LF5/575

e-form No. S16-III 子表格第 S16-III

APPLICATION FOR PERMISSION UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

025年 10月 13日

此文件框 收到・城市場で17日ウ 只此文件做所有必要的資料及文件後到。城市規劃委員會申,只確認數到所有必要的資料及文件後才正式確認收到

(CAP. 131)

申請的日期・

This decline Plant of the Common Plant of the 第 131 章) of all the required information and documents.

條遞 交的 16

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

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

- *Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
- *其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發 展的許可續期,應使用表格第SI6-I 號。

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

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

General Note and Annotation for the Form

- 填寫表格的一般指引及註解
- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only		Application No. 申請編號	A/YL-LF3/575
	請勿填寫此欄	Date Received 收到日期	1 3 OCT 2025
1.	15/F, North Point Gov	/emment Offices, 3 請表格及其他支	ments (if any) should be sent to the Secretary, Town Planning Board (the Board), i33 Java Road, North Point, Hong Kong. 寺申請的文件(倘有)・送交香港北角渣華道 333 號北角政府合署 15 樓城市
2.	Board's website at htt Government Offices,	p://www.tpb.gov.h 333 Java Road, No	ully before you fill in this form. The document can be downloaded from the ky. It can also be obtained from the Secretariat of the Board at 15/F, North Point rth Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry polline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North vernment Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:資秘書處(香港北角渣華道 333 號北角政府合署 15 樓-電話:2231 4810 国處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙塚取。
3.	Enquiry Counters of t	he Planning Depart	Board's website, and obtained from the Secretariat of the Board and the Planning ment. The form should be typed or completed in block letters. The processing equired information or the required copies are incomplete. 句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 Appl	icant 申請人	.姓名/名稱
	Wecater Group Limited	(Company 2	·司)
	2. Name of Auth	orised Agent (i	f applicable)獲授權代理人姓名/名稱(如適用)
-			
		a. Lin dode tri kart.	
-	3. Application S	ite 申請地點 ————	
	number (if appli	點/丈量約份及	新界元朗流浮山丈量約份第 129 約地段第 2098 號、第 2099 號、第 2100 號(部分)、第 2101 號 A 分段(部分)、第 2101 號 B 分段(部分)及第 2116 號(部
	involved	r gross floor area 貴及/或總樓面面	☑Site area 地盤面積 3005 sq.m 平方米☑About 約
	(if any)	ment land included	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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/II				
(e)	Land use zone(s) involved 涉及的土地用途地帶	「康樂」				
(f)	Current use(s) 現時用途	空 宣				
		(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)				
	•					
(g)	Additional Information (if applicable) 附加資料(如適用)					
		·				
4.	"Current Land Owner" of A	pplication Site 申請地點的「現行土地擁有人」				
The	applicant 申請人 —	,				
		ease proceed to Part 6 and attach documentary proof of ownership).				
		青繼續填寫第6部分,並夾附業權證明文件)。 (please attach documentary proof of ownership).				
	是其中一名「現行土地擁有人」#&					
	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)。					

"cur									
According to the record(s) of the Land Registry as at(DD/MM/YYYY), this application involves a total of "current land owner(s)". 根據土地註冊處截至 (日/月/年) 的記錄,這宗申請共牽涉 名「現行土地擁有人」"。									
The	The applicant 申請人 —								
	has obtained conser	nt(s) of "current land owner(s)".							
	巴取得 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,謂另頁說明) □ has notified "current land owner(s)" □ 只通知 夕「現行土地擁有人」。									
`	Details of the "cur	rent 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 (DD/MM/YYYY) 通知日期(日/月/									
	`								
	(Please use senarata e	heets if the space of any how above is insufficient 也 上列任何方效的2	 						
	根 Marian The □ · · · · · · · · · · · · · · · · · ·	根據土地註冊處截至 The applicant 申請人 □ has obtained consent □ Details of consent No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 (Please use separate s □ has notified □ 已通知 名 □ Details of the "cur No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	根據土地註冊處截至 (日/月/年) 的記錄,這宗申請共牽涉 名「現 The applicant 申請人 — □ has obtained consent(s) of "current land owner(s)" obtained 取得「現行土地擁有人 No. of 'Current Land Owner(s)' 「現行土地擁有人」 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 (Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的2 □ has notified "current land owner(s)" □ 已通知 名「現行土地擁有人」 "。 □ Details of the "current land owner(s)" □ No. of 'Current Land Owner(s)" □ Land Registry where notification(s) has/have been given that the the that the space of premises as shown in the record of the Land Owner(s)" □ Land Registry where notification(s) has/have been given that the that the space of premises as shown in the record of the Land Owner(s)" □ Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the that metals apply the premises as shown in the record of the Land Registry where notification(s) has/have been given that the premises as t						

的通知
al aid YY) T或管理
respect of the
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areas, please
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					_
(c) Development Schedule 發展網	間節表				
Proposed uncovered land area	疑議露天:	土地面積	1890	sq.m 図About 約	
Proposed covered land area 擬	議有上蓋:	土地面積	1115	sq.m ☑About 約	
Proposed number of buildings/s	structures	擬議建築物/構築物數目	11	11111	
Proposed domestic floor area 携	疑議住用模	越面面積	1770-1 1111-1111-1111-1111-1111-1111-111	sq.m □About約	
Proposed non-domestic floor at	rea 擬議非	 	1155	sq.m 回About約	
Proposed gross floor area 擬議	總樓面面	· 費	1155	sq.m ☑About 約	
		*		建築物/構築物的擬議高度及不同樓 :) (如以下空間不足,請另頁說明)	
詳情請見附頁。(可參閱:場	地設計區	副)			
		•			
Proposed number of car parking s	paces by t	ypes 不同種類停車位的擬	議數目		
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電罩			13	- -	
Light Goods Vehicle Parking Sp.	aces 輕型	貨車泊車位		<u>.</u>	
Medium Goods Vehicle Parking	Spaces #	型貨車泊車位	4	-	
Heavy Goods Vehicle Parking S	paces 重型	型貨車泊車位		•	
Others (Please Specify) 其他 (記	情列明)				٠
			£	-	
Proposed number of loading/unlo	ading spac	es 上落客貨車位的擬議數	目	•	
Taxi Spaces 的士車位				<u>.</u>	
Coach Spaces 旅遊巴車位				<u>-</u>	
Light Goods Vehicle Spaces 輕	型貨車車	泣	2		
Medium Goods Vehicle Spaces	中型貨車	車位			
Heavy Goods Vehicle Spaces	型貨車車	位		•	
Others (Please Specify) 其他 (語	清列明)				
***************************************				·	
Proposed operating hours 擬議營 星期一至星期日上午十時至		- 時。			
	•				
	· Yes 是	☑ There is an existin appropriate) 有一條現有車路。		ase indicate the street name, where	<u>-</u>
(d) Any vehicular access to the site/subject building?		□ <u>可經山東街到達</u> □ □ There is a proposed		se illustrate on plan and specify the	,
是否有車路通往地盤/ 有關建築物?		width)		示,並註明車路的闊度)	
	No 否				

(e)	(If necessary, please	use separa for not pre	te sheets oviding s	議發展計劃的影響 s to indicate the proposed measures such measures. 如需要的話,請另	- · · · · · · · · · · · · · · · · · · ·	
(i)	Does the development proposal involve	Yes 是		Please provide details 請提供詳	情	
	alteration of existing building? 擬議發展計劃是 否包括現有建築 物的改動?	No 否	☑			
		 Yes 是 		(Please indicate on site plan the boundary diversion, the extent of filling of land/pond (誘用地盤平面圈顯示有關土地/池塘界/或範圍)	(s) and/or excavation of land)	
,			[□ Diversion of stream 河道改道		
(ii)	Does the			□ Filling of pond 填塘		
()	development			Area of filling 填塘面積		□ About 約
	proposal involve the operation on the			Depth of filling 填塘深度	m 米	□ About 約
	right? 擬議發展是否涉			□ Filling of land 填土		
	及右列的工程?			Area of filling 填土面積	_	□ 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	-	□ About 約
			_	Depth of excavation 挖土深原	度 m 米	□ About 約
		No 否				
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traf On wat On drai On slop Affecte Landsc Tree Fe Visual	fic 對交er suppl nage 對 nes 對余 d by slo ape Imp elling { Impact	ly 對供水 対排水	Yes 會 □ No	不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不
					•	

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	請註明盡	r at breast height and speci 盡量減少影響的措施。如 及品種(倘可)	ies of the affected tro]涉及砍伐樹木,請	ees (if possible) 說明受影響樹木的數目	、及胸高度的樹
		- ·			***************************************
				·	
	. · ·				
(B) Renewal of Permis 位於鄉郊地區或受		· Temporary Use or De 區臨時用途/發展的許可		ral Areas or Regulate	ed Areas
(a) Application number to 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/developn 已批給許可的用途/氨					

Please state measure(s) to minimise the impact(s).

For tree felling, please state the number,

	□ The permission does not have any approval condition 許可並沒有任何附帶條件
	□ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件
	□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:
e) Approval conditions 附帶條件	
	Reason(s) for non-compliance: 仍未履行的原因:
	(Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought	□ year(s) 年
要求的續期期間	□ month(s) 個月

/*1 1

7. Justifications 理由

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

可參閱附頁申請理由

8. Declaration 聲明			·				
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。							
to the Board's website for b	rowsing and downlo	ading by the p	Is submitted in this application and/or to upload such materials ublic free-of-charge at the Board's discretion. 本人現准許委 至委員會網站,供公眾免費瀏覽或下載。				
Signature Signed wi 簽署 e-signatu	th recognised re		☑ Applicant 申請人 / □ Authorised Agent 獲授權代理人				
Signer: H	JI HANG YU		· 文員				
	Name 姓名		Position (if applicable) 職位 (如適用)				
Professional Qualification(s 專業資格) □ Member 會員	員/□Fellow	of 資深會員				
	□ HKIS 香泡	巷測量師學會 ទ港園境師學・	/ / □ HKIA 香港建築師學會 / / □ HKIE 香港工程師學會 / 會 /□ HKIUD 香港城市設計學會 /				
On behalf of 代表	Wecater Group I	Limited					
			M+-1-1-				
		<u>Remark</u>	<u>. 作計</u>				
The materials submitted in t	his application and th	ne Board's dec	ision on the application would be disclosed to the public.				
			for browsing and free downloading by the public where the				
Board considers appropriate			·				
	人所遞交的申請資料		申請所作的決定。在委員會認為合適的情況下,有關申				
			The IL				
·		Warning					
which is false in any materia	ıl particular, shall be	liable to an of	furnish any information in connection with this application, fence under the Crimes Ordinance. 頁上是虛假的陳述或資料,即屬違反《刑事罪行條				
	<u> </u>	D 17					
•	Statement	on Personal I	Data 個人資料的聲明				
			on will be used by the Secretary of the Board and				
Government departme 委員會就這宗申請所 規劃委員會規劃指引	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				
(a) the processing of inspection when	of this application wl n making available th	nich includes r nis application	naking available the name of the applicant for public for public inspection; and				
(b) facilitating com		the applicant	,同時公布申請人的姓名供公眾查閱;以及 and the Secretary of the Board/Government departments. 餘終。				
2. The personal data prov	ided by the applican	t in this applic	ation may also be disclosed to other persons for the purposes				
mentioned in paragrap 申請人就這宗申請提	h l above. 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。				
Data (Privacy) Ordinate Secretary of the Board	nce (Cap. 486). Re at 15/F, North Point	quest for personant (pect to his/her personal data as provided under the Personal mal data access and correction should be addressed to the Offices, 333 Java Road, North Point, Hong Kong.				
料,應向委員會秘書	提出有關要求,其	也址為香港北	角渣華道 333 號北角政府合署 15 樓。				

Gist of Application	————— ℩申請摘要			
consultees, uploade available at the Plan (請盡量以英文及中	d to the Town Plant ning Enquiry Count	ning Board's W ers of the Planni 了發送予相關諮	ebsite for browsing and fre ng Department for general ir	will also be circulated to relevant e downloading by the public and aformation.) 委員會網頁供公眾免費瀏覽及下
Application No. 申請編號	(For Official Use C	nly) (請勿填寫」	比欄)	
Location/address 位置/地址			勺地段第 2098 號、第 2099 ₪ Ⅰ 號 B 分段(部分)及第 2Ⅰ	虎、第 2100 號(部分)、第 16 號(部分)
Site area 地盤面積	3005 sq. m 平方	米 ☑ About #	· 约	
	(includes Governn	nent land of 包扌	舌政府土地 sq. rr	平方米 口 About 約)
Plan 圖則	流浮山及尖鼻咀分	·區計劃大綱核》	推圖編號 S/YL-LFS/11	
	,			
Zoning 地帶	「康樂」			
Type of Application 申請類別	of 位於鄉郊 ☑ Yea	地區或受規管 r(s) 年 <u>3</u>	管地區的臨時用途/發展》 □ Mon	th(s) 月
	Areas or I 价於鄉郊	Regulated Are 地區或受規管	as for a Period of 含地區臨時用途/發展的類	se/Development in Rural 現劃許可續期為期 th(s) 月
Applied use/	擬議臨時食肆	(為期3年)		
development 申請用途/發展				•
(i) Gross floor as			sq.m 平方米	Plot Ratio 地積比率
and/or plot ra 總樓面面積 地積比率			□About 約 □Not more than	□About 約 □Not more than
			不多於	不多於
	Non-dome 非住用	estic	☑About 約	☑About 約

