

2025年 7月 2 9日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025 -07- 29
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

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by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC/330
	Date Received 收到日期	2025-07-29

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

1. Name of Applicant 申請人姓名/名稱

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

CHAN KA KIT 陳嘉傑

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗十八鄉丈量約份第120約地段第764號餘段(部分) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 206 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 158.5 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 123 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	元朗分區計劃大綱核准圖編號 S/YL/27
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府、機構或社區」及 住宅(乙類)
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 24-06-2025 至 07-07-2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 07-07-2025 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 ☐ About 約		
	Non-domestic part 非住用部分 sq.m 平方米 ☐ About 約		
	Total 總計 sq.m 平方米 ☐ About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ About 約
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置	
	☐ Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

擬議臨時商店及服務行業(汽車美容及汽車產品)連附屬設施(為期6年)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	158.5..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.77.....	☒ About 約
Proposed site coverage 擬議上蓋面積	76.9..... %	☒ About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	☐ include 包括.....storeys of basements 層地庫	
	☐ exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上)	☐ About 約
	3-4..... m 米	☐ About 約

☐ Domestic part 住用部分		
GFA 總樓面面積	 sq. m 平方米	☐ About 約
number of Units 單位數目		
average unit size 單位平均面積	sq. m 平方米	☐ About 約
estimated number of residents 估計住客數目		
☒ Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
☐ eating place 食肆	 sq. m 平方米	☐ About 約
☐ hotel 酒店	 sq. m 平方米	☐ About 約
	(please specify the number of rooms 請註明房間數目)	
☐ office 辦公室	 sq. m 平方米	☐ About 約
☒ shop and services 商店及服務行業	40..... sq. m 平方米	☒ About 約
☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
☒ other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) 列於布局設計圖.....	
☐ Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
☐ private open space 私人休憩用地	 sq. m 平方米	☐ Not less than 不少於
☐ public open space 公眾休憩用地	 sq. m 平方米	☐ Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
A	1	汽車美容
B	1	汽車產品
C	1	員工休息室、客人會議室及洗手間
.....		
.....		
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
客人等待及出入位置		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2026年3月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

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	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由申請地點直達豐裕路 ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 2 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 ☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) ☒

9. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☒
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約
	No 否	☒
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ _____ _____	
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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)	

10. Justifications 理由

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

1. 申請人要求批給規劃許可，准許申請地點用作擬議臨時商店及服務行業(汽車美容及汽車產品)連附屬設施(為期6年)事項。
2. 地盤面積約 206平方米，申請地點內設有3個構築物：第1個構築物A面積約153平方米，座地不高於4米，用作汽車美容用途。第2個構築物B(1層)面積約40平方米，座地不高於3米，用作汽車產品用途。第3個構築物C(1層)面積約25平方米座地不高於3米，用作員工休息室、客人會議室及洗手間用途。總樓面面積約158.5平方米(扣除與A簷篷重疊部份)
4. 申請地點發展的性質及佈局與周邊的環境協調，因此不會影響附近環境的景觀。
5. 申請地點的員工總數4人。
6. 申請地點的車位用作員工及客戶之用。
7. 申請地點外有一條車路，預算每日出入車輛數量約10次。
8. 申請地點預算每日最多18人分3個時段，每時段最多6人。
9. 申請地點營運時間由早上9:00至晚上7:00(星期一至星期日)。
10. 申請地點不會有貨車停泊。
11. 申請地點只提供汽車貼膜及賣汽車產品，不會產生污水。
12. 城市規劃委員會認為合適的，申請人將遵守規劃條件。

11. Declaration 聲明

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

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

Signature
簽署

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

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

.....
Project Manager
.....
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他



on behalf of
代表

FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)
☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 07/07/2025 (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。

規 劃 署
屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL/314
電話號碼 Tel. No. : 2158 6306
傳真機號碼 Fax No. : 2489 9711

24 September 2024

FiBi International Project Consultancy Co. Ltd.
Unit A, 7/F., Max Share Centre,
373 King's Road,
North Point, Hong Kong
(Attn.: Mr. Billy CHAN)

Dear Sir,

Planning Application No. A/YL/314
Compliance with Approval Condition (d)

I refer to your submission dated 7.8.2024 for compliance with the captioned approval condition on the submission of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find the detailed departmental comments at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7781) of the Fire Services Department.

Yours faithfully,

(Ajyum CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS

(Attn.: Mr. YUEN Tsz-fung)

Fax: 2739 8775

Internal

CTP/TPB

Comments from the Fire Services Department:

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

Comments and Responses for Drainage Department (Lot 764RP DD 120)

I refer to DSD referenced memo dated 3 January 2025 regarding the captioned submission and reply comments:

Section A-A; please advise the clearance provided between a) the proposed catchpit with sand trap and the existing 1800mm underground pipe and b) the proposed 200mm pipe and the existing 1800mm underground pipe for review. Please also review the alignment of the proposed 300mm u-channel to minimize the conflict with the said existing 1800mm pipe

Please refer to the attached drawing

I. Please clearly indicate the existing and proposed ground levels of the captioned site with respect to the adjacent areas in cross section for review.

Noted and no any ground levels to be proposed

II. Please justify the size of the 200mm underground pipe with hydraulic assessment while it conveys the flow of two 300 UC upstream.

Please refer to the attached hydraulic calculation

III. Precast concrete is generally used for stormwater pipe, please review.

Noted and see attached drawing

IV. Please confirm if any walls or hoarding are / to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments.

There are no walls or hoarding to be erected along the site boundary. At the same time, there is no water source passing through the site boundary, and no need to provide an opening for water to pass through.

V. The development should neither obstruct overland flow nor adversely affected existing natural streams, village drains, ditches and the adjacent areas, etc.

Noted and based on the actual site conditions, this development will not affect the existing channels or adjacent areas.

VI. The applicant should resolve any conflict / disagreement with relevant lot owner(s) and seek permission from DLO/YL 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)

Noted

VII. The applicant should submit form HBP1 to this Division of DSD for application of technical audit for any proposed connection to DSD's drainage facilities.

Noted

Stormwater Drainage Design

For

Temporary Shop and Services with Ancillary Office

at Lot No. 764 RP in D.D. 120

in Ma Tin Road in Yuen Long, N.T.

Report No.: **LD/L764 RP/DS02**
Date: **19/1/2025**

Project :	Temporary Shop and Services with Ancillary Office at Lot 764RP	Date	File No: DS02
	in DD120 in Ma Tin Road in Yuen Long, N.T.	19/1/2025	Sheet No.
Title:	Stormwater Drainage Proposal		1 of 3

Background

Due to the proposed development at Lot 764 RP DD 120, surface runoff will be connected to the drainage system at the site by U-channels and catchpits. The runoff will be finally discharged to an existing drainage system. This report is to briefly assess the impact to the existing drainage system arising from the development.

Scope of Work

Determine the existing drainage condition & impact arising from the development and verify the adequacy of the downstream drainage to cater for the additional runoff in the proposed condition.

Assessment Criteria and Methodology

1. Determine the catchment area of the existing drainage channel adjacent to Lot 764 RP DD 120 to be affected.
2. Determine the runoff directions and land uses to assign suitable runoff coefficients to the catchments.
3. Determine the rainfall intensity for the catchments.
4. Determine the runoff by Rational Method as advised in the Stormwater Drainage Manual (SDM).
5. Determine the capacity of the affected channel.

1. Determine the Catchment for the Downstream Drainage

Refer to Appendix-A for the proposed catchment plan.

As shown, the catchment area of the development to be affected is 206 meter square.

2. Determine the Rainfall Intensity for the Catchment

2.1. Determine the Rainfall Intensity for the Catchment of the affected channel.

SDM

Catchment Area and Run-off (1 in 50-year)

Site Area, m² : **206**

Proposed Application Site is concrete paved, C = **0.95**

No Upstream Catchment

Proposed Development will be paved Area, C = **0.95**

Catchment is small, so Rational Method is appropriate.

Catchment	Area, A (m ²)	t _c ^[1] (min)	Intensity, i ^[2] (mm/h)	Runoff	Peak Runoff, Q _p ^[4]	
				Coefficient, C ^[3]	Base Case	Mid 21 st Century ^[5]
Paved 100%	206	5	239	0.95	0.01	0.01

Remarks:

[1] The Application Site is flat. Time of concentration (t_d) is assumed to be 5 min.

[2]
$$i = \frac{a}{(t_d + b)^c}$$
 where i = extreme mean intensity in mm/hr
t_d = duration in minutes (t_d ≤ 240)
a, b and c = storm constants

According to Table 3a - Storm Constants for Different Return Periods of **HKO Headquarters** of SDM:

Corrigendum
No. 1/2022

Return Period	50 Years
a	451.3
b	2.46
c	0.337

Corrigendum
No. 1/2024

Return Period	50 Years
a	505.5
b	3.29
c	0.355

[3] Value of C is made reference to Section 7.5.2 of DSD's SDM.

[4] Q_p = 0.278C i A where Q_p = peak runoff in m³/s
C = runoff coefficient (dimensionless)
i = rainfall intensity in mm/hr
A = catchment area in km²

[5] The rainfall increase due to climate change for mid 21st century of 11.1% is adopted based on (k) of SDM - Corrigendum No. 1/2022 and 1/2024.

