

2025年 3月 26日
此文件只會在
申請時

This document received on 2025-03-26.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-LFS/554
	Date Received 收到日期	2025-03-26

- 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

禾泓信邦有限公司 (Company 公司)

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

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)	新界元朗流浮山丈量約份第 129 約地段第 1958 號餘段、第 1959 號餘段、第 1960 號、第 1961 號、第 1962 號、第 1963 號 (部分)、第 1979 號 A 分段、第 1979 號餘段、第 1980 號、第 1981 號及第 1982 號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5856 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4508 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「康樂」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 (日/月/年) 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
28/01/2025 (DD/MM/YYYY)
於 28/01/2025 (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 11/02/2025 (DD/MM/YYYY)
於 11/02/2025 (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	擬議臨時貨倉存放汽車零件及建築材料 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 _____ <input type="checkbox"/> month(s) 個月 _____

(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	1446	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4410	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4508	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4508	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情請見附頁。		
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	1	
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位	3	
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間 星期一至星期六，上午九時至下午七時，星期日及公眾假期休息		
(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)) 可由深灣路連接行車通道到達 <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 _____	
(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"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 _____ m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 _____ m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 _____ m 米 <input type="checkbox"/> About 約	
	No 否 <input checked="" type="checkbox"/>		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) _____ Yes 會 <input type="checkbox"/> No 不會 <input 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> <hr/>
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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	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="576 199 1390 479"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="652 528 1038 539" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="652 835 975 907"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="652 943 1038 954" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="652 985 1278 1059"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="639 1312 1145 1348"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="639 1404 1145 1440"> <input type="checkbox"/> month(s) 個月 </div>

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）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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 Signed with recognised e-signature ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
Signer: HUI HANG YU 文員

Name
姓名

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

禾泓信邦有限公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	新界元朗流浮山丈量約份第 129 約地段第 1958 號餘段、第 1959 號餘段、第 1960 號、第 1961 號、第 1962 號、第 1963 號（部分）、第 1979 號 A 分段、第 1979 號餘段、第 1980 號、第 1981 號及第 1982 號		
Site area 地盤面積	5856 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11		
Zoning 地帶	「康樂」		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	擬議臨時貨倉存放汽車零件及建築材料		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4508 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.77 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	13 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	75.31 % <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 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> 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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>3</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>3</u> Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第1958號餘段、第1959號餘段、第1960號、第1961號、第1962號、第1963號（部分）、第1979號A分段、第1979號餘段、第1980號、第1981號及第1982號，總面積約 5856 平方米，總樓面面積為 4508 平方米，由禾泓信邦有限公司提出申請作臨時貨倉存放汽車零件及建築材料（為期 3 年）。（可參閱：場地大綱圖及場地位置圖）

申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「康樂」地帶內。申請地點共涉及七幅私人土地，申請地點地型不規則，近似長方形，地勢平坦。場地共有兩個由金屬搭建的上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	4312	4312	13	1	金屬搭建	貨倉(存放汽車零件及 建築材料)及泵房
TS2	98	196	6	2	金屬搭建	辦公室及洗手間

餘下面積約 1446 平方米的土地，佔申請地點約 24.69% 土地。這未有設定範圍會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩經營發展對環境的影響。

申請地點發展作臨時貨倉存放汽車零件及建築材料，存放汽車零件包括：錶板、冷氣制、車身組件等；建築材料方面包括：磚石、沙石、玻璃、水泥等，申請人希望物料有更好的保存空間，免受天氣影響。

按規劃署記錄，申請地點四周有不少類似案件獲通過。

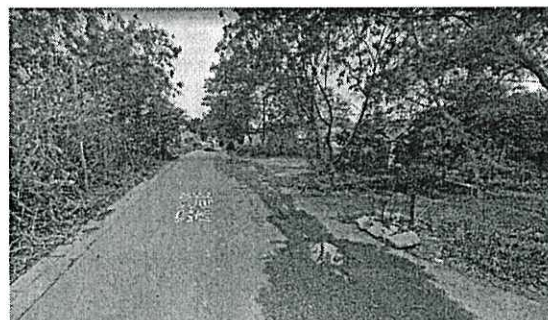
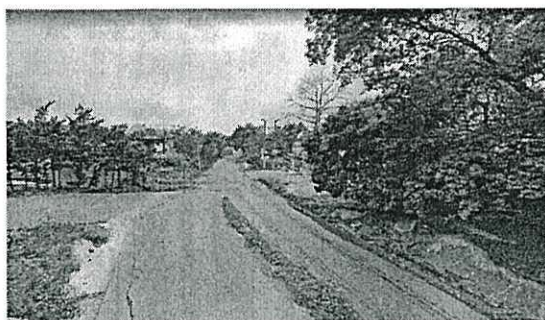
- 檔案編號：A/YL-LFS/498，臨時貨倉存放汽車零件及建築材料（為期 3 年），於 22/12/2023 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/320，臨時貨倉存放文件（為期 3 年），於 06/07/2018 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/478，臨時貨倉存放汽車零件及建築材料（為期 3 年），於 11/08/2023 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/368，臨時貨倉存放建築材料（為期 3 年），於 04/09/2020 在有條件下批給臨時性質的許可；

- 檔案編號：A/YL-LFS/457，臨時貨倉存放水泵及馬達（為期3年），於31/03/2023在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/445，臨時貨倉存放汽車零件及建築材料（為期3年），於25/11/2022在有條件下批給臨時性質的許可
- 檔案編號：A/YL-LFS/438，臨時貨倉存放汽車零件及建築材料（為期3年），於09/09/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/399，臨時露天存放雲石、建築材料，連附屬小型工場、車輛/貨斗裝配工場連附屬停泊車位及10個中型貨車上落貨車位（為期3年），於25/06/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/441，臨時貨倉存放建築材料（為期3年），於23/09/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-LFS/392，臨時貨倉存放塑膠及零售粒狀塑膠（為期3年），於14/05/2021在有條件下批給臨時性質的許可；

申請地點位於元朗流浮山，出入口（閘門）設於場地西邊，出入口位置寬敞明確，闊度不少於12米，可供消防車之類的緊急車輛進入，可由深灣路連接行車通道到達。行車通道闊度約7米，車路闊彎位少而明顯，可供駕駛者安全使用。行車通道部分地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。

深灣路實況照片



行車通道實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午九時至下午七時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 1 個私家車泊車位，每個面積 5 米 x 2.5 米，以便員工使用。同時，設有 3 個輕型貨車上落車位，每個面積 7 米 x 3.5 米，作運送之用。申請地點若取得許可，在規劃許可有效期內的任何時間，申請人會在申請地點當眼位置張貼告示，訂明只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。

申請地點會使用輕型貨車補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。總括而言，車輛流量極為穩定。除標題發展所涉及的交通

通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算					
	星期一至六				
	私家車		輕型貨車		
	入	出	入	出	
09:00 - 10:00	1	0	0	0	1
10:00 - 11:00	0	0	2	0	2
11:00 - 12:00	0	0	0	2	2
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1
14:00 - 15:00	0	0	2	0	2
15:00 - 16:00	0	0	1	1	2
16:00 - 17:00	0	0	0	2	2
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	1	0	0	1
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

