

2025年 1月 1 3日

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

This document is received on 13 JAN 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

### 1. Name of Applicant 申請人姓名/名稱

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

Empire Motor Limited

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

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

N.A

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2757RP(part), 2758RP(part), 2759(part) 2760, in D.D.102 and Adjoining Government Land(GL), Ngau Tam Mei Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 707 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 234 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 21 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	San Tin Technopole No.S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	G/IC ,Road
(f) Current use(s) 現時用途	Temporary Shop and Services (Sales office for Sale of Goods Vehicles)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<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)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)#&  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on  
14/11/2024 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 13/11/2024 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development  
擬議用途/發展Temporary Shop and Services  
(Sales office for Sale of Goods Vehicles)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 3 years☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	521	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	186	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	N.A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	234	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	234	sq.m	<input 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)

-1 structure of 2 storey Containers, the height of the containers is 4.85m. G/F : Store room

1/F : site office, total G.F.A. of the structure is 96sq.m (48sq.m is overlap of the rainshelter)

-Porch of rainshelter. The size of Porch is 186sq.m and the height of the Porch is 5.3m

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																	
Operation restricted to 8 a.m. to 6 p.m. from Monday to Saturday (closed on Sunday and Public Holidays)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>經古洞路進入小路</b> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/>          No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是          No 否 <input checked="" type="checkbox"/>	<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) (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)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>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)</p> <p>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)</p> <p>Nil</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b>	
位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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）。

We are doing buisness at the site more than 15 years. We find that the site is suitable for our business nature. It can also help the community of this area, such as commercial activities and employment.

There is no adverse impact to others when we doing business in these years. Therefore, we apply this area for "Tempprary shop and services (Sale Office for Sale of Goods Vehicles)" to contiue our business.

The site is suitable to run our business.

Our previous application (A/YL-NTM/413) was approved by TPB on 30 April 2021 and we complete the required documents for submission.

Our company did not apply for renewal befor the deadline because the employee we followed up with had resigned.

Noe we also attach the drainage plan and fire certificate.

We would like can get approval again for the about applicetion.



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

.....

Mak Yuen Wa (Eva)

Clerk

.....

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

Empire Motor Limited

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



Date 日期

26/11/2024

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2757RP(part), 2758RP(part), 2759(part) 2760 in D.D. 102 and Adjoining Government Land (GL), Ngau Tam Mei Yuen Long
Site area 地盤面積	707 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 21 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Technopole No.S/STT/2
Zoning 地帶	G/IC, Road
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Sales office for Sale of Goods Vehicles)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	234 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.33 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.3	<div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)
		2	<div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	<div style="text-align: right;">26 %      <input checked="" type="checkbox"/> About 約</div>		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		6   3 2 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

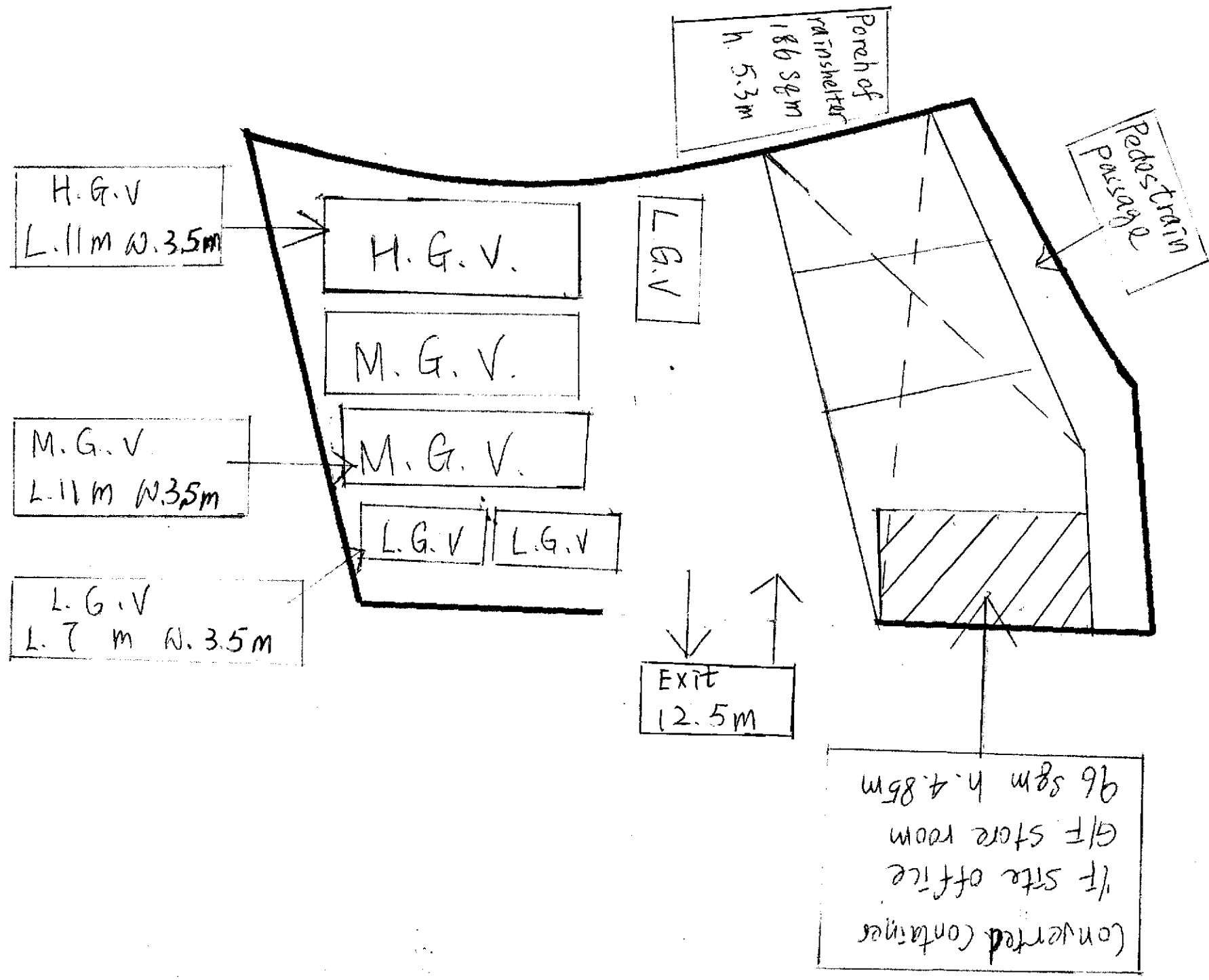
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LOCATION PLAN AND LOT INDEX PLAN		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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 checked="" 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）Certificate of fire services installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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。



Layout plan 3





# 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處  
Survey and Mapping Office  
Lands Department

香港特別行政區政府 — 版權所有  
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比例尺 SCALE 1:1000  
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : LIP1597492P
District Survey Office : Lands Information Center
Date : 21-Jun-2024
Reference No. : 2-SE-80

# **DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
in Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT**

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

## **CONTENTS**

### **DRAINAGE IMPACT ASSESSMENT**

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems.
- 4.0 Conclusion

### **APPENDIX A**

- Assessment Assumptions
- Calculation

### **APPENDIX B**

- Plan No. D-01
- Typical Catch-pit Detail C 2405I
- Typical Sandtrap Detail DS 1025B



**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**1.0 INTRODUCTION**

- 1.1 This site is located at **Various Lot in D.D. 102**, Ngau Tam Mei, Yuen Long. The site is accessed from Kwu Tung Road. The total **Site Area** is about **820m<sup>2</sup>**.

The enclosed **Plan no. D-01-revB** is a **drainage proposal** for the application site which also shows the condition of its surrounding areas.

- 1.2 The proposed use of the site is **Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)** for a Period of 3 years .

**2.0 THE DRAINAGE PROPOSAL**

- 2.1 Main access of the site is from the east via shared access road connecting with Kwu Tung Road. The site is formed into two portions with a village shared access road in the middle.

- 2.2 There is an existing village channel DH running along south-east of the site, along Kwu Tung Road collecting the runoff of from surrounding areas. Such channel DH discharges to main government nullah at about 50m east of the site through various existing underground pipes.

- 2.2 The west portion of Site (Catchment area 1) is paved with concrete and formed with ground level slightly higher than the peripheral lands. Catchment area 1 mainly has a fall towards north as shown.

There is an existing system of drainage serving the Site - DB flowing from south of site via CP2, and collect at CP1 ; and DA flowing along north site boundary, and collect at CP1;

CP1 discharge to existing village chaneel DD through existing underground pipe DC.

Per request of DSD, a new 300m U-channel DK will be formed along the higher east site boundary. There is an existing boundary wall of 1m high to prevent infiltration and outflow of rain water to and from Kwu Tung Road at east side.

