

e-form No. S16-III
電子表格第 S16-III 號

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

2025年10月23日
此文件在 23 OCT 2025 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
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LF6/581
	Date Received 收到日期	23 OCT 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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

Thriving Fit Holdings Limited (Company 公司)

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

PlanPlus Consultancy Limited (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

(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 1414.6 sq.m 平方米 ☒ About 約

☒ Gross floor area 總樓面面積 494.9 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" "R(D)"
(f) Current use(s) 現時用途	Temporary structures (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 Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"#.

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」#。

- (b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"#.

已取得 名「現行土地擁有人」#的同意。

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

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

- ☐ has notified "current land owner(s)"#

已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ 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 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1040.55	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	374.05	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/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	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	494.9	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積		sq.m	<input type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to the Annex 7 of Planning Statement.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

10:00am-7:00pm from Mondays to Fridays; 10:00am-2:00pm on Saturdays.

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

Deep Bay Road.

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="566 212 1385 548"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="646 548 1037 560" style="border-bottom: 1px solid black; height: 5px; width: 245px; margin-top: 5px;"></div> </div> <div data-bbox="646 846 1037 974"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="646 963 1037 974" style="border-bottom: 1px solid black; height: 5px; width: 245px; margin-top: 5px;"></div> </div> <div data-bbox="646 996 1276 1075"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="630 1321 1141 1366"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="630 1411 1141 1456"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

Please refer to the Planning Statement.

8. Declaration 聲明

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

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

Signature 簽署 Signed with recognised e-signature
Signer: Natalie Wong

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人
Assistant Manager/Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 專業資格 ☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表 PlanPlus Consultancy Limited

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories		
Site area 地盤面積	1414.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11		
Zoning 地帶	"Residential (Group D)" "R(D)"		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a period of 3 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	494.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	11
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 5.18 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 2 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		26 % <input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>1</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> 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) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
Site Photos	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Swept Path Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Service Installations Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
Drainage Proposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance Letter for Approval Condition (e) for Application No. A/YL-LFS/421	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance Letter for Approval Condition (h) for Application No. A/YL-LFS/421	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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



PLANPLUS 思顧
CONSULTANCY 策問

Date : 15 October 2025
Our Ref. : PPCL/PLG/10183/L001

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

**Section 16 Application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires
with Ancillary Office for a Period of 3 Years at Lots 2393 RP and 2394 RP in D.D. 129,
Lau Fau Shan, Yuen Long, New Territories**

Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Thriving Fit Holdings Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years at Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. Completed Application Form (No. S16-III) together with Particulars of Applicant and Authorised Agent;
- ii. A copy of the ownership record from the Land Registry;
- iii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iv. A soft copy Planning Statement; and
- v. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact Miss Natalie Wong or the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant – by email



PLANPLUS 思願
CONSULTANCY 顧問

**Section 16 Application for Temporary Warehouse for
Storage of Metal Ware, Spare Parts and Wires with Ancillary Office
for a Period of 3 Years at Lots 2393 RP and 2394 RP in D.D. 129,
Lau Fau Shan, Yuen Long, New Territories**

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

October 2025
Reference : PPC-PLG-10183
Report : Version 1.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board ("**the Board**") on behalf of Thriving Fit Holdings Limited ("**the Applicant**") in support of a Section 16 planning application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a period of 3 Years ("**the Applied Use**") at Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories ("**the Application Site**").

The Application Site falls within an area zoned as "Residential (Group D)" ("**R(D)**") under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 ("**the OZP**"). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Applied Use is mainly for the warehouse for storage of metal ware, spare parts and wires with ancillary office on a temporary basis. The Application Site covers a total site area of about 1,414.6m², accommodated by 11 one to two-storey temporary structures with a maximum building height ("**BH**") of not exceeding 6m. The Applied Use will provide one parking space for private cars ("**PCs**") and one loading/unloading bay for light goods vehicles ("**LGVs**"). The operation hours of the Application will remain between 10:00a.m. to 7:00p.m. from Mondays to Fridays; 10:00am to 2:00pm on Saturdays. No operations will be carried out on Sundays and public holidays.

