2025年 5月 28日
此文件在_____收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。
2025 -05- 2 0
This document is received on _____
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

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

2500743 7.4.2025 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-PS/755 |
|---|---|---|
| | Date Received 收到日期 | 2025 -05- 28 |

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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**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 PO YEE,BOWIE 鄧寶儀

**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 )

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

**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） | 新界元朗屏山丈量約份第122 約地段第446 號(部分)及第447 號(部分) |
| (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 136.5 sq.m 平方米☑About 約<br>☑Gross floor area 總樓面面積 136.5 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） | ..... sq.m 平方米 ☐About 約 |

| | | |
|---|---|---|
| (d) | Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 屏山分區計劃大綱核准圖編號 S/YL-PS/20 |
| (e) | Land use zone(s) involved<br>涉及的土地用途地帶 | 「鄉村式發展」 |
| (f) | Current use(s)<br>現時用途 | 空置<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

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

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

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

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

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

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

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

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 18-03-2025 至31-03-2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 31-03-2025 (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 | 擬議臨時商店及服務行業（五金雜貨零售店）連附屬設施(為期三年)<br>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | ☑ year(s) 年 ……3……<br>☐ month(s) 個月 …… |

(c) Development Schedule 發展細節表

| | |
|---|---|
| Proposed uncovered land area 擬議露天土地面積 | ……0……sq.m ☑About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | ……136.5……sq.m ☑About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | ……1…… |
| Proposed domestic floor area 擬議住用樓面面積 | ……NA……sq.m ☑About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | ……136.5……sq.m ☑About 約 |
| Proposed gross floor area 擬議總樓面面積 | ……136.5……sq.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)

列於布局設計圖

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) | NA |

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

| | |
|---|---|
| Taxi Spaces 的士車位 | Nil |
| Coach Spaces 旅遊巴車位 | Nil |
| Light Goods Vehicle Spaces 輕型貨車車位 | Nil |
| Medium Goods Vehicle Spaces 中型貨車車位 | 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
星期一至日早上 09:00 至晚上 18:00，包括公眾假期

| | | |
|---|---|---|
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | ☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由屏廈路經小路直達申請地點<br>☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度） |
| | No 否 | ☐ |

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 | ☐ Please provide details 請提供詳情 |
| | No 否 | ☑ |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | ☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)<br>☐ Diversion of stream 河道改道<br>☐ Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約<br>Depth of filling 填塘深度 ..... m 米 ☐About 約<br>☐ Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 ☐About 約<br>Depth of filling 填土厚度 ..... m 米 ☐About 約<br>☐ Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 ☐About 約<br>Depth of excavation 挖土深度 .....m 米 ☐About 約 |
| | No 否 | ☑ |

| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | | | |
|---|---|---|---|
| | On environment 對環境 | Yes 會 ☐ | No 不會 ☑ |
| | On traffic 對交通 | Yes 會 ☐ | No 不會 ☑ |
| | On water supply 對供水 | Yes 會 ☐ | No 不會 ☑ |
| | On drainage 對排水 | Yes 會 ☐ | No 不會 ☑ |
| | On slopes 對斜坡 | Yes 會 ☐ | No 不會 ☑ |
| | Affected by slopes 受斜坡影響 | Yes 會 ☐ | No 不會 ☑ |
| | Landscape Impact 構成景觀影響 | Yes 會 ☐ | No 不會 ☑ |
| | Tree Felling 砍伐樹木 | Yes 會 ☐ | No 不會 ☑ |
| | Visual Impact 構成視覺影響 | Yes 會 ☐ | No 不會 ☑ |
| | Others (Please Specify) 其他 (請列明) | Yes 會 ☐ | No 不會 ☑ |

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

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

## 7. Justifications 理由

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

1. 申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業（五金雜貨零售店）連附屬設施（為期 3 年）。
2. 地盤面積約 136.5平方米,申請地點內設有1個構築物，構築物A面積約136.5平方米，1層高座地不高於3.5米，用作商店（五金雜貨零售店）貯存及員工休息室用途，總樓面面積約136.5平方米 。申請地點沒有車輛出入，場地營業時間為星期一至日上午9時至下午6時包括公眾假期 。
3. 擬建項目為臨時用途，為期 3 年，不會損害當前分區的長遠規劃意圖。
4. 申請地點可滿足當地居民對五金雜貨之需求。
5. 申請地點可由屏廈路到達。
6. 申請地點外已設置表面U型渠，排水影響小。
7. 商店主要用作展示五金雜貨之用途。
8. 貯存主要存放五金雜貨之用途。

## 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

CHAN YU HIM — Name in Block Letters 姓名（請以正楷填寫）

Project Manager — 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 FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)

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

Date 日期 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.<br>申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address<br>位置／地址 | 新界元朗屏山丈量約份第122 約地段第446 號(部分)及第447號(部分) |
| Site area<br>地盤面積 | 136.5 sq. m 平方米 ☑ About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約) |
| Plan<br>圖則 | 屏山分區計劃大綱核准圖編號 S/YL-PS/20 |
| Zoning<br>地帶 | 「鄉村式發展」 |
| Type of Application<br>申請類別 | ☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br>☑ Year(s) 年 3 ☐ Month(s) 月 _____<br><br>☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>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<br>☐ Year(s) 年 _____ ☐ Month(s) 月 _____ |
| Applied use/ development<br>申請用途/發展 | 擬議臨時商店及服務行業（五金雜貨零售店）連附屬設施（為期 3 年） |

| | | | | |
|---|---|---|---|---|
| (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 | ☐ About 約<br>☐ Not more than 不多於 | ☐About 約<br>☐Not more than 不多於 | |
| | Non-domestic 非住用 | 136.5 ☑ About 約<br>☐ Not more than 不多於 | 1 ☑About 約<br>☐Not more than 不多於 | |
| (ii) No. of blocks 幢數 | Domestic 住用 | NA | | |
| | Non-domestic 非住用 | 1 | | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA | m 米<br>☐ (Not more than 不多於) | |
| | | NA | Storeys(s) 層<br>☐ (Not more than 不多於) | |
| | Non-domestic 非住用 | 3.5 | m 米<br>☑ (Not more than 不多於) | |
| | | 1 | Storeys(s) 層<br>☑ (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | | 100 % | ☑ About 約 | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 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) | | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 0 | |
| | 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 | | 0 | |
| | 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) | | | |

| 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 | ☑ | ☐ |
| Block plan(s) 樓宇位置圖 | ☐ | ☐ |
| Floor plan(s) 樓宇平面圖 | ☐ | ☐ |
| Sectional plan(s) 截視圖 | ☐ | ☐ |
| Elevation(s) 立視圖 | ☐ | ☐ |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | ☐ | ☐ |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | ☐ | ☐ |
| Others (please specify) 其他（請註明） | ☑ | ☐ |
| 位置圖,布局設計圖 | | |
| **Reports 報告書** | | |
| Planning Statement/Justifications 規劃綱領/理據 | ☐ | ☐ |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | ☐ | ☐ |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | ☐ | ☐ |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | ☐ | ☐ |
| Visual impact assessment 視覺影響評估 | ☐ | ☐ |
| Landscape impact assessment 景觀影響評估 | ☐ | ☐ |
| Tree Survey 樹木調查 | ☐ | ☐ |
| Geotechnical impact assessment 土力影響評估 | ☐ | ☐ |
| Drainage impact assessment 排水影響評估 | ☐ | ☐ |
| Sewerage impact assessment 排污影響評估 | ☐ | ☐ |
| Risk Assessment 風險評估 | ☐ | ☐ |
| Others (please specify) 其他（請註明） | ☐ | ☐ |

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。

# Existing Stormwater Drainage Checking

For

Temporary Shop and Services with Ancillary Office

at Lot Nos. 446 & 447 in D.D. 122

Ping Shan, Yuen Long, N.T.

Report No.: **LD/L446/DS01**
Date: **20/1/2024**

Table of Contents

A. Introdution

B. Checking for the Existing of Surface Channels

C. Conclusion

Existing Drainage Layout Plan

## A. Introdution

The subject site is generally located at Lot Nos. 446 & 447 in DD 122 at Ping Shan in Yuen Long N. T. and the site is surrounding by the existing drainage which has been checked in accordance with the Rational Method as prescribed in the Geotechnical Manual for Slopes. The existing drainage system has been checked to a 1 in 200 year return rainstorm, and connected to the existing catch pit system at the site. Surface runoff from the site will be collected by a existing drainage system of the existing U-channels and catchpits. The calculation for the existing drainage system is presented in the following items 2 and 3. Having reviewed the existing dranage layout plan (No. LD/L446/D01) for the adjacent Lots, the collected runoff from all of the Lots at the existing dranage was discharged into the existing catch pit via the existing U-channels.