- 2.3 Various temporary storage sheds were erected on the site.

- 2.4 Catchment areas formed, and flow pattern is summarized as follows:

- 2.5 Site - Catchment Area 1 – Temporary shop and services, Goods Vehicles Park. Paved with concrete, runoff to discharge from south to north to **channel DB and DA**.

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

Adjacent Catchment Area 3 – shared access road, public space. Paved with concrete, runoff mainly collected by **channel DA**.

Adjacent Catchment Area 4 – shared access road, public space. Paved with concrete, runoff mainly collected by **channel DB**.

Adjacent Catchment Area 5 –Paved with concrete, public space. Runoff mainly collected by **channel DD**

Adjacent Catchment Area 6 –Paved with concrete, public space. Runoff mainly collected by **channel DD**

2.6 Schedule of storm water channels / channels formed / used on site:

Existing DA - 450mm width x 450mm depth rectangular open concrete channel.  
Existing DB - 450mm width x 450mm depth rectangular open concrete channel.  
Existing DC – 450mm diameter concrete pipe.  
Existing DD - 300mm width x 500mm depth rectangular open concrete channel.  
New DK - 300mm shallow surface channel

Existing DH – Dredged open channel of 2.5m / 1m Width x 1.0m Depth.

2.7 By calculation, drainage **DA**, **DB** and **DC** will adequately handle outfall from **Catchment area 1 (Site) and adjacent catchment area 3, 4**. Where new surface channel DK will have minimum flow (fall mainly towards DA, DB only).

Drainage **DD** will adequately handle outfall from **Catchment area 1, adjacent catchment area 3, 4, 5 and 6**.

2.8 Outfall from **Application Site (Catchment area 1 )**, **adjacent catchment area 3, 4, 5 and 6** will only occupy **3.377%** of **Village Channel DH**'s current capacity. Village Channel will adequately handle outfall from Application Site and adjacent catchment area 3, 4, 5 and 6.

2.9 Village Channel DH will discharge all outfall to government nullah at east of the Site / DH.

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS**

- 3.1 The applicant of the Application Site will undertake the following construction / maintenance works for the proposed drainage system at his own costs.
- 3.2 The Applicant would identify the owner of the existing drainage facilities (Portion of Village Channel DH) and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drain, District Officer (Yuen Long East) would be consulted.
- 3.3 Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

**4.0 CONCLUSION**

- 4.1 This drainage impact assessment is primarily based on existing drainage system provided and peripheral drainage system of the site. This report aims to record and report the actual site condition and audit the soundness of the provisions. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. All assumptions made were on conservative side of uniform flow in size and gradient.
- 4.2 The drainage assessment has also considered future temporary structure / storage shed to be erected, and we have already advised the drainage handling pattern of the discharge (storage shed to discharge to the open channel according to the fall pattern / split of catchment of the site. From calculation, the site drainage and the existing channels are adequate to handle these run off.
- 4.3 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and surrounding areas -- upstream, downstream and adjacent catchment of the site. Flooding susceptibility will not be increased to the downstream and the peripherals of the site.

# **DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

## **Appendix A**

### **CALCULATION**



## **DRAINAGE IMPACT ASSESSMENT**

### **ASSUMPTIONS OF CALCULATION**

Assessment is carried out in accordance with the guidelines given in the **Stormwater Drainage Manual** of the Drainage Service Department:

1. **Design Return Period** is 1 in 50 years for the proposed usage.

2. To determine **Rainfall Intensity** (i)

$$\begin{aligned} t_o &= \text{Time of Concentration} \\ &= 0.14465 L / (H^{0.2} A^{0.1}) \end{aligned}$$

$$\begin{aligned} L &= \text{distance on plan of total fall} \\ H &= \text{average slope (m per 100m) along total fall} \\ A &= \text{Catchment Area} \end{aligned}$$

$$\begin{aligned} i &= \text{Rainfall Intensity} && \text{in mm/hr (based on Gumbel Solution)} \\ &= a / (t_o + b)^c && (a,b,c \text{ are storm constants from Table 3 of Manual}) \end{aligned}$$

3. **Peak Runoff** ( $Q_p$ ) is calculated from Rational Method.

$$Q_p = 0.278 C i A$$

$$\begin{aligned} C &= \text{Runoff Coefficient} \\ &= 1.0 && (\text{Concrete Paved}) \\ &= 0.7 && (\text{Unpaved area - crush stone / sandy soil}) \\ &= 0.25 && (\text{Grassland - heavy soil}) \\ &&& (\text{percentage may apply for mixed surface}) \end{aligned}$$

$$\begin{aligned} i &= \text{Rainfall Intensity} \\ A &= \text{Catchment Area} \end{aligned}$$

4. For **Hydraulic Analysis**, uniform open channel flow is assumed and Manning's Equation is used.

$$V = R^{1/6} / n (RS_f)^{1/2}$$

Where,

$$\begin{aligned} R &= \text{Hydraulic Radius (m)} \\ &= A/P \\ n &= \text{Manning's Coefficient} && (m^{1/2}/s) \\ \text{eg.} &0.030 && (\text{for Dredged-earth Channels}) \\ S_f &= \text{Friction gradient} && (\text{dimensionless}) \end{aligned}$$

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**Check Impact of Drainage on Channel DA, DB, DD, DE, DF and DG**

Channel DA runs along the eastern edge of catchment area 1 (west portion of application site)  
Channel DB runs along the northern edge of catchment area 1 (west portion of application site)  
Underground pipe DC connects channel DA, DB to channel DD.  
Channel DD runs along the southern edge of adjacent catchment area 6  
Channel DG runs along the western edge of catchment area 1 (west portion of application site)

Runoff from channel DD will be discharged to Village Channel DH and finally be discharged to Government Nullah along Kwu Tung Road.

**1) Calculation of Catchment Areas & Adjacent Catchment Areas**

- Catchment Area 1, are paved by concrete (i.e. runoff coefficient  $C = 1$ )
- Adjacent Catchment Areas 3, 4, 5, 6 are paved by concrete. (i.e runoff coefficient  $C = 1$ )

**Catchment Area 1 (Site) :**

$$\begin{aligned} &= 820 \text{ m}^2 \quad (\text{approx.}) \\ &= 0.00082 \text{ km}^2 \end{aligned}$$

**Time of Concentration**

$$\begin{aligned} t_o &= 0.14465 L / (H^{0.2} A^{0.1}) \\ &= 0.14465 (35) / \\ &\quad [(1.143)^{0.2} (0.00082)^{0.1}] \\ &= 10.032 \text{ min.} \end{aligned}$$

$$\begin{aligned} i &= 687 / (t_o + 4.2)^{0.42} \\ &= 225.206 \text{ mm/h} \end{aligned}$$

**Peak runoff**

$$\begin{aligned} Q_p &= 0.278 C i A \\ &= 0.278(1)(225.206)(0.00082) \\ &= \mathbf{0.0513 \text{ m}^3 / \text{ sec}} \\ &= 3,080 \text{ L / min} \end{aligned}$$

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

<p><b>Adjacent Catchment Area 3 (Shared access Road)</b> :</p> <p>= 300m<sup>2</sup> (approx.) = 0.0003km<sup>2</sup></p> <p>Time of Concentration to = 0.14465 L / ( H<sup>0.2</sup> A<sup>0.1</sup> ) = 0.14465 (17) / [( 1.176 )<sup>0.2</sup> (0.0003 )<sup>0.1</sup>] = 5.357min.</p> <p>i = 687 / (to + 4.2)<sup>0.42</sup> = 266.206 mm/h</p> <p><b>Peak runoff</b> Qp = 0.278 C i A = 0.278(1)(266.206)(0.0003) = <b>0.0222m3/ sec</b> = 1,332 L / min</p>	<p><b>Adjacent Catchment Area 4 (Shared access Road)</b> ::</p> <p>= 207m<sup>2</sup> (approx.) = 0.00027 km<sup>2</sup></p> <p>Time of Concentration to = 0.14465 L / ( H<sup>0.2</sup> A<sup>0.1</sup> ) = 0.14465 (17) / [( 1.176 )<sup>0.2</sup> (0.00019 )<sup>0.1</sup>] = 5.608min.</p> <p>i = 687 / (to + 4.2)<sup>0.42</sup> = 263.330 mm/h</p> <p><b>Peak runoff</b> Qp = 0.278 C i A = 0.278(1)(263.330)(0.000207) = <b>0.0152m3/ sec</b> = 911 L / min</p>
--	--