Project :	Temporary Shop and Services with Ancillary Office at Lot 764RP	Date	File No: DS02
	in DD120 in Ma Tin Road in Yuen Long, N.T.	19/1/2025	Sheet No.
Title:	Stormwater Drainage Proposal		2 of 3

time of concentration (t_d) = natural flow time (t_0) + channel flow time (t_f)

SDM
Cl.7.5.2

$$t_0 = 0.14465 \frac{L}{H^{0.2} A^{0.1}}$$

For the affected channel section:
distance (L) = 3.6 m
average slope (H) = (change in height)/L
H = (5.22 - 5.15) / 3.6
H = 1.94%
area of catchment(A)= 206 m²
 t_0 = 0.6 min
 t_f =time of flow (which is assumed to be zero for conservative checking)
 t_f = 0 min
 t_d = 0.6 min

SDM
Cl. 4.3.2

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

where i is the rainfall intensity

Corrigendum No. 1/2022

Return period T (years)	2	5	10	20	50	100	200	500	1000
i =	229	266	283	296	310	315	321	328	332

Corrigendum No. 1/2024

Return period i =	2	5	10	20	50	100	200	500	1000
	235	292	288	301	312	319	324	329	332

3. Determine Existing Flow to the affected channel

SDM
Cl. 7.5.2

$$Q = 0.278i \sum_{j=1}^m C_j A_j$$

where m is the number of subcatchments

refer to LD/L764RP/D01(B) for the existing catchment plan

Assumptions

SDM The whole catchment can be described by three types of catchment characteristics:

Cl. 7.5.2

1. Grassland & paved.
2. Grassland catchment shall take a runoff coefficient of 0.35 as taken from the higher end of 0.35 "Steep Grassland". C=0.25.
3. Paved catchment shall take a runoff coefficient of 0.95 as taken from the higher end of "Concrete".

3.1. Summary of existing flow in the affected section of the channel in different return period

