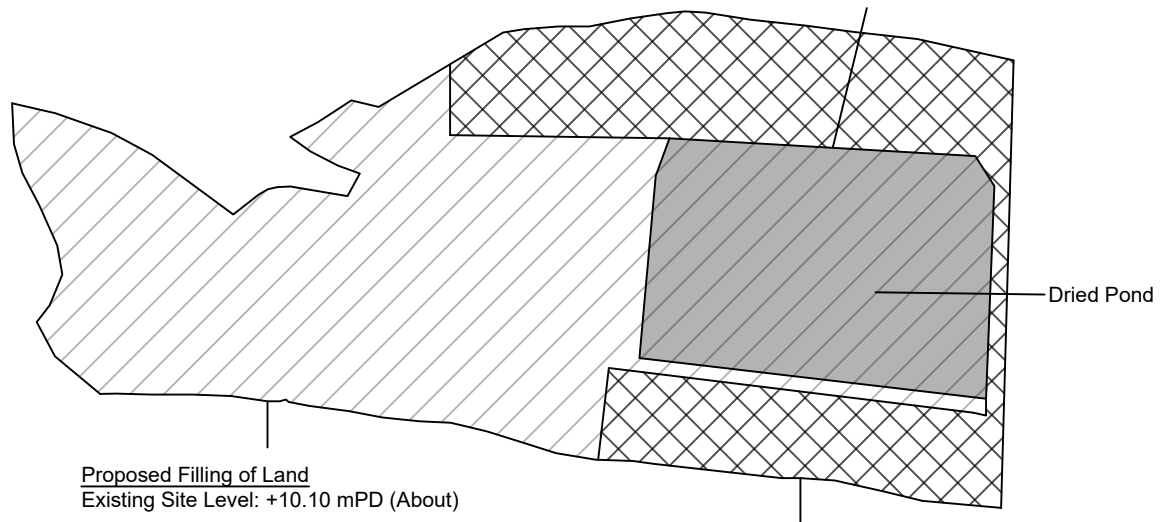
Proposed Filling of Land

Proposed Land Filling: 4,755.9 m² (About)
Depth of Land Filling: About 0.3 m
Existing Site Levels: +10.10 mPD (About)
Proposed Site Levels: +10.40 mPD (About)
Material of Filling: Concrete
Proposed Use: Site Formation, Open Storage Area, Loading / Unloading Space and Circulation Space

Regularization and Further Filling of Pond

Original Pond Level: +9.30 mPD (About)

Existing Site Level: +10.1 mPD (About)
Proposed Site Level: +10.40 mPD (About)
Material of Filling: Soil and Concrete
Depth of Filling: 0.8m by soil and 0.3m by concrete
Pond Area: About 1,378.4 m²



Proposed Filling of Land

Existing Site Level: +10.10 mPD (About)

Proposed Site Level: +10.40 mPD (About)
Material of Filling: Concrete
Depth of Filling: 0.3m by Concrete (About)
Filling of Land Area: About 2,935.7 m²

Regularization of Filling of Land

Original Site Level: +10.10 mPD (About)
Existing Site Level: +10.40 mPD (About)

Material of Filling: Concrete
Depth of Filling: 0.3m by Concrete (About)
Filling of Land Area: About 1,820.2 m²

Legend:

-  Proposed Filling of Land Area
-  Proposed Filling of Pond Area
-  Regularization Filling of Land Area

Appendix 4

Location: DD 107 Lot 1231 (Part),
1234 (Part), 1235, 1236
1237 (Part), 1238 (Part)
and 1240 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture
Date: 26 May 2026

Filling of Land and Pond Area

擬議臨時露天存放連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Open Storage with Ancillary
Facilities and associated Filling of Land
for a Period of 3 Years

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

4

寄件者: Tang Lok San <[REDACTED]>
寄件日期: 2026年07月08日星期三 8:53
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1196 - Departmental Comments
附件: AYLKTN1196 Drainage Proposal R1 20260708.pdf

類別: Internet Email

To whom may concern,

I am here to submit the updated drainage proposal for Planning Application No.: A/YL-KTN/1196. Please see the attachment below for the proposal. Please contact Mr. Tang via email [REDACTED] if you have any questions regarding the captioned application.

Yours faithfully,
Mr. Tang

Application No. A/YL-KTN/1196
Proposed Temporary Open Storage with
Ancillary Facilities and associated Filling
of Land for a Period of 3 Years at D.D. 107
Lot 1231 (Part), 1234 (Part), 1235, 1236,
1237 (Part), 1238 (Part), 1240 (Part), Kam
Tin North, Yuen Long, New Territories

Drainage Proposal

Revision 1

8 July 2026

Content:

1.	Introduction.....	1
1.1	Project Title.....	1
1.2	Project Background	1
1.3	Purpose of this Proposal	1
2.	Existing Environment of the Project Site.....	2
2.1	Overview of Local Terrain and Surrounding Environment	2
2.2	Existing Drainage Channel	2
3.	Drainage Flow Evaluation	3
3.1	Relevant Guidelines and Classification of the Project Site	4
3.2	Existing Stormwater Flow Path	4
4.	Proposed Drainage Infrastructure	6
4.1	General Specification and Dimension of the Channel.....	6
4.2	Channel Alignment and Components.....	7
4.3	Construction and Maintenance.....	8
5.	Conclusion	9

Figures:

Figure 1.1: Location of the Project Site
Figure 2.1: Existing Stormwater Flow Direction
Figure 2.2: Panoramic View of the Project Site
Figure 2.3: Photo Map of the Project Site
Figure 2.4: Site Photos showing the Existing Scenario of the Project Site
Figure 3.1: Identified Catchment Area
Figure 4.1: Proposed Layout of the Drainage Channel for the Project Site

Appendices:

Appendix 1.1: Responses on DSD's Requirements / Reminders
Appendix 3.1: Catchment Runoff Estimation for the Dried Pond
Appendix 4.1: Catchment Runoff Estimation
Appendix 4.2: Calculation of Pipe Capacity for the Proposed Discharge Segment for the Project Site

This Page is Intentionally left Blank

1. Introduction

1.1 Project Title

- 1.1.1 Proposed Temporary Open Storage with Ancillary Facilities and associated Filling of Land for a Period of 3 Years

1.2 Project Background

- 1.2.1 A Planning Application has been prepared for a proposed temporary open storage use for a period of three years at the application site ("the Project Site") on D.D 107 Lots 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part) and 1240 (Part), Kam Tin North, New Territories.
- 1.2.2 The Project Site falls within the 'Agriculture' ("AGR") zone according to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 ("the OZP"). According to the Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Board. A Planning Application is therefore submitted for the proposed development at the Project Site.

