

This document is received on 2025年 05月 6日
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500697 31.3.2025 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	A/YL-LFs/858
	Date Received 收到日期	- 6 MAY 2025

- 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)

TANG Chung Wai 鄧宗偉

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 2,234 sq.m 平方米 ☐ About 約☒ Gross floor area 總樓面面積 999 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

..... N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone
(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"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##}的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]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
06/02/2025 - 20/02/2025 (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 14/03/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,235sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 999sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 999sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 999sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1 (G/F)	WAREHOUSE (EXCL. D.G.G.)	977 m ² (ABOUT)	977 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)	
B2	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
B3	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
TOTAL		999 m ² (ABOUT)	999 m ² (ABOUT)		

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

2

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

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

N/A

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

2

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 08:00 to 19:00. 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)) Accessible from Deep Bay Road via a local access <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)																															
	No 否	<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"/> 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?	<table border="0"> <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>(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。

Please refer to the supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

18/03/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	2,234 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
Zoning 地帶	"Recreation" Zone
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	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	999 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 - 13 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45 % <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		2
	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) _____ _____		2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		N/A N/A 2 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan; Zoning plan; Land status plan; Swept path analysis; Drainage proposal; FSIs proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 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。

- Proposed UC
(Gradient) with cast
iron cover
- Existing Drain
- Proposed Catchpit

Company:

Project:

Lots 2092 and 2093
(Part) in D.D. 129, Lau
Fau Shan, Yuen Long,
New Territories
(AYL-LFS/490)
(Drainage Proposal)

Title:

Drainage layout

Dwg No:

Fig.1

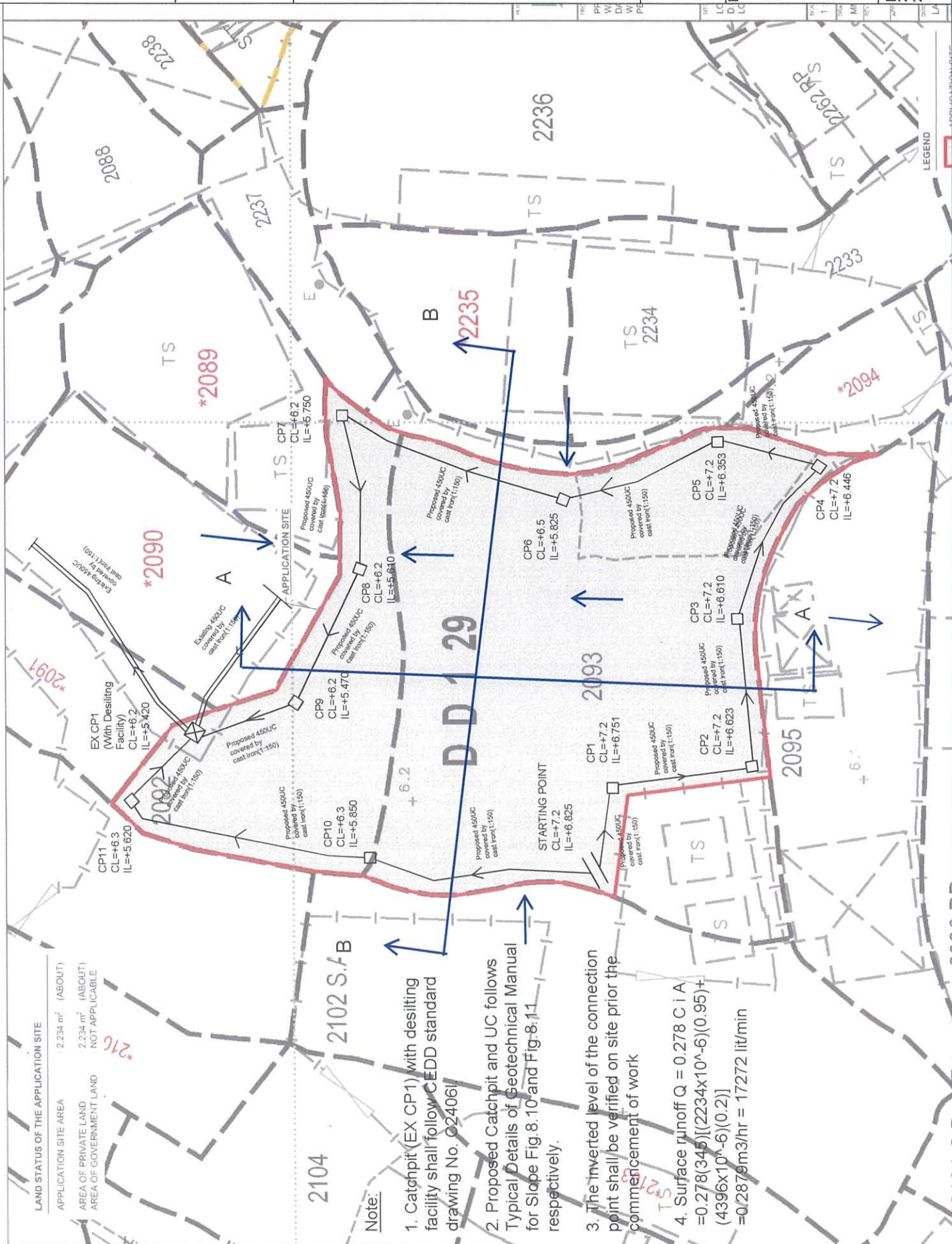
Date:
24 March
2025

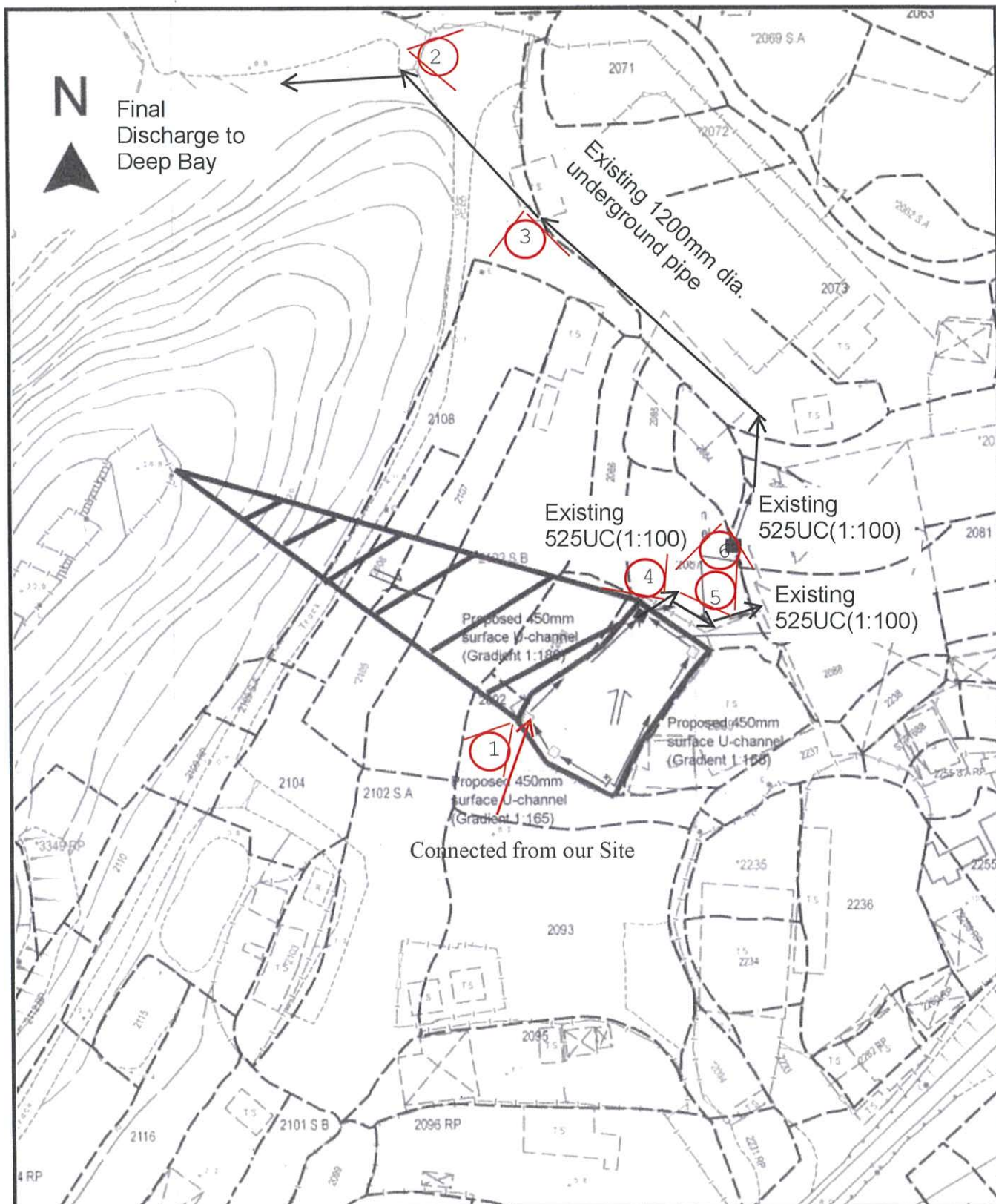
LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	2,234 m ² (ABOUT)
AREA OF PRIVATE LAND	2,234 m ² (ABOUT)
AREA OF GOVERNMENT LAND	NOT APPLICABLE

Note:

1. Catchpit (EX CP1) with desilting facility shall follow CEDD standard drawing No. Q24061
2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig. 8.10 and Fig. 8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Surface runoff $Q = 0.278 \text{ C i A}$
 $= 0.278(345)[(2234 \times 10^{-6})(0.95) + (4396 \times 10^{-6})(0.2)]$
 $= 0.2879 \text{ m}^3/\text{hr} = 17272 \text{ lit/min}$





Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 2090 (Part), 2091 (Part) & 2092 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- ☐ Proposed catchpit
- ☒ catchpit with sandtrap
- +9.0 Level (mPD)
- Flow of Surface Runoff
- External catchment

Scale 比例:

1:1000

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Assume Return Periods = 50 years,

According Table 3a,

a = 505.5, b = 3.29, c = 0.355

Time of concentration:

$$t = 0.14465 (L / (H^{0.2} A^{0.1}))$$

where t = time of concentration (min)

A = area of catchment (m²)

H = average fall (m per 100m) from the summit of catchment to the point of design

L = Length which water takes the longest time to reach the design section

$t_d = 1.20$ mins A = 6631 m², H = 1m per 100m,
L = 20m

$$i = \frac{a}{(t_d + b)^c}$$

i = 297 mm/hr

Due to climate change, increase of rainfall shall be 16%

i = 297 × (1+16%) = 345mm/hr

Check existing 450UC at Lot 2089



Hard-paved Area = 639 m² (C=0.95)