1155

□Not more than

不多於

□Not more than 不

多於

0.384

		Domestic 住用	No. of blocks 幢數	(ii)		
	11	Non-domestic 非住用				
m 米		Domestic 住用	Building height/No. of storeys	iii)		
Not more than 不多於)	□ (No	III.	建築物高度/層數			
Storeys(s) 層						
Not more than 不多於)		,				
m 米 Not more than 不多於)	6 ☑ (No	Non-domestic 非住用				
Storeys(s) 層		·				
Not more than 不多於)	2 ☑ (No					
☑ About 約	37.10 %		Site coverage 上蓋面積	iv)		
_13	e parking spaces 停車位總數	Total no. of vehicl	No. of parking spaces and loading /	v)		
	ing Spaces 私家車車位 ting Spaces 電單車車位 hicle Parking Spaces 輕型貨車泊車位	Motorcycle Park Light Goods Vel	unloading spaces 停車位及上落客貨 車价數目 Private Car Par Motorcycle Par			
	Vehicle Parking Spaces 中型貨車泊車位 ehicle Parking Spaces 重型貨車泊車位 pecify) 其他 (請列明)	Heavy Goods Ve				
2	e loading/unloading bays/lay-bys 停車處總數	Total no. of vehicl 上落客貨車位/作				
		Taxi Spaces 的。	. •			
2		Coach Spaces 旅	. •			
2	遊巴車位 hicle Spaces 輕型貨車車位 Vehicle Spaces 中型貨車位	Coach Spaces 旅 Light Goods Veh Medium Goods V				
2	遊巴車位 hicle Spaces 輕型貨車車位 Vehicle Spaces 中型貨車位 ehicle Spaces 重型貨車車位	Coach Spaces 旅 Light Goods Vel Medium Goods V Heavy Goods Ve	. •			
2	遊巴車位 hicle Spaces 輕型貨車車位 Vehicle Spaces 中型貨車位	Coach Spaces 旅 Light Goods Vel Medium Goods V Heavy Goods Ve	. •			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
Diana and Duamin on 图印. A会图	中文	英文
<u>Plans and Drawings 圖則及繪圖</u> Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	√	
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓字平面圖	□ .	
Sectional plan(s) 截視圖	· 🗖	
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 Others (please specify) 其他(請註明)	L	
場地大綱圖、場地位置圖、消防建議、落實消防建議	Ø	
Reports 報告書	_	_
Planning Statement/Justifications 規劃綱領/理據	V	
Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染)	 	
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		· 🗀
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Air Ventilation Assessment 空氣流通評估		
Management Plan 管理計劃		
Social Impact Assessment 社會影響評估		
Heritage Impact Assessment		
Ecological Impact Assessment 生態影響評估		
Conservation Management Plan 保育管理計劃		
Others (please specify) 其他(請註明)		
Drainage Proposal		✓.
	,	

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant. 註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第2098號、第2099號、第2100號(部分)、第2101號A分段(部分)、第2101號B分段(部分)及第2116號(部分),面積約 3005 平方米,由Wecater Group Limited 提出申請,作擬議臨時食肆(為期3年)。(可參閱:場地大綱圖及場地位置圖)

申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 (S/YL-LFS/11) 的「康樂」 地帶內,第二欄的准許用途,須按條例 16 向城規會提交申請,城規會視乎情況考慮 ,在有條件或無條件的情況下,發出最多為期三年的規劃許可。 申請地點共涉及6幅 私人土地。申請地點地型不規則,申請地點基本設施齊備(水電供應),無須進行任 何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。

按規劃署記錄,在申請地點所在的同一「康樂」地帶,申請地點四周有類似案件獲通過。

■ 檔案編號:A/YL-LFS/492,臨時食肆(為期3年),於10/11/2023在有 條件下批給臨時性質的許可;

規劃申請:A/YL-LFS/492 於 10/08/2025 被撤銷,因未能完成附帶條件:落實排水建議、落實排污建議及落實消防裝置建議,因此申請人現再一次遞交規劃申請。有關規劃申請:A/YL-LFS/492,團隊已盡力完成有關附帶條件,但由於時間不足,未能於十八個月內完成所有附帶條件。排水建議於 08/05/2025 批給、消防建議於 05/08/2024 批給、排污建議於 03/02/2025 批給,團隊施工需時,加上消防水紙批給時間長,因此我們未能逐一完成有關工程。

是次規劃申請的場地大小、用途、佈局及發展參數與 A/YL-LFS/492 規劃性質相同,因此是次的排水建議及消防建議計劃均沿用前申請繼續執行。申請人承諾是次申請會履行所有附帶條件。

食肆並非大集團的加盟連鎖店,將由附近原居民經營,創造就業機會,有助改善附近居民的生活需要,促進流浮山的經濟增長。除了標題申請的用途外,不涉其他發展。申請人無意永遠作臨時食肆的發展。這申請發展只屬過度性質,倘政府在申請地點有其他發展,此申請亦會告一段落。場地共有11個構築物,詳情如下:

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	195	195	3	1	金屬搭建	廚房
TS2	410	410	3	1	金屬搭建	食肆、廚房及洗手間
TS3	100	100	3	1	金屬搭建	儲物室及泵房
TS4	40	80	6	2	金屬搭建	食肆
TS5	150	150	3	1	金屬搭建	儲物室
TS6	10	10	3	1	金屬搭建	電錶房
TS7	40	40	3	1	金屬搭建	洗手間
TS8	110	110	4	1	金屬搭建	儲物室
TS9	20	20	3	1	金屬搭建	儲物室
TS10	20	20	3	1	金屬搭建	儲物室
TS11	20	20	3	1	金屬搭建	儲物室

餘下面積約 1890 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛, 具緩衝及協調作用,可紓緩發展對環境的影響。即場地設計圖內所示,申請地點內未 有註明的空白部份。

洗手間排污方面,場地洗手間是臨時式廁所,會有便槽,便槽底部空間供儲存糞便,儲存容量為600升。作業者會定期聘請專業技術人員進行吸糞工作,所有污水皆獨立儲存在流動洗手間內。洗手間污水不會排放到場內排水系統,故場地不需設置化糞池。

申請地點設有 2 個輕型貨車上落貨車位(每個面積 7 米 x 3.5米)及 13 個私家車泊車位(每個面積 5 米 x 2.5米),設置上落貨車位以供申請地點所屬的車輛輪候上落貨,作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通。私家車泊車位供客人用膳使用。

場地開放時間為星期一至星期日每日早上十時至晚上十一時,必要的運輸工作會安排 在日間非繁忙時間進行,晚上不會進行任何運輸工作。場地位於元朗流浮山,出入口 (閘門)設於場面西邊,出入口位置寬敞明確,可供消防車之類的緊急車輛進入,可 由流浮山道經山東街前往申請地點。山東街闊度約6米,車路闊彎位少而明顯,車道平坦,可供駕駛者安全使用。

山東街實況照片





流浮山道實況照片





在申請地點已有車位安排。由於儲存貨物涉及貴重物品,基於保安考慮,申請地點不歡迎閒雜車輛進入,進入申請地點裝卸的車輛都會在進場前由職員預約通知,故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉,可避免車輛以倒車方式進出場地,加上申請地點可以完全控制貨物交收時間。在良好的管理下,不會出現任何交通問題,不會對附近交通構成壓力。

申請地點的運輸工作並無迫切性,運輸工作可按交通情況靈活調配,必要的運輸工作,會安排在日間非繁忙時間進行。總括而言,車輛流量極為穩定。除標題發展所涉及的交通活動外,不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定,故此車輛流量都可在預計之內。以下是申請地點的交通流量預算,詳細如下:

星期一至日				
輕型貨車	私家車			

	入	出	入	出	每小時車輛出入次數
10:00 - 11:00	2	0	6	0	8
11:00 - 12:00	0	2	0	6	8
12:00 - 13:00	0	0	3	0	3
13:00 - 14:00	0	0	0	3	3
14:00 - 15:00	2	0	0	0	2
15:00 - 16:00	0	2	2	0	4
16:00 - 17:00	0	0	0	2	2
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	5	0	5
19:00 - 20:00	0	0	0	0	0
20:00-21:00	0	0	0	5	5
21:00-22:00	0	0	0	0	0
2200:23:00	0	0	0	0	0

以上數字為預算車輛進出場地記錄, 假設當天附近地區沒有交通事故,進出場地車輛數量正常。

申請地點內有直徑 12 米的車輛迴旋圈,有足夠空間供車輛轉動,並預留了場地範圍作緩衝空間。由於有足夠空間,車輛會進入申請地點內掉頭,任何時間均不會有車輛在公共道路排隊等候,申請人會嚴格規定,所有車輛任何時間均不許以倒車方式進出公共道路。

此申請發展能提高地區治安警覺性,從而改善環境衛生。在完善管理下,可避免土地 荒廢或被人胡亂傾倒泥頭或廢物,減少細菌及蚊蟲滋生的可能。申請人已徵詢過區內 人士,並沒收到任何反對意見。

申請人承諾會以友善的態度,積極與各政府部門溝通,遵從各方面守則並努力進行多樣舒緩環境影響工程,務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質,為政府日後開闢土地帶來方便

,發展項目簡單,容易還原,能與周圍環境配合,不存在任何永久建築,與未來規劃 方向沒有抵觸,不會影響土地永久用途。申請人明白政府有意發展元朗區,並願意配 合發展,希望在發展計劃動工前作其他發展。倘若政府工程展開,此申請亦會告一段 落。敬希城規會能接受這份合乎情理的申請,並予以批准。

F.S. NOTES:

A. FIRE HOSE REEL SYSTEM:-

- 1) THE FIRE HOSE REEL SYSTEM SHALL BE COMPLY WITH HKFSD CODE OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT 2022. (COP 2022)
- 2) AN HOSE REEL SYSTEM SHOULD BE SUPPLIED BY A 2m³ F.S. WATER TANK
- THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE F.S. WATER TANK, F.S. PUMP ROOM AND HOSE REEL SHALL BE CLEARLY BE MARKED ON PLANS.
- 3) FIXED FIRE PUMP DUTY & STANDBY (HR1 & HR2) AT F.S. PUMP ROOM CLEARLY MARKED ON PLANS.

B. SPRINKLER SYSTEM:-

- 1) AN AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY 55m³ SPRINKLER WATER TANK AND HAZARD CLASS OH-1 SHALL BE PROVIDED TO G/F STRUCTURE 1 & 2 IN ACCORDANCE WITH BS EN 12845: 2015 AND CIRCULAR LETTER 5/2020. THE SPRINKLER WATER TANK, SPRINKLER PUMPS, SPRINKLER INLET AND SPRINKLER CONTROL VALVE CROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2) SPRINKLER TANK WATER SUPPLY PIPE SHOULD BE CONNECTED TO TOWN MAIN. IS SUBJECT TO THE REQUIREMENT AND APPROVAL OF THE W.S.D.. THE SIZE AND LOCATION OF WATER CHECK METER SHALL BE ALSO BE DETERMINED BY THE W.S.D. LOCATION OF WATER CHECK METER SHALL BE WITHIN LOT BOUNDARY, OTHERWISE PERMISSION FROM THE LANDS DEPARTMENT SHALL BE SOUGHT.
- 3) SPRINKLER PUMP DUTY & STANDBY & JOCKEY (SP1, SP2 & SJP) AT F.S. PUMP ROOM CLEARLY MARKED ON PLANS.

C. FIRE ALARM SYSTEM:-

- 1) FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE 1 & 2 IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO. 6/2021
- 2) ONE ACTUATION POINT AND AUDIO / VISUAL WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT.
 THE ACTUATION POINT SHOULD BE INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

E. EMERGENCY LIGHTINGS SYSTEM:-

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838 :2013, AND FSD CIRCULAR LETTER NO. 4/2021
- 2) 2 HOURS BATTERY BACK UP EMERGENCY LIGHTING TO PROVIDED THROUGHOUT THE ENTIRE STRUCTURES

F. EXIT & DIRECTIONAL SIGN :-

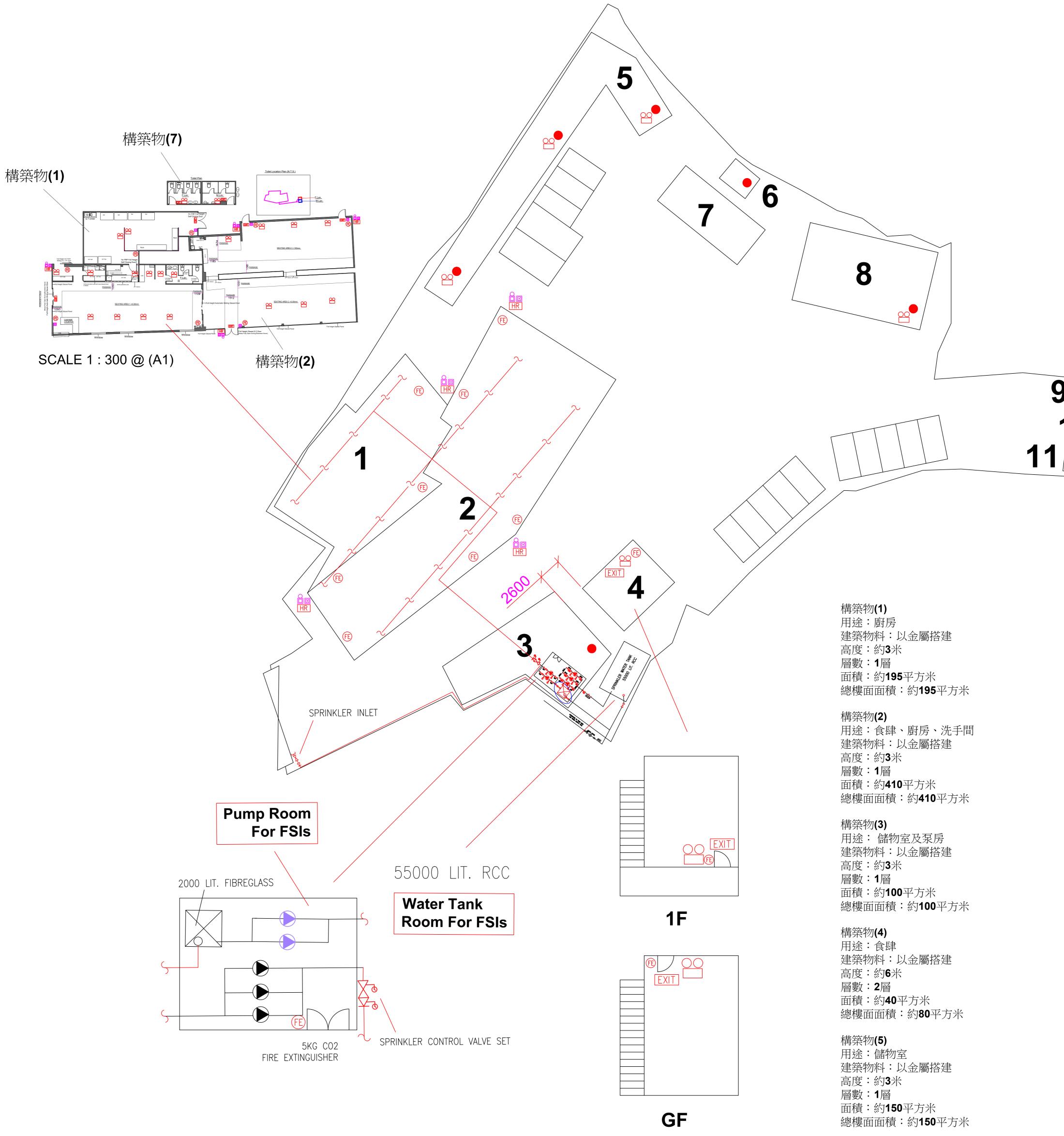
1) SUFFICIENT DIRECTIONAL / EXIT SIGNS TO BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008 AS INDICATED ON PLAN TO ENSURE THAT ALL EXIT ROUTES FROM ANY WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF SERVING THE STRUCTURE 1 & 2.