Location of the Project Site

- 1.2.3 The location of the Project Site is given in **Figure 1.1**.
- 1.2.4 The Project Site has an area of about 6,134.3m². The proposed development comprises site formation works and the use of the site for open storage. The open storage area will be approximately 5,573.8m², with a 351m² buffer area surrounding the open storage area. Proposed site formation includes filling of the land area with a 0.8m soil and 0.3m concrete layer to a proposed site level of +10.40mPD. A dried pond (approx. 1,378.4m²) locates within the Project Site will also be filled to proposed site level.

Purpose of this Proposal

- 1.2.5 This Drainage Proposal is prepared to supplement the planning application. Its purpose is to demonstrate that with the implementation of the proposed drainage infrastructure, the proposed development will not cause any adverse drainage impact to the adjacent areas.
- 1.2.6 All necessary information necessary for the submission have been included. A checklist detailed the responses on Drainage Services Department's ("DSD") requirements / reminders is given in **Appendix 1.1**.

2. Existing Environment of the Project Site

2.1 Overview of Local Terrain and Surrounding Environment

Local Terrain within Proximity of the Project Site

- 2.1.1 The Project Site is located within Kam Tin North, New Territories. To the south of the Project Site is a stepped channel that ultimately led to a XWP1001820 channel of 6500mm wide (Feature XWP1001820) and discharge into Kam Tin River. The stepped channel serves as the main discharge channel for the surrounding area. The stepped channel is a man-made channel without a concrete wall at the section south of the Project Site.
- 2.1.2 To the north and east of the Project Site located a number of open storage areas that used for parking of construction vehicles. To the west of the Project Site located farmlands.

Terrain of the Project Site

- 2.1.3 The local terrain is higher at the north and lower at the south. Stormwater falling north of the Project Site will flow southwards, either entering the site or flow along the local access road, ultimately discharging into the river to the south. The existing stormwater flow direction is shown in **Figure 2.1**.
- 2.1.4 The Project Site currently comprises of unpaved land (existing level +10.10mPD) and a dried pond (existing level +9.30mPD), with a total area of 6,134.3m². The site is unpaved with no permanent structures; the pond area is a dried pond. Panorama photos of the Project Site is given in **Figure 2.2**.
- 2.1.5 The proposed development will fill the entire site to a unified +10.40mPD with soil and concrete.

2.2 Existing Drainage Channel

Recorded Public Drainage Channel

- 2.2.1 Existing public drainage infrastructure in the proximity of the Project Site includes the stepped channel at the south of the Project Site that discharge the local stormwater into the public drainage feature Features SCP1009640 and XWP1001820 and enters Kam Tin River. Features SCP1009640 and XWP1001820 are also shown in **Figure 2.1**.
- 2.2.2 The Kam Tin North area is currently not a flooding prone area. This demonstrates that the existing primary discharge channel has adequate capacity to handle the design stormwater flow for the area.

Site Visit and Observation

- 2.2.3 A site visit was conducted on 28 February 2026 to obtain the current condition of the surrounding area and existing drainage system within the Project Site. A photo map showing the existing situation of the Project Site is given in **Figure 2.3**. Photos taken during the site visit showing the features identified in the following sections are given in **Figure 2.4** to **Figure 2.6**.

Current Condition of the Project Site

- 2.2.4 A sheet metal hoarding surrounds part of the Project Site; permanent concrete footing was found at the boundary between an elevated land lot at the northwest of the Project Site. As the site boundary is partially sealed, stormwater will flow in/out of the Project Site during rainstorms at unsealed sections.
- 2.2.5 The extend of the sealed boundary and drainage channels are shown in **Figure 2.3**.
- 2.2.6 No formal U-channel drainage system currently exists within the Project Site. Stormwater runoff follows natural surface flow paths towards the southern boundary of the site, where it enters the stepped channel.

Current Condition of the Surrounding Area

- 2.2.7 Area at the north to east of the Project Site is occupied by small rise buildings and open spaces, presumably of industrial uses (**Figure 2.3** and **Figure 2.4**). One of the sites is higher than the Project Site, but have concrete footings at the boundary fence (**Figure 2.5**). Drainage channels are found within the site, demonstrating the stormwater within the site will be properly collected and discharged (**Figure 2.3**).
- 2.2.8 A stream lies at the east of the Project Site. The stream would intercept stormwater flows from the east and direct the stormwater south towards the stepped channel located at the south of the Project Site (Photo 1 of **Figure 2.6**).
- 2.2.9 Area at the south of the Project Site is occupied by open storage, houses, and undeveloped land with vegetations (Photo 2 of **Figure 2.6**). The stepped channel discussed in **Section 2.1.1** lies in between the area and the Project Site. Hence the stormwater falls on the southern side of the Project Site would either flow southwards following the terrain or entering the stepped channel and would not enter the Project Site (Photo 3 of **Figure 2.6**).
- 2.2.10 Area at the west of the Project Site is occupied by developed areas with some farming area. a small river lies in between the area and the Project Site, hence stormwater falls on the western side of the Project Site would either flow southwards following the terrain of entering the river and would not enter the Project Site (**Figure 2.3**).