The Applied Use is fully supported by the planning justifications below:

- Will not jeopardise the long-term planning intention of "**R(D)**" zone;
- Previous planning approval granted for the same Applied Use;
- Applicant's commitment to address non-compliance issues from the revoked application;
- Not incompatible with the surrounding land use and environment;
- Accessible location for the Applied Use; and
- No adverse technical impacts will be generated.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表興安控股有限公司(下稱「申請人」)，根據《城市規劃條例》第16條，就位於新界元朗流浮山丈量約份第129約地段第2393號餘段及2394號餘段(下稱「申請地盤」)向城市規劃委員會(下稱「城規會」)申請作臨時貨倉存放金屬製品、零件及電線連附屬辦公室(為期三年)(下稱「申請用途」)。

申請地盤位於《流浮山及尖鼻咀分區計劃大綱草圖編號SYL-LFS/11》(下稱「核准圖」)上劃作「住宅(丁類)」地帶的範圍內。根據核准圖的《註釋》，「任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可」。

申請用途主要為臨時貨倉，用於存放金屬製品、零件及電線之用。申請地盤面積約為1,414.6平方米，由十一個一至兩層高的臨時構築物組成，而所有構築物的高度為不多於6米。申請用途將提供一個私家車車位及一個輕型貨車車位供上落貨使用，而營運時間為星期一至星期五上午十時至晚上七時，星期六上午十時至下午二時，星期日及公眾假期休息。

申請用途具備充分的理據，包括以下規劃考量因素：

- 不會違背核准圖上「住宅(丁類)」地帶長遠的規劃意向；
- 就同一申請地點及申請用途進行的規劃申請先前已獲批准；
- 申請人承諾解決先前被撤銷申請中的技術問題；
- 與現時周邊土地用途及環境相協調；
- 位處交通便利的地理位置；及
- 不會產生不良的技術影響。

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

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Annex 5	Traffic Swept Path Analysis
Annex 6	Drainage Proposal
Annex 7	Fire Service Installations Layout Plan

1. INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by Thriving Fit Holdings Limited (**"the Applicant"**), to prepare and submit on their behalf this planning application to seek permission from the Town Planning Board (**"the Board"**) under Section 16 of the Town Planning Ordinance (**"the Ordinance"**) for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a period of 3 Years (**"the Applied Use"**) at Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories (**"the Application Site"**).

1.1.2 The Application Site falls within an area zoned "Residential (Group D)" (**"R(D)"**) under the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 (**"the OZP"**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board. This planning application is therefore submitted for the Board's consideration.

1.1.3 The Application Site is the subject of a previously approved application No. A/YL-LFS/421 (**"the Previous Application"**) for the same use submitted by a different applicant. Upon approval of the Previous Application on 4.3.2022, the approval conditions in relation to the submission of drainage proposal and the submission of fire service installations (**"FSI"**) proposal have been subsequently complied with (**Annexes 1 to 2**). Nevertheless, the Previous Application was revoked on 4.12.2023 due to non-compliance with approval conditions in relation to the implementations of the drainage proposal and the FSI proposal. Details of the Previous Application are set out in **Section 3.2** below.

1.1.4 When compared with the Previous Application, the site area of the current application has been increased to cover the whole private Lot 2393 RP to meet the operational needs, while other major development parameters remain largely similar. To support the current application, the Applicant submitted an updated drainage proposal and FSI Layout Plan to demonstrate fully that the Applied Use would not induce adverse impacts (**Annexes 6 to 7**).

1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of members of the Board.

1.2.2 **Chapter 1** provides an introduction outlining the purposes of the application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides details of the statutory planning context, previous applications and similar applications. **Chapter 4** explains the development proposal and various technical aspects of the Applied Use. Planning justifications in support of the application are provided in **Chapter 5**, and a summary of the submission is provided in **Chapter 6**.

2. APPLICATION SITE AND SURROUNDINGS

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The Application Site is situated at the southern fringe of Lau Fau Shan, on Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories (**Figure 1** refers). With a site area of about 1,414.6m², the Application Site is currently fenced off by the adjoining lots and occupied by several containers and temporary structures (**Annex 3** refers).



Figure 1 Location Plan (Source: GeoInfo Map)

2.2 Surroundings of the Application Site

- 2.2.1 The surrounding areas of the Application Site have a predominantly rural character with open storage yards, temporary structures of warehouse/industrial uses and squatters of informal residential. The Application Site abuts Deep Bay Road to its east, temporary structures of container cargo storage and open storage for industrial uses to its north and south. To the west and southwest along Deep Bay Road lies a Recognised Village of Hang Hau Tsuen, with the presence of temporary structures. To the west and northwest of the Application Site are zoned as "R(D)" and "Residential (Group C)" respectively, featuring a transitional housing development and a cluster of low-rise residential houses known as Deep Bay Grove (**Figure 2** refers).