## B. Checking for the Existing of Surface Channels

### 1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow

i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$ Eqn. 8.2 Geotechnical Manual for Slopes

where $t_e$ = time of entry (min) ,

$A$ = area of catchment ($m^2$) ,

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

$L$ = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where $t_f$ = time of flow (min) ,

$w$ = measured water flow length in channel (m) ,

$v$ = assumed water flow velocity (m/s)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for vegetated ground surface. Geotechnical Manual for Slopes (p. 96)

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

$$Q = KiA/60$$ Eqn. 8.7 Geotechnical Manual for Slopes

where $Q$ = maximum runoff (litres/min) ,

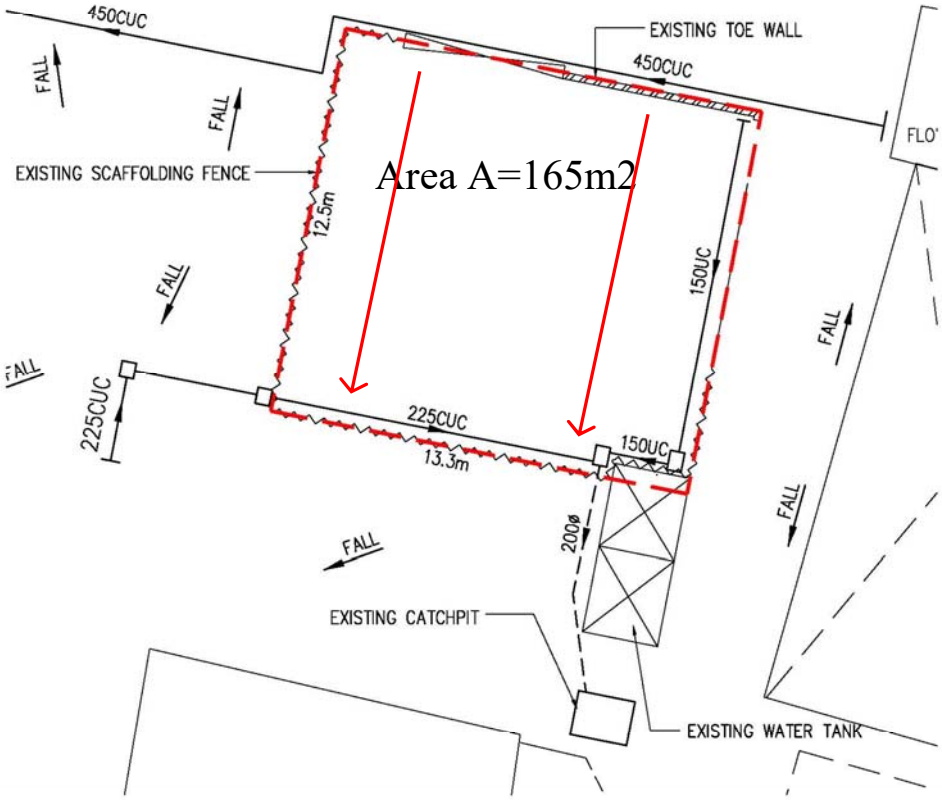
$K$ = runoff coefficient (K = 1.0) ,

$i$ = design mean intensity of rainfall (mm/hr) ,

$A$ = area of catchment ($m^2$) .

2. Catchment Area

The catchment area for the existing of surface channels is shown below :




Plan of Catchment Areas

NTS

## 3. Checking of Surface Channel(Assumed all rainwater will be connected by 225 CUC)

a. Catchment Area A to Existing Drainage ( 225 CUC)

Area A = 165 $m^2$

L = 12.5 m

$\delta h$ = 5.88 - 5.62 = 0.26 m

H = 0.26 * 100 / 12.5 = 2.08 m (average fall per 100m run)

$t_c$ = 0.14465 x 12.5/( 2.08 $^{0.2}$ x 165 $^{0.1}$) = 0.937 min

For $t_f$, w = 13.3 m, v = 3 m/s (assumed)

$t_{f1}$ = 13.3 / (3 x 60) = 0.074 min

$t_1$ = 0.937 + 0.074 = 1.011 min

From rainfall curve, use t = 1.0 min

$i_{200}$ = 450 mm/hr — Fig. 1, TGN 30

K = 1

Flow for 200 years return periods,

$Q_{200}$ = 1*450 x 165 / 60 = 1238 litres/min

Drop of channel = 5.540 - 5.430 = 0.11 m

Gradient = 0.11 / 13.3 = 1 in 121

Existing channel size = 225 UC — Fig. 8.7 Geotechnical Manual for Slopes

Capacity = 3500 > Q200 OK

Read $v_{max}$ = 1.3 m/s < 4 m/s OK

Therefore, used 225mm UC is adequate for catchment Area of A.

**Geotechnical Engineering Office, Civil Engineering and Development Department**
**The Government of the Hong Kong Special Administrative Region**

## GEO Technical Guidance Note No. 30 (TGN 30)
## New Intensity-Duration-Frequency Curves for Slope Drainage Design

| Issue No.: 1 | Revision: - | Date: 21.3.2011 | Page: 3 of 4 |
|---|---|---|---|

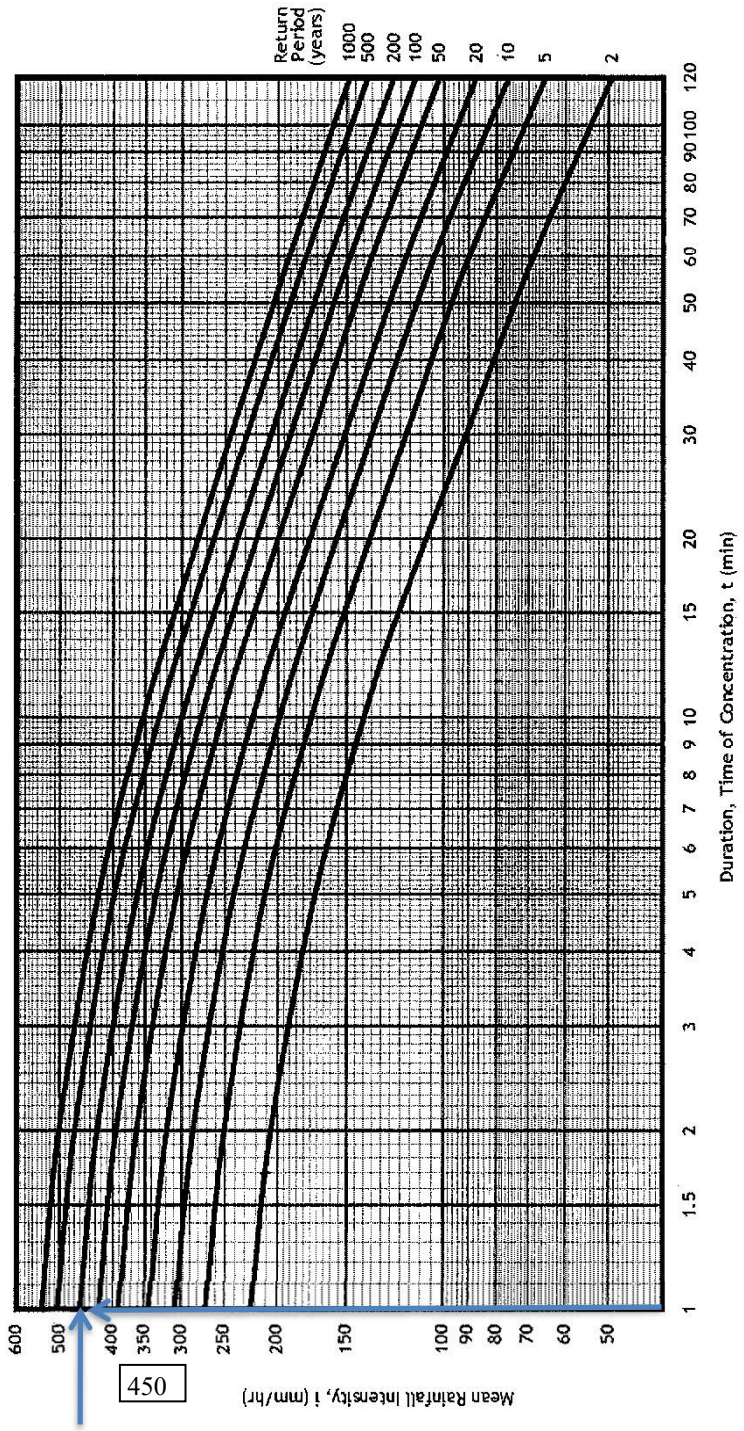



Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

**ANNEX TGN 30 A1 (1/2)**

**Geotechnical Engineering Office, Civil Engineering and Development Department**
**The Government of the Hong Kong Special Administrative Region**