3. Drainage Flow Evaluation

3.1 Relevant Guidelines and Classification of the Project Site

3.1.1 This Drainage Proposal has been carried out in accordance with the guidelines given as follows:

- a) Technical Note to Prepare a Drainage Submission (the TN);
- b) Stormwater Drainage Manual Planning, Design and Management (Fifth Edition, January 2018) (the Manual); and
- c) Relevant standard drawings provided by Civil Engineering and Development Department.

Classification of the Project Site

3.1.2 The Project Site has a total area of 6,134.3m² (0.613ha), which is smaller than 1ha. In accordance with the TN, the Project Site is classified as a Simple Site. This Drainage Proposal therefore presents the drainage arrangement within the Project Site only and its connection to the existing public drainage network.

3.2 Existing Stormwater Flow Path

Existing Scenario

3.2.1 Under the existing scenario, stormwater falling on the site either infiltrates into the ground or flows as overland surface runoff towards the south, following the natural terrain gradient. The runoff eventually enters the public drainage network and discharges into the Kam Tin River. The existing catchment area is shown in **Figure 3.1**.

Catchment A

3.2.2 Catchment A refers to the open storage area located at the northern side of the Project Site. No local surface channel was identified within the catchment through aerial photo, hence the stormwater falls within the catchment area are assumed to enter the Project Site through the fence for a worst-case scenario.

Catchment B

3.2.3 Catchment B refers to the elevated site located at the northwest side of the Project Site. All stormwater fall within the catchment area will be discharged through the locally available drainage channels and be discharged into the stream located at the west of the catchment area, hence the stormwater falls within the catchment area would not enters the Project Site.

Catchment C

3.2.4 Catchment C refers to the road running at the east of the Project Site, together to the area located at further east of the road. There is a stream running from north to the east along the road and directing all stormwater into the river channel located at the south of the Project Site. Hence all water falls within the catchment will be discharged into the river channel without entering the Project Site.

Project Site

3.2.5 All stormwater fall within the Project Site will be flowing towards the south and enter the stepped channel located at the south. The channel wall of the stepped channel is

covered with vegetation, suggested the channel wall is not paved with concrete (Photo 3 of **Figure 2.6**). Hence, majority of the stormwater would enter the ground but as the section of the stepped channel is not paved, the stormwater will eventually enter the stepped channel.

Dried Pond

- 3.2.6 A dried pond of area approximately 1,378.4m² is located within the Project Site. The pond functions as retention area for collecting surface runoff from the vicinity during rainfall. Stormwater falls on the pond will be absorbed into the ground and enters the stepped channel at the south of the Project Site.

3.3 Proposed Scenario

- 3.3.1 Following the proposed filling and site formation, the site will be filled with a concrete surface. This will increase the volume and rate of surface runoff. However, this runoff will be entirely intercepted by the proposed on-site drainage system.

Potential Impact on Filling of the Project Site

- 3.3.2 The proposed site level of +10.40mPD will not be higher than the adjacent land to the north. Therefore, overland flow from the north of the site (Catchment A) is expected to enter the Project Site same as the scenario before the development. A proposed drainage system will be implemented and collect the overland flow from the Catchment A and discharge into the river stream at the south of the project accordingly.

Potential Impact on Filling of the Dried Pond

- 3.3.3 Without the proposed development, the dried pond serves as a retention area, that stormwater would not immediately enters the stepped channel at the south. The proposed development will fill the dried pond to match the Project Site, as such stormwater that originally enters the ground would be required to be discharged under the proposed scenario. Assume the pond would have about 1.5m fall across the shortest flow path with 27m long, increment of 0.1150m³/s is anticipated due to the filling works. Detailed calculation is given in **Appendix 3.1**.
- 3.3.4 The additional stormwater flow will be mitigated by additional discharge channels. As the dried pond is located within the Project Site, the additional stormwater flow will be intercepted by the proposed drainage channel within the Project Site. The sizing of the drainage channel will be properly increased to take care of the flow.

Stormwater Flow After Filling Works

- 3.3.5 Stormwater falling within the Project Site will flow southwards following the newly formed terrain grade. It will be collected by a proposed perimeter U-channel system. The collected stormwater will then be conveyed to a proposed catchpit with a sand trap and discharged into the existing public drainage system, ultimately reaching the Kam Tin River.

4. Proposed Drainage Infrastructure

4.1 Impact on Local Stormwater Flow Pattern and Discharge Channel Capacity

- 4.1.1 As discussed in **Section 1.2.4**, proposed site formation includes filling of the land area with a 0.8m soil and 0.3m concrete layer to a proposed site level of +10.40mPD. The proposed site level will not be higher than the sites at the north of the Project Site, and will not affect the overland flow that enters the Project Site.
- 4.1.2 As discussed in **Section 3.2.2**, stormwater falls on Catchment A are considered to enter the Project Site for worse case scenario. The proposed site level is not higher than the ground level of Catchment A, and no concrete footing is proposed at the boundary. Hence the overland flow will not be affected by the proposed development.
- 4.1.3 Stormwater falls on Catchment B will be discharged through the local discharge channel and enters the small river located at the west of the Project Site and will not enters the Project Site. Similarly, stormwater falls on the west and south of the Project Site will be intercepted by the small river and the stepped channel and will not affect the Project Site.
- 4.1.4 Stormwater falls on Catchment C will flow towards south and enters the stepped channel or being intercepted by the stream at the east of the Project Site and enters the stepped channel. Stormwater will not enter the Project Site.
- 4.1.5 As such, filling of the Project Site to 10.4mPD will not have significant impact on the overland flow for the nearby catchments. However, the Project Site will become impermeable and additional stormwater will be generated.
- 4.1.6 The amount of runoff generated by different catchments before and after the proposed development is given in **Table 4.1**. Detailed calculations are given in **Appendix 4.1** and **4.2**.