2.3 The Accessibility of the Application Site

- 2.3.1 The Application Site is served directly by Deep Bay Road, which connects to Lau Fau Shan Road leading to Hung Shui Kiu, Tin Shui Wai New Town and Yuen Long New Town. As for pedestrian access, the Application Site is within walking distance of about 280m to public transportation services, i.e. Route K65 mass transit railway feeder bus (to/from Lau Fau Shan and Yuen Long Station) and four minibus routes (33,34,34A, 35 from Ha Pak Nai, Ha Tsuen and Yuen Long), conveniently to the north at a roundabout at Deep Bay Road.



Figure 2 Accessibility and Surrounding Context (Source: Statutory Planning Portal 3)

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area zoned "R(D)" on the approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11 (Figure 3 refers). The "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.
- 3.1.2 According to the covering Notes of the OZP, it is stated that temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

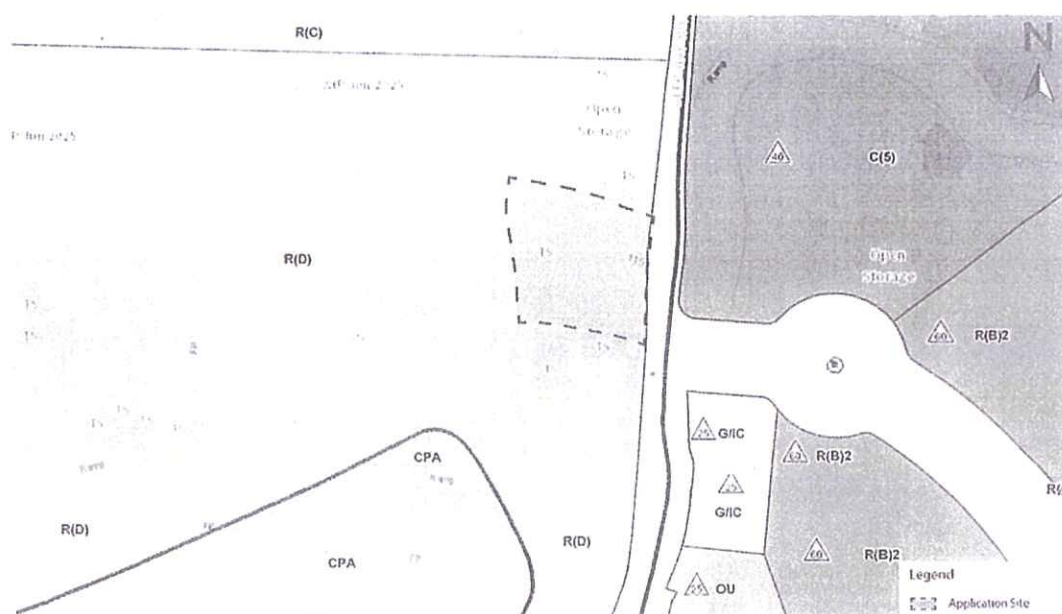


Figure 3 Extract of the OZP (Source: Statutory Planning Portal 3)

3.2 Previous Planning Application at the Application Site

- 3.2.1 The majority of the Application Site is the subject of a previous planning application No. A/YL-KTS/421 for the same use, which was approved by the Board on 4.3.2022. As part of the approval conditions of the Previous Application, conditions (e) and (h) in relation to the submission of drainage proposal and the submission of FSI proposal have been complied with (Annexes 1 to 2). Nevertheless, the planning permission was revoked on 4.12.2023 due to non-compliance with approval conditions (f) and (i) in relation to the implementation phases of the above.
- 3.2.2 The Board granted its approval with conditions for the Previous Application, mainly based on the considerations that the Applied Use is not in line with the planning intention of the "R(D)" zone, there is no known programme to implement the zoned use at the Application Site; the Applied Use which is temporary in nature would unlikely frustrate the planning intention of the "R(D)" zone in the long run; the development was not entirely incompatible with the surrounding area; and there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments or the implementation of approval conditions.

