

此文件於2025年06月3日收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on - 3 JUN 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/zh/plan\\_application/apply.html](https://www.info.gov.hk/tpb/zh/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



2500/36

2/5

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/560
	Date Received 收到日期	- 3 JUN 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

Chung Kin Engineering (International) Limited (中堅通架工程有限公司)

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,730 sq.m 平方米 <input type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 103 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ('REC')
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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



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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
26.3.2025 to 9.4.2025 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 30.4.2025 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填答(B)部分)

(a) Proposed use(s)/development 擬議用途/發展  
Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years  
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

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

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,677 ..... sq.m ☒ About 約  
Proposed covered land area 擬議有上蓋土地面積 ..... 53 ..... sq.m ☒ 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 ..... NA ..... sq.m ☐ About 約  
Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not exceeding 103 ..... sq.m ☐ About 約  
Proposed gross floor area 擬議總樓面面積 ..... Not exceeding 103 ..... 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)

Structure 1: Site office (Not exceeding 7m, 2 storeys), Structure 2: Toilet (Not exceeding 3.5m, 1 storey)

## 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 ..... 1 space of 11m x 3.5m .....  
Heavy Goods Vehicle Spaces 重型貨車車位 ..... Nil .....  
Others (Please Specify) 其他 (請列明) ..... NA .....

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Lau Fau Shan Roundabout <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情    <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是          No 否	<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 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														



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

位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

1. The proposed development is an open storage yard. It is intended to store elevated working platform.
2. The scale of the development is not significant and similar to the approved planning permissions No. A/YL-LFS/538.
3. The proposed development does not involve fallen of trees.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage yards and warehouses.
6. Open storage yards nearby such as A/YL-LFS/538 was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The proposed development would not be operated during sensitive hours (i.e. from 7:00p.m. to 9:00a.m.) next morning.
8. Minimal traffic impact.
9. No workshop activities will be carried out at the application site at all times.
10. Insignificant environmental and noise impacts because the proposed development is an inert use.
11. Insignificant drainage impact as proven in the submitted drainage proposal.
12. The application site is zoned 'Category 2' areas according to the Town Planning Board Guidelines PG-No. 13G.



## 8. Declaration 聲明

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

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

Signature  
簽署

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

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

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

Date 日期

2/5/2025

(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

- 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。
- 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 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	1,730 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	'Recreation' ('REC')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	103 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.059 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7	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	3.06 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車位 1 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

# Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
drainage plan, site plan and location plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



## **Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years**

**at**

**Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

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### **Annex 1 Drainage Assessment**

#### A. Site particulars

- 1.1.1 The site possesses an area of about 1,730m<sup>2</sup>. The surface of the site has been hard paved.
- 1.1.2 The application site will be occupied by an open storage of elevated working platform.

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

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 1,730m<sup>2</sup>. It has a gradient sloping from northeast to southwest from about +9.5mPD to +8.2mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 450mm surface channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

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

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the south of the site is found higher than the application site. Although the land to the further south of the site is higher than the site, the land to the south of the vehicular track is equipped with surface channel under planning permission No. A/YL-LFS/479. The land to the north, west and east of the site is found lower than the application site. (**Figure 4**)
- 1.1.6 As such, an external catchment is identified has been identified in **Figure 4**.

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

- 1.1.7 There is an existing open drain at the southwestern part of the application site. The said existing drainage dissipates the surface runoff to Deep Bay.

## 1.2 Runoff Estimation & Proposed Drainage Facilities

### A. Proposed drainage facilities

- 1.2.1 Subject to the calculations below, it is determined that 450mm surface channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.2.2 The collected surface runoff will be conveyed to the open drain to the southwest of the site. (**Figure 4**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (d) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.