Table 4.1: Runoff Generated by the Catchment Area before and after the Proposed Development

Catchment Area	Generated Runoff, m ³ /s	
	Before Proposed Development	After Proposed Development
Catchment A	0.1866	0.1866
Project Site	0.0224	0.4265

4.2 General Specification and Dimension of the Channel

- 4.2.1 In accordance with the TN, for a site of approximately 0.613ha, dual perimeter U-channel with a diameter of 450mm and a self-cleansing gradient will be required. In this drainage proposal, surface U-channel with diameters of 500mm and 650mm were proposed.
- 4.2.2 Catchpits with robust covers will be provided at all changes in direction and at junctions of the drainage channels. A final catchpit with a sand trap will be provided at the outlet point to intercept silt and debris before the stormwater enters the public system.
- 4.2.3 Catchpit will be provided at all corners of the Project Site where the U-channel changes direction, and a sand trap will be provided to intercept the debris carried by the stormwater. The dimensions of the U-channels, covers of the catchpits will make

reference to Civil Engineering and Development Department (CEDD) Drawing Nos. C2409I, C2406/1, C2406/2A and Drainage Services Department (DSD) Drawing No. DS 1025B.

4.3 Channel Alignment and Components

Drainage Arrangement for Stormwater Flow within the Project: U-channel, floodwall and catchpit

- 4.3.1 A perimeter U-channel will be constructed along the Project Site boundary to intercept all surface runoff. For stormwater falling within the Project Site, it will flow southwards following the finished terrain and be collected by the perimeter U-channel along the southern boundary.
- 4.3.2 Catchpits will be provided at each change of direction and at the junctions of drainage channels.
- 4.3.3 A final catchpit, FCP, with a sand trap will be constructed at the southeastern side of the Project Site. Stormwater within the Project Site will be discharged through FCP into the stepped channel.
- 4.3.4 **Figure 4.1** shows the proposed layout of the drainage channel for the Project Site. Technical details, including the type, dimensions, invert levels are given in **Table 4.2**.

Table 4.2: Technical Details of the Proposed Drainage Channels

Segment	Type	Down-stream Manhole	Length, m	Diameter, mm	Slope	90% Full capacity, l/s	% of Full Capacity under the Peak Flow of the Proposed Project
DC-1	Surface U-Channel	CP1	60.00	500	1 in 200	291.49	64%
DC-2	Surface U-Channel	CP2	7.80	500	1 in 156	330.67	56%
DC-3	Surface U-Channel	CP3	75.00	500	1 in 188	301.20	62%
DC-4	Surface U-Channel	FCP	44.30	500	1 in 177	309.97	60%
DC-5	Surface U-Channel	CP4	36.00	650	1 in 180	611.77	70%
DC-6	Surface U-Channel	FCP	113.20	650	1 in 142	691.03	62%
DC-7	Underground Discharge Pipe	Stepped Channel	15.60	650	1 in 78	933.62	66%

4.4 Construction and Maintenance

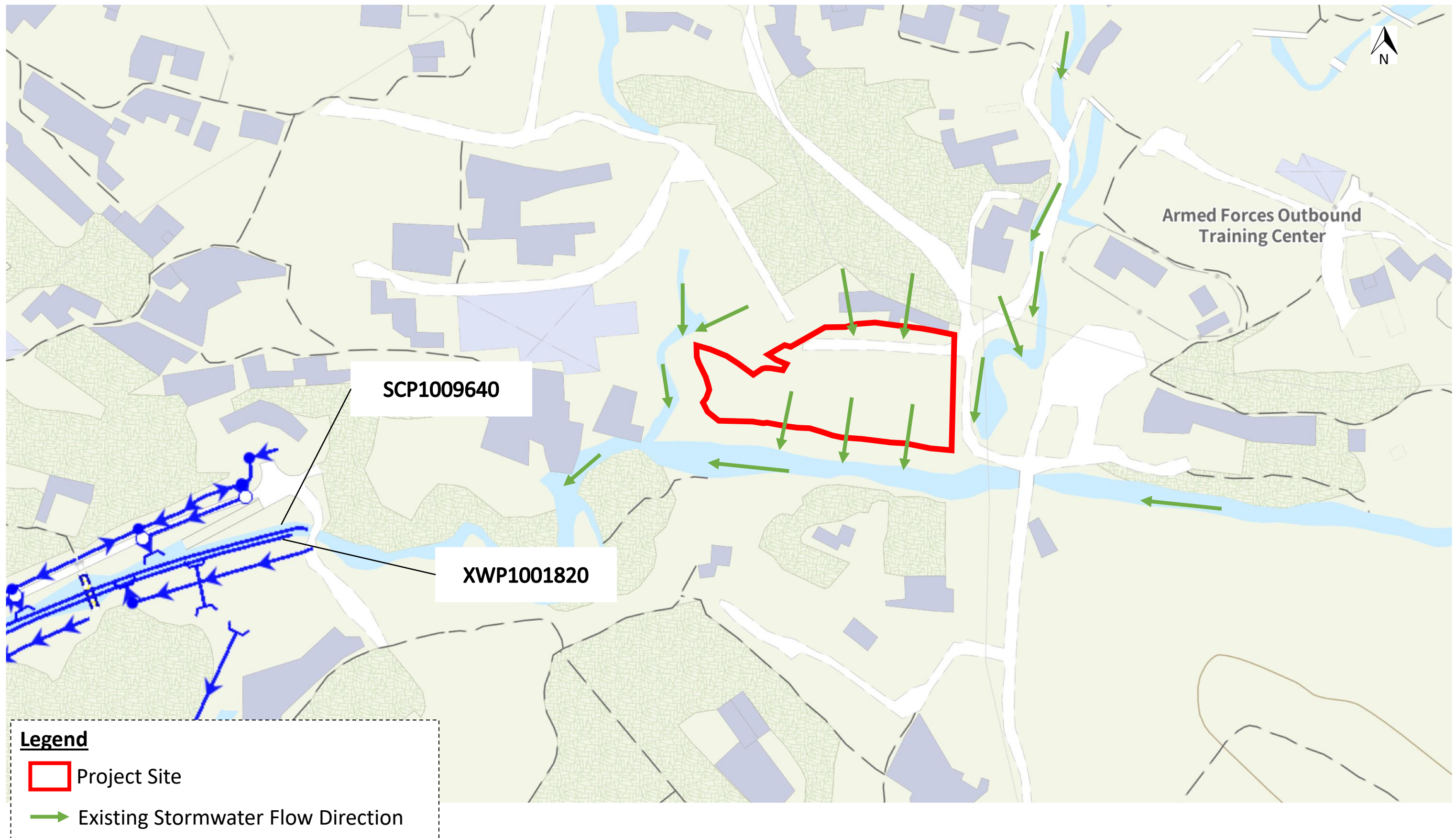
- 4.4.1 The Applicant shall furnish DSD with this connection proposal for agreement. After obtaining DSD's agreement, the Applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD (Mainland North Division) for formal application. The Applicant shall also carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the Applicant.
- 4.4.2 During construction stage, the Applicant shall ensure that no works, including any site formation works, shall be carried out adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- 4.4.3 The proposed U-channel will intercept and deliver stormwater into the U-channels at the west and south of the Project Site and ultimately discharged into Ng Tung River. The maintenance of the proposed U-channels and catchpits shall be undertaken by the Applicant.
- 4.4.4 The Applicant shall rectify the system if it is found to be inadequate or ineffective during operation at his / her own expense, in addition to those within the Project Site.
- 4.4.5 In addition, the Applicant, and the successive lot owners, shall also:
- a) make good all adjacent affected areas upon the completion of the drainage works;
 - b) allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
 - c) allow connections from the adjacent lots to be completed drainage works on Government Land when so required.

