

2026年 3月 2 5日

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

This document is received on 25 MAR 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 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

2026 0318 NQS
(1600 733)

23/3/2026 6pass

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KL/83
	Date Received 收到日期	25 MAR 2026

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

1. Name of Applicant 申請人姓名/名稱

Hing Shing Engineering & Trading Co. Limited (Company 公司)

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

PlanPlus Consultancy Limited (Company 公司)

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 86 (Part), 87 and 89 in D.D. 83 and adjoining Government Land, Kwan Tei North, Fanling, New Territories
(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 4226.9 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 343 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)	152.9 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Open Storage"
(f) Current use(s) 現時用途	Open storage site (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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 (日/月/年) 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」[#]遞送要求同意書[&]

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 17/03/2026 (DD/MM/YYYY)
於 17/03/2026 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 13/03/2026 (DD/MM/YYYY)
於 13/03/2026 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development
擬議用途/發展

Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office

(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	3883.9	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	343	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3		
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	343	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	343	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)

-Structure 1 (Canopy)

-Structure 2 (Office under canopy)

-Structure 3 (Storage)

Maximum Building Height: Not more than 6m

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	3
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

9:00 am to 6:00 pm Mondays to Fridays. No operation at weekends and on public holidays.

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／
有關建築物？

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))

A local access road connecting to Sha Tau Kok Road

☐ 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 _____ sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 _____ m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 _____ m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 _____ m 米 ☐ About 約																															
	No 否 ☒																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			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 ☐
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	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

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

7. Justifications 理由

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

Please refer to the Planning Statement.

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

Signed with recognised
e-signature
Signer: Natalie Wong

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

PlanPlus Consultancy Limited

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

- 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：
 - 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
 - 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。
- 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。
- 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 <u>as far as possible</u> . This part will also 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 86 (Part), 87 and 89 in D.D. 83 and adjoining Government Land, Kwan Tei North, Fanling, New Territories		
Site area 地盤面積		4226.9 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 152.9 sq. m 平方米 ☒ About 約)		
Plan 圖則		Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14		
Zoning 地帶		"Agriculture" and "Open Storage"		
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 3 ☐ 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		Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米		Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於		☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	343	☒ About 約 ☐ Not more than 不多於	0.08 ☒ About 約 ☐ Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	3
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	6 m 米 ☒ (Not more than 不多於)
		1 Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	8.1 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>3</u> Private Car Parking Spaces 私家車車位 <u>3</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 <u>1</u> 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 <u>1</u> Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

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）	☐	☐
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	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）	☐	☐
<u>Approved Drainage Proposal under Application No. A/NE-TKL/735</u>	☐	☒

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。

Date : 18 March 2026
Our Ref. : PPCL/PLG/10193/L001

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware
with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and
Adjoining Government Land, Kwan Tei North, Fanling, New Territories**

Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Hing Shing Engineering & Trading Co. Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. A copy of the notification given to the “current landowner(s)”, including proof of sending notice to the rural committee and publication in three local newspapers;
- ii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iii. A soft copy Planning Statement; and
- iv. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant – by email

**Section 16 Planning Application for Temporary Open Storage of Recycling
Materials and Metalware with Ancillary Office for a Period of 3 Years
at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land,
Kwan Tei North, Fanling, New Territories**

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

March 2026
Reference : PPC-PLG-1093
Report : Version 1.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (“**the Board**”) on behalf of Hing Shing Engineering & Trading Co. Limited (“**the Applicant**”) in support of a Section 16 planning application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years (“**the Applied Use**”) at Lots 86 (Part), 87 and 89 in D.D. 83 and adjoining Government Land, Kwan Tei North, Fanling, New Territories (“**the Application Site**”).

The Application Site falls within an area majorly zoned “Agriculture” (“**AGR**”) zone (about 84.5% of the Application Site), with a small portion zoned “Open Storage” (“**OS**”) (about 15.5% of the Application Site) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (“**the OZP**”). According to the Notes of the OZP, while the Applied Use is always permitted within the “OS” zone, it is neither a Column 1 nor Column 2 use in the “AGR” zone. Nevertheless, according to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Applied Use is mainly for open storage of recycling materials and metalware on a temporary basis. The Application Site covers a total area of about 4,226.9m², including approximately 152.9m² of Government Land. The total floor area of the Applied Use is about 343m², consisting of three one-storey temporary structures (with maximum building height not more than 6m), which include a canopy for storage and an ancillary office under a canopy as well as a container for storage. The total of three parking spaces for private cars and a loading/unloading space for medium goods vehicles are provided at the Application Site to support the operation of the Applied Use. The operation hours of the Applied Use will be from 9:00 am to 6:00 pm from Mondays to Fridays. No operation will be carried out on weekends and public holidays.

The Applied Use is fully supported by the planning justifications below:

- The Applied Use supports Government’s Policy for Municipal Solid Waste Management;
- The Applied Use complies with Town Planning Board Guideline (TPG PG-No.13G);
- The Applied Use will not jeopardise the planning intention of the “AGR” zone;
- The Applied Use will not jeopardise the Long-Term Development and Planning of NTN New Town;
- The Applied Use is not incompatible with the surrounding uses; and
- The Applied Use would not result in any adverse traffic, landscape, visual, drainage and noise Impacts.

On the basis of the above justifications, we sincerely wish that the Board would give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表興盛工程貿易有限公司（下稱「申請人」），根據《城市規劃條例》第 16 條，就位於新界粉嶺軍地北丈量約份第 83 約地段第 86 號（部分）、第 87 號和第 89 號和毗連的政府土地（下稱「申請地點」）向城市規劃委員會（下稱「城規會」）申請作臨時「露天貯物」存放回收物料及五金物料連附屬辦公室（為期三年）（下稱「申請用途」）。

申請地點位於《坪輦及打鼓嶺分區大綱核准圖編號 S/NE-TKL/14》（下稱「大綱圖」）上劃作「露天貯物」（佔申請地點總面積 13%）及「農業」（佔申請地點總面積 87%）地帶之內。根據大綱圖有關「露天貯物」地帶的註釋，「露天貯物（未另有列明者）」屬於第一欄用途，為經常准許的用途，但不屬於「農業」地帶的第一及第二欄的用途。然而根據核准圖的註釋，「任何土地或建築物的臨時用途或發展，如為期不超過三年，可向城市規劃委員會申請規劃許可。」

申請用途主要為臨時露天存放回收物料及五金物料之用。申請地點面積約 4,226.9 平方米，包括約 152.9 平方米的政府土地。申請用途的總樓面面積約為 343 平方米，由三個一層高（高度不超過 6 米）的臨時構築物組成，包括一個用於貯存的簷篷，一個位於簷篷下的辦公室和一個用於貯存的貨櫃。申請地點將提供三個私家車車位及一個中型貨車上落貨車位。擬議發展營運時間為星期一至五上午九時至下午六時，週末及公眾假期休息。

申請用途具備充分的理據，包括以下規劃考量因素：

- 支援政府的都市固體廢物管理政策；
- 符合城市規劃委員會規劃指引編號 13G；
- 不會妨礙「農業」用地的長遠規劃意向；
- 不會妨礙新界北新市鎮的長遠發展和規劃；
- 與現時周邊土地用途及環境相協調；
- 不會為附近環境帶來不良的交通、景觀、視覺、排水和噪音影響。

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare and submit, on their behalf, this planning application to seek permission from the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office ("**the Applied Use**") at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories ("**the Application Site**").

1.1.2 The Application Site falls within an area largely zoned as "Agriculture" ("**AGR**") (about 84.5%), with a minor portion zoned as "Open Storage" ("**OS**") (about 15.5%) under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("**the OZP**"). According to the Notes of the OZP, while the Applied Use is always permitted within the "OS" zone, it is neither a Column 1 nor Column 2 use in the "AGR" zone. Nevertheless, the covering Notes of the OZP states that *"temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission"*. This planning application is therefore submitted for the Board's consideration.

1.1.3 The Application Site is the subject of a previously approved Application No. A/NE-TKL/735 ("**the Previous Application**") for a similar applied use submitted by the same applicant. Upon approval of the Previous Application on 27.10.2023, the approval conditions in relation to the submission of a drainage proposal, the provision of fire extinguishers, and the submission of a fire service installations ("**FSIs**") proposal were subsequently complied with. Nevertheless, the planning permission for the Previous Application was revoked on 27.07.2025 due to non-compliance with approval conditions in relation to the implementation of the drainage proposal and the FSIs proposal. Details of the Previous Application are set out in **Section 3.4** below.

1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.

1.2.2 **Chapter 1** is the above introduction outlining the purpose of the current application. **Chapter 2** gives the background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview of the planning context of the Application Site. **Chapter 4** explains the development proposal and technical aspects of the Applied Use. Finally, justifications for approval of the application are provided in **Chapter 5**, and the planning submission is summarised in **Chapter 6**.

2. THE APPLICATION SITE AND ITS SURROUNDINGS

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The Application Site is located in Kwan Tei North in Ping Che, north of the Sha Tau Kok Road (Lung Yeuk Tau) and Ng Tung River and is accessible from Sha Tau Kok Road via a local access road (**Figure 1** refers).
- 2.1.2 With a site area of about 4,226.9m², which includes approximately 152.9m² of Government Land, the Application Site is currently hard-paved, fenced off and occupied by several containers and temporary structures. Part of the Application Site within the “OS” zone is currently in operation with canopy and stored recycled materials (**Annex 1** refers).

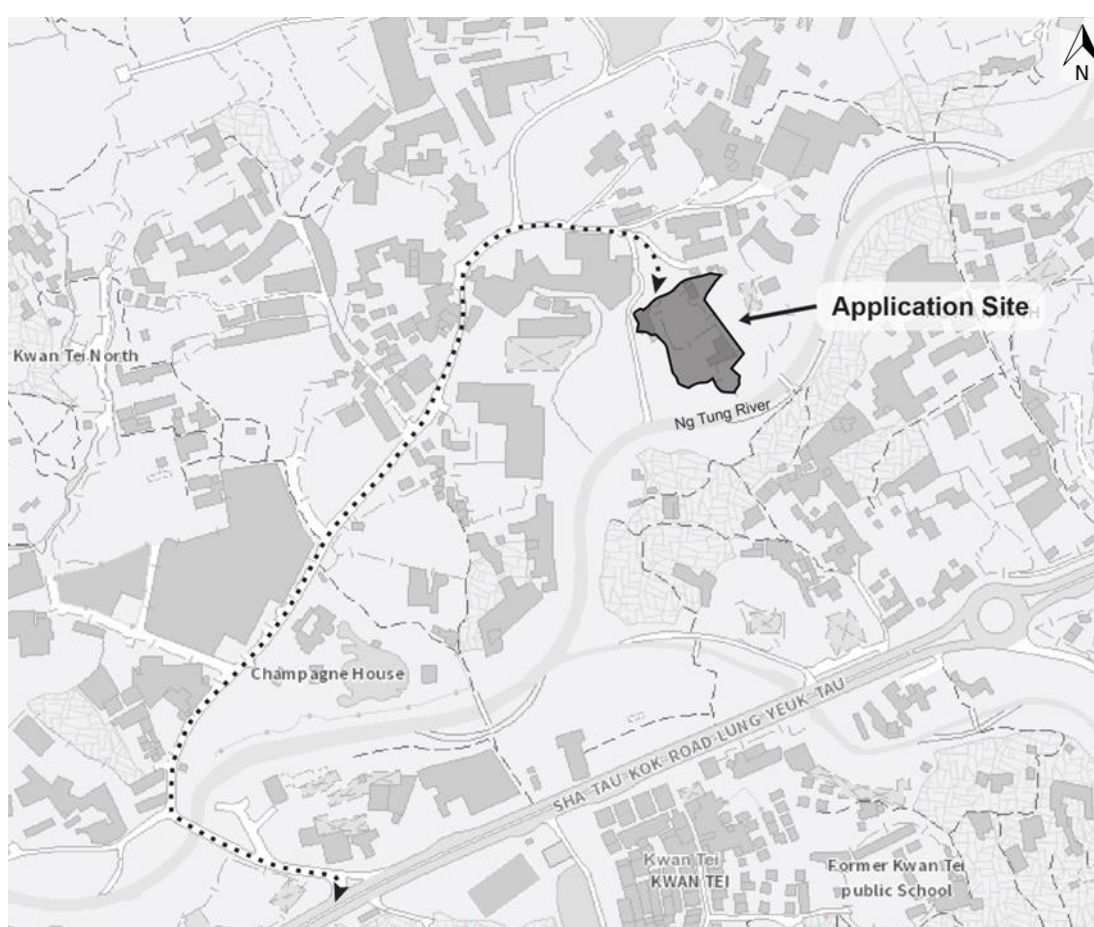


Figure 1 Location Plan (for indicative purposes only)

2.2 Surrounding Context

- 2.2.1 The surrounding areas predominantly consist of warehouses, workshops, open storage facilities and vacant lands that extended across Kwan Tei North. To the east and west of the Application Site are warehouses, workshops, storage facilities and open storage sites. To its immediate north is a vacant government land serving as public access. To its immediate south is the Ng Tung River.