Outside Catchment Area = 1000m² (C=0.4)

Surface runoff from Lot 2089

$$Q_p = 0.278 C i A$$

$$= 0.278 \times 0.95 \times 345 \times (639 \times 10^{-6}) + 0.278 \times 0.4 \times 345 \times (1000 \times 10^{-6})$$

$$= 0.0966 \text{ m}^3/\text{s}$$

$$= 5797 \text{ lit/min}$$

Due to proposed development,

overall surface runoff

$$= 0.0966 + 0.2879$$

$$= 0.3845 \text{ m/s}$$

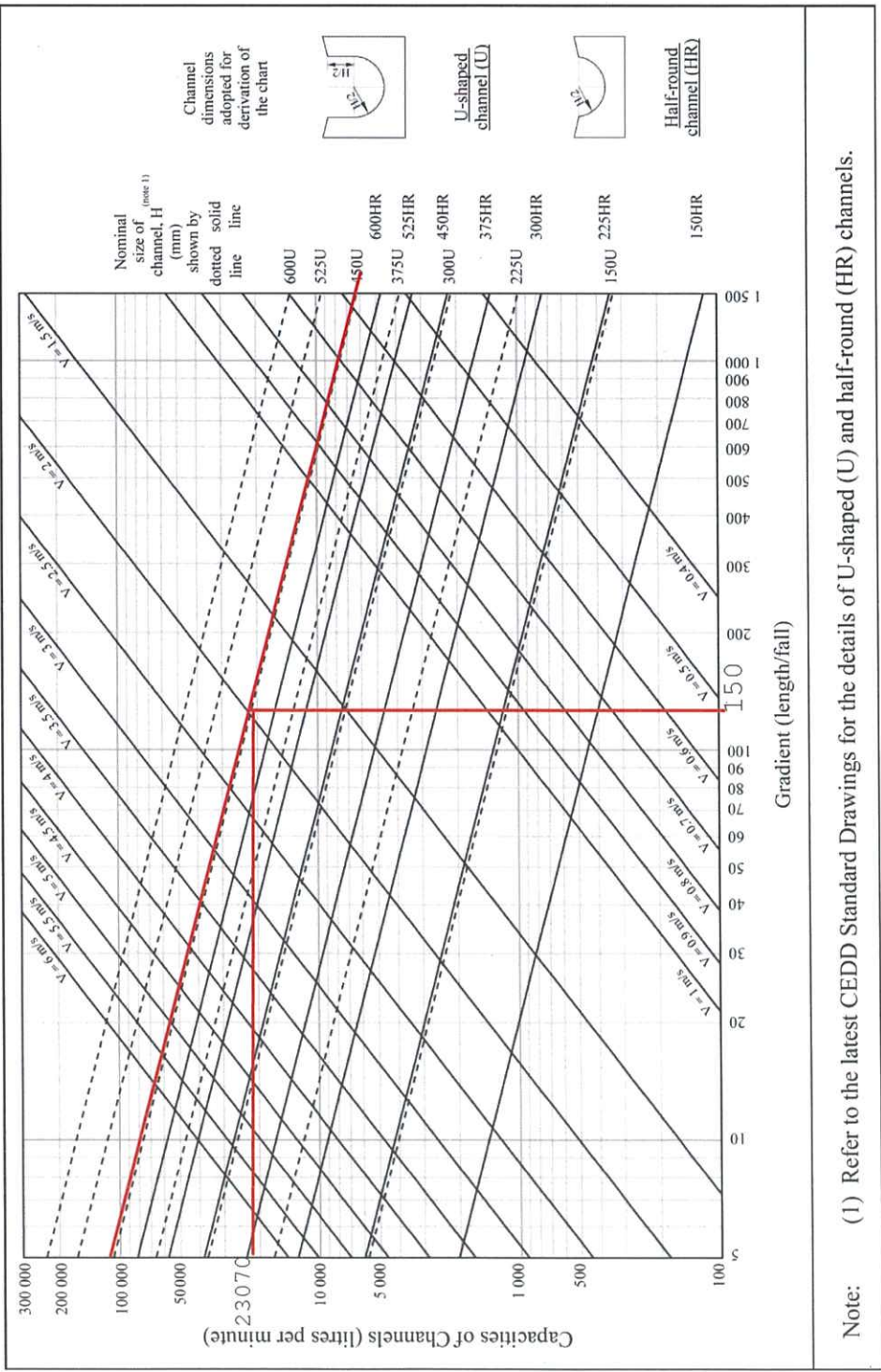
$$= 23070 \text{ Lit/min}$$

As a result, existing 450UC can cater the surface runoff due to proposed development

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

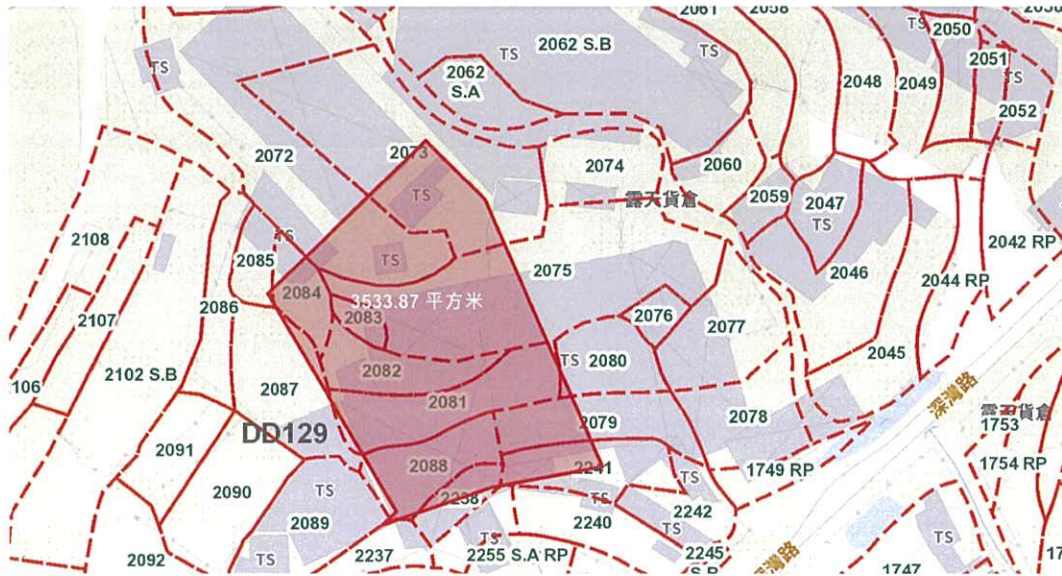
Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

Checking Existing 525UC



Catchment Area for Existing 525UC = 3534 m²

$Q_p = 0.278 C i A$

$= 0.278 \times 0.95 \times 345 \times (3534 \times 10^{-6})$

$= 0.3218 \text{ m/s}$

Due to proposed development,
overall surface runoff

$= 0.0966 + 0.2879 + 0.322$

$= 0.707 \text{ m/s}$

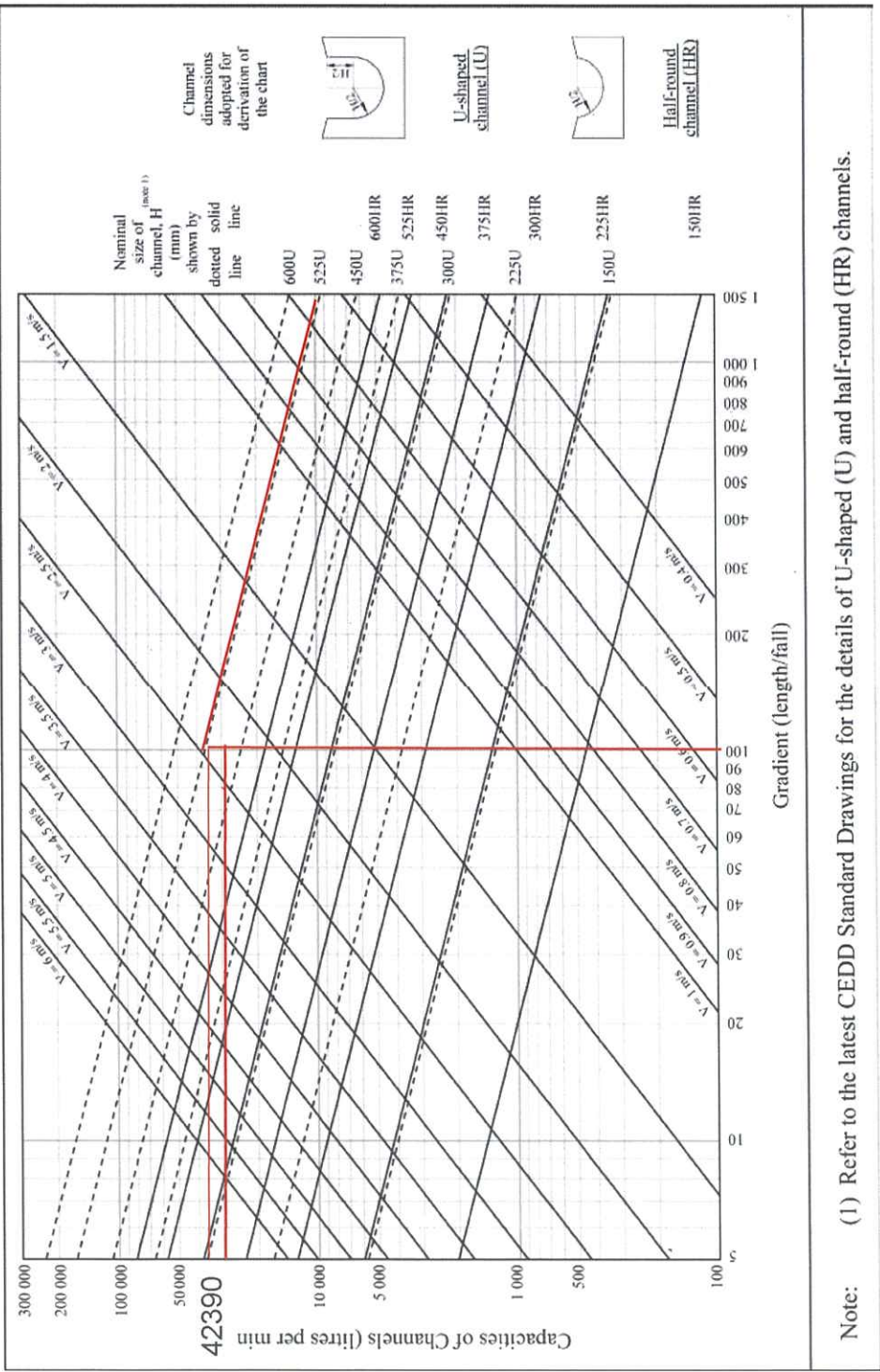
$= 42390 \text{ Lit/min}$

As a result, existing 525UC can cater the surface runoff due to proposed development