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

#### 1. Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 2,750m<sup>2</sup>; (**Figure 4**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 9.7\text{m} - 8.2\text{m} = 1.5\text{m}$$

$$L = 64\text{m}$$

$$\therefore \text{Average fall} = 1.5\text{m in } 64\text{m} \text{ or } 1\text{m in } 42.67\text{m}$$

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

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

$$t_c = 0.14465 [ 64 / (2.34^{0.2} \times 2,750^{0.1}) ]$$

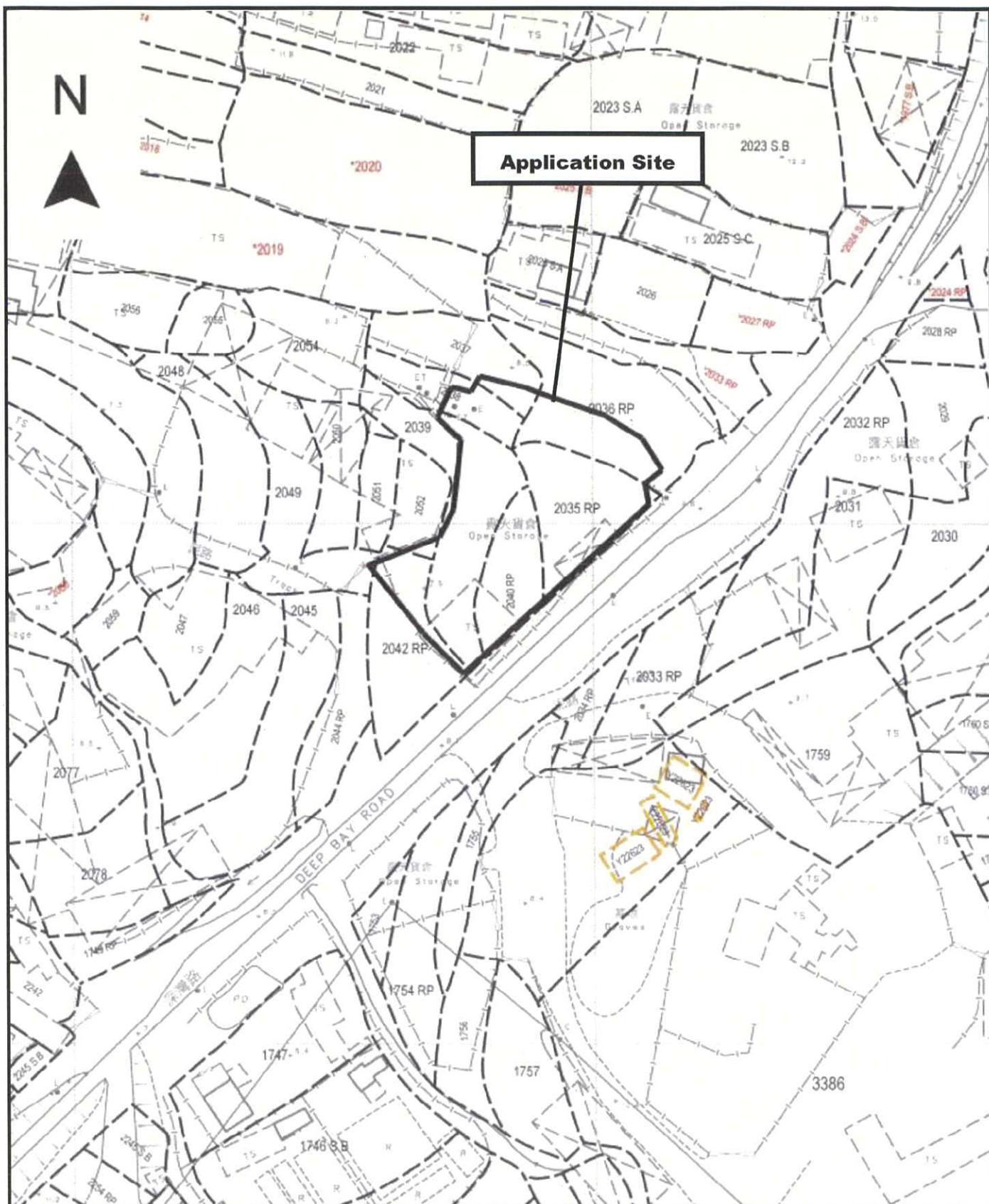
$$t_c = 3.54 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300 mm/hr

$$\text{By Rational Method, } Q = 1 \times 300 \times 2,750 / 3,600$$

$$\therefore Q = 229.17 \text{ l/s} = 13,750 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:45 and 1:95 along the site periphery of the site, 450mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.