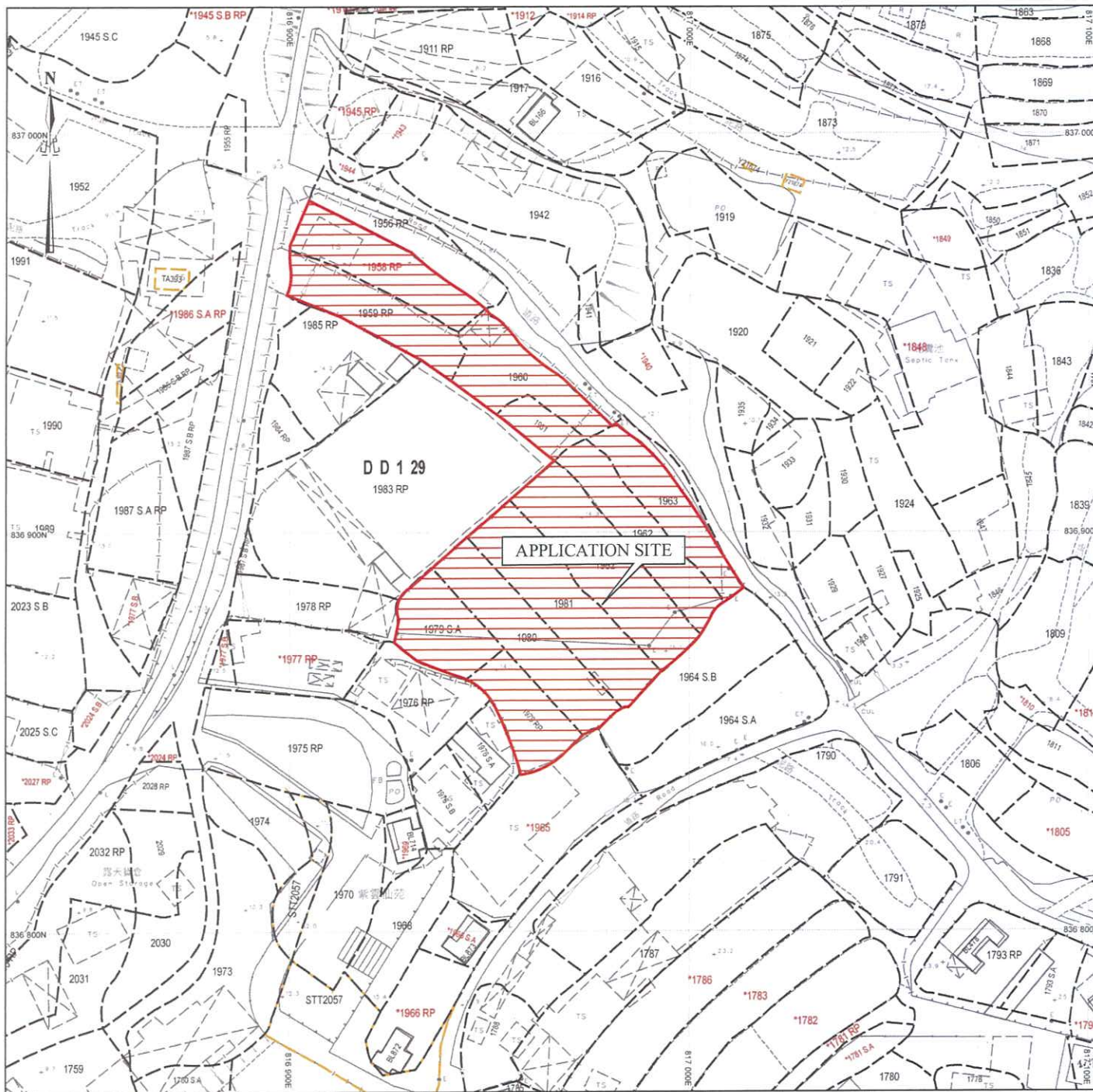
申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希

望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

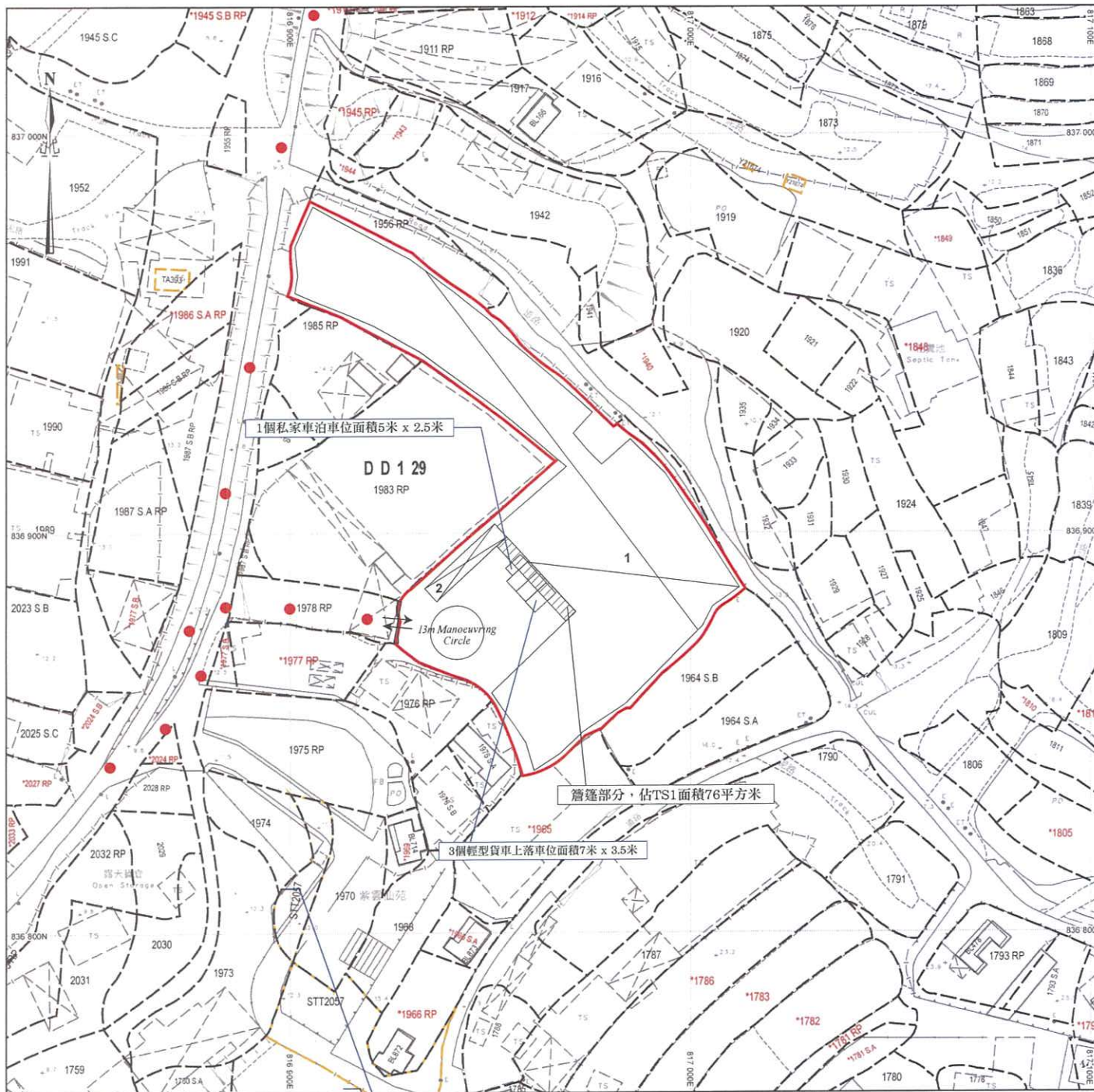
場地大綱圖





場地位置圖

SCALE 1 : 1000



場地設計圖

構築物(1)

用途：貨倉(存放汽車零件及建築材料)及泵房

建築物料：以金屬搭建

高度：約13米

層數：1層

面積：約4312平方米

總樓面面積：約4312平方米

構築物(2)

用途：辦公室及洗手間

建築物料：以金屬搭建

高度：約6米

層數：2層

面積：約98平方米

總樓面面積：約196平方米

● ● ● 行車路線

SCALE 1 : 1000

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

Tracy Wing Sum LAW/PLAND

寄件者:
寄件日期: 2025年04月03日星期四 15:55
收件者: tpbpd/PLAND
副本: Tracy Wing Sum LAW/PLAND
主旨: A/YL-LFS/554補充資料
附件: 園境設計圖.pdf