# 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 |
|---|---|---|---|

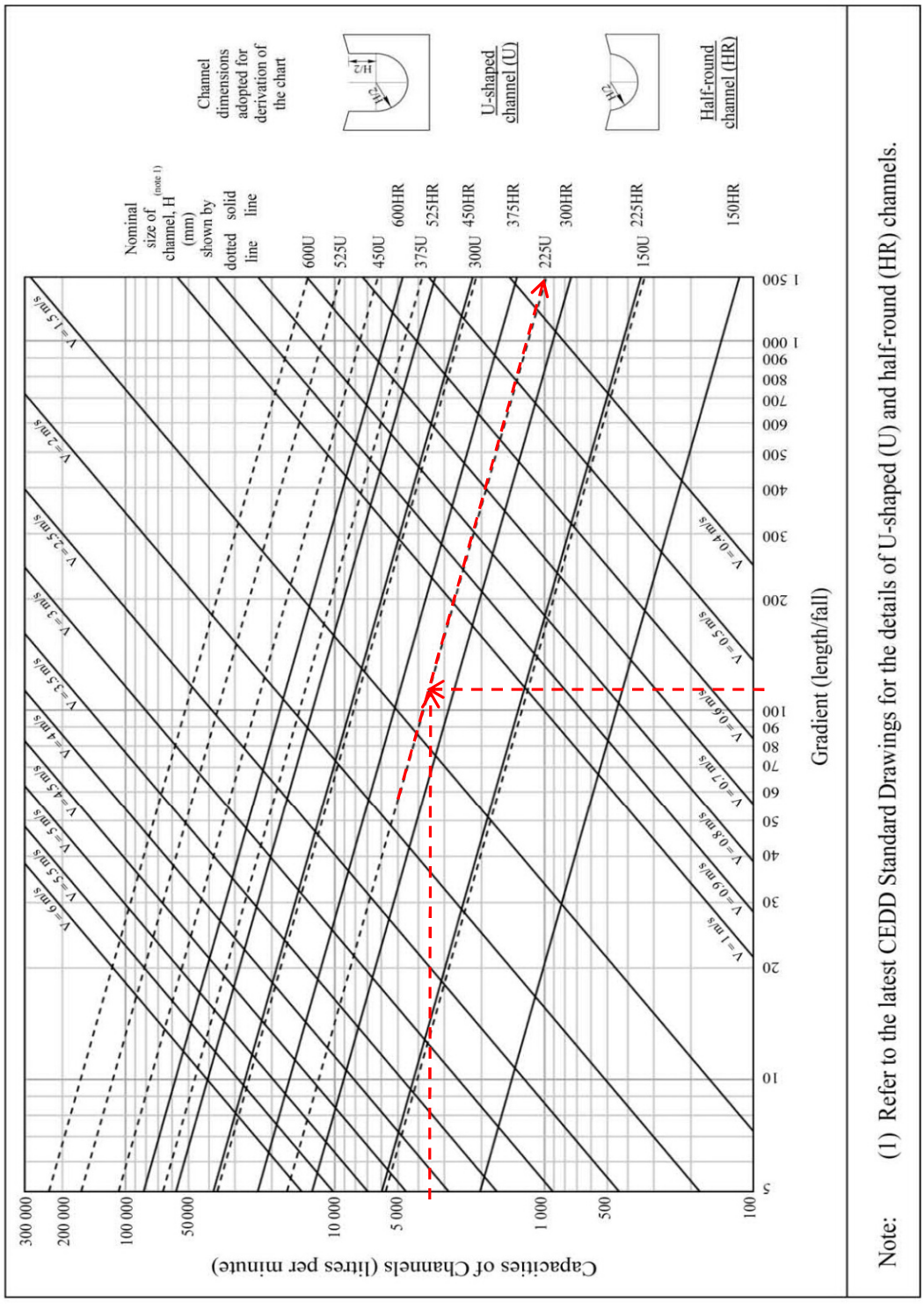


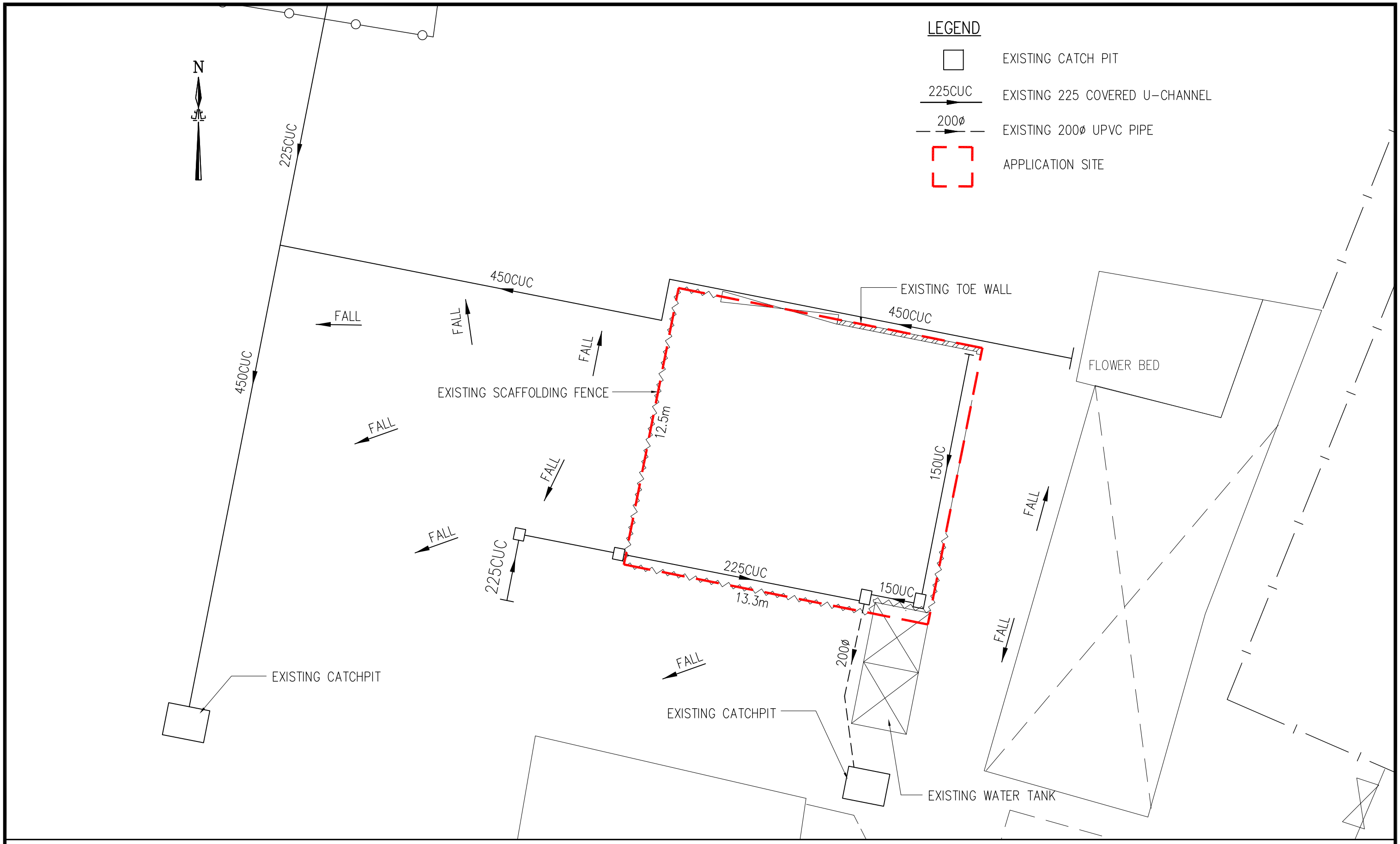

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

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

**ANNEX TGN 43 A1**

## C. Conclusion

Based on the above calculation result, existing drainage surface channel to be discharged for the catchment areas, the existing drainage system are considered to be adequate and acceptable. The runoff discharge from the application area would not cause adverse drainage impact to the surrounding area at all times.




