

2026年 3月 3日

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

Appendix I of RNTPC
Paper No. A/YL-TT/772B

This document is received on 2026-03-03
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/772
	Date Received 收到日期	2026-03-03

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Yuen Cheong Timber Limited (源昌木業有限公司)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, 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 1,007 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 1,007 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)	 Nil 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 Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 5/2/2026 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".
根據土地註冊處截至 2026 年 2 月 5 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 2 "current land owner(s)".
已取得 2 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)
1	D.D.118 Lots 2113, 2114, 2115 & 2119	6/2/2026
1	D.D.118 Lot 2116	6/2/2026

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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 Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 0sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 1,007sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 1
Proposed domestic floor area 擬議住用樓面面積	 NAsq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 Not more than 1,007sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	 Not more than 1,007sq.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: Warehouse (Not exceeding 8m, 1 storey)	
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	 1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	 Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 Nil
Others (Please Specify) 其他 (請列明)	 NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	 Nil
Coach Spaces 旅遊巴車位	 Nil
Light Goods Vehicle Spaces 輕型貨車車位	 Nil
Medium Goods Vehicle Spaces 中型貨車車位	 1 space of 11m x 3.5m
Heavy Goods Vehicle Spaces 重型貨車車位	 Nil
Others (Please Specify) 其他 (請列明)	 NA

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and 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)) Vehicular access leading from Tai Shu Ha Road East ☐ 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，請另頁表示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 1,007 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約			
	No 否	☐			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			On environment 對環境	Yes 會 ☐	No 不會 ☒
			On traffic 對交通	Yes 會 ☐	No 不會 ☒
		On water supply 對供水	Yes 會 ☐	No 不會 ☒	
		On drainage 對排水	Yes 會 ☐	No 不會 ☒	
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒	
		_____ _____			

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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。

1. The applicant occupied a storage yard at Ma Tso Lung, Kwu Tung North, N.T. and it has been resumed by Government for New Town Development. The application site has been approved due to the relocation of affected business under last planning permission No. A/YL-TT/575.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run. Also, similar relocation of business has been approved in adjoining lots. (A/YL-TT/608)
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence for warehouse was approved in "AGR" zone within the same Outline Zoning Plan such as A/YL-TT/608.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 6:00p.m. to 9:00a.m. The warehouse will also be housed within an enclosed structure.
7. Insignificant drainage impact as drainage proposal has been submitted in support of the application.
8. The applicant will comply with planning conditions if the Town Planning Board see fits.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The application site is compatible to the approved warehouses to the south of the application site.
11. The applicant has contacted Development Bureau for the proposed relocation of his business from Shan Ha Tsuen to the application site and preliminary comments were received and addressed in the current application.
12. The construction materials to be stored at the application site includes metal and timber.
13. In view of that long lead time is required for the application for short term waiver and thereafter the erection of temporary structure and implementation of FSI proposal at the application site, the applicant failed to comply with the condition for the implementation of FSI proposal for the last planning permission No. A/YL-TT/575. However, he has complied with submission of FSI proposal for the last planning permission.
14. The application site has been hard paved by 0.2m concrete which has been approved by the last planning permission. The current application is intended to regularize the paving of land. No further filling of land will be carried out.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