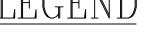
G. SECONDARY POWER SUPPLY:-

- 1) SECONDARY SOURCE OF ELECTRICAL SUPPLY FOR STRUCTURE 1 & 2 SHALL BE PROVIDED BEFORE MAIN SWITCH.
- 2) WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATION SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF POWER SUPPLY.

H. PORTABLE HAND-OPERATED APPROVED APPLIANCE:-

1) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY AS SHOWN ON PLAN







|G/F, Lots 2101 S.A(Part) and 2116 (Part) in D.D. 129, Lau

新界元朗流浮山丈量約份第129約地段第2101號A分段(部分)及第

Fau Shan, Yuen Long, New Territories.

BREAK GLASS UNIT

EMERGENCY LIGHT EXIT SIGN

5KG CO2 FIRE EXTINGUISHER SPRINKLER CONTROL VALVE SET SPRINKLER INLET



構築物(6) 用途:電錶房

建築物料:以金屬搭建 高度:約3米 層數:1層 面積:約10平方米 總樓面面積:約10平方米

構築物(7) 用途:洗手間 建築物料:以金屬搭建 高度:約3米 層數:**1**層 面積:約40平方米 總樓面面積:約40平方米

構築物(8) 用途:儲物室 建築物料:以金屬搭建 高度:約4米 層數:**1**層 面積:約110平方米 總樓面面積:約110平方米

構築物(9) 用途:儲物室 建築物料:以金屬搭建 高度:約3米 層數:**1**層 面積:約20平方米 總樓面面積:約20平方米

> 構築物(10) 用途:儲物室 建築物料:以金屬搭建 高度:約3米 層數:**1**層 面積:約20平方米 總樓面面積:約20平方米

構築物(11) 用途:儲物室 建築物料:以金屬搭建 高度:約**3**米 層數:**1**層 面積:約20平方米 總樓面面積:約20平方米

LEGEND

2116號(部分)地下

PROJECT

HR HOSE REEL

FIRE ALARM BELL

PUMP SET

Layout Plan

DRAWING TITLE : F.S. Notes, Legend, **Fire Service Installation**

ARCHITECT : REV DESCRIPTION DATE

FIRE SERVICE CONTRACTOR CONSULTANT **Century Fire Service Engineering Co., Ltd.**

	NAME	DATE	DRAWING NO :	REV.
DRAWN BY	C.K.NG	08 JUL 2024	FS-01	U
CHECKED BY			SCALE: 1:300 @ (A1)	
APPROVED BY			SOURCE: B.O.O. Ref. BD F.S.D. Ref. FP	

A 9395546

FSD Ref.: 消防處檔號

(Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

	CEI	CITI TOTALLE OF T	消防裝置	置及設備證書	TIVE EQUIT WENT	
Name of 顧客姓名					: jaging Powal liba	
Name of 樓宇名和	f Building: Lots 2101	SA (Part) & 21	16 (Part)	OW TEST TO STATE		
	o./Town Lot: DD1/2 數/市地段	29		ad/Estate Name : /屋苑名稱		
Block: 座		District 分區		Arng (Lau Fau Shan) #	rea: HK F A 届 香港	NT 九龍 ✓ 新界
	Building 樓宇類型:☐Ind			Domestic住宅 Composi		es持牌處所 Institutio
	rt 1 Annual Inspection (一部 只適用於年檢	equip	ment which is installed	in any premises shall have such fire se	and Equipment) Regulations, the owns rvice installation or equipment inspecte 條(b)款,擁有裝置在任何處所內 至少一次。	d by a registered contractor at leas
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	7 7 7 7	n Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY
	*				guilde cas, r	
				是年龄大区区	mer Perula	
					enise Diturci I.	
				Jack War in a	HTTT TO GET TO THE	47
Part 2第	三部 Installation / Mod	dification / Repair	/ Inspection	work 裝置/改裝/修	理/檢查工作	
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Wor	k Carried out 完成之工作內容	Comment on Condition 狀	Completion Date 完成日期(DD/MM//
28	Sprinkler System	G/F	Installation	of Sprinkler System	Conforms with	31/8/2025
23	Hose Reel	G/F	Installation	of 4 Sets Hose Reel	FSD Requirements Conforms with FSD Requirements	31/8/2025
13	Fire Alarm System	G/F	Installation & 4 Sets Al	of 4 Sets Breakglass arm Bell	Conforms with FSD Requirements	31/8/2025
- kh		7			475 Az 3.5° R. 17	
Part 3 第 Code編碼 (1-35)	三部 Defects 損壞事項 Type of FSI 裝置類型	Location(s) 位置	Outstandin	ng Defects 未修缺點	Comment on De	fects 缺點評述
		李子人拉下		ed Appropried Appr	Sunza ou colore Seodelatal (slusc	165 165
					ré lo onimitations	
	1 4 1 2	HI BLANK X-7			r diangle of the te	
	±				avic	E ENG
rking order uipment and	rtify that the above installations/equi in accordance with the Codes of Pr Inspection, Testing and Maintenance	actice for Minimum Fire s of Installations and Equipr	Service Installations	and Signature:	が清ける	For FS use onl
	Director of Fire Services. Defects are lis 登明以上之消防裝置及設		能良好,符	Name: 姓名	KWOK CHUNG	YIN
消防處處	虚長不時公佈的最低限度 食查測試及保養守則的規模	之消防裝置及設備	守則與裝置	FSD/RC No. : 消防處註冊號碼	RC1/389 RC2/554	Inspect
如訂	登書涉及年檢事」	頁,應張貼加	於大廈	Company Name : 公司名稱	Century Fire Service	Key-i
	處所當眼處以供 s certificate should be displayed at promi for FSD's inspection if any annual	nent location of the building o	r premises	Telephone : 聯絡電話	Engineering Co. Lt	d
251 (Rev. 1/		maintenance work is involved.		Date: 日期	31/8/2025	Verifie

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例

FSD Ref.:

消防處檔號

(Regulation 9(1)) (第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書

A 9395544

			/15 17 42 E	主人以用应自		
Name of 顧客姓	f Client: 名	e " Mariel E	i maio n	Calls Back Office (L. 19)	saemin a e e	
lame of 婁宇名 ⁹		01 SA (Part) & 2	116 (Part)			720-
treet N		129		ad/Estate Name : /屋苑名稱		1 H 7
Block: 座		Distric 分區			Area: HK L	K 九龍 ✓ NT 新界
ype of I	Building 樓宇類型:□II	ndustrial工業 Comr	mercial商業	Domestic住宅 Compos	site綜合 Licensed premis	es持牌處所 Institution
	rt 1 Annual Inspection 一部 只適用於年標	OTALI equip	ment which is installed	in any premises shall have such fire s	s and Equipment) Regulations, the own service installation or equipment inspect 八條(b)款,擁有裝置在任何處所內 至少一次。	ed by a registered contractor at least
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	T	Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			-		engene, Lighring	
					tSign 出口指示	20 5
			金统		: Alann System (N	
					· Cantrol Centre d	
art 2 第	三部 Installation / Mo	odification / Repair	r / Inspection	work 裝置/改裝/修	· 多理/檢查工作	
Code編碼	Type of FSI 裝置類型	Location(s) 位置	T 10 20 2 2 3 3 5 5	Carried out 完成之工作內容	7	Completion Date
(1-35)	7月60.101 农邑从至	Decition(s) V. E.	Trattile of Work	Carried out AMZZIFME	Comment on Condition 1/1	完成日期(DD/MM/YY
12	Exit Sign	G/F	Installation of	f 9 Sets Exit Sign	Conforms with	31/8/2025
11	Emergency Lighting	G/F	Installation of	of 24 Sets Emergency	FSD Requirements Conforms with	31/8/2025
		w)	Light		FSD Requirements	
			0,		Territor de de de la	
		25		京文 导性轉音 6	May 2 Grant Mark 1966 :	464 T
art 3 第	三部 Defects 損壞事	項			PARKET IN THE COLUMN	- 1 ·
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstandin	g Defects 未修缺點	Comment on De	fects 缺點評述
	· 基件标件	学 4 4 注 图	St sonulle		arrego funció oferan	
	4				samiyakon of Ski	
		上型的水平 3	直接进入		Main Stevent	
		-	3		EWICE	ENG
					The state of the s	
king order ipment and	rtify that the above installations/eqi in accordance with the Codes of I Inspection, Testing and Maintenan Director of Fire Services. Defects are	Practice for Minimum Fire ce of Installations and Equip	Service Installations	and Signature: time 受權人簽署	有限	For FSD use only:
人籍此證 消防處處	登明以上之消防装置及該 震長不時公佈的最低限度	·備經試驗,證明性 之消防裝置及設備	守則與裝置	Name: 姓名 FSD/RC No.: 浴院處計皿點碼	KWOK CHUNG RC1/389 RC2/554	Inspecte
	食查测试及保养守则的规 食書涉及年檢事			消防處註冊號碼 Company Name:	Century Fire Service	
或	處所當眼處以他 sertificate should be displayed at pro	共消防處人員	查核	公司名稱 Telephone:	Engineering Co. Li	Key-in
	for FSD's inspection if any annua			聯絡電話 Date:		
251 (Rev. 1/2	2016)			日期	31/8/2025	Verified

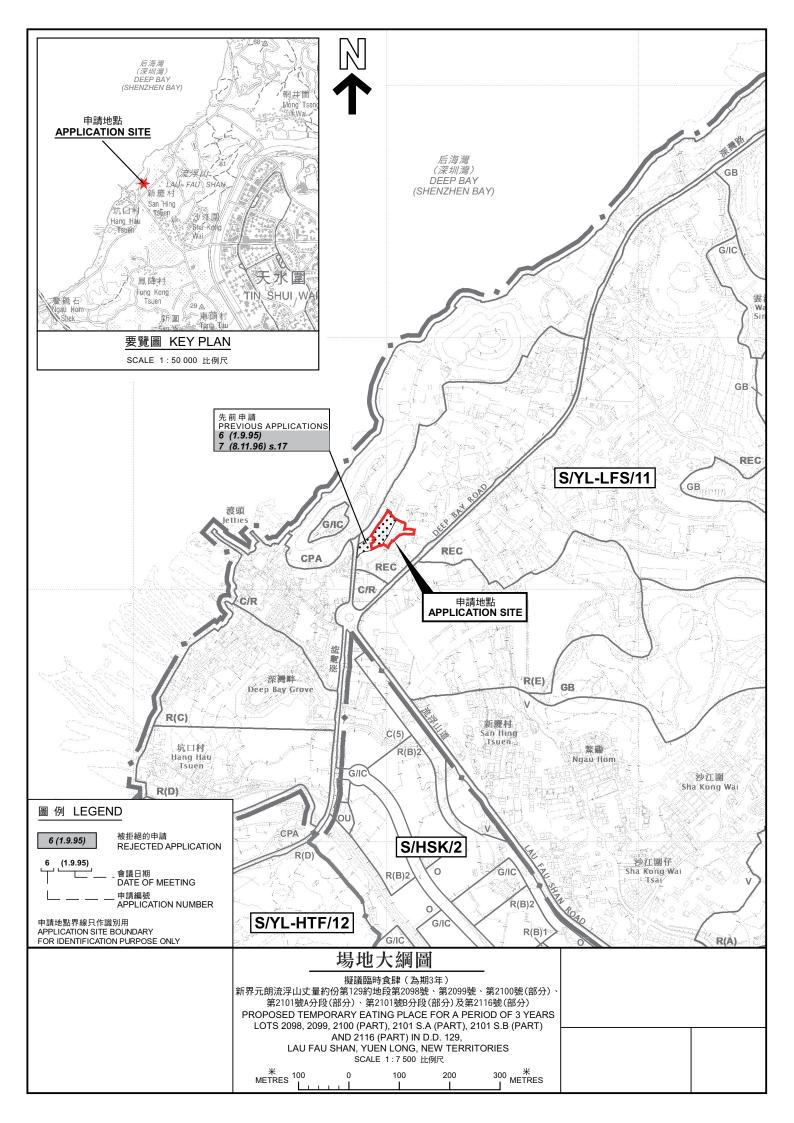
FSD Ref.:

消防處檔號

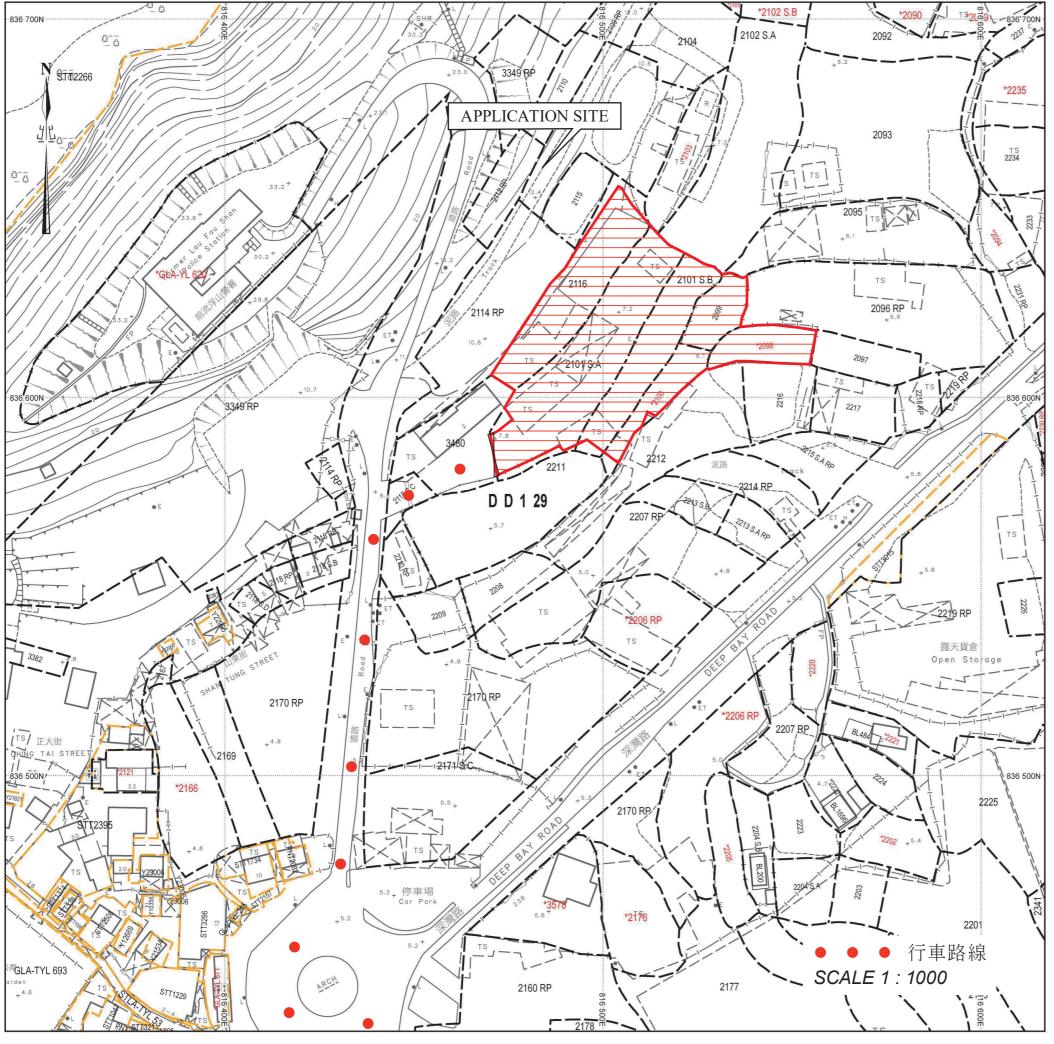
(Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