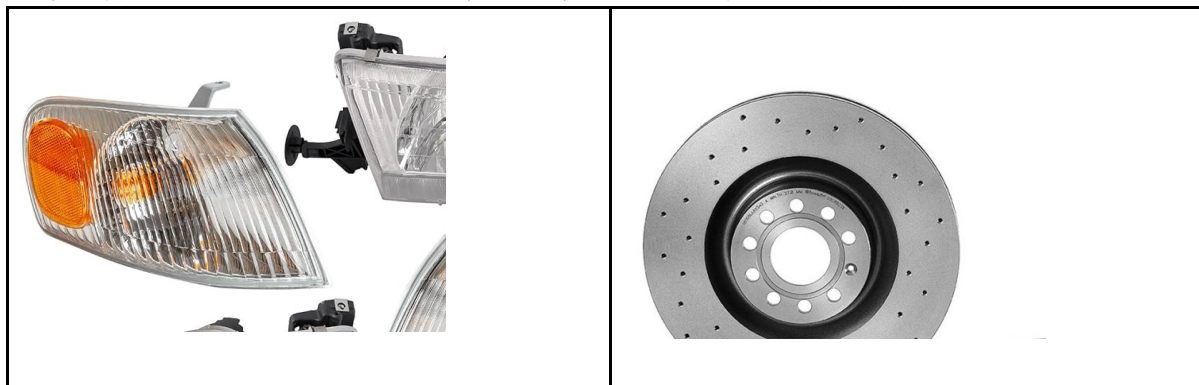
類別: Internet Email

敬啟者

就上述檔案，現進行澄清。

首先，此申請作臨時貨倉存放汽車零件及建築材料（為期 3 年），

汽車零件包括：頭燈、水箱、皮帶、剎車盤迫力碟等，以下為有關照片：

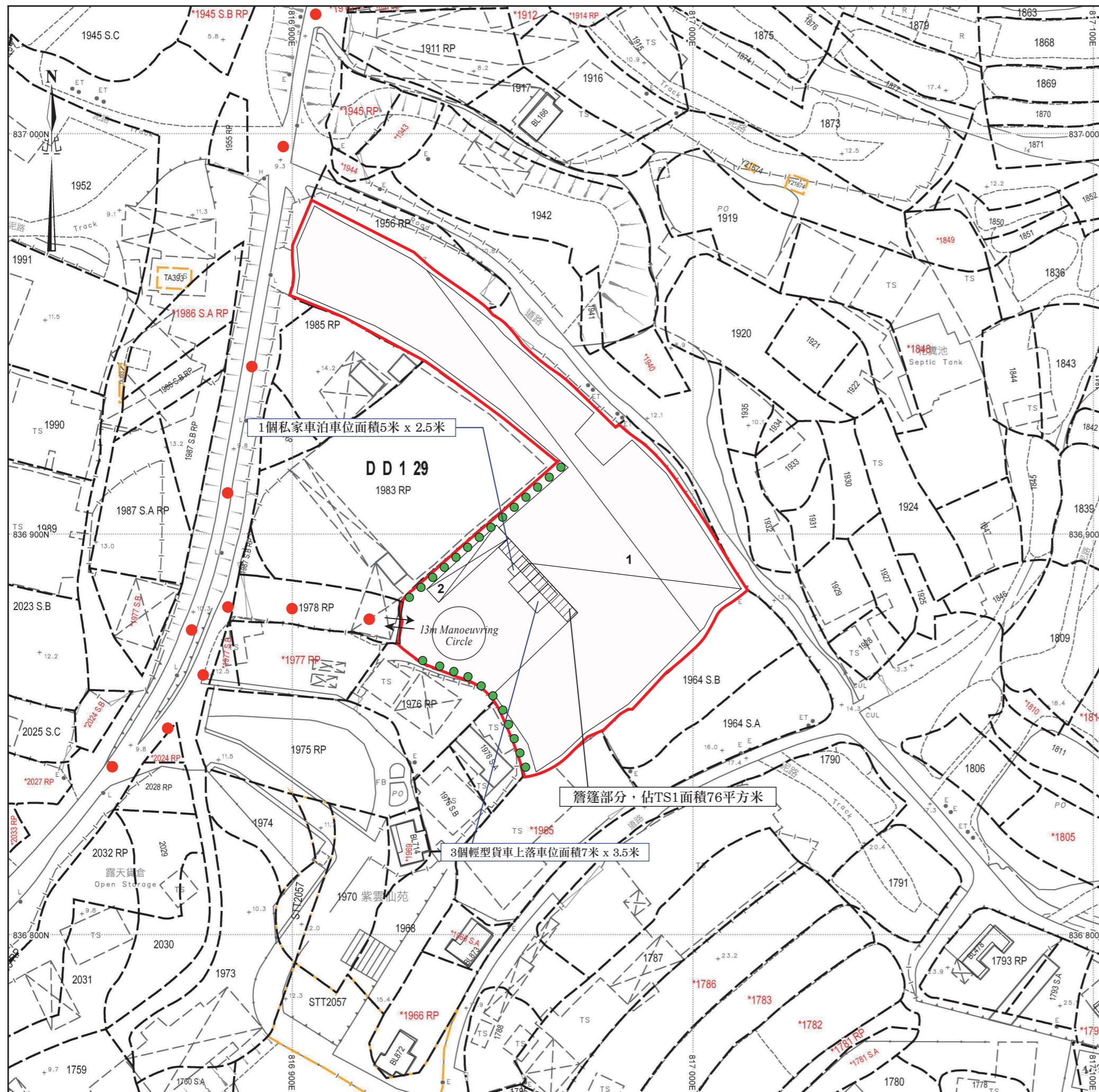


建築材料包括：磚石、沙石、玻璃、磚瓦等，以下為有關照片：



其次，場地不需進行挖土及進行平整工程。

最後，附件為園境設計圖。



園境設計圖

構築物(1)

用途：貨倉(存放汽車零件及建築材料)及泵房

建築物料：以金屬搭建

高度：約13米

層數：1層

面積：約4312平方米

總樓面面積：約4312平方米

構築物(2)

用途：辦公室及洗手間

建築物料：以金屬搭建

高度：約6米

層數:2層

面積：約98平方米

● 白千層樹

高度:2.75米

距離：4米

數量：25棵

● ● ● 行車路線

SCALE 1 : 1000

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

Tracy Wing Sum LAW/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年07月11日星期五 16:12
收件者: Wilfred Ka Hing CHU/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Tracy Wing Sum LAW/PLAND
主旨: 轉寄: A/YL-LFS/554補充資料
附件: FS Drawing 03052025.pdf; A-YL-LFS-554 Drainage Proposal 2-7-2025.pdf; 園境設計圖.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, July 11, 2025 4:11 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/YL-LFS/554補充資料

From:
Sent: Friday, July 11, 2025 3:50 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: A/YL-LFS/554補充資料