6/2/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories
Site area 地盤面積	1,007 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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 Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,007 ☐ About 約 ☒ Not more than 不多於	1 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	8	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	100 % ☒ 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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA _____ _____		1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA _____ _____		0 0 0 1 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
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）	☐	☒
<u>Proposed drainage plan, site plan, location plan and proposed site paving plan</u>		
<u>The site resumed by Government at Kwu Tung North</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Drainage proposal and estimated traffic generation</u>		
<u> </u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years
at
Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in
D.D. 118, Yuen Long, New Territories**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Yuen Cheong Timber Limited who is the occupier of the Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of metal and timber for a period of 3 years at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories (**Figure 1**). Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The Site involves a previous planning permission (No. A/YL-TT/562) approved for animal boarding establishment (dog kennel) for a period of 3 years approved on 9.9.2022. Also, it is subject to a previous planning permission No. A/YL-TT/575 approved for the temporary warehouse for storage of metal and timber for a period of 3 years and filling of land. The applicant has failed to comply with the submission and implementation of drainage proposal and implementation of FSI proposal because the footprint of the temporary structure for warehouse use was found outside the approved site boundary of A/YL-TT/575. Hence, a new planning application is submitted herewith to rectify the mistake.
- 1.1.3 The current application is to facilitate relocation of their timber and metal trading business from Ma Tso Lung, Kwu Tung North. The previous occupation falls within the Kwu Tung North New Development Area (KTN NDA) and the concerned lot (i.e. Lot 2240 S.J ss.1 in D.D. 96) (**Figure 6**) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is abutting a vehicular track leading from Tai Shu Ha Road East.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 7**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1,800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 8**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F), the site is about 1,850m² which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 9**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment. The site is about 1,400m² which is too large for the applicant. The applicant has been stayed at North district for a long time so that he wishes to stay at the Northern District to maintain a close relationship with clients.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 10**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.

- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible. The site area of the site at the application site (i.e. 1,007m²) is the most closely to the area of the original site at Kwu Tung North (i.e. 805.9m²).

2.2 The Site is Unsuitable for Agricultural Rehabilitation

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. As such, it has been approved for warehouse use due to the relocation of affected business within KTN NDA by Town Planning Board. The proposal, which is not incompatible with the surrounding uses at Lots 2222 and 2223 in D.D.118 which possesses a short term waiver for warehouse use, would put scarce land resources into a better use.

2.3 Importance to Local Construction Industry

- 2.3.1 The applicant is a supplier of metal material in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only medium goods vehicle not exceeding 24 tonnes will access to site to deliver the metal and timber to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 6:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also approved for warehouse use for a period of 3 years earlier. The approval of the current application would bring about the same amount of traffic when compare to the approved animal boarding establishment. The applicant will also submit a swept path analysis, sightline analysis to support his application.
- 2.4.2 The proposed development is a warehouse for storage of timber and metal. No more than 3 staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 1,007m² in size including the area for loading/unloading space, parking space and manoeuvring of vehicle within the site. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 6:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse

for storage of metal and timber. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 1,007m² warehouse to store the timber and metal within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. The parking of vehicle, loading and unloading of goods and manoeuvring of vehicle will also be housed within the proposed warehouse. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The application site is subject to a previous planning permission No. A/YL-TT/575 approved for warehouse use for a period of 3 years. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has also submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road East. Some warehouse were found to the west and north so that the proposed development is not the first of its kind in the area.
- 2.7.2 The proposed development would be fully covered and all activities (storage, loading/unloading, parking and manoeuvring of vehicle) will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

2.8 The Size of the Application Site is about the Same as the Area of the Resumed Land

- 2.8.1 The resumed land at KTN NDA, i.e., Lot 2240 S.J ss.1, is about 805.9m². It is about the same as the area of the application site, i.e., 1,007m². The applicant has tried to find a similar size site for relocation and the application site is the most similar site in terms of area.

2.9 No Undesirable Precedent

- 2.9.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the KTN NDA. Successful relocation of the operation would help to maintain a stable supply of metal materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.

