

The document is received on 2025-01-14  
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

2402924

9.12.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AYL-LFS1546
	Date Received 收到日期	2025-01-14

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

### 1. Name of Applicant 申請人姓名/名稱

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

Wong Sucn Hang (黃荀行)

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
(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 1,620 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 Nil sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <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	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group E)' ('R(E)')
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<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)"<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)' 「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)<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  
20/11/2024 to 4/12/2024 (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 9/12/2024 (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> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Open Storage of Construction Materials for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <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	1,620 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NA .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA .....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) NA ..... ..... .....	
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	Nil .....
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)	Nil .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil .....
Coach Spaces 旅遊巴車位	Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	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 .....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Vehicular access leading from Lau Fau Shan Roundabout	
	No 否	<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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<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?	Yes 是	<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	
	No 否	<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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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.....	
.....	
.....	
.....	

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

Part 6 (Cont'd) 第 6 部分(續)

**7. Justifications 理由**

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

1. The proposed development is an open storage yard. It is intended to store building materials such as tiles and sanitary wares which is small in nature.
2. The scale of the development is not significant. Similar uses have been approved in the same "R(E)" zone.
3. The proposed development does not involve fallen of trees.
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 yards and warehouses.
6. Warehouse nearby such as A/YL-LFS/457 was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The proposed development would not be operated during sensitive hours (i.e. from 7:00p.m. to 9:00a.m.) next morning.
8. Minimal traffic impact.
9. No workshop activities will be carried out at the application site at all times.
10. Insignificant environmental and noise impacts because the proposed development is an inert use.
11. Insignificant drainage impact as proven in the submitted drainage proposal.
12. The application site is zoned 'Category 2' areas according to the Town Planning Board Guidelines PG-No. 13G.

**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)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

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

Date 日期

2/12/2024

(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 deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	1,620 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	'Residential (Group E)' ('R(E)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials for a Period of 3 Years



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

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"/>
Proposed drainage plan, site plan, location plan and discharge path 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 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"/>
Drainage proposal and estimated traffic generation		
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。

**Temporary Open Storage of Construction Materials for a Period of 3 Years**  
**at**  
**Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

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**Annex 1 Drainage Assessment**

A. Site particulars

- 1.1.1 The site possesses an area of about 1,620m<sup>2</sup>. The surface of the site has been hard paved.
- 1.1.2 The application site will be occupied by an open storage of construction materials such as tiles and sanitary wares.

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

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 1,620m<sup>2</sup>. It has a very gradient sloping from southwest to northeast from about +28.5mPD to +24.8mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

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

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the south of the site is found higher than the application site. The land to the north, south and east of the site is found lower than the application site. (**Figure 4**)
- 1.1.6 As such, an external catchment is identified has been identified in **Figure 4**.

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

- 1.1.7 There is an existing natural watercourse to the north of the application site. The said existing drainage dissipates the surface runoff to Deep Bay.

## 1.2 **Runoff Estimation & Proposed Drainage Facilities**

### A. Proposed drainage facilities

- 1.2.1 Subject to the calculations below, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.2.2 The collected surface runoff will be conveyed to existing natural watercourse to the north of the site. (**Figure 4**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (d) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

## Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

### 1. Runoff Estimation

#### 1.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

- i. The area of the entire catchment is approximately 3,220m<sup>2</sup>; (**Figure 4**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 37\text{m} - 24.8\text{m} = 12.2\text{m}$$

$$L = 117\text{m}$$

$$\therefore \text{Average fall} = 12.2\text{m in } 117\text{m} \text{ or } 1\text{m in } 9.59\text{m}$$

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

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

$$t_c = 0.14465 [ 117 / (10.43^{0.2} \times 3,220^{0.1}) ]$$

$$t_c = 4.72 \text{ minutes}$$

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

$$\text{By Rational Method, } Q = 1 \times 280 \times 3,220 / 3,600$$

$$\therefore Q = 250.44 \text{ l/s} = 15,026.67 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:20 & 1:30 along the site periphery of the site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

## Annex 2 Estimated Traffic Generation

- 2.1 The ingress/egress of the application site is abutting a local vehicular track leading to Lau Fau Shan Roundabout. (**Figure 1**)
- 2.2 Only 5.5 tonnes light goods vehicle is required to deliver construction materials such as tiles and sanitary wares to and from the application site.
- 2.3 The average and peak trip rates generated from and attracted to the site are shown below.

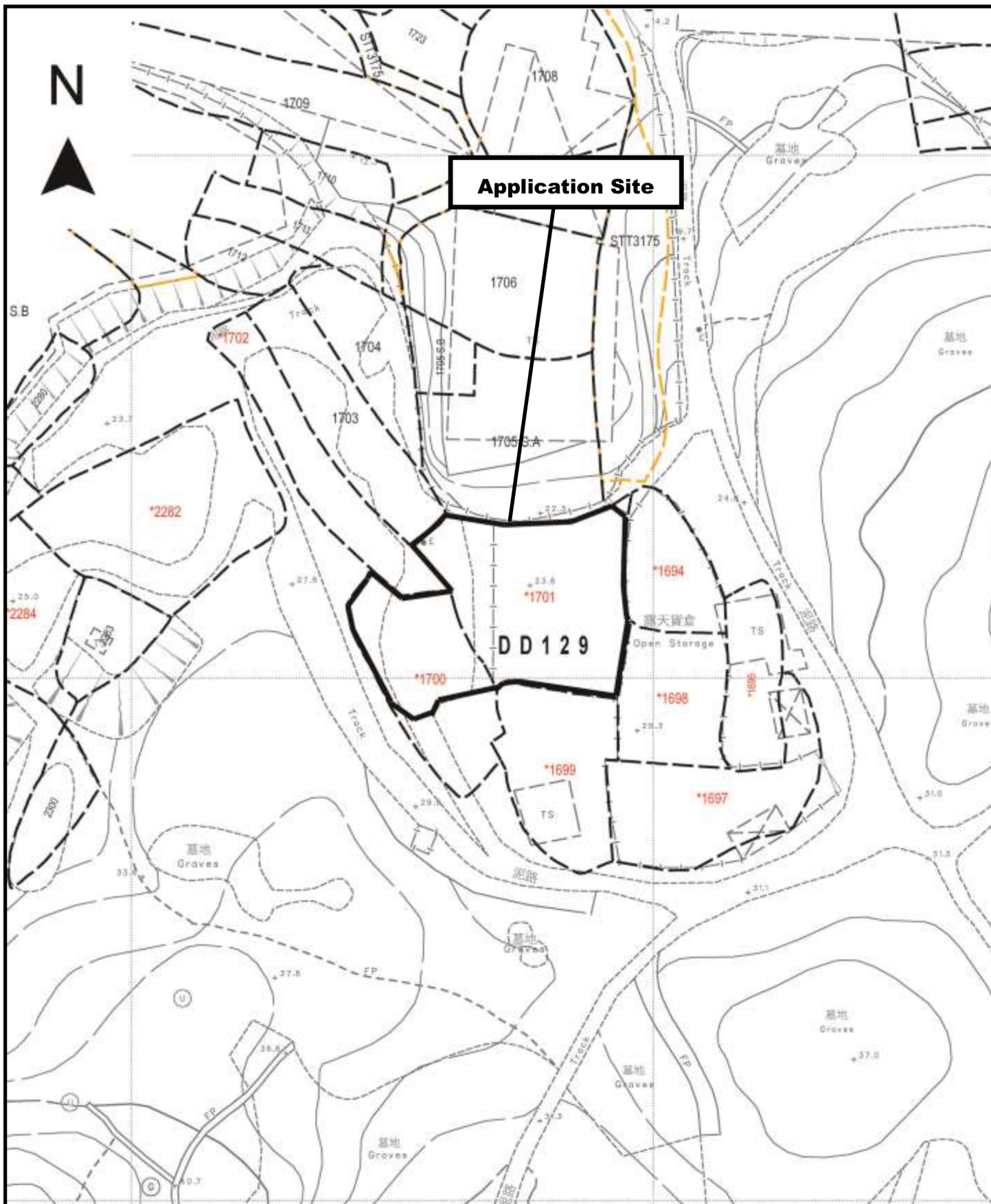
Type of vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Light goods vehicle	0.15	0.15	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

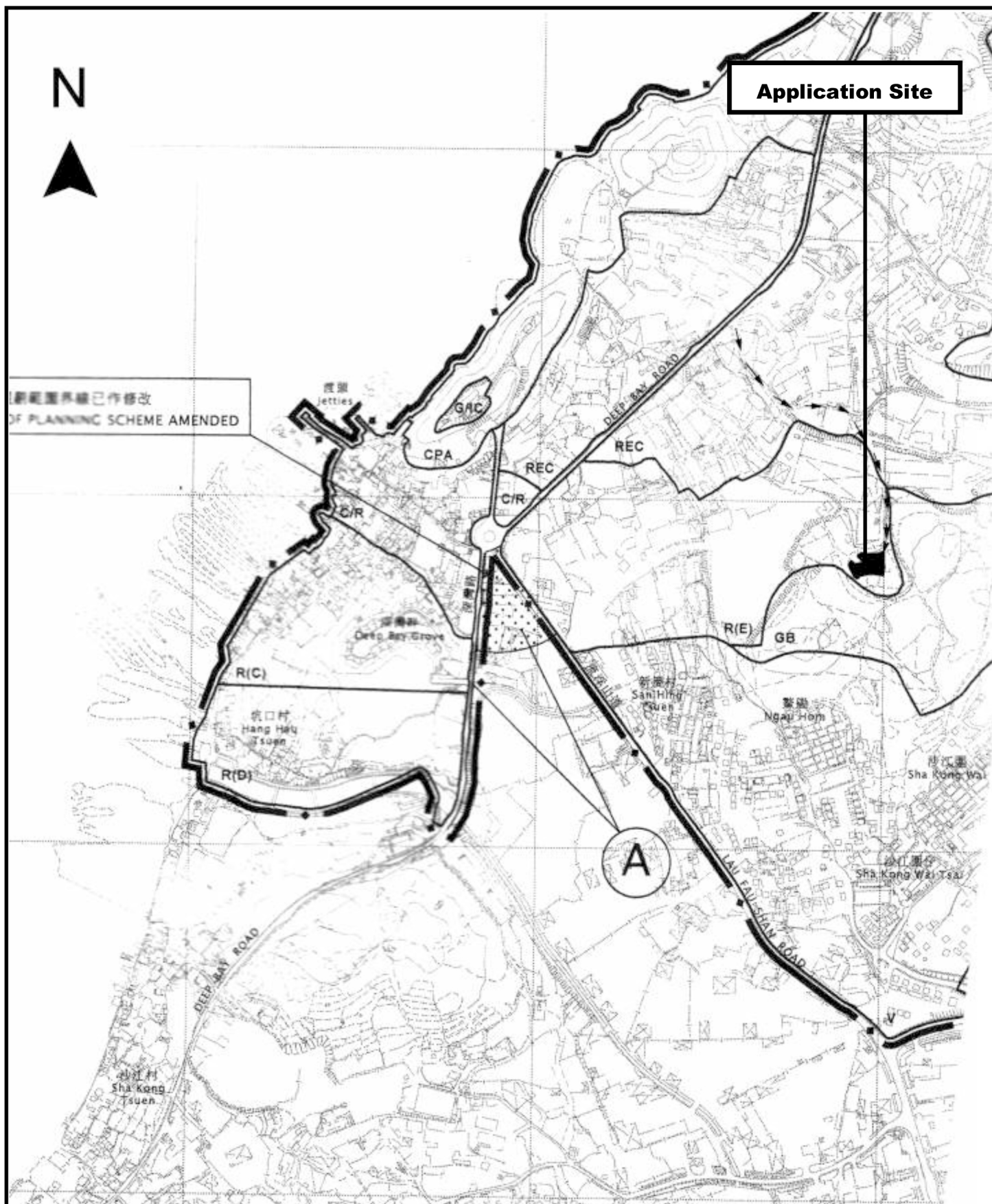
Note 2: The pcu of light goods vehicle is taken as 1.5; and

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 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Lau Fau Shan Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition in the area. Adjacent warehouse has also been approved by Town Planning Board recently such as A/YL-LFS/457.