For the section of the channel to be affected

Return Period	Existing Flow (m ³ /s)
2	0.01
10	0.02
50	0.02
200	0.02

Project :	Temporary Shop and Services with Ancillary Office at Lot 764RP	Date	File No: DS02
	in DD120 in Ma Tin Road in Yuen Long, N.T.	19/1/2025	Sheet No.
Title:	Stormwater Drainage Proposal		3 of 3

4. Proposed Diversion for the affected section of channel

$$Q = A \frac{R^{1/6}}{n} \sqrt{RS} f$$

Use the Manning Equation to Determine the Drainage Capacity

Refer to Drawing No. LD/L764RP/D01(B), the alignment of proposed channel is indicated to suit for the proposed development. The proposed diversion comprise of 200mm precast concrete pipe. The pipe size and the capacity check are as follows.

Assumptions:

- 4.1 Roughness coefficient of proposed precast concrete pipe, n is **0.014** (Concrete-lined channels)
 4.2 End of the proposed precast concrete pipe will connect with existing manhole gradient would be 1 in 100

Full-bore capacity of the proposed precast concrete pipe section

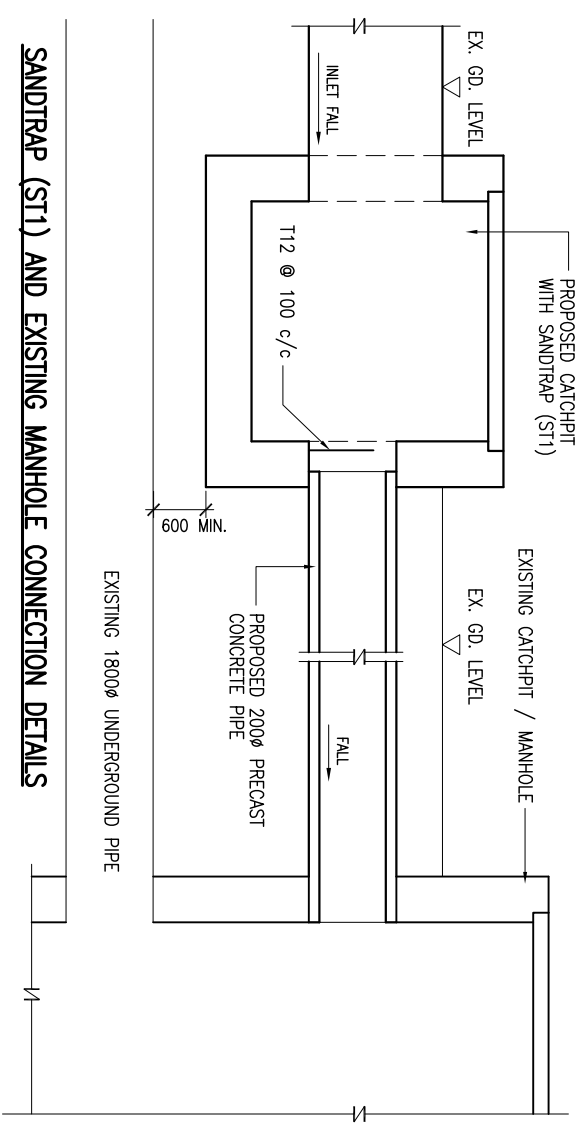
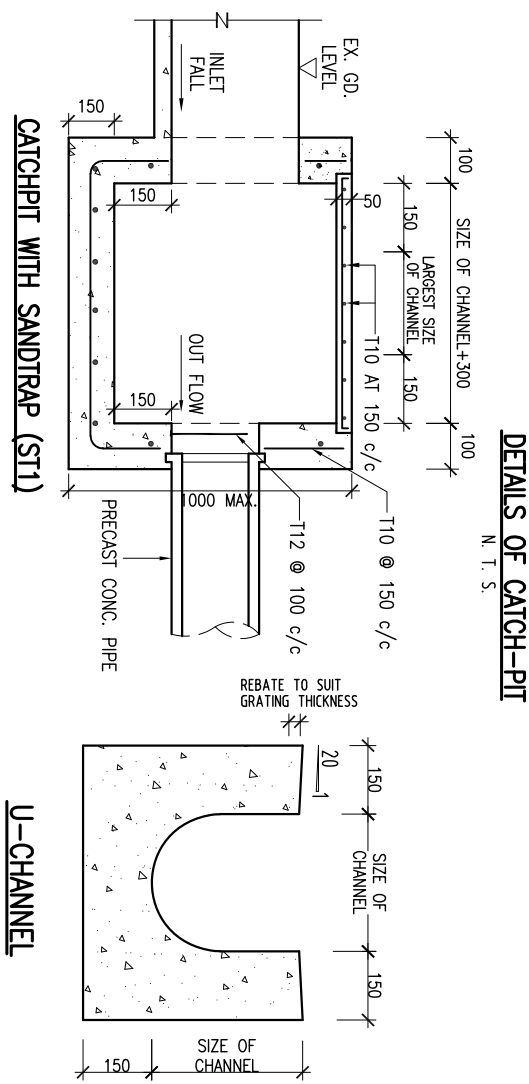
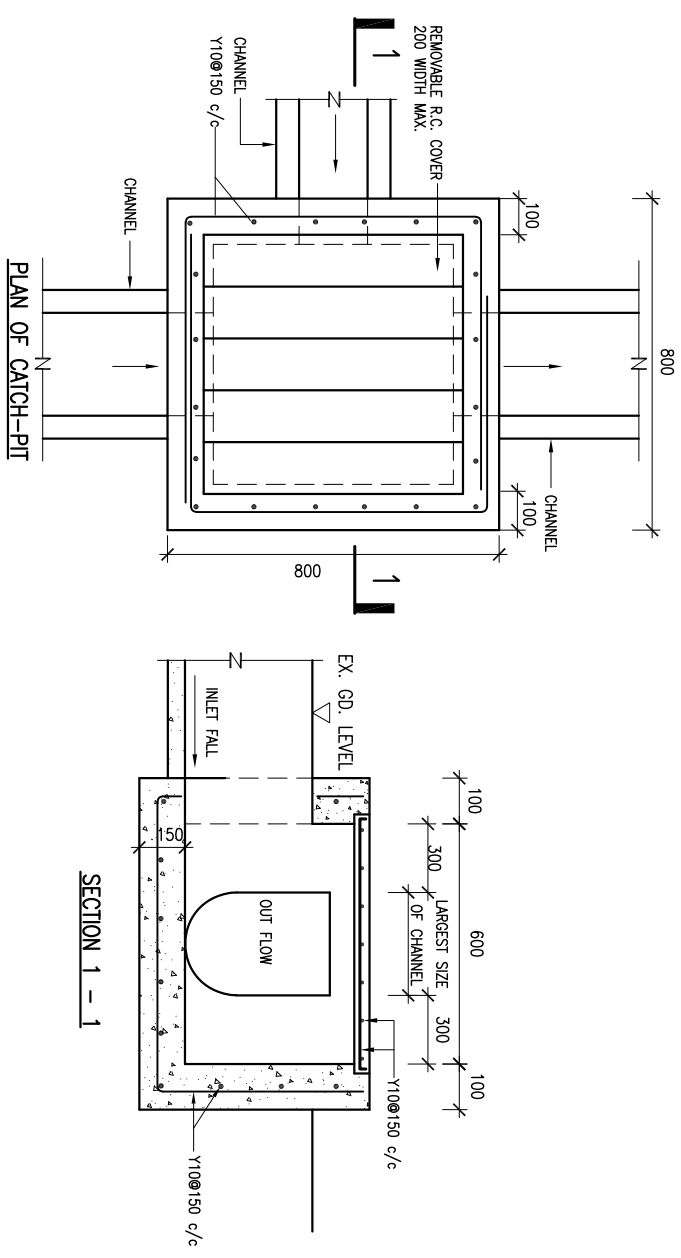
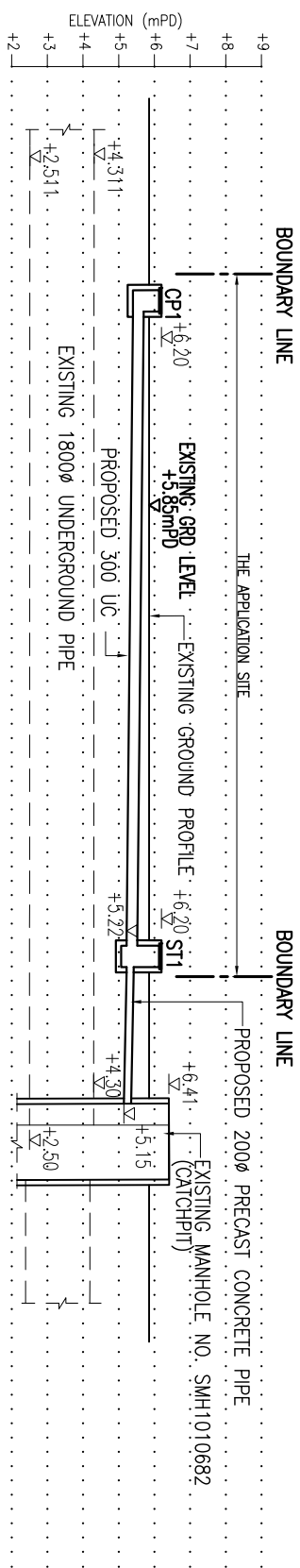
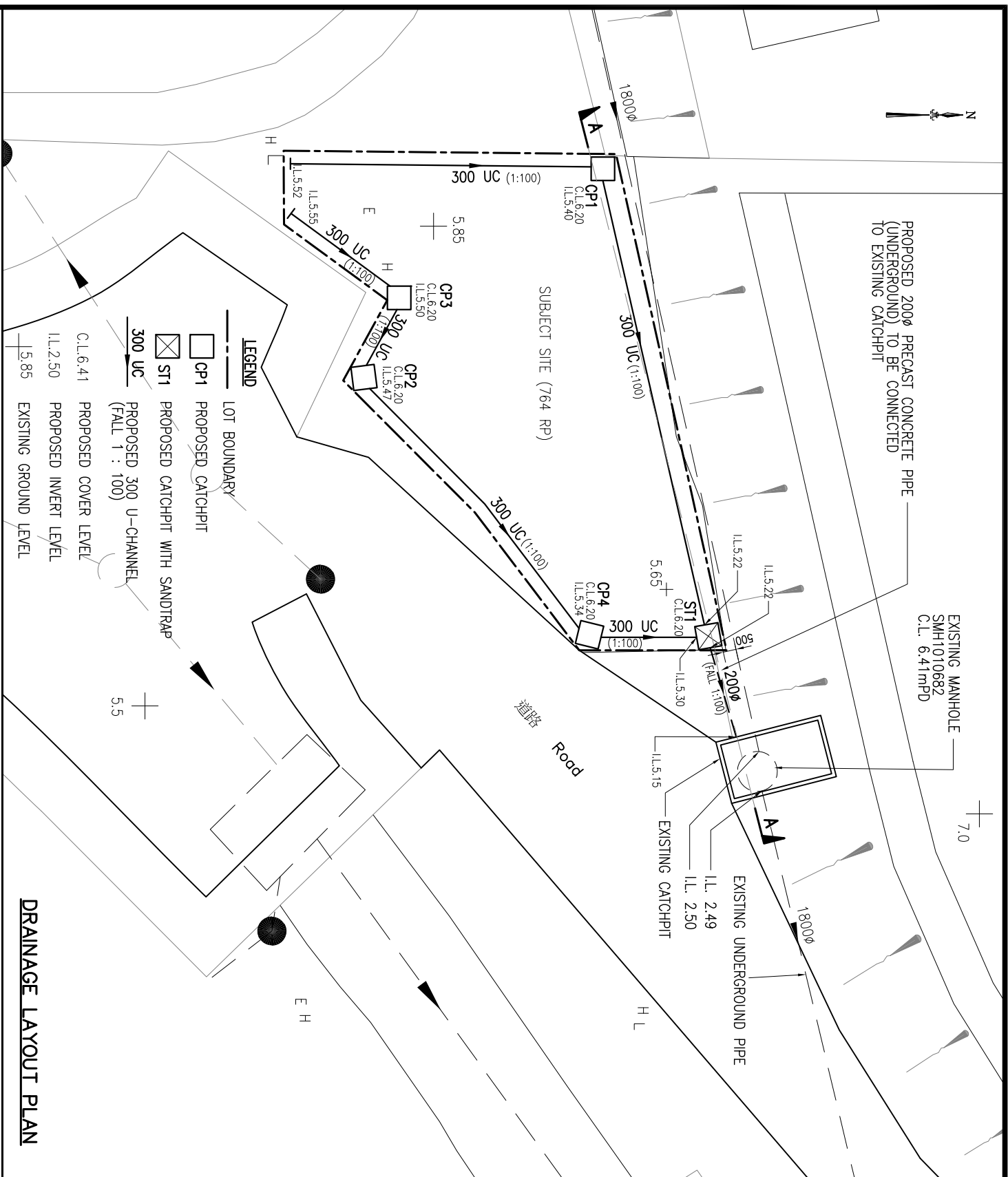
$$\begin{aligned}
 \text{Pipe Width} &= 200 \text{ mm} = 0.2 \text{ m} \\
 \text{Pipe Depth} &= 200 \text{ mm} = 0.2 \text{ m} \\
 \text{Hydraulic Gradient, } S_f &= 0.01 \\
 \text{Gradient 1 in} &= 100 \\
 A &= 0.04 \text{ m}^2 \\
 P &= 0.6 \text{ m} \\
 R &= 0.0667 \text{ m} \\
 \text{Full bore capacity} &= 0.047 \text{ m}^3/\text{s}
 \end{aligned}$$