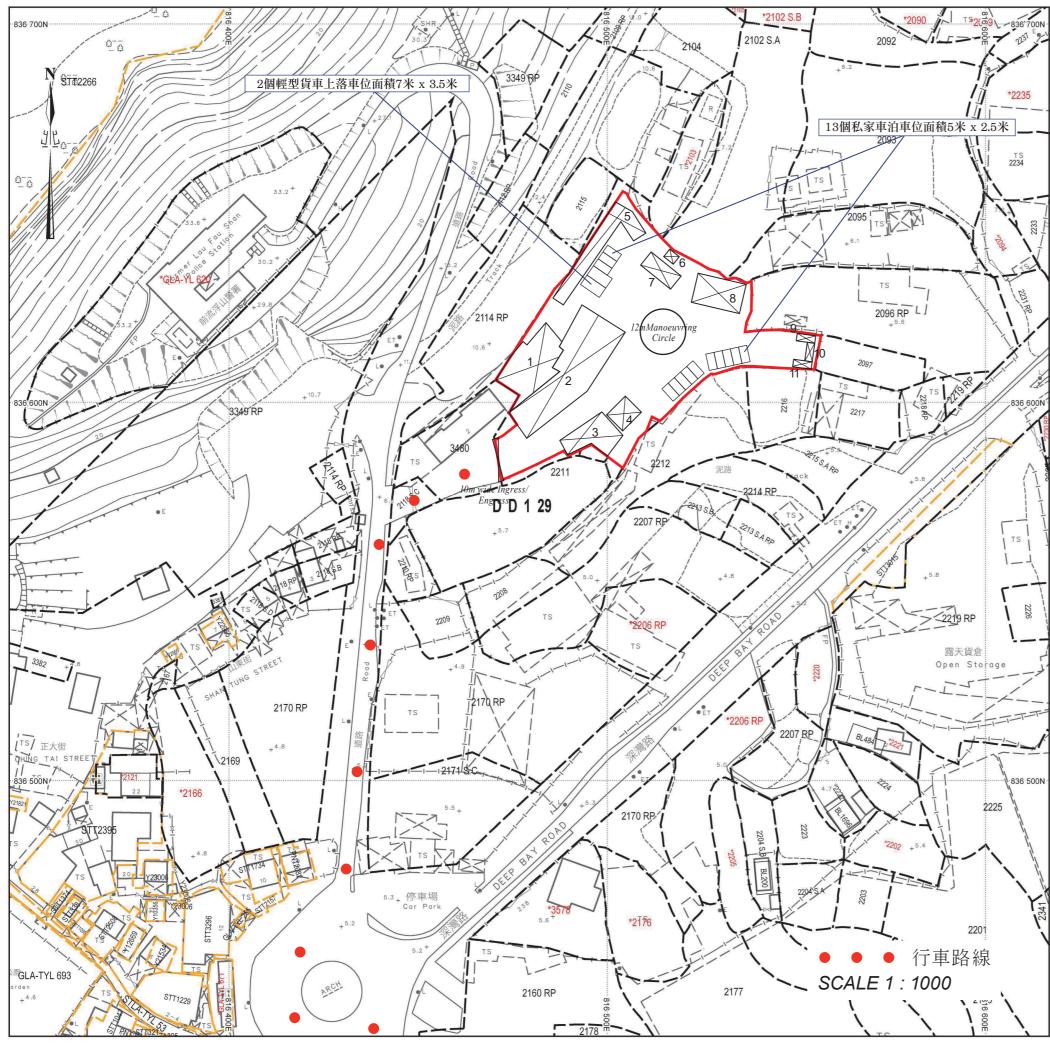
A 9395548

			消防裝置	及設備證書		
Name of 顧客姓》			· _ B a to	ile, y, ar lj	Turk if share	net (
Name of 摟宇名和	Building: Lots 21	01SA(Part)&	2116 (Part)	V current		
	o./Town Lot: DI 數/市地段	0129		d/Estate Name : /屋苑名稱		
Block : 座	e,	District 分區		and the second of the second o	rea: HK 日本港	K 九龍 ✓ MT 新界
Type of I	Building 樓宇類型:☐Ind			omestic住宅 Composi		to the state of th
	rt 1 Annual Inspection(一部 只適用於年檢	equip 計車百 once	ment which is installed in in every 12 months. 相	n any premises shall have such fire se	and Equipment) Regulations, the owr rvice installation or equipment inspect 條(b)款,擁有裝置在任何處所內 至少一次。	ed by a registered contractor at le
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on	Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/Y
		V744-741			pairty) k montant	m E l
					Artis mid	
					District Annual Control	
					entrial famos).	
2 55				- ++ == , ¬L ++ , b/s	TE , LA * 7 1/2	
art 2 宋 Code編碼	三部 Installation / Mo		THE SHAPE OF THE S			Completion Da
(1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work	Carried out 完成之工作內容	Comment on Condition 狀	完成日期(DD/MM
24	Portable Fire Extinguisher	G/F	Supply 9 Nos of Powder Type F Supply 11 Nos	E	Conforms with FSD Requirements	17/8/2025
			Gas Type F.E	or sing coop	an-yê med to	20 05
					atry coursell	15
					stay2 onlandsets	
ode編碼	三部 Defects 損壞事了 Type of FSI 裝置類型	Location(s) 位置	Outstandin	g Defects 未修缺點	Comment on D	efects 缺點評述
(1-35)	Type of FSI 表直類型	Location(s) 11 I	Outstanding	g Defects 不修联點	Comment on Do	stects 联制计处
	五百 5 千 章	· 别. 华.人. 尚下:	23 sansling	nA baranan/, bar	roansabnell of a	
	7 7 10 40 9 3				at 2 fra moites innæ	
	in a result of the control of the co	非新性基本 的			v program System v	als 14
				TER FILE	E ENC	(g8) 84
				1000年程	100	19 Star
rking order uipment and	in accordance with the Codes of Pri Inspection, Testing and Maintenance	ractice for Minimum Fire of Installations and Equip	Service Installations	and Signature:		For F use of
人藉此言	Director of Fire Services. Defects are li 登明以上之消防裝置及設	備經試驗,證明性	能良好,符	Name: 姓名	Au Yeung Chi N	Aing Inspec
	虚長不時公佈的最低限度 会查測試及保養守則的規模			FSD/RC No.: 消防處註冊號碼	RC3 / 474	mspec
或	登書涉及年檢事 處所當眼處以供 s certificate should be displayed at prom	消防處人員	查核	Company Name: 公司名稱 Telephone:	New Power Fire Eng	c.Co. Key
	for FSD's inspection if any annual			聯絡電話 Date:	4.510.22.02	
251 (Rev. 1/	2010)			日田	17/8/2025	Veri



場地位置圖





場地設計圖

構築物(1)

用途:廚房

建築物料:以金屬搭建

高度:約3米

層數:1層

面積:約195平方米 總樓面面積:約195平方米

構築物(2)

用途:食肆、廚房、洗手間 建築物料:以金屬搭建

高度:約3米 層數:1層

面積:約410平方米 總樓面面積:約410平方米

構築物(3)

用途:儲物室及泵房 建築物料:以金屬搭建

高度:約3米 層數:1層

面積:約100平方米

總樓面面積:約100平方米

構築物(4)

用途:食肆

建築物料:以金屬搭建

高度:約6米 層數:2層

面積:約40平方米

總樓面面積:約80平方米

構築物(5)

用途:儲物室

建築物料:以金屬搭建

高度:約3米 層數:1層

面積:約150平方米 總樓面面積:約150平方米

構築物(6) 用途:電錶房

建築物料:以金屬搭建

高度:約3米

層數:1層

面積:約10平方米

總樓面面積:約10平方米

構築物(7)

用途:洗手間

建築物料:以金屬搭建 高度:約3米

層數:1層

面積:約40平方米

總樓面面積:約40平方米

構築物(8)

用途:儲物室

建築物料:以金屬搭建

高度:約4米

層數:1層

面積:約110平方米

總樓面面積:約110平方米

構築物(9

用途:儲物室

建築物料:以金屬搭建

高度:約3米

層數:1層

面積:約20平方米 總樓面面積:約20平方米

構築物(10)

用途:儲物室

建築物料:以金屬搭建

高度:約3米 層數:1層

面積:約20平方米

總樓面面積:約20平方米

構築物(11)