5. Conclusion

- 5.1.1 Consider the location is not a flooding black spot, the stepped channel is adequate to handle the stormwater discharge for the area. Although the project proposed to fill up the site with area of about 6,134.3m², which included a dried pond of about 1,378.4m² in area, the increased stormwater discharge will be discharged through the stepped channel. The drainage system after the implementation of the project will not be adversely affected.
- 5.1.2 Additional connecting U-channels and catchpits are required to collect the stormwater falls within the Project Site and divert to the stepped channel for discharge. Associated drainage proposal has been presented.
- 5.1.3 The Applicant will ensure the construction works be conducted in a manner that the works will not adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

Figures





View 1



View 2



View 1



View 2



Legend

- Project Site
- Water Channels Leading to Public Drainage Feature
- Area with Impermeable Footing
- Identified Surface Channel in Other Sites



Photo 1: Fenced Areas at the north of the Project Site



Photo 3: Fenced Areas at the north of the Project Site



Photo 2: Vacant Space at the east of the Project Site



View Angle of the Photos



Photo 1: Concrete Footing at the Site Located at the North of the Project Site



Photo 3: Concrete Footing at the Site Located at the North of the Project Site



Photo 2: Concrete Footing at the Site Located at the North of the Project Site



View Angle of the Photos



Photo 1: Stream at the East of the Project Site



Photo 3: Stepped Channel at South of the Project Site



Photo 2: Open Storage Areas and Houses at the South of the Project Site



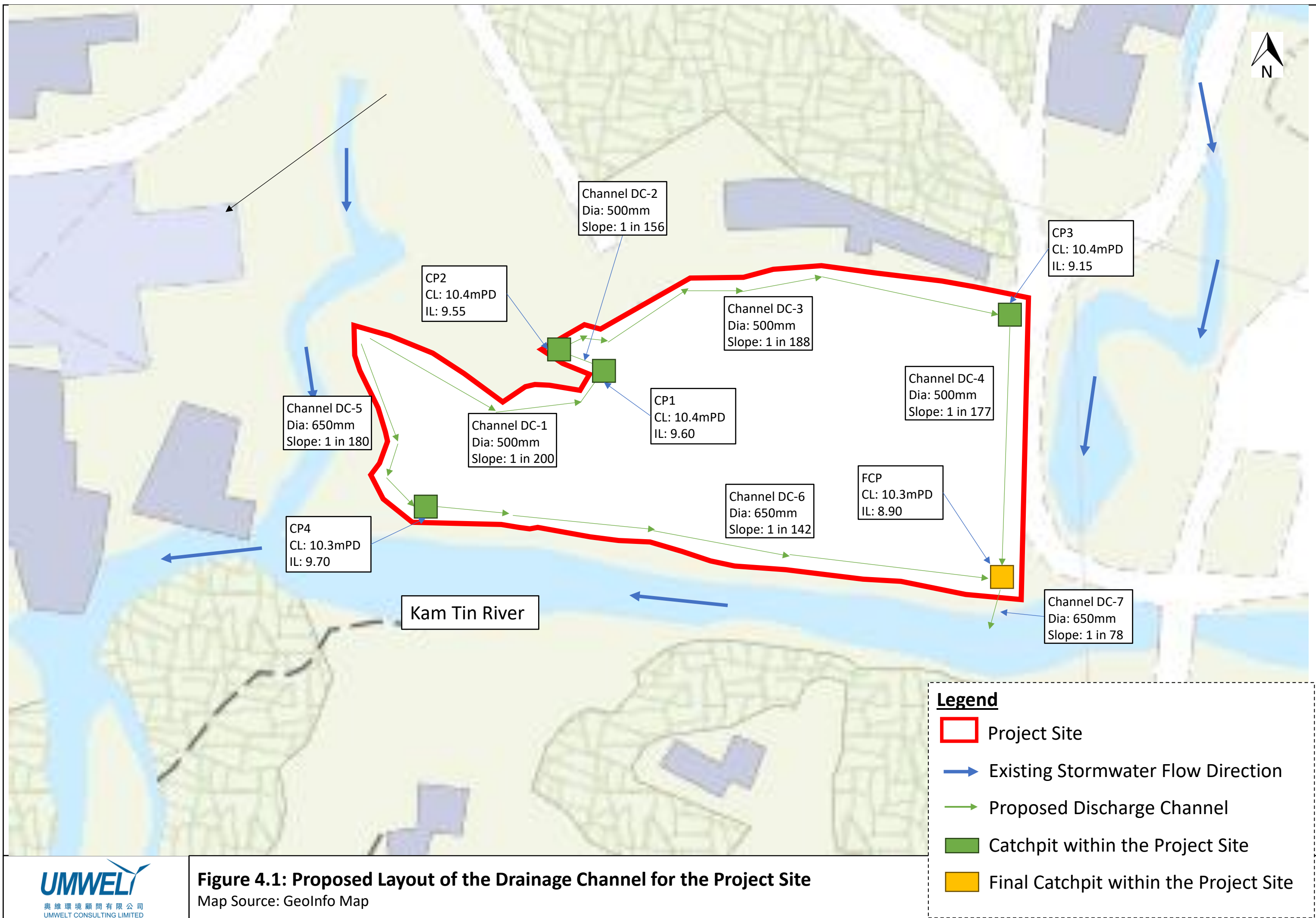
View Angle of the Photos



Legend

- Project Site
- Catchment A
- Catchment B
- Catchment C

Figure 3.1: Identified Catchment Area



Appendix 1.1:

Responses on DSD's Requirements / Reminders

Appendix 1.1

Responses on DSD's Requirements / Reminders

Planning Application No.: A/YL-KTN/1196

Location: Lot No. Lot No. Lot 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part), 1240 (Part)

In D.D. 107

Site Area:	6,134.3	m ²
Land filling works involved?	Yes	
Maximum increase in formation level:	0.5	m
Maximum level difference with adjoining lot:	1	m
Filling of pond(s) involved?	Yes	
Estimated size of pond to be filled:	1,378.4	m ³

(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
(1) The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc., unless there is proper diversion.	Yes
(2) Adequate surface channels shall be provided to collect and convey the surface runoff accrued on the application site.	Yes
(3) For site formation level higher than the adjoining lots, peripheral surface channels, set at a level lower than the adjoining lots, should be constructed to collect runoff flowing from adjoining lots toward the application site.	Not Applicable
(4) Where the site formation level is lower than the adjoining lots and boundary walls or hoarding are erected, adequate openings must be provided to allow existing overland flow from those lots to pass through. Otherwise, peripheral surface channels set at a lower level must be constructed to intercept the runoff.	Not Applicable

(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
(5) The applicant shall be required to place all the proposed works 3m away from the top of the bank of any existing watercourses. All the proposed works in the vicinity of the watercourses should not create any adverse drainage impacts, both during and after construction. Adequate measures should be provided at the resources of the applicant to our satisfaction in order to avoid the subject site from being eroded and flooded and to ensure capacity of watercourses and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.	Yes
(6) The applicant should indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan.	Yes
(7) Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Yes
(8) The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.	Yes
(9) Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the existing drainage facilities.	Yes
(10) The applicant should clearly indicate the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Yes