The capacity (0.047 m³/s) of the proposed pipe is larger than the highest capacity of Return Period 1 in 50 (0.03 m³/s). Therefore, used 200mm precast concrete pipe is adequate for catchment Area of A.

5. CONCLUSION

- 5.1 A Drainage Impact Assessment has been conducted to evaluate the potential drainage impact due to the proposed drainage system.
 5.2 The Drainage Impact Assessment has demonstrated that subject to the implementation of the proposed drainage system would not cause adverse drainage impact or an increase in the flooding susceptibility of the adjacent areas.
 5.3 It is concluded that the Proposed Development will not result in any adverse drainage impact to the existing drainage system.

Plan of Catchment Areas
NTS



利安設計工程有限公司
LEON Design Engineering Limited

新界屯門藍地屯子圍205號
No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T.
Tel: 2328 7060 Fax: 2328 7060 E-mail: leonlimited@gmail.com

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PROJECT

LOT 764RP IN D.D. 120
MA TIN ROAD,YUEN LONG, N.T.

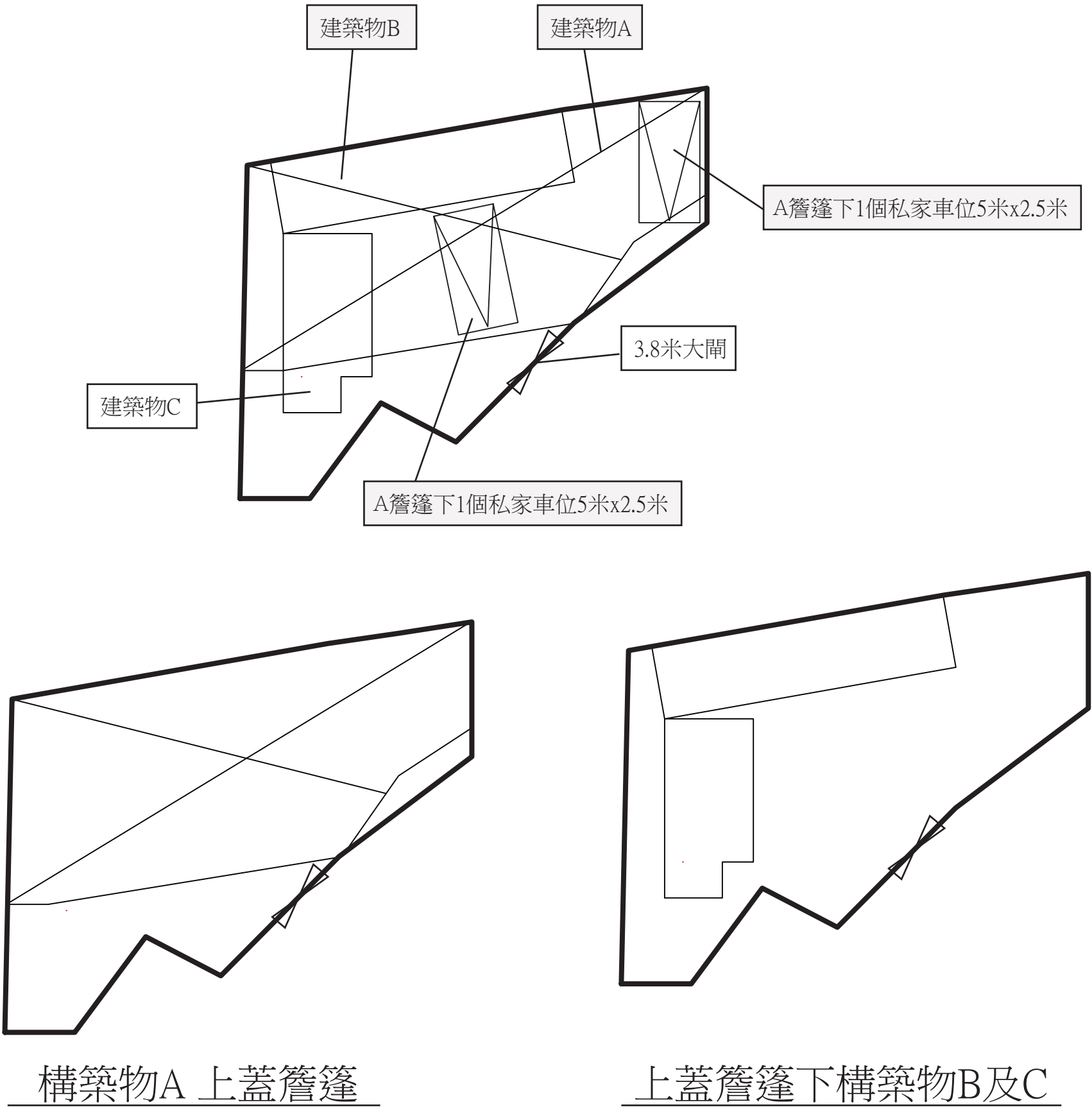
TITLE
PROPOSED DRAINAGE LAYOUT PLAN

DRAWN BY	CHECKED BY	DATE
PT	PT	January 2025
SCALE	JOB NO.	
1 : 200(A3)	LD / -	
CAD / FILE	DWG NO.	
LD-L764RP-D01(B)	LD/L764RP/D01(B)	

申請地點內設有3個構築物：

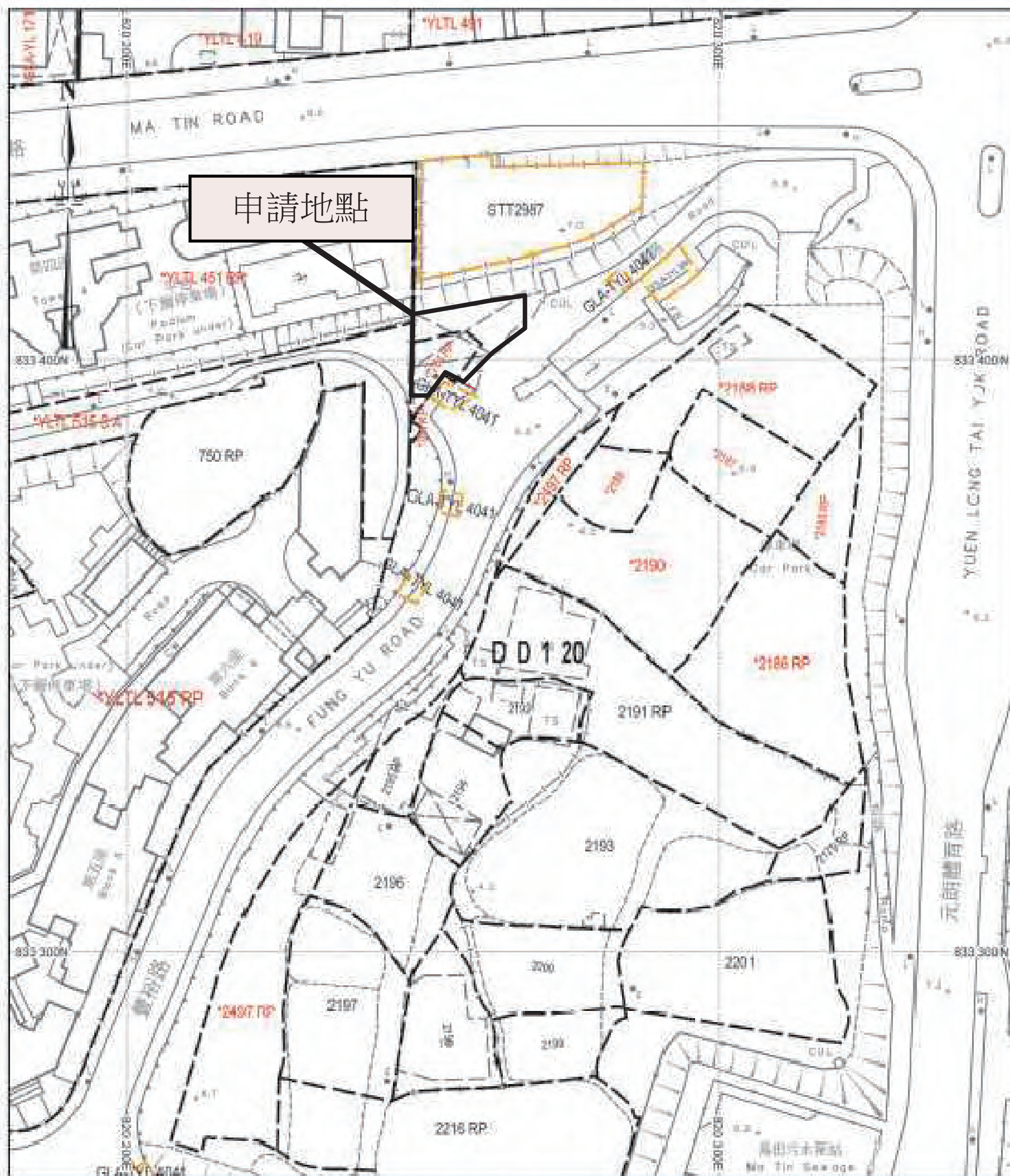
構築物	總佔地面積	面積	佈置	用途
A單層	153平方米	153平方米	座地不高於4米	汽車美容
B單層	0平方米 (與A簷篷重疊)	40平方米	A簷篷下座地不高於3米	汽車產品
C單層	5.5平方米 (扣除與A簷篷重疊部份)	25平方米	A簷篷下座地不高於3米	員工休息室、客人會議室 及洗手間

總樓面面積 158.5平方米 (扣除重疊A簷篷面積)



Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註：  Ingress/Egress		Scale 比例： 1 : 200
	Drawing Title 圖紙標題： 布局設計圖	Drawing No 圖紙號： 圖 2	 FiBi International Project Consultancy Co. Limited