用途:儲物室

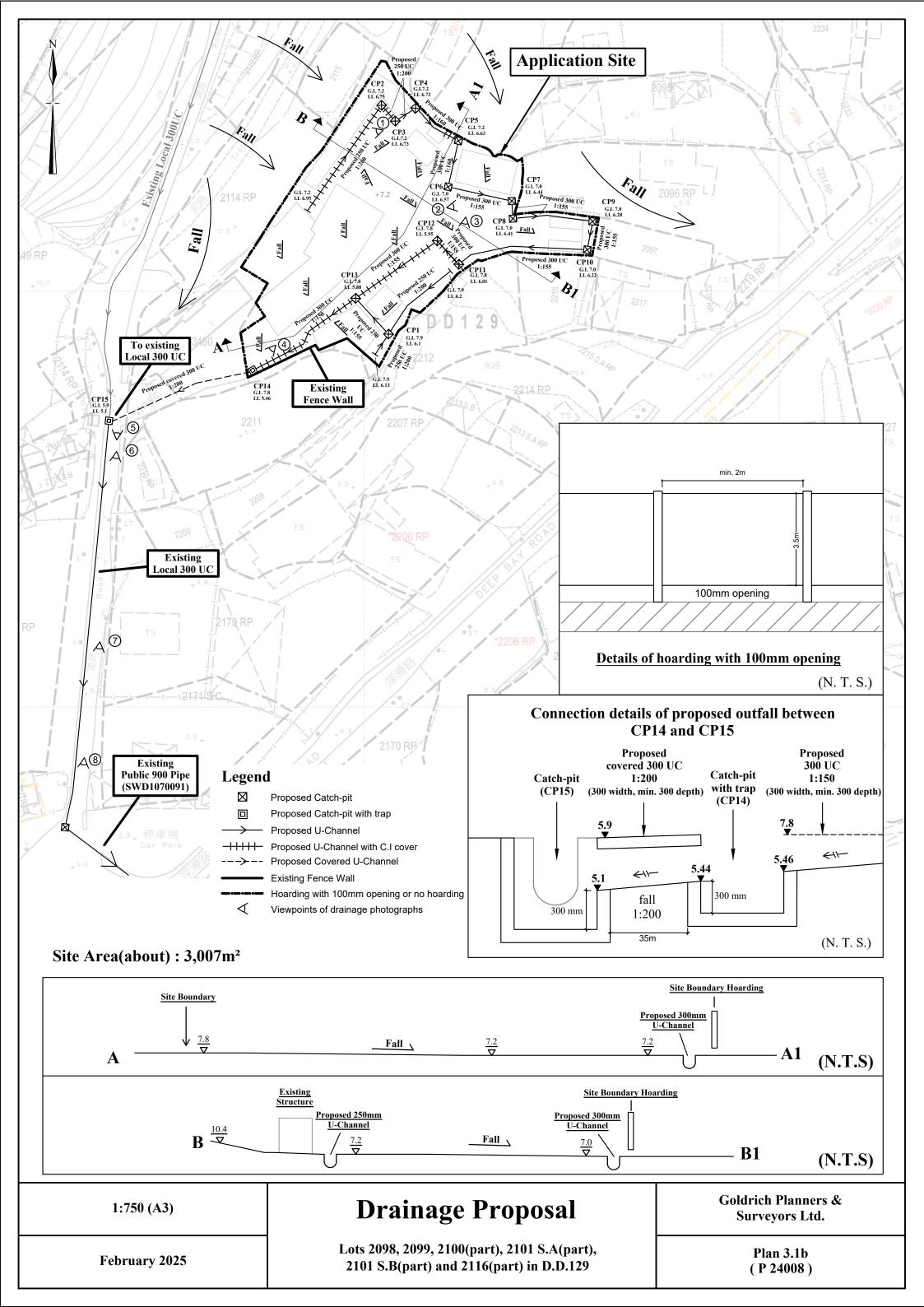
建築物料:以金屬搭建

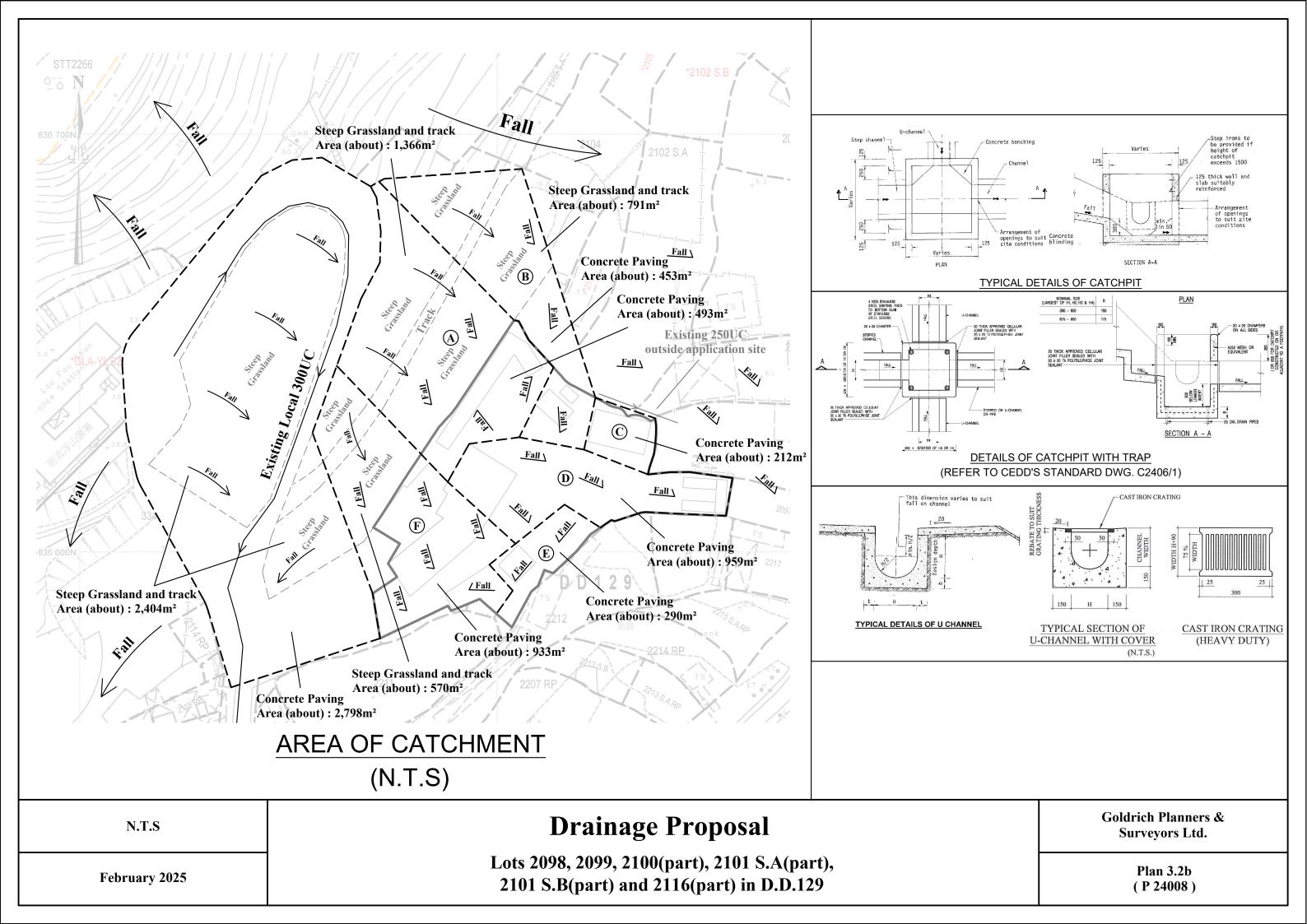
高度:約3米

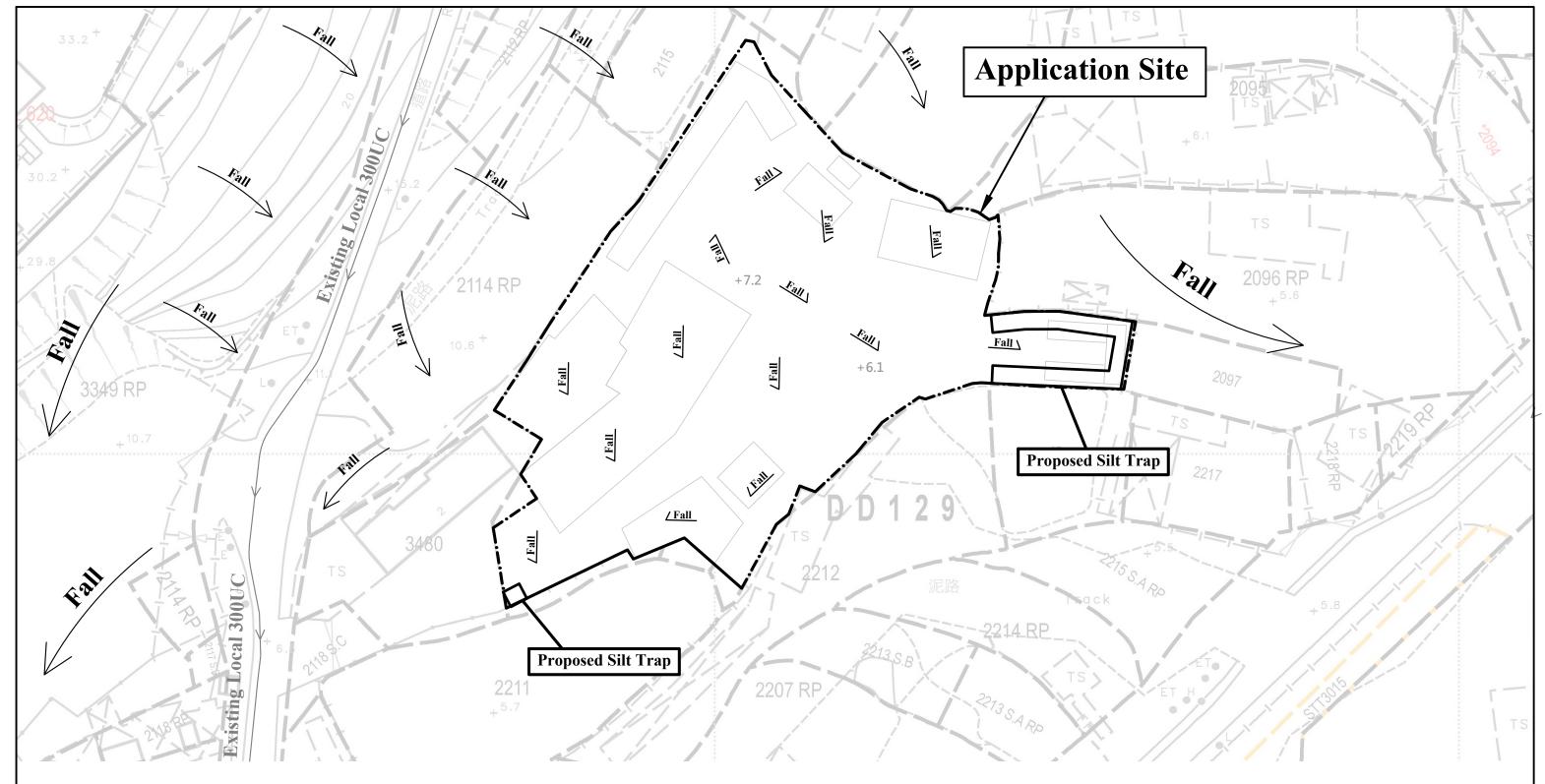
層數:1層

面積:約20平方米

總樓面面積:約20平方米







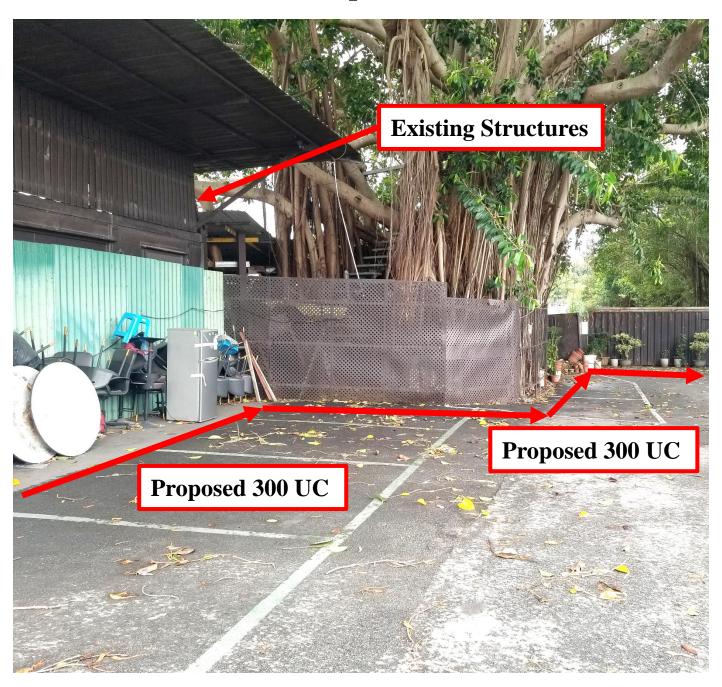
Flood Mitigation Measures

Note:

- 1. Silt traps will be provide before excavation works and hard paving works
- 2. Debris / Mud on site will be collected and regularly disposed
- 3. Debris / Mud in silt traps will be collect and regularly disposed

1:500(A3)	Drainage Proposal - Flood Mitigation Measures	Goldrich Planners & Surveyors Ltd.
February 2025	Lots 2098, 2099, 2100(part), 2101 S.A(part), 2101 S.B(part) and 2116(part) in D.D.129	Plan 3.3a (P 24008)















Your Ref.: A/YL-LFS/492 Our Ref.: P24008

Viewpoint 8



1 For Catchment Area A					Ref.
Area, Average slope, Distance on the line of natural flow,	A = 1859 H = 24.8 L = 30	m ² m per 100m m			
Time of concentraction,	•	$^{2}A^{0.1}$) =	0.14465 (30) / (24.8^0.2*185	9^0.1)	SDM 7.5.2 (d)
2 For Proposed U-Channel in o	catchment area A				
Ground level (mPD)	From To 7.20 7.20	-			
Invert level (mPD)	6.95 6.72	_			
Width of u-channel,	w = 250	mm			
Length of u-channel,	L _c = 46	m			
Depth of vertical part of u-channel,		mm			
Gradient of u-channel,		= 0.0050			
Cross-Section Area,	$a = 0.5 \pi r^2 + w d$		x 125^2 + 250 x 355		
Wetted Perimeter,	p = 0.113 $p = \pi r + 2 d$ p = 1.103	$= 3.14 \times 125$	+ 2 x 355		
Hydralic radius,	R = a/p = 0.103				SDM 8.2.1
3 Use Manning Equation for es	stimating velocity	of stormwat	er		
Take	n = 0.016	for concrete li	ned channels:-		SDM Table 13
		= (0.103)^1/	6 x (0.103 x 0.005)^1/2 / 0.016		SDM Table 12
Time of flow,		min			
4 Use "Rational Method" for ca	alculation of desig	n flow			
Design intensity,	$i = a / (t_o + t_f + b)^c$ = 505.5 / (1.1+0.4 = 282		for return period T = 50 years	s	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a
Type of surface	Runoff Coefficien	<u>t C</u>	Catchment Area A (m²)	<u>C x A</u>	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25		0.0	0.0	
Steep Glassland (heavy soil) Concrete Paving	0.35 0.95		1366.0 493.0	478.1 468.4 946.5	
			OOW -	340.0	
Upstream flow,	$Q_u = 0$	m ³ /s			
Design flow,	$Q_d = 0.278i \Sigma C_j A_j +$ = 0.278 x 282 x 9 = 0.074	46.45 / 10000			SDM 7.5.2 (a)
Allowable flow,	$Q_a = a \times v$ = 0.113 x 0.97				
	= 0.113 x 0.97	m ³ /s			
	> Q _d (O.K.)				
Reference was made to Stormwate	er Drainage Manual (S	DM) by DSD			
Scale: NA	Hye	draulic Ca	nlculation		Planners & vors Ltd.
February 2025			01 S.B(part) and 2116(part) in D.D.129		ge 1 4008)

1 For Catchment Area B						Ref.
Area,	A =	1244	m^2			
Average slope,	H =	5.8	m per 100m			
Distance on the line of natural flow,	L =	59	m			
Time of concentraction,	t _o =	0.14465L / (H ^{0.2}	$^{2}A^{0.1}) =$	0.14465 (59) / (5.8^0.2*12	244^0.1)	SDM 7.5.2 (d)
	=	•	min		,	(-,
2 For Proposed U-Channel in o	catchi	ment area B				
•		_				
	From 7.20	7.00	-			
	6.72	6.57	=			
Width of u-channel	w =	300	mm			
Width of u-channel, Length of u-channel, Depth of vertical part of u-channel, Gradient of u-channel	L _c =	24	m			
Depth of vertical part of u-channel.	d =	280	mm			
Gradient of u-channel,	S _f =	(6.72-6.57)/24	= 0.0062			
	·	,				
Cross-Section Area,				(150^2 + 300 x 280		
		0.119				
Wetted Perimeter,				+ 2 x 280		
Hydralic radius,	=	1.031	m			0014004
Hydralic radius,	R =	a / p 0.116	m			SDM 8.2.1
3 Use Manning Equation for es	stima	ting velocity of	of stormwate	er		
	n =		for concrete lin			SDM Table 13
Allowable velocity,	v =	$R^{1/6}x (RS_f)^{1/2}/n$	= (0.116)^1/6	x (0.116 x 0.006)^1/2 / 0.0	016	SDM Table 12
	=	1.17		,		
Time of flow,	t _f =	0.3	min			
4 Use "Rational Method" for ca	alcula	tion of desig	n flow			
Design intensity,	i =	$a / (t_0 + t_f + b)^c$				SDM 4.3.2
1			3+3.29)^0.355	for return period T = 50 ye	ears	Corrigendum 1/2024
	=	259	•	,		SDM Table 3a
_ , ,	_			0.11.10.10.10.10.10.10.10.10.10.10.10.10	0. 4	0014750(1)
Type of surface	R	unoff Coefficient	<u> </u>	Catchment Area A (m ²)	<u>C x A</u>	SDM 7.5.2 (b)
Flat Glassland(heavy soil) Steep Glassland (heavy soil)		0.25 0.35		0.0 791.0	0.0 276.9	
Concrete Paving		0.95		453.0	430.4	
Concrete Faving		0.00			SUM = 707.2	
	_		3,			
Upstream flow,	$Q_u =$	0.074	mˇ/s			
Docian flow	0 -	0.278i Σ C _i A _i + 0	O where ^	is in km²		SDM 7.5.2 (a)
Design flow,		$0.2781 \pm C_j A_j + 0$ $0.278 \times 259 \times 7$				אוטפ (a) אוטפ (a)
	=	0.278 x 259 x 7		T 0.074		
	=	0.125	111 /5			
Allowable flow,	Q _a =	axv				
<u>'</u>		0.119 x 1.17				
	=	0.140	m ³ /s			
		0 (0 (1)				
	>	Q _d (O.K.)				
Reference was made to Stormwate	er Drair	nage Manual (SI	DM) by DSD			
0.1.37					Goldrich	Planners &
Scale: NA		Hv	draulic Ca	alculation		yors Ltd.
		113				
February 2025	Lots	2098, 2099, 2100(par	rt), 2101 S.A(part), 21	01 S.B(part) and 2116(part) in D.D.1	49	ge 2 4008)
					(P2	T000 <i>)</i>