- 3.2.3 The above indicates that the Applied Use is considered acceptable within both the town planning and technical regimes. Approval of the current application aligns with the Board's previous decisions.
- 3.2.4 The Applicant is acutely aware of the history involving the Previous Application submitted by a different applicant. Hence, the Applicant is committed to proactively addressing any departmental comment that may arise prior to the Board's consideration of the approval and complying with all approval conditions imposed.

4. DEVELOPMENT PROPOSAL

4.1 Development Scheme

- 4.1.1 The Application Site covers a total site area of about 1,414.6m², with a total GFA of about 494.9m² and overall building heights not exceeding 6m. The Applied Use is for the storage of metal ware, spare parts and wires with ancillary office.
- 4.1.2 The Applied Use consists of 11 temporary structures for storage of metal ware, spare parts and wires with ancillary office, toilets ranging from one to two storeys (including stacked up containers for storerooms) and an F.S. pump room. The unpaved area of the Application Site will primarily serve as circulation/manoeuvring space as well as the provision of one parking space for private cars ("PCs") and one loading/unloading ("L/UL") bay for Light Goods Vehicles ("LGVs"), which are intended for the L/UL activities and staff commuting. The Layout Plan is attached at **Annex 4**.
- 4.1.3 The nature and the configuration of the Applied Use under the current application remain largely similar to the Previous Application No. A/YL-LFS/421, with an extension of an area of about 261.1m² at the northern site boundary. The existing corrugated steel sheets and gate found within the Application Site indicates the northern boundary and ingress/egress of the Previous Application and they shall be removed. The existing ingress/egress will be relocated to Deep Bay Road.
- 4.1.4 The comparison between the development parameters under the Previous Application No. A/YL-LFS/421 and the current application are shown in Table 1.

Table 1 Comparison of Development Parameters with the Previous Application

Major Development Parameters	Previous Application (A/YL-LFS/421) (a)	Current Application (b)	Differences (b) – (a)
Applied Use	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years		No change
Site Area	About 1,153.5m ²	About 1,414.6m ²	+ 261.1m ²
No. of Temporary Structures	Total 9 - Storage: 5 - Office & Storage: 2 - Container-type Toilet: 2	Total 11 - Storage: 6 - Office & Storage: 2 - Container-type Toilet: 2 - F.S Pump Room: 1	+ 2
Total Gross Floor Area ("GFA")	About 595.8m ²	*About 494.9m ²	- 100.9m ²
Site Coverage ("SC")	About 36%	About 26%	- 10%
BH of Structures	1 to 2 storeys (Overall not exceeding 6m)		No change
No. of PC Parking Spaces	1		No change
No. of Loading/ Unloading Spaces for LGV	1		No change

Remarks

* GFA for each structure is detailed in Annex 4 Layout Plan.

4.2 Operational Arrangements

4.2.1 The operation hours of the Applied Use are in line with the Previous Application, which is between 10:00am and 7:00pm from Mondays to Fridays; 10:00am to 2:00pm on Saturdays. There will be no operation on Sundays and public holidays.

4.2.2 The Applied Use is solely for the storage of metal ware, spare parts and wires with ancillary office use. All the equipment under the current development proposal will also be accommodated within the designated storage area will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All activities of the Applied Use will be confined within the Application Site without affecting the neighbouring uses. No activities such as dismantling, maintenance, repair, cleaning or workshop-related works will be held within the Application Site during sensitive hours (i.e. 11:00pm to 7:00am).

4.3 Access and Traffic Arrangements

4.3.1 The Application Site has direct vehicular access to Deep Bay Road through an approximately 8.5m wide ingress/egress point to the northeast, which does not obstruct any public transport stops or road junctions. As advised by the Applicant, there will be no more than 4 daily traffic round-trip expected during the operating hours. Adequate space has been reserved within the Application Site to facilitate smooth vehicle manoeuvring. Traffic swept path analysis is at **Annex 5**.

4.3.2 Furthermore, the number of staff on-site would not be more than 10 persons; public transport will be the major transportation means for staff travelling to the Application Site. One Mass Transit Railway Feeder Bus route (K65 from Yuen Long MTR station) and four minibus routes (33, 34, 34A, 35 from Ha Pak Nai, Ha Tsuen and Yuen Long) are located within about 280m from the Application Site.

4.3.3 Based on operational needs, the same provision of one parking space for PC and one L/UL bay for LGVs within the Application Site as the Previous Application, which are intended for the logistic and vehicle parking purposes. Medium/heavy goods vehicles, coaches and buses will be restricted from the Application Site. No vehicle without a valid license issued under the Road Traffic Ordinance will be allowed to park or be stored within the Application Site.