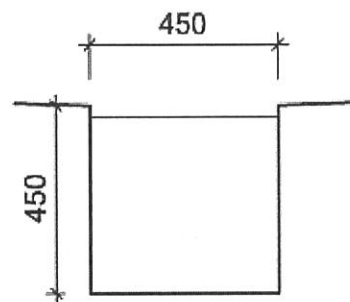
<p><b>Adjacent Catchment Area 5 (Site) :</b></p> <p>= 320m<sup>2</sup> (approx.) = 0.00032 km<sup>2</sup></p> <p>Time of Concentration to = 0.14465 L / ( H<sup>0.2</sup> A<sup>0.1</sup> ) = 0.14465 (20) / [( 1 )<sup>0.2</sup> (0.00032 )<sup>0.1</sup>] = 6.489</p> <p>i = 687 / (to + 4.2)<sup>0.42</sup> = 254.183 mm/h</p> <p><b>Peak runoff</b> Qp = 0.278 C i A = 0.278(1)(254.183)(0.00032) = <b>0.0226m3/ sec</b> = 1,357 L / min</p>	<p><b>Adjacent Catchment Area 6 (Site) :</b></p> <p>= 510m<sup>2</sup> (approx.) = 0.00051 km<sup>2</sup></p> <p>Time of Concentration to = 0.14465 L / ( H<sup>0.2</sup> A<sup>0.1</sup> ) = 0.14465 (22) / [( 0.909 )<sup>0.2</sup> (0.00032 )<sup>0.1</sup>] = 6.992</p> <p>i = 687 / (to + 4.2)<sup>0.42</sup> = 249.777 mm/h</p> <p><b>Peak runoff</b> Qp = 0.278 C i A = 0.278(1)(249.777)(0.00051) = <b>0.0354m3/ sec</b> = 2,125 L / min</p>
--	--

Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
**DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**2) Check Capacity of Drainage DA**

- Drainage DA will take 30% of the runoff from catchment area 1 and runoff from Adjacent Catchment Area 3
- Drainage DA is made of concrete and thus has a manning coefficient (n) of 0.013
- runoff from DK is minimal since site has fall towards west and DK is a highest point, and that edge of site is bounded by a 1m height fence wall, stopping runoff from neighbouring village land

$$\begin{aligned}
 \text{Total Distance of drainage DA} &= 40 \text{ m} \\
 \text{Invert Level Difference} &= 4.8 - 4.4 \\
 &= 0.4 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.4 / 40 \\
 &= \mathbf{0.01} \\
 &= 1: 100
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.45 \times 0.45 \\
 &= 0.2025 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.2025 / [0.45 + 0.45 + 0.45] \\
 &= 0.150 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.150)^{1/6} / (0.013)] [ (0.150)(0.01) ]^{1/2} \\
 &= 2.171 \text{ m/sec}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Flow capacity of Drainage DA} &= A \times V \\
 &= 0.2025 \times 2.171 \\
 &= \mathbf{0.440 \text{ m}^3/\text{sec}}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Peak Run off from 30\% of Catchment Area 1 and Adjacent Catchment Area 3} &= 0.0513 \times 30\% + 0.0222 \\
 &= \mathbf{0.0376 \text{ m}^3/\text{sec} < 0.440 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

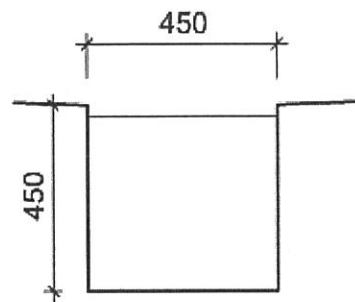
Note: Capacity of this Drainage Channel DA is **adequate** to handle flow from **30% of Catchment Area 1 plus Adjacent Catchment Area 3**.

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**5) Check Capacity of Drainage DB**

- Drainage DB will take 70% of the runoff from catchment area 1 and runoff from Adjacent Catchment Area 4
- Drainage DB is made of concrete and thus has a manning coefficient (n) of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage DB} &= 64 \text{ m} \\
 \text{Invert Level Difference} &= 4.9 - 4.4 \\
 &= 0.5 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.5 / 64 \\
 &= \mathbf{0.00781} \\
 &= 1:128
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.45 \times 0.45 \\
 &= 0.2025 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.2025 / [0.45 + 0.45 + 0.45] \\
 &= 0.150 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RSf)^{1/2} \\
 &= [(0.150)^{1/6} / (0.013)] [ (0.150)(0.00781) ]^{1/2} \\
 &= 1.919 \text{ m/sec}
 \end{aligned}$$

**Total Flow capacity of Drainage DB**

$$\begin{aligned}
 &= A \times V \\
 &= 0.2025 \times 1.919 \\
 &= \mathbf{0.389 \text{ m}^3/\text{sec}}
 \end{aligned}$$

**Total Peak Run off from 70% of Catchment Area 1 and Adjacent Catchment Area 4**

$$\begin{aligned}
 &= 0.0513 \times 70\% + 0.0152 \\
 &= \mathbf{0.0511 \text{ m}^3/\text{sec} < 0.389 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

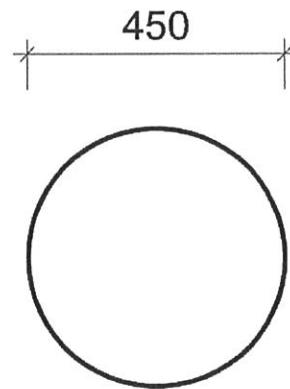
Note: Capacity of this Drainage Channel DA is **adequate** to handle flow from **70% of Catchment Area 1** plus **Adjacent Catchment Area 4**.

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**Check Capacity of Drainage DC**

- Drainage DC will take the runoff from catchment area 1, Adjacent Catchment Area 3 and 4.
- Drainage DC is a circular concrete pipe (underground)  
(i.e. manning coefficient = 0.013)

$$\begin{aligned}
 \text{Total Distance of drainage DC} &= 13 \text{ m} \\
 \text{Invert Level Difference} &= 4.3 - 4.1 \\
 &= 0.4 \text{ m} \\
 \text{Sf} &= \text{gradient} \\
 &= 0.4 / 13 \\
 &= 0.308 \\
 &= 1:65
 \end{aligned}$$



$$\text{Diameter } D = 0.450 \text{ m}$$

$$\begin{aligned}
 \text{Hydraulic Mean Depth } HMD &= 0.291 \times D \\
 &= 0.291 \times 0.45 \\
 &= 0.13095
 \end{aligned}$$

$$\begin{aligned}
 \text{Area of Flow, } A \text{ (m}^2\text{)} &= 3.1416 \times (D/2)^2 \\
 &= 3.1416 \times (0.45/2)^2 \\
 &= 0.159
 \end{aligned}$$

$$\begin{aligned}
 \text{Velocity } V \text{ (m/s)} &= 1/n \times HMD^{2/3} \times Sf^{1/2} \\
 &= 1/0.013 \times (0.13095)^{2/3} \times (0.308)^{1/2} \\
 &= 2.460
 \end{aligned}$$

$$\begin{aligned}
 \text{Total flow Capacity of D5} &= A \times V \\
 &= 0.159 \times 2.460 \\
 &= \mathbf{0.391 \text{ m}^3/\text{sec}}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak run off from Catchment Area 1, Adjacent Catchment Area 3 and 4} \\
 &= 0.0513 + 0.0222 + 0.0152 \\
 &= \mathbf{0.0887 \text{ m}^3/\text{sec} < 0.391 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

Note: Capacity of this Drainage Channel DC is **adequate** to handle flow from **Catchment Area 1, Adjacent Catchment Area 3 and 4.**

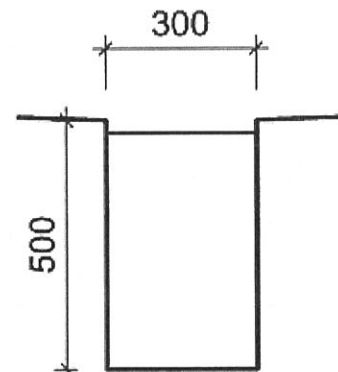


Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
**DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**5) Check Capacity of Drainage DD**

- Drainage DD will take the runoff from drainage DC (Catchment area 1, Adjacent Catchment Area 3, 4) and Adjacent Catchment Area 5, 6.
- Drainage DD is made of concrete and thus has a manning coefficient (n) of 0.013

$$\begin{aligned}
 \text{Total Distance of drainage DD} &= 31 \text{ m} \\
 \text{Invert Level Difference} &= 4.1 - 3.7 \\
 &= 0.4 \text{ m} \\
 S_f &= \text{gradient} \\
 &= 0.4 / 31 \\
 &= \mathbf{0.0129} \\
 &= 1: 77.5
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel (minimum)} \\
 &= 0.3 \times 0.5 \\
 &= 0.15 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 0.15 / [0.5 + 0.3 + 0.5] \\
 &= 0.115 \text{ m}
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RS_f)^{1/2} \\
 &= [(0.115)^{1/6} / (0.013)] [ (0.115)(0.00129) ]^{1/2} \\
 &= 2.071 \text{ m/sec}
 \end{aligned}$$

