

2026年 9月 1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。

- 1 SEP 2023

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

Appendix I of RNTPC  
Paper No. A/YL-TT/811

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](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](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

2602056 19/8

Form No. S16-III 表格第 S16-III 號

By Hand

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A17C-TT/811  |
|                                 | Date Received<br>收到日期   | - 1 SEP 2023 |

- 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。

|                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Name of Applicant 申請人姓名/名稱</b>                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                             |
| ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |                                                                                                                                                                                                                                                                             |
| Kwok Wai Shing (郭偉成)                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                             |
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>                                                                                                                                                                    |                                                                                                                                                                                                                                                                             |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |                                                                                                                                                                                                                                                                             |
| Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)                                                                                                                                                                            |                                                                                                                                                                                                                                                                             |
| <b>3. Application Site 申請地點</b>                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                             |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用)                                                                                                                            | Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.                                                                                                                                                               |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積                                                                                                                                                                       | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 827 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not exceeding<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 228 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)                                                                                                                                                                        | ..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約                                                                                                                                                                                                                   |

|                                                                      |                                                                                                                                                                                                                      |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) Name and number of the related statutory plan(s)<br>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<br>涉及的土地用途地帶                           | "Other Specified Uses" annotated "Rural Use"                                                                                                                                                                         |
| (f) Current use(s)<br>現時用途                                           | Warehouse and open storage use<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |                                                                                                                                                |                                                                |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |                                                                                                                                                  |                                                           |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
29.7.2026 to 12.8.2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17.8.2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

|                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6. Type(s) of Application 申請類別</b>                                                                                                                                                                                                                                                         |                                                                                                                                                                                  |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b><br>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<br><b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b><br>(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<br>擬議用途/發展                                                                                                                                                                                                                                                    | Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years<br><br>(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<br>申請的許可有效期                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> year(s) 年 ..... 3 .....<br><input type="checkbox"/> month(s) 個月 .....                                                                        |
| <b>(c) Development Schedule 發展細節表</b>                                                                                                                                                                                                                                                         |                                                                                                                                                                                  |
| Proposed uncovered land area 擬議露天土地面積                                                                                                                                                                                                                                                         | 599 .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                                        |
| Proposed covered land area 擬議有上蓋土地面積                                                                                                                                                                                                                                                          | 228 .....sq.m <input checked="" type="checkbox"/> 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                                                                                                                                                                                                                                                         | NA .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                                         |
| Proposed non-domestic floor area 擬議非住用樓面面積                                                                                                                                                                                                                                                    | Not exceeding 228 .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                          |
| Proposed gross floor area 擬議總樓面面積                                                                                                                                                                                                                                                             | Not exceeding 228 .....sq.m <input checked="" type="checkbox"/> 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 6m, 1 storey) .....<br>.....<br>.....<br>.....                                                                                                                                                                                                          |                                                                                                                                                                                  |
| <b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>                                                                                                                                                                                                                            |                                                                                                                                                                                  |
| Private Car Parking Spaces 私家車車位                                                                                                                                                                                                                                                              | 2 spaces 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 .....                                                                                                                                                                         |
| <b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>                                                                                                                                                                                                                                |                                                                                                                                                                                  |
| 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                                                                                                                                                                                                                                                             | 1 space of 7m x 3.5m .....                                                                                                                                                       |
| Medium Goods Vehicle Spaces 中型貨車車位                                                                                                                                                                                                                                                            | Nil .....                                                                                                                                                                        |
| Heavy Goods Vehicle Spaces 重型貨車車位                                                                                                                                                                                                                                                             | Nil .....                                                                                                                                                                        |
| Others (Please Specify) 其他 (請列明)                                                                                                                                                                                                                                                              | NA .....                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                            |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Proposed operating hours</b> 擬議營運時間<br>9:00 a.m. to 9:00 p.m. from Mondays to Sundays including public holidays                                                                                                                                                         |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？                                                                                                                                                                                                 | <b>Yes 是</b>                     | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><br>Vehicular track leading from Tai Shu Ha Road East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                           |
|                                                                                                                                                                                                                                                                            | <b>No 否</b>                      | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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？                                                                                                                                                                             | <b>Yes 是</b>                     | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                           |
|                                                                                                                                                                                                                                                                            | <b>No 否</b>                      | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？                                                                                                                                                                                      | <b>Yes 是</b>                     | <input type="checkbox"/> (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)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約 |                                           |
|                                                                                                                                                                                                                                                                            | <b>No 否</b>                      | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |
| (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 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | On traffic 對交通                   | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | On water supply 對供水              | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | On drainage 對排水                  | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | On slopes 對斜坡                    | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | Affected by slopes 受斜坡影響         | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | Landscape Impact 構成景觀影響          | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | Tree Felling 砍伐樹木                | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | Visual Impact 構成視覺影響             | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                            | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No 不會 <input checked="" type="checkbox"/> |