敬啟者

此電郵取代7月9日發出的電郵。

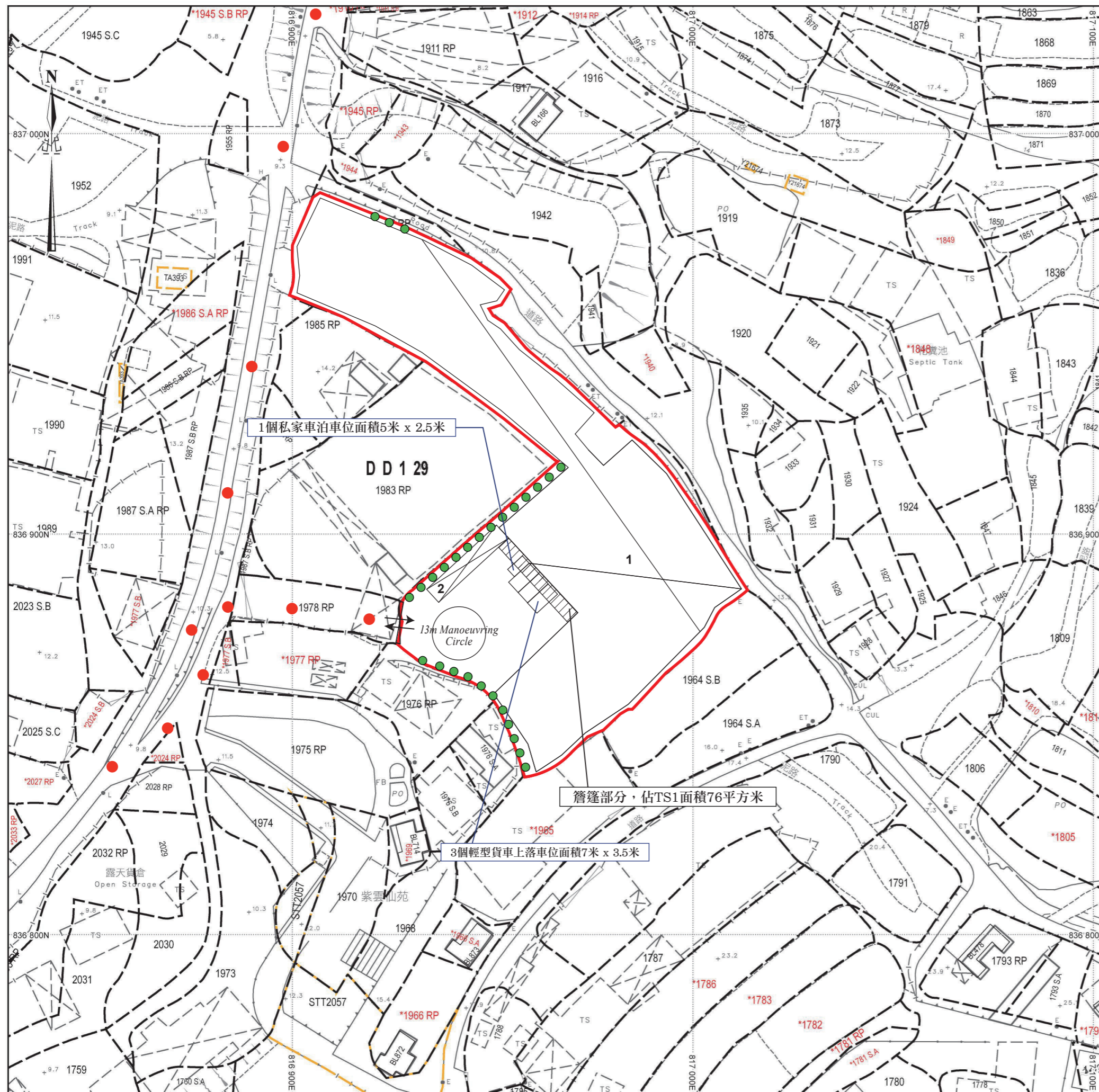
就上述檔案，現提交補充資料以回應部門意見。附件為園境設計圖、消防建議及渠務建議。

AMO

場地不需進行挖土及平整工程，故此申請項目不會影響其考古價值。

UD&L

有關園境設計圖，場內有28棵現有樹木，是白千層樹(可參閱附件)。現有樹木與構築物1並沒有衝突，因樹木是存在於構築物旁邊，分別存在於場地西南面及北面，因此搭建時並不會牽涉到伐木。申請人承諾會保育及保護一共28棵白千層樹。



園境設計圖

構築物(1)

用途：貨倉(存放汽車零件及建築材料)及泵房

建築物料：以金屬搭建

高度：約13米

層數：1層

面積：約4312平方米

總樓面面積：約4312平方米

構築物(2)

用途：辦公室及洗手間

建築物料：以金屬搭建

高度：約6米

層數：2層

面積：約98平方米

● 白千層樹(現有樹木)

高度:2.75米

距離：4米

數量：28棵

● ● ● 行車路線

SCALE 1 : 1000

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO $\varnothing 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\varnothing 150\text{mm}$.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE 1 EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m^3 F.S. FIBREGLOSS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m^3 SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m^2 FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS/VISUAL WARNING DEVICE SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

- HR

HOSE REEL

FE

5KG CO2 FIRE EXTINGUISHER

FE

SPRINKLER CONTROL VALVE SET

FE

GATE VALVE

FE

GATE TYPE (With MONITORING)
- EMERGENCY LIGHT

EXIT

EXIT SIGN

V

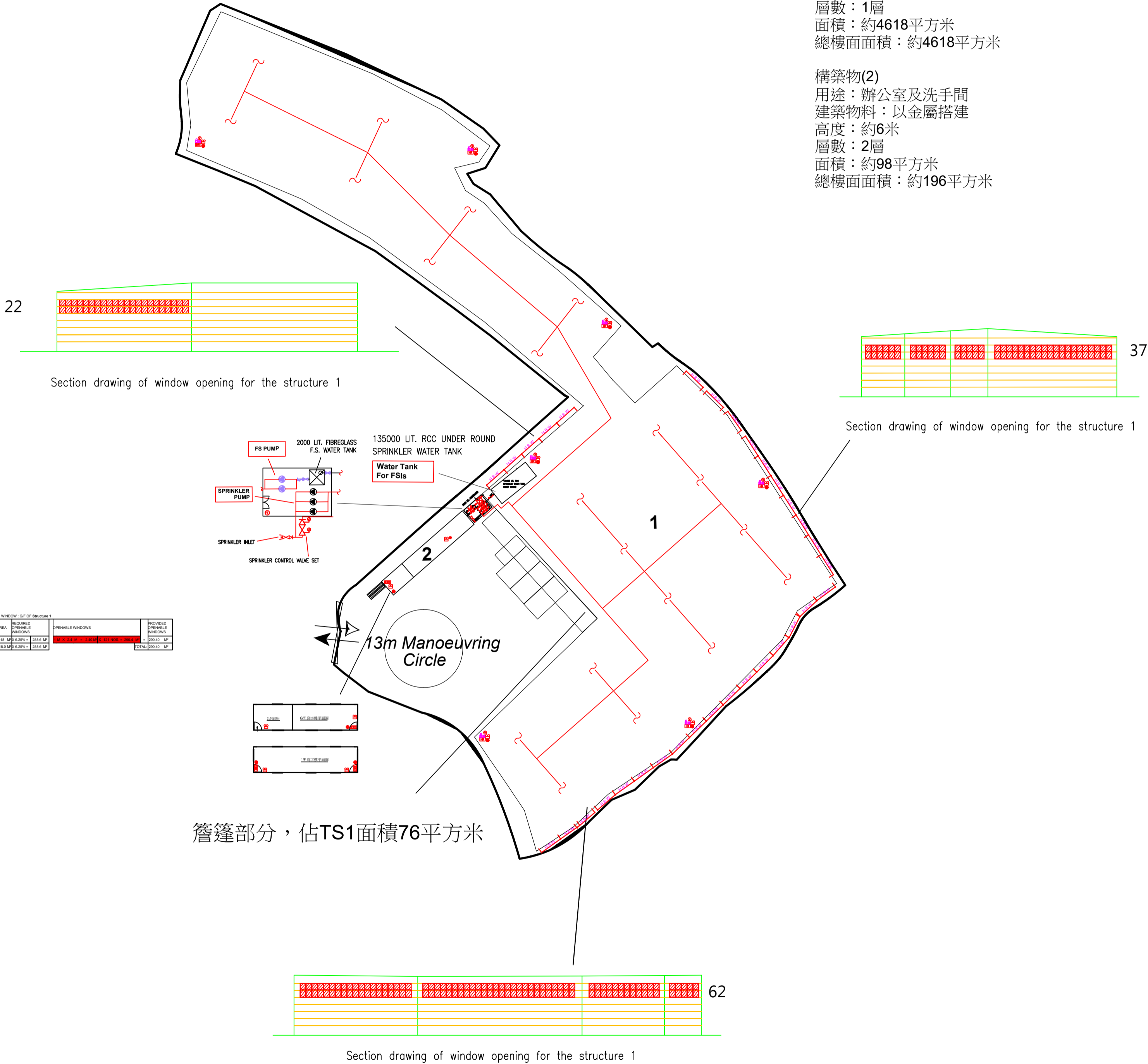
VISUAL FIRE ALARM

SUBSIDIARY VALVE / FLOW SWITCH
- NON-RETURN VALVE

場地設計圖

構築物(1)
用途：貨倉(存放汽車零件及建築材料)及泵房
建築物料：以金屬搭建
高度：約13米
層數：1層
面積：約4618平方米
總樓面面積：約4618平方米

構築物(2)
用途：辦公室及洗手間
建築物料：以金屬搭建
高度：約6米
層數：2層
面積：約98平方米
總樓面面積：約196平方米



PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF VEHICLE PARTS AND CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS LOTS 1962, 1963 (PART), 1979 S.A, 1979 RP, 1980, 1981 AND 1982 IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	DRAWING NO : FS-01	REV. 0
REV	DESCRIPTION	DATE				