<p>Project 項目名稱:</p> <p>Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) &amp; 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Application Site</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

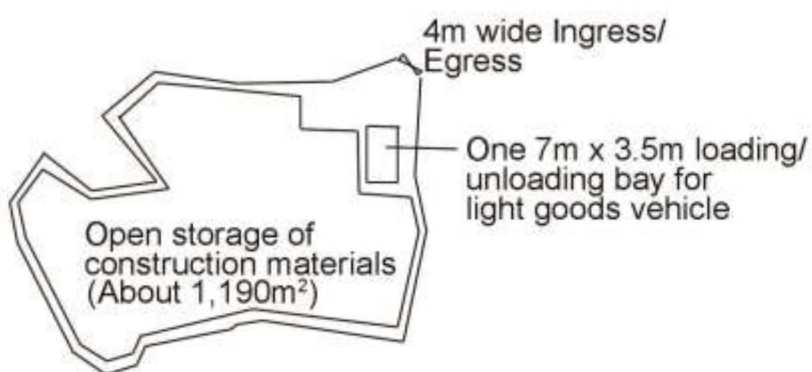
Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

1:7500





Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

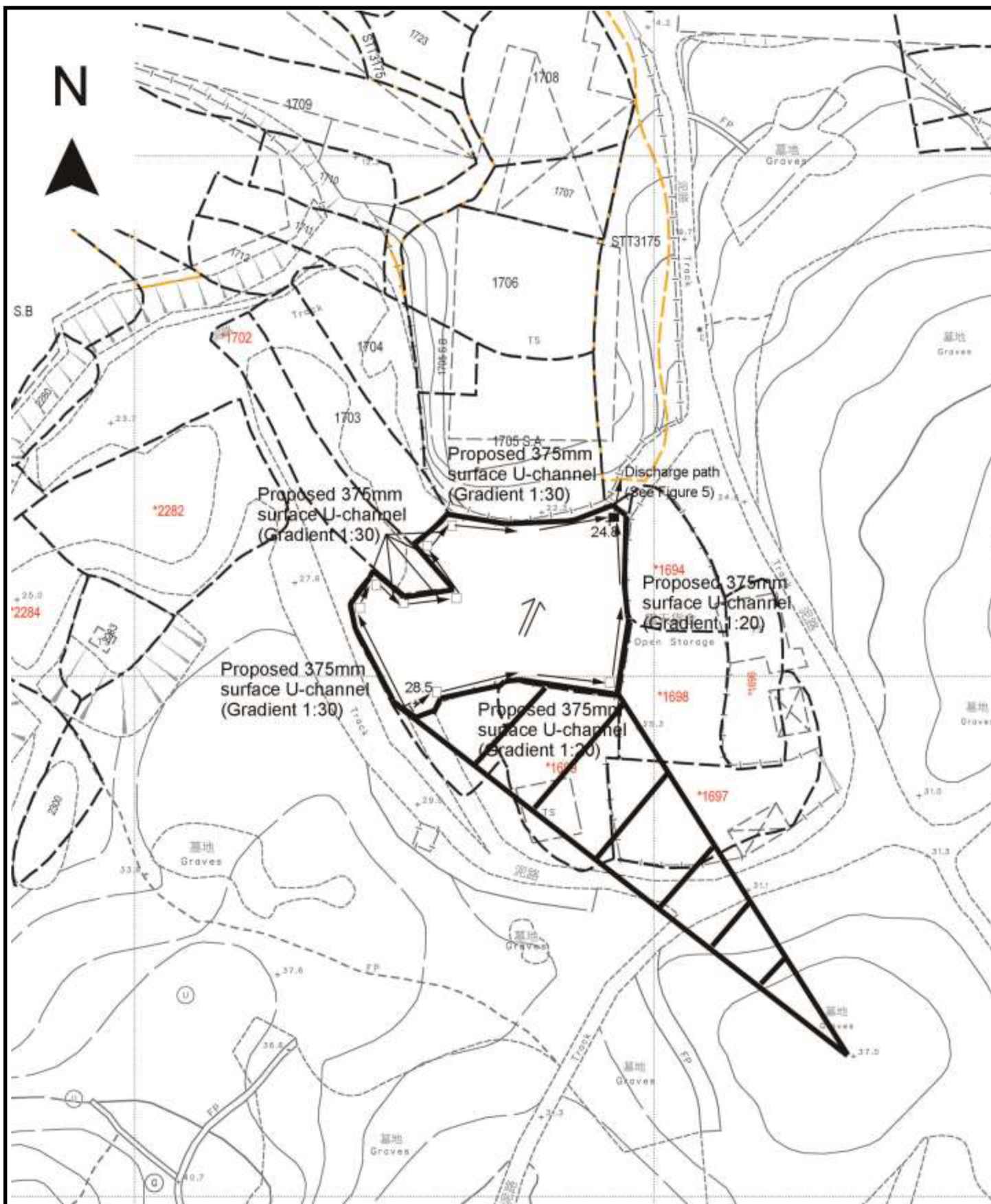
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

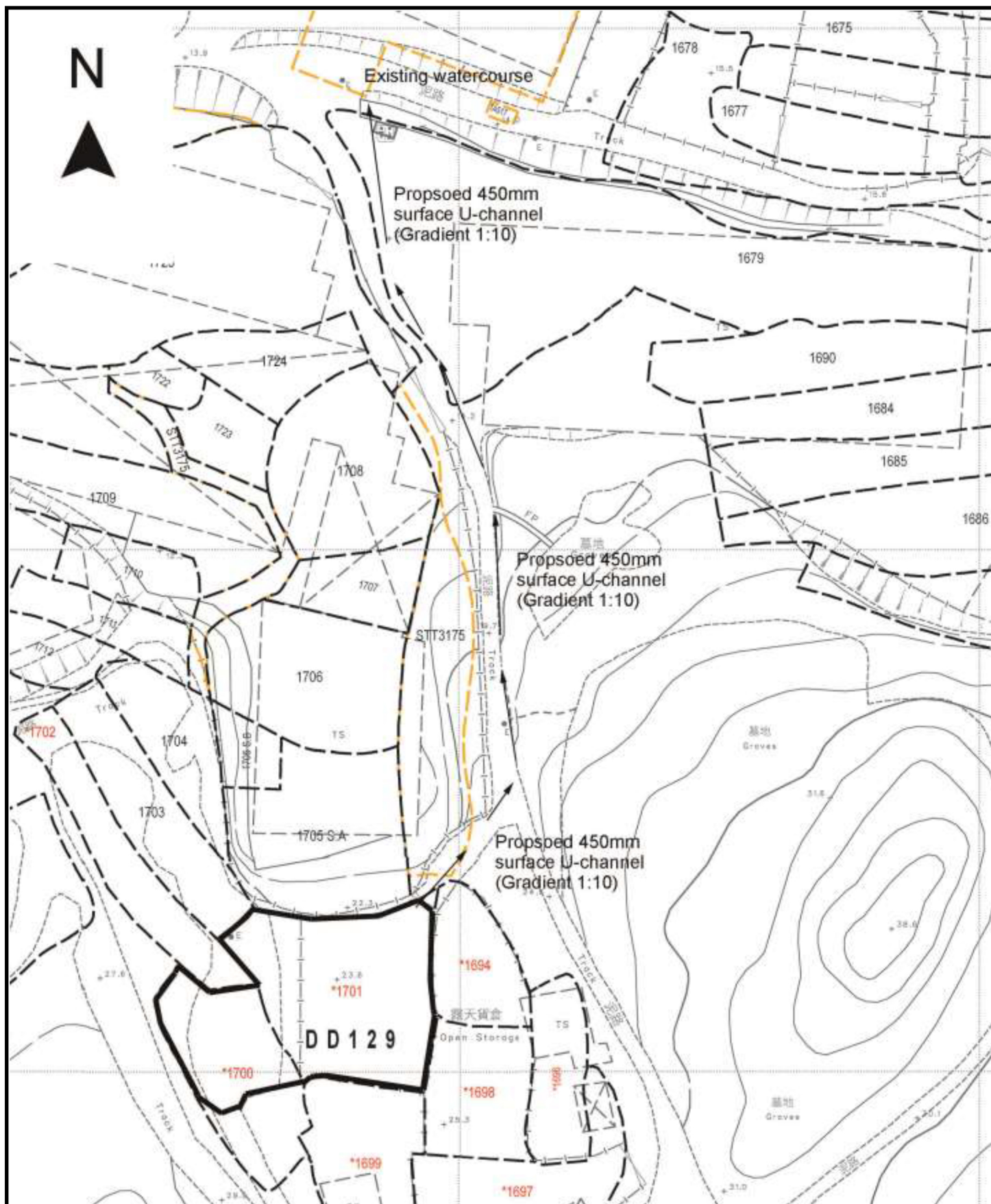
Figure 4

Remarks 備註:

- Proposed catchpit
- catchpit with sandtrap
- +28.5 Level (mPD)
- ⇐ Flow of Surface Runoff
- ▨ External catchment

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Discharge Path Plan

Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000



Total: 37 pages

Date: 31 March 2025

TPB Ref.: A/YL-LFS/546

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

We are glad to submit the Geotechnical Planning Review Report herewith for the consideration of the CEDD.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at  
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Tracy LAW) – By Email

**GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)**

**FOR**

**TEMPORARY OPEN STORAGE OF CONSTRUCTION  
MATERIALS FOR A PERIOD OF 3 YEARS**

**AT**

**LOT NO. 1700 (PART) & 1701 (PART) IN D.D. 129,  
LAU FAU SHAN, YUEN LONG, N.T.**

**ISSUE 1**

**March 2025**

## CONTENT

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3. DESK STUDY	2
4. GEOTECHNICAL CONSIDERATIONS	2
5. CONCLUSION	3

### FIGURES

Figure 1	LOCATION PLAN FOR APPLICATION SITE
Figure 2	PROPOSED LAYOUT PLAN
Figure 3	LOCATION PLAN FOR APPLICATION SITE WITH EXISTING FEATURES
Figure 4	HONG KONG GEOLOGICAL MAP SHEET NO. 2

### PLATES

A1	General view of the site (looking southern) – Taken at 4 <sup>th</sup> March 2025
A2	General view of the site (looking northwestern) – Taken at 4 <sup>th</sup> March 2025
A3	General view of the site (looking eastern) – Taken at 4 <sup>th</sup> March 2025
A4	General view of the site (looking southern) – Taken at 4 <sup>th</sup> March 2025

### APPENDICES

Appendix A	SIS FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE
Appendix B	SIMAR FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE

## 1. INTRODUCTION

It is proposed to apply the site to be the temporary open storage of construction materials for a period of 3 years at Lot Nos. 1700 (Part) and 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T. under section 16 of Town Planning Ordinance (Application No. A/YL/-LFS/546). This report would present a Geotechnical Planning Review Report (GPRR) of the site to support the planning application.

## 2. SITE DESCRIPTION

The subject site is located at Lot Nos. 1700 (Part) and 1701 (Part) in D.D. 129. A site location plan and site layout plan are shown on Figures 1 and 2, respectively. The site is about rectangular shape on plan and has an area of approximately 1620m<sup>2</sup> and the site is an open space area. The site location plan for the application site and the proposed layout plan are shown in Figure 1 and 2.

### 2.1 Existing Features in the Vicinity of the Site

There are 3 registered features in the vicinity of the proposed development. The locations of the features are shown in Figure 3. Slope Information System (SIS) reports and Slope Maintenance Responsibility Information System (SIMAR) reports indicating the location of the features and their maintenance responsibility are attached in Appendix A and B. No record of slope instability can be found.