**Total Flow capacity of Drainage DD**

$$\begin{aligned}
 &= A \times V \\
 &= 0.15 \times 2.071 \\
 &= \mathbf{0.371 \text{ m}^3/\text{sec}}
 \end{aligned}$$

**Total Peak Run off from Catchment Area 1 and Adjacent Catchment Area 3, 4, 5 and 6**

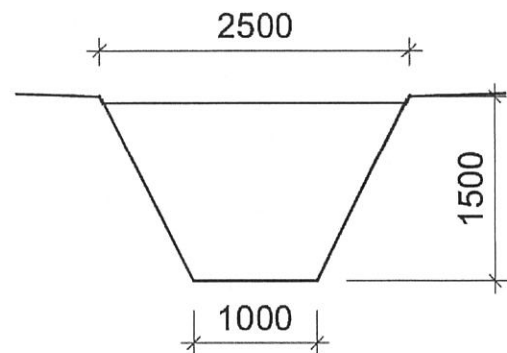
$$\begin{aligned}
 &= 0.0513 + 0.0222 + 0.0152 + 0.0226 + 0.0354 \\
 &= \mathbf{0.147 \text{ m}^3/\text{sec} < 0.371 \text{ m}^3/\text{sec} \text{ OK}}
 \end{aligned}$$

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)  
In Various Lots in DD 102, Ngau Tam Mei, Yuen Long, NT  
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

**2) Check Capacity of Village Channel DH**

- Village Channel DH is dredged and thus has a manning coefficient of 0.03

$$\begin{aligned}
 \text{Total Distance of drainage DH} &= 124\text{m} \\
 \text{Invert Level Difference} &= 3.3 - 2.7 \\
 &= 0.6\text{ m} \\
 S_f &= \text{gradient} \\
 &= 0.6 / 124 \\
 &= 0.00484 \\
 &= 1: 207
 \end{aligned}$$



$$\begin{aligned}
 A &= \text{Cross sectional area of channel} \\
 &= (2.5 + 1) \times (1.5) / 2 \\
 &= 2.625 \text{ m}^2
 \end{aligned}$$

$$\begin{aligned}
 R &= \text{Hydraulic Radius} \\
 &= A/P \\
 &= 2.625 / [ ((2.5-1)/2)^2 + (1.5)^2 ]^{1/2} \times 2 + 1 \\
 &= 0.603\text{m}^2
 \end{aligned}$$

$$\begin{aligned}
 V &= R^{1/6} / n (RS_f)^{1/2} \\
 &= [(0.603)^{1/6} / (0.03)] [ (0.603)(0.00484) ]^{1/2} \\
 &= 1.655 \text{ m/sec}
 \end{aligned}$$

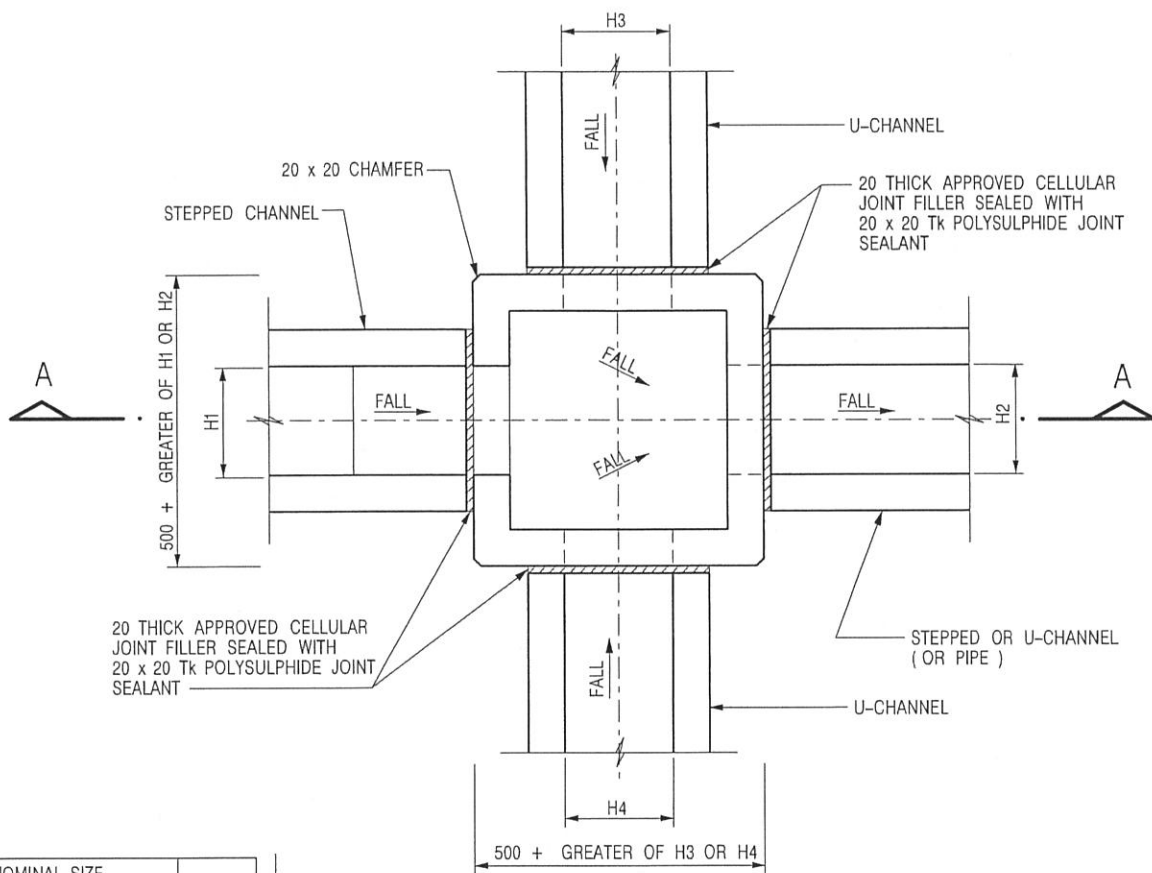
$$\begin{aligned}
 \text{Total Flow capacity of Drainage DH} \\
 &= A \times V \\
 &= 2.625 \times 1.655 \\
 &= \mathbf{4.344 \text{ m}^3/\text{sec}}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total peak run off from Catchment Area 1, 2 and Adjacent Catchment Area 3, 4, 5, 6} \\
 &= 0.0513 + 0.0222 + 0.0152 + 0.0226 + 0.0354 = \\
 &\mathbf{0.147\text{m}^3/\text{sec}}
 \end{aligned}$$

Total peak run off from Catchment Area 1, 2 and Adjacent Catchment Area 3, 4, 5, 6 /  
Total flow capacity of Village Channel DH

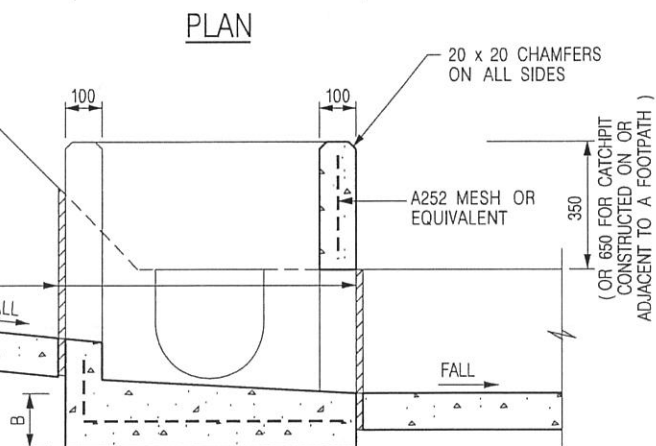
$$\begin{aligned}
 &= 0.147 / 4.344 \\
 &= \mathbf{3.377\%}
 \end{aligned}$$

Note: Capacity of Application site (Catchment area 1) and Adjacent Catchment Area (3, 4, 5, 6) only occupy **3.377%** of Village Channel DH's capacity.