## EXISTING DRAINAGE LAYOUT PLAN

利安設計工程有限公司
LEON Design Engineering Limited
新界屯門藍地屯子圍205號
No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T.
Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com

This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproducted without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

**PROJECT**

LOTS 446 (PART) AND 447 (PART) IN D.D.122, PING SHAN,YUEN LONG, N.T. (APPLICATION NO. A/YL-PS/693)

**TITLE**

EXISTING DRAINAGE LAYOUT PLAN

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| PT | PT | January 2024 |
| SCALE: 1 : 150 | JOB NO.: LD/ - | |
| CAD / FILE: LD-L446-D01 | DWG NO.: LD/L446/D01 | |

# 地段索引圖 LOT INDEX PLAN

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

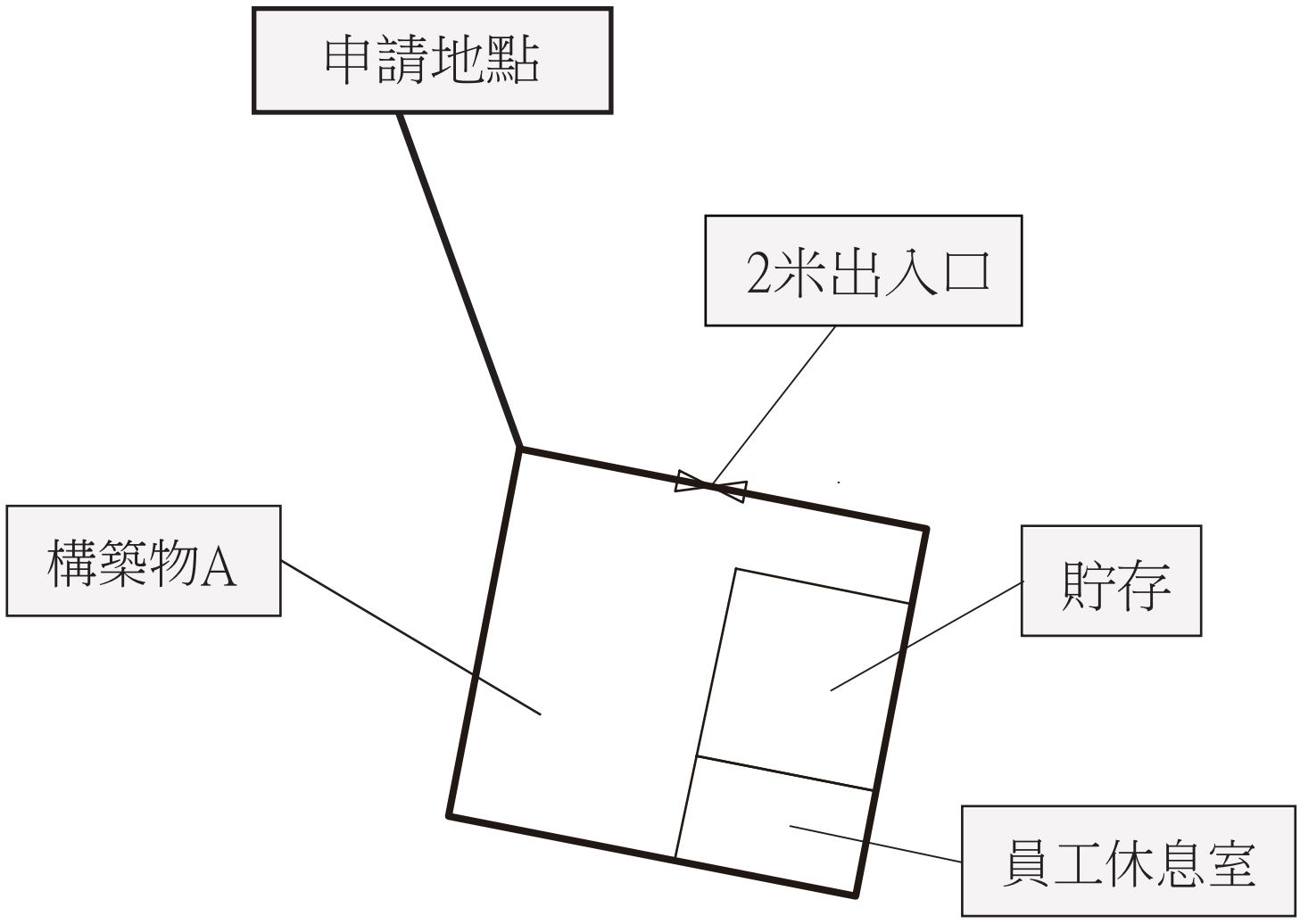
比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

| | | |
|---|---|---|
| Project 項目名稱 :<br>新界元朗屏山丈量約份第122 約地段第446 號(部分)及第447號(部分) | Remarks 備註 : | Scale 比例 :<br>10M |
| | Drawing Title 圖紙標題 :<br>位置圖 | Drawing No 圖紙號 :<br>圖 1 |
| | | FiBi International Project Consultancy Co. Limited |

申請地點內設有1個構築物 :

| 構築物 | 總佔地面積 | 總樓面面積 | 佈置 | 用途 |
|---|---|---|---|---|
| A(1層高) | 136.5平方米 | 136.5平方米 | 座地不高於3.5米 | 商店(五金雜貨零售店)<br>貯存及員工休息室 |
| | 136.5平方米 | 136.5平方米 | | |




| | | |
|---|---|---|
| Project 項目名稱 :<br><br>新界元朗屏山丈量約份第122 約地段第446 號(部分)及第447號(部分) | Remarks 備註 : 出入口 | Scale 比例 : 1 : 200 |
| | Drawing Title 圖紙標題 :<br><br>布局設計圖 | Drawing No 圖紙號 :<br><br>圖 2 |

FiBi International Project Consultancy Co. Limited

# 地段索引圖 LOT INDEX PLAN

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

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

| | | |
|---|---|---|
| Project 項目名稱 :<br>新界元朗屏山丈量約份第122 約地段第446 號(部分)及第447號(部分) | Remarks 備註 : ► ► ► ► 由申請地點直達屏廈路 | Scale 比例 :<br>10M |
| | Drawing Title 圖紙標題 :<br>車輛通道圖 | Drawing No 圖紙號 :<br>圖3 |
| | | FiBi International Project Consultancy Co. Limited |

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

Max Yuet Lun WONG/PLAND

**寄件者**: PROJECT CONSULTANCY FBI <[redacted]>
**寄件日期**: 2025年07月04日星期五 11:18
**收件者**: Max Yuet Lun WONG/PLAND
**主旨**: Re: [Departmental Comments] Planning Application No. A/YL-PS/755
**附件**: PS 693 (c) DSD sub Y 10042024.pdf; LD-L446_DS01屏山渠務報告.pdf; PS 693 (a) FSD FSI_Y_12102023.pdf; 消防布局圖.pdf

**類別**: Internet Email

(a) 有關規劃申請 A/YL-PS/693 之申請,已完成附帶條件(a)及(c),現在申請 A/YL-PS/755 與 A/YL-PS/693 並沒有任何改變,但未完成附帶條件(b)。
(b) 已向地政處申請短期豁免書,但未完成,所以未能建設及完成附帶條件(b)。

By Email ([redacted])

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin , N.T.
Hong Kong

來函檔號 Your Reference FBI-PST-RD2023-0613-01

本署檔號 Our Reference ( ) in TPB/A/YL-PS/693

電話號碼 Tel. No. : 2158 6362

傳真機號碼 Fax No. : 2489 9711

10 April 2024

FiBi International Project Consultancy Co. Limited
Unit A,7/F, Max Share Centre
No.373 Kings Road
North Point
(Attn.: Mr. Billy CHAN)

Dear Sir/Madam,

**Compliance with Approval Condition (c)**
**Planning Application No. A/YL-PS/693**

I refer to your submission dated 19.1.2024 for compliance with the captioned approval condition on the submission of a revised drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed advisory departmental comments at **APPENDIX**.

Should you have any queries, please contact Mr. Victus KWAN (Tel: 2300 1235) of DSD.

Yours faithfully,

( Max WONG )
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. Victus KWAN)

Internal
CTP/TPB (2)
MW/HL/hl

By Email ([redacted])

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin , N.T.
Hong Kong

來函檔號 Your Reference FBI-PST-RD2023-0613-01

本署檔號 Our Reference ( ) in TPB/A/YL-PS/693

電話號碼 Tel. No. : 2158 6362

傳真機號碼 Fax No. : 2489 9711

12 October 2023

FiBi International Project Consultancy Co. Limited
Unit A,7/F, Max Share Centre
No.373 Kings Road
North Point
(Attn.: Mr. Billy CHAN)

Dear Sir/Madam,

**Compliance with Approval Condition (a)**
**Planning Application No. A/YL-PS/693**

I refer to your submission dated 11.9.2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

( Max WONG )
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB (2)
MW/mw

i. the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

# Existing Stormwater Drainage Checking

For

Temporary Shop and Services with Ancillary Office

at Lot Nos. 446 & 447 in D.D. 122

Ping Shan, Yuen Long, N.T.