#### **Maintenance Responsibility of features in the vicinity of the proposed development:**

<b><u>Feature No.</u></b>	<b><u>Sub-division No.</u></b>	<b><u>Maintenance Responsibility</u></b>
2SW-C/C115	1	D.D.129 Lot 1710
	2	D.D.129 Lot 1711
	3	Lands Department
	4	D.D.129 Lot 1706
	5	D.D.129 Lot 1705 S.B
	6	D.D.129 Lot 1705 S.A
	7	D.D.129 Lot 1701
	8	D.D.129 Lot 1703
	9	D.D.129 Lot 1704
2SW-C/C/120	1	D.D.129 Lot 1702
2SW-C/C/124	1	D.D.129 Lot 1700

Description of the features are as follows:

#### **Feature No. 2SW-C/C115 (Outside boundary of application site)**

This is a U-shape feature is located at the northern boundary of the site. It consists of a vegetated slope with a maximum 7.0m high and has a face angle of about 60°. This feature is about 160m long. The photo is shown in Plate A1.

#### **Feature No. 2SW-C/C115 (Within boundary of application site)**

Part of 2SW-C/C115 (Sub-division Part 7) is located at the crest of the feature, it is a relatively small part of the feature and it is a vegetation area. The photo is shown in Plate A2.

Feature No. 2SW-C/C120 (Outside boundary of application site)

The feature is located at the northern-west side boundary of the site. The feature is a slope with maximum 3.0m high and the slope angle is about 55°. The slope is dipping from west to east and the length of slope is about 55m.

During the site inspection carried out on 4 March 2025, 24 nos. of 1.0m x 1.0m x 1.0m concrete blocks have been placed along the northern part of slope toe, the photo is shown in Plate A3.

Feature No. 2SW-C/C124 (Within boundary of application site)

The feature is located at the southwestern side within the site. It is a soil and vegetated slope with a maximum 3.5m with the slope angle is about 68°. The feature is about 35m long and the slope is facing east. The photo is shown in Plate A4.

### **3. DESK STUDY**

#### **3.1 Site Geology**

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet No. 2, the site is located within the area of megacrystic fine-medium-grained granite (gfm), which is in line with the site observation. It is reasonably expected that the sursurface geology comprises a stratum of CDG. Extract from the geological survey sheet are shown on Figure 4.

No sign of distress was observed in the vicinity of the site during the site reconnaissance.

#### **3.2 Past Ground Investigation and Relevant Geotechnical Record in GIU**

Based on the information search in Geotechnical Information Unit (GIU) carried out on 21 March 2025 at Civil Engineering & Development Department (CEDD), it revealed that there is no ground investigation and relevant geotechnical record or report could be found in the vicinity of the site.

#### **3.3 Groundwater**

There is no piezometer and standpipe monitoring record could be found in the vicinity of the site.

### **4. GEOTECHNICAL CONSIDERATIONS**

#### **4.1 Gradient across the site**

The site is located on a level platform with little level difference (i.e. +23.6mPD) to be proposed as a temporary open storage area for the construction materials at Lau Fau Shan, Yuen Long.

#### **4.2 Existing Geotechnical Features**

Feature No. 2SW-C/C115

This is a U-shape feature which located adjacent to the northern boundary of the site. This feature is about 99% area of the feature which outside the application site, only about 1% area which is the southern-west of the feature (part of crest of the feature) located inside the application site. Since the proposed development is a temporary open storage area for construction materials which



without any structure or building constructed on site, and no foundation works, site formation works, building works or excavation works will be carried out. Hence, the proposed development is considered to be feasible from geotechnical point of view.

Feature No. 2SW-C/C120

The feature is located at the northern-west side and outside the boundary of the site, this feature is outside and perpendicular to the application site, the stability of feature would not be affected by proposed development and no sign of distress or instability was observed during the site visit, therefore, the proposed development is geotechnical feasible.

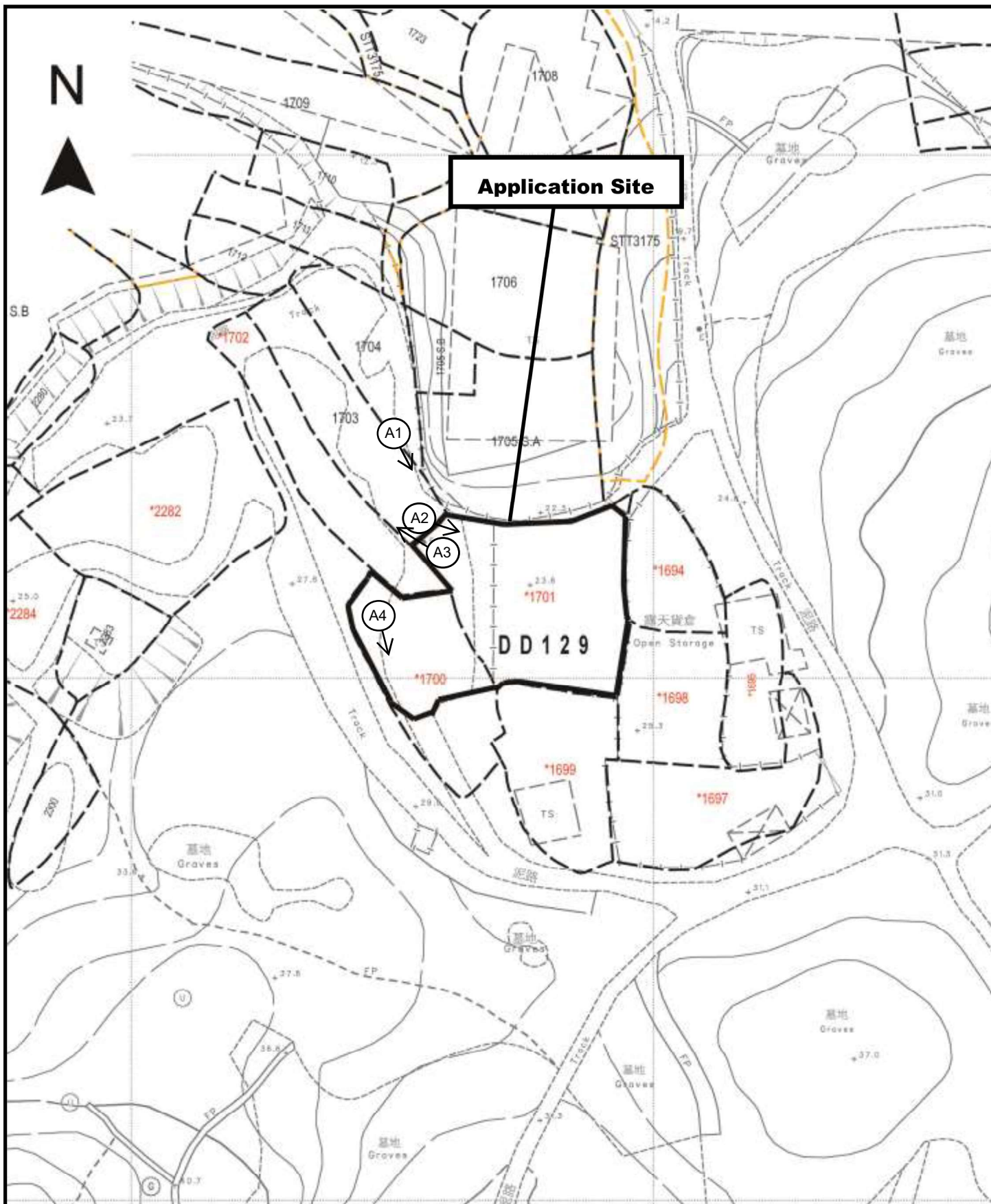
Feature No. 2SW-C/C124

The feature is located at the southwestern side within the site, the application site is located at the toe of this feature and no works will be carried out in the vicinity of this feature. In addition, no sign of distress or instability was found during the site reconnaissance, it concluded that the proposed development is geotechnical feasible.

## **5. CONCLUSION**

This report has discussed all the issues concerning the geotechnical planning review under Town Planning Ordinance Section 16 for the captioned project. Since no foundation works, site formation works, building works, or excavation works would be involved in this application, therefore, the stability of existing features would not be affected. In conclusion, the proposed development is considered geotechnically feasible.

## FIGURES



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan for Application Site

Drawing No. 圖號:

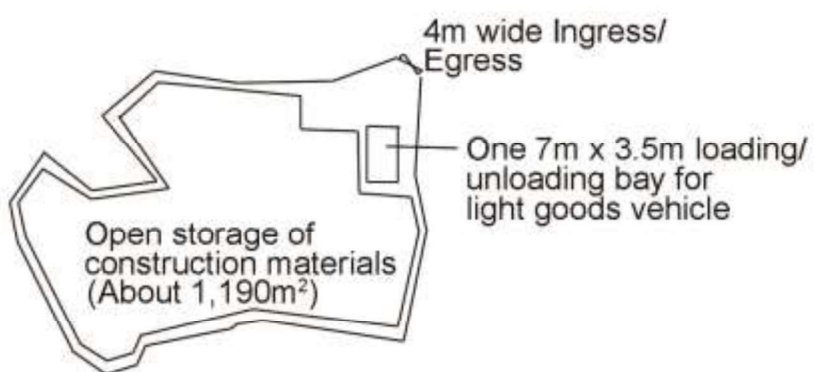
Figure 1

Remarks 備註:

(A1) → Photo View

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

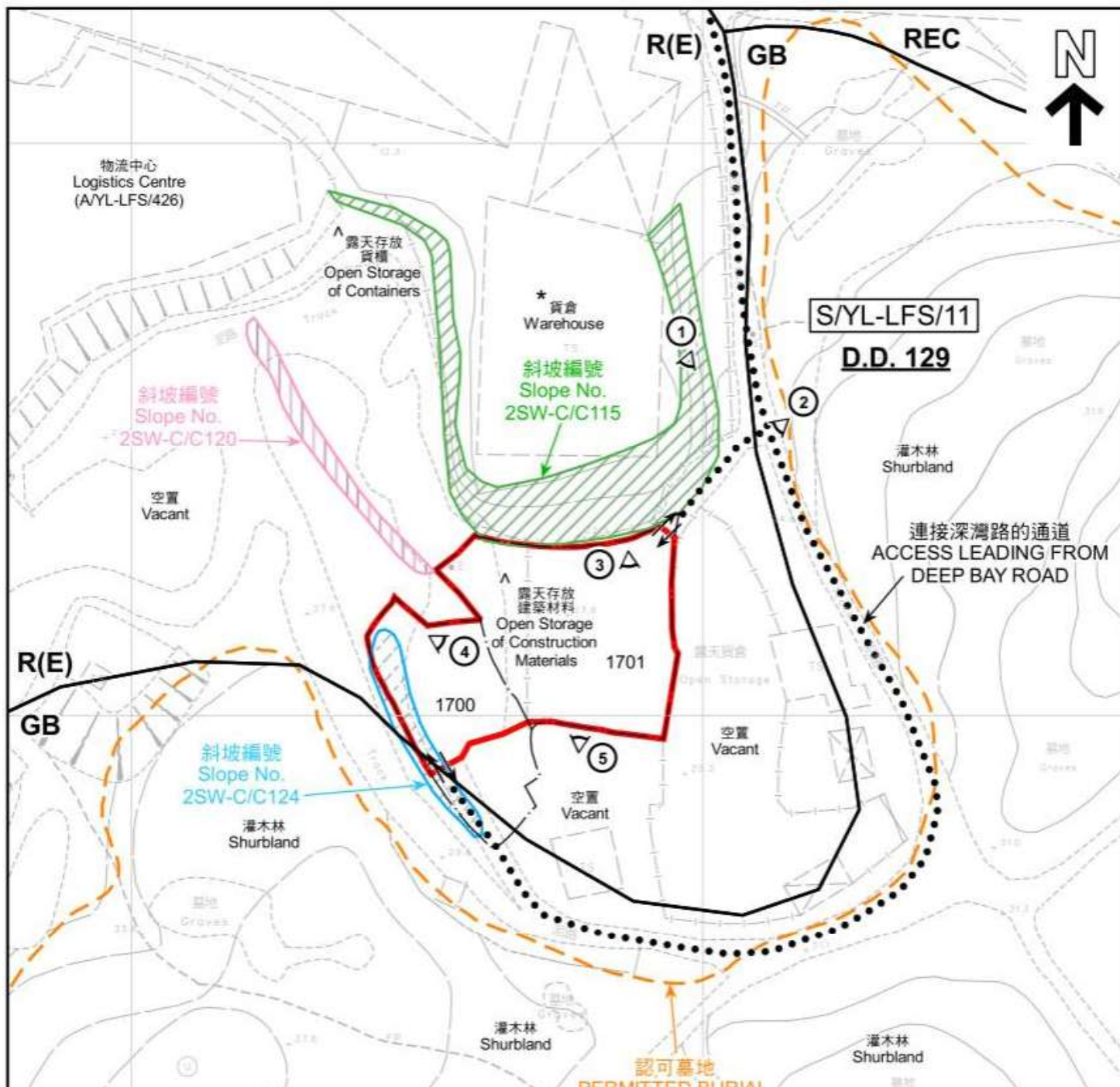
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan for Application Site with Existing Features