4.3.4 Traffic arrangement approved under the Previous Application would remain unchanged. No vehicle washing, repairing, dismantling, car beauty and other workshop activities are allowed on the Application Site at any time. Furthermore, no vehicles will be allowed to queue back to or reverse onto/from public roads. As a result, queuing or reversing of vehicles onto Deep Bay Road and Lau Fau Shan Road is not anticipated, and no adverse traffic impact on the surrounding road network is expected.

4.4 Drainage Arrangements

4.4.1 According to the Drainage Proposal (**Annex 6** refers), the proposed stormwater drainage works include surface U-channels at the periphery of the Application Site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing government catchpit. Catchpits with 300mm sump are proposed at the discharge points of the proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A of Annex 6**. Therefore, it is anticipated that there will be no significant drainage impact on the adjoining areas.

4.5 Environmental Arrangements

- 4.5.1 The latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the Applied Use is anticipated.
- 4.5.2 Sewage generated from toilets and sinks will enter the septic tank system ("STS"). The sludge of the STS will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Given the small and temporary scale of the Applied Use, no adverse sewerage impact is anticipated from the operation of the Applied Use.

4.6 Landscape Arrangement

- 4.6.1 There are six existing trees with a planter within the Application Site, which will be retained and maintained properly to create a green buffer. Therefore, the Applied Use is unlikely to result in any changes to the existing landscape conditions.

4.7 Fire Safety Arrangement

- 4.7.1 The Applied Use will comply with relevant regulations to ensure fire safety during the operational period. According to the Fire Services Installation ("FSI") Proposal at **Annex 7**, FSI including hose reel systems, automatic sprinkler systems, fire alarm systems, fire extinguishers and emergency lighting, have been proposed. Upon approval of the planning application and acceptance of the FSI Layout Plan by the Director of Fire Services, the Applicant will ensure the implementation and maintenance of the FSI at the Application Site.

5. PLANNING JUSTIFICATIONS

5.1 Not Jeopardising the Long-term Planning Intention of the "R(D)" Zone

5.1.1 The Application Site is zoned as "R(D)" zone on the OZP, which is primarily intended for improvement and upgrading the existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

5.1.2 The Applied Use is temporary in nature and does not comprise any permanent structures or modifications to existing buildings. The temporary structures, including the storage area, ancillary offices and portable toilets, can be assembled and removed over a short period of time. Given that there is no known development programme in the subject "R(D)" zone, approval of the Applied Use on a temporary basis would better utilise valuable land resources and would not frustrate the long-term planning intention of the "R(D)" zone.

5.2 Previous Planning Approval Granted for the Same Applied Use

5.2.1 The same Applied Use at the Application Site was approved by the Board in 2022 under a different applicant, which indicated that the Application Site is considered suitable for use as a temporary warehouse for storage. Since the storage of materials of a similar nature has been previously approved, the current application boundary and planning circumstances remain largely consistent with the Previous Application No. A/YL-LFS/421, with an extension to include a minimum 7.3m wide vehicular access. Therefore, the current application shall warrant the same favourable consideration.

5.3 Commitment to Address Non-compliance Issues from Revoked Application

5.3.1 As explained in Section 3.2, the Previous Application No. A/YL-LFS/421 submitted by a different applicant was revoked due to non-compliance with approval conditions (f) and (i) within the time limit. The current Applicant is committed to addressing these non-compliance issues and fulfilling the revoked approval conditions in the future. The current application specifically addresses the shortcoming of the previous approved application and demonstrates the Applicant's genuine effort to comply with all approval conditions (i.e., the implementation of drainage facilities and the implementation of the FSIs Proposal. Sympathetic consideration is therefore invited from the Board for the current application.

5.4 Not Incompatible with the Surrounding Land Use and Environment

5.4.1 The Applied Use is compatible with the surrounding land uses and development density in terms of its operational nature and development scale. The surrounding areas predominantly consist of temporary structures used for warehouses/open storage, vacant/operating logistics yards, container depots, and parking of container vehicles to the north and east of the Application Site. The Applied Use is solely for providing storage areas with ancillary office for metal ware, spare parts and wires, which is not incompatible with the existing rural uses of open storage in the vicinity.