(11) The applicant should clearly indicate the existing drainage facilities on the proposed drainage plan. Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system. Also, the applicant should provide site photo(s) to demonstrate size of the existing drainage facilities.	Yes

(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
(12) Cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan. Invert levels of drainage facilities at the upstream should be higher than that at the downstream. Also, gradients and sizes of the proposed and existing drainage facilities should be shown on the drainage plan.	Yes
(13) The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Yes
(14) The applicant should demonstrate with hydraulic calculation that the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.	Yes
(15) When the ground adjacent to the application site is generally/significantly higher, the overland flow from the adjacent lands shall be probably intercepted. External catchment shall be considered in the hydraulic calculation. Also, the catchment area shall not be less than area of the application site. The applicant should demonstrate catchment area considered in the proposal is adequate.	Yes
(16) Stormwater Drainage Manual (SDM) and the newly promulgated SDM - Corrigendum published by DSD shall be considered in the hydraulic calculation. Also, storm constants of HKO Headquarters shall be adopted in the hydraulic calculation.	Yes
(17) The applicant should provide evidence to support the adoption of any design assumptions (e.g. time of concentration, catchment area, rainfall intensity, runoff coefficient, information of the existing stream and etc.) in the hydraulic calculation.	Yes
(18) Deposition of sediment in stormwater drainage system should be considered in the hydraulic calculation as per the requirement in Stormwater Drainage Manual (Section 9.3).	Yes

(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
(19) The applicant should check flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s.	Yes
(20) Catchpit should be provided at where a proposed surface channel changes direction / gradient.	Yes
(21) The applicant should provide construction details of the proposed drainage facilities.	Yes
(22) The applicant should provide details for connection of the proposed and existing drainage facilities.	Yes
(23) The applicant should employ a qualified engineer (Registered Professional Engineer (R.P.E.) in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and certified by a qualified engineer.	Yes

(B) DSD's Reminders	Fulfilled in the submission? (Yes / No)
(1) Any existing drainage facilities within/outside the application site should not be disturbed or interfered with until any necessary diversion works, which have been accepted by the owner of the existing drainage facilities, have been satisfactorily completed. Such diversion works should be carried out by the applicant at his/her own cost. Moreover, sufficient allowance for future maintenance of the existing drainage facilities should be provided.	Yes
(2) The applicant should be reminded to minimize the possible adverse environmental impacts on any existing watercourses in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the proposed development which is in the vicinity of any existing watercourses.	Yes
(3) The applicant is required to rectify/modify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	Yes

(B) DSD's Reminders	Fulfilled in the submission? (Yes / No)
(4) For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.	Yes
(5) Precast concrete pipe should generally be used for stormwater connection.	Yes
(6) Consideration should be given to provide grating for the surface channels.	Yes
(7) For any proposed connection to DSD's drainage facilities, the applicant should submit form HBP1 to this Division for application of technical audit. Upon our acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicant.	Yes
(8) If the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office, the applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	Yes
(9) Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.	Yes
(10) Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.	Yes
(11) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Yes
(12) Comments from HyD, TD and RMO shall be sought if drainage works are proposed to be carried out within highway polygon or on carriageway.	Yes

Appendix 3.1:

Catchment Runoff Estimation for the Dried Pond

Appendix 3.1:

Catchment Runoff Estimation for the Dried Pond

Time of Concentration

Brandsby William's Equation

$$t_c = \frac{0.14465 \times L}{(H^{0.2} \times A^{0.1})}$$

where:

t_c : time of concentration (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)

Catchment Time of Concentration Calculation

	A				H	L	t_c
	Area	High Point	Low Point	Length	Average Fall	Distance of line of natural flow	Time of Concentration
	m^2	m	m	m	m per 100m	m	min
Dried Pond	1,378.40	9.3	7.8	27	5.556	27.0	1.345

Appendix 3.1: Catchment Runoff Estimation for the Dried Pond

Intensity Calculation:

Intensity-Duration-Frequency Relation:

$$i = \frac{a}{(t_d + b)^c} \times 116\%$$

where:

Constants used in the formula refers to Table 2a-d of the Stormwater Drainage Manual, Fifth Edition, January 2018

Location: HKO Headquarters
Return Period T: 50 Years
a: 451.3
b: 2.46
c: 0.337

NOTE:

1. Storm Constants for Return Periods of 50 Years for HKO Headquarters is used in the calculation
2. 16% has been added to allow a worse case scenario

Intensity of Catchments:

	a	b	c	t_d , min	i
Dried Pond	451.3	2.46	0.337	1.35	333.543

Runoff Estimation:

Rational Method

$$Q_p = 0.278i \sum_{j=1}^m C_j A_j$$

Catchment	Site Area, m2	Percentage of Paved area	Fixed runoff coefficients		Runoff, m ³ /s
			Paved	Unpaved	50 Year
Without Project:					
Dried Pond	1378.4	0%	0.95	0.05	0.0064
With Project:					
Dried Pond	1378.4	100%	0.95	0.05	0.1214
Increment of Runoff:					0.1150

Appendix 4.1:

Catchment Runoff Estimation

Appendix 4.1:

Catchment Runoff Estimation for Identified Catchments

Time of Concentration

Brandsby William's Equation

$$t_c = \frac{0.14465 \times L}{(H^{0.2} \times A^{0.1})}$$

where:

t_c : time of concentration (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)

Catchment Time of Concentration Calculation

	A				H	L	t_c
	Area	High Point	Low Point	Length	Average Fall	Distance of line of natural flow	Time of Concentration
	m^2	m	m	m	m per 100m	m	min
Catchment A	2,511.80	11.3	10.5	61.5	1.301	61.5	3.858
Project Site	6,134.30	10.4	10.2	45	0.444	73.5	5.227

Appendix 4.1: Catchment Runoff Estimation for Identified Catchments

Intensity Calculation:

Intensity-Duration-Frequency Relation:

$$i = \frac{a}{(t_d + b)^c} \times 116\%$$

where:

Constants used in the formula refers to Table 2a-d of the Stormwater Drainage Manual, Fifth Edition, January 2018

Location: HKO Headquarters
 Return Period T: 50 Years
 a: 451.3
 b: 2.46
 c: 0.337

NOTE:

1. Storm Constants for Return Periods of 50 Years for HKO Headquarters is used in the calculation
2. 16% has been added to allow a worse case scenario

Intensity of Catchments:

	a	b	c	t_d , min	i
Catchment A	451.3	2.46	0.337	3.86	281.243
Project Site	451.3	2.46	0.337	5.23	263.249

Runoff Estimation:

Rational Method

$$Q_p = 0.278i \sum_{j=1}^m C_j A_j$$

Catchment	Site Area, m ²	Percentage of Paved area	Fixed runoff coefficients		Runoff, m ³ /s
			Paved	Unpaved	50 Year
Catchment A	2511.8	100%	0.95	0.05	0.1866
Project Site	6134.3	100%	0.95	0.05	0.4265
Total:		8646.1	Total:		0.6130

Appendix 4.2:

Calculation of Pipe Capacity for the Proposed Discharge Segment for the Project Site

Appendix 4.2

Calculation of Pipe Capacity for the Proposed Discharge Segment for the Project Site

Colebrook-White Equation

$$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.25 \times 5v}{R\sqrt{32gRS_f}} \right]$$

where: g = gravity constant, 9.8m/s²

Segment	Upstream Manhole	Downstream Manhole	Slope		Dimension				R	S _f	v	ks	90% Full Capacity Velocity [2]	90% Full Capacity	% of Full Capacity under the Peak Flow of the Proposed Project	Catchment Area
			Upstream Invert Level	Downstream Invert Level	Length	Diameter	Diameter	Area	Hydraulic Radius	Slope	Kinematic Viscosity	Hydraulic Pipeline Roughness [1]				
			mPD	mPD	m	mm	m	m ²	m	-	m ² /s	m	m/s	l/s	%	-
DC-1	-	CP1	9.90	9.60	60.0	500	0.500	0.196	0.12500	0.005	1.140E-06	0.0003	1.485	291.488	64.01%	Catchment A
DC-2	CP1	CP2	9.60	9.55	7.8	500	0.500	0.196	0.12500	0.006	1.140E-06	0.0003	1.684	330.668	56.42%	Catchment A
DC-3	CP2	CP3	9.55	9.15	75.0	500	0.500	0.196	0.12500	0.005	1.140E-06	0.0003	1.534	301.201	61.94%	Catchment A
DC-4	CP3	FCP	9.15	8.90	44.3	500	0.500	0.196	0.12500	0.006	1.140E-06	0.0003	1.579	309.966	60.19%	Catchment A
DC-5	-	CP4	9.90	9.70	36.0	650	0.650	0.332	0.16250	0.006	1.140E-06	0.0003	1.844	611.768	69.71%	Project Site
DC-6	CP4	FCP	9.70	8.90	113.2	650	0.650	0.332	0.16250	0.007	1.140E-06	0.0003	2.082	691.034	61.72%	Project Site
DC-7	FCP	Stepped Channel	8.90	8.70	15.6	650	0.650	0.332	0.16250	0.013	1.140E-06	0.0003	2.814	933.624	65.66%	All Catchment

NOTE:

[1] For the proposed pipe, the roughness coefficient for concrete channels created through Monolithic construction against steel forms under good condition is adopted; the ks values are 0.3mm.