Report No.: **LD/L446/DS01**
Date: **20/1/2024**

Table of Contents

A. Introdution

B. Checking for the Existing of Surface Channels

C. Conclusion

Existing Drainage Layout Plan

## A. Introdution

The subject site is generally located at Lot Nos. 446 & 447 in DD 122 at Ping Shan in Yuen Long N. T. and the site is surrounding by the existing drainage which has been checked in accordance with the Rational Method as prescribed in the Geotechnical Manual for Slopes. The existing drainage system has been checked to a 1 in 200 year return rainstorm, and connected to the existing catch pit system at the site. Surface runoff from the site will be collected by a existing drainage system of the existing U-channels and catchpits. The calculation for the existing drainage system is presented in the following items 2 and 3. Having reviewed the existing dranage layout plan (No. LD/L446/D01) for the adjacent Lots, the collected runoff from all of the Lots at the existing dranage was discharged into the existing catch pit via the existing U-channels.

## B. Checking for the Existing of Surface Channels

### 1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow

i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$ Eqn. 8.2 Geotechnical Manual for Slopes

where $t_e$ = time of entry (min) ,

$A$ = area of catchment ($m^2$) ,

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

$L$ = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where $t_f$ = time of flow (min) ,

$w$ = measured water flow length in channel (m) ,

$v$ = assumed water flow velocity (m/s)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for vegetated ground surface. Geotechnical Manual for Slopes (p. 96)

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

$$Q = KiA/60$$ Eqn. 8.7 Geotechnical Manual for Slopes

where $Q$ = maximum runoff (litres/min) ,

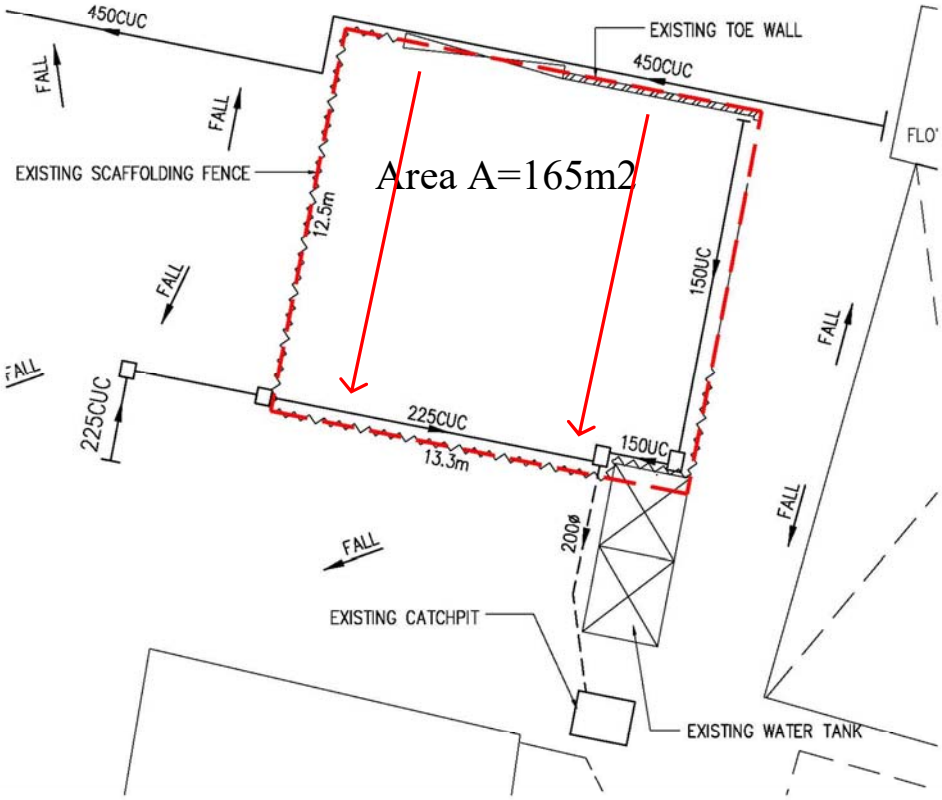
$K$ = runoff coefficient (K = 1.0) ,

$i$ = design mean intensity of rainfall (mm/hr) ,

$A$ = area of catchment ($m^2$) .

2. Catchment Area

The catchment area for the existing of surface channels is shown below :




Plan of Catchment Areas

NTS

## 3. Checking of Surface Channel(Assumed all rainwater will be connected by 225 CUC)

a. Catchment Area A to Existing Drainage ( 225 CUC)

Area A = 165 $m^2$

L = 12.5 m

$\delta h$ = 5.88 - 5.62 = 0.26 m

H = 0.26 * 100 / 12.5 = 2.08 m (average fall per 100m run)

$t_c$ = 0.14465 x 12.5/( 2.08 $^{0.2}$ x 165 $^{0.1}$) = 0.937 min

For $t_f$, w = 13.3 m, v = 3 m/s (assumed)

$t_{f1}$ = 13.3 / (3 x 60) = 0.074 min

$t_1$ = 0.937 + 0.074 = 1.011 min

From rainfall curve, use t = 1.0 min

$i_{200}$ = 450 mm/hr — Fig. 1, TGN 30

K = 1

Flow for 200 years return periods,

$Q_{200}$ = 1*450 x 165 / 60 = 1238 litres/min

Drop of channel = 5.540 - 5.430 = 0.11 m

Gradient = 0.11 / 13.3 = 1 in 121

Existing channel size = 225 UC — Fig. 8.7 Geotechnical Manual for Slopes

Capacity = 3500 > Q200 OK

Read $v_{max}$ = 1.3 m/s < 4 m/s OK

Therefore, used 225mm UC is adequate for catchment Area of A.

**Geotechnical Engineering Office, Civil Engineering and Development Department**
**The Government of the Hong Kong Special Administrative Region**

## GEO Technical Guidance Note No. 30 (TGN 30)
## New Intensity-Duration-Frequency Curves for Slope Drainage Design

| Issue No.: 1 | Revision: - | Date: 21.3.2011 | Page: 3 of 4 |
|---|---|---|---|