**Proposed Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years
at
Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in
D.D. 118, Yuen Long, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 1,007m².
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road East. The area adjacent to the proposed development is mainly rural in nature.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from southeast to northwest from about +22.6mPD to +20.2mPD. (**Figure 4**)

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 The land to the north and south is found lower in level than the application site. The land to the east of the application site is a river. The land to the west is higher than the application site but there are a good number of structures to the west of the application site which blocks the surface runoff from the land to the further west of the application site. As such, an external catchment is identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 4**, a river is found to the immediate east of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said river.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment is approximately 3,600m²; (**Figure 4**)
- ii. The application site and adjacent land are zoned for ‘Agriculture’ and almost all of them are unpaved. It is assumed that the value of run-off co-efficient (k) is taken as 0.7.

$$\text{Difference in Land Datum} = 26.4\text{m} - 20.2\text{m} = 6.2\text{m}$$

$$L = 121\text{m}$$

$$\therefore \text{Average fall} = 6.2\text{m in } 121\text{m} \text{ or } 1\text{m in } 19.52\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [121 / 5.12^{0.2} \times 3,600^{0.1}]$$

$$t_c = 5.56 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 270 mm/hr

By Rational Method,

$$Q_1 = 0.7 \times 270 \times 3,600 / 3,600$$

$$\therefore Q_1 = 189 \text{ l/s} = 11,340 \text{ l/min} = 0.19\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:30 in order to follow the gradient of the application site, 375mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the immediate east of the application site as shown in **Figure 4**.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm gap will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

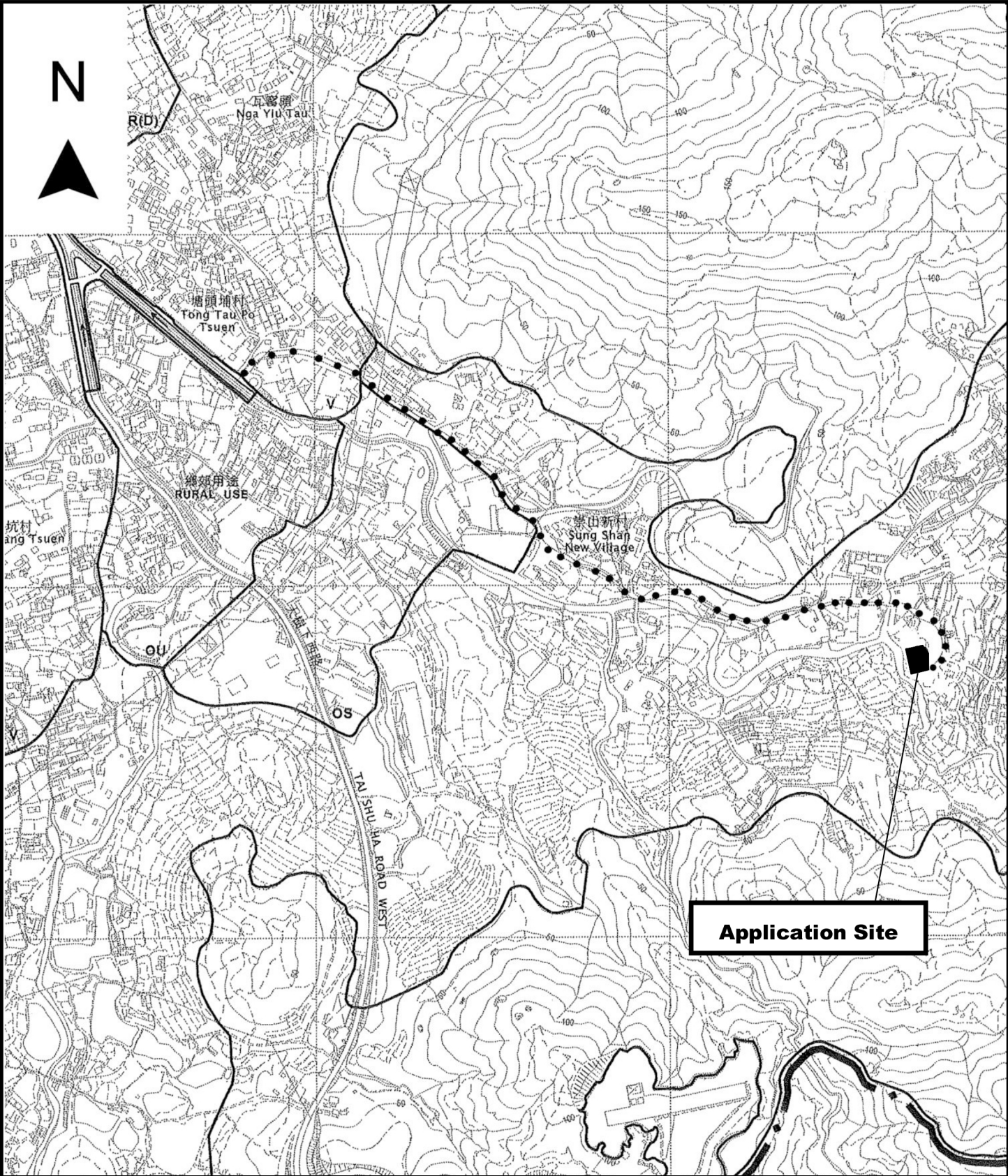
Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a vehicular track leading from Tai Shu Ha Road East. It is intended to serve the long term storage of timber and metal at the site so that the traffic generated by the proposed development is insignificant.
- 2.2 The proposed parking space at the application site would only be opened to staff and no visitors is allowed to visit the proposed development.
- 2.3 There will be 1 parking space of 5m x 2.5m for private car and one loading/unloading bay for medium goods vehicle not exceeding 24 tonnes. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.11	0.11	1	0
Medium goods vehicle	0.22	0.22	0	0
Total	0.33	0.33	1	0