|       |                                                                                                                                                                                                                              |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | 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)<br>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) |
| ..... |                                                                                                                                                                                                                              |
| ..... |                                                                                                                                                                                                                              |
| ..... |                                                                                                                                                                                                                              |
| ..... |                                                                                                                                                                                                                              |
| ..... |                                                                                                                                                                                                                              |

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

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<br>與許可有關的申請編號 | A/ _____ / _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (c) Date of expiry<br>許可屆滿日期                                         | ..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (d) Approved use/development<br>已批給許可的用途/發展                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (e) Approval conditions<br>附帶條件                                      | <input type="checkbox"/> The permission does not have any approval condition<br>許可並沒有任何附帶條件<br><br><input type="checkbox"/> Applicant has complied with all the approval conditions<br>申請人已履行全部附帶條件<br><br><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br>申請人仍未履行下列附帶條件：<br>_____<br>_____<br>_____<br>Reason(s) for non-compliance:<br>仍未履行的原因：<br>_____<br>_____<br>_____<br>(Please use separate sheets if the space above is insufficient)<br>(如以上空間不足，請另頁說明) |
| (f) Renewal period sought<br>要求的續期期間                                 | <input type="checkbox"/> year(s) 年 .....<br><input type="checkbox"/> 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. Due to the release of TPB Guideline No. 13G, the applicant submits a fresh planning application for open storage and warehouse use.
2. The proposed warehouse is intended for the storage of vehicle and vehicle parts from the port and they will be stored in enclosed warehouse and opened area for port back-up uses.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it falls within 'Category 2' areas.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjacent to the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
8. No repairing, dismantling, cleaning or other workshop activities is proposed within the application site.
9. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance will access the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact because surface U-channel has been built for previous planning permissions.
13. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
14. Drainage proposal and FSI proposal are submitted herewith in support of the application.

**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

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

18.8.2026

(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**

- 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。
- 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 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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Location/address<br>位置/地址              | Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.                                                                                                                                                                                                                                                                                                                                              |
| Site area<br>地盤面積                      | 827 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)                                                                                                                                                                                                                                                                                                             |
| Plan<br>圖則                             | Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20                                                                                                                                                                                                                                                                                                                                                                                                       |
| Zoning<br>地帶                           | "Other Specified Uses" annotated "Rural Use"                                                                                                                                                                                                                                                                                                                                                                                                               |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years                                                                                                                                                                                                                                                                                                                                                                 |

|                                                                          |                                                                                                                                                                                                                                                                    |                                                                                               |                                                                                                 |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |                                                                                                                                                                                                                                                                    | sq.m 平方米                                                                                      | Plot Ratio 地積比率                                                                                 |
|                                                                          | Domestic<br>住用                                                                                                                                                                                                                                                     | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                | 228 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | 0.276 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數                                                  | Domestic<br>住用                                                                                                                                                                                                                                                     | NA                                                                                            |                                                                                                 |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                | 1                                                                                             |                                                                                                 |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用                                                                                                                                                                                                                                                     | NA                                                                                            | m 米<br><input type="checkbox"/> (Not more than 不多於)                                             |
|                                                                          |                                                                                                                                                                                                                                                                    | NA                                                                                            | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                    |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                | 6                                                                                             | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                                  |
|                                                                          |                                                                                                                                                                                                                                                                    | 1                                                                                             | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                    |
| (iv) Site coverage<br>上蓋面積                                               | 27.57 % <input checked="" type="checkbox"/> About 約                                                                                                                                                                                                                |                                                                                               |                                                                                                 |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數                                                                                                                                                                                                                          |                                                                                               | 2                                                                                               |
|                                                                          | Private Car Parking Spaces 私家車車位 2<br>Motorcycle Parking Spaces 電單車車位 0<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0<br>Others (Please Specify) 其他 (請列明)<br>NA |                                                                                               |                                                                                                 |
|                                                                          | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數                                                                                                                                                                                                |                                                                                               | 1                                                                                               |
|                                                                          | Taxi Spaces 的士車位 0<br>Coach Spaces 旅遊巴車位 0<br>Light Goods Vehicle Spaces 輕型貨車車位 1<br>Medium Goods Vehicle Spaces 中型貨車車位 0<br>Heavy Goods Vehicle Spaces 重型貨車車位 0<br>Others (Please Specify) 其他 (請列明)<br>NA                                                         |                                                                                               |                                                                                                 |