THE SITE Portion 1, Area	=	3968	m ²	(C= 0.95)
THE SITE Portion 2, Area	=	1684	m ²	(C= 0.95)
THE SITE Portion 3, Area	=	204	m ²	(C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside Portion 1,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 3968 \text{ m}^2 \\ &= 0.003968 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L1/ H^{0.2} A^{0.1} \\ &= 0.14465 * 31/ 1^{0.2} * 3968^{0.1} \\ &= 1.958 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (1.958 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 311.8 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 311.8 * 0.003968 \\ &= 0.3267 \text{ m}^3/\text{sec} \\ &= \underline{19603} \text{ lit/min} \end{aligned}$$

Provide 525UC (1:100) is OK

For the design of drains inside Portion 2,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1684 \text{ m}^2 \\ &= 0.001684 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L2/ H^{0.2} A^{0.1} \\ &= 0.14465 * 9/ 1^{0.2} * 1684^{0.1} \\ &= 0.619 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (0.619 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 346.1 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 346.1 * 0.001684 \\ &= 0.1539 \text{ m}^3/\text{sec} \\ &= \underline{9236} \text{ lit/min} \end{aligned}$$

Provide 375UC (1:100) is OK

For the design of drains inside Portion 3,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 204 \text{ m}^2 \\ &= 0.000204 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L2/ H^{0.2} A^{0.1} \\ &= 0.14465 * 9/ 1^{0.2} * 204^{0.1} \\ &= 0.765 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t + b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.111 * 505.5 / (0.765 + 3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 341.7 \text{ mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 341.7 * 0.000204 \\ &= 0.0184 \text{ m}^3/\text{sec} \\ &= \underline{1104} \text{ lit/min} \end{aligned}$$

Provide 225UC (1:100) is OK

Check Portion 1 Outfall, 525mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.525	m internal pipe diameter (m)	
ks	=	0.000003	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, upvc pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.0066667	hydraulic gradient (1:150)	

Therefore, design V of pipe capacity = 2.4375 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.422	m ³ /s	
= 25328	lit/min	
> 19603	lit/min	Ok

Check Portion 2 Outfall, 375mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.375	m internal pipe diameter (m)	
ks	=	0.000003	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, upvc pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.01	hydraulic gradient (1:100)	

Therefore, design V of pipe capacity = 2.4513 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.217	m ³ /s	
= 12996	lit/min	
> 9236	lit/min	Ok

Check Overall Outfall, 600mm dia. Pipes by Colebrook-White Equation

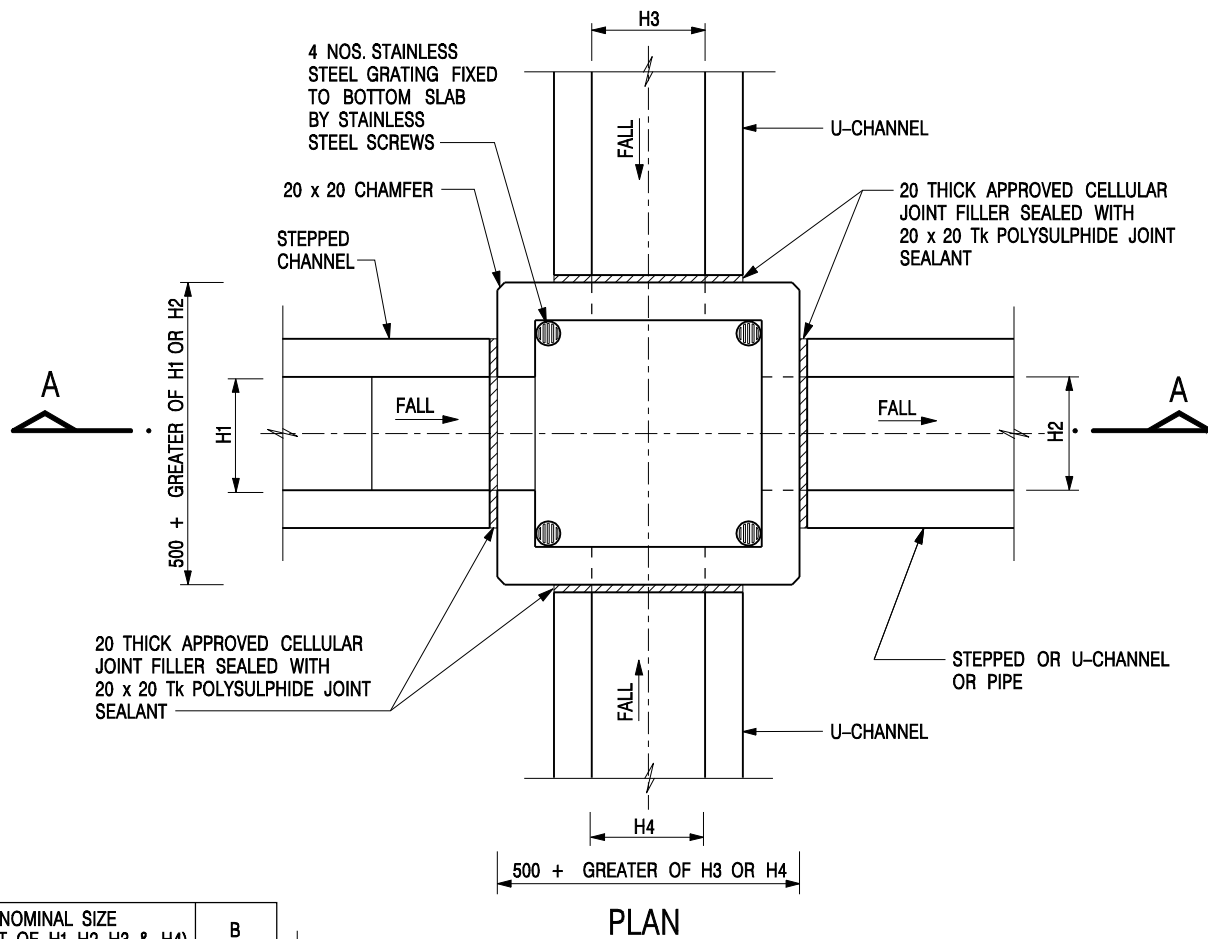
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