1 For Catchment Area C			Ref.
		2	
Area, Average slope,		212 m ² 1.67 m per 100m	
Distance on the line of natural flow,		12 m	
Time of concentraction,	t _o = =	$0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (12) / (1.67^{0.2} 0.9 min)$	*212^0.1) SDM 7.5.2 (d)
2 For Proposed U-Channel in	catch	ment area C	
Ground level (mPD)	From 7.00	To	
Invert level (mPD)	6.57	6.44	
Width of u-channel,	w =	300 mm	
Length of u-channel,		20 m	
Depth of vertical part of u-channel,		410 mm	
Gradient of u-channel,		(6.57-6.44)/20 = 0.0065	
Cross-Section Area,	a =	$0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 410$	
Wetted Perimeter,	n =	0.158 m^2 $\pi \text{ r} + 2 \text{ d} = 3.14 \times 150 + 2 \times 410$	
wetted i enimeter,	=	1.291 m	
Hydralic radius,	R =	a / p 0.123 m	SDM 8.2.1
3 Use Manning Equation for e	otimo		
	n =	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity,	v = =	$R^{1/6}x (RS_f)^{1/2}/n = (0.123)^{1/6} x (0.123 \times 0.006)^{1/2}/0$ 1.24 m/s	0.016 SDM Table 12
Time of flow,	t _f =	0.3 min	
4 Use "Rational Method" for c	alcula	tion of design flow	
Design intensity,	i =	a / (t _e + t _e +b) ^c	SDM 4.3.2
,		$505.5 / (0.9 + 0.3 + 3.29)^{0.355}$ for return period T = $50 y$	
	=	297	SDM Table 3a
Type of surface		Runoff Coefficient C Catchment Area A (m²)	<u>C x A</u> SDM 7.5.2 (b)
Flat Glassland(heavy soil)	•	0.25 0.0	0.0
Concrete Paving		0.95 212.0 SUM =	201.4 201.4
	_		
Upstream flow,	$Q_u =$	0.125 m ³ /s	
Design flow,		0.278i Σ C _j A _j + Q _u where A _j is in km ² 0.278 x 297 x 201.4 / 1000000 + 0.125 0.142 m ³ /s	SDM 7.5.2 (a)
Allowable flow,	-	a x v 0.158 x 1.24	
	=	0.197 m ³ /s	
	>	Q _d (O.K.)	
Reference was made to Stormwate	er Drair	age Manual (SDM) by DSD	
Scale: NA			Goldrich Planners &
Scare. IVA		Hydraulic Calculation	Surveyors Ltd.
February 2025	Lots 20	198, 2099, 2100(part), 2101 S.A(part), 2101 S.B(part) and 2116(part) in D.D.129	Page 3
1 Colually 2023			(P24008)

1 For Catchment Area D			Ref.
Aroa	۸ –	959 m ²	
Average slope,	A =		
Distance on the line of natural flow,			
Time of concentraction,	t _o =	$0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (51) / (2.75^{\circ}0.2)$	*959^0.1) SDM 7.5.2 (d)
	=	3.0 min	
2 For Proposed U-Channel in	catch	ment area D	
Ground level (mPD)	From 7.00	To 7.80	
Invert level (mPD)	6.44	5.88	
Width of u-channel,	\\\ -	300 mm	
Length of u-channel,	vv –	0.5.2 m	
Length of u-channel,	L _c =	85.3 m	
Depth of vertical part of u-channel,			
Gradient of u-channel,	$S_f =$	(6.44-5.88)/85.3 = 0.0066	
Cross-Section Area	a =	$0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 1770$	
2.223 233000,7,404,		0.566 m ²	1
Wattad Davimator			
vveited Perimeter,	p =	π r + 2 d = 3.14 x 150 + 2 x 1770	ĺ
	_ =	4.011 m	
Hydralic radius,	K =	a/p 0.141 m	SDM 8.2.1
	_	V.141 III	1
3 Use Manning Equation for e	stima	ting velocity of stormwater	
Take			SDM Table 13
Allowable velocity,	v =	$R^{1/6}x (RS_f)^{1/2}/n = (0.141)^{1/6}x (0.141 \times 0.007)^{1/2}/n$	0.016 SDM Table 12
	=	1.37 m/s	
Time of flow,	t _f =	1.0 min	
4 Use "Rational Method" for c	alcul	ation of design flow	
Design intensity,	i =	$a/(t_{+}t_{+}+h)^{c}$	SDM 4.3.2
Beelgh interiory,		$505.5 / (3+1+3.29)^{0.355}$ for return period T = 50	
	=	249	SDM Table 3a
			obin rabio da
Type of surface		Runoff Coefficient C Catchment Area A (m ²)	<u>C x A</u> SDM 7.5.2 (b)
Flat Glassland(heavy soil)		0.25 0.0	0.0
Concrete Paving		0.95 959.0	911.1
-		SUM =	911.1
Upstream flow,	Q. =	0.142 m ³ /s	
opsiteant now,	∝u −	V.174 111 /0	1
Design flow.	Q _d =	0.278i Σ C _i A _i + Q _u where A _i is in km ²	SDM 7.5.2 (a)
		0.278 x 249 x 911.05 / 1000000 + 0.142	(/
	=	0.205 m ³ /s	
Allowable flow,	$Q_a =$	axv	
	=	0.566 x 1.37	
	=	3.	
		0 (0 ()	1
	>	Q_d (O.K.)	1
Reference was made to Stormwate	er Drai	nage Manual (SDM) by DSD	
			Goldrich Planners &
Scale: NA		Hydraulia Calculation	
		Hydraulic Calculation	Surveyors Ltd.
February 2025	Lots 1	098, 2099, 2100(part), 2101 S.A(part), 2101 S.B(part) and 2116(part) in D.D.129	Page 4
February 2025	2013 2	,,(par.), s(par.), s(par.) and in D.D.129	(P24008)
	-		` ′

1 For Catchment Area E						Ref.
Area, Average slope, Distance on the line of natural flow,	H =	290 0.1 11.5	m per 100)m		
Time of concentraction,	t _o =	•) : min	= 0.14465 (11.5) / (0.1^0.2	2*290^0.1)	SDM 7.5.2 (d)
2 For Proposed U-Channel in	catch					
	From	То	_			
	7.90 6.20	7.80 5.88				
		0.00	-			
Width of u-channel,			mm			
Length of u-channel,		63				
Depth of vertical part of u-channel,						
Gradient of u-channel,	$S_f =$	(6.2-5.88)/63	= 0.005	1		
Cross-Section Area,	a = =	0.5 π r ² + w d 0.473		3.14 x 125^2 + 250 x 1795		
Wetted Perimeter,	p =			125 + 2 x 1795		
	=	3.983	m			
Hydralic radius,						SDM 8.2.1
	=	0.119	m			
3 Use Manning Equation for e						
	n =			ete lined channels:-		SDM Table 13
Allowable velocity,	v =		•)^1/6 x (0.119 x 0.005)^1/2 / (0.016	SDM Table 12
Time of flow,	t. –	1.08	m/s min			
4 Use "Rational Method" for c	alcula	ntion of design fl	ow			
Design intensity,		0 / /t t b) ^C				SDM 4.3.2
Design intensity,		505.5 / (1.5+1+3.29	VVO 355	for return period T = 50 y	/ooro	Corrigendum 1/2024
	=	271) 0.555	ioi retuiri period 1 – 50 j	years	SDM Table 3a
Type of surface		Runoff Coefficient C	<u>!</u>	Catchment Area A (m ²)		SDM 7.5.2 (b)
Flat Glassland(heavy soil)		0.25		0.0	0.0	
Concrete Paving		0.95		290.0	275.5	
				SUM =	275.5	
Upstream flow,	Q _u =	0	m ³ /s			
-,,	u	_				
Design flow,	$Q_d =$	$0.278i \Sigma C_i A_i + Q_u$	whe	ere A _i is in km²		SDM 7.5.2 (a)
		0.278 x 271 x 275.5				. ,
	=	0.021	m ³ /s			
	_					
Allowable flow,						
		0.473 x 1.08	3,			
	=	0.510	m~/s			
	>	Q _d (O.K.)				
		·u (- /				
Reference was made to Stormwate	er Drair	nage Manual (SDM)	by DSD			
C 1 NA					Goldrich	Planners &
Scale: NA		Hvdrai	ulic Ca	lculation		ors Ltd.
	İ	•				ge 5
February 2025	Lots 20	098, 2099, 2100(part), 2101	S.A(part), 210	01 S.B(part) and 2116(part) in D.D.129		ge 3 4008)
	<u> </u>				(1 2	1000)

1 For Catchment Area F					Ref.
Area, Average slope, Distance on the line of natural flow,	H =	1171 m ² 14.35 m per 1 42.5 m	100m		
Time of concentraction,	t _o = (0.14465L / (H ^{0.2} A ^{0.1}) 1.8 min	= 0.14465 (42.5) / (14.35^	0.2*1171^0.1)	SDM 7.5.2 (d)
2 For Proposed U-Channel in o	catchr	nent area F			
	From 7.80	То 7.80			
	5.88	5.46			
Width of u-channel,	w =	300 mm			
Length of u-channel,		63 m			
Depth of vertical part of u-channel,					
Gradient of u-channel,		(5.88-5.46)/63 = 0.00	067		
Cross-Section Area,	a = =	$0.5 \pi r^2 + w d = 0.5$ $0.692 m^2$	x 3.14 x 150^2 + 300 x 2190		
Wetted Perimeter,	-	$\pi r + 2 d = 3.14$	4 x 150 + 2 x 2190		
Hydralic radius,	= R =	4.851 m a/p			SDM 8.2.1
, i	=	0.143 m			
3 Use Manning Equation for es	stimat	ing velocity of stormw	ater		
	n =		crete lined channels:-		SDM Table 13
Allowable velocity,	v =		43)^1/6 x (0.143 x 0.007)^1/2 /	0.016	SDM Table 12
Time of flow,	= t _f =	1.39 m/s 0.8 min			
4 Use "Rational Method" for ca	alcula	tion of design flow			
Design intensity,		a / (t _o + t _f +b) ^c 505.5 / (1.8+0.8+3.29)^0.35 270	for return period T = 50 y	years	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a
Type of surface Flat Glassland(heavy soil) Steep Glassland (heavy soil) Concrete Paving	<u> </u>	Runoff Coefficient C 0.25 0.35 0.95	Catchment Area A (m²) 0.0 570.0 933.0 SUM =	C x A 0.0 199.5 886.4 1085.9	SDM 7.5.2 (b)
Upstream flow,	Q _u =	0.163 m ³ /s			
Design flow,		0.278i Σ C _j A _j + Q _u w 0.278 x 270 x 1085.85 / 100 0.245 m ³ /s			SDM 7.5.2 (a)
Allowable flow,	= (0.692 x 1.39			
	=	0.965 m ³ /s			
	> (Q _d (O.K.)			
Reference was made to Stormwate	r Drain	age Manual (SDM) by DSD			
Scale: NA		Hydraulic C	Calculation		Planners & ors Ltd.
February 2025	Lots 209	•	2101 S.B(part) and 2116(part) in D.D.129	Pag	ge 6 (008)

1 For Catchment Area between	n CP14	4 and CP15			Ref.
Aroa	۸ –	0 m ²			
Area, Average slope	H =	0 m ² 0.1 m per 100m	1		
Distance on the line of natural flow,	L =	0.1 m per 100m	•		
Time of concentraction,	$t_o = 0$		0.14465 (0) / (0.1^0.2*0^0.1)		SDM 7.5.2 (d)
	=	0.0 min			
2 For Proposed U-Channel be	tween	CP14 and CP15			
Ground level (mPD)	7.80	To			
Invert level (mPD)	5.46	5.10			
Width of u channel	\A/ -	300 mm			
Width of u-channel, Length of u-channel, Depth of vertical part of u-channel,	vv –	72 m			
Length of u-channel	L _C –	72 III			
Depth of vertical part of u-channel,	a =	650 mm			
Gradient of u-channel,	S _f =	(5.46-5.1)/72 = 0.0050			
Cross-Section Area	a =	$0.5 \pi r^2 + w d = 0.5 \times 3.1$	4 x 150^2 + 300 x 650		
S. S.S. S.		0.230 m^2	111 100 ± 000 x 000		
Wetted Perimeter		π r + 2 d = 3.14 x 1	50 ± 2 × 650		
Wetted Fermieter,	P –	1 771 m	30 · 2 × 030		
Hydralic radius	R =	1.771 m a/p			SDM 8.2.1
Trydraile radius,	=	0.130 m			ODIVI 0.2.1
3 Use Manning Equation for e	stimat	ing velocity of stormwa	iter		
	n =		e lined channels:-		SDM Table 13
Allowable velocity,	v =	$R^{1/6}x (RS_f)^{1/2}/n = (0.13)^{1/2}$	/6 x (0.13 x 0.005)^1/2 / 0.016		SDM Table 12
,	=	1.13 m/s	,		
Time of flow,	t _f =	1.06 min			
4 Use "Rational Method" for c	alculat	tion of design flow			
Design intensity	:	o / /t t b) ^C			SDM 4.3.2
Design intensity,			for notions posied T - FO years		
	= ;	300	for return period T = 50 years		Corrigendum 1/2024 SDM Table 3a
	_	300			SDIVI Table 3a
Type of surface	Rι	unoff Coefficient C	Catchment Area A (m ²)	<u>C x A</u>	SDM 7.5.2 (b)
Flat Glassland(heavy soil)		0.25	0.0	0.0	, ,
Concrete Paving		0.95	0.0	0.0	
			SUM	= 0.0	
Upstream flow,	0 -	0.245 m ³ /s			
Opsilealli llow,	⊲ u −	U.243 III /S			
Design flow	Q ₄ = 0	0.278i Σ C _i A _i + Q _u where	A _i is in km²		SDM 7.5.2 (a)
Design now,		0.278 x 300 x 0 / 1000000 +			ODIVI 7.5.2 (a)
	= '	0.245 m ³ /s	0.243		
	-	0.240 111/5			
Allowable flow,	$Q_a = a$	a x v			
	= (0.23 x 1.13			
	=	0.261 m ³ /s			
		O (OK)			
	> (Q _d (O.K.)			
Reference was made to Stormwate	er Drain	age Manual (SDM) by DSD			
				Goldrich	Planners &
Scale: NA		Hydraulic C	Calculation		ors Ltd.
	1	11 di didic C			
February 2025	Lots 2	098, 2099, 2100(part), 2101 S.A(part),	2101 S.B(part) and 2116(part) in D.D.129		ge 7 1008)
				(r2	1000)