Project 項目名稱:

Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

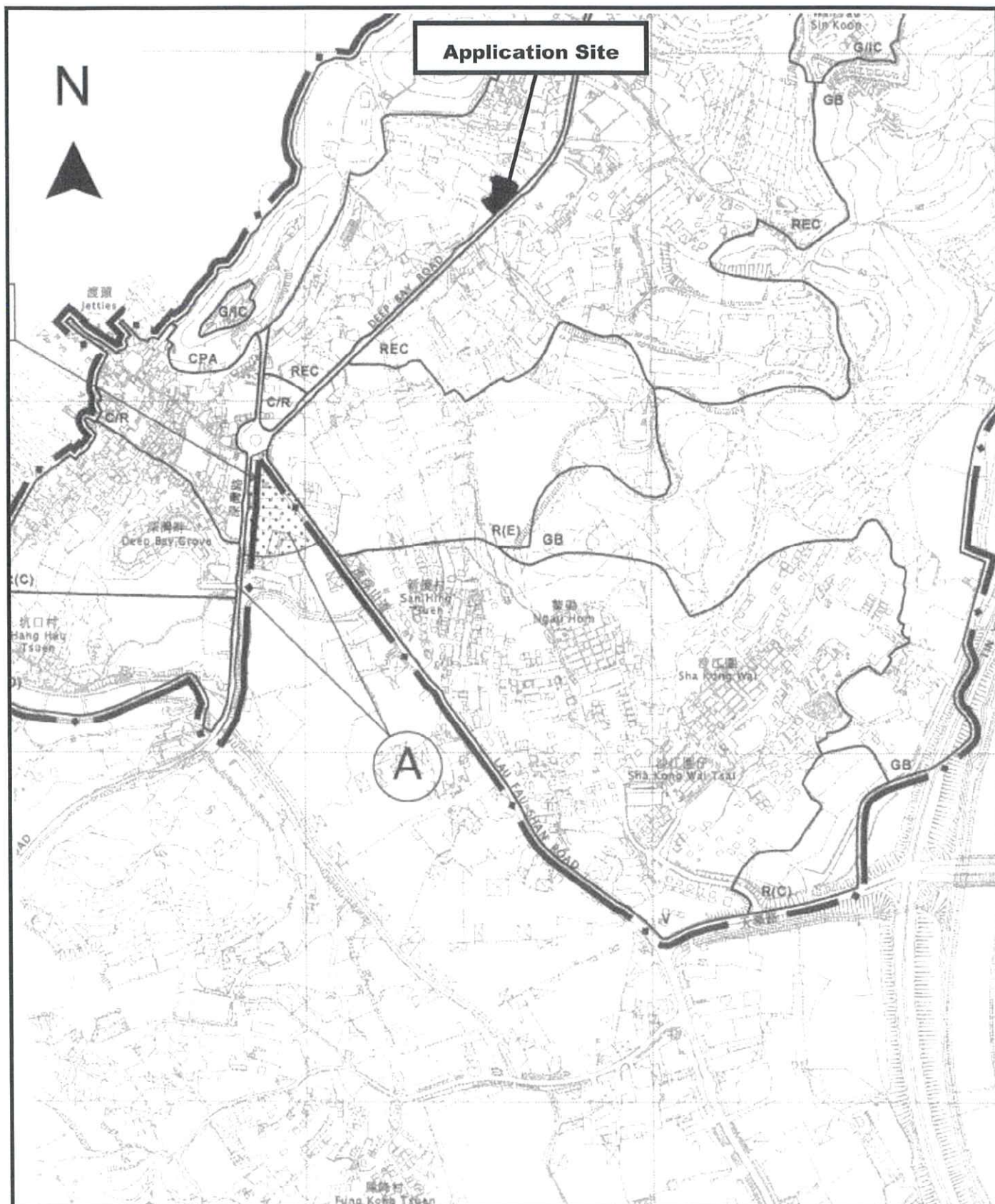
Figure 1

Remarks 備註:

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

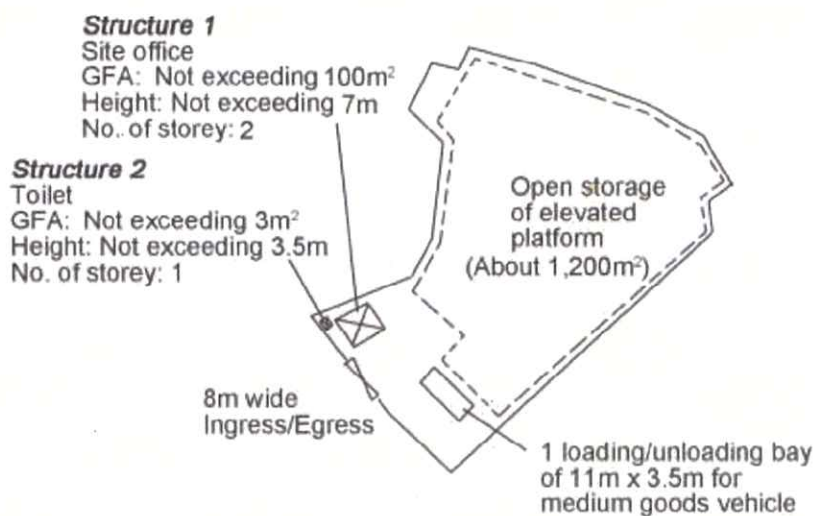
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



1:1000

## Annex 2 Estimated Traffic Generation

- 2.1 The ingress/egress of the application site is abutting a local vehicular track leading to Lau Fau Shan Roundabout. (**Figure 1**)
- 2.2 Only not exceeding 24 tonnes medium goods vehicle is required to deliver elevated working platform to and from the application site.
- 2.3 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.2	0.2	0	0

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

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

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Lau Fau Shan Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition in the area. Adjacent warehouse has also been approved by Town Planning Board recently such as A/YL-LFS/538.



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

**Tracy Wing Sum LAW/PLAND**

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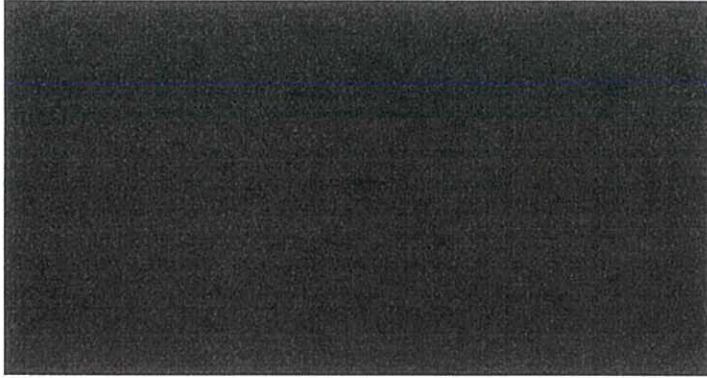
寄件者:  
寄件日期: 2025年06月06日星期五 11:19  
收件者: Tracy Wing Sum LAW/PLAND; tpbpd/PLAND  
主旨: A/YL-LFS/560  
類別: Internet Email

Dear Sir,

Please see attached photo showing the elevated platform to be stored at the application site.

Excavation works will be carried out upon planning approval for the provision of surface channel to the satisfaction of DSD.

11:16





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

Best regards,

Patrick Tsui

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

**Christina Ki Na LEE/PLAND**

---

寄件者: king king [REDACTED]  
寄件日期: 2025年07月17日星期四 15:44  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND; Ada Siu Man CHAN/PLAND  
主旨: A/YL-LFS/560  
附件: LFS560-ltr-01.pdf  
類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of AMO. Thank you.

Best Regards,

Patrick Tsui  
[REDACTED]



Total: 2 pages  
Date: 17 July 2025  
TPB Ref.: A/YL-LFS/560

By Email

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

Dear Sir,

**Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

Our response to the comments of the AMO is found below:

AMO's comments	Applicant's response
Please note that the application site is situated within the Lau Fau Shan Site of Archaeological Interest. According to the submission, drainage facilities are proposed to be built along the site periphery. The applicant is, therefore, required to provide details of the proposed works, e.g. the location, <u>extent and depth</u> of the proposed ground excavation and previous site formation works for AMO's comment and agreement before commencement of the proposed work	We confirm that excavation will be carried out at the application site for the provision of surface channel to the satisfaction of the Drainage Services Department. The location of the excavation is shown in the attached drainage plan along the site periphery. The depth of excavation will be 450mm. No site formation works will be carried out at the application site.