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



S.B

+7.2

+6.1

S.B

+6.3

+6.2

SECTION A-A (N.T.S)

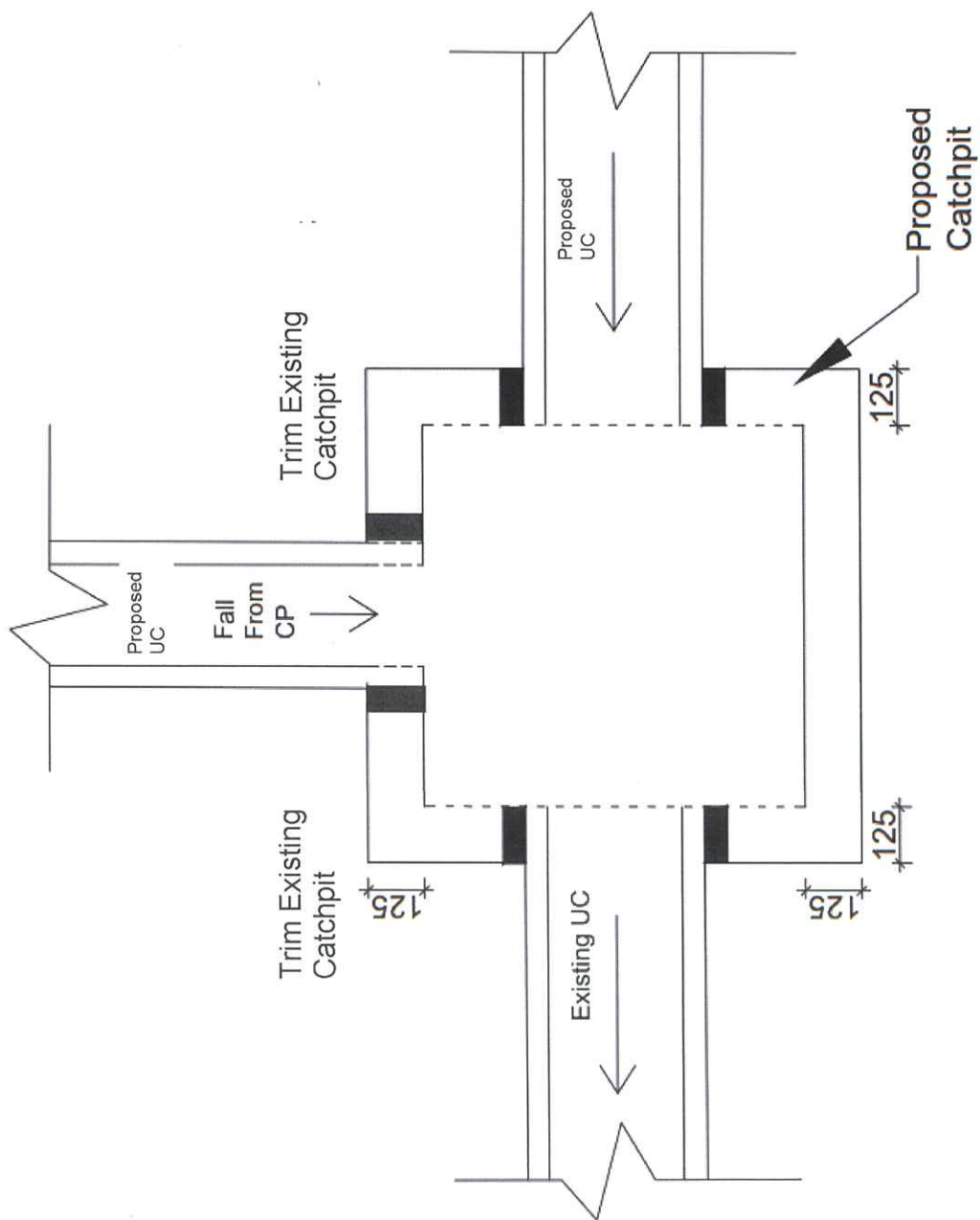
+10.6

+7.2

+7.2

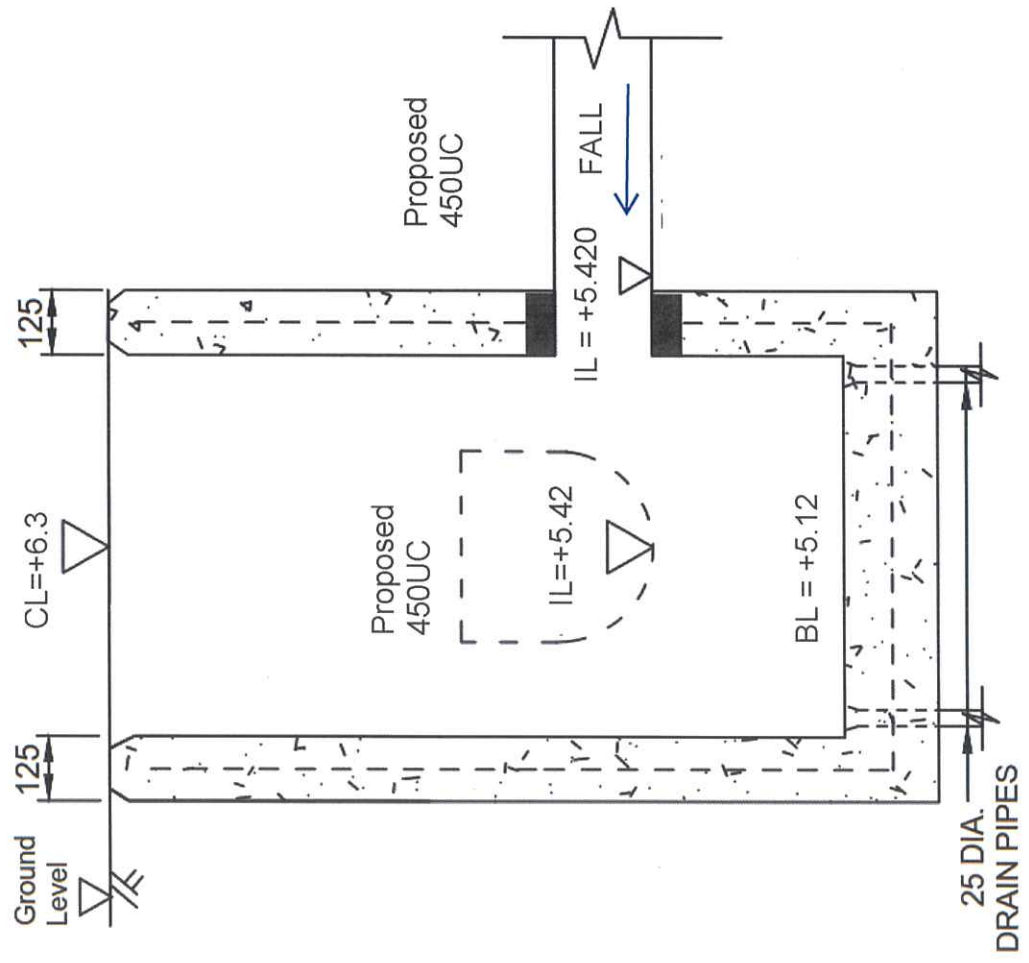
+6.2

SECTION B-B (N.T.S)