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1 : 1 000

metres 10 0 10 20 30 40 50 metres



Project 項目名稱：

丈量約份第120 約地段第764 號餘段(部分)
及毗鄰政府土地

Remarks 備註：

Drawing Title 圖紙標題：

位置圖

Drawing No 圖紙號：

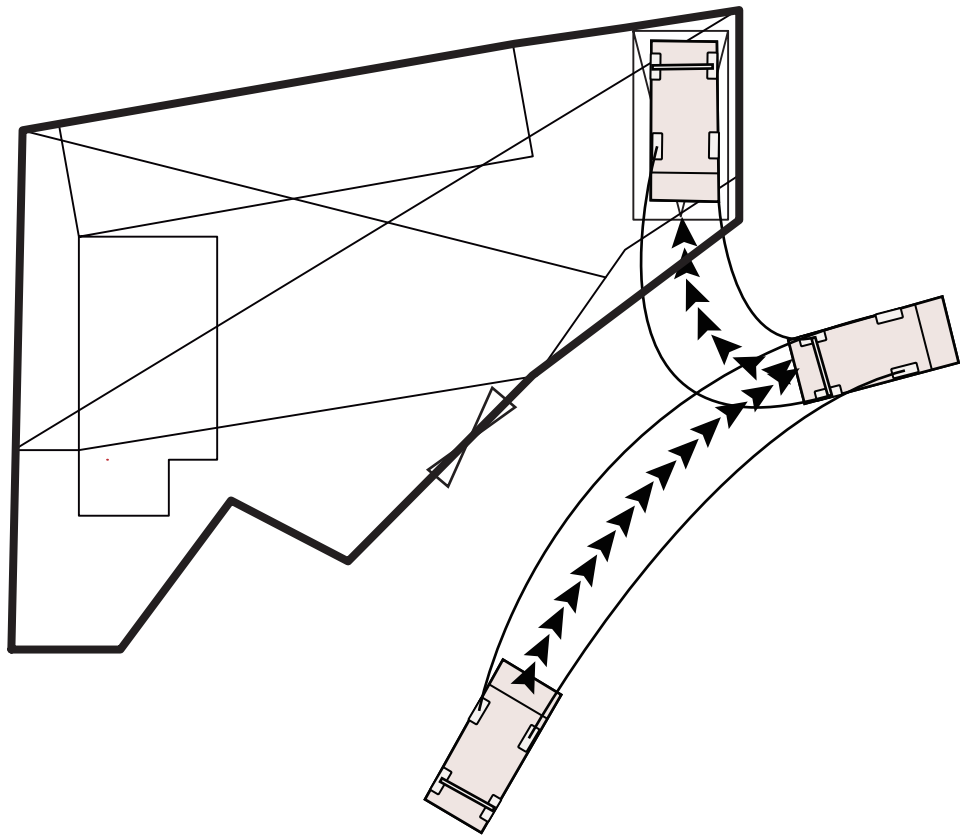
圖 1

Scale 比例：

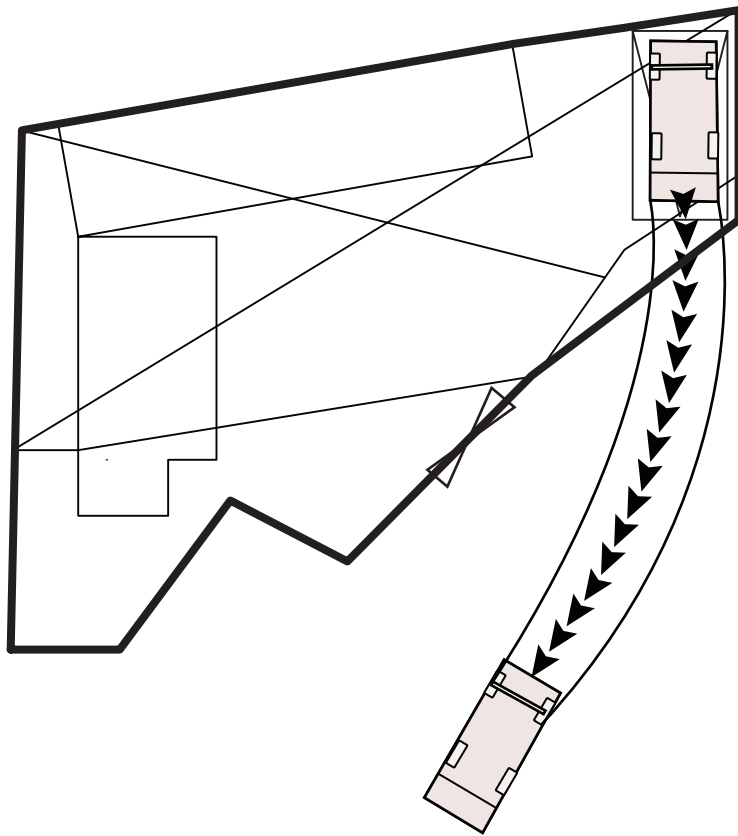
1 : 1000



FiBi International Project
Consultancy Co. Limited

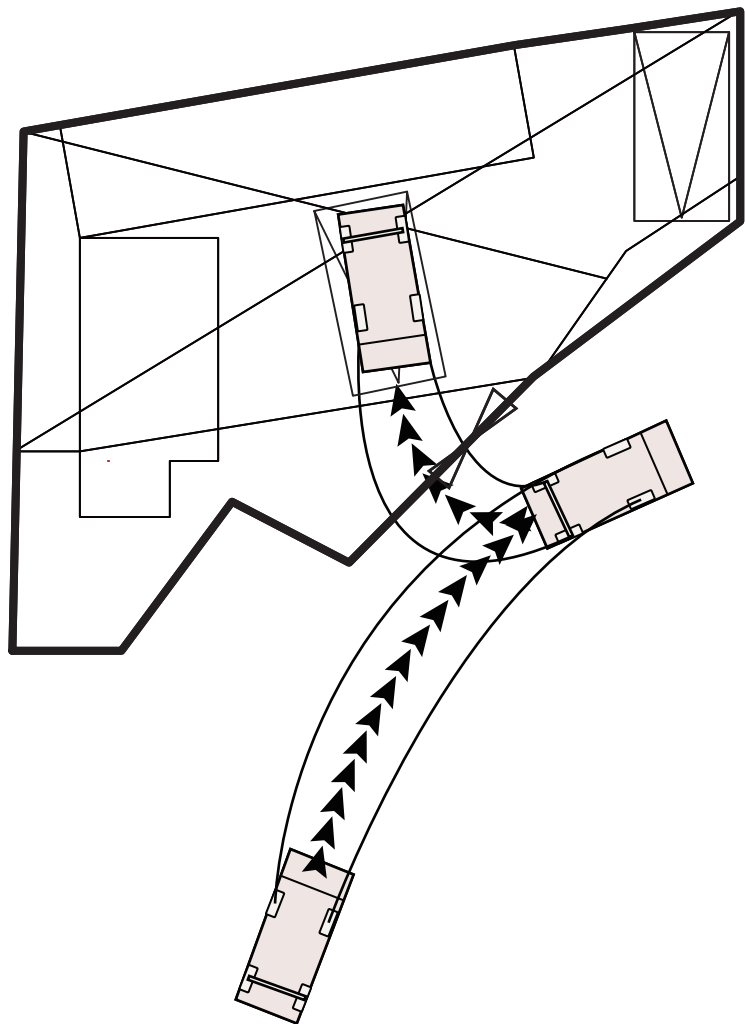


私家車行駛進入路線

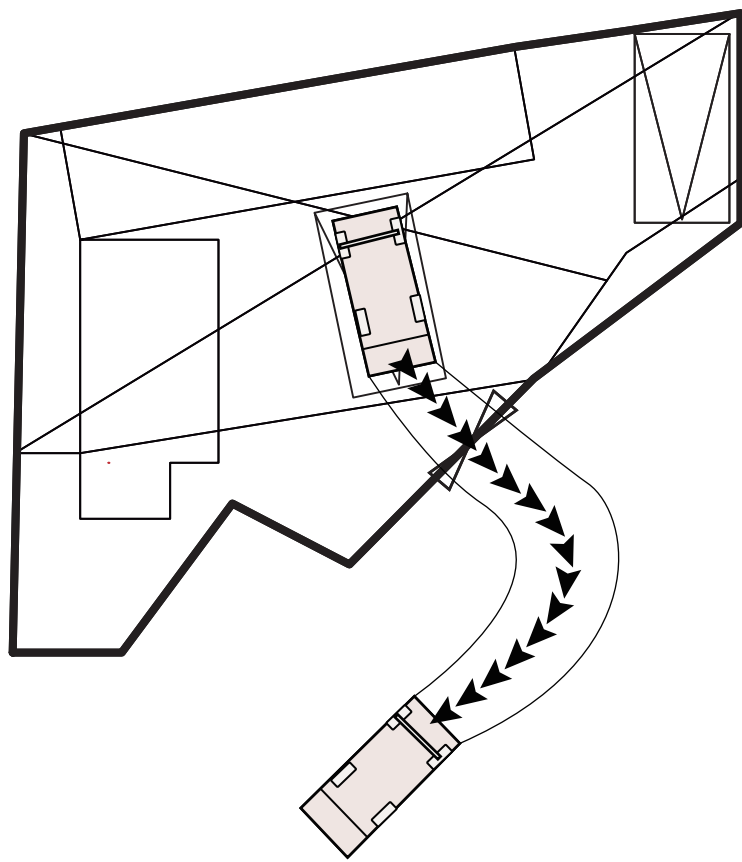


私家車行駛駛出路線

Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註： 申請地點 車位 私家車 車輛路徑線	Scale 比例： 1 : 200  FiBi International Project Consultancy Co. Limited
	Drawing Title 圖紙標題： 私家車行駛路線圖	Drawing No 圖紙號： 圖A