## 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            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖                                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖                                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖                                        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖                                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明）                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| As-built drainage plan, site plan and FSI plan               |                          |                                     |

### Reports 報告書

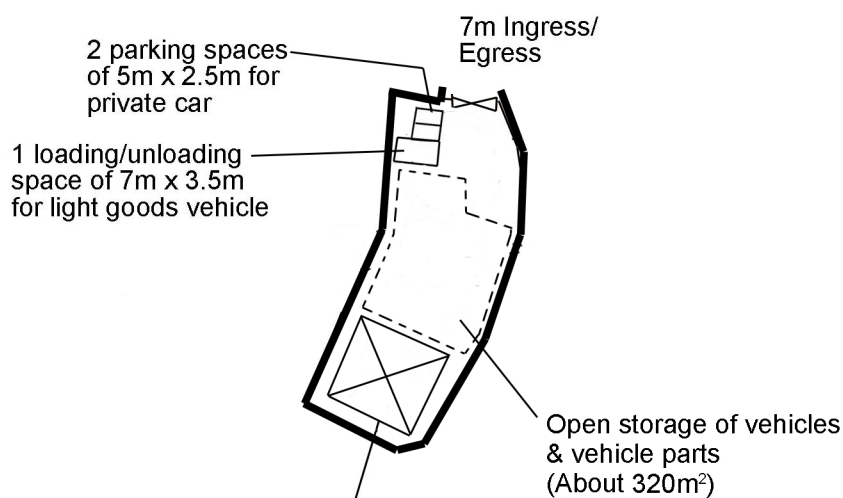
|                                                                                     |                          |                                     |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| Planning Statement/Justifications 規劃綱領/理據                                           | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估                                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估                                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估                                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估                                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Estimated traffic generation and drainage proposal                                  |                          |                                     |

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。





**Structure 1**  
Warehouse for storage of vehicle parts  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

Project 項目名稱:

Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years at Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

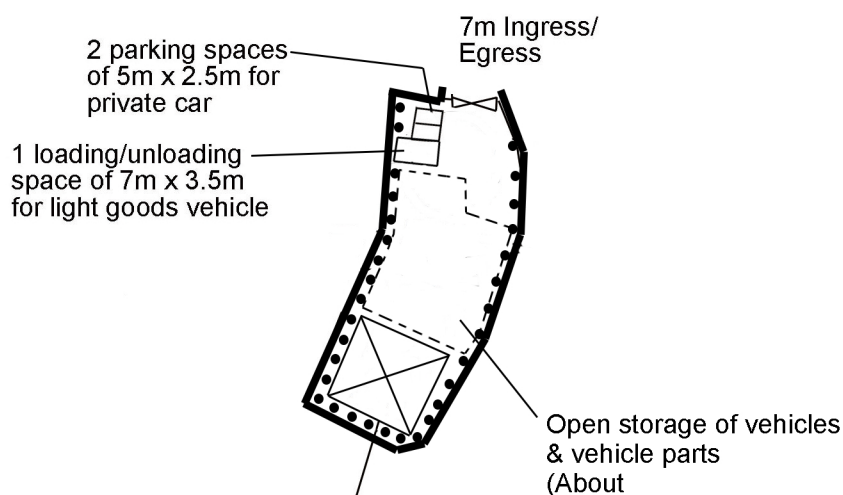
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000



**Structure 1**  
 Warehouse for storage of vehicle parts  
 GFA: Not exceeding 228m<sup>2</sup>  
 Height: Not exceeding 6m  
 No. of storey: 1

| Proposed Tree                    | Approximate Height | Spacing |
|----------------------------------|--------------------|---------|
| ● Existing trees to be preserved | 3.5m               | 4m      |

Project 項目名稱:

Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years at Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