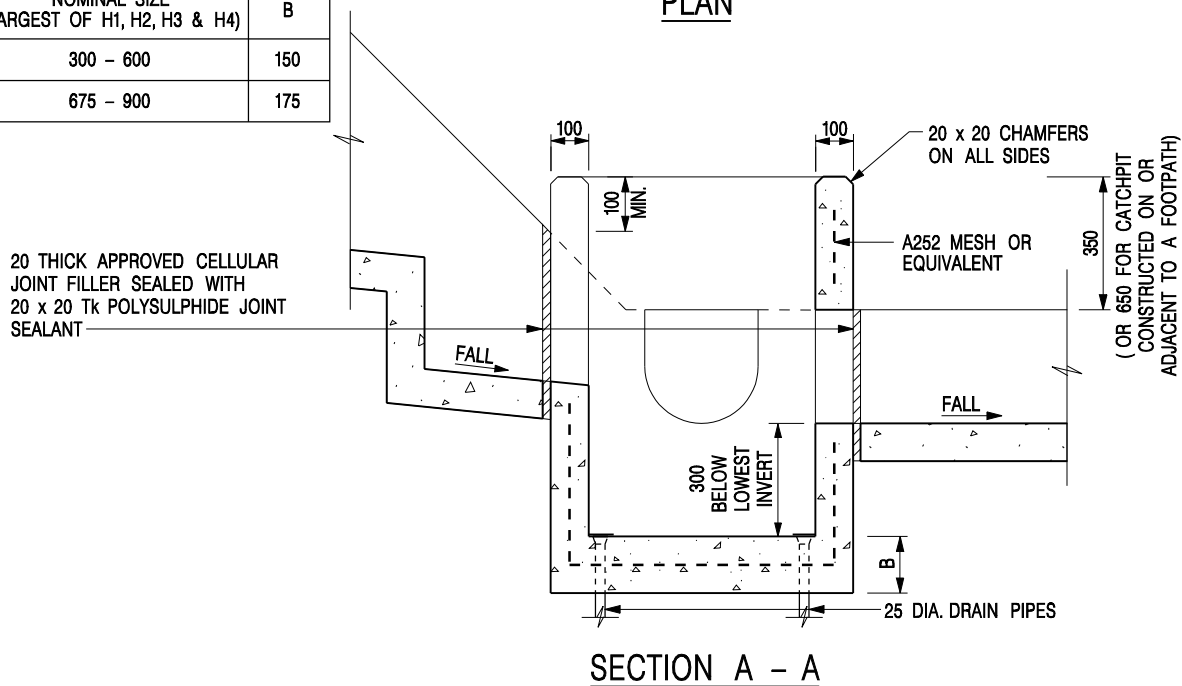
V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.6	m internal pipe diameter (m)	
ks	=	0.000003	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, upvc pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.0066667	hydraulic gradient (1:150)	

Therefore, design V of pipe capacity = 2.6534 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.600	m ³ /s	
= 36011	lit/min	
> 29944	lit/min	Ok (Portion 1 + Portion 2 + Portion 3)




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

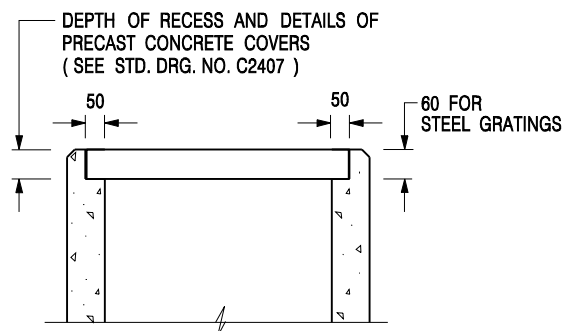


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 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 /1	



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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

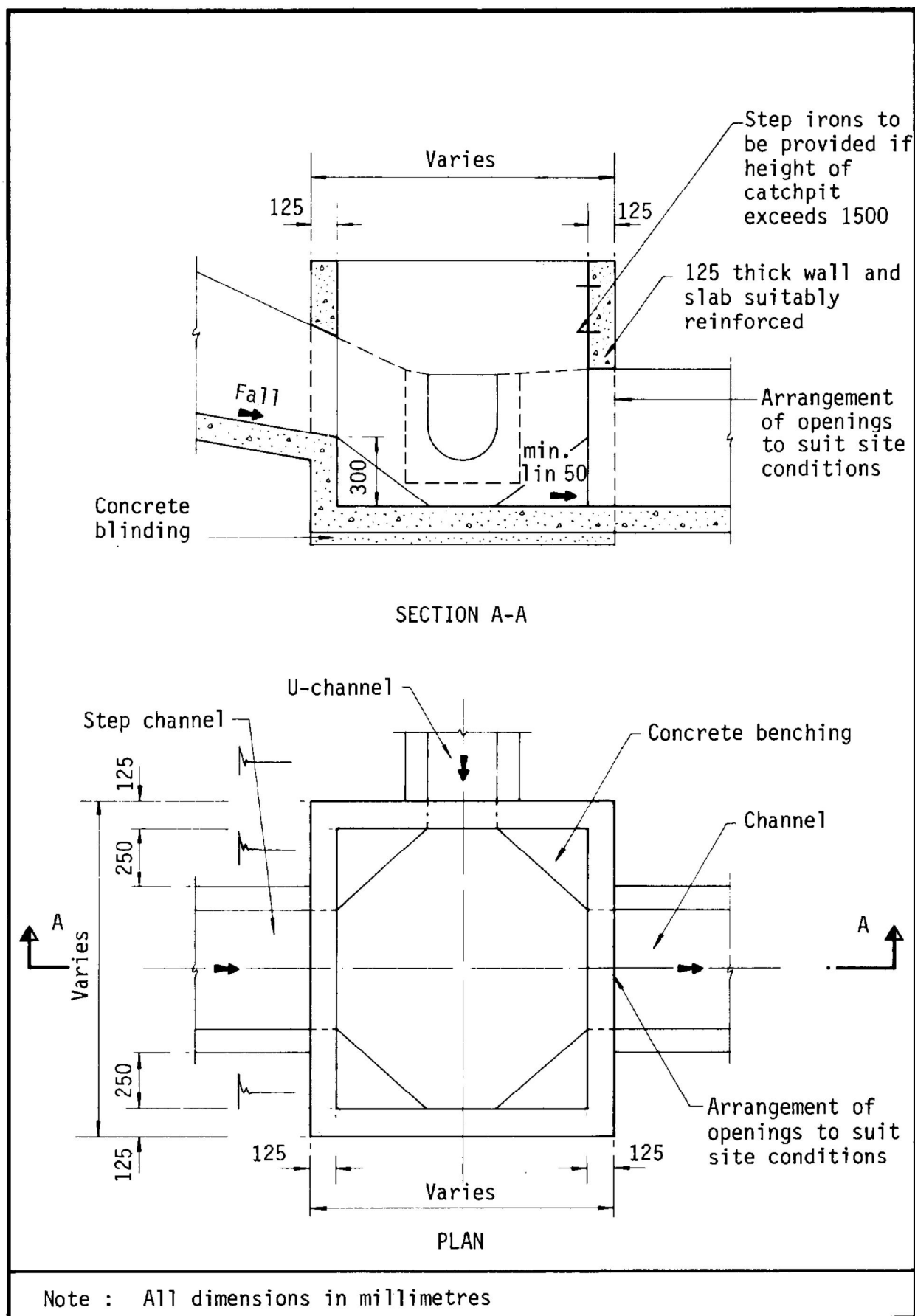
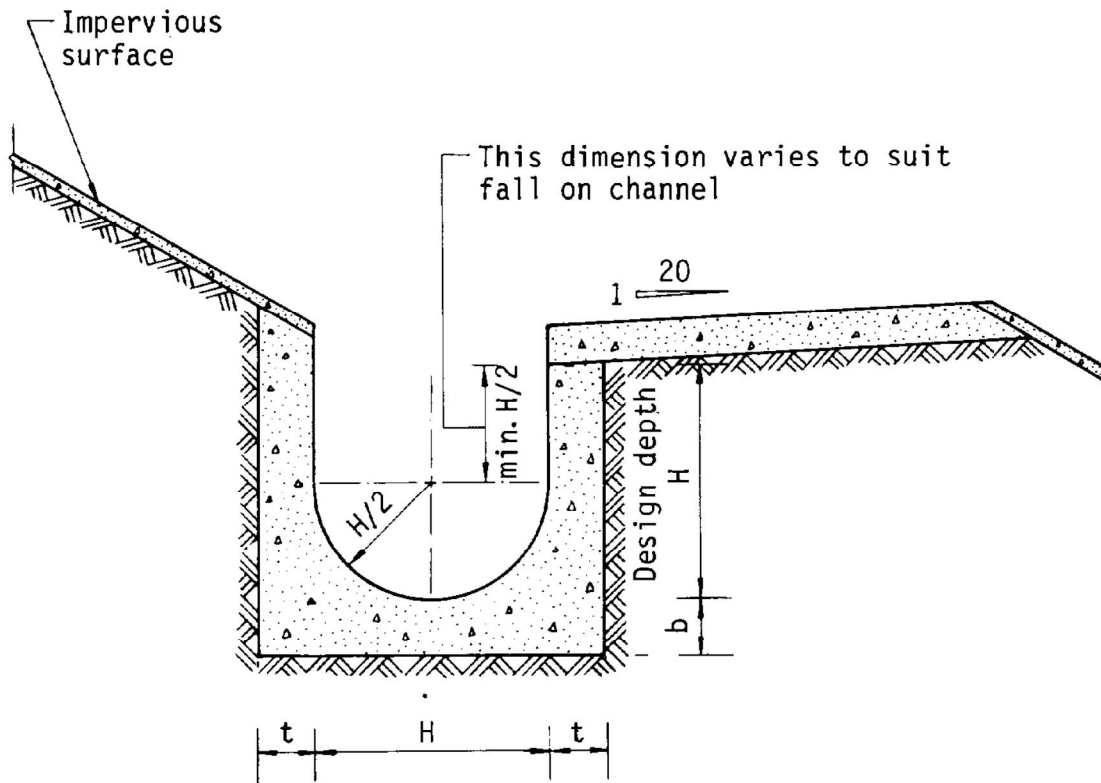