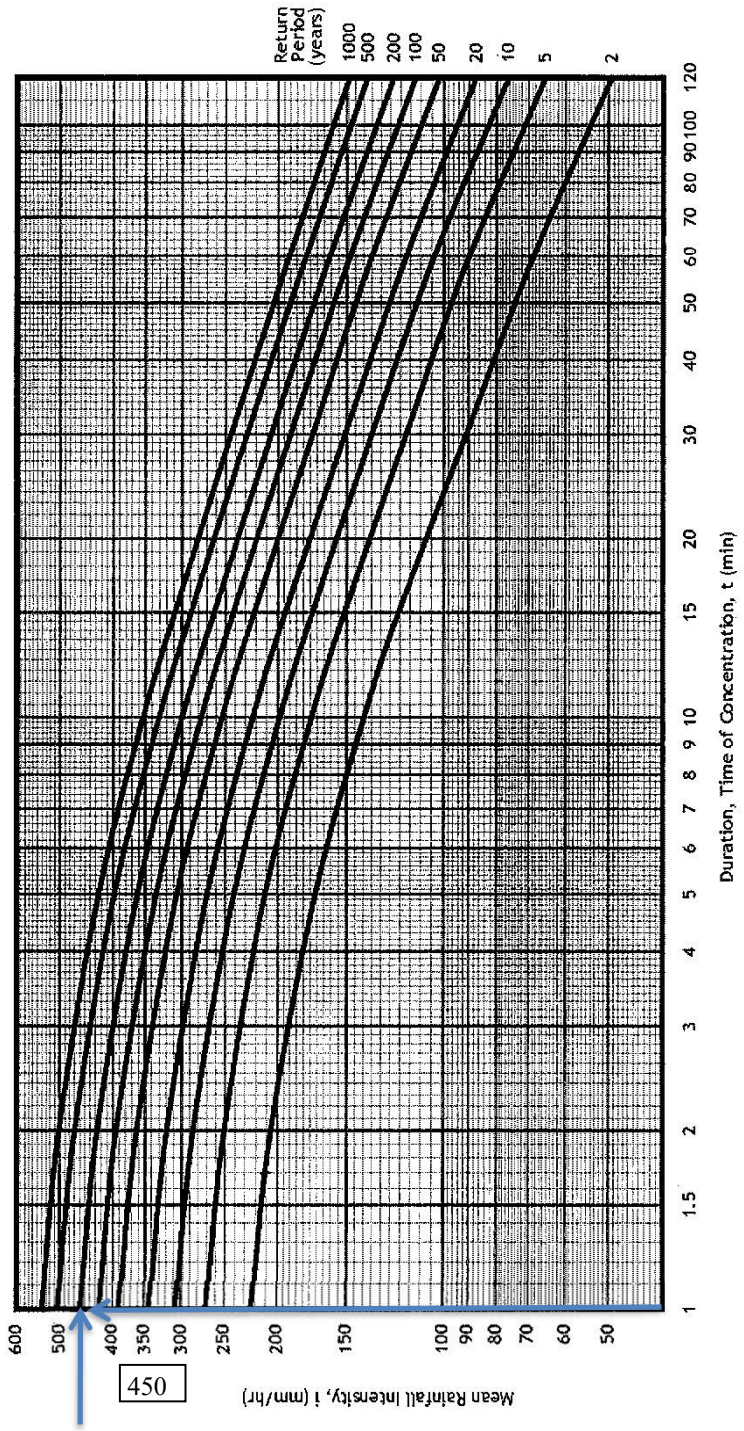



Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

**ANNEX TGN 30 A1 (1/2)**

**Geotechnical Engineering Office, Civil Engineering and Development Department**
**The Government of the Hong Kong Special Administrative Region**

# 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 |
|---|---|---|---|

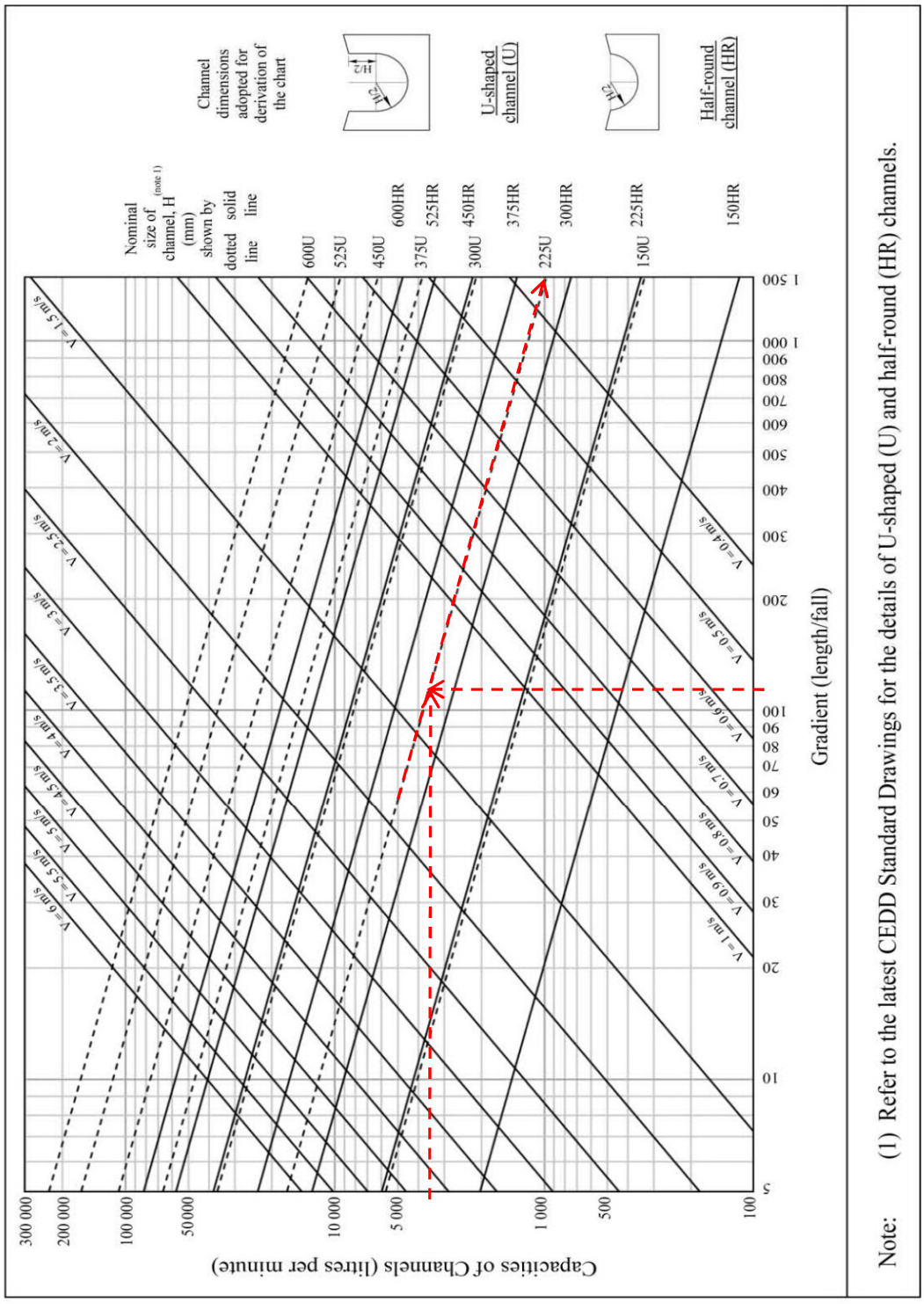


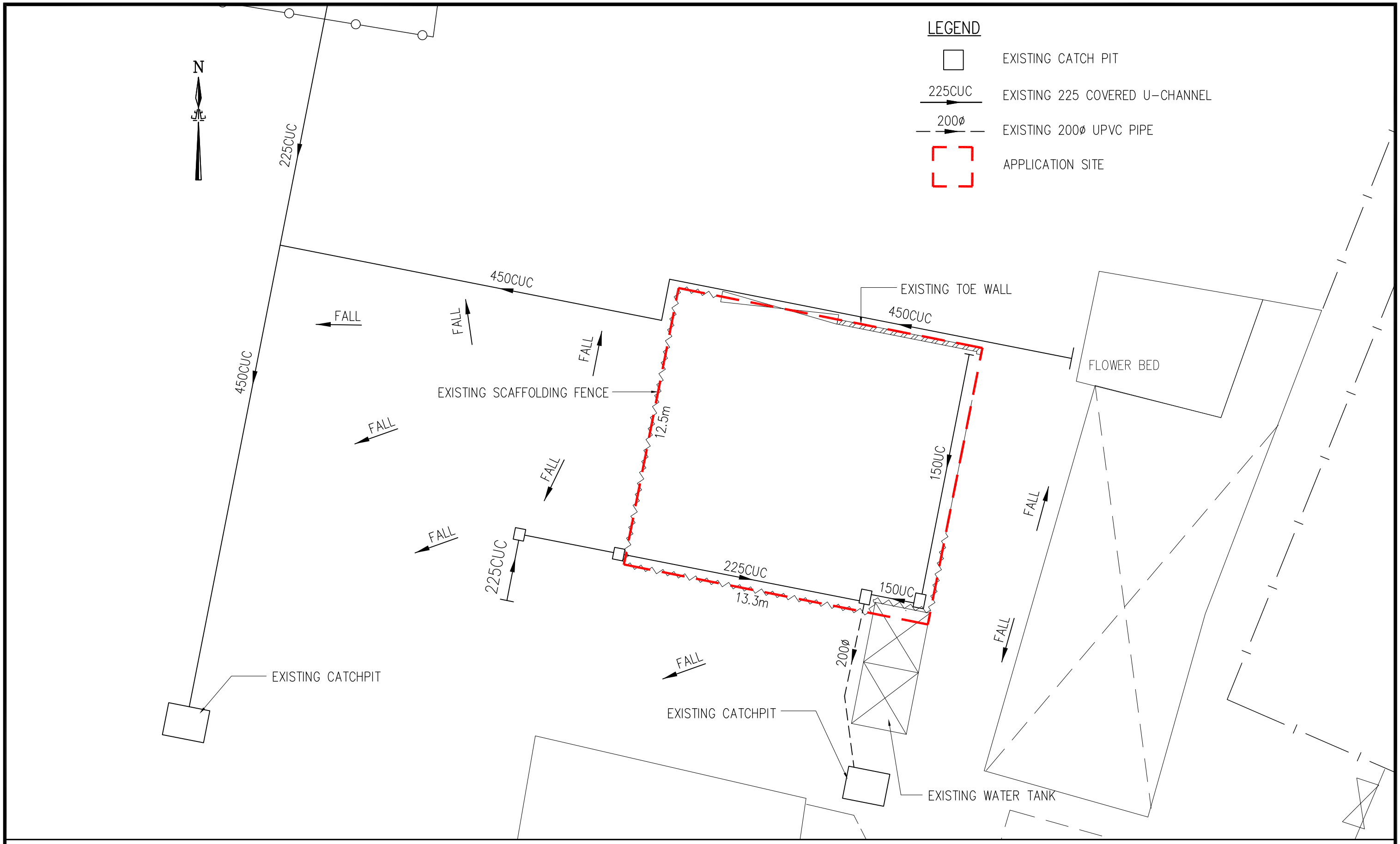

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

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

**ANNEX TGN 43 A1**

## C. Conclusion

Based on the above calculation result, existing drainage surface channel to be discharged for the catchment areas, the existing drainage system are considered to be adequate and acceptable. The runoff discharge from the application area would not cause adverse drainage impact to the surrounding area at all times.