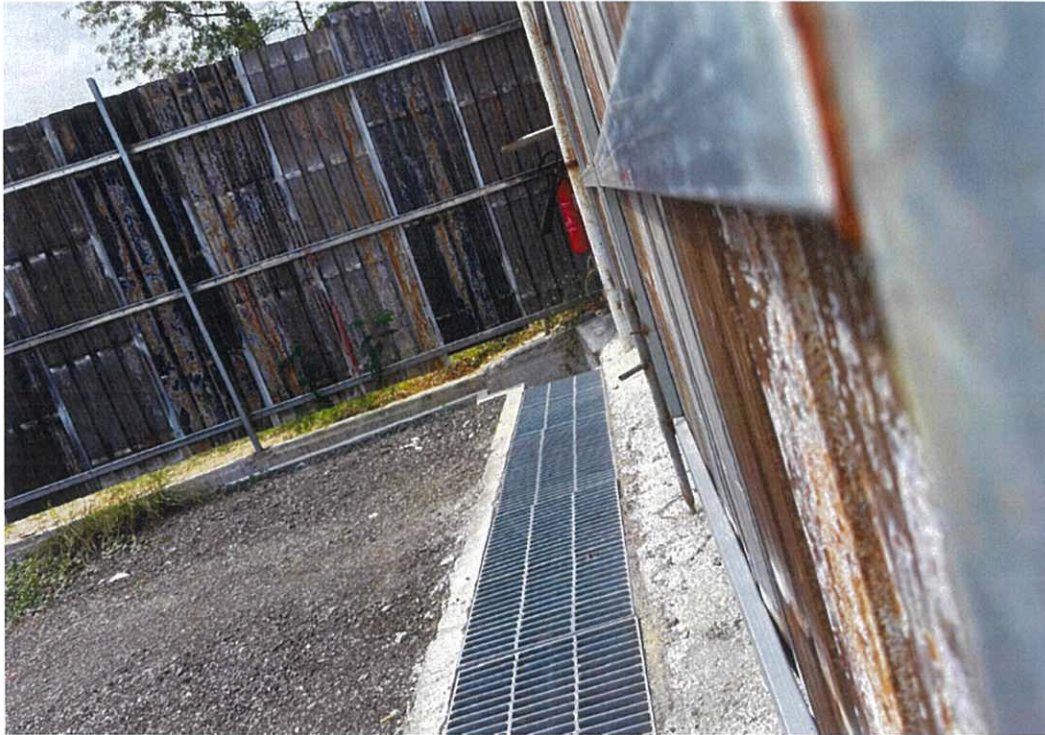


Connection Details

OF EX CP1



Section of EX CP1



VIEW 1 EXISTING 450UC



VIEW 2 FINAL DISCHARGE TO
EXISTING STREAM AND DEEP



Underground
pipe

VIEW 3 EXISTING UNDERGROUND
1200mm dia. pipe



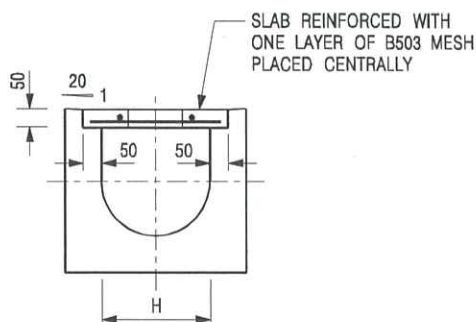
VIEW4 EXISTING 525UC



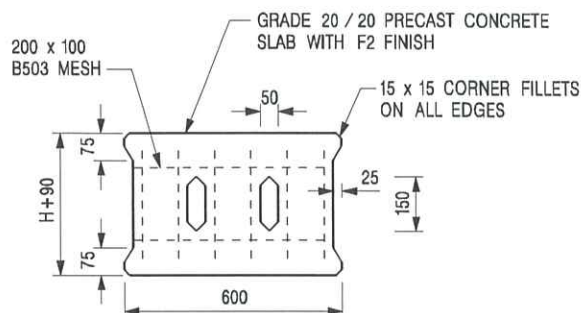
VIEW5 EXISTING 525UC



VIEW6 EXISTING 525UC



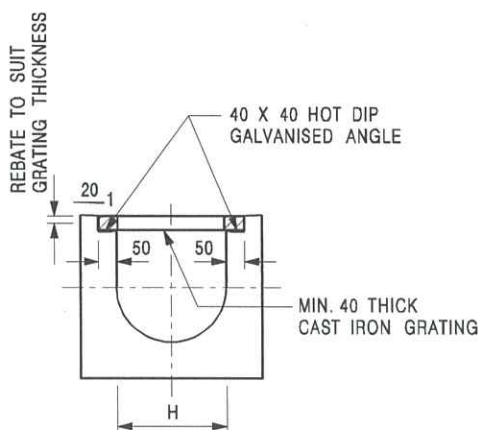
TYPICAL SECTION



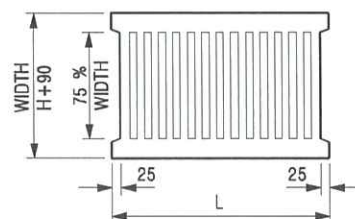
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS

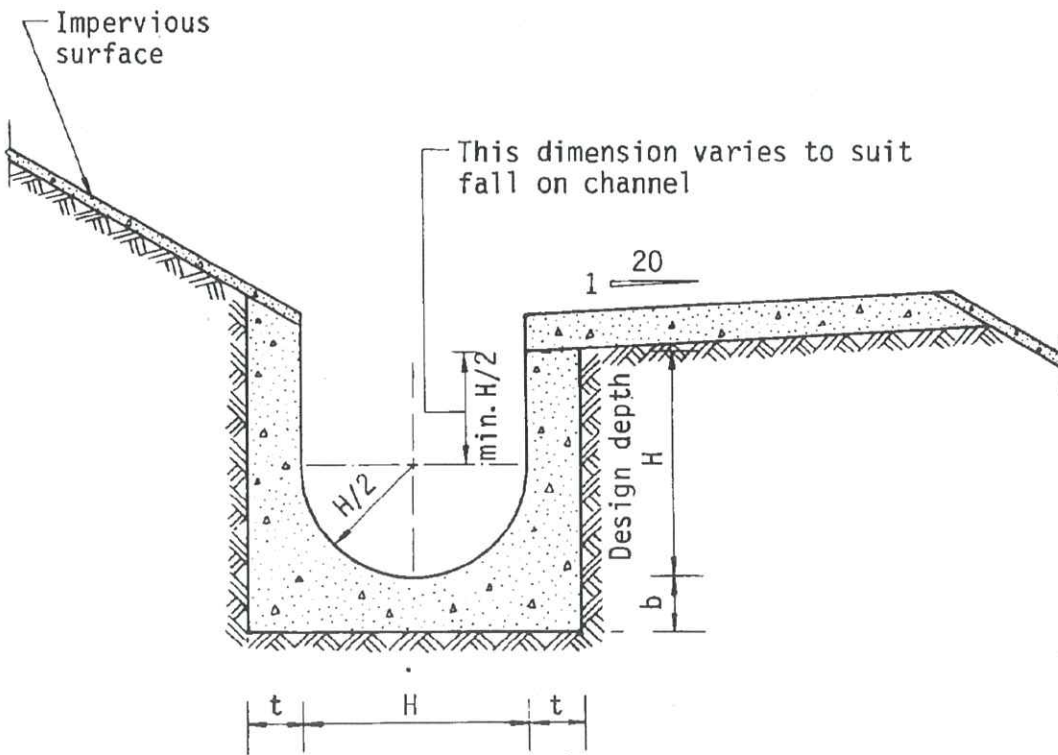


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

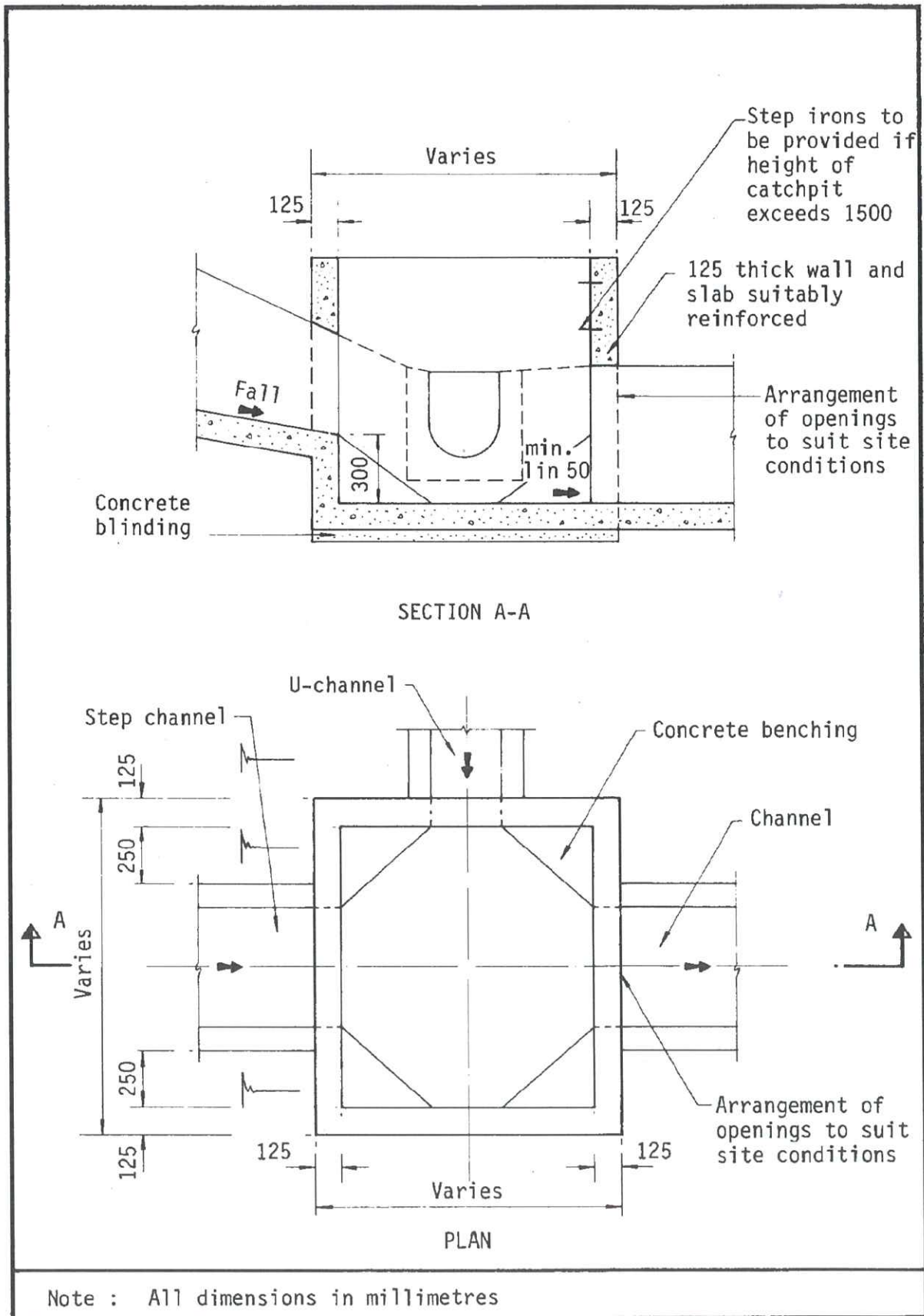
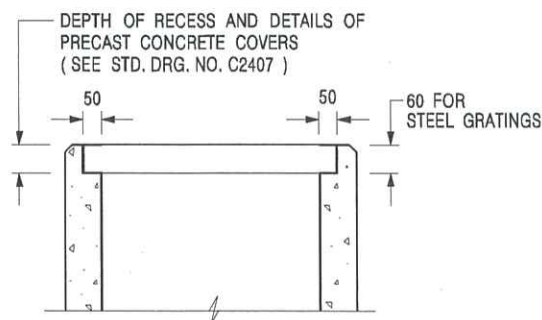


Figure 8.10 - Typical Details of Catchpits



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



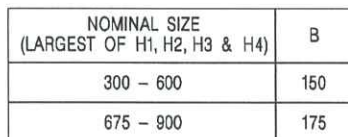
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 / 2

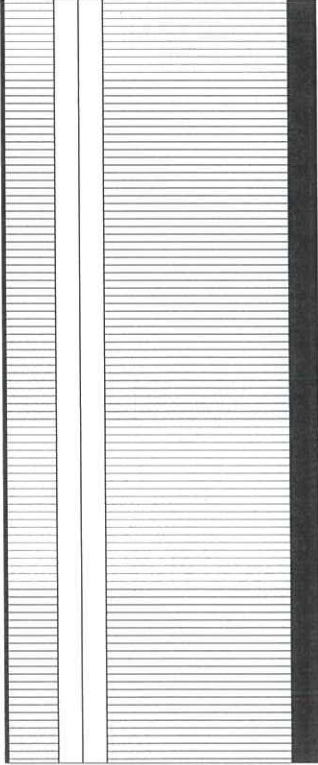


- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

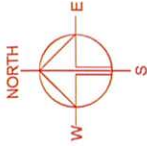
FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY: CATEGORY (I)
(B) STORAGE HEIGHT: NOT EXCEEDING 4M
(C) STORAGE: ST1
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO /VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 4.3 SUFFICIENT EMERGENCY AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	STRUCTURE B1
GFA	977 m ²
OPENABLE WINDOW AREA REQUIRED	977 m ² X 6.25% = 61 m ²
OPENABLE WINDOW AREA PROVIDED	REFER TO ELEVATION - (A-A) = 63 m ²
TOTAL = 63 m ² > 61m ²	