2.3 Site Status

- 2.3.1 The Application Site covers Lot 86 (Part), the entire Lots 87 and 89 in D.D. 83 and Adjoining Government Land (**Figure 2**). The Applicant has notified the current landowners about the Planning Application.

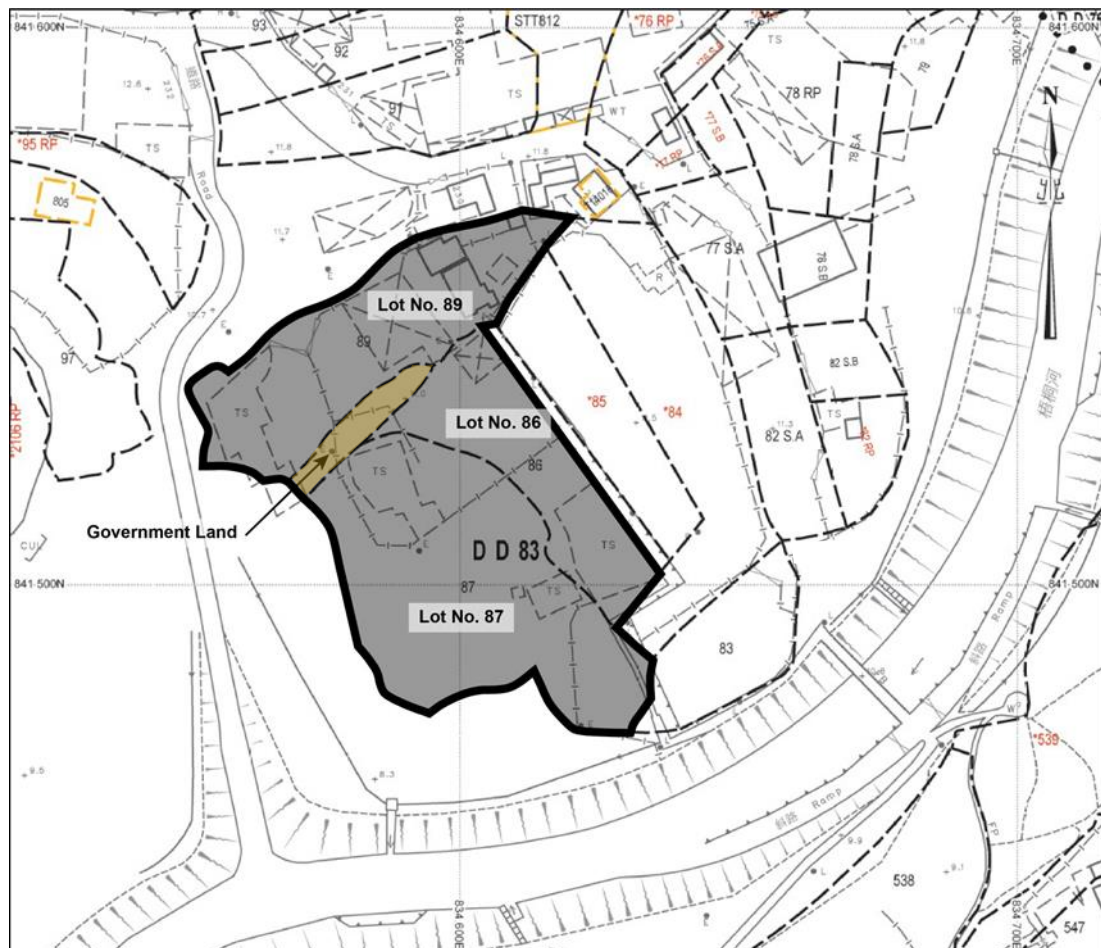


Figure 2 The Application Site on Lot Index Plan (Source: Lands Department)

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site straddles two zonings. The northern part of Lot 89 is zoned as “OS”, occupying about 15.5% of the total site area, while the southern part of Lot 89, Lot 86 (Part), the entire Lot 87, and the Government Land are zoned as “AGR” (about 84.5% of the site area) according to the OZP (**Figure 3** refers).
- 3.1.2 The “OS” zone is primarily intended to provide “*land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.*” On the other hand, “AGR” zone is “*intended primarily to retain and safeguard good quality agricultural land / farm / fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”.
- 3.1.3 Although ‘Open Storage’ is neither Column 1 nor Column 2 use of the “AGR” zone, it is a Column 1 use of the “OS” zone, which are always permitted. Considering the temporary nature of the Applied Use, the Board may grant planning permission (with or without conditions) for a maximum period of 3 years under Section 16 of the Ordinance. Hence, a sympathetic consideration is therefore sought.

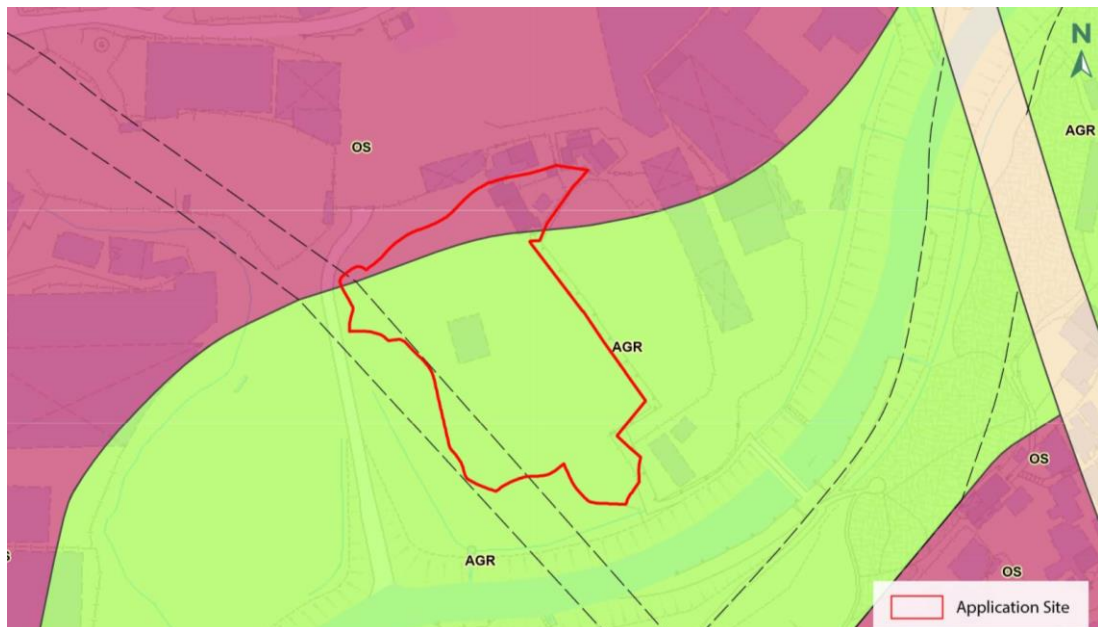


Figure 3 Extract of the OZP (Source: Statutory Planning Portal)

3.2 Town Planning Board Guideline

- 3.2.1 The Application Site falls within Category 1 and 2 areas under the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (“**TPB PG-No.13G**”) promulgated by the Board in April 2023. Category 1 areas are “*areas considered suitable for open storage and port back-up uses... Favourable consideration will normally be given to applications within these areas, subject to no adverse department comments and local concerns*”. Therefore, the Applied Use is considered suitable for the ‘Category 1’ area.

- 3.2.2 On the other hand, Category 2 areas are *“areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites / temporary uses. In addition, the areas should not be subject to high flooding risk...Planning permission could be granted on a temporary basis up to a maximum period of three 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”*.

3.3 Long-Term Planning of the Northern Metropolis Development

- 3.3.1 According to the Northern Metropolis Action Agenda promulgated in October 2023, the Application Site is located in the New Territories North (“NTN”) New Town within the Boundary Commerce and Industry Zone. The NTN New Town is positioned to develop various boundary control points (“BCPs”)-related economic uses and industries requiring large land area for operation. To support the development of NTN New Town, two railways and one major road projects are proposed to be completed in and after 2039, to enhance the connectivity across the areas in NM and among various BCPs.

3.4 Previous Application at the Application Site

The Application Site is the subject of a previously approved application No. A/NE-TKL/735 for a similar nature submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years on 27.10.2023. The Board granted its approval with conditions for the Previous Application, mainly based on the considerations that the Applied Use is not incompatible with the surrounding areas which are mainly surrounded by warehouses, storages/open storage yards, temporary domestic/vacant structures, vacant land and tree clusters; significant adverse landscape impact arising from the Applied is not anticipated; and there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments or the implementation of approval conditions. Based on this, the Applied Use is considered acceptable within both the town planning and technical regimes. Approval of the current application aligns with the Board’s previous decisions.

- 3.4.1 Upon approval of the Previous Application, the Applicant has demonstrated efforts to comply with relevant approval conditions. In which condition (c) in relation to the submission of a drainage proposal, condition (f) in relation to the provision of fire extinguishers, and condition (g) in relation to the submission of an FSI proposal have been complied with (**Annexes 2 to 4**). Nevertheless, the planning permission was revoked on 27.7.2025 due to non-compliance with approval conditions (d) and (h) in relation to the implementation phases of the drainage and the FSI proposals. Details are shown in **Table 1** below.

Table 1 Compliance with Planning Conditions of Previous Application

Approval Conditions of Application No. A/NE-TKL/735		Status
(c)	The submission of a drainage proposal	Complied (Annex 2 refers)
(d)	The implementation of the drainage proposal	Not Complied With
(f)	The provision of fire extinguisher(s)	Complied (Annex 3 refers)
(g)	The submission of a FSIs proposal	Complied (Annex 4 refers)
(h)	The implementation of the FSIs proposal	Not Complied With

3.5 Similar Planning Applications for Open Storage and Warehouse

- 3.5.1 There are various similar applications for temporary open storage use within the “AGR” zone in the past five years (No. A/NE-TKL/671, 695, 714,724, 734, 743, 745, 746, 758, 761, 763, 786, 805, 806, 807, 815, 816 and 821). All of them were approved with conditions by the Board, mainly based on the following considerations: the proposed use was not entirely incompatible with the surrounding land uses; the application complied with the then TPB PG-No. 13E/F as there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments and the implementation of approval conditions. Hence, the approval of the current application would not set an undesirable precedent within the same “AGR” zone.

4. THE DEVELOPMENT PROPOSAL

4.1 Development Scheme

- 4.1.1 The development parameters of the current application remain largely similar to those in the Previous Application No. A/NE-TKL/735, in terms of the site configuration and nature of uses. The Application Site covers an area of about 4,226.9m². There are three single-storey temporary structures with a maximum building height of not more than 6m. The total floor area of the Applied Use is about 343m², comprising a canopy for storage area, a container office under a canopy for operational purposes, as well as a container for storage. The uncovered area is primarily intended for the use of open storage, car parking spaces and vehicle manoeuvring.
- 4.1.2 The Application Site is currently well-paved. No site formation works or excavation of land would be required for the Applied Use. A 1.8m high wire metal fence is erected along the site boundary to separate it from the neighbouring site. The layout plan of the Applied Use is attached at **Annex 5** whilst major development parameters for the Applied Use are shown in **Table 2**.
- 4.1.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement, will be compatible with the Previous Application, and there will be no substantial change to the overall physical setting surrounding the Application Site.

Table 2 Major Development Parameters

Major Development Parameters	
Site Area (about)	4,226.9m ² (including 152.9m ² of Government Land)
No. of Temporary Structures	3
Total Floor Area (about)	343m ²
- Structure 1 (Canopy)	- 220m ²
- Structure 2 (Office under canopy)	- 105m ² (office: 72m ²)
- Structure 3 (Storage)	- 18m ²
No. of Storeys	
- Structure 1 (Canopy)	- 1
- Structure 2 (Office under canopy)	- 1
- Structure 3 (Storage)	- 1
Maximum Building Height	Not more than 6m
Non-domestic Plot Ratio	0.08
No. of Parking Spaces for Private Cars	3
No. of Loading/Unloading Bay for Medium Goods Vehicle (11m x 3.5m)	1
Average No. of Staff on Site	2

4.2 Operation Arrangement

- 4.2.1 The operation hours for the Applied Use are from 9:00 am to 6:00 pm, from Mondays to Fridays. No operation will be carried out at weekends and on public holidays. An average of 2 staff members is anticipated during the operation hours. The operation hours are in line with the nearby industrial uses and open storage facilities. No sales activities will be conducted on the Application Site.
- 4.2.2 The Applicant will strictly comply with all relevant licensing requirements regarding fire safety, hygiene, drainage, and noise nuisance upon obtaining the planning permission from the Board.