## EXISTING DRAINAGE LAYOUT PLAN

利安設計工程有限公司
LEON Design Engineering Limited
新界屯門藍地屯子圍205號
No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T.
Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com

This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproducted without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

**PROJECT**

LOTS 446 (PART) AND 447 (PART) IN D.D.122, PING SHAN,YUEN LONG, N.T. (APPLICATION NO. A/YL-PS/755)

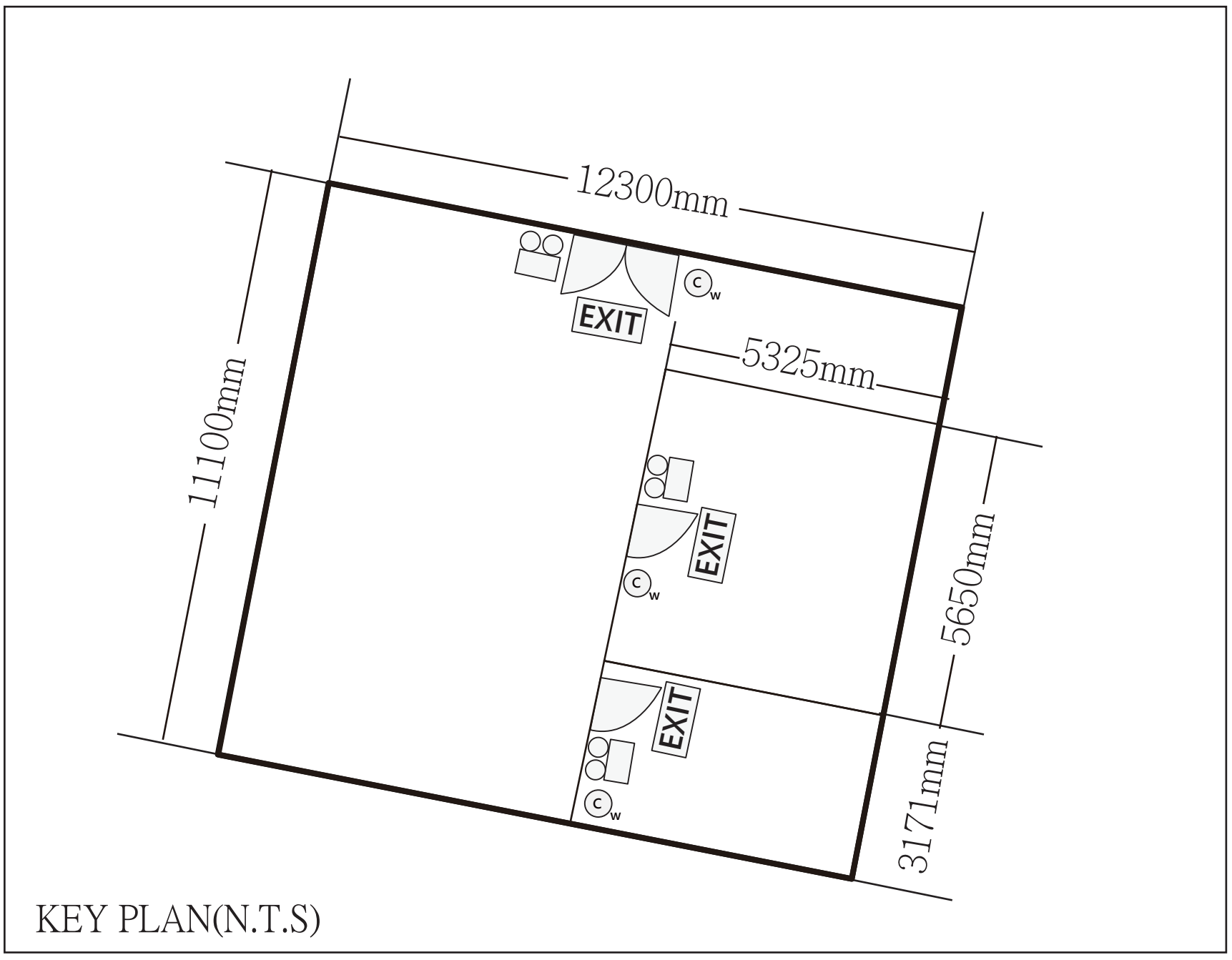
**TITLE**

EXISTING DRAINAGE LAYOUT PLAN

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| PT | PT | January 2024 |
| SCALE: 1 : 150 | JOB NO.: LD/ - | |
| CAD / FILE: LD-L446-D01 | DWG NO.: LD/L446/D01 | |

申請地點內設有1個構築物 :

| 構築物 | 總佔地面積 | 總樓面面積 | 佈置 | 用途 |
|---|---|---|---|---|
| A(1層高) | 136.5平方米 | 136.5平方米 | 座地不高於3.5米 | 商店(五金雜貨零售店)<br>貯存及員工休息室 |
| | 136.5平方米 | 136.5平方米 | | |




KEY PLAN(N.T.S)

GENERAL NOTES:

1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXITING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING,NEW EXIT SIGN AND NEW FIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL FIRE RESISTING CONSTRUCTION TO COMPLY WITH BUILDING (CONSTRUCTION) REGULATIONS 90 AND FS CODE 2011

F.S. NOTES:
1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXITING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING,NEW EXIT SIGN AND NEW TIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL PREVIOUSLY FIRE SERVICE REQUIREMENT SHALL BE MAINTAINED AND COMPILED WITH.
5. EXIT SIGNS SHALL BE PROVIDED AND COMPLY WITH BS 5499 BD BS 5266 AND HKFSD CIRCULAR LETTER 5/2008.

| | |
|---|---|
| | EMERGENCY LIGHTING |
| EXIT | EXIT SIGN |
| C w | 9L WATER TYPE FIRE EXTINGUISHER |

| | | |
|---|---|---|
| Project 項目名稱 :<br><br>S.16 規劃申請A/YL-PS/755 | Remarks 備註 : | Scale 比例 : not for scale |
| | Drawing Title 圖紙標題 :<br><br>消防裝置布局圖 | Drawing No 圖紙號 : |
| | | FiBi International Project Consultancy Co. Limited |