ELEVATION A-A
(INDICATIVE ONLY)



PROJECT	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
SITE LOCATION	LOTS 2092 AND 2093 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES
SCALE	1: 300 @ A4
DRAWN BY	DATE
MIN	27.3.2025
REVISION BY	DATE
APPROVED BY	DATE
DWG TITLE	FSIS PROPOSAL (1/2)
DWG NO	APPENDIX II
VER	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,234 m ²	(ABOUT)
COVERED AREA	: 999 m ²	(ABOUT)
UNCOVERED AREA	: 1,235 m ²	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 999 m ²	(ABOUT)
TOTAL GFA	: 999 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 11 m	(ABOUT)
NO. OF STOREY	: 1	

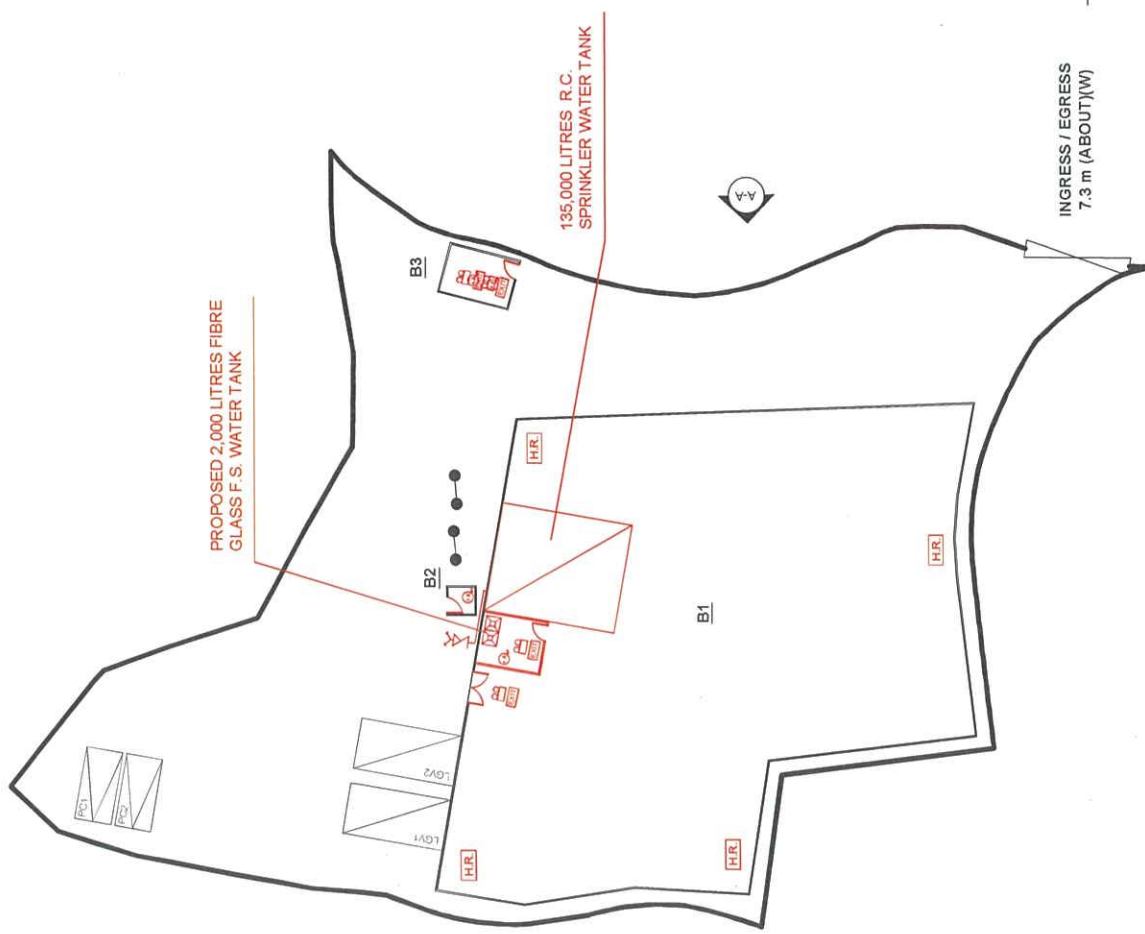
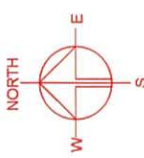
STRUCTURE USE

B1 (G/F)	WAREHOUSE (EXCL. D.G.G.)	977 m ² (ABOUT)	977 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
B2	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		999 m ² (ABOUT)	999 m ² (ABOUT)	

COVERED AREA

GROSS FLOOR AREA

BUILDING HEIGHT



FIRE SERVICE INSTALLATIONS

- EXIT SIGN
- EMERGENCY LIGHTING
- 5 KG CO2 TYPE FIRE EXTINGUISHER
- 4 KG DRY POWER TYPE FIRE EXTINGUISHER
- HOSE REEL PUMP
- SPRINKLER PUMP
- 150mm FIRE ALARM BELL
- PUMP CONTROL PANEL
- BREAK GLASS UNIT
- VISUAL ALARM DEVICE
- 2,000 LITRES FIBRE GLASS F.S. WATER TANK
- 135,000 LITRES R.C. SPRINKLER WATER TANK
- HOSE REEL SET
- SPRINKLER CONTROL VALVE
- SPRINKLER INLET

LEGEND

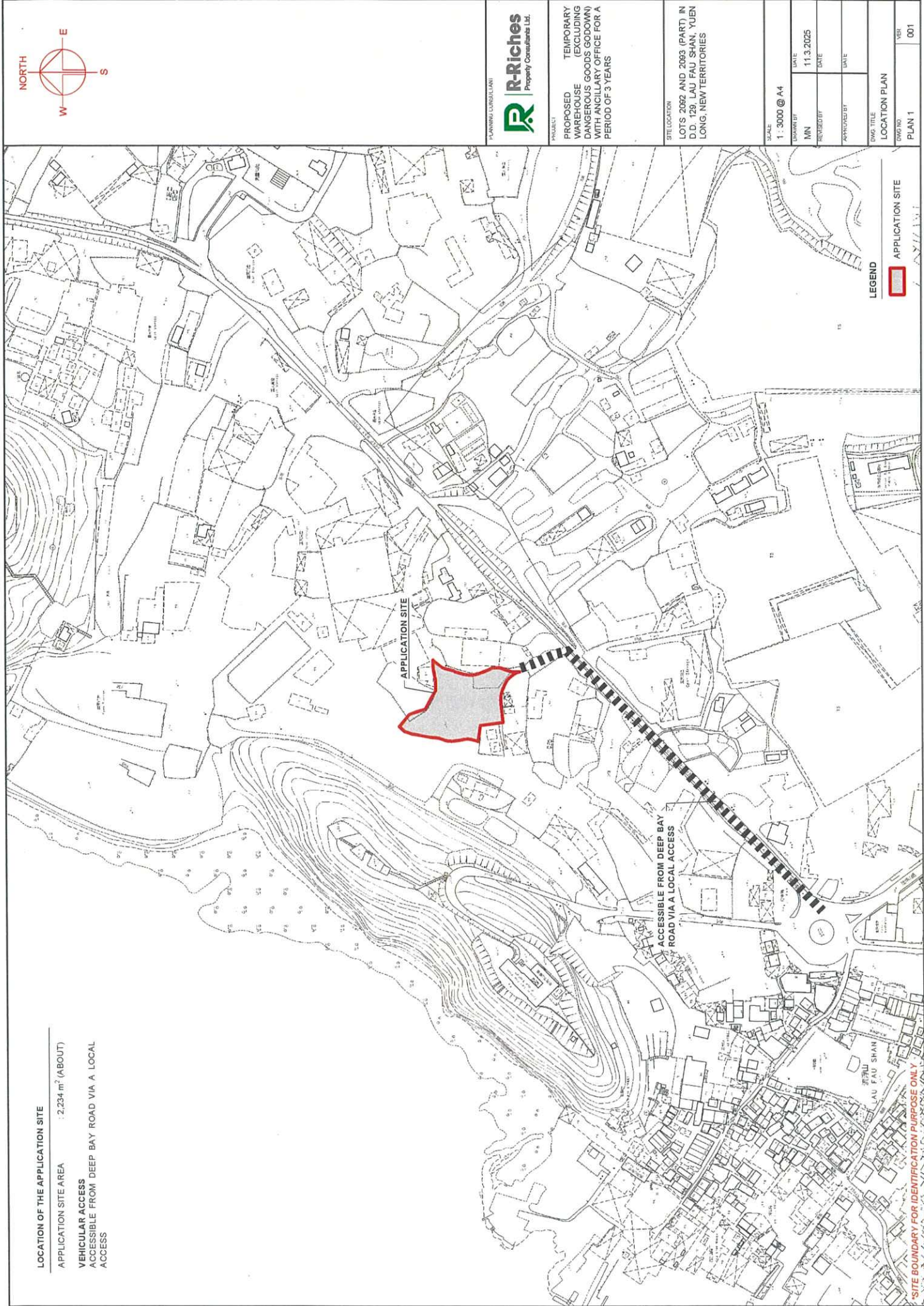
- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- H-POLE (ELECTRICITY)

PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

TEMPORARY
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

TEMPORARY
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SCALE	1 : 500 @ A4
DATE	27.3.2025
REVIEWED BY	DATE
APPROVED BY	DATE
DWG TITLE	FSIS PROPOSAL (2/2)
APP NO	APPENDIX II
VER	001



APPLICATION SITE AREA
: 2,234 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM DEEP BAY
ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