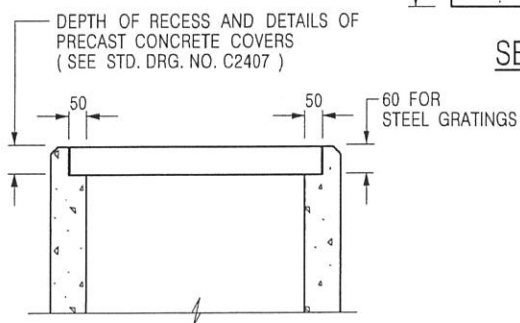


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



### SECTION A - A



ALTERNATIVE TOP SECTION FOR  
PRECAST CONCRETE COVERS / GRATINGS

### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

I	DETAILS OF STEEL GRATINGS AMENDED. SHEET 5 ADDED.	Original Signed	03.2009
H	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED.	Original Signed	10.2008
G	"FALL" ON BOTTOM OF CATCHPIT ADDED.	Original Signed	05.2008
F	DIMENSION B ADDED.	Original Signed	08.2007
E	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
D	GENERAL REVISION.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

STANDARD CATCHPIT DETAILS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

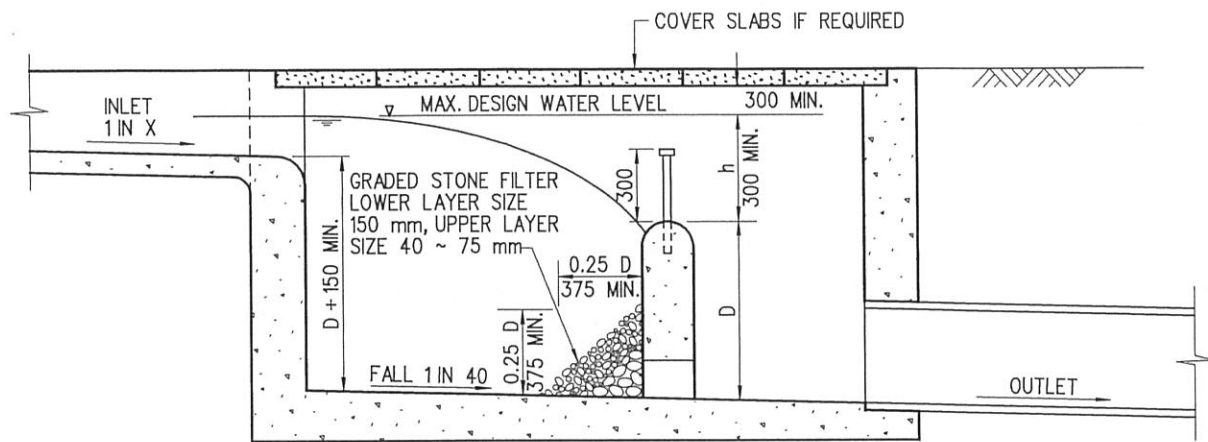
SCALE 1 : 20

DATE JAN 1991

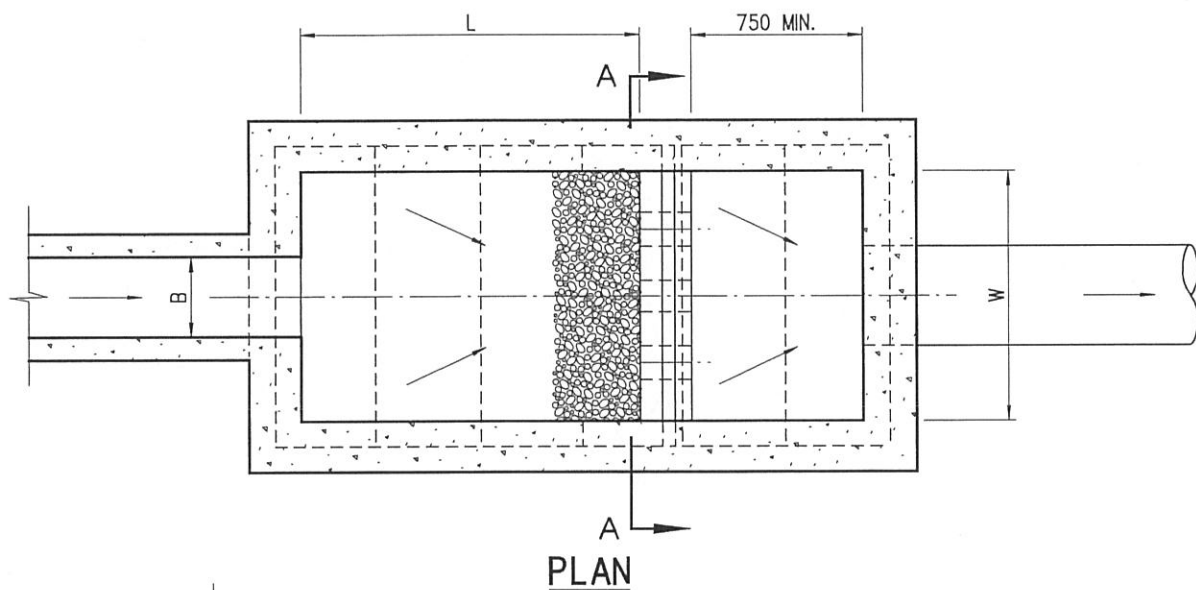
DRAWING NO.