Note:

- The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
 - The pcu of private car and medium goods vehicle is taken as 1 and 2 respectively; &
 - Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

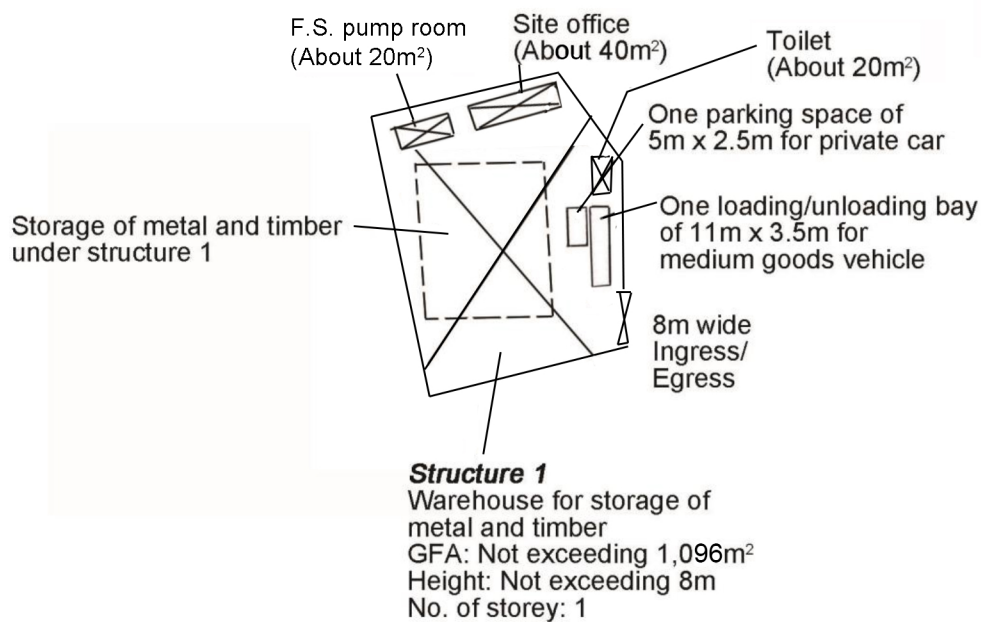
Remarks 備註:

●●● Vehicular access leading from Tai Shu Ha Road East

Scale 比例:

1:7500

N



Project 項目名稱:

Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

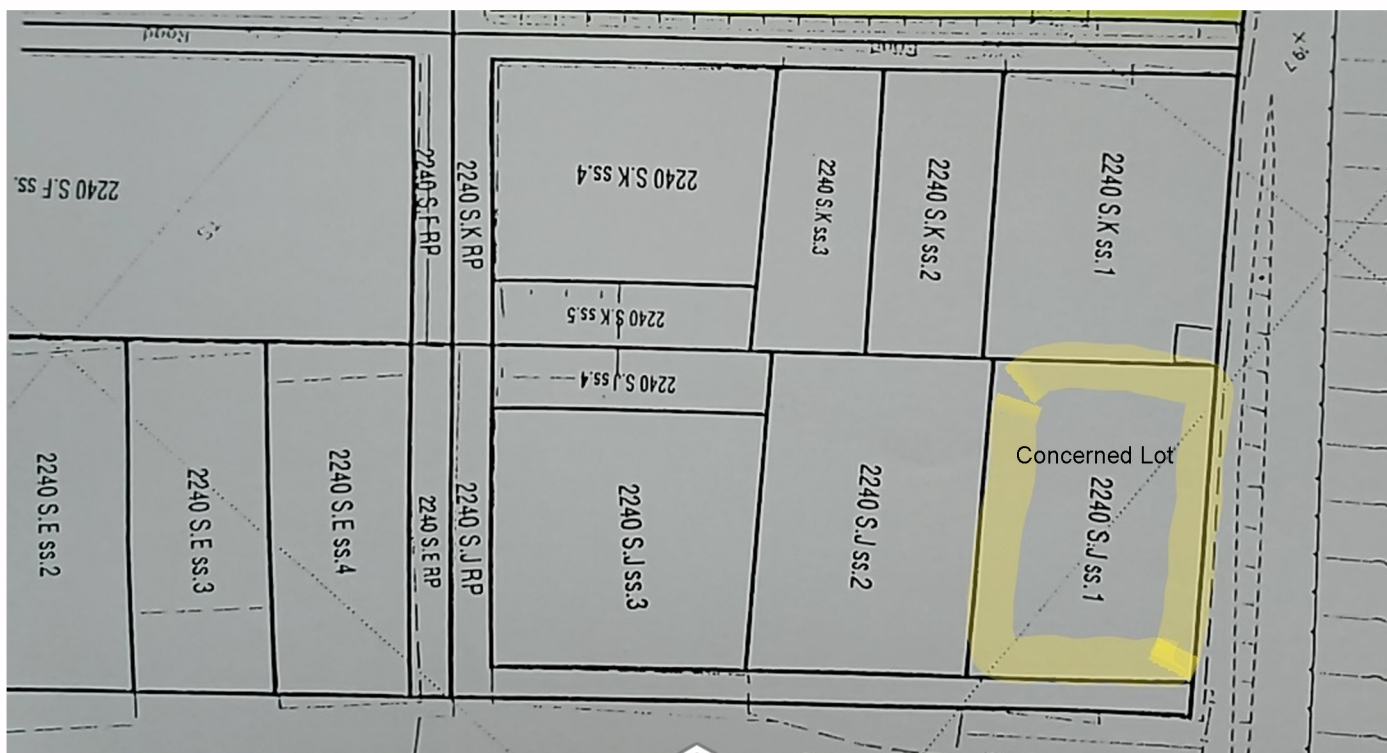
Drawing No. 圖號:

Figure 3

Remarks 備註:

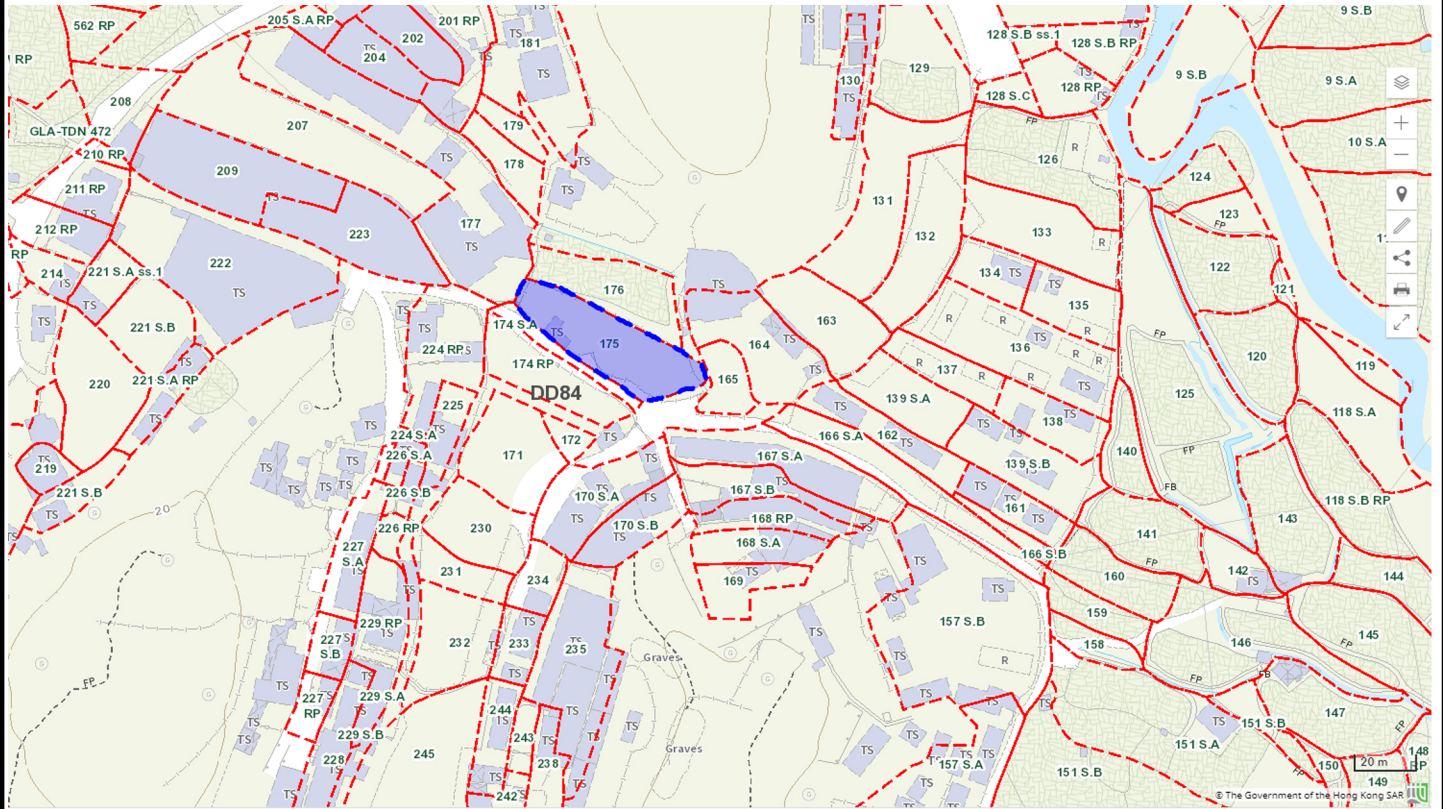
Scale 比例:

1:1000



Lot 2240 S.J ss.1 in D.D.96
 Site Area: About 805.9m²
 Covered Area: About 805.9m²

Project 項目名稱: Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories	Drawing Title 圖目: The Site Resumed by Government at Kwu Tung North Drawing No. 圖號: Figure 6	Remarks 備註: Scale 比例:
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Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Alternative Site 2 at Lot 175 in D.D.84