PROPOSED
WAREHOUSE
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION

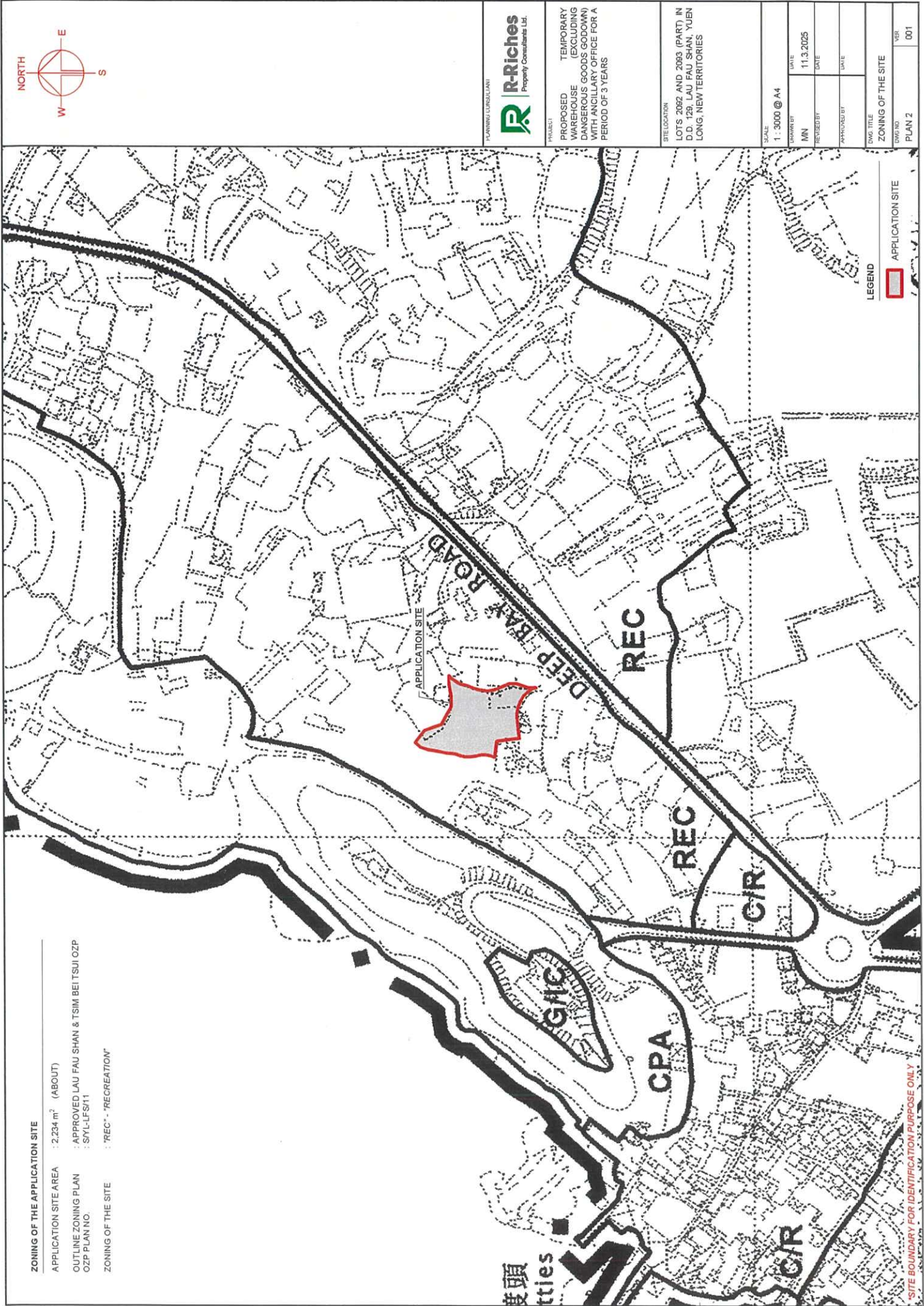
LOTS 2092 AND 2093 (PART) IN
D.D. 129, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DATE	11.3.2025
DATE	
DATE	

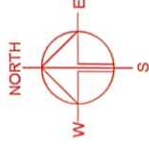
NO	TITLE	LOCATION PLAN

PLAN 1	VER	001
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,234 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN & TSIM BEI TSUI OZP
OZP PLAN NO. : SYL-LFS/11
ZONING OF THE SITE : "REC" - "RECREATION"



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2062 AND 2063 (PART) IN
D.D. 128, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1: 3000 @ A4

DATE
11.3.2025
DRAWN BY
MN
CHECKED BY
DATE
APPROVED BY
DATE

DWG TITLE
ZONING OF THE SITE
DWG NO.
PLAN 2
VER.
001

LEGEND
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

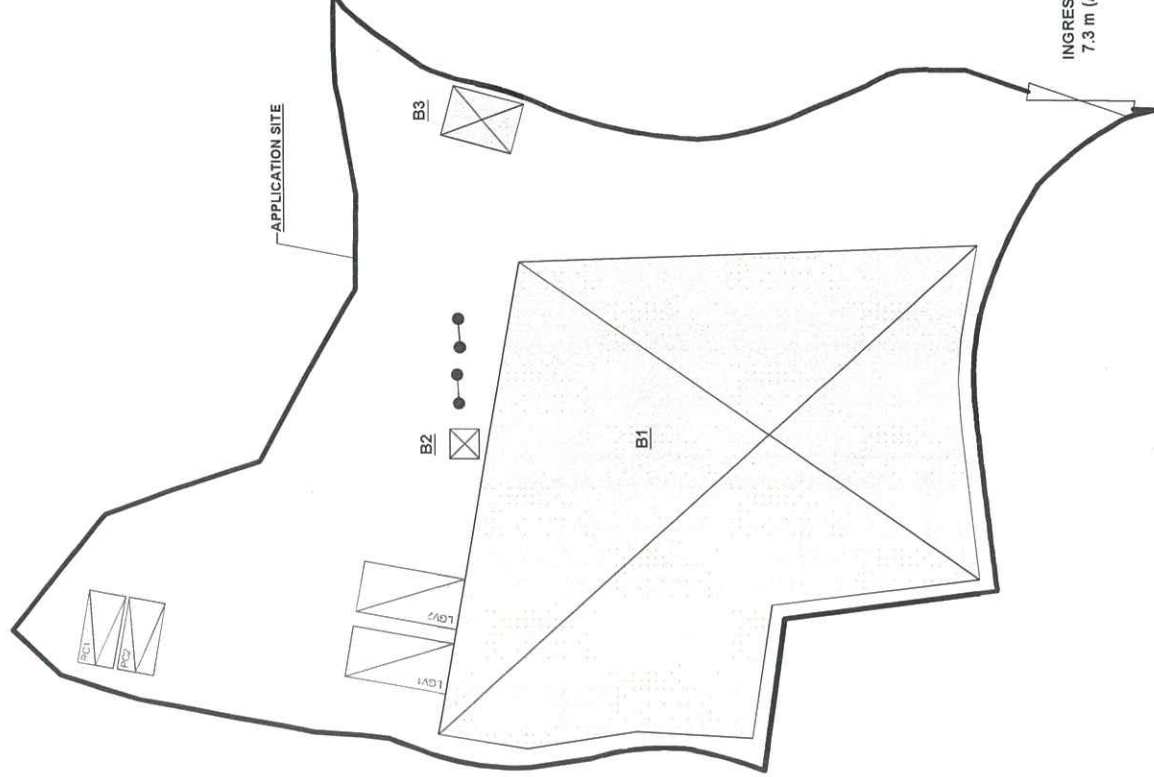
APPLICATION SITE AREA	: 2,234 m ²	(ABOUT)
COVERED AREA	: 999 m ²	(ABOUT)
UNCOVERED AREA	: 1,235 m ²	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 999 m ²	(ABOUT)
TOTAL GFA	: 999 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 13 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)

STRUCTURE USE

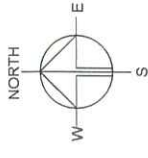
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (GF)	WAREHOUSE (EXCL. D.G.G.)	977 m ² (ABOUT)	977 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B2	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		999 m ² (ABOUT)	999 m ² (ABOUT)	



INGRESS / EGRESS
7.3 m (ABOUT)(W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS
	H-POLE (ELECTRICITY)



PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS (GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2092 AND 2093 (PART) IN
D.D. 128, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1: 500 @ A4

DATE	11.3.2025
REVIEWED BY	
DATE	
APPROVED BY	
DATE	

DWG TITLE	LAYOUT PLAN
DWG NO.	PLAN 4
REV	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Office for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space to accommodate the rising needs of supply chain networks in New Territories in recent years - especially places in proximity to border control points, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods including packaged foods, apparel, footwear, electronic goods and furniture.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Lau Fau Shan Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G.)' is neither a column 1 nor column 2 use within the "REC" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by open storage yards, warehouses, public vehicle parks, etc.. Although the Site is zoned as "REC", there is no planned recreational development in the area. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "REC" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for 'warehouse (excluding D.G.G.)' use were also approved by the Board within the same "REC" zone, which the latest application (No. A/YL-LFS/538) was approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "REC" zone.
- 2.4 The Site is the subject of seven previous S.16 planning application, whilst the latest approved application (No. A/YL-LFS/490) for 'warehouse' use (i.e. submitted by the same applicant with

the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-LFS/490), different development parameters are adopted (including larger site area and gross floor area (GFA), different layout and number of structures, etc.). The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-LFS/490		Date of Compliance
(b)	The submission of a drainage proposal	Not complied with
(c)	The implementation of the drainage proposal	Not complied with
(e)	The submission of a fire service installations (FSIs) proposal	Not complied with
(f)	The implementation of the FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant submitted a drainage proposal for compliance with condition (b) on 11.07.2024; whilst the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 20.08.2024.
- 2.6 The applicant submitted a FSIs proposal to comply with condition (e) on 24.04.2024; and the submission was considered not acceptable by the Director of Fire Services on 17.05.2024. The application was subsequently revoked due to non-compliance of approval conditions.
- 2.7 The applicant wishes to continue complying with the related approval conditions during the planning approval period of the current application. In support of the application, the applicant has submitted both drainage and FSIs proposals minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to II**).
- 3) Development Proposal**
- 3.1 The site area is 2,234 m² (about) (**Plan 3**). Three 1-storey structures are provided at the Site for warehouse (excluding D.G.G.), office, washroom and meter room uses with total gross floor area (GFA) of 999 m² (about) (**Plan 4**). The Site is designated for warehouse (excluding D.G.G.)

use for storage of miscellaneous goods including packaged foods, apparel, footwear, electronic goods and furniture. Ancillary office, meter room and washroom are for essential facilities for administrative staff to support the daily operation, operational needs and conveniences for all staff. It is estimated that the proposed development would be able to accommodate 6 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	2,234 m ² (about)
Covered Area	999 m ² (about)
Uncovered Area	1,235 m ² (about)
Plot Ratio	0.45 (about)
Site Coverage	45% (about)
Number of Structure	3
Total GFA	999 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	999 m ² (about)
Building Height	3.5 - 13 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Deep Bay Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 – Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles are not allowed to enter/exit the Site at any time during the planning approval period. Sufficient space is

provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	2	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	2	4
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

3.4 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period.

3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant 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 to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of drainage and FSI proposals to mitigate any adverse impact arising from the development (**Appendices I and II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Office of for a Period of 3 Years'**.