4.3 Access and Traffic Arrangements

4.3.1 Vehicular access to the Application Site utilises an existing track off Sha Tau Kok Road (Lung Yeuk Tau), with traffic approaching from either from Lung Shan Tunnel of Heung Yuen Wai Highway or Wo Hap Shek Interchange via Jockey Club Road. The Applied Use provides a total of one loading/unloading bay for medium goods vehicles ("MGV") and three car parking spaces for staff to meet the operational needs. Vehicles will enter and/or exit the Application Site through the designated ingress/egress point, as shown in **Annex 5**. The Application Site is surrounded by warehouses with low traffic. Therefore, queueing of vehicles outside the Application Site is unlikely to result.

4.3.2 The Applied Use is expected to have an insignificant traffic impact on the adjacent road network. There will only be 2-3 round-trips on average per week for delivering the recycled materials. The estimated maximum traffic attraction and generation of the Applied Use are minimal (**Table 3** refers). Thus, no adverse impact on Sha Tau Kok Road (Lung Yeuk Tau) and local access road is anticipated.

Table 3 Estimated Traffic Figures for the Applied Use

Type of Vehicles	Average No. of Vehicles / Day	Maximum No. of Vehicles / Day
No. of MGV (in)	0.6	1
No. of MGV (out)	0.6	1

Note: The number of traffic attractions and the generation of the Applied Use are 9 am to 6 pm from Mondays to Fridays (excluding weekends and public holidays).

4.3.3 While the MGV parking space is exclusively for operational use, the staff will commute by either public transport or private car. The Application Site is served by numerous franchised bus routes and public minibuses operating within 750m (i.e., about 9 minutes of walking), which is connected via a local footpath (**Figure 4** refers).

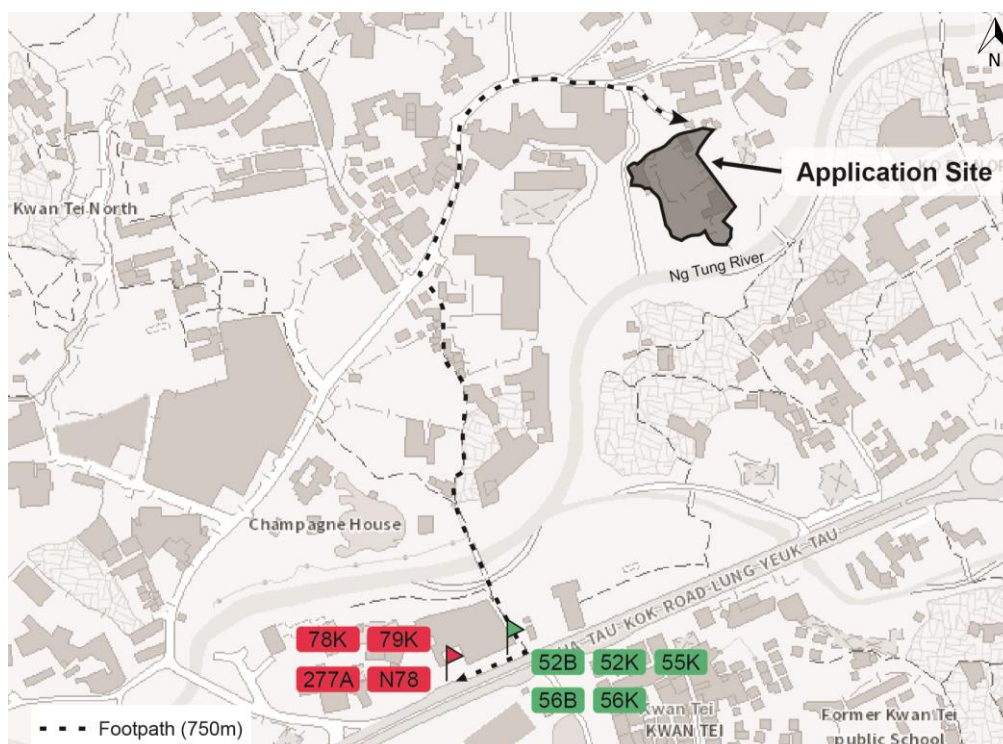


Figure 4 Public Transit Facilities (for indicative purposes only)

4.4 Drainage Arrangements

- 4.4.1 Upon the acceptance of the submission of the drainage proposal under the previous Application No. A/NE-TKL/735 (**Annex 6** refers), the implementation works of the drainage facilities at the Application Site have been under construction in accordance with the accepted drainage proposal. A photographic record of the ongoing construction works is shown in **Annex 7**. Upon approval of the current application, the Applicant is committed to completing the implementation of the drainage facilities and maintaining the drainage facilities in good condition. Regular clearance of debris and maintenance will be carried out throughout the approval period.

4.5 Fire Safety Arrangements

- 4.5.1 In view of the reduced number of temporary structures at the Application Site as compared with the Previous Application, the approved FSIs Proposal under the Previous Application will not be applicable to the current application. The Applicant will strictly comply with all relevant fire safety requirements. Upon obtaining planning permission from the Board, the Applicant will submit a new FSI Proposal for the Applied Use and will proceed with the implementation works of the accepted proposal.

5. PLANNING JUSTIFICATIONS

5.1 Supporting the Government's Policy for Municipal Solid Waste Management

- 5.1.1 The Applied Use aligns with the government's overall policy direction for waste management. In accordance with the Waste Blueprint for Hong Kong 2035 (**"the Blueprint"**), the government aims to achieve the goals of "Waste Reduction", "Resources Circulation" and "Zero Landfill". Recycling plays a vital role in transforming recyclable waste into usable resources and reducing the amount of waste sent to landfills, thereby contributing to the objectives of the Blueprint. The Applied Use serves as an essential infrastructure supporting the midstream operation of the recycling industry in Hong Kong and facilitates the storage and redistribution of recycling material for further processing.

5.2 In Compliance with Town Planning Board Guideline ("TPG PG-No.13G")

- 5.2.1 According to the TPB PG-No.13G, the Application Site is situated within the Category 1 and Category 2 areas, which are considered not incompatible with open storage and port back-up uses. The TPB PG-No.13G states that *"Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas (Category 1 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".*
- 5.2.2 For Category 2 areas, the guideline specifies that *"Planning permission could be granted on a temporary basis up to a maximum period of three years"* when there is *"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"*. In addition, there are no upcoming infrastructural projects affecting the Application Site within the next 3 years. and the Applicant is committed to implementing necessary measures in compliance with any possible approval conditions from the Board. The Application Site is considered suitable for the Applied Use as it complies with the TPB PG-No.13G.

5.3 Will Not Jeopardise the Long-Term Planning Intention of "AGR" Zone

- 5.3.1 Although the Applied Use primarily falls within the "AGR" zone on the OZP, its temporary nature will not undermine the long-term planning intention of the "AGR" zone. The approval period of up to 3 years provides flexibility for the Board to assess the circumstance and future development needs. Upon the expiration of the approval period, the Applicant will need to submit a fresh Section 16 planning application, and the decision regarding the continuation of the development will always rest with the Board. Therefore, the maximum period of three years for the Applied Use would not jeopardise the long-term planning intention of the "AGR" zone.

5.4 Will Not Jeopardise the Long-Term Development and Planning of NTN New Town

- 5.4.1 Under the preliminary development proposals of NTN New Town released in January 2025¹, the Application Site is located within an area planned for 'Sports Hub', which will accommodate various facilities and venues where international and local sports competitions and events could be hosted, whilst providing training venues for local athletes and promoting new and urban sports.

¹ TPB Paper No. 10993, Development Proposals of New Territories North New Town and Ma Tso Lung
Source: https://www.tpb.gov.hk/en/uploads/TPB/general/10993_MainPaper.pdf

- 5.4.2 While the development direction of the Application Site is duly noted, it is important to recognise that the overall development of NTN New Town is expected to take approximately 20 years or longer to implement in phases, with the Priority Development Area (“PDA”) to be commenced first. Considering the Application Site does not fall within the PDA, it is anticipated that the 3-year period for the Applied Use will not jeopardise the long-term planning of the Application Site within NTN New Town or any ongoing developments currently surrounding it.

5.5 Not Incompatible with the Surrounding Uses

- 5.5.1 The Applied Use is compatible with the surrounding uses. The Application Site is surrounded by rural areas intermixed with warehouses, storage and vacant/operating open storage facilities. Given the rural character of the surrounding areas, the Applied Use is not incompatible with the surrounding areas.

5.6 No Adverse Traffic, Landscape, Visual, Drainage and Noise Impacts are Anticipated

- 5.6.1 The Applied Use would not result in any unfavourable changes to surrounding areas. Due to the limited frequency of vehicle movements associated with the in/out, adverse traffic impacts are not expected. The Application Site is already paved, and no trees will need to be removed. A drainage proposal under the Previous Application was approved and the drainage facilities have been under construction at the Application Site. The temporary structures within the existing storage yard will not result in notable changes to the Application Site, and the Applied Use is not expected to generate any landscape and visual impacts. The Applicant will diligently commit to implementing the necessary measures in compliance with any possible approval conditions from the Board.
- 5.6.2 Additionally, the Applied Use is non-polluting and would not generate any contaminated waste. The operation of the Applied Use will not create drainage or sound impacts in its surroundings, making it technically feasible.

6. CONCLUSION

6.1.1 This Planning Statement serves to provide information and planning justifications in support of the Applied Use. As detailed in the previous chapters, the Applied Use is well justified on the grounds that:

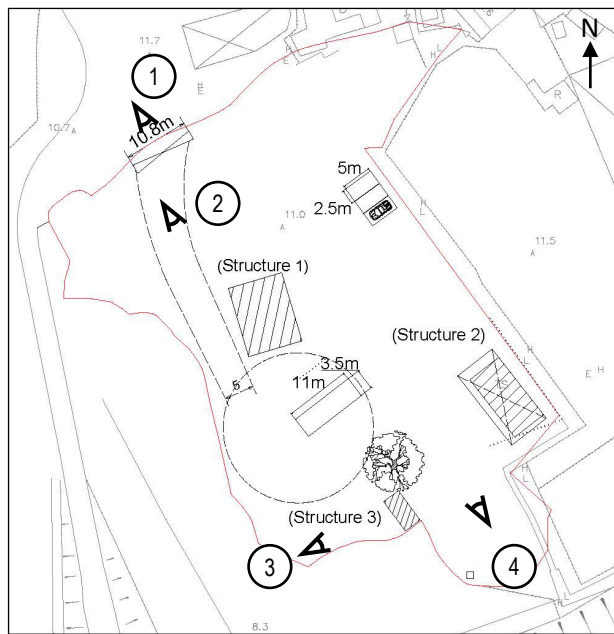
- The Applied Use supports Government's Policy for Municipal Solid Waste Management;
- The Applied Use complies with Town Planning Board Guideline (TPG PG-No.13G);
- The Applied Use will not jeopardise the planning intention of the "AGR" zone;
- The Applied Use will not jeopardise the Long-Term Development and Planning of NTN New Town;
- The Applied Use is not incompatible with the surrounding uses; and
- The Applied Use would not result in any adverse traffic, landscape, visual, drainage and noise Impacts

6.1.2 In view of the above, we respectfully request the Board to give favourable consideration to this planning application.

March 2026
PlanPlus Consultancy Limited

Annex 1

Site Photos



Application Site (For identification only)



Figure Title:

Site Photos

Project No.:

PPC-PLG-10193

Project:

Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories

Annex:

1

Scale:

N/A

Date:

March 2026

Annex 2

Compliance Letter for Approval Condition (c) under Application No. A/NE-TKL/735

規 劃 署

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沙田政府合署
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Planning Department

Sha Tin, Tai Po & North
District Planning Office
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1 Sheung Wo Che Road, Sha Tin,
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來函檔號 Your Reference PLG-10155
本署檔號 Our Reference () in TPB/A/NE-TKL/735
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email

PlanPlus Consultancy Limited

2 January 2025

(Attn.: Wilson LAW)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years
in “Agriculture” and “Open Storage” Zones, Lots 86 (Part), 87 and
89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling
(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/735)**

I refer to your submission dated 11.12.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel WANG; Tel.: 2300 1135) has been consulted and considered the approval condition (c) has been complied with. Her advisory comments are attached at **Appendix I** for your reference. Please proceed to implement the accepted drainage proposal for compliance with approval condition (d).

Should you have any other queries related to planning matters, please contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr. Samuel WANG; Tel. No.: 2300 1135):

General Comments

- (i) it is noted that the applicant intends to connect his proposed drainage system to DSD's network, 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 the Mainland North Division of DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant;
- (ii) the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems 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 systems. For works undertaken outside the lot boundary, prior consent and agreement from the District Lands Office North, Lands Department and/or relevant private lot owners should be sought;
- (iii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (iv) the applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from;
- (v) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary; and
- (vi) the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

Annex 3

Compliance Letter for Approval Condition (f) under Application No. A/NE-TKL/735

規 劃 署

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沙田政府合署
十三樓 1301-1314 室

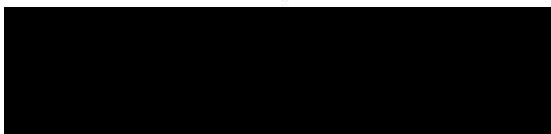


Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-TKL/735
電話號碼 Tel. No.: 2158 6237
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

PlanPlus Consultancy Ltd.