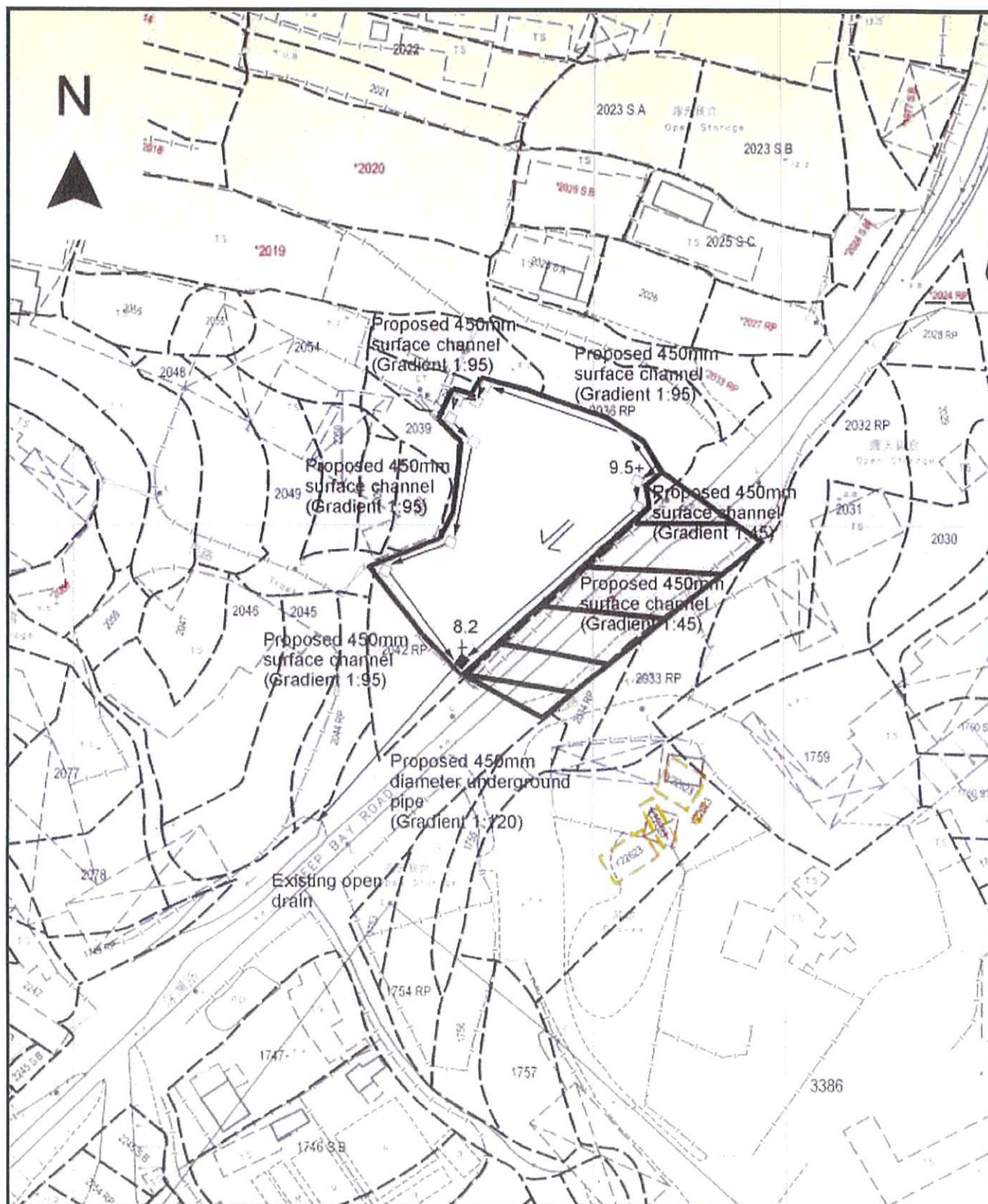
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at 5114 9258 at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Christina LEE) By Email



Project 項目名稱:

Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- Proposed catchpit
- catchpit with sandtrap
- +9.5 Level (mPD)
- ← Flow of Surface Runoff
- ▨ External catchment

Scale 比例:

1:1000



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

**Tracy Wing Sum LAW/PLAND**

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寄件者:  
寄件日期: 2025年07月20日星期日 12:27  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND; Tracy Wing Sum LAW/PLAND  
主旨: A/YL\_LFS/560  
附件: LFS560-ltr-02.pdf

Dear Sir,

Please see attached letter for responding to the comments of the Transport Department. Thank you.