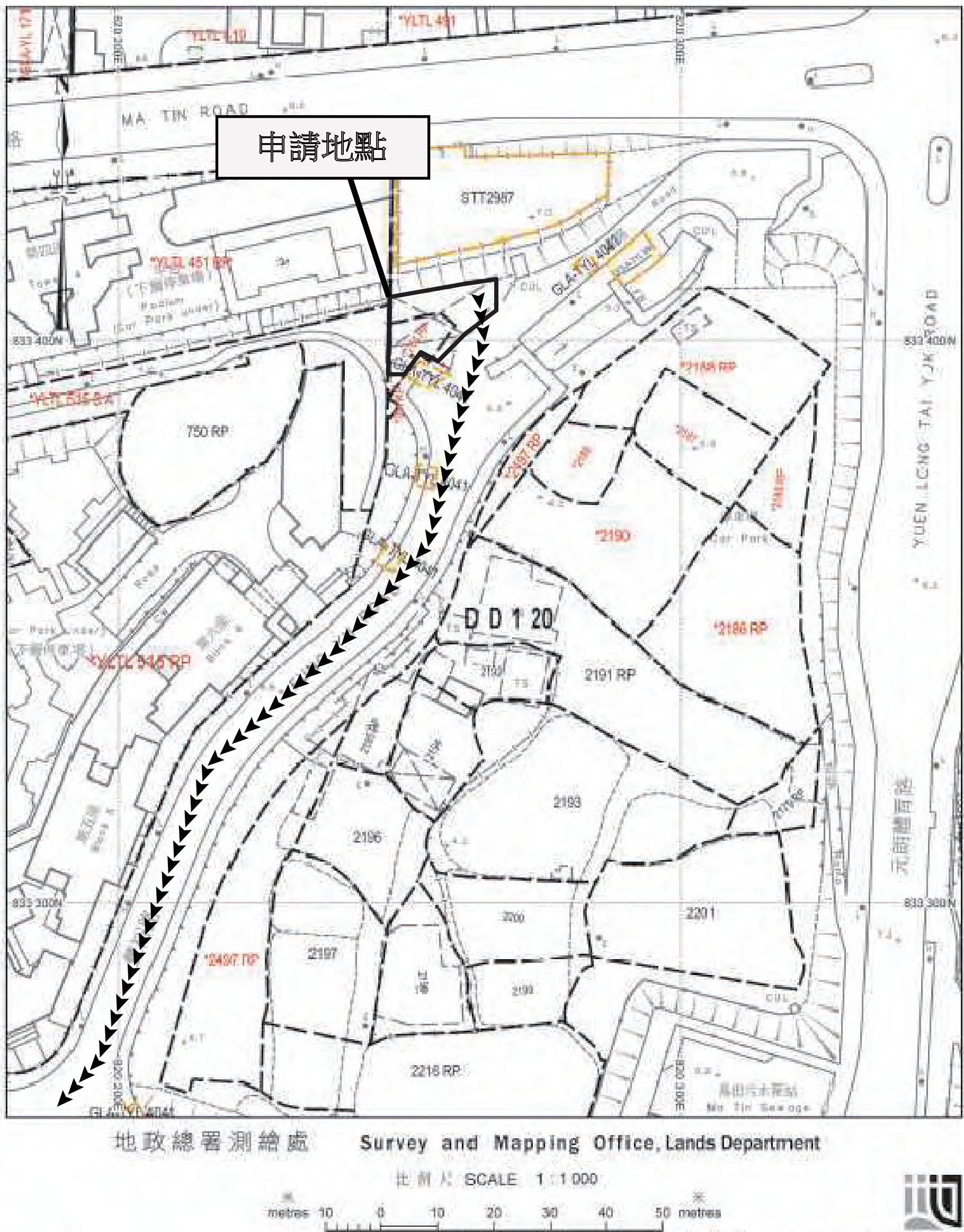
私家車行駛進入路線



私家車行駛駛出路線

Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註： 申請地點 車位 私家車 車輛路徑線		Scale 比例： 1 : 200
	Drawing Title 圖紙標題： 私家車行駛路線圖	Drawing No 圖紙號： 圖B	 FiBi International Project Consultancy Co. Limited

LOT INDEX PLAN



Project 項目名稱： 丈量約份第 120 約地段第 764 號餘段(部分) 及毗鄰政府土地	Remarks 備註：  由申請地點直達豐裕路		Scale 比例： 1 : 1000
	Drawing Title 圖紙標題： 車輛通道圖	Drawing No 圖紙號： 圖3	 FiBi International Project Consultancy Co. Limited

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

Carmen Ka Kan CHEUNG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年09月01日星期一 10:25
收件者: Carmen Ka Kan CHEUNG/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Momo Hei Ching CHOW/PLAND
主旨: 轉寄: 回覆有關A/YL/330部門意見
附件: 致規劃處.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, September 1, 2025 10:05 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: 回覆有關A/YL/330部門意見

From: PROJECT CONSULTANCY FBI [REDACTED] >
Sent: Monday, September 1, 2025 10:04 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 回覆有關A/YL/330部門意見



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

日期：29-08-2025

編號：FBI-AYL330-FYR-2023-0928-01

致：北角規劃署辦公室

地址：香港北角渣華道333號北角政府合署15樓規劃署

電郵

尊敬的先生/女士，

有關A/YL/330規劃申請回覆意見：

回覆環保署的意見P.1


Project Manager

電話：  網頁：  Email： 
公司地址： 

回覆環保署的意見

(i) would the (car beauty) services be provided for heavy vehicles such as medium goods vehicles, heavy goods vehicles or buses;

(ii) would the (car beauty) services involves car washing.

1. 不是

2. 不會涉及洗車

From: [REDACTED]
Sent: Friday, October 3, 2025 2:59 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Carmen Ka Kan CHEUNG/PLAND <ckkcheung@pland.gov.hk>
Subject: 有關A/YL/330 - Departmental Comments,並取代2025年10月1日 下午4:23的電郵



致規劃處2.pdf
1023 KB



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

日期：01-10-2025

編號：FBI-AYL330-FYR-2023-0928-01

致：北角規劃署辦公室

地址：香港北角渣華道333號北角政府合署15樓規劃署

電郵

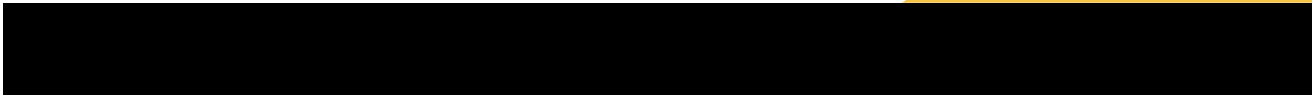
尊敬的先生/女士，

有關A/YL/330規劃申請回覆意見：

回覆運輸署的意見(P.1)

Billy Chan

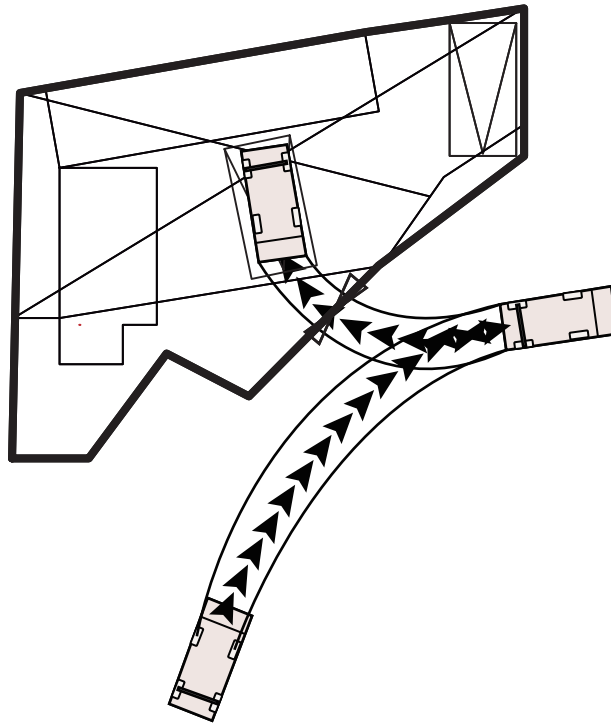
Project Manager



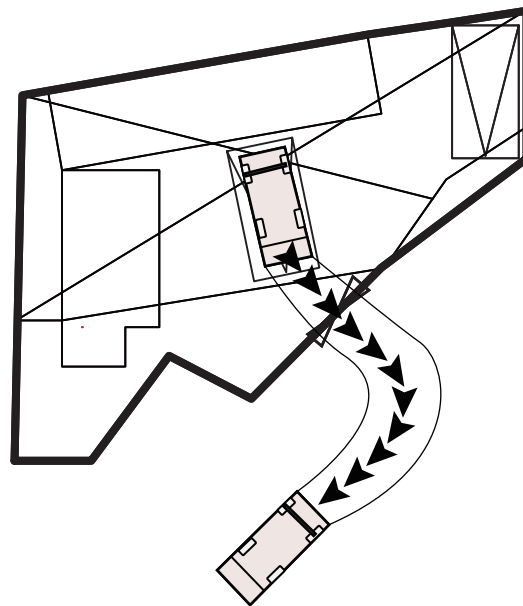
回覆運輸署的意見

1. The vehicular access point is not the at the 3.8m access. Please clarify.
2. The 3.8m access is insufficient according to the swept path below, please clarify.

1. 場地有2個車位。
2. 圖錯了已更改(P.2),3.8公尺是夠的,申請地點外有足夠位置。



私家車行駛進入路線



私家車行駛駛出路線

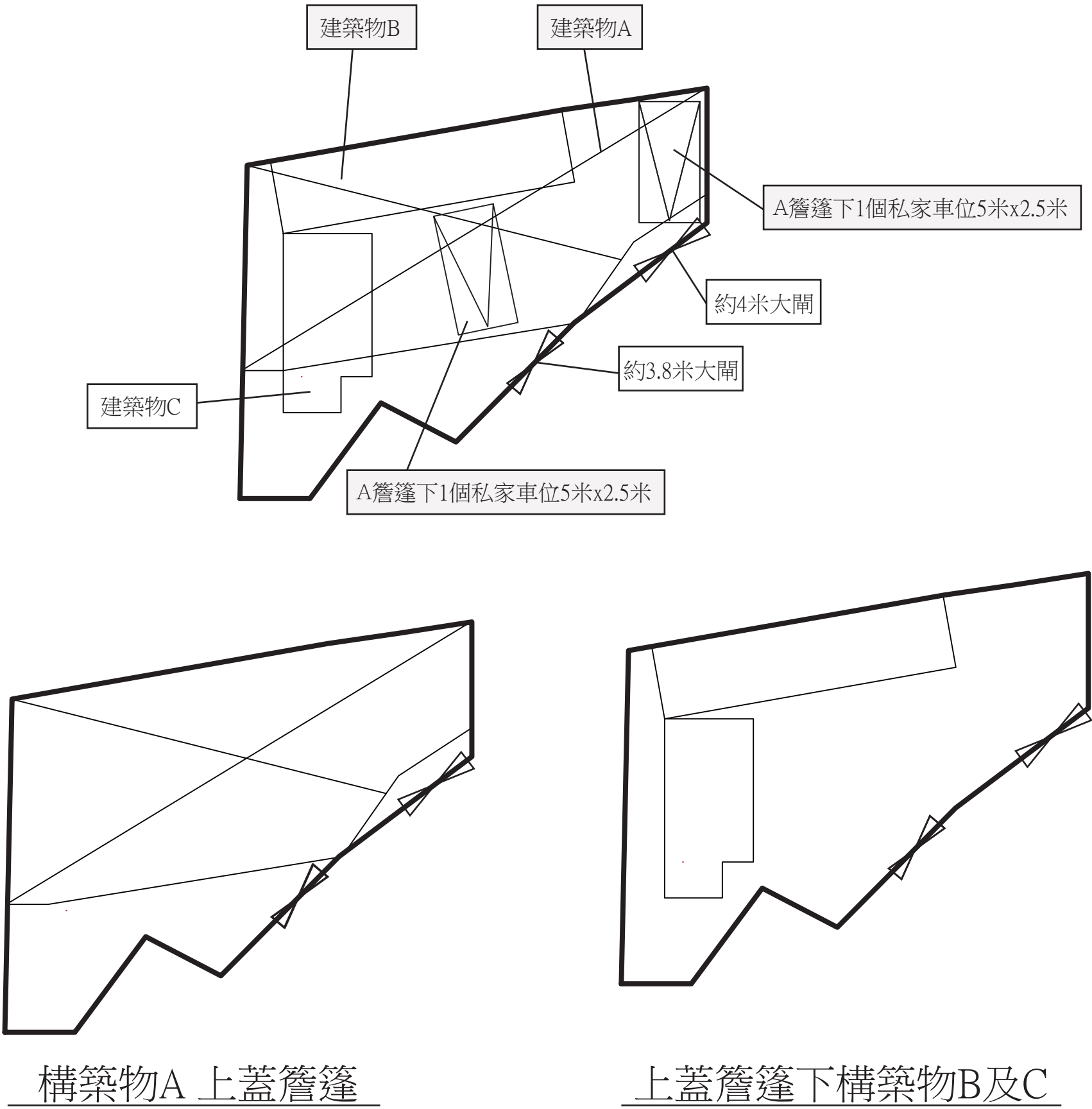
Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註： 申請地點 私家車 車位 車輛路徑線		Scale 比例：
	Drawing Title 圖紙標題： 私家車行駛路線圖	Drawing No 圖紙號： 圖B	 FiBi International Project Consultancy Co. Limited