(Attn.: Kenneth Chan Pak Kan)

By Post and Fax

27 December 2023

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years
in “Agriculture” and “Open Storage” Zones,
Lots 86 (Part), 87 and 89 in D.D. 83
and Adjoining Government Land, Kwan Tei North, Fanling
(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/735)**

I refer to your submission dated 14.12.2023 for compliance with approval condition (f) in relation to the provision of fire extinguisher(s) under the captioned planning application.

Director of Fire Services, Fire Services Department (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844) has been consulted and considered approval condition (f) has been complied with.

Should you have any other planning-related queries, please feel free to contact Ms. Amy CHONG of this department at 2158 6241.

Yours faithfully,

(Tim FUNG)
for Director of Planning

Annex 4

Compliance Letter for Approval Condition (g) under Application No. A/NE-TKL/735

規 劃 署

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沙田政府合署
十三樓 1301-1314 室

**Planning Department**

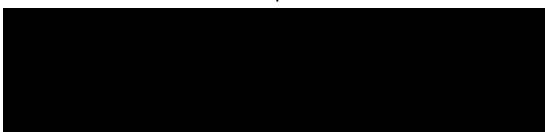
Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference PLG-10155
本署檔號 Our Reference () in TPB/A/NE-TKL/735
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

26 November 2024

PlanPlus Consultancy Ltd.



(Attn.: Wilson LAW)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years
in "Agriculture" and "Open Storage" Zones, Lots 86 (Part), 87 and
89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling
(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKL/735)**

I refer to your submission dated 18.10.2024 regarding approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

D of FS (Contact person: Mr. QIU Yi; Tel.: 2733 5845) has been consulted and considered the submission acceptable. Please proceed to implement the accepted FSIs proposal for compliance with approval condition (h). You are advised to submit a full set of Certificate of FSI and Equipment (FS 251) incorporated with all FSIs proposed in the accepted FSIs proposal under approval condition (g) for further arrangement of FSI acceptance inspection.

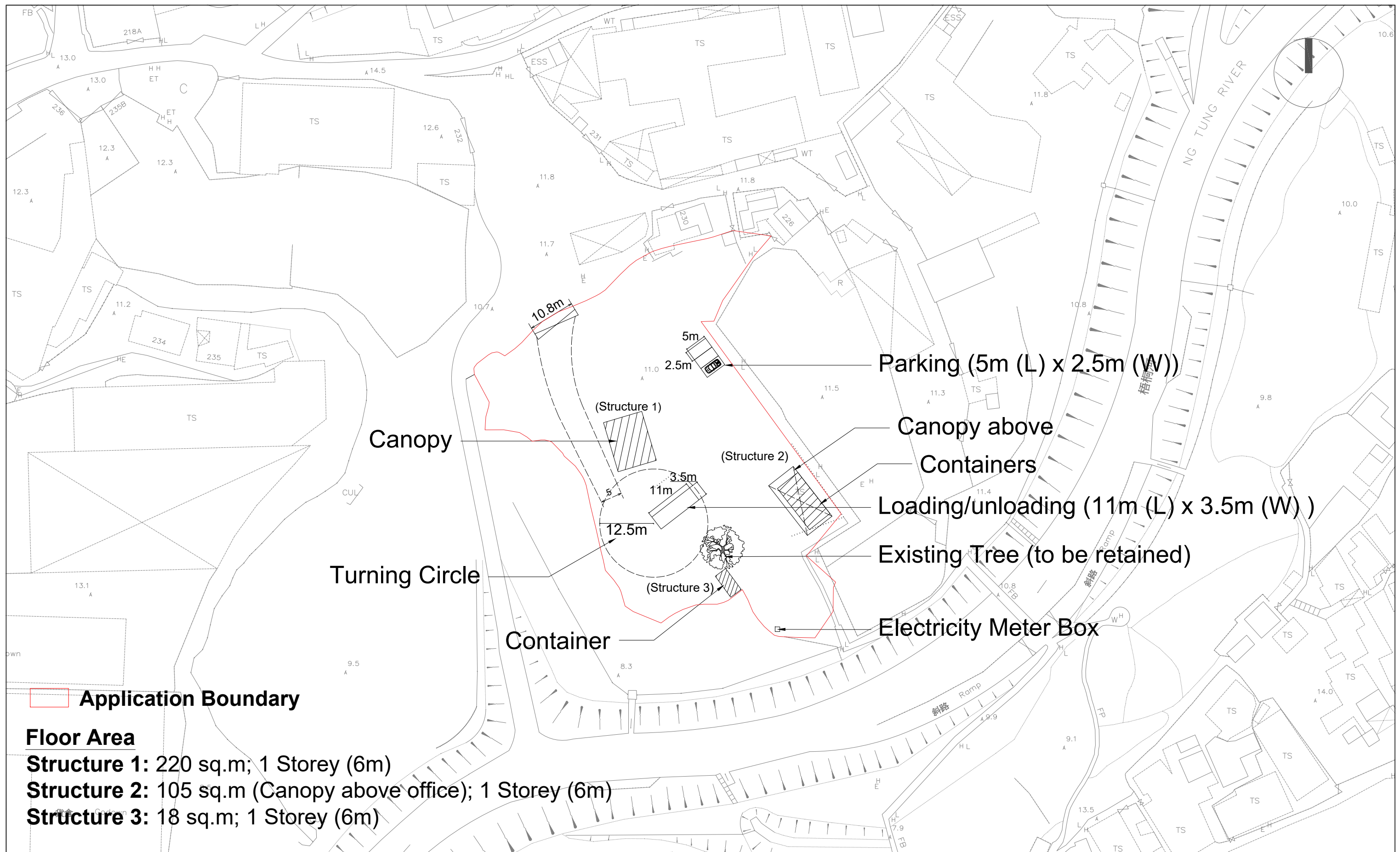
Should you have any queries related to planning matters, please contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Annex 5

Layout Plan



 PLAN PLUS 源順 CONSULTANCY 顧問	PROJECT	GENERAL NOTES		JOB NO. PLG-10193	
	Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories			DWG NO. -	
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Annex 6

Approved Drainage Proposal under Application No. A/NE-TKL/735

Application No. A/NE-TKL/735
Lots 86 (Part), 87 and 89 in D.D. 83 and
Adjoining Government Land, Kwan
Tei, Fanling, New Territories
Drainage Proposal

9 December 2024

Revision 2

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1. Introduction

1.1 Project Title

- 1.1.1 Application for Permission Under Section 16 of the Town Planning Ordinance Application No. A/NE-TKL/735.

1.2 Project Background

- 1.2.1 A Planning Application (No. A/NE-TKL/735) has been submitted to the Town Planning Board on 29 June 2023 to seek planning permission for a proposed temporary warehouse and open storage of recycling materials for a period of three years at the application site (the Project Site) in Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling, New Territories.
- 1.2.2 The Project Site falls within the 'Open Storage' ("OS") zone and 'Agricultural' ("AGR") zone according to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP). According to the Notes of the OZP, while 'Warehouse (excluding Dangerous Goods Godown)' and 'Open Storage' are always permitted in the 'OS' zone, both uses are not listed in the uses in the 'AGR' zone. Nevertheless, the covering Notes of the OZP states that *'temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum of three years, or refuse to grant permission'*. 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 4,044.9m² and the proposed development mainly comprises four 1 to 2-storey temporary structures with not more than 6m in height with a total floor area of 1,552.4m² for storage of recycling materials and its related office use. About 375m² of the uncovered area (about 9% of the Project Site) would be used for open storage use.

1.3 Purpose of this Proposal

- 1.3.1 Pursuant to the response of TBP dated 6 December 2023 (No. A/NE-TKL/735-1), submission of a drainage proposal to the satisfaction of the Director of Drainage Services is required. This proposal is prepared to supplement the application and the captioned condition to demonstrate no adverse drainage impact will be caused to the adjacent area.

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 Kwan Tei. To the south of the Project Site is Ng Tung River. The Ng Tung River serves as the main discharge channel for the surrounding area.
- 2.1.2 To the north of the Project Site is an open space that currently used as a parking lot, and some village houses located at further north of the Project Site. To the east of the Project Site is an open storage area. To the west of the Project Site is a factory establishment.
- 2.1.3 The local terrain is higher at the north and lower at the south. Stormwater falls at the north of the Project Site will flow towards the site, which will be collected by the U-channel located outside the main entrance and directed towards the west and enters the channel that leads to the Ng Tung River. Stormwater falls at the east of the Project Site will flows towards south and enters the Ng Tung River directly, or flows west towards the Project Site, where the stormwater will be directed to the south. Stormwater falls at the south and the west of the Project Site will flow towards south to be intercepted by the U-channels and enters the Ng Tung River.

Terrain of the Project Site

- 2.1.4 The Project Site is a paved area of about 4,044.9m². Majority of the Project Site is hard paved. Temporary structures were erected at the centre and northeast side of the Project Site. Some trees are growing along the southeastern boundary. The surrounding areas are predominant by warehouses, storages / open storage yards, temporary domestic / vacant structures.
- 2.1.5 The Project Site is higher than the surrounding lands. Site formation and levelling works had been conducted at the Project Site and **Figure 2.1** shows some of the spot heights obtained in a land survey conducted for the Project. **Figure 2.2** also shows the photos of the hoarding, demonstrating the site is elevated from the surrounding site. The height of the Project Site is highest at about 11.4mPD at the northern end of the project. The entrance is at 11.0mPD, then lead to the centre of the Project Site where the height ranges from 10.3mPD to 10.6mPD. The height of the site lowered to about 9.7mPD at the southern side of the Project Site.

2.2 Existing Drainage Channel

Recorded Public Drainage Channel

- 2.2.1 At the south of the Project Site, U-channels SUP1002020 and SUP1001962 are identified in between the Project Site and the Ng Tung River. At the west of the Project Site, U-channels SWD1037382, SUP1002021, and SUP1002025 are identified in between the Project Site and a ramp leading towards the Ng Tung River. The U-channels will intercept the stormwater flowing south and west from the Project Site, join at catchpit SCH1011391 and entering Ng Tung River through a trapezoidal channel SSP1000663. **Figure 2.3** shows the identified channels within the proximity of the Project Site.

- 2.2.2 The area is currently not a flooding prone area. Demonstrated the Ng Tung River have enough discharge capacity to handle the rainwater for the area.

Site Visit and Observation

- 2.2.3 A site visit was conducted on 18 March 2024 to obtain the current condition of the surrounding area and existing drainage system within the Project Site. Photos taken during the site visit showing the features identified in the following sections are given in **Figure 2.4** to **Figure 2.7**.

Current Condition of the Project Site

- 2.2.4 A hoarding made with sheet metal have been erected surrounding the Project Site. The Project Site generally has no concrete footing, but a section of short wall is observed at southern end of the Project Site. Hence the hoarding of the Project Site does not totally seal the project boundary and stormwater would be able to flow into and out of the Project during rainstorm at some of the area. (Photo 1 and 2 in **Figure 2.4**)
- 2.2.5 A U-channel was found at the eastern end of the Project Site. The U-channel directs the stormwater southwards and exits the Project Site at the southern end, enters the U-channel SUP1001962 and ultimately enters Ng Tung River. (Photo 3 in **Figure 2.4**)
- 2.2.6 Within the Project Site, it is observed that a sump pit of about 1m deep is located at the centre portion, where a temporary house is located. An uncharted discharge channel was observed within the pit discharging the stormwater westwards outside the Project Site to avoid accumulation of stormwater. (Photo 1 and 2 in **Figure 2.5**)
- 2.2.7 Some of the stormwater fall within the Project Site will flow to the centre, where a discharge channel is located and directs the stormwater outside of the Project Site towards the west. The stormwater then enters channel SUP1002021 and then SUP1002025 located at the southwest side of the Project Site, and ultimately discharge the stormwater into the Ng Tung River.