Best Regards,

Patrick Tsui

Mobile:

Total: 4 pages

Date: 20 July 2025

TPB Ref.: A/YL-LFS/560

By Email

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

Dear Sirs,

**Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
"the traffic of the site would be through a local track leading to Deep Bay Road which is a one-lane two-way carriageway and the site would involve medium goods vehicle trips. As such, the applicant shall provide the estimated trip generation and attraction arising from the site and to justify the nearby public road network has adequate capacity to accommodate the traffic induced by the proposed development. In particular, the traffic impact on Deep Bay Road should be well assessed as a result of the proposed use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available. The local track leading to the site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing department of the local track for using it as the vehicular access to the site."	<p>The estimated trip generation and attracted trip generation is shown in Annex 1 below. Given to the minimal daily trip generation and attraction because the proposed development is intended for long-term storage of elevated working platform, the existing road networks has adequate capacity to accommodate the traffic generated by the proposed development. It is especially that the application site is close to the Lau Fau Shan Roundabout and there is existing passing bays to negotiate the way in opposite directions as shown in the attached figure.</p> <p>The local track leading to the site is not under Transport Department's purview. The applicant would obtain consent of the owners/managing department of the local track for using it as the vehicular access to the site</p>



Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at 5114 9258 at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Christina LEE) - By Email

## Annex 1 Estimated Traffic Generation and Trip Attraction

The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.2	0.2	0	0

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

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

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.





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

**Christina Ki Na LEE/PLAND**

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寄件者: king king  
寄件日期: 2025年08月18日星期一 16:08  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND  
主旨: A/YL-LFS/560  
附件: LFS560-ltr-03.pdf  
  
類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of the Transport Department. Thank you.

Best Regards,

Patrick Tsui



Total: 4 pages

Date: 18 August 2025

TPB Ref.: A/YL-LFS/560

By Email

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

Dear Sirs,

**Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) & 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.**

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
<p>"On the basis of further information provided by the applicant, the traffic of the subject site would be through a local track leading to Deep Bay Road which is a one-lane two-way carriageway. Despite the small amount of traffic flow to be generated by the applied case, the traffic of the subject site would increase the occasion that vehicles in opposite directions need to negotiate with each other where passing bay is not available. As such, the applicant shall access the traffic impact on Deep Bay Road including the above-mentioned occasion.</p> <p>Besides, the subject site would involve medium goods vehicle trips while the site is located at the section of Deep Bay Road that longer than 10m-length vehicles are restricted."</p>	<p>The applicant proposes to make use of light goods vehicle for the delivery. Please see the updated proposed layout plan in the attachment and the estimated trip generation and attraction.</p>

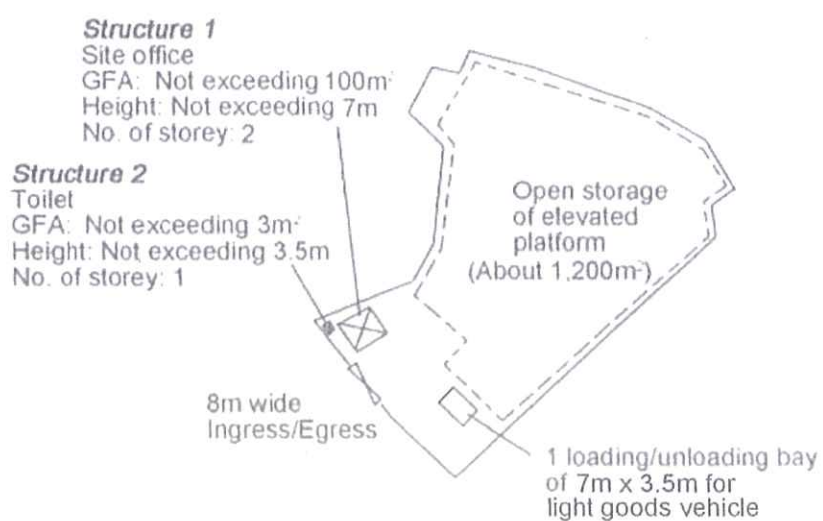
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at  
at your convenience.