Figure 8.10 - Typical Details of Catchpits



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

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

Tracy Wing Sum LAW/PLAND

寄件者:
寄件日期: 2025年07月23日星期三 15:47
收件者: tpbpd/PLAND
副本: Tracy Wing Sum LAW/PLAND; Wilfred Ka Hing CHU/PLAND
主旨: A/YL-LFS/554補充資料
附件: 園境設計圖.pdf

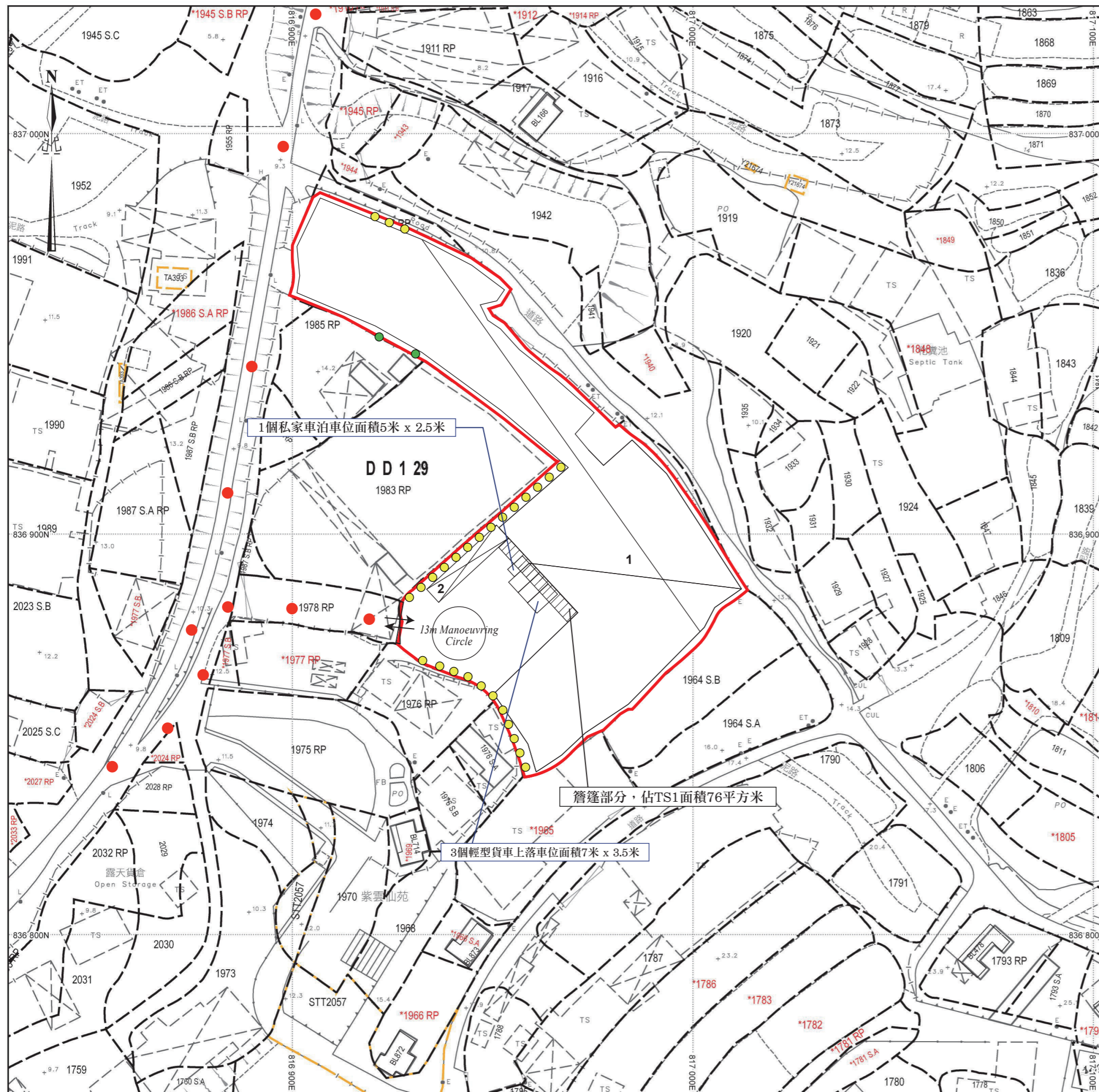
敬啟者

此電郵取代今日 11:02 發出的電郵。

就上述檔案，現提交補充資料以回應部門意見。附件為園境設計圖。

UD&L

有關園境設計圖，場內有 30 棵現有樹木，分別是 28 棵黃槐及 2 棵細葉榕(可參閱附件)。現有樹木與構築物 1 並沒有衝突，因樹木是存在於構築物旁邊，分別存在於場地南面、西南面及北面，因此搭建時並不會牽涉到伐木。申請人承諾會保育及保護一共 30 棵現有樹木。



園境設計圖

構築物(1)

用途：貨倉(存放汽車零件及建築材料)及泵房

建築物料：以金屬搭建

高度：約13米

層數：1層

面積：約4312平方米

總樓面面積：約4312平方米

構築物(2)

用途：辦公室及洗手間

建築物料：以金屬搭建

高度：約6米

層數：2層

面積：約98平方米

● 黃槐(現有樹木)

高度:2.75米

距離：4米

數量：28棵

● 細葉榕(現有樹木)

高度:2.75米

距離：4米

數量：2棵

● ● ● 行車路線

SCALE 1 : 1000

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	9.9.2022 (Revoked on 9.9.2023)
2	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	25.11.2022 (Revoked on 25.11.2023)
3	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	11.8.2023 (Revoked on 11.2.2024)
4	A/YL-LFS/498	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	22.12.2023 (Revoked on 22.6.2025)

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

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed for a Period of 3 Years	“REC”	12.6.2020
2	A/YL-LFS/368	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	“REC”	4.9.2020 (Revoked on 4.2.2023)
3	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years	“REC”	14.5.2021
4	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	“REC”	29.10.2021 (Revoked on 29.7.2023)
5	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	“REC”	23.9.2022
6	A/YL-LFS/442	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	“REC”	11.11.2022

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>
7	A/YL-LFS/449	Temporary Warehouse for Storage of Construction Materials and Engineering Machineries with Ancillary Workshop for a Period of 3 Years	“REC”	3.2.2023
8	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	“REC”	17.3.2023
9	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years	“REC”	31.3.2023
10	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	“REC”	23.6.2023
11	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	“REC”	11.9.2023
12	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years	“REC”	27.10.2023 (Revoked on 27.10.2023)
13	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	“REC”	22.12.2023
14	A/YL-LFS/510	Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years	“REC”	5.4.2024
15	A/YL-LFS/538	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	“REC”	20.12.2024
16	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	“REC”	20.6.2025
17	A/YL-LFS/558	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	“REC”	4.7.2025

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 applicant should note his advisory comments at **Appendix IV**.