Current Condition of the Surrounding Area

- 2.2.8 At the north of the Project Site is an open space. The space is paved with concrete and is currently used as parking space for the visitors of the area. (Photo 3 in **Figure 2.5**)
- 2.2.9 An uncharted channel is located at the northern side of the Project Site. The channel intercepts stormwater entering from the north of the Project Site and directs the collected stormwater into the stormwater manhole SMH1030260 and enters U-channel SWD1037382 located at the western side of the Project Site. Where the stormwater will be directed southwards, through U-channels SUP1002021, SUP1002025 and SSP1000663, ultimately entering Ng Tung River that flows through the southern side of the Project Site. (Photo 1 and 2 in **Figure 2.6**)
- 2.2.10 At the east of the Project Site is a small footpath running along the eastern side of the Project Site, and the hoarding of an adjacent open storage area further east. There is a channel at the southern end of the footpath which will direct the water collected at the existing U-Channel within the Project Site southwards towards the U-channels SUP1001962 and ultimately discharges the stormwater into the Ng Tung River. (Photo 1 and 2 in **Figure 2.7**)

- 2.2.11 At the south of the Project Site is Ng Tung River. The river flows from the east to the west and serves as the major drainage channel for the area. Also, U-channels SUP1001962 and SUP1002020, and associated sand traps/catchpits are identified in between the river and the Project Site. These channels intercept the stormwater flowing south from the Project Site and the adjacent area at the east and discharge the stormwater into the Ng Tung River.
- 2.2.12 At the west of the Project Site is a ramp leading to the Ng Tung River for access during maintenance. There is a locked gate to prevent public access to the ramp. A network of drainage channel is located at the western side of the Project Site. U-channels including SWD1037382, SUP1002021, SUP1002019, SWD1035751, SUP1002026, and associated sand traps/catchpits are identified. These channels direct the stormwater southwards, and ultimately discharge the stormwater into the Ng Tung River. (Photo 3 in **Figure 2.7**)

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 As the Project Site is approximately 4,044.9m², which is smaller than 1 ha, in accordance with the TN, the Project Site is classified as a Simple Site. A Drainage Proposal will be prepared in accordance with the standards set out in the Manual. This Drainage Proposal therefore presented the drainage arrangement within the Project Site only.

3.2 Existing Stormwater Flow Path

Catchment Area Near the Project Site and Respective Stormwater Flow Pattern

3.2.1 The adjacent area is higher at the northern side of the Project Site and lower at the southern side of the Project Site. This allows stormwater falls within the proximity of the Project Site to flow southwards and enters Ng Tung River.

3.2.2 There are a number of catchment areas identified and are shown in **Figure 3.1**. They are discussed as follows:

Catchment Area 1

3.2.3 Locates at the northern side of the Project Site, the Catchment Area 1 is the open space at the north of the Project Site.

3.2.4 The stormwater falls within the Catchment Area 1 will flow southwards following the terrain. The stormwater in the centre portion will try to enter the Project Site and will be intercepted by the uncharted channel identified in **Section 2.2.9**. The uncharted channel will intercept stormwater and direct the collected stormwater towards west, entering the U-Channel system, and ultimately entering the Ng Tung River without entering the Project Site. The stormwater falls at the western side of the Catchment Area 1 will enter Catchment Area 2, and stormwater falls at the eastern side of the Catchment Area 1 will enter Catchment Area 3 and be discharged into Ng Tung River following respective route.

Catchment Area 2

3.2.5 Locates at the western side of the Project Site, the Catchment Area 2 refers to the ramp and the associated area located at the western side of the Project Site. Within the catchment area U-Channel SWD1037382, SUP1002021, and SUP1002025 are identified as discussed in **Section 2.2.1**. The U-channels are running on a patch of grassland alongside the ramp and directing stormwater collected southwards towards Ng Tung River.

- 3.2.6 Stormwater falls within the Catchment Area 2 will flow southwards along the ramp and entering the Ng Tung River directly. Due to the elevated ground level of the Project Site, stormwater falls on the grassland immediately west of the Project Site will flow towards west and enters the identified U-channels as discussed in **Section 2.2.1**. The stormwater falls will then be discharged into the Ng Tung River through the drainage system.

Catchment Area 3

- 3.2.7 Locates at the eastern side of the Project Site, the Catchment Area 3 refers to the area bounded by the hoarding of the Project Site and the hoarding of the adjacent storage area. There is a footpath within the catchment area, and directs stormwater falls within the catchment area southwards towards the U-channel, where the stormwater will be discharged into Ng Tung River.
- 3.2.8 The water falls within the Catchment Area 3 will flow southwards following the footpath. As the footpath is lower than the Project Site, the stormwater will not enter the Project Site, and follows the footpath to flow southwards and enters the Catchment Area 4, where they will be intercepted by the U-channel within the catchment area and ultimately be discharged into the Ng Tung River.

Catchment Area 4

- 3.2.9 Locates at the southern side of the Project Site, the Catchment Area 4 refers to the area bounded by the hoarding of the Project Site and Ng Tung River. Within the catchment U-Channel SUP1002020 and SUP1001962 are identified as discussed in **Section 2.2.1**. The U-channels running on a patch of grassland located south of the Project Site and intercepts the stormwater overflowing from the Project Site towards Ng Tung River.
- 3.2.10 The water falls within the Catchment Area 4 will flow southwards following the terrain and be intercepted by the identified U-channels as discussed in **Section 2.2.1**. The stormwater falls will then be discharged into the Ng Tung River through the drainage system.

Catchment Area 5 – Project Site

- 3.2.11 This catchment area refers to the Project Site. Currently no perimeter concrete footing is located within the catchment area and stormwater will be free to flow in or out of the Project Site. However, as discussed in **Section 3.2.3** to **Section 3.2.10**, stormwater falling outside of the Project Site is not likely to enter the Project Site, either being intercepted by an uncharted channel, or due to difference in ground level.
- 3.2.12 The stormwater that falls on the northern side of Catchment Area 5 – Project Site will flow towards south follows the terrain. Some of the stormwater will fall into the sump pit as discussed in **Section 2.2.6** and leaves the Project Site via an uncharted channel at western side of the Project Site. The stormwater will then enter SUP1002021, SUP1002025 and ultimately enters the Ng Tung River. Other stormwater, together with the stormwater that falls on the southern side of the Project Site, will flow southwards and exit the Project Site through the hoarding and enters the Catchment Area 4, where the stormwater will enter the U-channel SUP1002020 and then discharged into the Ng Tung River.

Stormwater Flow Pattern

- 3.2.13 Stormwaters falling within the proximity of the Project Site will ultimately enters Ng Tung River as the ultimate discharge via different routes. Stormwater falls at the north of the Project Site (Catchment Area 1) will be intercepted by an uncharted channel and diverted to the western side (Catchment Area 2) of the Project Site, and then flows southwards and be discharged. Stormwater falls at the east of the Project Site (Catchment Area 3) will flow southwards without entering the Project Site and be discharged. Other stormwater that follows at the south of the Project Site (Catchment Area 4) will be discharged into the Ng Tung River directly.
- 3.2.14 As such during the prevailing scenario, stormwater would not flow through the Project Site. As such the drainage system within the Project Site would require to intercept, divert and discharge the stormwater falls within the site area only.

Capacity of Existing Drainage Channel

- 3.2.15 Stormwater falls within the proximity of the Project Site will be directed south by the terrain and ultimately enters Ng Tung River.
- 3.2.16 Ng Tung River is a river channel of 24m wide. It has been providing adequate stormwater discharge capacity and consider the area is not a flooding prone area, the current drainage capacity is enough.
- 3.2.17 **Figure 3.2** shows the paths of stormwater under current scenario.

4. Proposed Drainage Infrastructure

4.1 General Specification and Dimension of the Channel

- 4.1.1 In accordance with the TN, a site with area of 4,044.9m², a perimeter U-channel of 450mm at 1 in 200 gradient will be required.
- 4.1.2 At each change of direction, a catchpit with cover will be provided. Catchpits with sand trap shall be provided at the outlets of the drainage system before entering the nullah. The covers of the proposed channels should be flush with the existing adjoining ground level.
- 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 The uncharted channel as discussed in **Section 2.2.6** will be removed. The existing pit will be filled and hence stormwater will not accumulate within the pit. Stormwater will be collected by the proposed drainage system and ultimately discharge into Ng Tung River.
- 4.2.2 As stormwater would not enter the Project Site due to the elevated site level compared to the outside as discussed in **Section 2.1.5**, peripheral channels at the site boundary are considered sufficient. The hoarding will remain the same condition, as such stormwater flow will not be affected.
- 4.2.3 All existing stormwater collection components will be upgraded to 450mm diameter U-channels.
- 4.2.4 Catchpits will be provided at each sharp turn, and at the junctions of drainage channels.
- 4.2.5 A perimeter U-channel will be constructed along the Project Site Boundary to intercept stormwater entering and leaving the Project Site. For stormwater falls within the Project Site, the stormwater will flow southwards following the terrain and be collected by the perimeter U-channels at the southern side of the Project Site. The U-channel will then be connected to the existing catchpit SCH1011391.
- 4.2.6 One final catchpit, FCP1, will be constructed. FCP1 will be located at the southwestern side of the Project Site and connects to the catchpit SCH1011391. Stormwater within the Project Site will be discharged through the FCP1 into the Ng Tung River.
- 4.2.7 **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	11.000	9.500	93.0	450	1 in 62
DC2	Surface U-Channel	FCP2	9.500	9.000	67.3	450	1 in 135
DC3	Surface U-Channel	CP2	11.000	9.500	27.2	450	1 in 18
DC4	Surface U-Channel	CP3	9.500	9.350	13.5	450	1 in 90
DC5	Surface U-Channel	CP4	9.350	9.150	12.6	450	1 in 63
DC6	Surface U-Channel	CP5	9.150	8.850	45.5	450	1 in 152
DC7	Surface U-Channel	FCP2	8.850	8.650	21.0	450	1 in 105
DC8	Surface U-Channel	SCH1011391	8.316	8.230	17.2	450	1 in 200

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:
- make good all adjacent affected areas upon the completion of the drainage works;

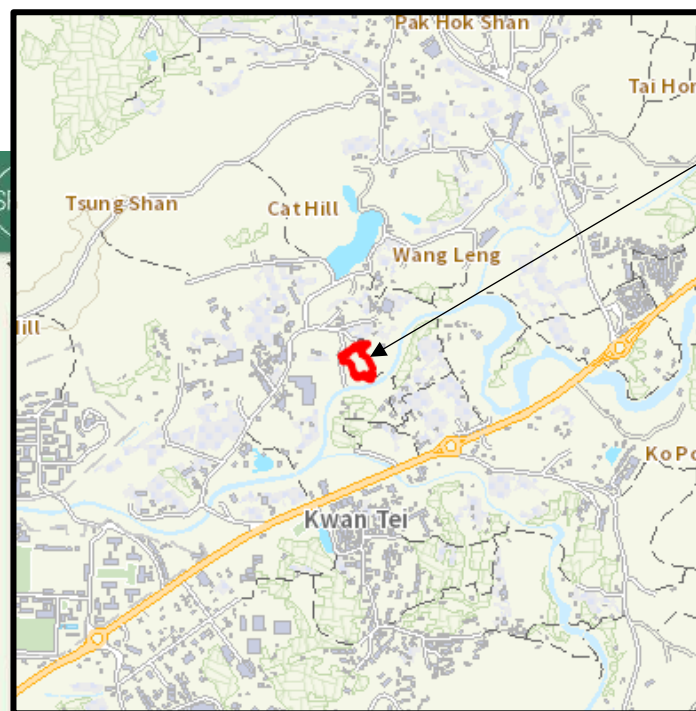
- b) allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
- c) allow connections from the adjacent lots to be completed drainage works on Government Land when so required.

5. Conclusion

- 5.1.1 Consider the location is not a flooding black spot, the existing drainage channel, Ng Tung River, 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



The Site

Planning Portal 3

Map Legend

Map Tools

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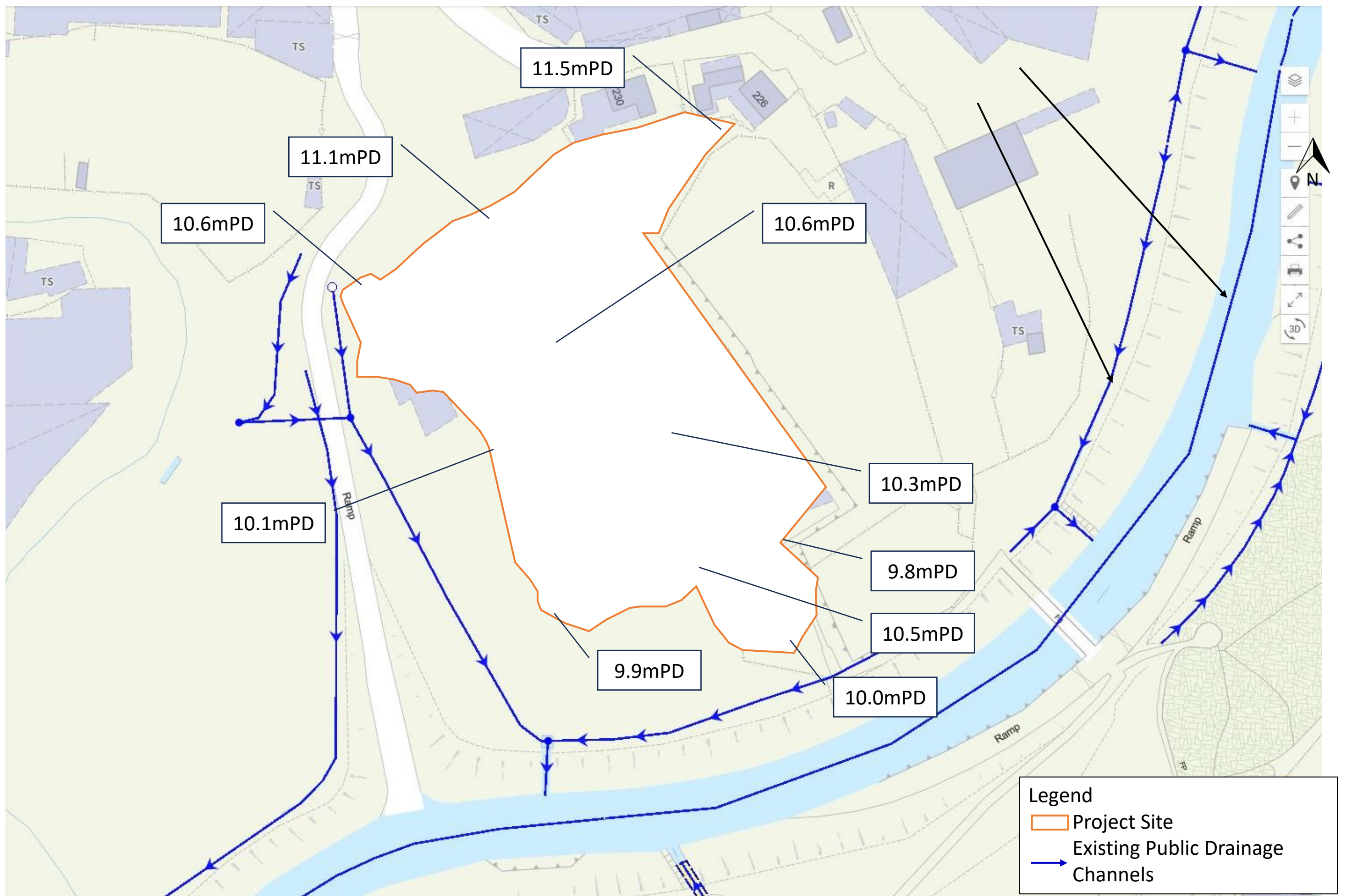