1 For Catchment Area to the N	orth of 0	CP15			Ref.
A	Δ _	5000	2		
Area, Average slope,	A =	5202	m ⁻		
Distance on the line of natural flow,		33	m per 100m m		
	_				
Time of concentraction,	$t_0 = 0.1$	4465L / (H ^{0.2} /	$A^{0.1}$) = 0.14465 (33) / (50^0.2*5202^0.1)	SDM 7.5.2 (d)
	=	0.9	min		
2 For Existing Public U-Chann	el after (CP15			
		_			
Ground level (mPD)	5.90	5.80			
	5.10	4.50			
Width of u-channel,	w -	300	mm		
Length of u-channel,					
Length of u-channel,	L _C -	1450			
Depth of vertical part of u-channel,					
Gradient of u-channel,	S _f =	(5.1-4.5)/72	= 0.0083		
Cross-Section Area,	a = 0.	$5 \pi r^2 + w d$ 0.380	= 0.5 x 3.14 x 150 ² + 300 x 1150		
Wetted Perimeter			= 3.14 x 150 + 2 x 1150		
, stod i omnotor,	=	2.771			
Hydralic radius,	R =				SDM 8.2.1
•	=	0.137	m		
3 Use Manning Equation for es	stimatino	y velocity o	f stormwater		
	n =		for concrete lined channels:-		SDM Table 13
Allowable velocity,	$v = R^1$	$^{/6}$ x (RS _f) $^{1/2}$ /n	= (0.137)^1/6 x (0.137 x 0.008)^1/2 / 0.016		SDM Table 12
	=	1.52	m/s		
Time of flow,	t _f =	0.79	min		
4 Use "Rational Method" for ca	alculatio	n of design	flow		
Design intensity,	i = a/	$(t_0 + t_f + b)^c$			SDM 4.3.2
3			$+3.29$)^0.355 for return period T = 50 year	9	Corrigendum 1/2024
	=	285	10.20) 0.000 Tol Tolam period 1 00 year	5	SDM Table 3a
		200			OBINI TUDIO OU
Type of surface	Runc	ff Coefficient	Catchment Area A (m ²)	CxA	SDM 7.5.2 (b)
Flat Glassland(heavy soil)		0.25	0.0	0.0	
Steep Glassland (heavy soil)		0.35	2404.0	841.4	
Concrete Paving		0.95	2798.0	2658.1	
			SUM =	3499.5	
	_		2.	_	
Upstream flow,	$Q_u =$	0.245	mˇ/s		
Design flow	0 - 02	70; 5 C A ± C	whore A is in km²		SDM 7 F 2 (a)
Design flow,			u where A _j is in km ²		SDM 7.5.2 (a)
			99.5 / 1000000 + 0.245		
	=	0.523	m~/s		
Allowable flow,	Q. = a v	V			
/ illowable flow,		8 x 1.52			
	= 0.5	0.577	m^3/s		
	_	0.011	,0		
	> Q _d	(O.K.)			
Reference was made to Stormwate	er Drainag	e Manual (SD	M) by DSD		
				~	<u> </u>
Scale: NA				Goldrich I	
250131.111		Hyd	raulic Calculation	Survey	ors Ltd.
F.1. 2025	I / 2000	2000 2100/	2101.6.1(0.2101.6.10(0.101.6(Pag	ge 8
February 2025	Lots 2098,	2099, 2100(part),	2101 S.A(part), 2101 S.B(part) and 2116(part) in D.D.129	(P24	
	I			(121	/

Tracy Wing Sum LAW/PLAND

寄件者:

寄件日期: 2025年10月20日星期一 9:51

收件者: tpbpd/PLAND

副本: Tracy Wing Sum LAW/PLAND

主旨: A/YL-LFS/575補充資料

附件: Form No. S.16-III_Feb 2023.pdf

類別: Internet Email

敬啟者

此電郵取代 10月 17日 10:29、10:40及 11:10 發出的電郵。

有關上述檔案現提交補充資料。

營運模式方面,開放時間為星期一至星期日及公眾假期,每日早上十時至晚上十一時。場地有 120 個室內座位,沒有室外座位。每日用餐人數約 260 人。場地採用預約制模式,以便控制車流及人流數量,因此客人需提早至少一天預約。

污水處理方面,場地會設有化糞池,申請人會定期找專人於場地進行真空吸缸,以處理污水。

(d)	Name and number of statutory plan(s) 有關法定圖則的名稱及		流浮山及尖鼻咀分區計劃力 S/YL-LFS/1	
(e)	Land use zone(s) involv 涉及的土地用途地帶	ed	「康樂」	
(f)	Current use(s) 現時用途		臨時食肆 (If there are any Government, institution or community 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:	•
4.	"Current Land Ow	ner" of A	pplication Site 申請地點的「現行土均	也擁有人」
The	是唯一的「現行土地擁	有人」 #&(請	ease proceed to Part 6 and attach documentary proof 青繼續填寫第6部分,並夾附業權證明文件)。	of ownership).
	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)。			
Y	is not a "current land ow. 並不是「現行土地擁有			
	The application site is en 申請地點完全位於政府		vernment land (please proceed to Part 6). 繼續填寫第6部分)。	
5.	Statement on Owne 就土地擁有人的		nt/Notification 印土地擁有人的陳述	
(a)	application involves a to	otal of	E the Land Registry as at	
(b)	The applicant 申請人 –			
		` '	"current land owner(s)" [#] . 現行土地擁有人」 [#] 的同意。	
	Details of consent	of "current l	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	Registry wh	/address of premises as shown in the record of the Land here consent(s) has/have been obtained E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 s	heets if the sp	ace of any box above is insufficient. 如上列任何方格的空	三間不足,請另頁說明)

6. Type(s) of Applicatio	n申請類別		
*	·	Not Exceeding 3 Years in Rural Areas	
	/或建築物內進行為期不超過三 on for Temporary Use or Develope	年的臨時用途/發展 nent in Rural Areas, please proceed to Part (B))	
· ·	月途/發展的規劃許可續期,請填寫		
(a) Proposed use(s)/development 擬議用途/發展	五·	語時食肆(為期3年)	
	(Please illustrate the details of the prop	oosal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for	year(s) 年	3	
申請的許可有效期	□ month(s) 個月		
(c) <u>Development Schedule 發展</u>	細節表	1000	
Proposed uncovered land are	a 擬議露天土地面積	1890 sq.m About 約	
Proposed covered land area !	疑議有上蓋土地面積	sq.m A bout 約	
Proposed number of building	s/structures 擬議建築物/構築物數	目11	
Proposed domestic floor area	擬議住用樓面面積	sq.m □About 約	
Proposed non-domestic floor area 擬議非住用樓面面積 1155 sq.m Ab			
Proposed gross floor area 擬	義總樓面面積	1155 sq.m About約	
	se separate sheets if the space below i 場地設計圖)	if applicable) 建築物/構築物的擬議高度及不同樓層s insufficient) (如以下空間不足,請另頁說明)	
D		长公子美 申4. 口	
	spaces by types 不同種類停車位的		
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電罩		13	
Light Goods Vehicle Parking Sp			
Medium Goods Vehicle Parking			
Heavy Goods Vehicle Parking S			
Others (Please Specify) 其他 (記	請列明)		
Proposed number of loading/unle			
Taxi Spaces 的士車位	61 11111111111	~~~	
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕	型貨車車位	2	
Medium Goods Vehicle Spaces			
Heavy Goods Vehicle Spaces 重			
Others (Please Specify) 其他 (計	月ブリウ ブ		

Gist of Application 	申請摘要
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(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗流浮山丈量約份第129約地段第2098號、 第2099號、第2100號(部分)、第2101號A分段(部分)、 第2101號B分段(部分)及第2116號(部分)
Site area 地盤面積	3005 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	S/YL-LFS/11
Zoning 地帶	「康樂」
Type of Application 申請類別	 ✓ 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 ✓ Year(s) 年 3 □ Month(s) 月
	□ 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
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	
	臨時食肆(為期3年)

Tracy Wing Sum LAW/PLAND

寄件者:

寄件日期:2025年11月14日星期五 11:08收件者:Tracy Wing Sum LAW/PLAND主旨:A/YL-LFS/575進一步資料

附件: 園境設計圖.pdf

類別: Internet Email

敬啟者

就上述檔案,現提交補充資料以回應部門意見及作進一步澄清。

環保署

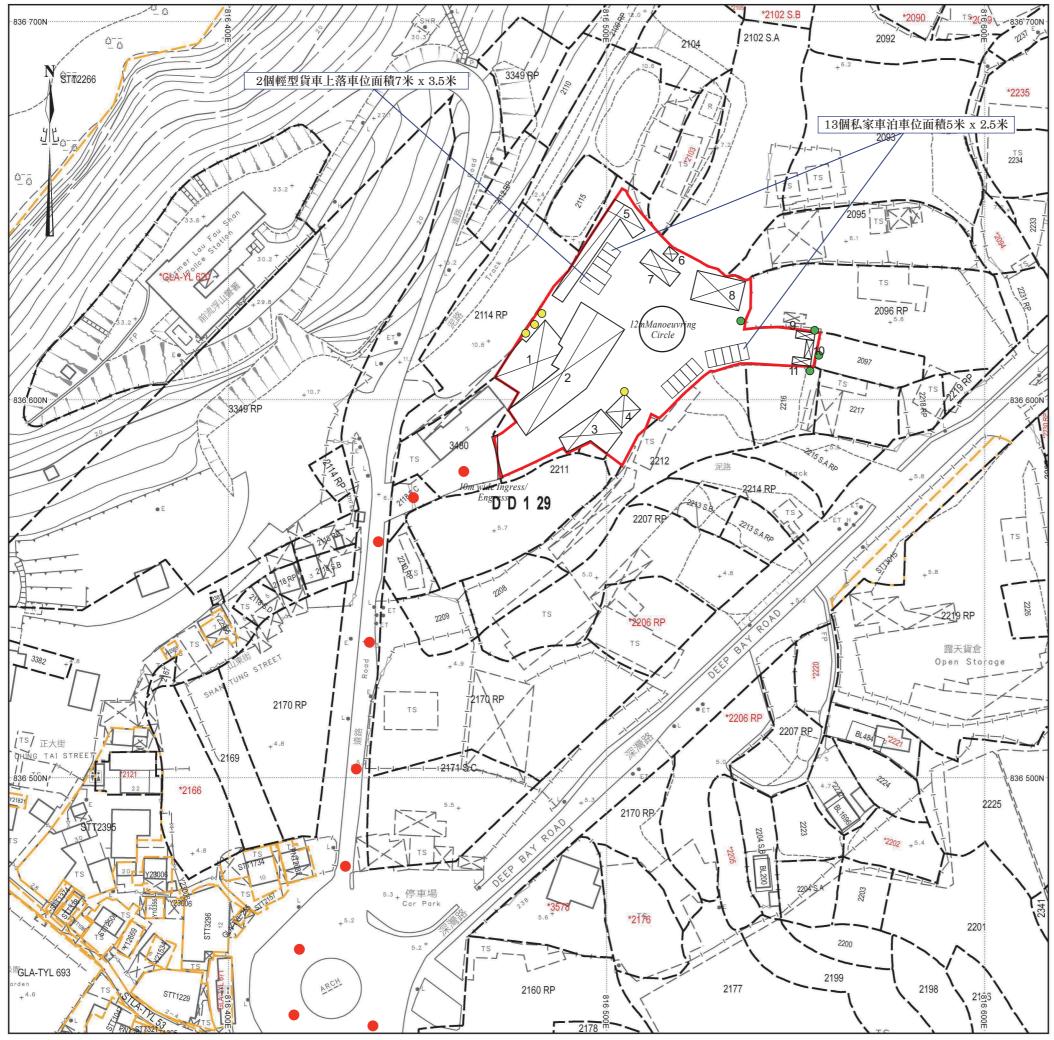
污水處理方面,洗手間不是臨時式廁所,不會有便槽。而是場內設有化糞池以處理污水,申請人會定期 找專人於場地進行真空吸缸。

規劃署

場地亦有隔油池處理廚房產生的污水。

城市設計及園境組

場地不會進行任何斬樹活動,申請人會保護及保育現場所有樹木。另外,設計圖中的構築物已搭建完畢,因此場地的發展不會影響現存的植被/樹木。申請人承諾會保育現存場地內 8 棵樹,包括:4 棵黃槐樹、4 棵細葉榕。



園境設計圖

○ 黄槐(現有樹木)

高度:2.75米 距離:4米 數量:4棵

● 細葉榕(現有樹木)

高度:2.75米 距離:4米 數量:4棵

• • 行車路線 SCALE 1:1000

Tracy Wing Sum LAW/PLAND

寄件者: Tracy Wing Sum LAW/PLAND **寄件日期:** 2025年11月26日星期三 10:19

收件者: tpbpd/PLAND

副本: Wilfred Ka Hing CHU/PLAND 主旨: Fw: A/YL-LFS/575補充資料

附件: Form No. S.16-III_Feb 2022.pdf; 申請理由.pdf

FI for A/YL-LFS/575

From:

Sent: Tuesday, November 25, 2025 5:50 PM

To: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>

Subject: A/YL-LFS/575補充資料

敬啟者

就上述檔案,現提交補充資料。

Proposed operating hours 擬議營運時間 星期一至星期日上午十時至下午十一時。							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?		ing?	There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可經連接流浮山迴旋處的通道到達申請地點 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)	(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)						
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 [□ Please provide details 請提供詳情				
(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 Distriction of the latest term of the latest	(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 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土直積 sq.m 平方米 □ About 約 Depth of filling 填土厚度 m 米 □ About 約 Depth of excavation 挖土面積 sq.m 平方米 □ About 約 Depth of excavation 挖土面積 sq.m 平方米 □ About 約 Depth of excavation 挖土面積 sq.m 平方米 □ About 約				
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic 堂 On water su On drainage On slopes 堂 Affected by Landscape I Tree Felling Visual Impa	pply 對供水 Yes 會 □ No 不會 ☑ · 對排水 Yes 會 □ No 不會 ☑				