2. Traffic

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

- (a) He has no adverse comment on the application from traffic engineering perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

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

- (a) He has no objection on the application from highway maintenance perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the applied use would not involve use of heavy vehicles and dusty operation. Also, it is observed that residential dwellings is present within 100m from the site boundary.
- (b) There was no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. Landscaping

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

- (a) According to the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape predominated by temporary structures, open storages, village houses and scattered tree groups. Based on the site photos dated August 2025, the Site was paved and occupied by temporary structures. Existing tree/vegetation was

observed within the Site.

- (b) According to the submitted “園境設計圖” (**Drawing A-4**), there are 28 *Senna surattensis* (黃槐) and two *Ficus microcarpa* (細葉榕) along the boundary of the Site and there will be no conflict between the existing trees and the proposed structure. It is stated in the application form that no tree felling and no landscape impact would be caused by the applied use. She therefore has no adverse comment from landscape planning perspective since no significant adverse landscape impact arising from the applied use is anticipated.

5. **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 a drainage point of view.
- (b) Should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that approval condition(s) be stipulated requiring the applicant to submit a revised drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department.
- (c) The applicant should note his detailed comments on the submitted drainage proposal at **Appendix IV**.

6. **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 detailed comments at **Appendix IV**.

7. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by 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.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **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 locals' comment on the application.

9. Other Departments' Comments

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

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (e) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (g) Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/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 the applicant 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 resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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;
 - (ii) the following private lots are covered by Short Term Waiver (STW) as shown below:

STW(s). No.	Lot(s) No. (in D.D. 129)	Purposes
5657	1962 and 1963	Warehouse for storage of vehicle parts and construction materials and ancillary uses as may be approved by DLO/YL
5658	1979 S.A	
5659	1979 RP	
5660	1980	
5661	1981 and 1982	

- (iii) the lot owner(s) shall apply to his office for STW to permit the structures erected or to be erected within the subject lots and apply for modification of the STW where appropriate. The lot owner(s) shall apply to his office for STW to permit the structure(s) erected within the private lots. 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 application(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;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
 - (i) to follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas;
 - (ii) to follow the relevant guidelines and requirements in relevant Professional Persons

Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;

- (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- (iv) to meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
 - (i) to advise if any site formation/ land filling works to be carried out under the application. The overland flow from the adjacent lands should not be affected;
 - (ii) to indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - (iii) the existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
 - (iv) to provide site photos to show latest condition and existence of the drainage facilities which receive the discharge from the application site;
 - (v) to provide the dimension of the existing stream for reference;
 - (vi) to clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;
 - (vii) cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;
 - (viii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - (ix) the applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s);
- (h) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) 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; and
 - (ii) the local track leading to the Site is not under the 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;

- (i) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) a proper vehicular access may need to be constructed from Deep Bay Road to the Site. The construction, maintenance and the subsequent removal of the access should be carried out by the applicant. The reinstatement of the road after removal of the access should be carried out to the satisfaction of HyD; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (j) to note the comments of the Director of Fire Services (D of FS) on the submitted fire service installations (FSIs) proposal that:
 - (i) calculation of openable windows shall be clearly demonstrated on plans to justify FS Notes item 1.6;
 - (ii) sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional and exit sign shall be provided for enclosed structures with total floor area exceeding 230m²;
 - (iii) in relation to (ii) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, wheeled type dry chemical fire extinguisher and stand-alone fire detector) shall be provided if the total floor area exceeds 230m²;
 - (iv) in relation to (ii) 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;
 - (v) the stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
 - (vi) in relation to (ii) above, a 20-35kg wheeled type dry chemical fire extinguisher in every 500m² on every floor of the premises shall be provided to ensure that every part of the premises can be reached by wheeled type dry chemical fire extinguisher from a distance of not more than 30m;
 - (vii) the sprinkler inlet shall be positioned in a prominent position and preferably near the entrance of the Site;
 - (viii) modified hose reel system and fire alarm system are considered as self-upgrade and not a mandatory requirement by his Department;
 - (ix) if the applicant voluntarily initiate the provision of fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”; and
 - (x) the applicant is reminded that if any structure(s) is/are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (k) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that an existing feature No. 2SW-C/C81 with a height of 3.5m is located within the boundary of the Site (**Plan A-2**). As the stability of the feature may affect or be affected by the proposed development, the applicant is reminded of the requirements of making necessary site formation submission(s), including but not limited to stability assessments of the existing/proposed geotechnical features within or in the vicinity of the site, to the Buildings Department (BD) for approval as required under the provision of BO if found applicable;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that two structures are involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) 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;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and 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;
- (m) to note the comments of the Project Manager (West), 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; and
- (n) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is

required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works.

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

From:
Sent: 2025-04-28 星期一 03:32:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/554 DD 129 Lau Fau Shan Recreation

A/YL-LFS/498

Lots 1958 RP, 1959 RP, 1960, 1961, 1962, 1963 (Part), 1979 S.A, 1979 RP, 1980, 1981 and 1982 in DD 129, Lau Fau Shan

Site area: About 5,856sq.m

Zoning: "Recreation"

Applied use: Warehouse for Storage of Construction Materials / 4 Vehicle Parking

Dear TPB Members,

498 approved 22 Dec 2023. **Conditions have not been fulfilled AGAIN.**

Solution, increase the site again.

How can PlanD recommend and streamline and members rubber stamp approval for operators who clearly have no intention of every fulfilling conditions and rely on a tinkering with the details in order to secure another two years of operation with no risk of any action on the part of authorities that should be ensuring that the safety and good health of the community is a priority.

Application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 23 November 2023 3:13 AM HKT
Subject: A/YL-LFS/498 DD 129 Lau Fau Shan Recreation

A/YL-LFS/498

Lots 1962, 1963 (Part), 1979 S.A, 1979 RP, 1980, 1981 and 1982 in DD 129, Lau Fau Shan

Site area: About 4,116sq.m

Zoning: "Recreation"

Applied use: Warehouse for Storage of Construction Materials / 4 Vehicle Parking

Dear TPB Members,

Strong Objections, this is an ever expanding brownfield site that includes 438 and 445 for which conditions have not been fulfilled, plus addition lots to the left that have no previous history of approval.

Apart from the parking and manoeuvring area, the entire site will be filled in. This will have a negative impact on drainage in the district. In addition there is no indication that this large work site will have adequate toilet and handwashing facilities to cater for the workers needs.

Recent torrential rainfall and flooding indicate that extensive filling in of land creates issues that can no longer be ignored now that climate change is inevitable.

Mary Mulvihill

From:

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

Date: Thursday, 18 August 2022 2:48 AM HKT

Subject: A/YL-LFS/438 DD 129 Lau Fau Shan Recreation

A/YL-LFS/438

Lots 1980 (Part), 1981 (Part) and 1982 (Part) in D.D. 129, Lau Fau Shan

Site area: About 1,034sq.m

Zoning: "Recreation"

Applied use: Warehouse for Storage of Vehicle Parts and Construction Materials / 3 Vehicle Parking

Dear TPB Members,

Clearly one of the many unapproved operations on the "Recreation" zoning that is essentially meaningless.

Has any progress been made with regard to eliminating this ridiculous zoning that has been used as a dumping ground for every type of brownfield operation imaginable?

Mary Mulvihill