Drawing No. 圖號:

Figure 3

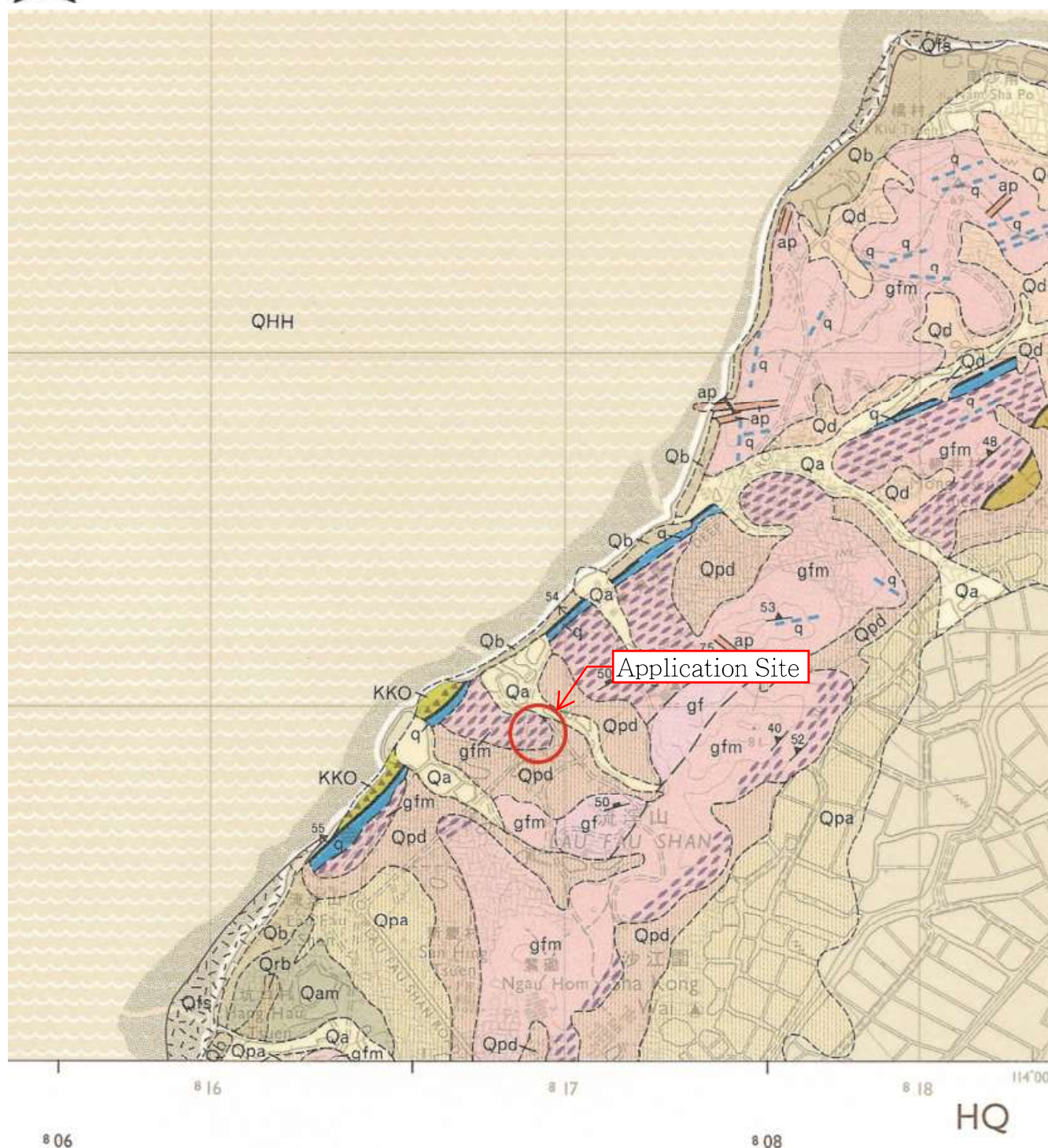
Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

1:1000





Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Hong Kong Geological Map Sheet No. 2

Remarks 備註:

Drawing No. 圖號:

Figure 4

Scale 比例:

1:20000

## PLATES



## RECORD PHOTOGRAPHS



A1 - General view of the site (looking southern)      Taken at: 4 March 2025



A2 - General view of the site (looking northwestern)      Taken at: 4 March 2025

**Temporary Open Storage of Construction Materials for a Period of 3 Years  
at Lot No. 1700 (Part) & 1701 (Part) in D.D.129,  
Lau Fau Shan, Yuen Long, N.T.**



## RECORD PHOTOGRAPHS



A3 - General view of the site (looking eastern)

Taken at: 4 March 2025



A4 - General view of the site (looking southern)

Taken at: 4 March 2025

**Temporary Open Storage of Construction Materials for a Period of 3 Years  
at Lot No. 1700 (Part) & 1701 (Part) in D.D.129,  
Lau Fau Shan, Yuen Long, N.T.**

## **APPENDIX A**

### **SIS FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE**

## BASIC INFORMATION

Location: Behind stone cutting storage yard, near Lau Fau Shan  
Date of Formation: pre-1977  
Date of Construction/ Modification: N/A  
Approximate Coordinates: Easting : 816984    Northing : 836438

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with low traffic density  
Distance of Facility from Crest (m): 0  
Facility at Toe: Non-dangerous goods storage site  
Distance of Facility from Toe (m): 0  
Consequence-to-life Category: 3  
Remarks: N/A

## SLOPE PART

(1)    Max. Height (m): 7    Length (m): 160    Average Angle (deg): 60

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

Maintenance Type: Mixed	Party: DD129 LOT 1710	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1711	Agent: N/A
Maintenance Type: Mixed	Party: Lands D	Agent: Lands D
Maintenance Type: Mixed	Party: DD129 LOT 1706	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1705 S.B	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1705 S.A	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1701	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1703	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1704	Agent: N/A

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-11-2001  
Data Source: EI  
Slope Part Drainage: N/A  
Wall Part Drainage: N/A

## SLOPE PART



Slope Part (1)  
 Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0  
 Material Description: Material type: Soil Geology: Decomposed granite  
 Berm: No. of Berms: N/A Min. Berm Width (m): N/A  
 Weepholes: Size (mm): N/A Spacing (m): N/A

**WALL PART**

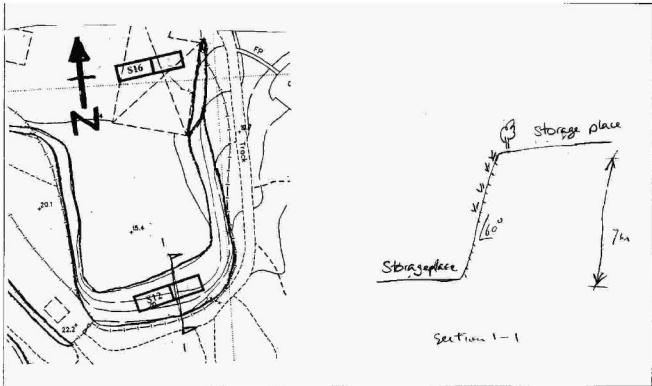
N/A

**SERVICES**

N/A

**STAGE 1 STUDY REPORT**

Inspected On: 26-02-1998  
 Weather: Some Rain  
 District: MW



Section No: 1-1  
 Height (m): N/A  
 Type of Toe Facility: Non-dangerous goods storage site  
 Distance from Toe (m): 0  
 Type of Crest Facility: Road/footpath with low traffic density  
 Distance from Crest (m): 0  
 Consequence Category: 3  
 Engineering Judgement: P  
 Section No: 2-2  
 Type of Toe Facility: N/A  
 Distance from Toe (m): 0  
 Type of Crest Facility: N/A  
 Distance from Crest (m): 0  
 Consequence Category: 3  
 Engineering Judgement: P

Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

### ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

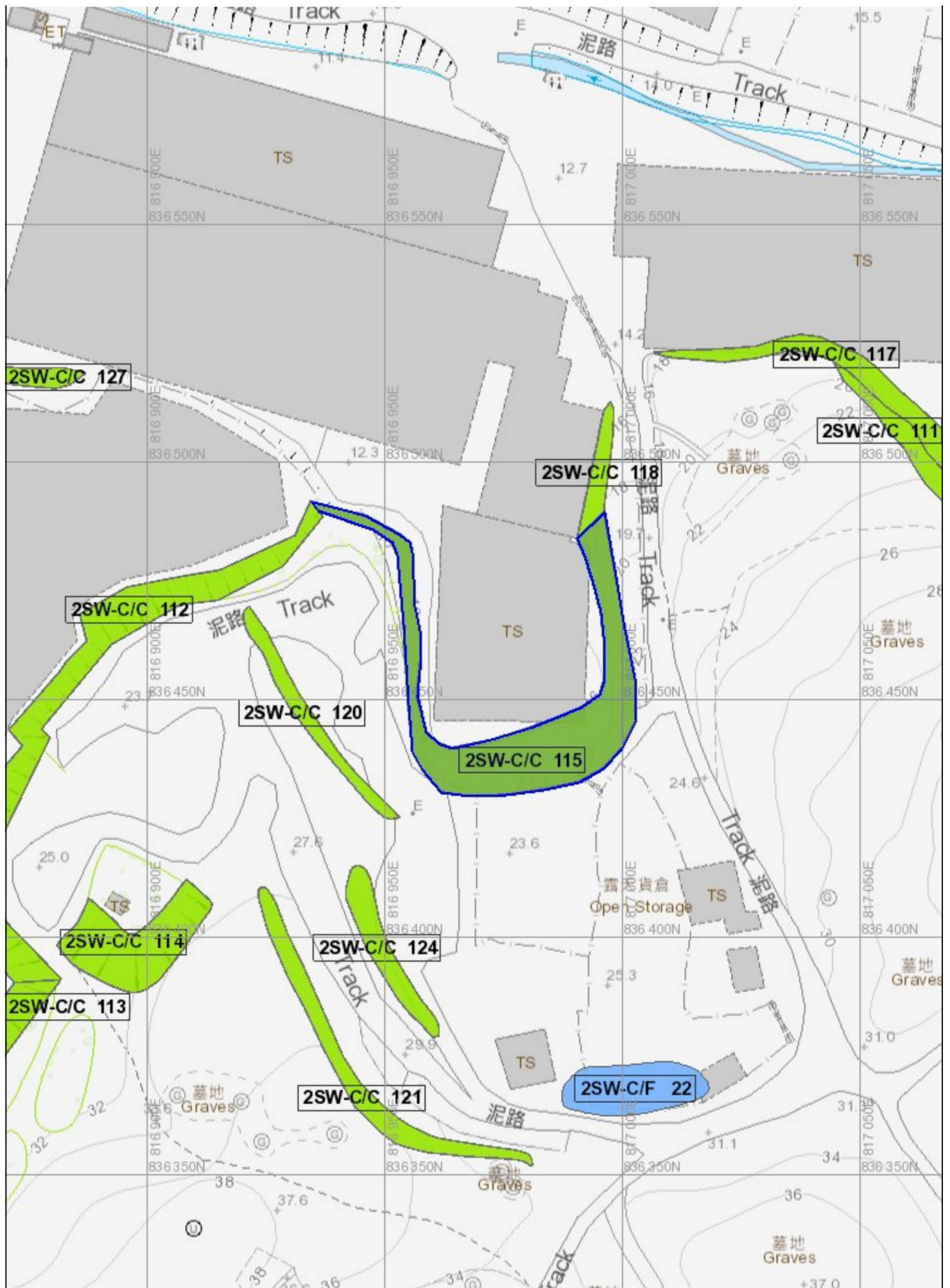
### OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