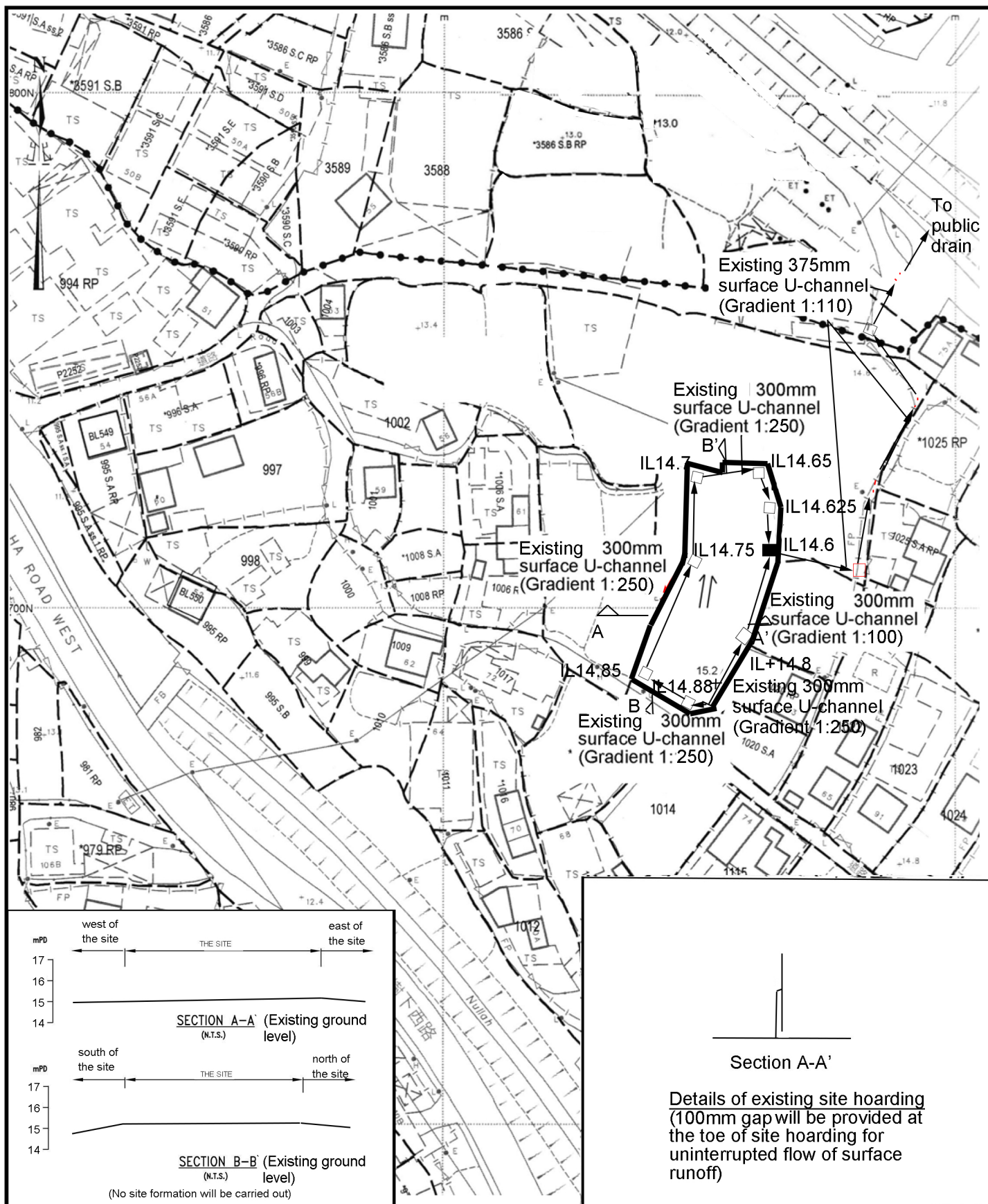
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years at Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