R-riches Property Consultants Limited

March 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal

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

Christina Ki Na LEE/PLAND

寄件者: Danny Ng [REDACTED]
寄件日期: 2025年06月18日星期三 14:51
收件者: tpbpd/PLAND
副本: Christina Ki Na LEE/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-LFS/558 - Further Information
附件: FI1 for A_YL-LFS_558 (20250618).pdf
類別: Internet Email

Dear Sir,

We write to submit further information to provide additional information of the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
T: (852) [REDACTED] | F: (852) [REDACTED] | M: (852) [REDACTED] | E: [REDACTED]
A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong



R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD129 Lot 2092 & 2093

Your Ref.: TPB/A/YL-LFS/558

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

By Email

18 June 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/558)

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Christina LEE

email: cknlee@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



S.16 Planning Application No. A/YL-LFS/558

Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/YL-LFS/558)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments from the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. May CHAN; Tel: 3565 3949)		
(a)	It is stated in the application form that no tree felling is proposed within the Site, however the aerial photo and site photos show existing trees which would be in conflict with the proposed Structures B1 and B3 as shown in the "Layout Plan (Dwg no. PLAN 4)".	According to the tree survey report conducted on 06.06.2025, 2 nos. of trees were identified within the site boundary (Annex I). No OVT or protected species has been identified in accordance with the DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap.96) respectively. All identified trees are proposed to be felled.
(b)	No landscape technical assessment such as information of existing landscape resources are provided with the application. The applicant should provide the broad-brush tree survey including nos. of existing trees, tree species and their conservation status with landscape proposal and mitigation measures to demonstrate that the proposed uses would not have adverse landscape impact on the Site and surrounding areas.	<p>A landscape proposal is provided by the applicant (Annex II) where 2 new trees (i.e. Bauhinia Blakeana) (T1 and T2) are proposed to be planted at the western portion of the Site as a landscape buffer. The proposed 2 new trees will be planted at least 1.2m soil depth for better tree health.</p> <p>The new proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. The new trees planted within the Site will be maintained by the applicant in good condition during the planning approval period.</p>



Tree Survey Report

Date of Survey: 6th June 2025

Location:

Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Prepared by:

A handwritten signature in black ink, appearing to be 'Mak Ka Hei', written over a horizontal line.

Mak Ka Hei

Registered Arborist

Date: 7th June 2025

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2. Summary of Existing Trees	4

Appendix:

I. Tree Survey Plan	
II. Tree Survey Schedule	
III. Photo Records	

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 6th June 2025. Plants with DBH less than 95mm were not recorded in the survey.

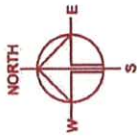
2. Summary of Existing Trees

The surveyed site is located at Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories.

At the time of inspection on 6th June 2025, **2 nos.** trees were found within the Site. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

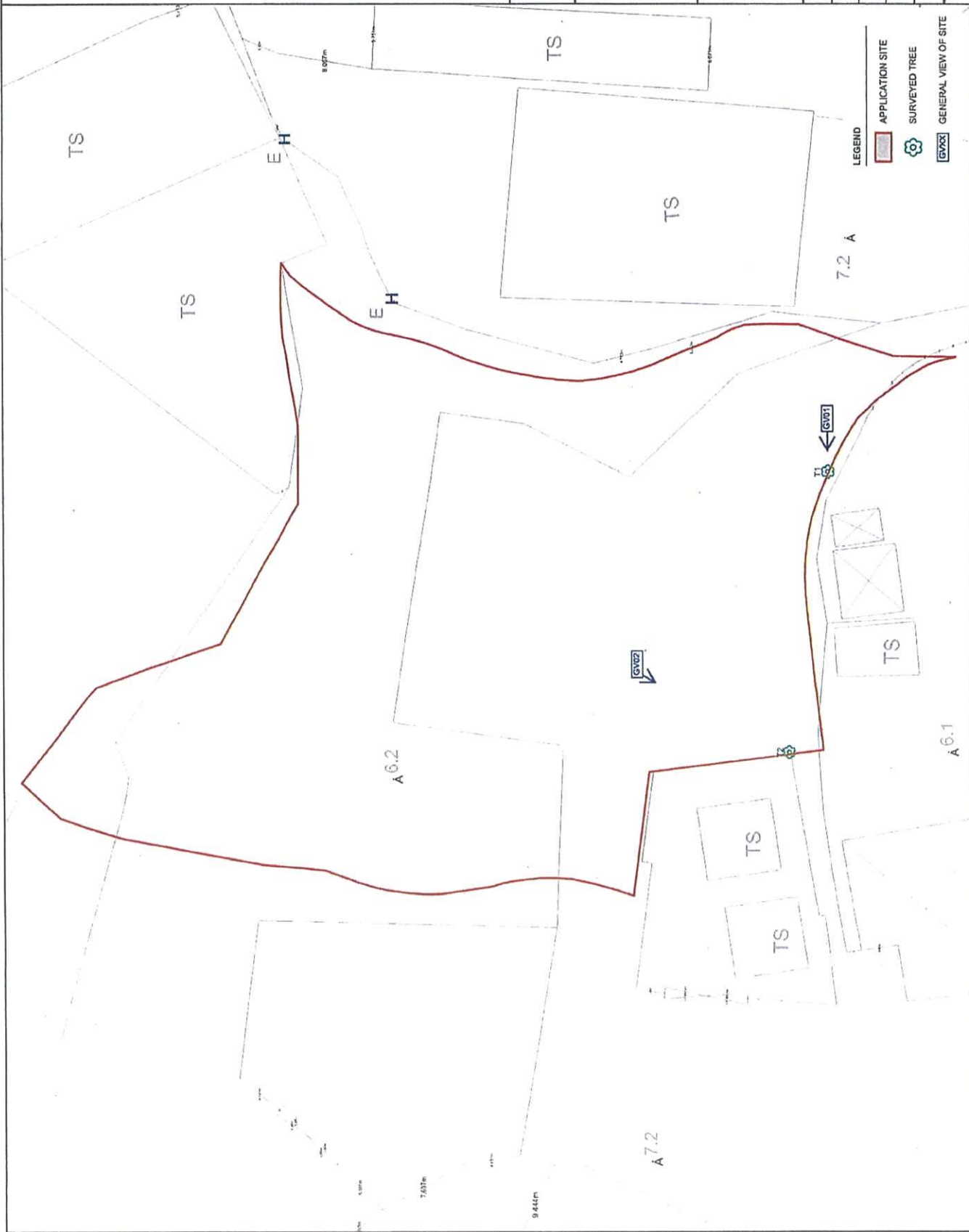


PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2022 AND 2033 (PART) IN
D.D. 128, LAN PAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE	1:1000 @ A4
DRAWN BY	KYU
DATE	6.8.2025
DESIGNED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	TREE SURVEY PLAN
DWG. NO.	TSP
REV.	0



- LEGEND
- APPLICATION SITE
 - SURVEYED TREE
 - GENERAL VIEW OF SITE

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location:

Tree surveyor(s):

Field Survey was conducted on:

Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Mak Ka Hei

6 June 2025



永豪園 綠化工程有限公司
WING HO YUEN LANDSCAPING CO., LTD.

Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
			Overall Height (m)	DBH (mm)	Average Crown Spread (m)						
T1	<i>Ficus microcarpa</i>	榕樹(細葉榕)	8.0	490	6.0	Low	Poor	Poor	Poor	Low	decay at trunk, trunk conflict with fencing
T2	<i>Ficus microcarpa</i>	榕樹(細葉榕)	6.0	230	7.0	Low	Fair	Fair	Fair	Low	-

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

Photo Records



T1 (Overview)



T1 Decay at trunk



T1 Trunk conflict with fencing

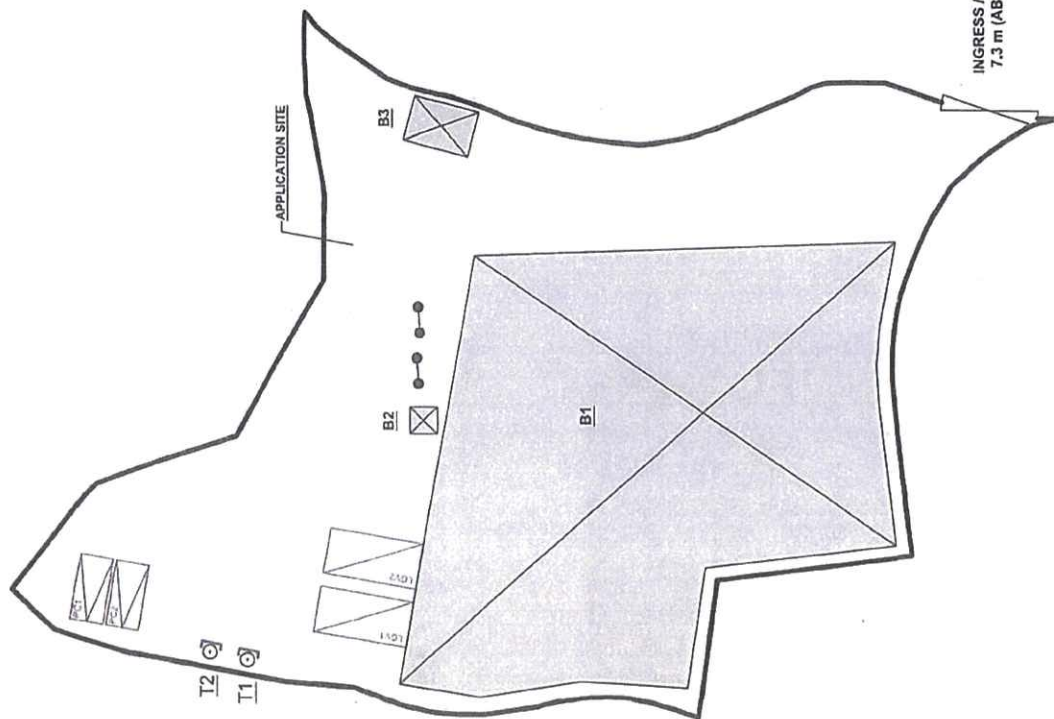
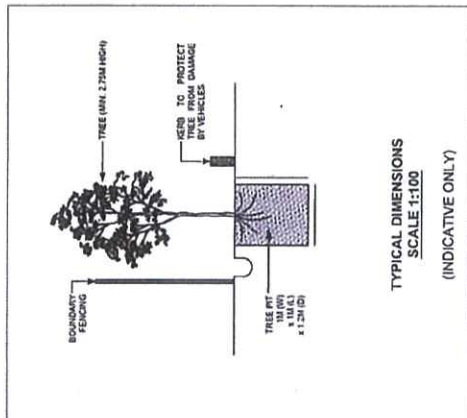