C2405I

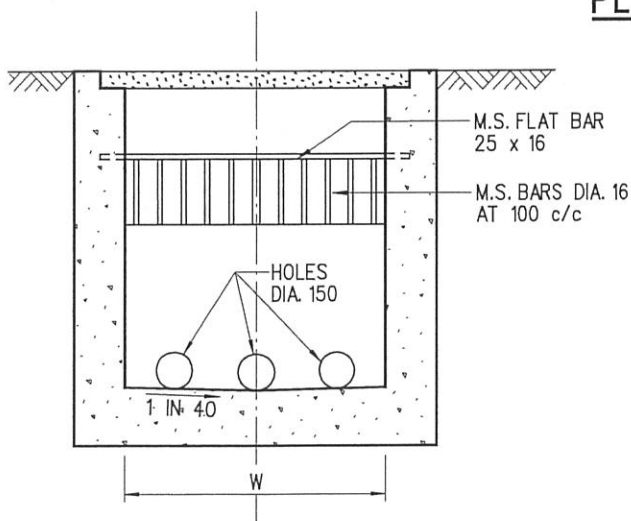
SHEET 1 OF 5



**LONGITUDINAL SECTION**



**PLAN**



**SECTION A-A**

**NOTES:**

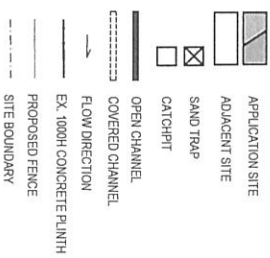
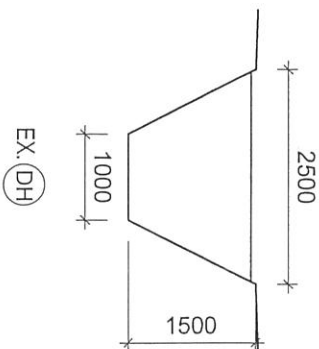
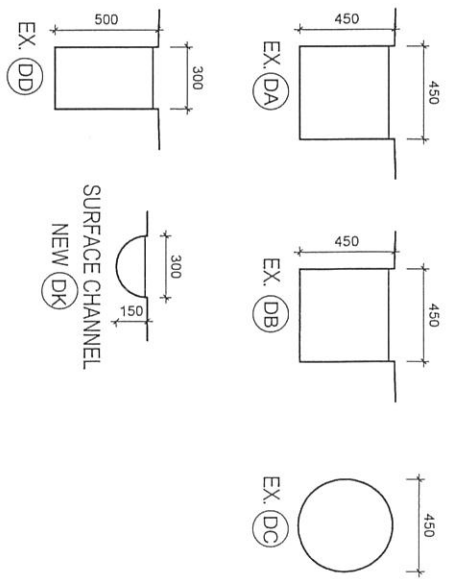
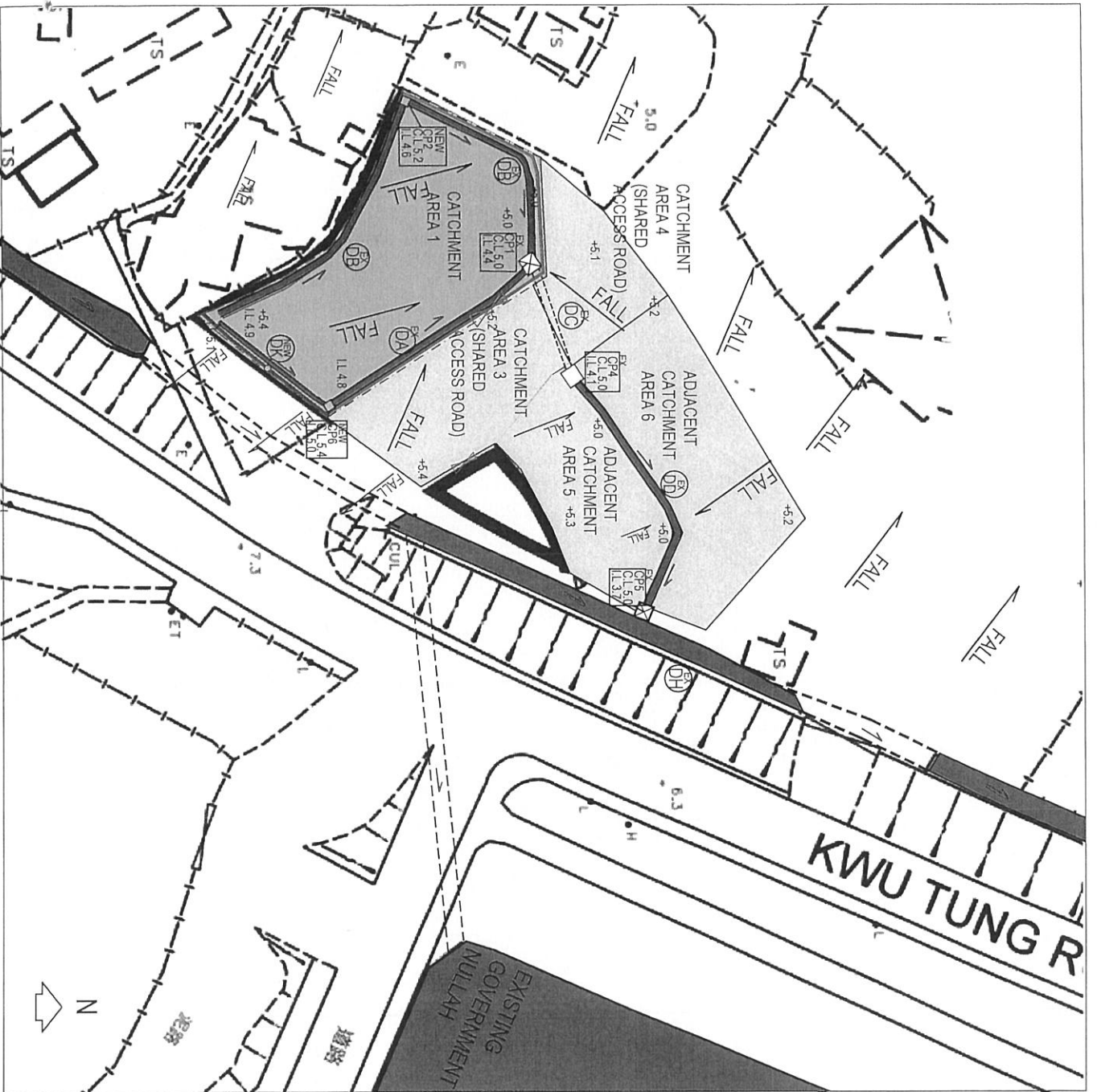
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE  
 DEPTH :  $D \leq 750$   
 WIDTH :  $W \geq 3B$   
 LENGTH :  $4.8D^{0.67} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

**SAND TRAP**

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE	DRAWING No.
SCALE DIAGRAMMATIC	DS 1025B



DRAWING NO. D-01

SCALE 1:500  
DATE: 31/12/2020

TEMPORARY SHOP AND SERVICES  
(SALES OFFICE FOR SALE OF GOODS VEHICLES)  
IN VARIOUS LOTS IN DD 102, NGAU TAM MEI, YUEN LONG, NT

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 7655029

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

金美車行

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Nos 2757 RP(Part), 2758 RP (Part) in D.L.

Street/Road/Estate Name:

街道/屋苑名稱

Ngau Tam Mei

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
24	3x5 KG CO2 GAS TYPE R.E.	地下2個	Conforms with FSD requirements	1-4-2021	31-3-2022
"	2x4 KG DRY POWDER TYPE R.E.	樓上1個 地下2個	Conforms with FSD requirements		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)
	具器牢固於牆壁	自設下層	安裝及保養		

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 授權人簽署

Name 姓名

FSD/RC No. 消防處註冊號碼

Company Name: 公司名稱

Telephone 聯絡電話

Date 日期

Cheung Wai Kung

RC/3/456

Intercept Fire &amp; Security

Tech Ltd

10-4-2021

For FSD use only

Inspected





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 7806012

FSD Ref.:  
消防處編號

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

金美車行

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 2757-RP(Part), 2758-RP(Part)...

Street/Road/Estate Name:

街道/屋苑名稱

Ngau Tam Mei

Block:

座

District:

分區

Yuen Long

Area:

地區

HK

香港

K

九龍

NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☒ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	1x 應急照明燈 ("Zebra" Model: Z12)	樓下1套	Conforms with FSD requirements	1-4-2021	31-3-2022
12	2x 出口指示牌 ("a & b")	樓上1套, 樓下1套	Conforms with FSD requirements		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	1x 應急照明燈	樓上1套	全新更換緊急照明燈 ("Zebra" Model: Z12)	Conforms with FSD requirements	1-4-2021
	其他裝置				

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/籍此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Inspected

Li Sau Ping

RC 2/163 RC 1/60

Intercept Fire &amp; Security

Tech Ltd

10-4-2021



# 邁達車行有限公司

## EMPIRE MOTOR LIMITED

寫字樓：新界元朗新田東頭源村約 102 地段 2799 車場

通訊處：

電話：

傳真：

日期： 15 January 2025

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

先生/女士：

### **Application No. A/STT/17**

**Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years in “Open Storage” zone, Lots 2757 RP (Part), 2758 RP, 2759, 2760, in D.D. 102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long.**

---

(一)本公司現申請的地點為貨車銷售及展銷場地，因此場地只提供車輛展銷及買賣，所以不會提供任何泊車用途，包括員工及訪客車輛。此地點工作人員大約 3 人，其中一位是夜更保安員。

展銷場地放置的車輛數量大致分為：-

- 1 輛重型貨車
- 2 輛中型貨車
- 3 輛輕型貨車

(二)申請地點每天運作時間由上午 8:00 至下午 6:00，星期日及公眾假期為休息日，所以車輛出入此地是非常有限，每星期大約 4 次左右，因此申請地點車輛流量是微不足道，也不致會對周邊地區交通構成影響，申請人就上述申請提交申請地點的交通流量預算詳細如下：

申請地點車輛流量預算			
	每月流量		
	重型 / 中型 / 輕型貨車		
	入	出	每星期出入次數
1 <sup>st</sup> Week	3	0	3
2 <sup>nd</sup> Week	0	4	4
3 <sup>rd</sup> Week	1	3	4
4 <sup>th</sup> Week	0	2	2
假設銷售成功才有車輛出入			

(三)訪客往來本公司展銷場地，主要乘搭 76K 巴士及步行到此地點，因 76K 巴士站與此地點很相近(現附上巴士站照片作參考)。

(四)有關消防裝置建議，由於佈局圖有輕微變更，需要聘請認可承辦商重新繪圖，故此將會稍後遞交；如申請獲批本公司會提供消防裝置建議及裝置及設備證書。

(五)出入口闊度是 12.5 米。

(六)本公司會配合新田科技城未來的發展亦知悉到會有收地事宜。

(七)本公司會按照環境保護署的條款下經營業務；例如不會在上址進行洗車及維修等業務。

(八)由於較早前遞交的申請表在第 2、8、10、11 頁裡的資料有所更改，故此現附上更正後的附件。

(九)本申請與早前獲批的申請 (A/YL-NTM/413) 大致相同，本公司亦已就早前獲批的申請完成所有附帶條件。本公司承諾如此申請獲批後，將會完成所有附帶條件。