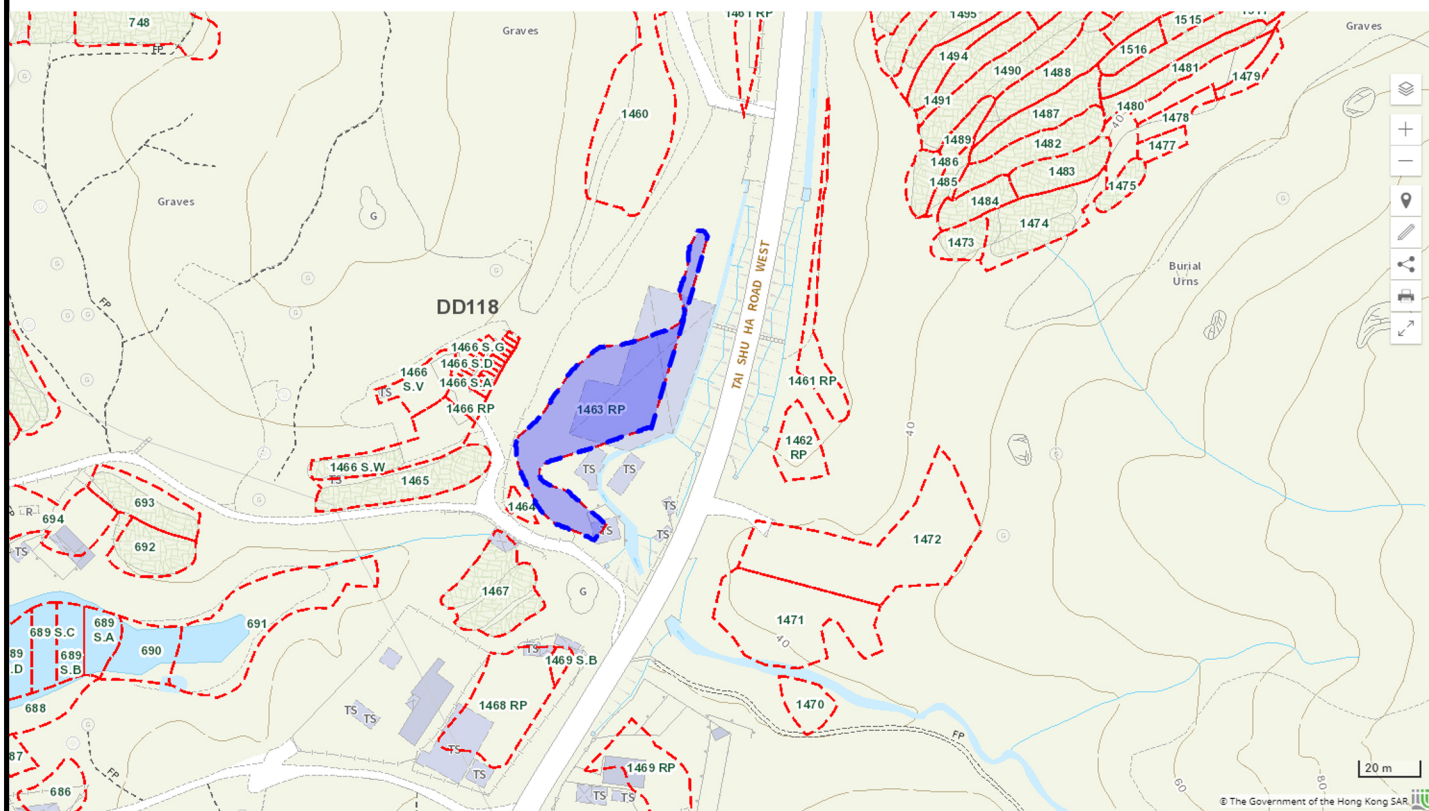
Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Alternative Site 3 at Lot 1463 RP in D.D.118