Yours faithfully,



Patrick Tsui

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



<p>Project 項目名稱</p> <p>Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) &amp; 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.</p>	<p>Drawing Title 圖名</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號</p> <p>Figure 3</p>	<p>Remarks 備註</p> <p>Scale 比例</p> <p>1:1000</p>
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## Annex 1 Estimated Traffic Generation and Trip Attraction

The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.3	0.3	1.5	0

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

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

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

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

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

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



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

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/26	Proposed Temporary Open Storage of Construction Materials (12 Months)	REC	24.7.1998 (on Review)	(1) to (4)
2	A/YL-LFS/38	Proposed Temporary Open Storage of Construction Materials (12 Months)	REC	5.2.1999	(1) to (4)
3	A/YL-LFS/123	Temporary Open Storage of Recycling Plastic Materials and Workshop (3 Years)	REC	14.1.2005	(1) to (4)
4	A/YL-LFS/134	Temporary Plastic Recycling Workshop (3 Years)	REC	15.7.2005	(1) to (4)

**Rejection Reasons**

1. No strong planning justifications were provided.
2. Not compatible with the surrounding land uses.
3. Insufficient information to demonstrate no adverse traffic and drainage impacts.
4. Setting an undesirable precedent.

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/399	Temporary Open Storage of Marble and Construction Materials with Ancillary Workshop, Vehicle/Cargo Compartments Assembly Workshop with Ancillary Vehicle Parking Spaces and 10 Loading and Unloading Spaces for Medium Goods Vehicle (3 Years)	REC	25.6.2021
2	A/YL-LFS/451	Temporary Open Storage of Construction Materials and Engineering Machineries (3 Years)	R(E) & REC	3.2.2023
3	A/YL-LFS/479	Temporary Open Storage of Scrap Metal (3 Years)	REC	11.8.2023
4	A/YL-LFS/493	Temporary Open Storage of Hardware Accessories (3 Years)	REC	24.11.2023
5	A/YL-LFS/504	Proposed Temporary Open Storage of Construction Materials (3 Years)	REC	16.2.2024
6	A/YL-LFS/505	Temporary Open Storage of Construction Materials and Machineries with Ancillary Workshop, and Vehicle/Cargo Compartments Assembly and Repair Workshop (3 Years)	REC	1.3.2024
7	A/YL-LFS/514	Temporary Open Storage of Construction Materials (3 Years)	REC	19.4.2024
8	A/YL-LFS/515	Temporary Open Storage of Construction Materials (3 Years)	REC	19.4.2024
9	A/YL-LFS/516	Temporary Open Storage of Construction Materials (3 Years)	REC	10.5.2024
10	A/YL-LFS/555	Temporary Open Storage of Construction Materials and Construction Equipment (3 Years)	REC	1.8.2025
11	A/YL-LFS/568	Temporary Open Storage of Building Materials (3 Years)	REC	19.9.2025

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/351	Proposed Temporary Vehicle Park and Open Storage (Dump Truck and Skip Truck) (3 years)	REC	18.9.2020	(1) & (2)
2	A/YL-LFS/400	Proposed Temporary Open Storage (Dump Box) (3 Years)	REC	25.6.2021	(1) & (2)

**Rejection Reasons**

1. No strong planning justifications were provided.
2. Not in line with the (then) TPB PG-No. 13E/13F.



**Government Bureau/Departments' General Comments**

**1. Land Administration**

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

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

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**3. Drainage**

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

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

**4. Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

- (b) Having considered the nature of the open storage, the approval condition requiring “The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS” shall be added. To address the approval condition, the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for approval.
- (c) The applicant should note his advisory comments at **Appendix V**.

## 5. Landscape

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

From the site photos taken in June 2025, the Site was covered by hard soil with wild grasses. No existing trees are observed. Noting that no landscape impact is stated in the Application Form and further significant landscape impact on existing landscape resources within the Site is not anticipated. As such, she has no adverse comment on the application from the landscape planning perspective.

## 6. Building Matters

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

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix V**.

## 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 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 planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments at **Appendix V**.

## 8. District Officer's Comments

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

His office has not received any feedback from the locals.

## **9. Other Departments' Comments**

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES/AM, AMO), Development Bureau;
- (d) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (e) Project Manager (West), CEDD (PM (W), CEDD);
- (f) Director of Leisure and Cultural Services (DLCS);
- (g) Commissioner of Police (C of P); and
- (h) Director of Agriculture, Fisheries and Conservation (DAFC).