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

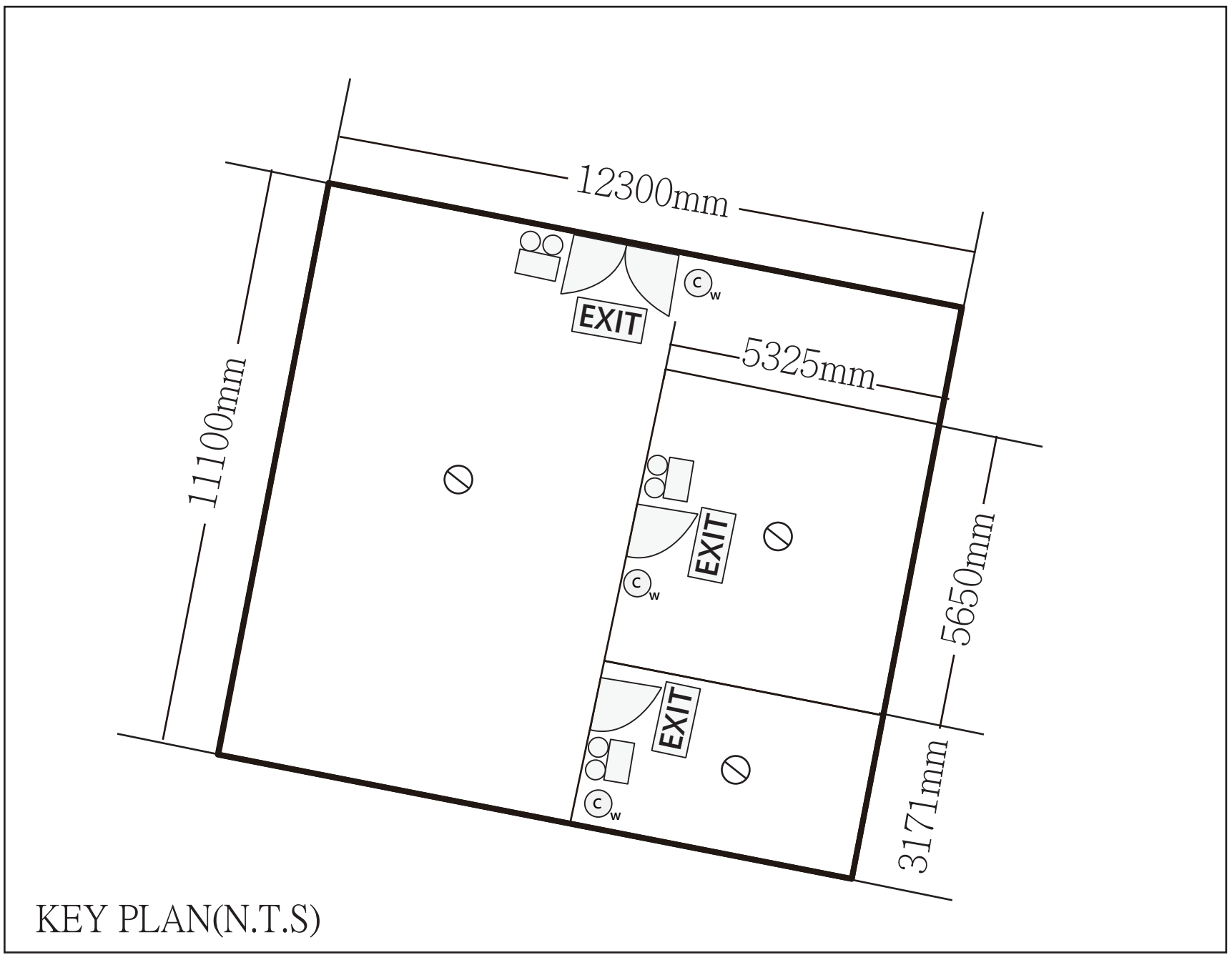
**Spencer Ka Tsun LEUNG/PLAND**

**寄件者:** PROJECT CONSULTANCY FBI <[redacted]>
**寄件日期:** 2025年07月12日星期六 10:04
**收件者:** Spencer Ka Tsun LEUNG/PLAND
**主旨:** Re: [Departmental Comments] Planning Application No. A/YL-PS/755 -FSD
**附件:** 消防布局圖.pdf

**類別:** Internet Email

申請地點內設有1個構築物 :

| 構築物 | 總佔地面積 | 總樓面面積 | 佈置 | 用途 |
|---|---|---|---|---|
| A(1層高) | 136.5平方米 | 136.5平方米 | 座地不高於3.5米 | 商店(五金雜貨零售店)<br>貯存及員工休息室 |
| | 136.5平方米 | 136.5平方米 | | |




KEY PLAN(N.T.S)

| | |
|---|---|
| | EMERGENCY LIGHTING |
| EXIT | EXIT SIGN |
| $C_W$ | 9L WATER TYPE FIRE EXTINGUISHER |
| | FIRE DECTECTOR |

GENERAL NOTES:

1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXITING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING,NEW EXIT SIGN AND NEW FIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL FIRE RESISTING CONSTRUCTION TO COMPLY WITH BUILDING (CONSTRUCTION) REGULATIONS 90 AND FS CODE 2011

F.S. NOTES:

i. For enclosed structure with gross floor area not exceeding 230m², only fire extingusher and Stand-alone Fire Detector shall be provided;
ii. In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;
iii. The Stand-alone Fire Detector shall be provided in accordance with the "Stand-along Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2011]" ;
iv. If the applicant self-initiates the provision of emergency lighting, the standards and specification shall be in accordance with "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021" ; and
v. If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with "BS 5266-1:2016 and the FSD Circular Letter No. 5/2008" .

| | | | |
|---|---|---|---|
| Project 項目名稱 :<br><br>S.16 規劃申請A/YL-PS/755 | Remarks 備註 : | | Scale 比例 : not for scale |
| | Drawing Title 圖紙標題 :<br><br>消防裝置布局圖 | Drawing No 圖紙號 : | FiBi International Project Consultancy Co. Limited |

## Previous s.16 Applications Covering the Site

### Approved Applications

| Application No. | Zoning (at the time of approval) | Development/Use | Date of Consideration |
|---|---|---|---|
| A/YL-PS/600 | "V" | Proposed Temporary Shop and Services for a Period of 3 Years | 26.6.2020 |
| A/YL-PS/693 | "V" | Proposed Temporary Shop and Services for a Period of 3 Years | 25.8.2023 (Revoked on 25.2.2025) |

### Rejected Application

| Application No. | Zoning (at the time of approval) | Development/Use | Date of Consideration | Rejection Reasons |
|---|---|---|---|---|
| A/YL-PS/575 | "V" | Temporary Warehouse (Storage of Kitchenware and Miscellaneous Goods) for a Period of 3 Years | 21.12.2018 | (1) to (3) |

Rejection Reasons

(1) Not in line with planning intention
(2) Not being compatible with surrounding developments
(3) Setting an undesirable precedent

# Similar Applications Within/Straddling the Same "V" Zone in The Past Five Years

## Approved Applications

| Application No. | Zoning(s) (at the time of consideration) | Development/Use | Date of Consideration |
|---|---|---|---|
| A/YL-PS/610 | "V" | Temporary Eating Place and Shop and Services for a Period of 3 Years | 21.8.2020 (revoked on 21.7.2022) |
| A/YL-PS/624 | "G/IC" and "V" | Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years | 8.1.2021 |
| A/YL-PS/665 | "G/IC" and "V" | Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years | 23.9.2022 |
| A/YL-PS/671 | "V" | Temporary Eating Place and Shop and Services for a Period of 3 Years | 23.12.2022 |
| A/YL-PS/672 | "R(E)2" and "V" | Proposed Temporary Shop and Services for a Period of 3 Years | 3.3.2023 |
| A/YL-PS/682 | "V" | Proposed Temporary Shop & Services for a Period of 3 Years | 9.6.2023 |

## Government Departments' General Comments

### 1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

### 2. Drainage

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

- no in-principle objection to the application from a drainage point of view;
- the submitted drainage proposal is considered acceptable; and
- it is noted that the subject planning application and the previous planning application under No. A/YL-PS/693 are submitted by the same applicant for the same use with the same site layout and development parameters. Should the Town Planning Board considers that the application be acceptable, approval condition(s) should be stipulated in the approval letter requiring the applicant to implement and maintain the proposed drainage facilities to his satisfaction.

### 3. Fire Safety

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to his department for approval.

### 4. Building Matters

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

- no objection to the application; and

- the is one structures 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 Building Authority should be obtained, otherwise they are unauthorised building works under Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 5. Environment

Comments of the Director of Environmental Protection (DEP):

He has no objection to the application.

## 6. District Officer's Comments

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

No feedback from locals was received.

## 7. Other Departments

The following departments has no comment on the application:

- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

(a) to resolve any land issues relating to the development with the concerned owner(s) on site access arrangement;

(b) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. storage use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;

(c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not 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 his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 temporary structure(s) will be considered;

(e) to note the comment of the Commissioner of Transport (C for T) that the local track leading to the Site is not under the purview of his department. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the vehicular access to the Site; and no parking, queuing and reverse movement of vehicles on the public road are allowed;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Ping Ha Road;

(g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should 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;

(h) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 building plan submission stage;

(iii) if the existing structure is erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the 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 the Buildings Department 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 application site under the BO;

(vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

(vii) detailed checking under the BO will be carried out at building plan submission stage.

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

**From:**
**Sent:** 2025-06-26 星期四 02:34:36
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>
**Subject:** A/YL-PS/755 DD 122 Hang Tau Tsuen, Ping Shan

A/YL-PS/755

Lots 446 (Part) and 447 (Part) in D.D. 122, Hang Tau Tsuen, Ping Shan

Site area: About 136.5sq.m

Zoning: "VTD"

Applied use: Shop and Services

Dear TPB Members,

Approval of 693 revoked for failure to implement Fire and Drainage conditions. This was a follow up to a previous application 600 for a slightly different footprint for which conditions were also not fulfilled.

The operator appears to be addressing the drainage issue but there is no mention of Fire installation.

Members have a duty to inquire if this condition has been implemented.

Mary Mulvihill