T2 (Overview)

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 2,224 m² (ABOUT)

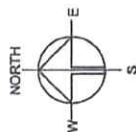
NO. OF PROPOSED TREES : 2
 SPECIES OF TREES : BAUHINIA BLAKEANA
 SPACING OF TREES : NOT LESS THAN 4m
 HEIGHT OF TREES : NOT LESS THAN 2.75m
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- H-POLE (ELECTRICITY)
- PROPOSED TREES

- NOTES:
- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WOULD REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WOULD PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT
 PROPOSED
 WAREHOUSE
 (EXCLUDING
 DANGEROUS GOODS GODOWN)
 WITH ANCILLARY OFFICE FOR A
 PERIOD OF 3 YEARS

SITE LOCATION
 LOTS 2022 AND 2023 (PART) IN
 D.D. 123, LAU FAU SHAN, YUEN
 LONG, NEW TERRITORIES

SCALE
 1:500 @ A4

DATE
 11.6.2025

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LANDSCAPE PROPOSAL

PLAN 6

001

Previous s.16 Application covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/28	Proposed Temporary Open Storage of Marble (12 Months)	REC	22.5.1998
2	A/YL-LFS/45	Temporary Open Storage of Marble (12 Months)	REC	5.11.1999
3	A/YL-LFS/68	Temporary Open Storage of Marble (3 Years)	REC	26.10.2001 (on Review) (12 Months) (Revoked on 26.4.2002)
4	A/YL-LFS/307	Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 Years)	REC	9.2.2018 (Revoked on 9.5.2020)
5	A/YL-LFS/330	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 Years)	REC	4.1.2019 (Revoked on 4.4.2021)
6	A/YL-LFS/374	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 Years)	REC	20.11.2020 (Revoked on 20.2.2023)
7	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods (3 Years)	REC	27.10.2023 (Revoked on 27.10.2024)

**Similar s.16 Applications within the same “Recreation” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021
2	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
3	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023
4	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	23.6.2023
5	A/YL-LFS/510	Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 Years)	REC	5.4.2024
6	A/YL-LFS/538	Proposed Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	20.12.2024
7	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	20.6.2025

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (c) The applicant should note his advisory comments at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use does not involve operation of heavy vehicles.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.

3. Landscaping

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no comment on the application from the landscape planning perspective.
- (b) According to the aerial photo of 2024, the Site is situated in area of miscellaneous rural fringe predominated by temporary structures, open storages, village houses and scattered tree groups. From the site photos taken in May 2025, the Site was partly paved and occupied by temporary structures and partly covered by bare soil with existing trees/vegetation.
- (c) It is noted that two trees at the south of the Site are proposed to be felled and two new trees, *Bauhinia blakeana*, are proposed to be planted at the west of the Site. Since no significant landscape impact is anticipated by the proposed use, she has no adverse comment from the landscape planning perspective.

4. 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 be acceptable from planning point

of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of Drainage Services Department. The applicant shall be liable for any adverse drainage impact due to his/her proposed development.

- (c) EPD should be consulted on the sewage disposal aspects of the subject application.
- (d) The applicant should note his advisory comments at **Appendix IV**.

5. 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) The applicant should note his advisory comments at **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) It is noted that three 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 the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) The applicant should note his advisory comments at **Appendix IV**.

7. Others

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

- (a) An existing man-made slope (feature No. 2SW-C/F32) (**Plan A-2**) is located within and adjoining the Site, and may affect or be affected by the proposed development.
- (b) The applicant should note his advisory comments at **Appendix IV**.

8. 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.

9. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), 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) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to Lands Department for Short Term Waiver(s) (STW(s)) to permit the structure(s) erected or to be erected within the subject lots, if any. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed vehicular access should be commented by Transport Department. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that :
 - (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
 - (ii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of

percolation test and certification by Authorized Person; and

- (iii) to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Director of Fire Services (D of FS) that :
 - (i) directional and exit sign shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008;
 - (ii) the dimensions of the openable window shall be indicated on plan;
 - (iii) the locations of F.S. & SPR Pump Room shall be indicated;
 - (iv) the visual alarm device and break glass until shall be indicated on plan; and
 - (v) the sprinkler inlet shall be in prominent position on the exterior of the structure and preferably near the entrance of the application site;
- (i) to note the comments of 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;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) in Section A-A of the submitted drainage proposal, ground level of the application site is higher than cover level of the proposed catchpits, it should be reviewed;
 - (ii) the applicant should demonstrate with hydraulic calculation that all proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands;
 - (iii) the applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application;
 - (iv) the drainage facilities, to which the applicant proposed to discharge the stormwater from the application site were not located in private lot No. 2089 in D.D.129. The applicant should update the hydraulic calculation;
 - (v) according to the topography around the Site, catchment area adopted for checking capacity of 525 mm (W) surface channel outside the Site shall be different from that shown in the submission. The applicant should update hydraulic calculation;

- (vi) the applicant should supplement hydraulic calculation for 1200 mm dia. Underground pipe mentioned in the submission;
- (vii) site photo 3: Presence and condition of the existing 1200 mm dia. underground pipe cannot be clearly seen;
- (viii) figure 4: The applicant should supplement details, such as cover level and invert level, of the drainage facilities at the downstream of the proposed catchpit EX CP1;
- (ix) the applicant should clarify flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75m/s to 3.0 m/s;
- (x) the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.;
- (xi) where walls or hoarding are erected along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the Site;
- (xii) the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the Site was not maintained by DSD. 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, DO/YL should be consulted;
- (xiii) 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;
- (xiv) the applicant should consult DLO/YL 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;
- (xv) according to the submitted drainage plan, the applicant would like to connect the proposed drainage system of the subject application site to drainage system of another site under planning application No. A/YL-LFS/504. However, implementation of drainage proposal under planning application No. A/YL-LFS/504 was not completed. Satisfaction of the submission and implementation of drainage proposal under the subject planning application is subject to acceptance and satisfactory implementation of drainage proposal under planning application No. A/YL-LFS/504;
- (xvi) connection of the proposed surface channels to catchpit EX CP1 shall be designed and constructed such that there is no water leakage at the proposed connection;
- (xvii) some surface channels which would be connected to catchpit EX CP1 were not shown in connection details and section of catchpit EX CP1. Also, discrepancy of cover level of catchpit EX CP1 was found between the submitted drainage plan and

section of catchpit EX CP1. The applicant should update the submission documents; and

- (xviii) Drawing (No.: C2406/2) was not up-to-date;
- (k) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that there is an existing man-made slope (feature no. 2SW-C/F32) located within and adjoining the boundary of the Site, which may affect or be affected by the proposed development. The applicant should be reminded that the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department (BD) for approval as required by the provision of Buildings Ordinance (BO) if found applicable; and
- (l) 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) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
 - (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

From:
Sent: 2025-05-26 星期一 03:03:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/558 DD 129 Lau Fau Shan Recreation

A/YL-LFS/558

Lots 2092 and 2093 (Part) in D.D.129, Lau Fau Shan, Yuen Long

Site Area: About 2,234sq.m

Zoning: Recreation

Applied Use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

AGAIN conditions not fulfilled. And the applicant does not appear to be in any hurry to comply. But he knows that applications are now streamlined with no questions asked. So back with a larger footprint.

The applicant has made effort to comply with approval conditions of the previous application, details are shown at Table 1 below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-LFS/490 Date of Compliance

- (b) The submission of a drainage proposal **Not complied with**
- (c) The implementation of the drainage proposal **Not complied with**
- (e) The submission of a fire service installations (FSIs) proposal **Not complied with**
- (f) The implementation of the FSIs proposal **Not complied with**

No wonder so many in the community have lost faith in the system when for certain issues there is immediate and stringent action, while for others, like failure to fulfill conditions put in place to provide protection to the community, ie national security, flippant attitudes like this are not only tolerated by rewarded.

The application should be rejected but will no doubt be streamlined and rubber stamped as many others.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 29 September 2023 2:52 AM HKT
Subject: A/YL-LFS/490 DD 129 Lau Fau Shan Recreation

A/YL-LFS/490

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

Lot 2093 in D.D.129, Lau Fau Shan, Yuen Long

Site Area: About 1,839sq.m

Zoning: Recreation

Applied Use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

While part of the site is related to Application 374, for which conditions were not fulfilled, the larger part of the site has no history of approval.

Members should reject the application as the intention is to extend brownfield use closer to CPA.

Recent weather and predictions of rising sea levels in coming years indicate that every effort should be made to retain the integrity of the is buffer area to combat climate change.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 25 October 2020 3:40 AM CST

Subject: AYL-LFS/374 DD 129 Lau Fau Shan Recreation

AYL-LFS/374

Lot 2093 (Part) in D.D. 129, Lau Fau Shan

Site area : 500m²

Zoning : "Recreation"

Applied Use: Family Store

Dear TPB Members,

You must consider this application together with 330 as they are adjoining lots and clearly part of the same operation.

AYL-LFS/307 Approved 9 Feb 2018 - 8 extensions of time Revoked 9 May 2020

As the applicant had failed to comply with conditions (b) & (c) satisfactorily by 9.5.2020, the planning permission for the subject application had already been revoked on the same date. **Drainage**

AYL-LFS/330 approved 4 Jan.2019 - 5 extensions of time, one current

*PlanD: Although the applied use was not in line with the planning intention of the "Recreation" ("REC") zone, the development could provide shop and service facilities to **meet any such demand in the area.***

What demand for such a large family store?

Members must ascertain if it is the same operation. It is more than likely that 330 will be revoked and reapplies. Multiple extensions of time should not be tolerated.

The Recreation Zone has been trashed. However members must consider the sensitive location, next to CPA and actually quite close to the mudflats.

Instead of blindly approving such operations, in view of global warming and the need to reinforce our coastline via restoration to previous conditions, members have a duty to rein in brownfield uses by gradually limiting and reducing the extent of these operations, particularly those that have clearly no intention to properly manage the site.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, December 7, 2018 1:54:44 AM

Subject: AYL-LFS/330 DD 129 Lau Fau Shan Recreation

AYL-LFS/330

Lot 2093 (Part) in D.D. 129, Lau Fau Shan

Site area : About 1,348m²

Zoning : "Recreation"

Applied Use : Family Store

Dear TPB Members,

Family store on such a large site in the middle of nowhere? Give over. 7/11s in urban areas are often less than 500sqft in size.

This is obviously an application to legitimize long standing brownfield operations since the last application was revoked in 2002.

Recreation zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism.

The brownfield use is in no way compatible with the planning intention and the application should be rejected.

Mary Mulvihill