申請理由

申請地點位於新界元朗流浮山丈量約份第129約地段第2098號、第2099號、第2100號(部分)、第2101號A分段(部分)、第2101號B分段(部分)及第2116號(部分),面積約 3005 平方米,由Wecater Group Limited 提出申請,作擬議臨時食肆(為期3年)。(可參閱:場地大綱圖及場地位置圖)

申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 (S/YL-LFS/11) 的「康樂」 地帶內,第二欄的准許用途,須按條例 16 向城規會提交申請,城規會視乎情況考慮 ,在有條件或無條件的情況下,發出最多為期三年的規劃許可。 申請地點共涉及6幅 私人土地。申請地點地型不規則,申請地點基本設施齊備(水電供應),無須進行任 何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。

按規劃署記錄,在申請地點所在的同一「康樂」地帶,申請地點四周有類似案件獲通過。

■ 檔案編號:A/YL-LFS/492,臨時食肆(為期3年),於10/11/2023在有 條件下批給臨時性質的許可;

規劃申請:A/YL-LFS/492 於 10/08/2025 被撤銷,因未能完成附帶條件:落實排水建議、落實排污建議及落實消防裝置建議,因此申請人現再一次遞交規劃申請。有關規劃申請:A/YL-LFS/492,團隊已盡力完成有關附帶條件,但由於時間不足,未能於十八個月內完成所有附帶條件。排水建議於 08/05/2025 批給、消防建議於 05/08/2024 批給、排污建議於 03/02/2025 批給,團隊施工需時,加上消防水紙批給時間長,因此我們未能逐一完成有關工程。

是次規劃申請的場地大小、用途、佈局及發展參數與 A/YL-LFS/492 規劃性質相同,因此是次的排水建議及消防建議計劃均沿用前申請繼續執行。申請人承諾是次申請會履行所有附帶條件。

食肆並非大集團的加盟連鎖店,將由附近原居民經營,創造就業機會,有助改善附近居民的生活需要,促進流浮山的經濟增長。除了標題申請的用途外,不涉其他發展。申請人無意永遠作臨時食肆的發展。這申請發展只屬過度性質,倘政府在申請地點有其他發展,此申請亦會告一段落。場地共有11個構築物,詳情如下:

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	195	195	3	1	金屬搭建	廚房
TS2	410	410	3	1	金屬搭建	食肆、廚房及洗手間
TS3	100	100	3	1	金屬搭建	儲物室及泵房
TS4	40	80	6	2	金屬搭建	食肆
TS5	150	150	3	1	金屬搭建	儲物室
TS6	10	10	3	1	金屬搭建	電錶房
TS7	40	40	3	1	金屬搭建	洗手間
TS8	110	110	4	1	金屬搭建	儲物室
TS9	20	20	3	1	金屬搭建	儲物室
TS10	20	20	3	1	金屬搭建	儲物室
TS11	20	20	3	1	金屬搭建	儲物室

餘下面積約 1890 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛, 具緩衝及協調作用,可紓緩發展對環境的影響。即場地設計圖內所示,申請地點內未 有註明的空白部份。

洗手間排污方面,場地洗手間是臨時式廁所,會有便槽,便槽底部空間供儲存糞便,儲存容量為600升。作業者會定期聘請專業技術人員進行吸糞工作,所有污水皆獨立儲存在流動洗手間內。洗手間污水不會排放到場內排水系統,故場地不需設置化糞池。

申請地點設有 2 個輕型貨車上落貨車位(每個面積 7 米 x 3.5米)及 13 個私家車泊車位(每個面積 5 米 x 2.5米),設置上落貨車位以供申請地點所屬的車輛輪候上落貨,作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通。私家車泊車位供客人用膳使用。

場地開放時間為星期一至星期日每日早上十時至晚上十一時,必要的運輸工作會安排 在日間非繁忙時間進行,晚上不會進行任何運輸工作。場地位於元朗流浮山,出入口 (閘門)設於場面西邊,出入口位置寬敞明確,可供消防車之類的緊急車輛進入,可 經連接流浮山迴旋處的通道到達申請地點。連接流浮山迴旋處的通道闊度約6米,車 路闊彎位少而明顯,車道平坦,可供駕駛者安全使用。

連接流浮山迴旋處的通道實況照片





流浮山道實況照片





在申請地點已有車位安排。由於儲存貨物涉及貴重物品,基於保安考慮,申請地點不歡迎閒雜車輛進入,進入申請地點裝卸的車輛都會在進場前由職員預約通知,故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉,可避免車輛以倒車方式進出場地,加上申請地點可以完全控制貨物交收時間。在良好的管理下,不會出現任何交通問題,不會對附近交通構成壓力。

申請地點的運輸工作並無迫切性,運輸工作可按交通情況靈活調配,必要的運輸工作,會安排在日間非繁忙時間進行。總括而言,車輛流量極為穩定。除標題發展所涉及的交通活動外,不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定,故此車輛流量都可在預計之內。以下是申請地點的交通流量預算,詳細如下:

	星期一至日				
	輕型	貨車	私家車		
	入	出	入出		每小時車輛出入次數
10:00 - 11:00	2	0	6	0	8
11:00 - 12:00	0	2	0	6	8
12:00 - 13:00	0	0	3	0	3
13:00 - 14:00	0	0	0	3	3
14:00 - 15:00	2	0	0	0	2
15:00 - 16:00	0	2	2	0	4
16:00 - 17:00	0	0	0	2	2
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	5	0	5
19:00 - 20:00	0	0	0	0	0
20:00-21:00	0	0	0	5	5
21:00-22:00	0	0	0	0	0
2200:23:00	0	0	0	0	0

以上數字為預算車輛進出場地記錄, 假設當天附近地區沒有交通事故,進出場地車輛數量正常。

申請地點內有直徑 12 米的車輛迴旋圈,有足夠空間供車輛轉動,並預留了場地範圍作緩衝空間。由於有足夠空間,車輛會進入申請地點內掉頭,任何時間均不會有車輛在公共道路排隊等候,申請人會嚴格規定,所有車輛任何時間均不許以倒車方式進出公共道路。

此申請發展能提高地區治安警覺性,從而改善環境衛生。在完善管理下,可避免土地 荒廢或被人胡亂傾倒泥頭或廢物,減少細菌及蚊蟲滋生的可能。申請人已徵詢過區內 人士,並沒收到任何反對意見。 申請人承諾會以友善的態度,積極與各政府部門溝通,遵從各方面守則並努力進行多樣紓緩環境影響工程,務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質,為政府日後開闢土地帶來方便,發展項目簡單,容易還原,能與周圍環境配合,不存在任何永久建築,與未來規劃方向沒有抵觸,不會影響土地永久用途。申請人明白政府有意發展元朗區,並願意配合發展,希望在發展計劃動工前作其他發展。倘若政府工程展開,此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請,並予以批准。

Previous s.16 Applications covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Zoning	Date of
				Consideration
				(RNTPC)
1	A/YL-LFS/492	Temporary Eating Place for a Period of 3 Years	"REC"	10.11.2023
				(Revoked on
				10.8.2025)

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning	Date of	Rejection
				Consideration (RNTPC/TPB)	Reasons
1	A/YL-LFS/6	Residential Development	"REC"	1.9.1995	(1), (2), (4), (5), (7) & (8)
2	A/YL-LFS/7	Proposed Resort House with Recreational Facilities	"REC"	8.11.1996 (on Review)	(1) to (3), (4) & (6) to (8)

Rejection Reasons

- 1. Not in line with the planning intention of the "REC" zone and no strong justification for a departure.
- 2. The proposed plot ratio was excessive.
- 3. The proposed car parking provision was excessive.
- 4. Insufficient information to demonstrate that the proposed development would not generate adverse drainage impact.
- 5. Existing access track was substandard, and no firm programme for upgrading was proposed.
- 6. Existing access track was inadequate to support the proposed development.
- 7. Insufficient information to demonstrate that no felling of mature trees would be involved.
- 8. Setting an undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

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

2. Traffic

- (i) Comments of the Commissioner for Transport (C for T):
 - (a) He has no adverse comment on the application from traffic engineering perspective.
 - (b) The applicant should note his advisory comments at **Appendix IV**.
- (ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - (a) He has no objection to the application from highway maintenance perspective.
 - (b) The applicant should note his advisory comments at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) There was no substantiated environmental complaint pertaining to the application site (the Site) in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. Landscaping

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

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

(b) According to the submitted "Existing Landscape and Tree Preservation Plan" (**Drawing A-4**), the applicant has proposed to preserve eight existing trees within the Site. It is also stated in the submission that no tree felling and no landscape impact would be caused by the applied use. She has no adverse comment from landscape planning perspective since no significant adverse landscape impact arising from the applied use is anticipated.

5. Drainage

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

- (a) He has no objection in principle to the application from public drainage point of view.
- (b) Should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that approval condition(s) be stipulated requiring the applicant to submit a revised drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department.
- (c) The applicant should note his advisory comments at **Appendix IV**.

6. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) The applicant should note his detailed comments on the submitted FSIs proposal at **Appendix IV.**

7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

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

8. Project Interface

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

(a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation", which is the Investigation Study and jointly commissioned by the Planning Department (PlanD) and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.

(b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix IV**.

9. <u>District Officer's Comments</u>

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

His office has not received any locals' comment on the application.

10. Other Departments' Comments

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

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

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) 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 the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected or to be erected within the subject lots. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
 - (i) to follow the "Control of Oily Fume and Cooking Odour from Restaurants and Food Business":
 - (ii) to follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental nuisances on the surrounding areas;
 - (iii) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
 - (iv) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (v) 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) on the submitted drainage proposal that:

- (i) the applicant should review area of catchment F adopted in the submitted hydraulic calculation. Discrepancy of catchment area shown on the submitted plan 3.2b and hydraulic calculation was observed;
- (ii) the upstream flow adopted in the hydraulic calculation for catchment F was less than total flow from upstream catchments A, B, C, D and E. The applicant should review upstream flow and design flow of catchment F;
- (iii) in relation to (ii) above, the applicant should review upstream flow and design flow of the proposed U-channel between catchpits CP14 and CP15. Also, the applicant should review design of the proposed U-channel connecting catchpits CP14 and CP15;
- (iv) in relation to (iii) above, the applicant should review upstream flow and design flow of the existing drainage facilities at the downstream of catchpit CP15. Besides, the applicant should review whether the existing drainage facilities mentioned in the submitted proposal are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands or should be upgraded due to the development. The relevant upgrading works should be carried out by the applicant at his own cost and to DSD's satisfaction:
- (v) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
- (vi) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site; and
- (vii) the applicant should provide a Response-to-Comment table to address the comments above;
- (g) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) Shan Tung Street and other accesses from Deep Bay Road to the Site are not and will not be maintained by HyD. HyD should not be responsible for maintaining the accesses; and
 - (ii) adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Director of Fire Services (D of FS) on the submitted Fire Service Installations (FSIs) proposal that:
 - (i) for enclosed structure with gross floor area exceeding 230m², sprinkler system, wheeled type dry chemical fire extinguishers, stand-alone fire detector, emergency lighting and directional and exit sign shall be provided;

- (ii) in relation to (i) above, where two or more stand-alone fire detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously;
- (iii) the stand-alone fire detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";
- (iv) modified hose reel system is considered as self-upgrade and not a mandatory requirement by the Fire Services Department; and
- (v) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - proper licence/permit issued by the Food and Environmental Hygiene Department (i) (FEHD) is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments for If there is no objection from the departments concerned, a letter of requirements, will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. Adequate measures shall be taken to protect food from risk of contamination during conveyance and operation of the eating place/kitchen and restaurant;
 - (ii) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the applied eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
 - (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that 11 structures are involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (l) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that an existing man-made slope (i.e. Feature No. 2SW-C/F32) which may affect or be affected by the applied use, is located adjoining the boundary of the Site. The applicant should be reminded of the requirements to make necessary site formation submission(s), including but not limited to any necessary stability assessments on existing/proposed geotechnical features within or in the vicinity of the Site, to BD for approval as required by the provisions of the BO if found applicable;
- (m) to note the comments of the Project Manager (West), CEDD that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (n) to note the comments of the Commissioner of Police (C of P) that since the application involves an eating place, the applicant shall obtain the relevant licenses from appropriate authorities,

such as FEHD. The applicant shall implement management measures to avoid the lining up of vehicles while waiting for entry to the applied eating place; and must maintain the smooth flow of traffic on Shan Tung Street and provide sufficient safety precautions to avoid obstruction or danger to any person or vehicle on the road.

tpbpd/PLAND

寄件者:

寄件日期:

2025年11月05日星期三 2:34

收件者:

tpbpd/PLAND

主旨:

A/YL-LFS/575 DD 129 Shan Tung St, Lau Fau Shan Rec

類別:

Internet Email

Dear TPB Members,

492 approved 10 Nov 2023. Revoked 10 Mar 2025 for failure to fulfill most condtions.

It is unacceptable that an eating place operate without having the most basic conditions in place re hygiene and public safety.

Any approval should be for ONE YEAR ONLY in order to focus the attention of the applicant on resolving the issues.

Mary Mulvihill

From: I

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

Date: Monday, 16 October 2023 2:52 AM HKT

Subject: A/YL-LFS/492 DD 129 Shan Tung St, Lau Fau Shan Rec

A/YL-LFS/492

Lots 2098, 2099, 2100 (Part), 2101 S.A (Part), 2101 S.B (Part) and 2116 (Part) in D.D. 129, Shan Tung St, Lau Fau Shan

Site area: About 3,005sq.m

Zoning: "Recreation"

Applied use: Eating Place / 15 Vehicle Parking

Dear TPB Members,

Although there is no previous application/approval recorded, it is clear from Google Maps that most of this site has been cemented over and is used for brownfield operations.

The application would therefore appear to be a ruse to legitimize the brownfield uses.

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy
Of concern is that there are still some trees left standing between the lots and the various approved Open Storage adjacent.

However members should consider that these lots are closer to the coast line and Conservation Area and legitimizing further extension of open storage towards the CA is contrary to the recommendations of experts on the need to preserve our coastline, mangroves and other natural defenses to cope with the very real issues of climate change and rising sea levels that will impact the territory.

Mary Mulvihill