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Monday, November 10, 2025 11:10 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: 回覆有關A/YL/330運輸署意見

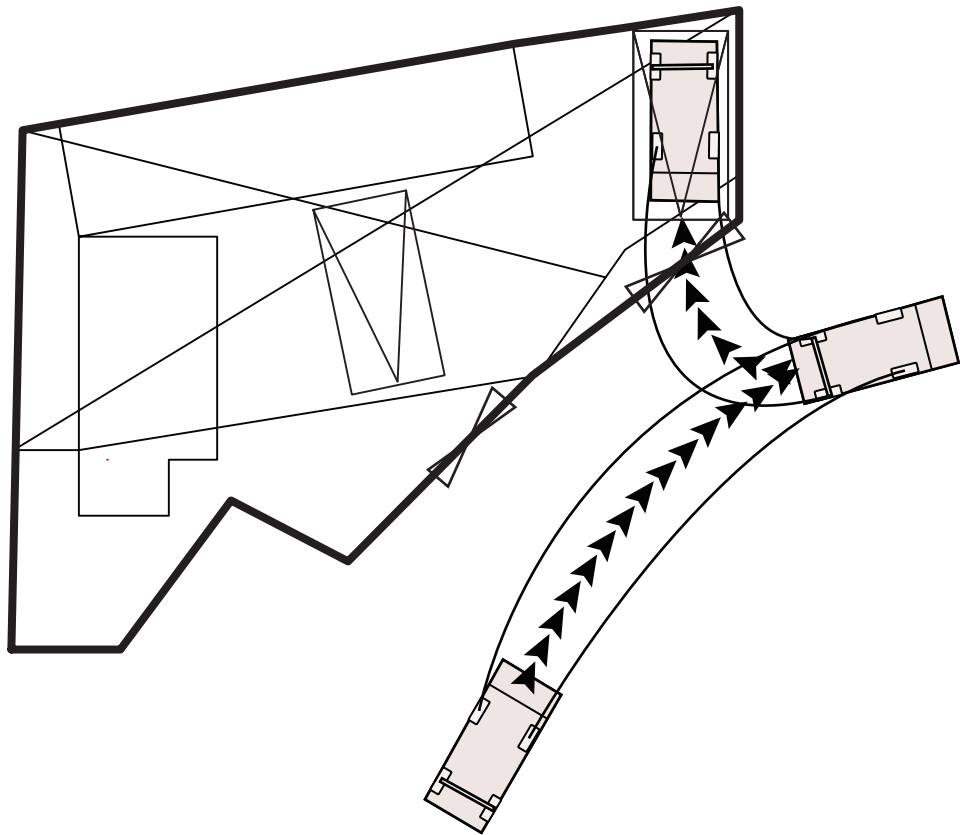
From: [REDACTED]
Sent: Monday, November 10, 2025 11:09 AM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Subject: 回覆有關A/YL/330運輸署意見

申請地點內設有3個構築物：

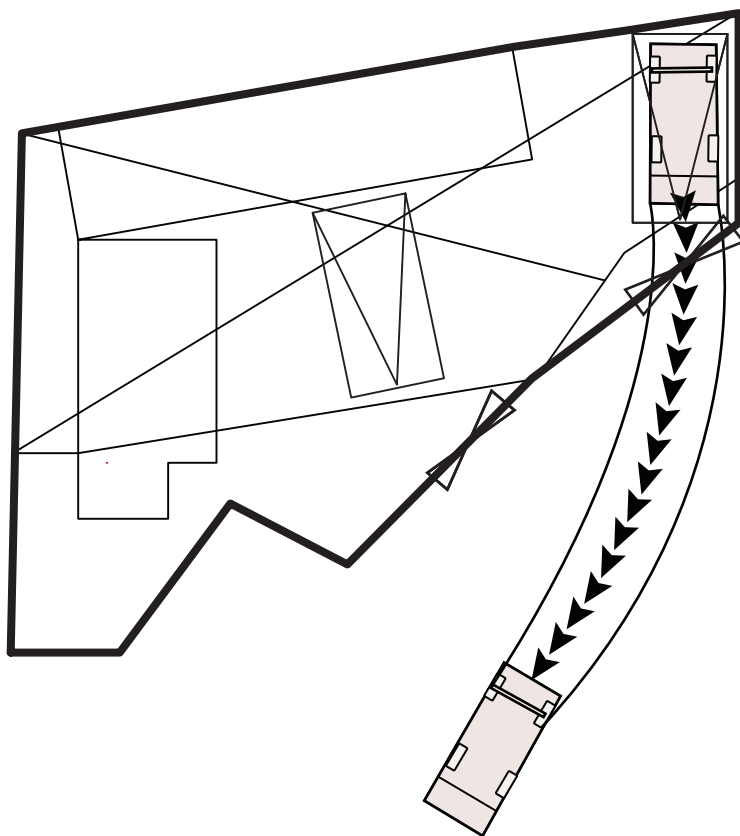
構築物	總佔地面積	面積	佈置	用途
A單層	153平方米	153平方米	座地不高於4米	上蓋簷篷,汽車美容
B單層	0平方米 (與A簷篷重疊)	40平方米	A簷篷下座地不高於3米	汽車產品
C單層	5.5平方米 (扣除與A簷篷重疊部份)	25平方米	A簷篷下座地不高於3米	員工休息室、客人會議室 及洗手間
總樓面面積 158.5平方米 (扣除重疊A簷篷面積)				



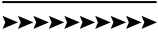
Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註：  Ingress/Egress		Scale 比例： 1 : 200
	Drawing Title 圖紙標題： 布局設計圖	Drawing No 圖紙號： 圖 2	 FiBi International Project Consultancy Co. Limited