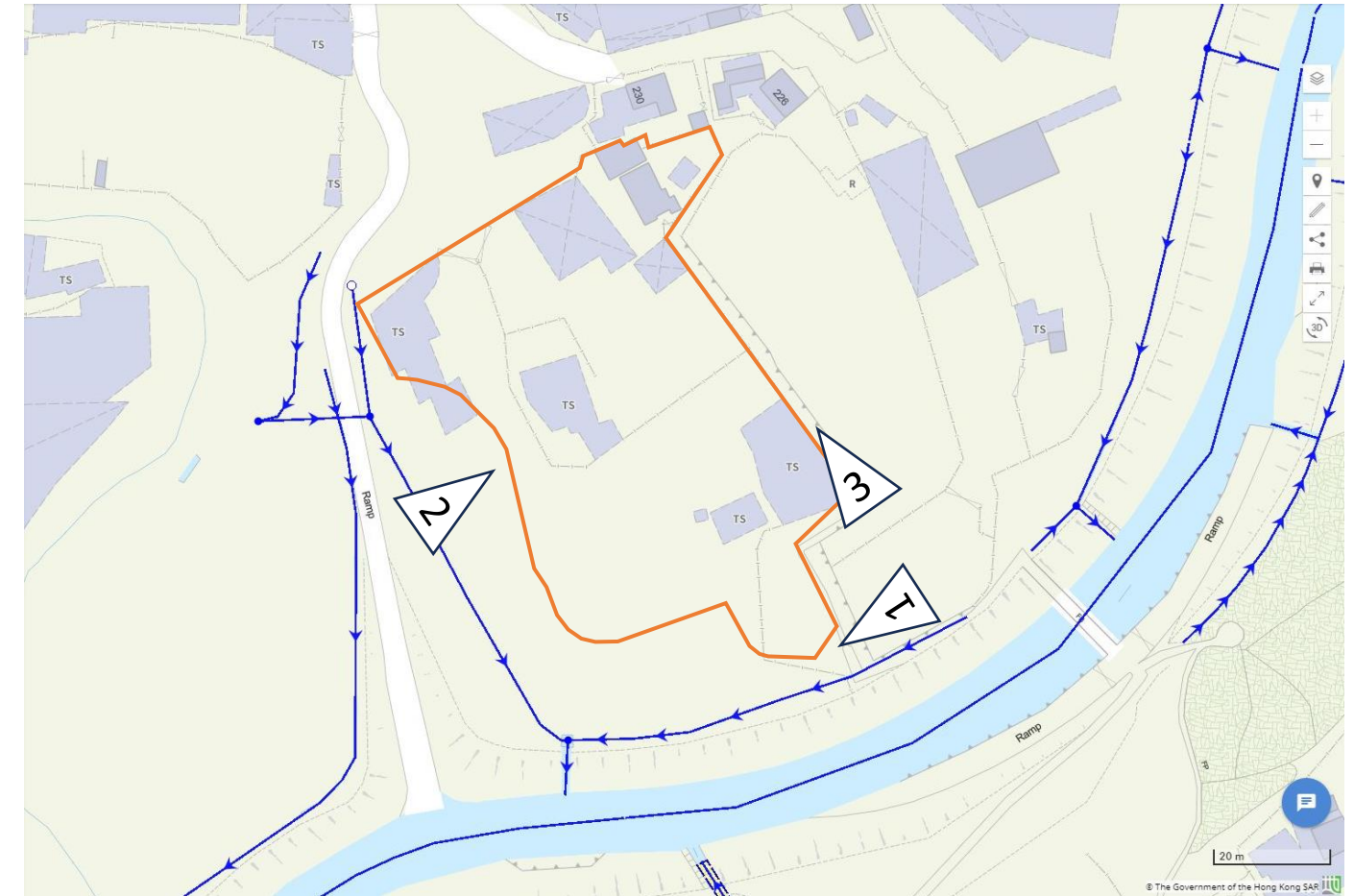
Figure 2.1 – Spot Heights of the Project Site



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



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



View Angle of the Photos



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

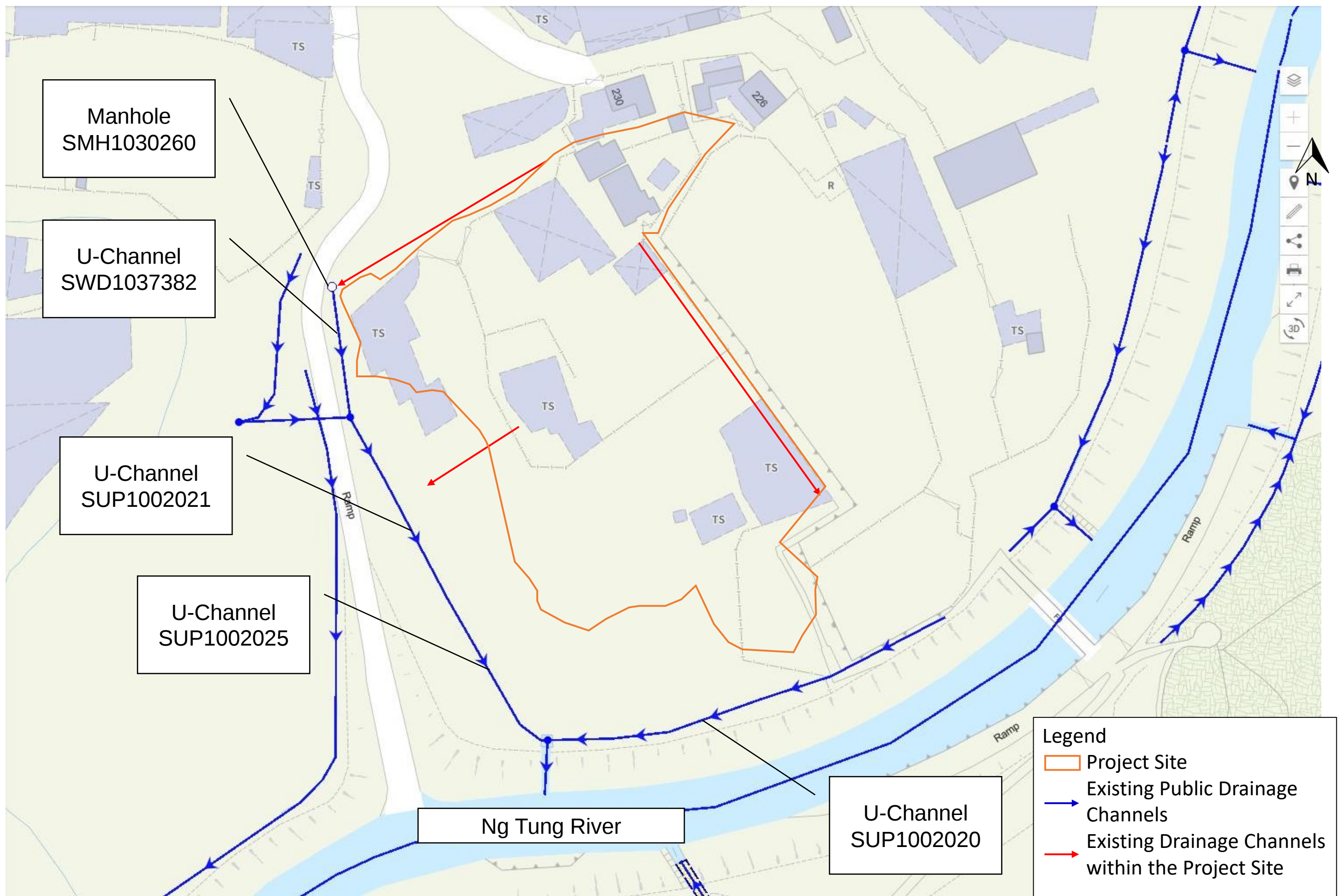
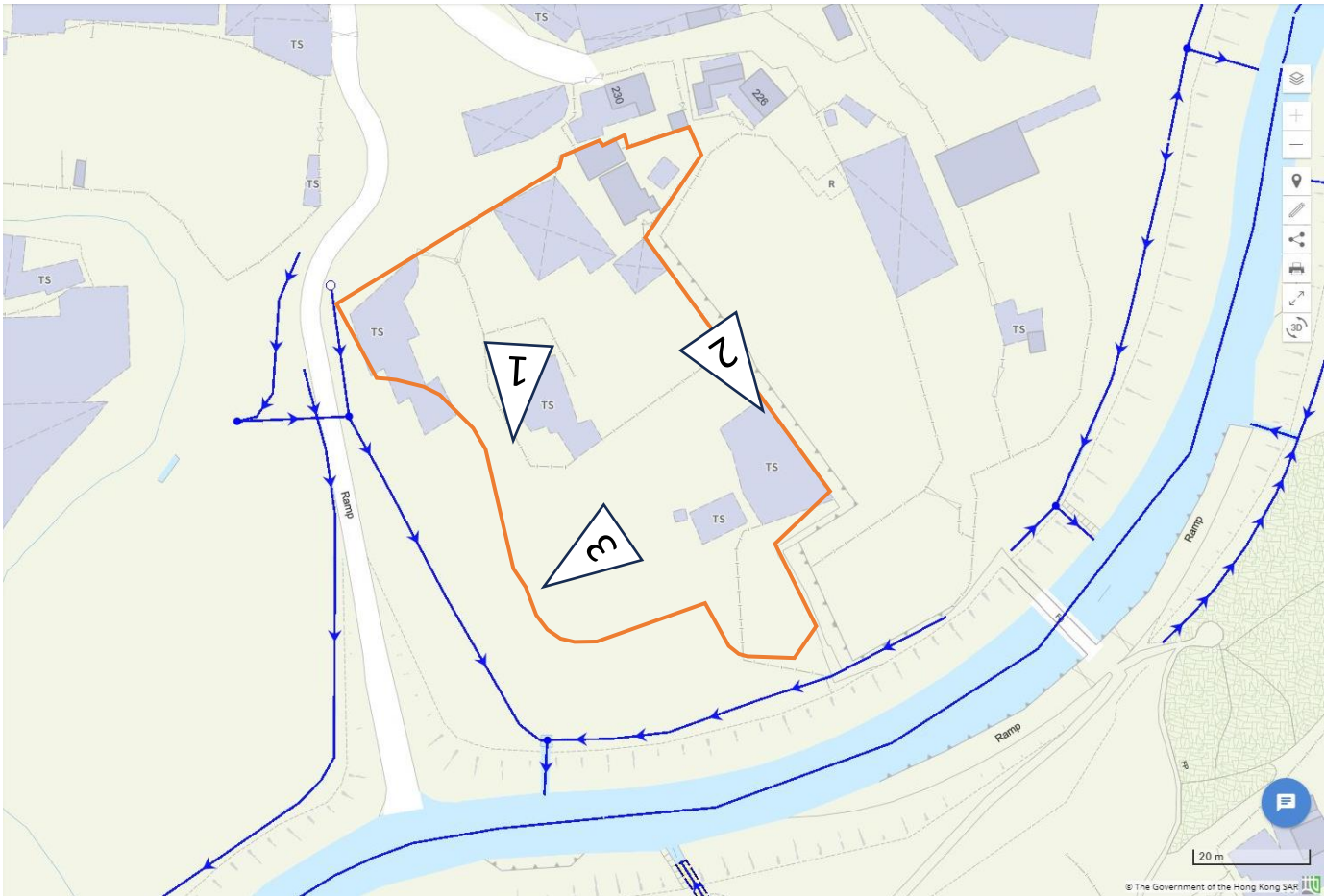