[2] Consider the sedimentation, the pipes are considered to be at 90% of its full capcacity for worse case scenario

Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/868	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	13.1.2023 [revoked on 13.7.2024]

Similar s.16 Applications within the same “AGR” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/962	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Filling of Land	8.12.2023 [revoked on 22.3.2024]
2.	A/YL-KTN/994	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	7.6.2024 [revoked on 7.3.2026]
3.	A/YL-KTN/1018	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Associated Filling of Land	28.2.2025
4.	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of Three Years and Filling of Land	19.7.2024 [revoked on 19.1.2026]
5.	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse for a Period of Three Years and Associated Filling of Land	20.9.2024 [revoked on 20.3.2026]
6.	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025 [revoked on 24.7.2026]
7.	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	22.11.2024 [revoked on 22.5.2026]

	Application No.	Use/Development	Date of Consideration
8.	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	2.5.2025
9.	A/YL-KTN/1115	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	18.7.2025
10.	A/YL-KTN/1119	Proposed Temporary Open Storage and Associated Filling of Land for a Period of Three Years	5.9.2025
11.	A/YL-KTN/1135	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of Three Years	6.2.2026
12.	A/YL-KTN/1138	Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	15.8.2025
13.	A/YL-KTN/1153	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of Three Years	19.9.2025
14.	A/YL-KTN/1165	Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.12.2025
15.	A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years	19.12.2025
16.	A/YL-KTN/1186	Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	9.1.2026
17.	A/YL-KTN/1216	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of Three Years	26.6.2026
18.	A/YL-KTN/1224	Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land for a Period of Three Years	22.5.2026

	Application No.	Use/Development	Date of Consideration
19.	A/YL-KTN/1231	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	5.6.2026

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; and
- advisory comments are at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not cause traffic of heavy vehicle and dusty operation;
- there was no environmental complaint received against the Site in the past three years; and

- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the compliance with fire safety requirements to his satisfaction; and
- advisory comments are at **Appendix V**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo, the Site is located in an area of rural inland plain landscape character comprising farmland, vacant land, temporary structures and scattered tree groups;
- according to the site photos, the Site is generally vacant with some overgrown vegetation. According to the applicant's submission, no tree felling would be involved. The applied use is not incompatible with the surrounding landscape character. Significant adverse landscape impact on distinctive landscape resources within the Site is not anticipated; and
- advisory comments are at **Appendix V**.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structure at the Site; and
- advisory comments are at **Appendix V**.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any comment from the locals on the application.

9. **Other Departments**

The following government departments have no objection to or no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use and/or structure under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the applied access connecting the Site, i.e. Shui Mei Road and the access road, if any; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes

(ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;

- (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Director of Fire Services that:
- (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval condition;
 - (iii) if any structure is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iv) the good practice guidelines for open storage (**Appendix VII**) should be adhered to; and
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that associated filling of land and pond is applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the applied building works in accordance with BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (iv) if the existing structure is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied use under the captioned application;

- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 2:32
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1196 DD 107 Fung Kat Heung Tent City
類別: Internet Email

A/YL-KTN/1196

Lots 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part) and 1240 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 6,134.3sq.m

Zoning: "Agriculture"

Applied development: Open Storage / 2 Vehicle Parking / **Filling of Land AND POND**

Dear TPB Members,

Strong Objections.

Despite the obvious fake Holiday Camp application and objections on the part of DAFC, approval was granted for 868 on 13 Jan 2023 and of course revoked on 12 July 2024 as the intention was brownfield all along.

Now back with additional lots with no previous application on record. The operator intends to fill in the entire site including Pond Filling: 1,378.4 m2

"This proposed development is temporary and therefore will not affect the long-term planning intentions of the site

The application site will be restored after the application period ends."

What a load of crap. The land would never again be of a quality to support agriculture.

This is not the Cat 2 assigned section of Fung Kat Heung. There is no relocation to be considered.

The expansion of browfield outside the already generous amount of Cat 2 is not justified. The extinction of farm land leaves the territory with a significant possibility of inability to provide food security to the community in coming decades.

This is in breach of National Security and Central Government policy.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 14 December 2022 2:33 AM HKT
Subject: A/YL-KTN/868 DD 107 Fung Kat Heung Tent City

A/YL-KTN/868

Lots 1234 (Part), 1235 (Part), 1236 (Part), 1237 (Part) and 1240 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 2,658sq.m

Zoning: "Agriculture"

Applied development: 21 Tent Holiday Camp / ??? Parking

Dear TPB Members,

Strong objections. No data provided with regard to the amount of land filling, tree felling, drainage, parking, etc.

Holiday Camp is the latest scam to cement over Agriculture land now that Hobby Farm and Animal Boarding have run out of steam.

As with these schemes, PlanD provides no data with regard to the market demand for holiday camps and the cumulative supply in the pipeline. In addition demand has been artificially distorted by the closure for long periods of government run camp sites. This has encouraged the provision of alternative sites. There have even been reports of people camping overnight at the West Kowloon Waterfront.

For Kam Tin DD 107 the following camp site projects have been approved or are going through the process. There are many more in other districts.

A/YL-KTN/772	Kam Tin
A/YL-KTN/817	Kam Tin, Mei Fung Road
A/YL-KTN/829	Shui Mei Tsuen, Kam Tin
A/YL-KTN/833	Kam Tin, Fung Kat Hung
A/YL-KTN/840	Kam Tin
A/YL-KTN/844	Kam Tin
A/YL-KTN/850	Kam Tin, Mei Fung Road
A/YL-KTN/859	Kam Tin

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Members should request that PlanD provide a table showing the cumulative applications, a map showing the locations and in addition a report with regard to the status with regard to fulfillment of conditions before the situation gets out of hand.

Mary Mulvihill

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.