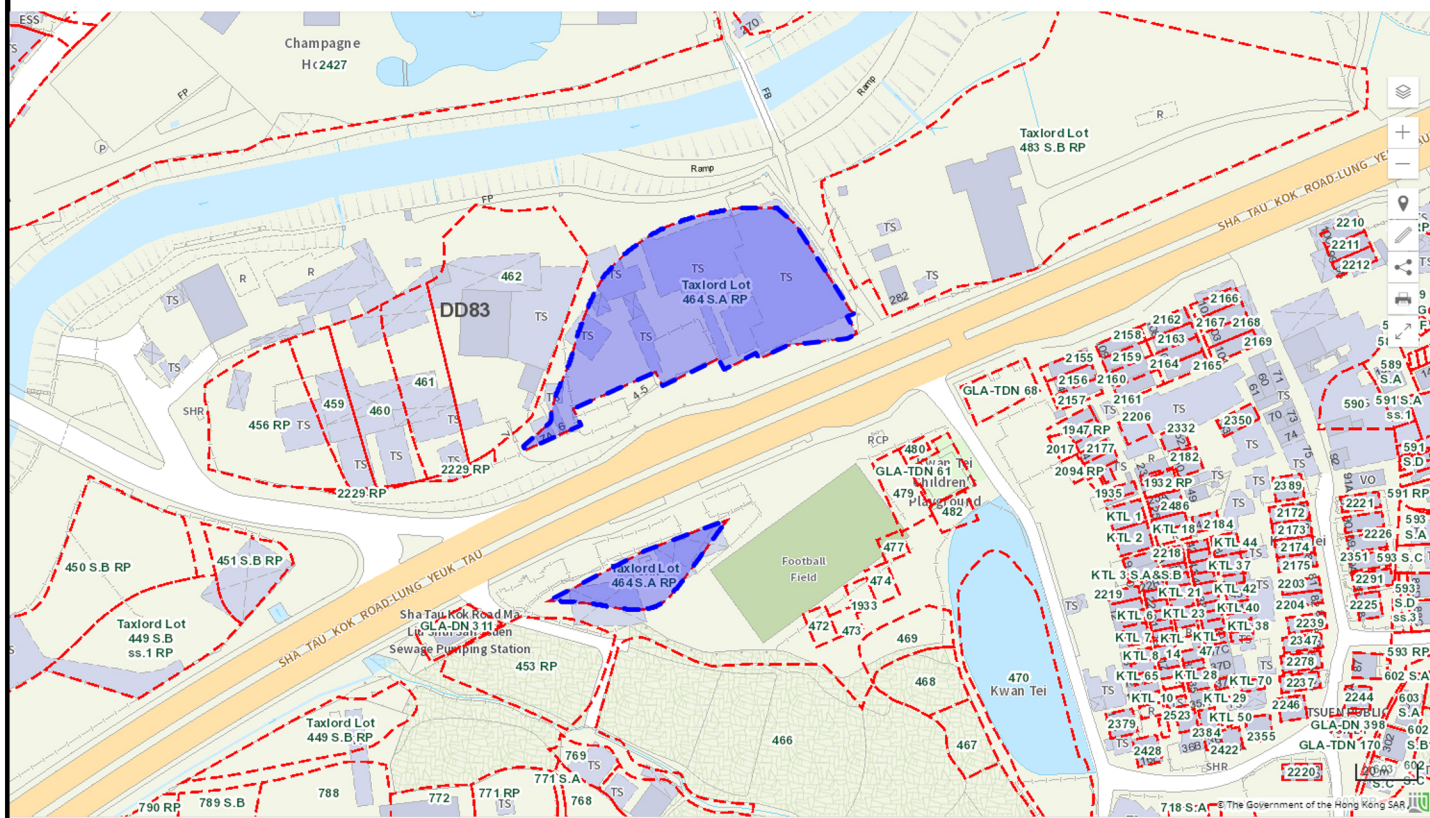
Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land at Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) & 2119 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

As shown