Figure 2.3 – Identified Existing Drainage Channels
 Map Source: GeoInfo Map



Photo 1: Hoarding without concrete footing



View Angle of the Photos



Photo 3: U-Channel at Eastern Side of the Project Site



Photo 2: Small Wall at part of the Project Site



Photo 1: Temporary House at the Center of the Project Site

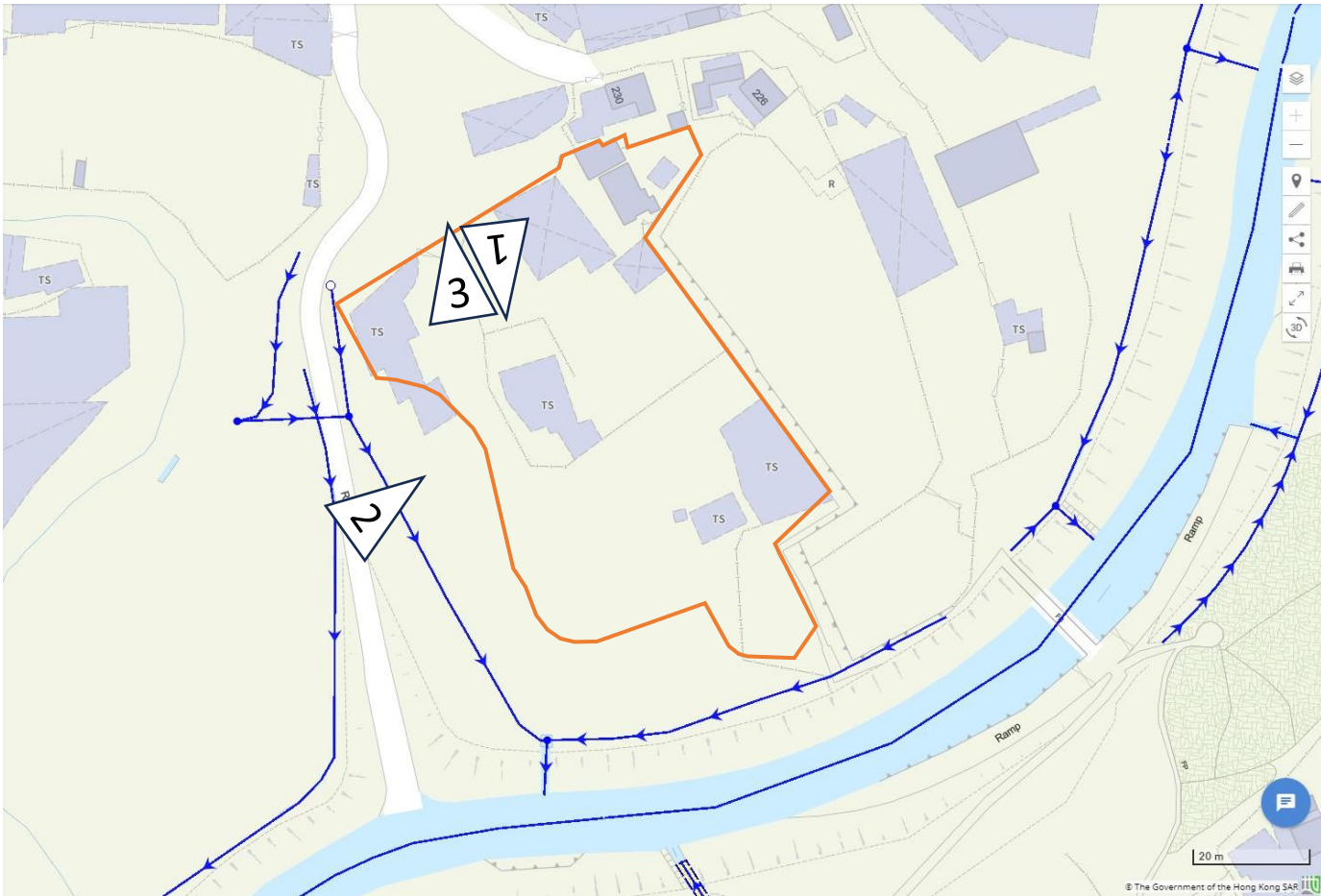


Photo 3: Open Space at the North of the Project Site



Photo 2: Uncharted Channel at Western Side of the Project Site



Photo 1: Uncharted U-Channel at the Entrance of the Project Site

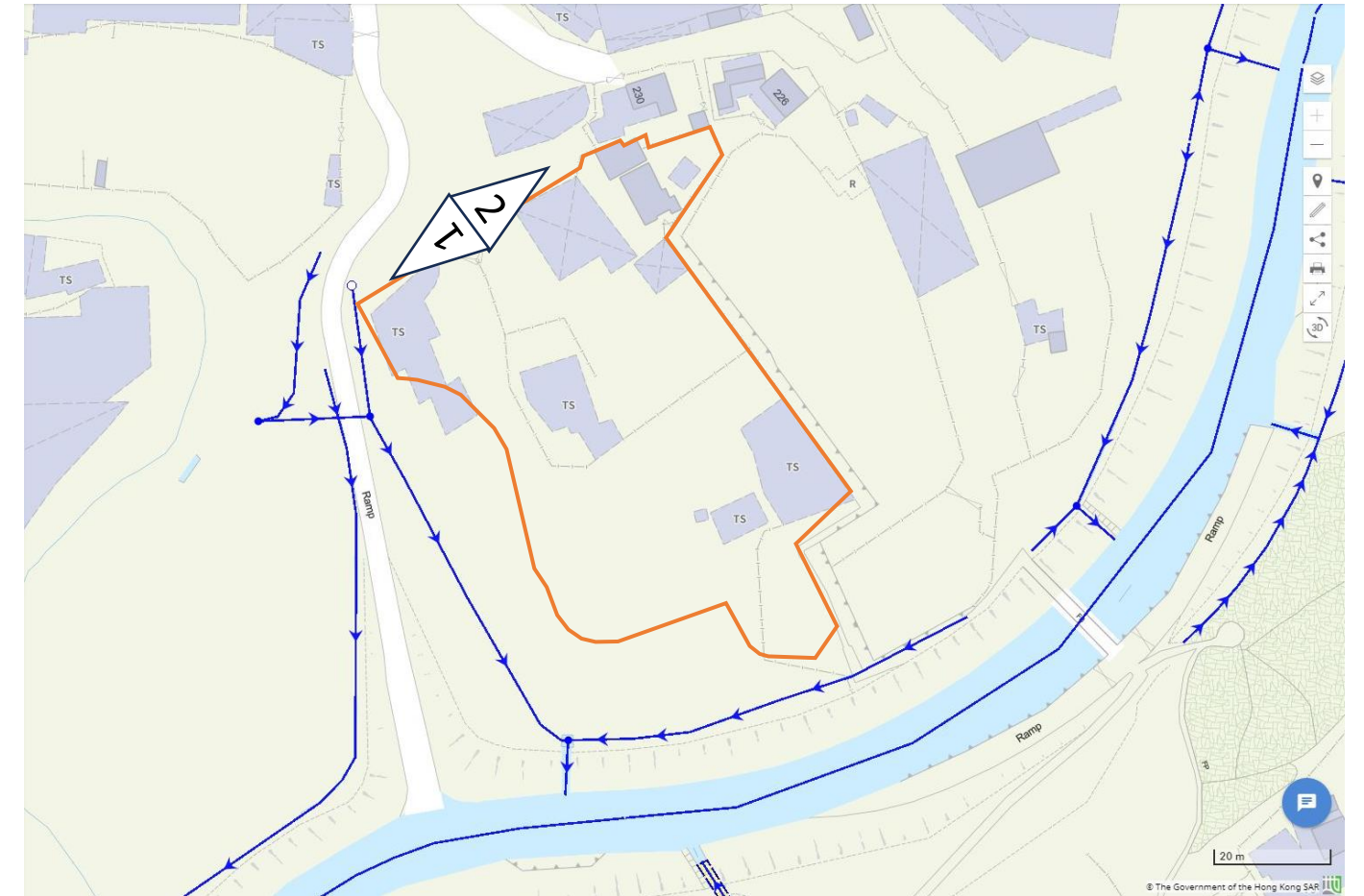


Photo 2: Uncharted Channel at the Entrance of the Project Site

Photo 3: Open Space at the North of the Project Site



Photo 1: Footpath at east of the Project Site

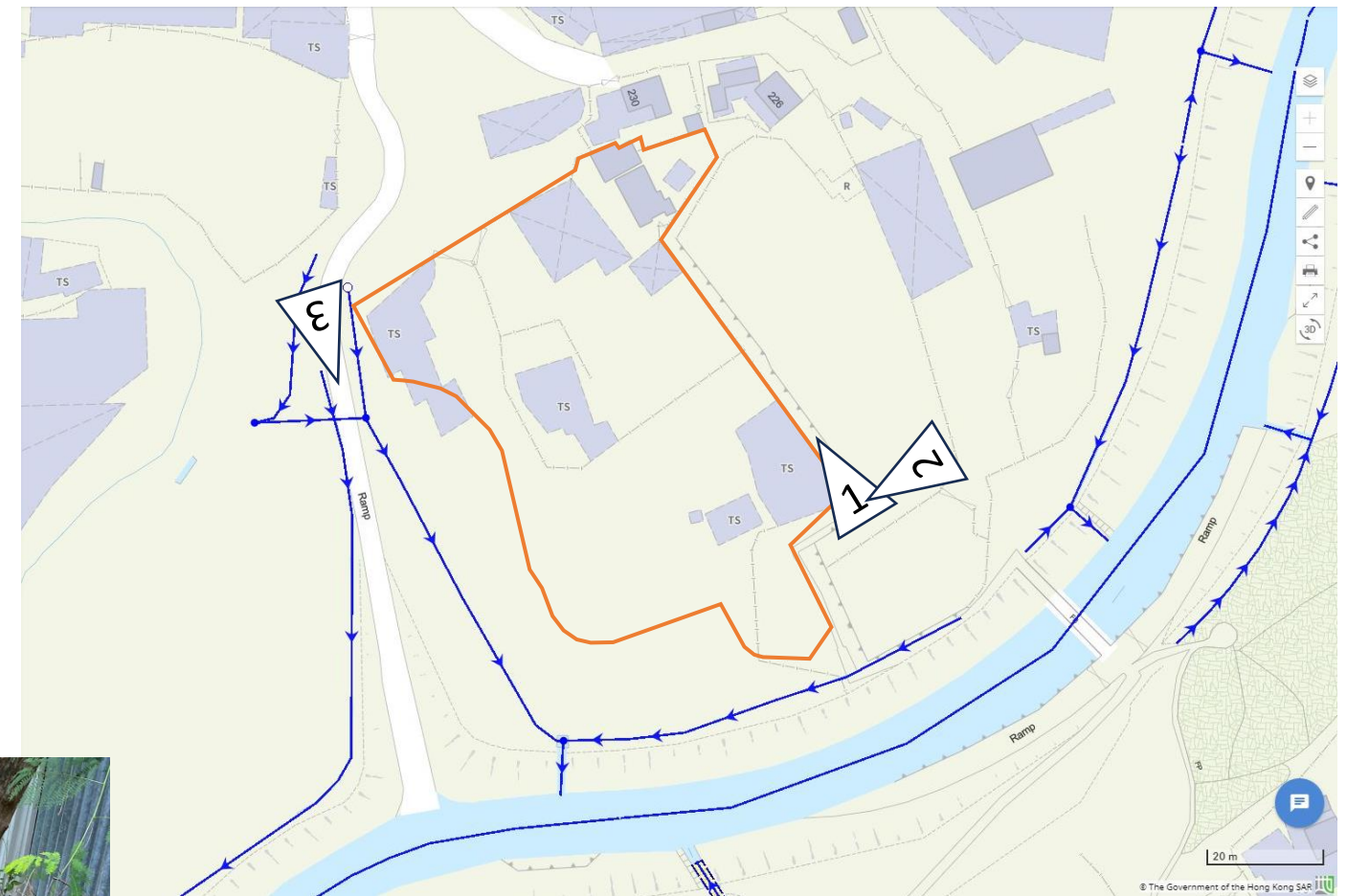
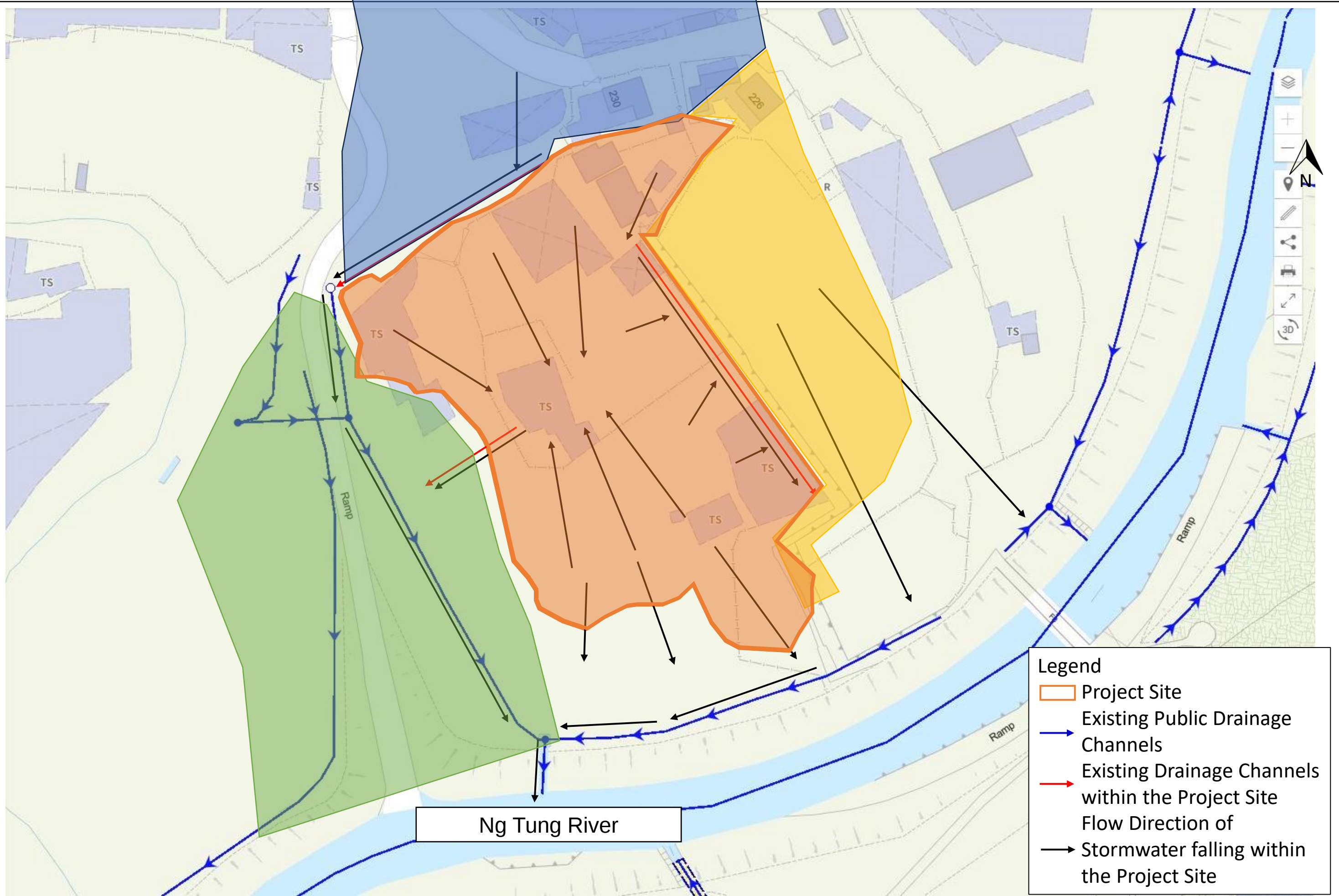