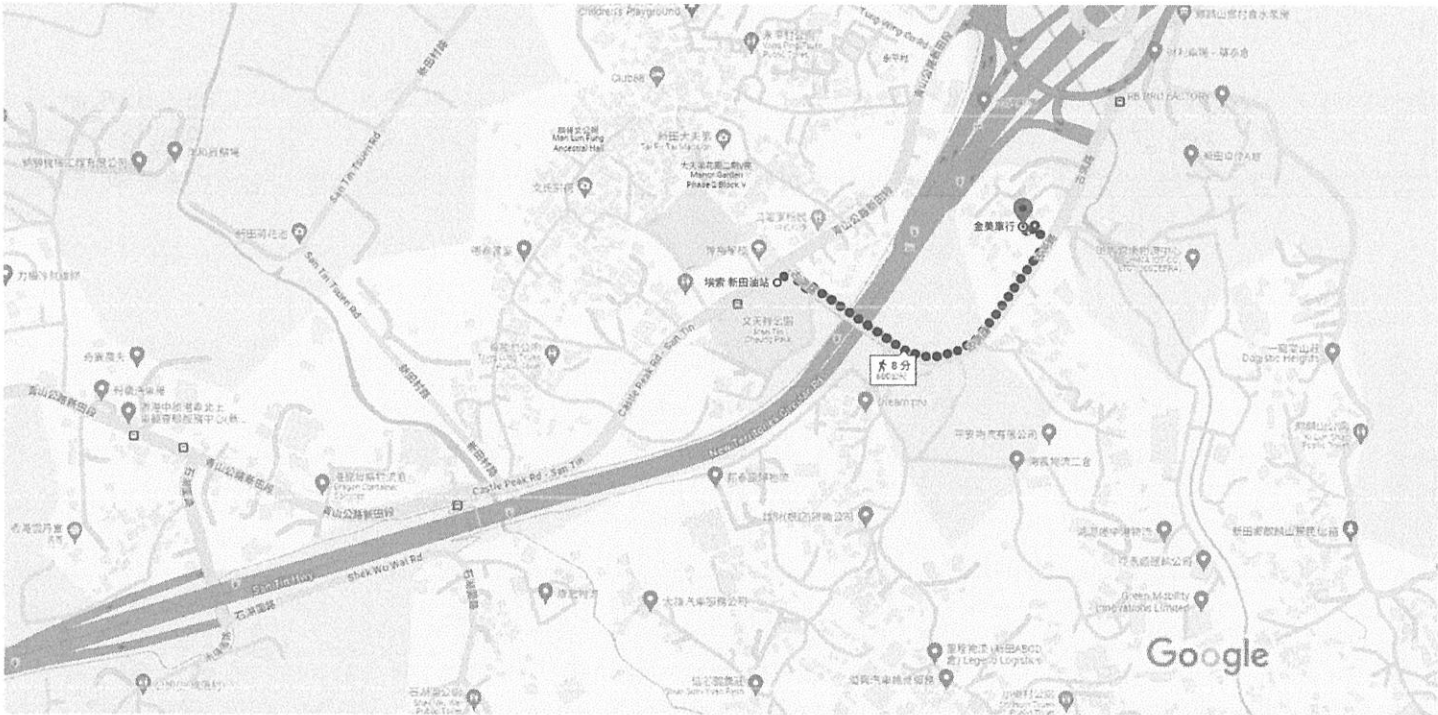
此致



Mak Yuen Wa Eva  
Empire Motor Ltd

Google

埃索 新田油站 青山公路新田段3465號 屯門,小欖 至 金美車行 步行 600 公尺，8 分  
古洞古洞路



地圖資料 ©2024 100 公尺



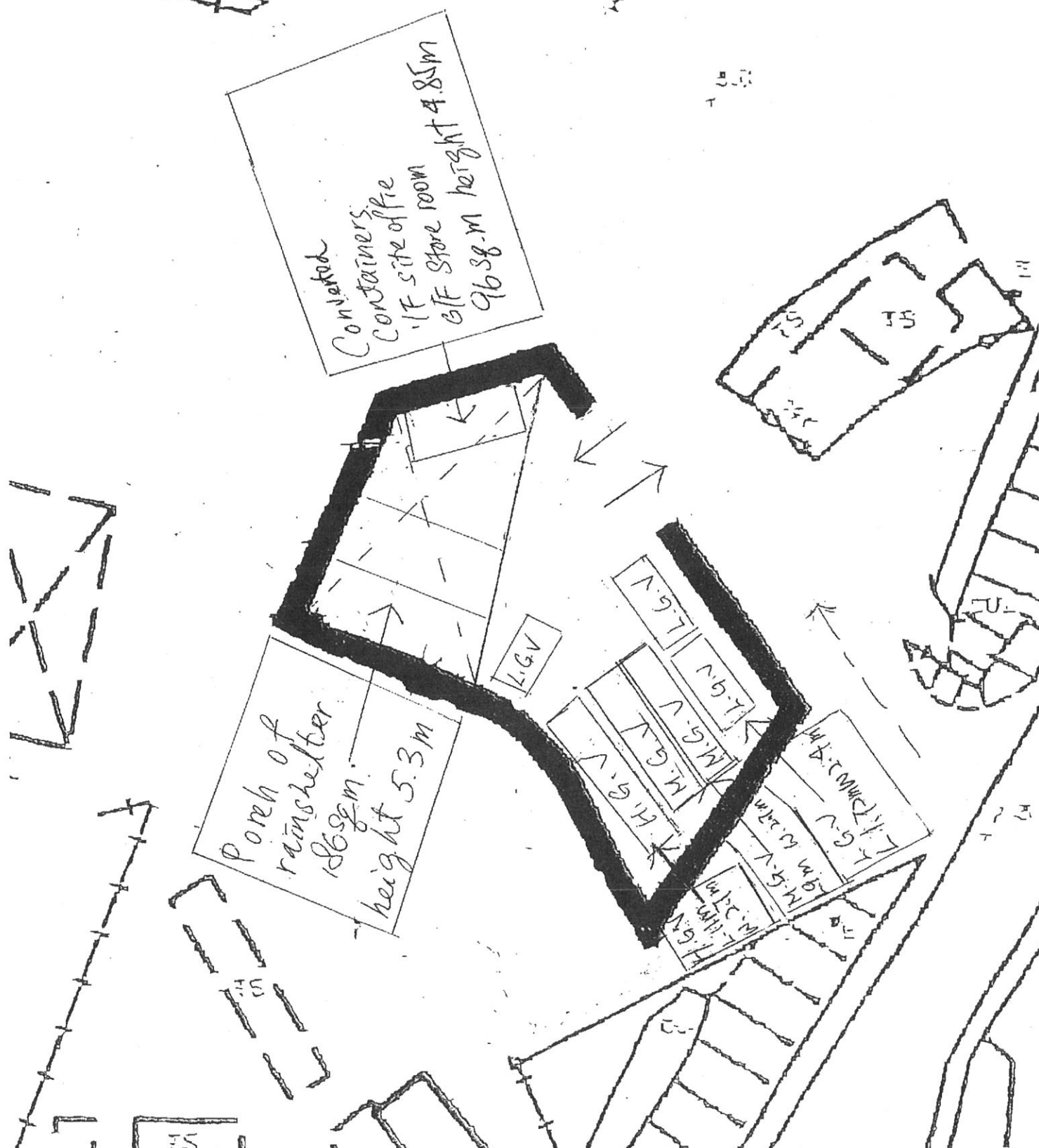
途經古洞路

8 分  
600 公尺

多為平坦路段

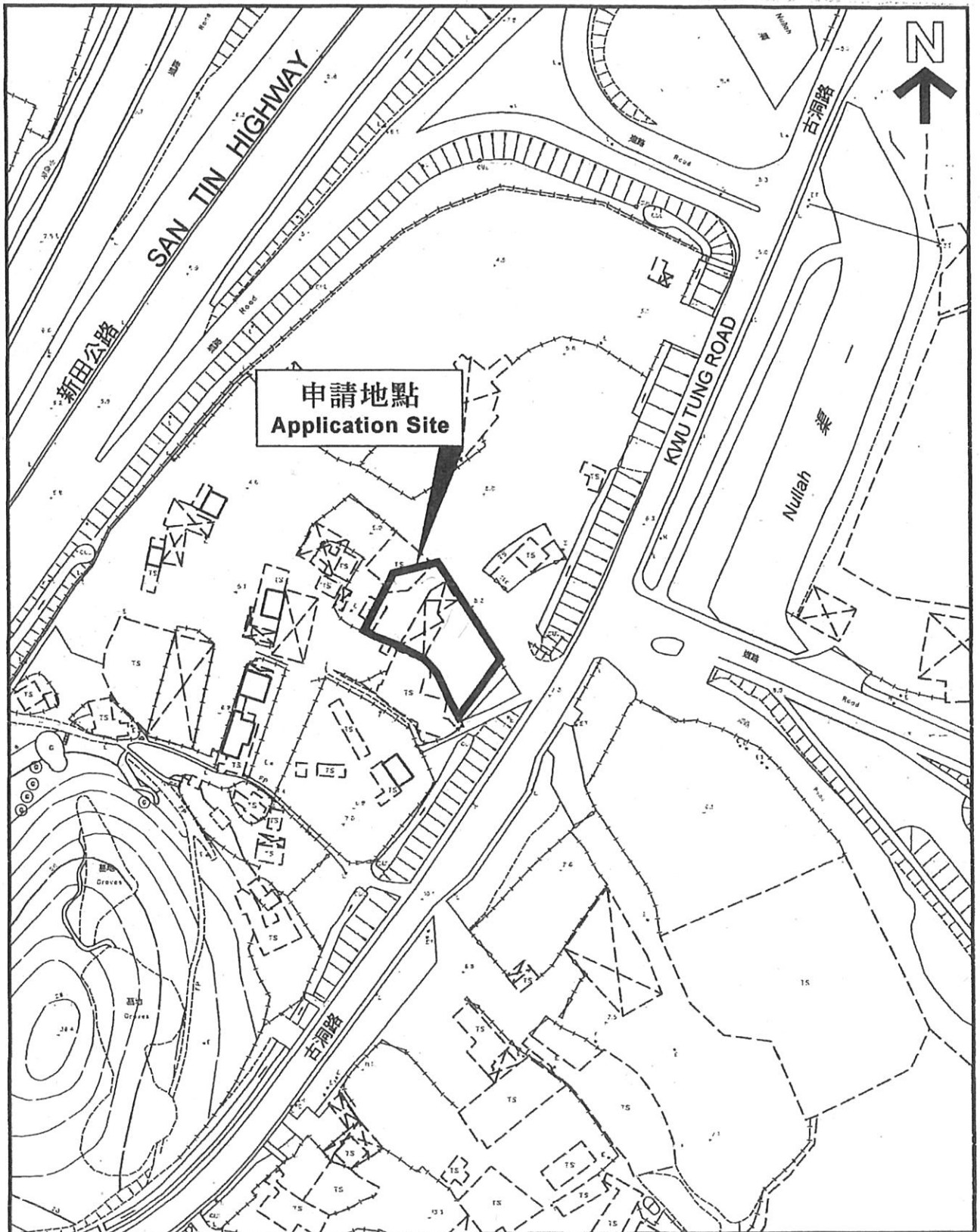


## Application Site





Sent





For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

### 1. Name of Applicant 申請人姓名/名稱

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

Empire Motor Limited

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

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

N.A

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2757RP(part), 2758RP(part), 2759(part) 2760, in D.D.102 and Adjoining Government Land(GL), Ngau Tam Mei Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 707 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 234 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 21 ..... sq.m 平方米 <input type="checkbox"/> About 約

**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。

We are doing buisness at the site more than 15 years. We find that the site is suitable for our business nature. It can also help the community of this area, such as commercial activities and employment.

There is no adverse impact to others when we doing business in these years. Therefore, we apply this area for "Tempprary shop and services (Sale Office for Sale of Goods Vehicles)" to contiue our business.

The site is suitable to run our business.

Our previous application (A/YL-NTM/413) was approved by TPB on 30 April 2021 and we complete the required documents for submission.

Our company did not apply for renewal befor the deadline because the employee we followed up with had resigned.

Noe we also attach the drainage plan and fire certificate.

We would like can get approval again for the about applicetion.

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2757RP(part), 2758RP(part), 2759(part) 2760 in D.D. 102 and Adjoining Government Land (GL), Ngau Tam Mei Yuen Long
Site area 地盤面積	707 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 21 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Technopole No.S/STT/2
Zoning 地帶	G/IC, Road
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Sales office for Sale of Goods Vehicles)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	234 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.33 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div> <input type="checkbox"/> (Not more than 不多於) m 米         </div> <div> <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層         </div>	
	Non-domestic 非住用	<div> <input checked="" type="checkbox"/> (Not more than 不多於) 5.3 m 米         </div> <div> <input checked="" type="checkbox"/> (Not more than 不多於) 2 Storeys(s) 層         </div>	
(iv) Site coverage 上蓋面積	26 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		6   3 2 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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

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**From:** Yuen Wa Mak <[REDACTED]>

**Sent:** Thursday, February 20, 2025 11:39 AM

**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>; Karen Kei Yee CHAN/PLAND <[kkychan2@pland.gov.hk](mailto:kkychan2@pland.gov.hk)>

**Subject:** A/STT/17

致：城規會

就本公司辦公室地基結構問題現作出以下回覆：

1. 本公司的辦公室是用了兩個貨櫃建兩層（約4.85米高）及頂上設有約5.3米高雨棚，放在地面上作臨時用途，並不涉及任何地底/地基發展。貴署亦可參考我司之前遞交的佈局圖。有關發展為臨時用途，不會影響北環線發展項目。
2. 在之前遞交的申請表上註明了車輛每星期出入4次左右，車流量並不高。另外，在往後日子本公司會盡量配合有關北環線的興建工程，如有需要，本公司會與有關部門保持密切溝通。

Eva Mak  
Empire Motor Limited  
[REDACTED]

20-Feb-2025

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

On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas (NDAs):

- (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.



**Previous s.16 Applications covering the Application Site**

Approved Applications

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-NTM/96	Lorry and Container Trailer Park	25.8.2000 (3 Years)
2.	A/YL-NTM/163	Temporary Storage of Goods Vehicles for Sale with Sales Office for a Period of 3 Years	12.3.2004
3.	A/YL-NTM/228*	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years	5.9.2008 [revoked on 5.12.2009]
4	A/YL-NTM/252	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) For a Period of 3 Years	28.5.2010
5.	A/YL-NTM/291	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) For a Period of 3 Years	7.6.2013
6.	A/YL-NTM/336*	Renewal of Planning Approval for Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years	27.5.2016 (1 Year) [revoked on 8.12.2016]
7.	A/YL-NTM/344*	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years	14.7.2017 [revoked on 14.7.2019]
8.	A/YL-NTM/413	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles) for a Period of 3 Years	16.4.2021

\* denotes permission revoked

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the planning application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots 2757RP, 2758RP, 2759 and 2760 in D.D.102 under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lots are covered by Short Term Waivers (STWs) as below:

STW No.	Lot No. (in D.D. 102)	Purposes
3761	2759	Temporary Shop and Services (Sales Office for Sale of Goods Vehicles)