**PHOTO**







## BASIC INFORMATION

Location: 250M NORTH OF NGAU HOM, LAU FAU SHAN, YUEN LONG  
Date of Formation: post-1977  
Date of Construction/ Modification: N/A  
Approximate Coordinates: Easting : 816933    Northing : 836446

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt  
Distance of Facility from Crest (m): 0  
Facility at Toe: Non-dangerous goods storage site  
Distance of Facility from Toe (m): 1  
Consequence-to-life Category: 3  
Remarks: N/A

## SLOPE PART

(1)    Max. Height (m): 3    Length (m): 55    Average Angle (deg): 55

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

Maintenance Type: Private    Party: DD129 Lot1702    Agent: N/A

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998  
Data Source: SIRST  
Slope Part Drainage: N/A  
Wall Part Drainage: N/A

## SLOPE PART

Slope Part (1)  
Surface Protection (%): Bare: 0    Vegetated: 100    Chunam: 0    Shotcrete: 0    Other Cover: 0  
Material Description: Material type: Soil    Geology: Decomposed granite  
Berm: No. of Berms: N/A    Min. Berm Width (m): N/A  
Weepholes: Size (mm): N/A    Spacing (m): N/A

## WALL PART

N/A





## SERVICES

N/A

**PHOTO**



2SW-C/C 120      GENERAL VIEW      F18



## BASIC INFORMATION

Location: ADJACENT TO FEATURE-2SW-22C/S 30, NEAR LAU FAU SHAN, YUEN LONG.  
Date of Formation: pre-1977  
Date of Construction/ Modification: N/A  
Approximate Coordinates: Easting : 816950    Northing : 836397

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt  
Distance of Facility from Crest (m): 0  
Facility at Toe: Non-dangerous goods storage site  
Distance of Facility from Toe (m): 0  
Consequence-to-life Category: 3  
Remarks: N/A

## SLOPE PART

(1)    Max. Height (m): 3.5    Length (m): 35    Average Angle (deg): 68

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

Maintenance Type: Private    Party: DD129 Lot1700    Agent: N/A

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 03-03-1998  
Data Source: SIRST  
Slope Part Drainage: N/A  
Wall Part Drainage: N/A

## SLOPE PART

Slope Part (1)  
Surface Protection (%): Bare: 70    Vegetated: 30    Chunam: 0    Shotcrete: 0    Other Cover: 0  
Material Description: Material type: Soil    Geology: Decomposed granite  
Berm: No. of Berms: N/A    Min. Berm Width (m): N/A  
Weepholes: Size (mm): N/A    Spacing (m): N/A

## WALL PART

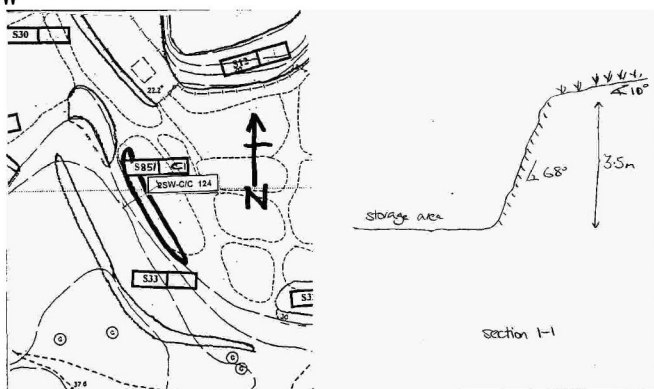
N/A

## SERVICES

N/A

## STAGE 1 STUDY REPORT

Inspected On: 03-03-1998  
Weather: Some Rain  
District: MW



Section No: 1-1  
Height (m): N/A  
Type of Toe Facility: Non-dangerous goods storage site  
Distance from Toe (m): 0  
Type of Crest Facility: Undeveloped green belt  
Distance from Crest (m): 0  
Consequence Category: 3  
Engineering Judgement: P  
Section No: 2-2  
Type of Toe Facility: N/A  
Distance from Toe (m): 0  
Type of Crest Facility: N/A  
Distance from Crest (m): 0  
Consequence Category: 3  
Engineering Judgement: P  
Sign of Seepage: Slope : No signs of seepage  
Wall : N/A  
Criterion A satisfied: N  
Sign of Distress: Slope : Reasonable (near crest, mid-portion)  
Wall : N/A  
Criterion D satisfied: N  
Non-routine maintenance required: N  
Note: N/A  
Masonry wall / Masonry facing: N



Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

### ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

### OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A



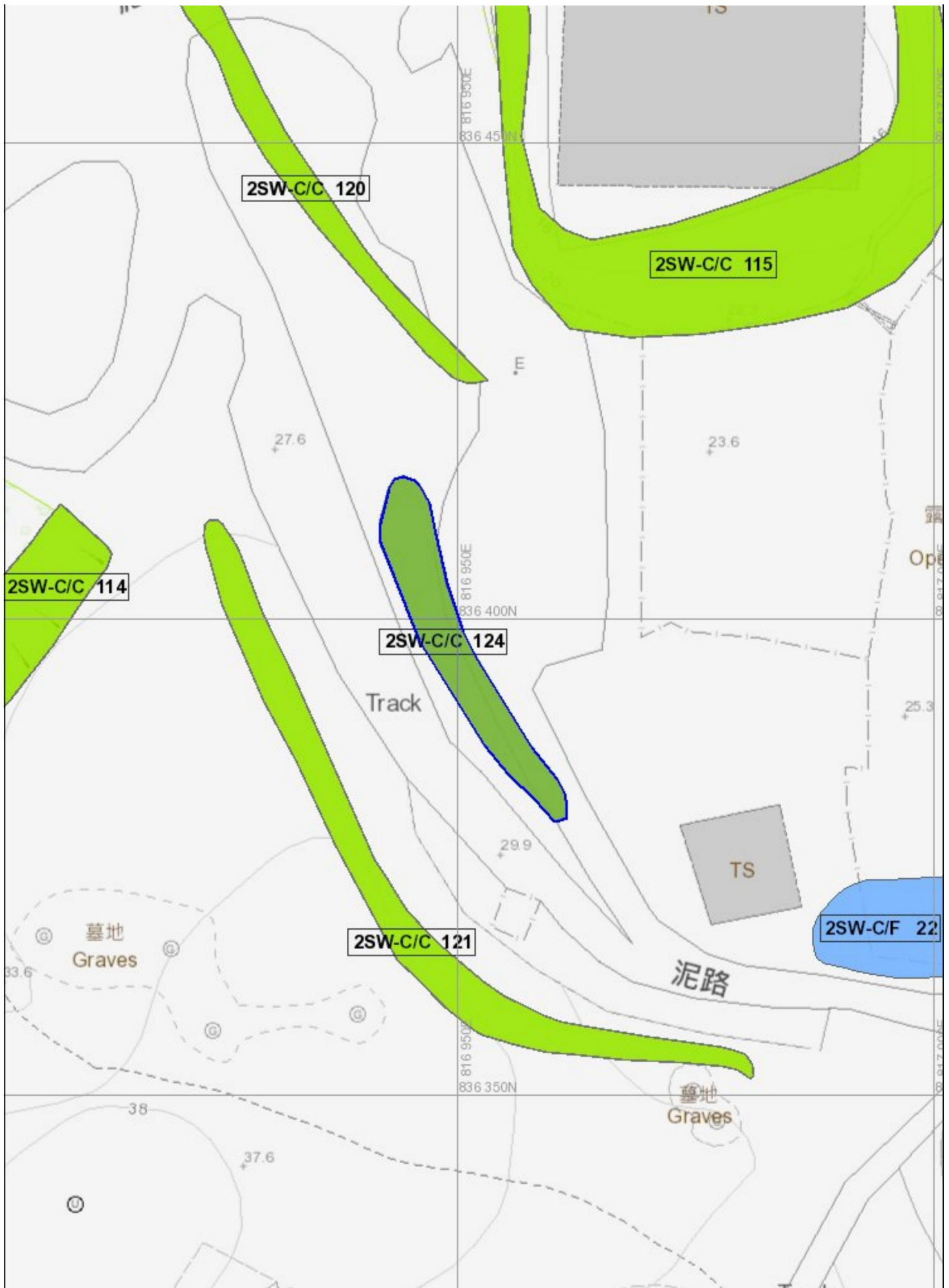
**PHOTO**



2SW-C/C 124

General View

F17





## **APPENDIX B**

# **SIMAR FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE**

# Slope Maintenance Responsibility Report

(2SW-C/C115)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

## List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C115		Sub-Division	1
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1710	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
2	2SW-C/C115		Sub-Division	2
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1711	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
3	2SW-C/C115		Sub-Division	3
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		
4	2SW-C/C115		Sub-Division	4
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1706	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
5	2SW-C/C115		Sub-Division	5
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1705 S.B	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

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Search Criteria: 2SW-C/C115

6	2SW-C/C115		Sub-Division	6
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1705 S.A	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
7	2SW-C/C115		Sub-Division	7
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1701	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
8	2SW-C/C115		Sub-Division	8
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1703	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
9	2SW-C/C115		Sub-Division	9
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1704	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

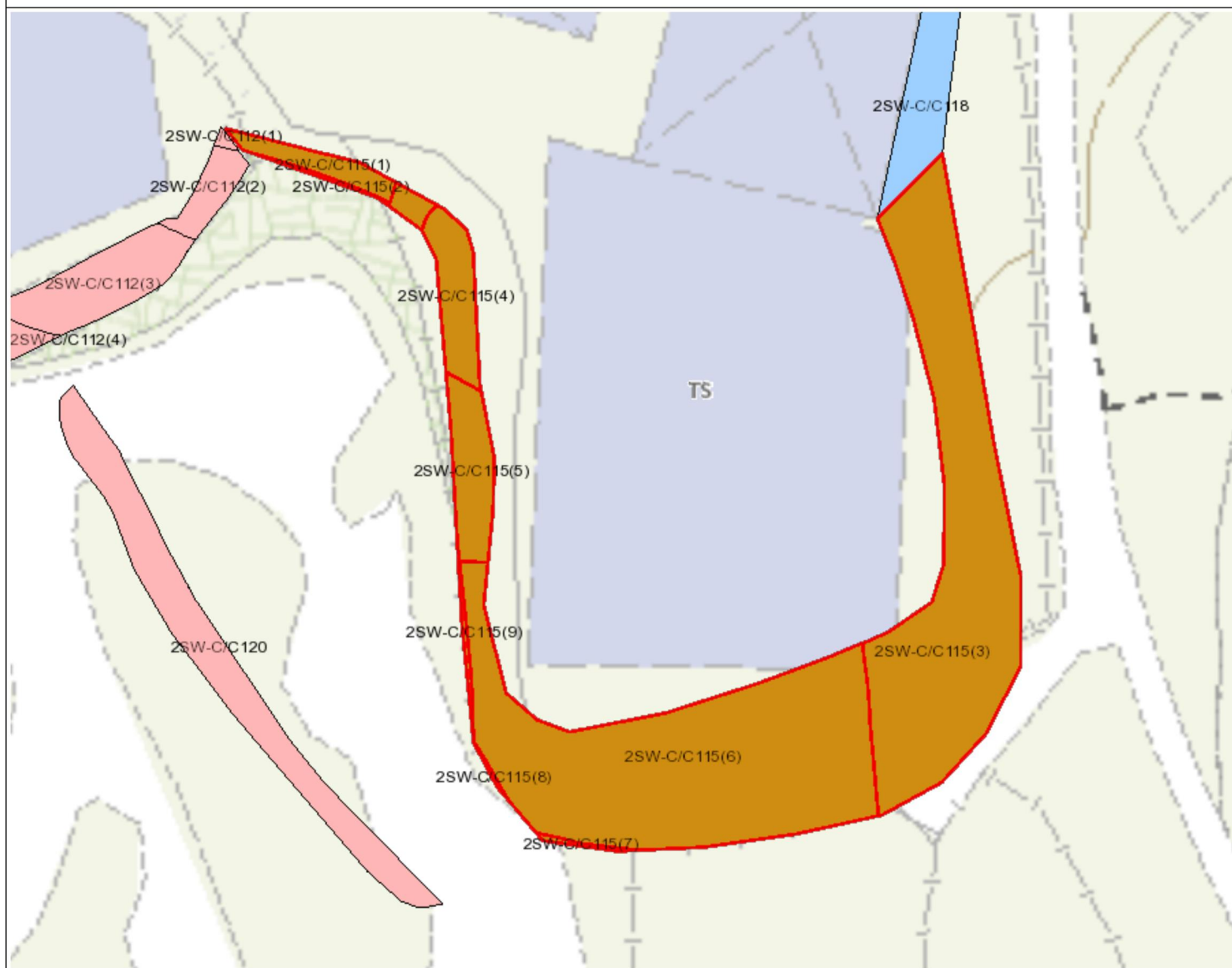
- End of Report -

**Notes:**

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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## Location Plan



## Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 24/03/2025

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Search Criteria: 2SW-C/C115

## Slope Maintenance Responsibility Report

(2SW-C/C120)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

### List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C120		Sub-Division	Not Applicable
	Location	WITHIN DD129 LOT1702		
	Responsible Lot/Party	DD129 Lot1702	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

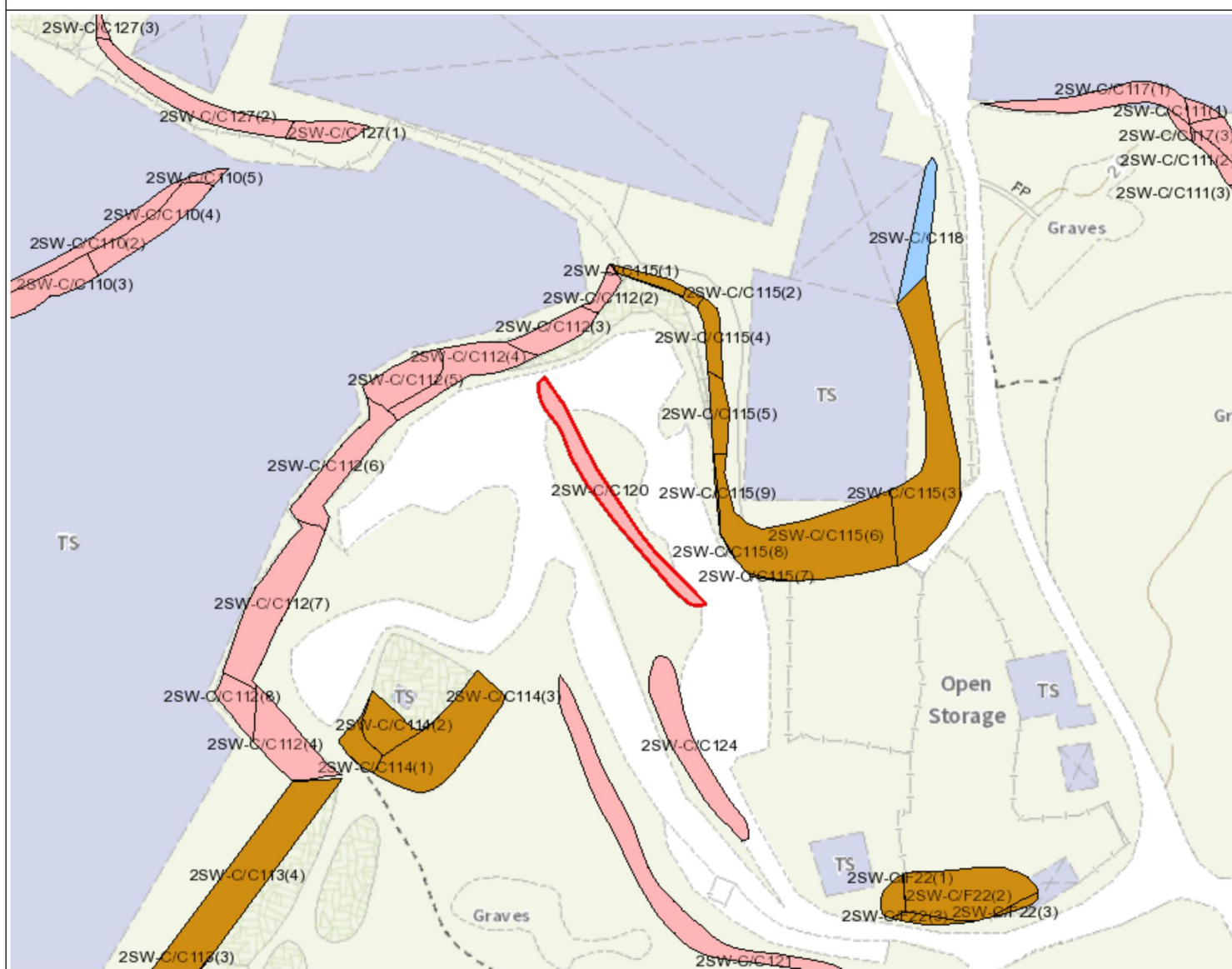
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Search Criteria: 2SW-C/C120

## Location Plan



## Legend

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- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



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Search Criteria: 2SW-C/C120

## Slope Maintenance Responsibility Report

(2SW-C/C124)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

### List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C124		Sub-Division	Not Applicable
	Location	WITHIN DD129 LOT1700		
	Responsible Lot/Party	DD129 Lot1700	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

#### Notes:

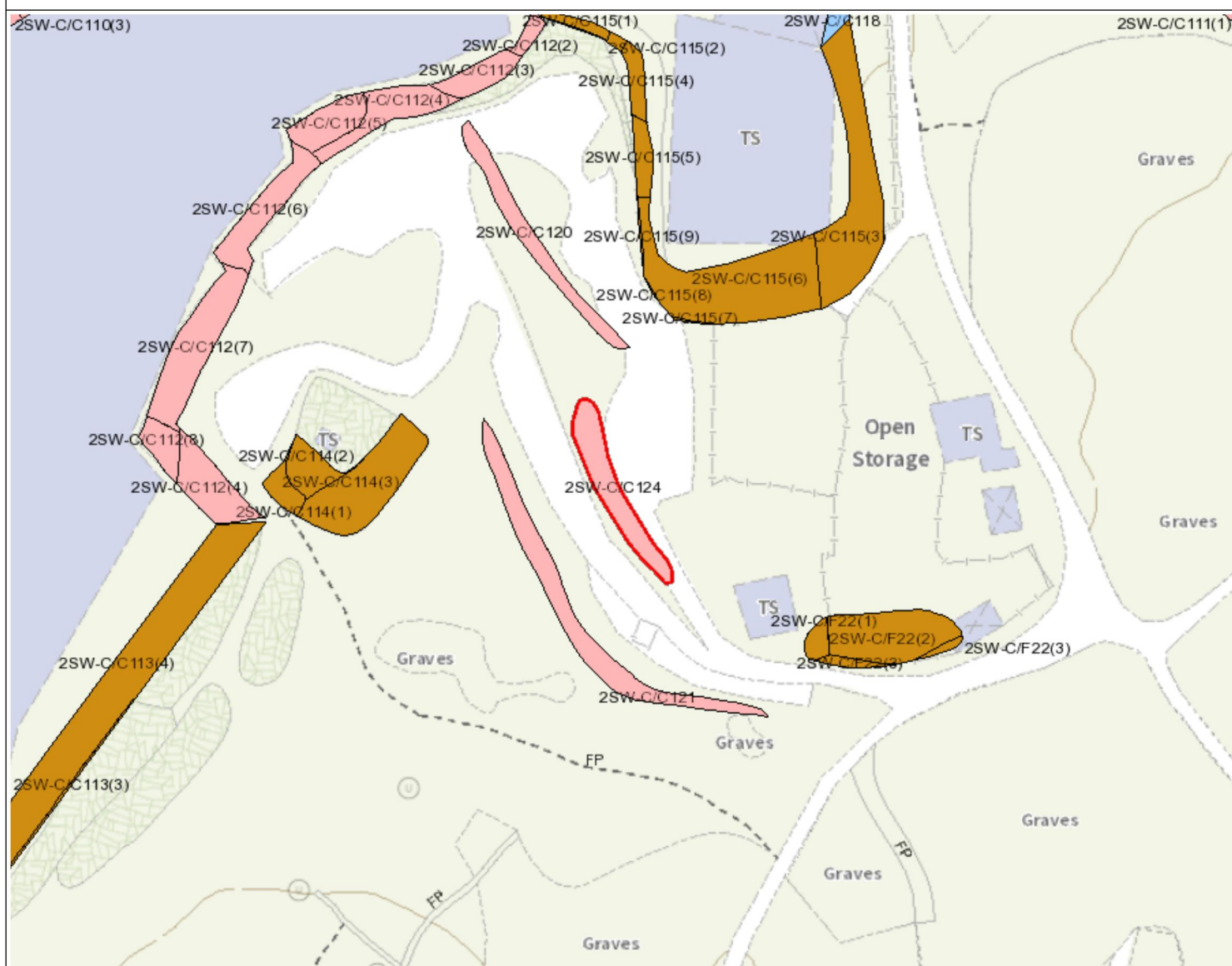
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Search Criteria: 2SW-C/C124



## Location Plan



## Legend

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- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Search Criteria: 2SW-C/C124



Total: 4 pages

Date: 27 April 2025

TPB Ref.: A/YL-LFS/546

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

This letter intends to supersede our letter dated 24.4.2025. We are glad to submit the response to the comments of the CEDD herewith after the discussion with CEDD on 25.4.2025.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at  
at your convenience.