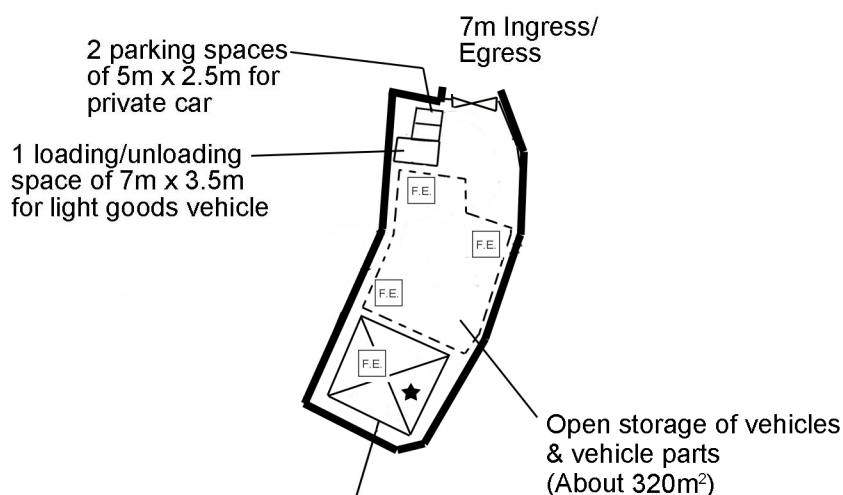
Figure 4

Remarks 備註:

- +25.1 Level (in mPD)
- Flow of surface runoff
- IL Invert level of cartchpit
- catchpit with sand trap
- catchpit
- Site hoarding

Scale 比例:

1:1000



**Structure 1**  
Warehouse for storage of vehicle parts  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

F.S.NOTES:

- 1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 2 PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

Project 項目名稱:

Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years at Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



5kg carbon dioxide fire extinguisher



Stand alone battery type smoke detector

Scale 比例:

1:1000

# Temporary Warehouse and Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years

at

**Lots 1005 S.A (Part), 1005 S.B (Part), 1019 (Part), 1020 RP (Part) & 1021 (Part) in D.D. 118, Yuen Long, N.T.**

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## Annex 1 DRAINAGE PROPOSAL

### 1.1 Existing Situation

#### A. Site particulars

- 1.1.1 The application site had been paved and occupied an area of about 827m<sup>2</sup>.
- 1.1.2 The application site will be occupied for open storage and warehouse. 300mm U-channel has been provided at the application site for previous planning permission No. A/YL-TT/507.

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

- 1.1.3 The lowest point of the site is at the northwestern part which is about +15.0mPD. The highest point of the site is at the southeastern part which is about +15.2mPD.

#### C. Catchment area of the proposed drainage provision at the application site

- 1.1.4 According to **Figure 4**, it is noted that the land to surrounding the application site commands a lower level or about the same level as the application site. As such, no external catchment is identified.

#### 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 public drainage channel is found to the north of the application site.

### 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:

- The area of the entire catchment is approximately 827m<sup>2</sup>; (**Figure 4**)
- Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 15.2\text{m} - 15.0\text{m} = 0.2\text{m}$$

$$L = 54\text{m}$$

$$\therefore \text{Average fall} = 0.2\text{m in } 54\text{m} \text{ or } 1\text{m in } 108\text{m}$$

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

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

$$t_c = 0.14465 [ 54 / (0.37^{0.2} \times 827^{0.1}) ]$$

$$t_c = 4.87 \text{ minutes}$$

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 280 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 280 \times 827 / 3,600$$

$$\therefore Q_1 = 64.32 \text{ l/s} = 3,859.33 \text{ l/min} = 0.064\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 300mm surface U-channel at 1:100 and 1:250 gradient 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 as-built 300mm concrete surface U-channel at gradient of about 1:100 and 1:250 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 to the existing public drainage channel to the north of the application site via the as-built 375mm surface U-channel outside the application site.
- 1.3.3 All the as-built drainage facilities will be maintained at the applicant’s own expense. Also, surface 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 Sand trap or alike has been provided at the terminal catchpit to avoid the addition of load into public drainage.
- 1.3.5 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

- 1.3.6 100mm openings has been provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible by a vehicular track leading from Tai Shu Ha Road East. Having mentioned that the site is intended for warehouse and open storage use in only 900m<sup>2</sup>, traffic generated by the proposed development is insignificant.
- 2.2 A loading/unloading bay for vehicle not exceeding 5.5 tonnes is proposed at the application site for loading/unloading of vehicle parts. Two parking spaces of 5m x 2.5m are also proposed for the convenience of staf. Sufficient manoeuvring space is proposed within the application site for the manoeuvring of vehicle. No queueing of traffic outside the application site and reverse action onto public road will be the result.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

| 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) |
|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|
| Light goods vehicle | 0.25                                            | 0.25                                            | 1.5                                                   | 1.5                                                   |
| Private car         | 0.5                                             | 0.5                                             | 2                                                     | 2                                                     |
| Total               | 0.75                                            | 0.75                                            | 3.5                                                   | 3.5                                                   |

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

Note 3: 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 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the adjacent area.