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that if the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STW(s)) to permit the structure(s) erected or to be erected within the subject lots, if any. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the subject site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department (TD)'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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The vehicular access arrangement should be commented by TD. The applicant may need to construct a run-in/out for accessing the site from Deep Bay Road. The applicant should be responsible for the construction of the run-in/out in accordance with the Standard Drawings issued by HyD at their own cost. The applicant is also required to remove the run-in/out and reinstate the public road to the satisfaction of HyD after use;
- (e) to note the comments of the Director of Environmental Protection (DEP) that :
  - (i) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
  - (ii) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department (EPD)";
  - (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;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(A) Condition of the Subject Site

- (i) the ground to the north and east of the Site is generally higher. According to the topography around the site, external catchment area shall be greater than the one adopted in the submitted hydraulic calculation. The applicant should update hydraulic calculation; and
- (ii) cross-sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;

(B) Drainage Impact

- (i) the proposal should indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system;
- (ii) the applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
- (iii) the applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application;
- (iv) the applicant should clarify flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75m/s to 3.0 m/s;
- (v) the applicant should supplement hydraulic calculation for the proposed 450mm dia. underground pipe mentioned in the submission;
- (vi) the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (vii) where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the Site;

(C) Responsibility of the Applicant

- (i) the existing watercourse, to which the applicant proposed to discharge the stormwater from the Site was not maintained by DSD. The applicant should identify the owner of the existing watercourse and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, the District Officer/Yuen Long should be consulted;
- (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;



- (iii) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
- (iv) comments from HyD, TD and Antiquities and Monuments Office, Development Bureau (AMO, DEVB) shall be sought if the proposed drainage works would be carried out within highway polygon and on carriageway;

(D) Details of Drainage Proposal

- (i) standard details should be provided to indicate the sectional details of the proposed u-channels, catchpits/sand traps and underground pipe;
  - (ii) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps, underground pipe should be shown on the drainage plan;
  - (iii) the applicant should provide details for the connection of the proposed underground pipe and the existing watercourse mentioned in the proposal;
  - (iv) consideration should be given to provide grating for the surface channels;
  - (v) precast concrete pipe should generally be used for stormwater connection. Reference should be made to stormwater drainage manual published by DSD;
  - (vi) the applicant should clarify invert level of the existing watercourse mentioned in the proposal;
  - (vii) connection of the proposed underground pipe to existing watercourse should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing watercourse is high;
  - (viii) according to the submitted drainage proposal, the applicant assumed portion of overland flow to the application site would be intercepted by drainage system of another site under application (No.: A/YL-LFS/479). However, implementation of drainage proposal under another planning application (No.: A/YL-LFS/479) was not completed. Satisfaction of the submission and implementation of drainage proposal under the subject planning application is subject to acceptance and satisfactory implementation of drainage proposal under another planning application (No.: A/YL-LFS/479);
  - (ix) the applicant shall be liable for any adverse drainage impact due to his/her proposed development; and
  - (x) EPD should be consulted as regards the sewage disposal aspects of the subject application;
- (g) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site may be resumed at any time during the planning approval period for potential development project and the applicant is advised not to carry out any substantial works therein;



- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines (**Appendix VII**) for open storage should be adhered to. If the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) 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 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 application 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 the building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the captioned 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 application Site under the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of AMO, DEVB that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

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From:  
Sent: 2025-06-29 星期日 02:48:53  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-LFS/560 DD 129 Lau Fau Shan

A/YL-LFS/560

Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) and 2052 (Part) in D.D. 129, Lau Fau Shan

Site area: About 1,730sq.m

Zoning: "Recreation"

Applied use: Open Storage of Elevated Working Platform / 1 Vehicle Parking

Dear TPB Members,

The only record of applications is rejection of Open Storage over 20 years ago. However, the site was hard paved long ago and has been used for OS operations.

One has to question what the government depts responsible for overseeing the district have been doing all these years? No mention of enforcement action.

No Planning Statement provided, the applicant is clearly confident that the 3 Monkeys, streamline, PlanD recommends, members rubberstamp formula will be applied.

Another reward for years of unapproved land abuse.

Mary Mulvihill

## Good Practice Guidelines for Open Storage Sites

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

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