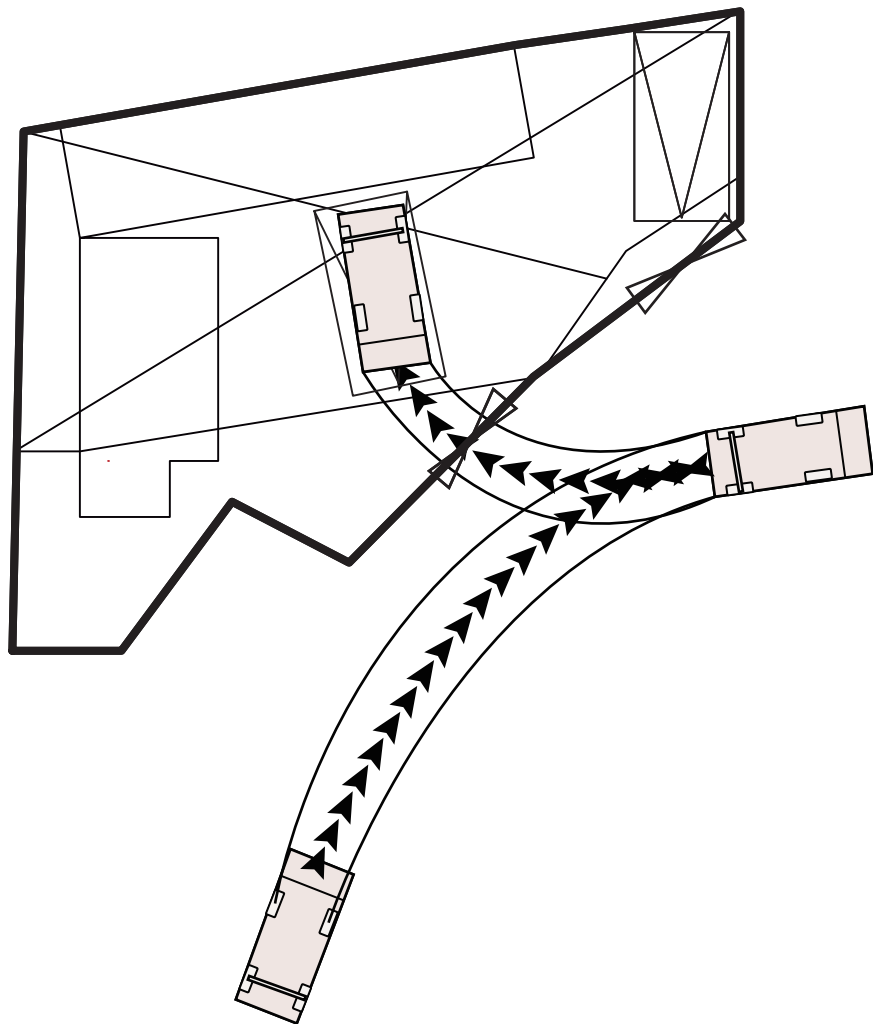


私家車行駛進入路線

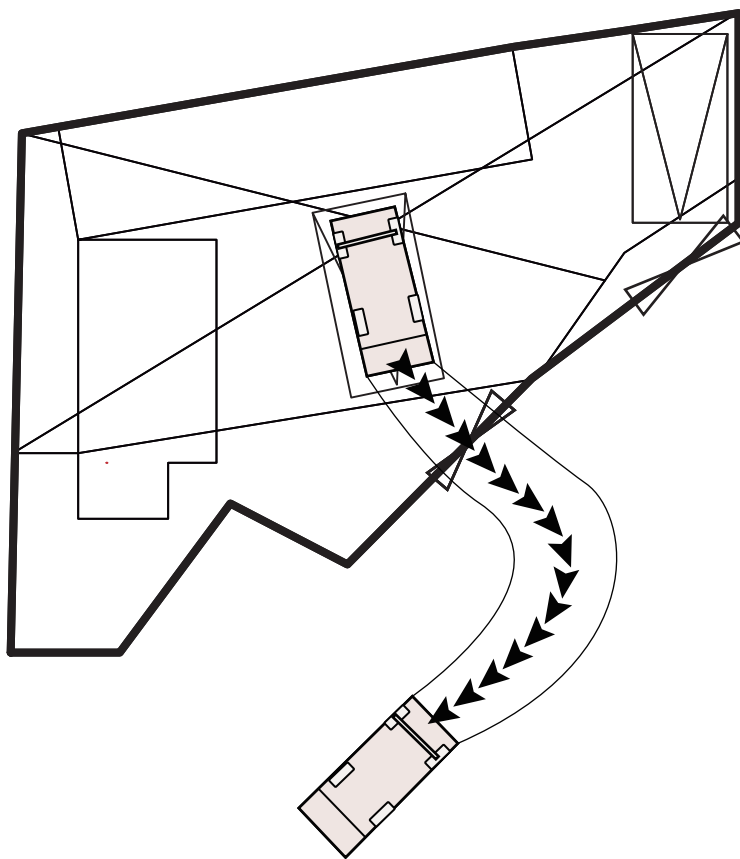


私家車行駛駛出路線

Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註： 申請地點 私家車 車位 車輛路徑線	Scale 比例： 1 : 200
	Drawing Title 圖紙標題： 私家車行駛路線圖	Drawing No 圖紙號： 圖A
 FiBi International Project Consultancy Co. Limited		



私家車行駛進入路線



私家車行駛駛出路線

Project 項目名稱： 丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地	Remarks 備註： 申請地點 車位 私家車 車輛路徑線	Scale 比例：  FiBi International Project Consultancy Co. Limited
	Drawing Title 圖紙標題： 私家車行駛路線圖	Drawing No 圖紙號： 圖B

Previous Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Uses/Development</u>	<u>Date of Consideration</u>
A/YL/314	Proposed Temporary Shop and Services for a Period of 6 Years	5.7.2024 (revoked on 5.1.2025)

Similar Application within the Subject “Residential (Group B)” Zone on the Yuen Long Outline Zoning Plan in the Past Five Years

Approved Application

<u>Application No.</u>	<u>Uses/Development</u>	<u>Date of Consideration</u>
A/YL/323	Proposed Temporary Shop and Services for a Period of 6 Years	10.1.2025

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No comment on the application from highways maintenance point of view.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the application site (the Site) received in the past three years.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view and no adverse comment on the submitted drainage proposal; and
- conditions requiring implementation and maintenance of the drainage proposal for the development to his satisfaction should be stipulated.

4. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

5. District Officer's Comments

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

His office has not received any comment from the locals.

6. Other Departments

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

- Chief Building Surveyor/New Territories West of Buildings Department;
- Chief Engineer/Construction of Water Supplies Department;

- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager (West)/ West Development Office of CEDD;
- Chief Engineer/Housing Project 3 of CEDD
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (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 note that the Site might be resumed at any time during the planning approval for implementation of government project(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) as follows:
 - the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lot and the occupation of Government Land (GL). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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; and
 - it is noted that staff lounge is proposed at the Site. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural land will not be entertained. LandsD will not consider approving/regularizing any structure(s) erected on the lot for domestic/residential use;
- (f) to note the comments of the Commissioner of Transport as follows:
 - the local track connecting between the Site and Fung Yu Road is not managed by Transport Department. The land status should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibility of the local track should be clarified with the relevant maintenance authorities accordingly; and
 - sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) as follows:
 - HyD shall not be responsible for the maintenance of any access connecting between the Site and Fung Yu Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (h) to note the comments of the Director of Environmental Protection that the applicant is reminded to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) as follows:
- the applicant should take extreme care when working in the vicinity of any existing drainage/sewerage facilities in order not to disturb, interfere with or cause damage to them. Free flow condition of the adjacent drains, sewers, channels and watercourse should be maintained at all time during and after the proposed works;
 - 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;
 - the approved development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas;
 - the applicant should seek permission from LandsD for laying new drains/channels and/or modifying/ upgrading existing ones in other private lots or GL, where required, outside the Site; and
 - the applicant should submit Form HBP1 to his office for application of technical audit for any proposed connection to DSD’s drainage facilities;
- (j) to note the comments of the Director of Fire Services as follows:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - if the proposed structure is required to comply with the Building Ordinance (Cap. 123)(BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans (GBP);
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - emergency vehicular access shall be provided for all buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning)

Regulations (B(P)R) respectively;

- the Site abuts on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under the First Schedule of the B(P)R at GBP submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the 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 constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at GBP submission stage;
- (l) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that:
- the applicant is reminded to submit the proposed building works to the BD for approval as required under the provisions of BO; and
 - the Site is located within Schedule Area No. 2 and maybe underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site; and
- (m) to note the comments of the Director of the Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

I

From:
Sent: 2025-08-25 星期一 03:16:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL/330 DD 120 beside Emerald Green, Yuen Long

A/YL/330

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land, beside Emerald Green, Yuen Long

Site area: About 206sq.m Includes Government Land of about 123sq.m

Zoning: "GIC" and "Res (Group B)"

Applied use: Car Beauty and Auto Parts Retail / 2 Vehicle Parking / **6 Years**

Dear TPB Members,

314 approved 5 July 2024, revoked 5 Jan 2025 for failure to fulfill Drainage conditions.

Now back with what was probably the real intention all along, car wash and repair. This involves often toxic discharge.

There is no justification to approve 6 years for such an operation.

Members have a duty to consider the history of the site, it is GL and take a prudent and realistic approach.

6 years approvals should only be given to operations with a clean record and in full compliance with conditions.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 13 June 2024 2:48 AM HKT
Subject: Re: A/YL/314 DD 120 beside Emerald Green, Yuen Long

Dear TPB Members,

Note no mention of tree felling.

Mary Mulvihill

From:

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

Date: Monday, 8 April 2024 2:41 AM HKT

Subject: A/YL/314 DD 120 beside Emerald Green, Yuen Long

A/YL/314

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land, beside Emerald Green, Yuen Long

Site area: About 213sq.m Includes Government Land of about 129sq.m

Zoning: "GIC" and "Res (Group B)"

Applied use: Real Estate Agency / 1 Vehicle Parking / **6 Years**

Dear TPB Members,

While 60% of the site is Government Land and zoned GIC and there is no history of approvals, the lot appears to be used for a car washing facility and trees on the site have been felled and the land filled in. Was any enforcement action taken?

Members should question what is the intended community use for the GIC, mostly used for, again cannot remember seeing an application, a public car park.

Is that also government land? It would appear that there has been lax supervision of the use of public land in this area.

Mary Mulvihill

From:

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

Date: Tuesday, 12 December 2023 2:07 AM HKT

Subject: A/YL/314 DD 120 beside Greenery Place, Yuen Long GIC

A/YL/314

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land beside Greenery Place, Yuen Long

Site area: About 213sq.m Includes Government Land of about 129sq.m

Zoning: 'GIC' and 'Res (Group B)'

Applied use: RE Agency / 1 Vehicle Parking / **6 Years**

Dear TPB Members,

This appears to be a lot currently occupied by a car wash – no planning approval recorded but government land is involved. How many trees were removed from the government land?

What is the planning intention for the 'GIC'? Six years approval could hinder development of much needed community services for a growing community.

Mary Mulvihill