Yours faithfully,

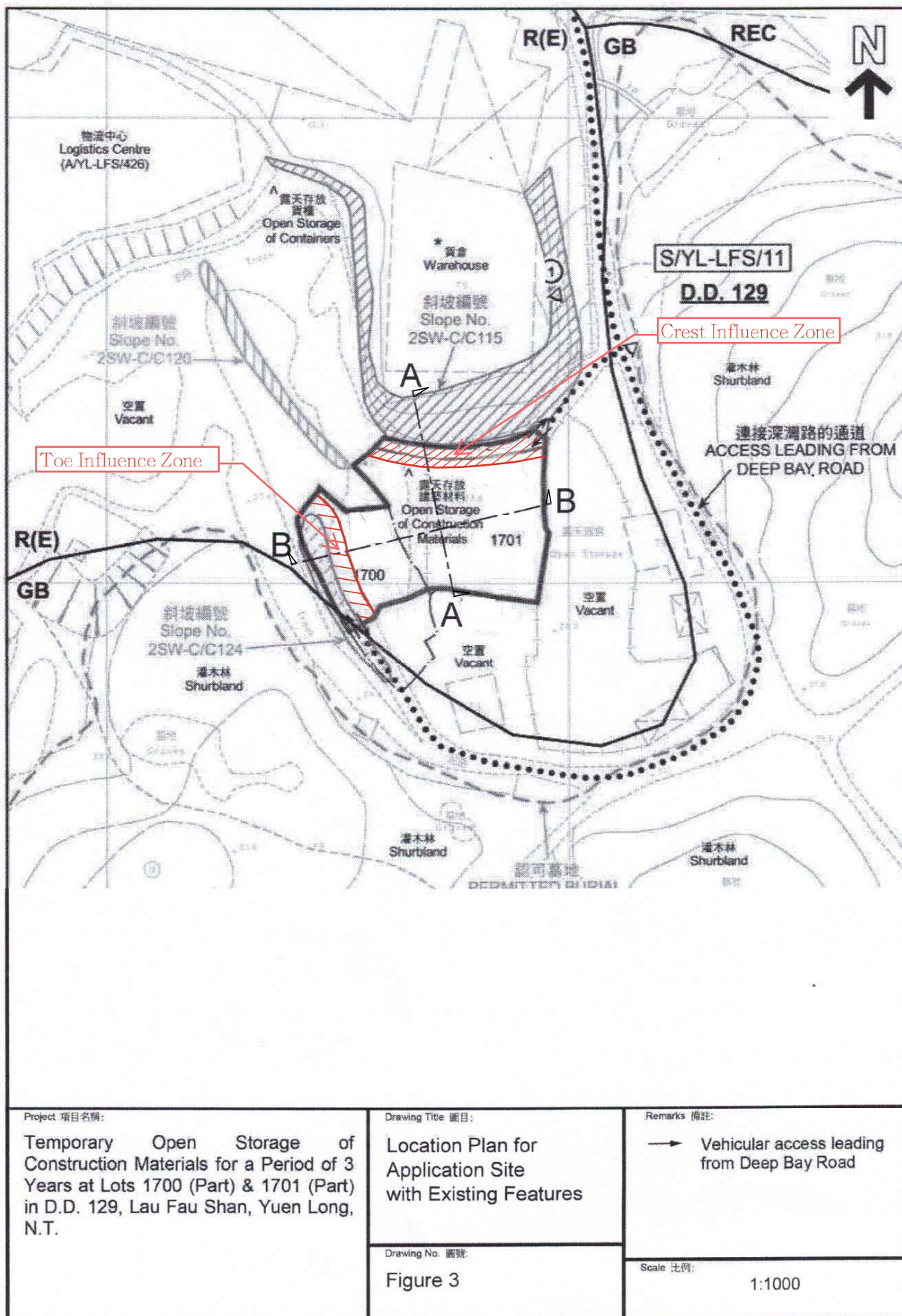
The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

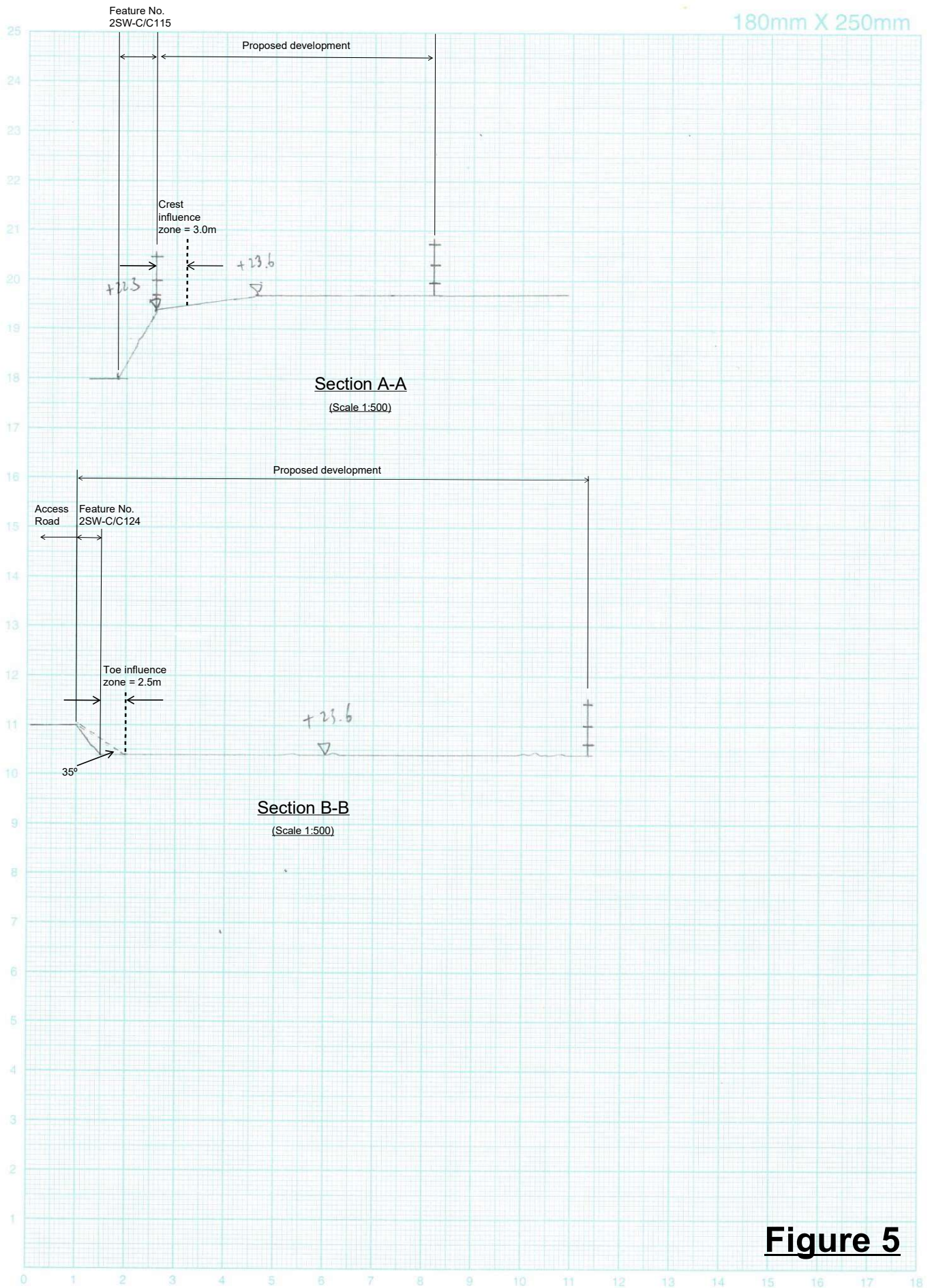
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Wilfred CHU) – By Email

**Response to CEDD's comments (Planning Application No. A/YL-LFS/546) - 23 April 2025**

<p>2. As mentioned in the report, there are 3 registered features located in the vicinity of the proposed site. It is noted that the proposed development of the site is for temporary open storage of construction materials, no structure/building would be constructed on site and no site formation works would also be carried out on site. As such, the proposed development would not affect the stability of these features. However, assessment on whether the stability of these features would affect the development should be carried out.</p>	<p>As discussed with Mr. Jeremy Wong and Mr. Terry Leung of CEDD over the phone, based on the GEO Technical Guidance Note No. 15 (TGN 15) - Guideline for Classification of Consequence-to-Life Category for Slope Features, the slope stability would not affect the proposed development when the facilities are not located within the crest and toe influence zone.</p> <p>For Feature 2SW-C/C115, the cut slope height is 7.0m, according to the Figure 1, 2 and 3 in TGN15, the Crest Influence Zone (D) / Height of Slope Features (H) is about 0.4, it is therefore, Crest Influence Zone is about 3.0m away from the existing slope crest (see Figure 5).</p> <p>For Feature 2SW-C/C124, the cut slope height is 3.0m, according to the Figure 1, 2 and 3 in TGN15, the Crest Influence Zone (D) / Height of Slope Features (H) is about 0.15, it is therefore, Crest Influence Zone is about 0.45m. And the travel angle for estimation of the expected travel distance of landslide debris for cut slope is 35°, the toe influence shall be 2.5m from the existing slope toe (see Figure 5).</p> <p>For Feature 2SW-C/C120, as the whole feature is located outside the site boundary, therefore, the stability of this features will not affect the development.</p> <p>Please be informed that all the construction materials and loading/unloading bay will be placed away from these influence zones in order to avoid the influence to the development due to the stability of features.</p>
<p>2. In view of para. 2 above, relevant geotechnical cross-section showing the proposed development area and the feature concerned should be provided.</p>	<p>The cross sections are shown in the enclosed Figure 3 and 5.</p>







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

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

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.



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

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/33	Temporary Open Storage of I-Beam for a Period of 12 Months	CDA	25.9.1998	(2), (3) & (9)
2	A/YL-LFS/87	Proposed Temporary Open Storage of Construction Machinery and Carne Lorries for 3 Years	R(E)	28.6.2002	(1) & (3) to (5)
3	A/YL-LFS/228	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	R(E) & GB	18.11.2011	(1), (7) & (8)
4	A/YL-LFS/508	Proposed Temporary Open Storage of Construction Materials and Filling of Land (3 Years)	R(E), GB	15.3.2024	(1), (6) & (8)

**Rejection Reasons**

1. No strong planning justification in the submission for a departure from the planning intention(s).
2. Insufficient information to demonstrate no adverse traffic impact.
3. No/insufficient information to demonstrate no adverse drainage impact.
4. No information to demonstrate no adverse environmental impact.
5. No information to demonstrate no adverse visual impact.
6. No information to demonstrate no adverse slope safety impact.
7. Not compatible with the rural neighbourhood and landscape character.
8. Not in line with the then TPB PG-No. 13E/13G.
9. Setting undesirable precedent.

**Similar s.16 Applications within/straddling the same “Residential (Group E)” Zone on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/396	Renewal of Planning Approval for Temporary Open Storage of Construction Material for a Period of 3 Years	R(E)	28.5.2021
2	A/YL-LFS/451	Proposed Temporary Open Storage of Construction Materials and Engineering Machineries (3 years)	R(E), REC	3.2.2023
3	A/YL-LFS/525	Temporary Open Storage of Sand, Bricks and Gravel for a Period of 3 Years	R(E)	6.9.2024

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/416	Proposed Temporary Open Storage of Containers, Metal Wares, Construction and Industrial Equipment and Machineries (3 years)	R(E), GB	14.1.2022	(1) & (2)

**Rejection Reasons**

1. No strong planning justification in the submission for a departure from the planning intentions.
2. Not in line with the (then) TPB PG-No. 13F.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agriculture Lots (OSALs) held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) It is noted that no structure is proposed on the Site by the applicant.
- (c) His office does not guarantee any right-of-way to the Site.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no adverse comment on the application from environmental planning perspective since no heavy vehicle or dusty operation would be involved.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix V**.

**3. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board consider the application acceptable from the planning point of view, an approval condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicant should note his advisory comments at **Appendix V**.

**4. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) Moreover, having considered the nature of the open storage, the following approval condition shall be added. To address the additional approval condition, the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for approval.

“The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

- (c) The applicant should note his advisory comments at **Appendix V**.

## **5. Geotechnical Aspect**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) The applicant should be reminded that the submitted Geotechnical Planning Review Report has been considered from the point of view of a feasibility assessment only. He has no adverse geotechnical comments on the application.
- (b) The applicant should note his advisory comments at **Appendix V**.

## **6. Project Interface**

Comments of the Project Manager (West) (PM(W)), CEDD:

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas - Investigation”, which is the Investigation Study and jointly commissioned by PlanD and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning application is granted, notwithstanding the validity period of the planning permission, the applicant should note his advisory comments at **Appendix V**.

## **7. District Officer’s Comments**

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

His office has not received any feedback from locals.