3762	2760	

- the GL within the Site (about 21m<sup>2</sup> as mentioned in the application form) has been fenced off / unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawfully occupation of Government land without further notice; and
- advisory comments are detailed in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- noting that the current application has the same use, same development parameters, such as the number of parking spaces, as the previous application (Application No. A/YL-NTM/413) except with a smaller site area, she has no comment to the application from traffic engineering point of view; and
- advisory comments are detailed in **Appendix V**.

**3. Environment**

Comments from the Director of Environmental Protection:

- the applied use will provide three parking spaces for light goods vehicles (LGVs), two for medium goods vehicles (MGVs) and one for heavy goods vehicle (HGV);
- considering the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP), it is noted that the applied use would involve (a) traffic of heavy vehicle (i.e. MGVs and HGVs), but not involve (b) dusty operations. The nearest residential premise is about 223m to the west of the Site. Although there are nearby temporary structures, they are not considered as residential buildings under the CoP;

- based on the above, he has no objection to the application from environmental planning perspective;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are detailed in **Appendix V**.

#### **4. Landscape**

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

- the Site falls within an area mainly zoned “Government, Institution or Community” (i.e. a non-landscape sensitive zoning) with minor portion within an area shown as ‘Road’ on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2. No significant landscape impact arising from the applied use is anticipated; and
- advisory comments are detailed in **Appendix V**.

#### **5. Drainage**

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

- no in-principle objection to the planning application from drainage operation and maintenance point of view;
- the applicant implemented the drainage facilities at the Site under previous approved planning application No. A/YL-NTM/413. The current application maintains the same use as the previous application. In this regard, the applicant should provide with a set of reference photographs, clearly marking the corresponding locations on the approved drainage plan after the completion of drainage works. DSD will conduct a joint site inspection with the applicant;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix V**.

#### **6. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- advisory comments are detailed in **Appendix V**.

## **7. Other Departments**

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

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Chief Estate Surveyor/Acquisition, Lands Department;
- (c) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Highway Engineer/New Territories West, Highway Department (HyD);
- (f) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Commissioner of Police; and
- (j) District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole. The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Government Land (GL) within the Site (about 21m<sup>2</sup> as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawfully occupation of GL without further notice; and
  - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - the applicant should ensure that there would be sufficient spaces allowed for vehicle manoeuvring such that no vehicles would queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - the Site involves GL where is not under HyD's maintenance purview;
  - the proposed access arrangement of the Site should be commented and approved by the Transport Department;
  - HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Kwu Tung Road; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
- the proposed office structure of the applied use is located above the Northern Link (NOL) Main Line tunnel as presented on the gazetted scheme of the NOL Main Line. The effect due to tunnel boring machines tunnel works below the office structure of the applied use shall be considered;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23. All effluent discharges from the applied use are subject to control under Water Pollution Control Ordinance; and
  - the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- there are existing trees along the western boundary of the Site. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. As existing drains are running through the Site, the application shall ensure that the flow remains unobstructed during the period;
  - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
  - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
  - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;

- (j) to note the comments of the Director of Fire Services that:
- the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
  - it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.