Photo 2: A Channel at the End of the Footpath



Photo 3: Ramp leading to Ng Tung River





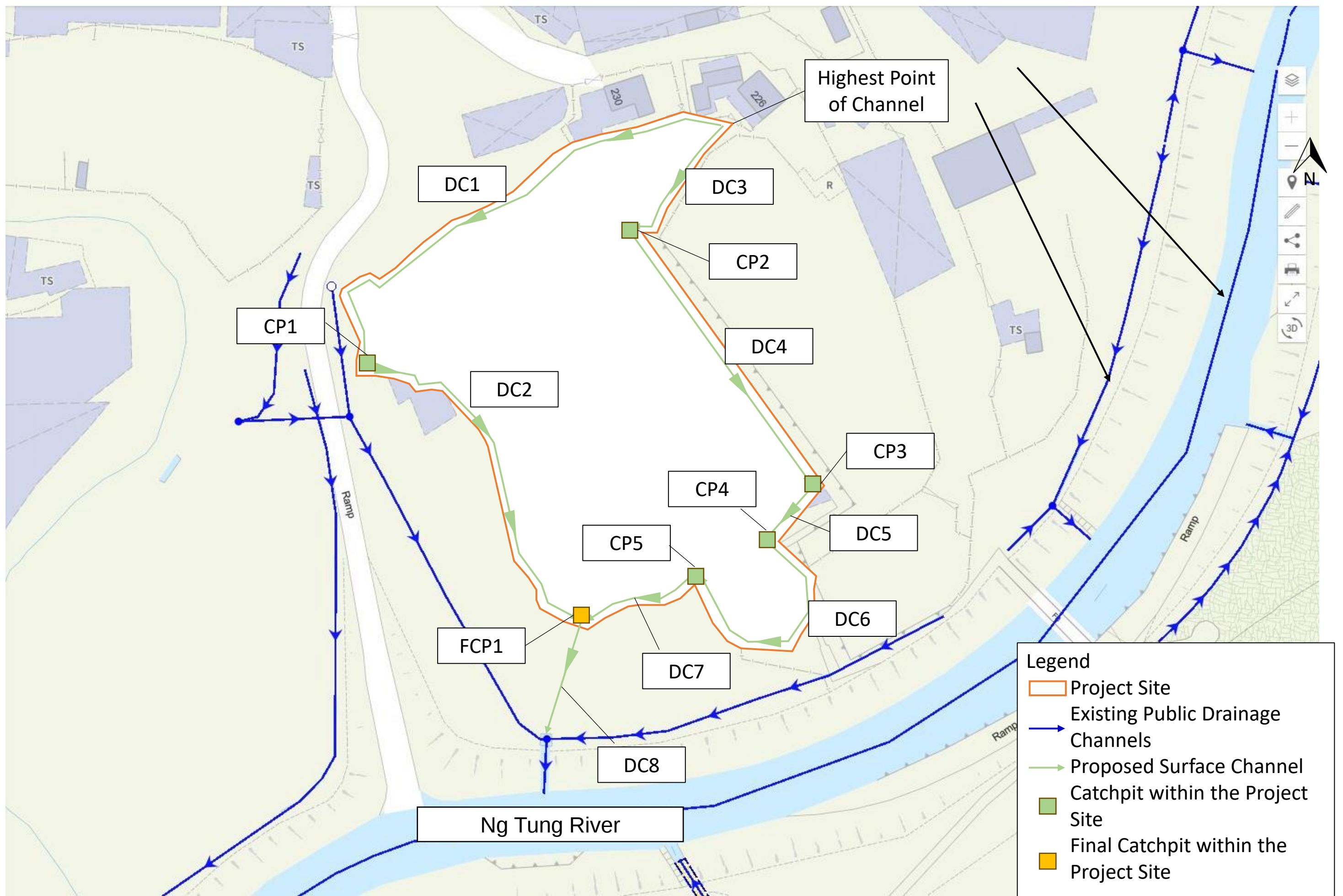


Figure 4.1 – Proposed Layout of the Drainage Channel for the Project Site
 Map Source: GeoInfo Map

Application No. A/NE-TKL/735

Proposed Temporary Warehouse and Open Storage for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Lot 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling

Response to Comment Table for Drainage Proposal

Comments received on 4 July 2024 from Planning Department Reference: () in TPB/A/NE-TKL/735 Comments of the Chief Engineer / Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Samuel X Wang; Tel: 2300 1135) (a) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details, (invert level, gradient, general sections etc) of the proposed drain/surface channel, catchpits and the discharge structures shall be provided; (b) photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flow paths around, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.	Noted. The drainage plan in Figure 4.1 has been updated accordingly. Table 4.1 has been added to provide the details on the proposed drainage system. Noted. Section 2 has been added to discuss the current condition of the Project Site. Respective figures have also been added.
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(c) please assess if the downstream existing U-Channel has adequate capacity for the additional surface runoff from the application site. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. The applicant should also ensure that the flow from this site will not overload the existing drainage system. (d) please review if there is external catchment area to the east of the application site. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also 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; (e) para 3.2.4 – please review to connect the proposed drainage system to the existing catchpit in the vicinity rather than constructing a new one at the U-Channel;	The downstream U-Channel, i.e. the Ng Tung River, has been discussed in Sections 3.2.11 and 3.2.13. Noted. Catchment areas within the proximity of the Project Site has been discussed in Section 3.2. Section 4.3.1 has been added to ensure the applicant will ensure 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. Noted. The sump pit at the centre of the Project Site and the existing underground channel will be filled. Stormwater collected on the surface of the Project Site will be directed to the catchpit SCH1011391 is available at the southern side of the Project Site to facilitate the drainage flow.
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(f) should the applicant choose to connect his proposed drainage system to DSD's network, they shall furnish DSD with their connection proposal/s 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 this Division for formal application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant; (g) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at the applicant's own expense; (h) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Officer/North (DLO/N) and/or relevant private lot owners; (i) the applicant should make good all adjacent affected areas upon the completion of the drainage works; (j) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and	Noted. Contact with DSD will be made after confirmation of this drainage proposal. Section 4.3.1 has been added accordingly. Noted. The section has been removed. Noted. Works will be conducted within the project site. Should any works would be required to be conducted outside the lot boundary, the applicant will resolve with Lands Department separately. Noted. Section 4.3.5 has been added accordingly. Noted. Section 4.3.5 has been added accordingly.
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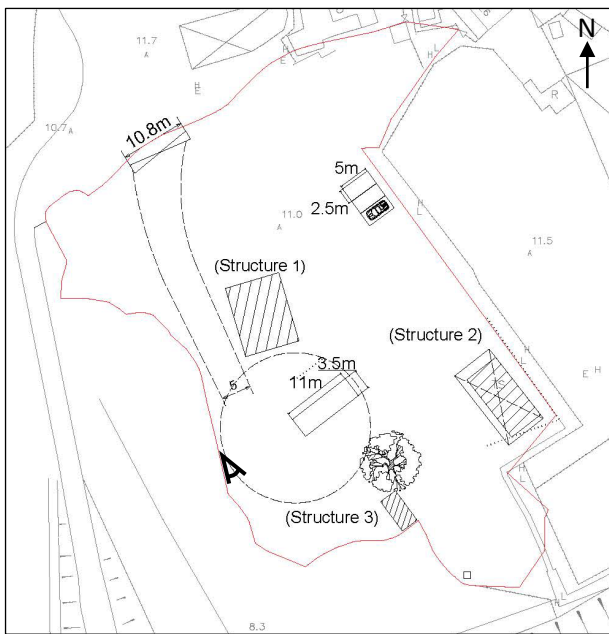
(k) the applicant and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on Government Land when so required.	Noted. Section 4.3.5 has been added accordingly.
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Comments received on 13 November 2024 from Planning Department Reference: () in TPB/A/NE-TKL/735 Comments of the Chief Engineer/Mainland North, Drainage Services, Department (CE/MN,DSD) (Contact Person: Mr. Samuel WANG; Tel: 2300 1135) a) Paragraph 4.1.1 – Besides the site area under the development, overland flow from external catchment area to the north and east of the application site, as discussed in Section 3, should be considered in the drainage design. Please critically review the adequacy of the proposed U-Channel. b) Para 2.2.4 – With the photos provided, it seems unreasonable that the existing overland flow can pass through the hoarding and erected wall. Please review; and	Stormwater flowing from the north of the project site will be intercepted by an uncharted channel and diverted westwards and discharged. The stormwater flow in the catchment area has been discussed in Section 3.2.4. In addition, stormwater falls on other catchment areas will not enter the Project Site due to the difference in elevations. The elevated nature of the Project Site has been discussed in Section 2.1.5 and photo records have been given in Figure 2.2. Consider the flow pattern of the surrounding area, we considered the proposed U-channel system will be sufficient to handle the stormwater within the Project Site. The lack of concrete footings at the hoarding results in a non-sealed site boundary and hence stormwater would be able to flow into and out of the Project Site. Discussion in Section 2.2.4 has been revised to reflect the actual scenario.
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c) Paragraph 3.2.3 – Please elaborate how the proposed drainage facility and hoarding can facilitate the collection of overland flow. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	Under the current scenario, overland flow into the Project Site from outside is not likely due to the elevated site level. Stormwater flow under current scenario has been discussed in Section 3.2.3 to Section 3.2.14. As such the proposed drainage network along the project site boundary will not affect the existing overland flow, and hence the drainage system is designed to intercept, collect and discharge the stormwater collected within the Project Site. Section 4.2.1 and Section 4.2.2 have been added to discuss the arrangement.
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Annex 7

Photos of Under-Construction Drainage Facilities at the Application Site



Application Site (For identification only)



Figure Title:

Photo of Under-Construction Drainage Facilities at the Application Site

Project No.:

PPC-PLG-10193

Project:

Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories

Annex:

7

Scale:

N/A

Date:

March 2026