## **8. Other Departments’ Comments**

The following government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works (CE/LW), CEDD;
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Commissioner for Transport (C for T);
- (f) Commissioner of Police (C of P); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road connecting the Site to Lau Fau Shan Roundabout is not and will not be maintained by HyD and HyD will not take up the maintenance of the access road. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (e) to note the comments of the Chief Engineer/Mainland North (CE/MN, DSD) on the submitted drainage proposal:
  - (i) the ground to the east, south and west of the Site is generally higher. According to the topography around the Site, external catchment area shall be greater than the one adopted in the submitted hydraulic calculation. The applicant should update the hydraulic calculation;
  - (ii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
  - (iii) please indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system;
  - (iv) please demonstrate with hydraulic calculation that all proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
  - (v) the applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for additional flow generated due to the application;
  - (vi) the applicant should provide site photos to demonstrate the presence and reflect condition of the existing drainage system;
  - (vii) in the submitted hydraulic calculation, 280mm/hr was adopted as design rainfall intensity. The applicant should clarify the design rainfall intensity adopted in the submitted calculation. The newly promulgated Stormwater Drainage Manual – Corrigendum shall be considered and storm constants of Hong Kong Observatory Headquarters shall be adopted in the hydraulic calculation;

- (viii) the applicant should clarify the flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75m/s to 3.0m/s;
  - (ix) the proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
  - (x) where walls and hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
  - (xi) the existing watercourse, to which the applicant proposed to discharge stormwater from the Site was not maintained by his Office. The applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) of Home Affairs Department should be consulted;
  - (xii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - (xiii) the applicant should consult District Lands Officer/Yuen Long of Lands Department and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
  - (xiv) the cover levels and invert levels of the proposed u-channels and catchpits/sand traps should be shown on the drainage plan. The applicant should clarify the invert level of the existing watercourse mentioned in the submitted proposal;
  - (xv) standard details should be provided to indicate the sectional details of the proposed u-channels and the catchpits/sand traps. Catchpits should be provided at where a proposed surface channel change direction;
  - (xvi) the applicant should provide details for the connection of the proposed u-channels and the existing watercourse mentioned in the proposal; and
  - (xvii) consideration should be given to provide grating for the surface channels;
- (f) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should



be clearly marked on the layout plans. Good practice guidelines (**Appendix VII**) for open storage should be adhered to. If the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
  - (i) 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;
  - (ii) 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;
  - (iii) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised 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;
  - (iv) 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;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
  - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

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**From:**  
**Sent:** 2025-02-10 星期一 01:12:39  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-LFS/546 Fu Cho Village, Lau Fau Shan

A/YL-LFS/546

Lots 1700 (Part) and 1701 (Part) in DD 129, Fu Cho Village, Lau Fau Shan

Site area: About 1,620sq.m

Zoning: "Res (Group E)" and "Green Belt"

Applied development: Open Storage Construction Materials / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

508 was rejected less than a year ago on 15 Mar but now an applicant with a different name has lodged an almost identical application.

Under the streamlining formula all this requires is a copy and paste of the March decision. There cannot be any material change in such a short period and the location is now Cat 2,

Previous objections relevant and upheld.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 26 February 2024 2:03 AM HKT  
**Subject:** A/YL-LFS/508

A/YL-LFS/508

Lots 1700 (Part) and 1701 (Part) in DD 129, Fu Cho Village, Lau Fau Shan

Site area: About 1,560sq.m

Zoning: "Res (Group E)" and "Green Belt"

Applied development: Open Storage Construction Materials / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. There is unapproved brownfield operations in the area. Members should note that the adjacent Lots 1694, 1697 (Part) and 1698, Application 402, solar farm was withdrawn back in 2021 but according to the map on OZP website are now showing as Open Storage.

There has been no approval for open storage on 402 site nor this one.

Members must question what is going on and if any enforcement action is being taken.

Open Storage on both Res E and GB is unacceptable.

Application should be rejected.

Mary Mulvihill

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**From:**  
**Sent:** 2025-04-28 星期一 03:18:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-LFS/546 Fu Cho Village, Lau Fau Shan

Dear TPB Members,

TYPO in previous message. Should read NOT Cat 2.

Note that the adjacent site is tagged Open Storage despite the fact that the application A/YL-LFS/402 for a solar farm was withdrawn. Zoning is the same for both.

Members should ask DPO to outline what activities are being carried out in the immediate district and if any enforcement action has been taken re illegal activities in the area.

No justification to approve the application.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Monday, 10 February 2025 1:12 AM HKT  
**Subject:** Re: A/YL-LFS/546 Fu Cho Village, Lau Fau Shan

A/YL-LFS/546

Lots 1700 (Part) and 1701 (Part) in DD 129, Fu Cho Village, Lau Fau Shan

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Previous objections relevant and upheld.

Mary Mulvihill

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**From:** i

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Monday, 26 February 2024 2:03 AM HKT

**Subject:** A/YL-LFS/508

A/YL-LFS/508

Lots 1700 (Part) and 1701 (Part) in DD 129, Fu Cho Village, Lau Fau Shan

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Members must question what is going on and if any enforcement action is being taken.

Open Storage on both Res E and GB is unacceptable.

Application should be rejected.

Mary Mulvihill



反對有關地段 1700 及 1701 的申請(A/YL-LFS/546)

該申請聲稱在東北的出入口不現實及不是現在情況，這是屬於我們地段 1694 的通道。不屬於 1701 地段。本身已經多貨車出入，得一條又窄又斜的路，根本不夠路。

他們的現行出入口在 1700 的南面，在墓地附近。

因此我們反對申請

村民上

2025 年 4 月 25 日



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**From:**  
**Sent:** 2025-04-28 星期一 18:19:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>  
**Subject:** 反對地段 1700，1701 申請露天存放建築材料（為期 3 年）及有關岩土工程的報告(A/YL-LFS/546)  
**Attachment:** 我們反對及關注的情況.pdf

敬啟者：

就有關反對地段 1700，1701 申請露天存放建築材料（為期 3 年）及有關岩土工程的報告 (A/YL-LFS/546)事宜，請看附件中信件及相片。謝謝！

附件

黃生等人  
四月二十八日

反對地段 1700，1701 申請露天存放建築材料（為期 3 年）及有關岩土工程的報告(A/YL-LFS/546)

我們留意到有關報告，這報告欠缺獨立性和全面性。

- 1) 這一帶地段原是梯田，多年間無數次被人挖掘而改變了一帶田的樣貌。現狀該申請地段附近三面亦都有斜坡或峭壁，每逢雨季，雨水連山泥、石頭如山泉湧現，出現泥石流。
- 2) 在報告中所標示的某些斜坡位置是錯誤與實地不同，例如 Slope No 2sw-C/C120，在多幅圖位置顯示都是錯的。
- 3) 在地段 1700 西面有一條很長斜坡，被多次砍伐樹木，現在已有泥土鬆脫及傾瀉的情況，而報告中並無提及。如果遇到毫雨的情況或颱風，會出現泥石流，有即時危險。報告亦缺乏詳細資訊及相關降雨量的數據分析，會對斜坡的影響。(附相片一至六)
- 4) 報告中亦欠就有關特殊環境地勢提交完善的排水系統及詳盡計劃，以防洪水淹至引發泥石流及山泥傾瀉的措施！
- 5) 而在地段 1700 及 1701 申請的南面，部份圍版已經傾斜，反映落雨時，水都會很大，連圍版都沖脫了(附相片七及八)
- 6) 在 1701 的北面，有約 10 米深的峭壁，申請人用圍板遮住，驟眼看不到，實有潛在不明危險。報告中亦沒有提及此點及提供相片供貴署查閱。
- 7) 報告中附件所描述的環境情況不全面，亦沒有展示墓地金塔，及該申請場地兩面閘門等相關位置及資料。(附相片九及十)

- 8) 報告中沒有展示附近一帶斜坡泥土鬆脫現象的照片，有隱瞞之嫌!
- 9) 報告中提及 Road with Low traffic density 是完全沒有根據及做統計，事實上該路段是一條狹窄路通往深灣路，有私家車，大貨車及行人使用。而正因如此亦曾經發生意外，撞傷掃墓拜祭人仕。

這個報告不可信賴，仔細看很多資料錯誤或沒有展示。請委員們核實及否決有關申請。

Cc Tracy Law

黃生等人

四月二十八日

相片一

在地段 1700 西面斜坡泥石沖下情況 (25 年 4 月份影)



相片二





相片三



相片四



西面斜坡從高看（相片五）



（相片六）

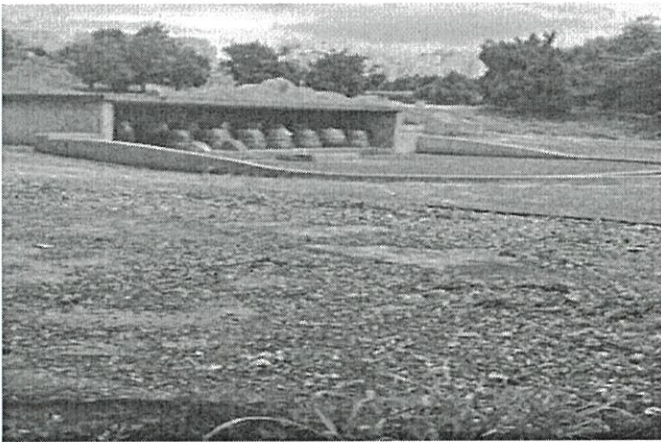


相片七及八

在地段 1700, 1701 南面情況(4 月份影)



相片九及十





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**From:**  
**Sent:** 2025-04-29 星期二 15:45:21  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對 A/YL-LFS/546 申請

反對 [A/YL-LFS/546](#) 申請理由如下:

1. 附近一帶環境都是我們村民世代祖先的墓地，更有的是土葬，這個申請完全不能接受，打擾了先人入土為安。
2. 噪音，無論是上落或搬運物料，都產生不必要的噪音
3. 這申請完全沒有先例，周圍環境只適合村民拜祭祖先，並提供祖先們安靜的環境下葬。
4. 太多工程車運料車上上落落，易生危險
5. 墓地山頭又多樹木，一旦發生建築物料火災，極速蔓延，打擾先人。

我們非常反對這申請

牛礮村村民們



# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

250429-041624-78663

Reference Number:

提交限期

29/04/2025

Deadline for submission:

提交日期及時間

29/04/2025 04:16:24

Date and time of submission:

有關的規劃申請編號

A/YL-LFS/546

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 黃先生

Name of person making this comment:

意見詳情

Details of the Comment :

申請人提交一份新的岩土工程規劃檢討報告

城市規劃委員會：

反對有關規劃申請

我們是該地段鄰近的土地村民，看到有關申請，需要提出反對，原因如下：

- 1) 倒塌危險: 申請地點是在一個人工挖掘的山谷中，高低地有約3 到8米高低差，四處斜坡沒有經過鞏固，現在改建更容易引起倒塌，大型車輛負重和存放重物，容易引起滑坡，導致地段內和地段附近土地危險，岩土報告沒有對倒塌危機作規範
- 2) 交通影響: 上述地點地處山谷中，只有一條狹窄單行山道連接，其中大部分是泥路，即使是有人非法鋪設一些硬地，其可靠性根本沒法保障，如果貴署作出實地考察，也會看到很多地面陷落，十分危險，岩土報告沒有提及岩土的承重能力
- 3) 失實評估: 報告中聲稱更改土地用途只會帶來一次小型貨車影響，根本是錯誤或失實，以該地段過萬尺的面積，存放建築物料，只用小型貨車一次出入，根本不可能和不可信，該地段附近有大量祖墳，是村民的必經路，增加車流量和大型作業引起附近村民危險，也會做成山路堵塞
- 4) 水浸影響: 該地本身經過非法挖掘做成人工山谷，同時為了做成貨倉用地，非法把附近其他土地進行挖掘使其成為低地，現在報告中的所謂渠道報告，根本沒法解決露天貨倉改建做成附近低地水浸，而有關渠道設計，更是把雨水引到附近低地，損人利己
- 5) 火災危險: 該地改作露天存放建築物料，風吹日曬，完全沒有消防安全，危險非常
- 6) 先破壞後申請: 該地和附近原來多年種有多種樹木，為附近祖墳的風水樹，原來亦非所謂硬地，只是有關人士採用先破壞後申請的手法，把原來附近的樹木破壞，在報告中的照片顯示，存放大石的地方原為樹林，如果貴署翻查紀錄，也會發現該地有多次非法改變土地用途的紀錄，都反映該地在不停先破壞，現在再申請，若貴署同意申請，必會開壞先例，引起更多人仿效先破壞
- 7) 行人交通: 上述地點已被人圍封起來，而圍封地方比申請地方大，有部份更佔用政府土地，如貴署到實地考察，也會發現該地已經在沒有得到規劃申請前已在進行大規模工程，造成村民出入堵塞，尤其在春秋二祭時更為嚴重

謝謝關注

牛礪村黃先生

**Good Practice Guidelines for Open Storage Sites**

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

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