5.4.2 The development scale of the Applied Use is also compatible with the surroundings. The nearby transitional housing development has a maximum building height of no more than 22mPD, while none of the structures of the Applied Use will exceed a building height of 6m. Additionally, considering that the nearby residential clusters (i.e. Hang Hau Tsuen and Deep Bay Grove) consist of two- to three-story buildings, the massing of the Applied Use ranges from 1 to 2 storeys, will harmonise with the surrounding context without causing any adverse visual impact.

5.5 Accessible Location for the Applied Use

- 5.5.1 The Application Site is conveniently located in an area with similar uses which would allow for better synergy. Besides, it is highly and readily accessible via a local road in conjunction with Lau Fau Shan Road. Public transportation is also available in close proximity to the site within walking distance. Staff can easily access the site via different means of transport.

5.6 No Adverse Technical Impacts

- 5.6.1 The small-scale temporary use will not induce any significant adverse environmental, sewerage, drainage, traffic, and landscape and visual impacts on the locality based on the following considerations:

Environmental Aspect

- 5.6.2 The Applicant shall ensure good management during the operation of the Applied Use. All metalware, spare parts and wires will be kept in enclosed structures at all times. Given that no heavy vehicle or dusty operation would be involved, significant nuisances associated with air quality and noise to nearby residents are not anticipated during the planning approval period.

Sewerage Aspect

- 5.6.3 Temporary toilets will be provided at the Application Site. Since the anticipated sewage flow from the small-scale development is relatively low, it is considered that the portable toilet would be sufficient to treat the small quantity of sewage. Proper collection and disposal of effluent generated, and maintenance of hygienic conditions of the portable toilet would be arranged on a regular basis by the Applicant. Relevant practice notes and guidelines will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area.

Drainage Aspect

- 5.6.4 The Application Site is already paved. Sufficient space has been reserved under the layout plan for appropriate drainage facilities within the site. Adequate drainage facilities will be provided at the Application Site, and surface runoff will be discharged to the existing and the proposed drainage system, as demonstrated in the Drainage Proposal (Annex 6 refers). There will be sufficient capacity to dissipate the collected stormwater. With the implementation of good management practices, it is anticipated that no adverse drainage impacts will arise from the Applied Use.

Traffic Aspect

- 5.6.5 The Applied Use in a small-scale operation will only make use of LGVs together with the existing public transport services to travel to/from the Application Site via Deep Bay Road. No medium goods vehicle, heavy goods vehicle or container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Application Site during the planning approval period, and negligible traffic generated by the Applied Use is anticipated. Hence, the traffic flow of Deep Bay Road and Lau Fau Shan Road will not be adversely affected due to the Applied Use and no adverse traffic impacts are expected in the surrounding area.

Landscape and Visual Aspects

- 5.6.6 The Application Site is partly covered by shrubs and weeds without any old and valuable trees, and no tree felling is proposed for the Applied Use. As such, no adverse landscape impact is anticipated.
- 5.6.7 Although there are already temporary structures for warehouse and open storage in the adjoining areas, the Applied Use will be fenced off to mitigate any potential visual impact. Meanwhile, the BH of the temporary structures is only 1 to 2 storeys (overall not exceeding 6m), which complies with the maximum BH restriction of 2 storeys (6m) in the subject "R(D)" zone as stated in the Notes of the OZP. Therefore, no adverse visual impact from the Applied Use is anticipated.

6. CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a Section 16 planning application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years at Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories.

6.1.2 This Planning Statement serves to provide background information and planning justifications in support of the Applied Use. As detailed in the previous chapters, the Applied Use is well-justified on the grounds that:

- The Applied Use will not jeopardise the long-term planning intention of the "R(D)" zone;
- Previous planning approval granted for the same Applied Use;
- The current applicant's commitment to address non-compliance issues from the revoked application;
- It is not incompatible with the surrounding land use and environment;
- It is an accessible location for the Applied Use; and
- It will not generate adverse technical impacts.

6.1.3 In view of the above, we respectfully request the Board to give favourable consideration to this planning application.

October 2025
PlanPlus Consultancy Limited

Annex 1

Compliance Letter for Approval Condition (e) for Application No. A/YL-LFS/421

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



By Fax (2329 8422) and Post

Planning Department

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

7 March 2023

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/YL-LFS/421
電話號碼	Tel. No. : 2158 6290
傳真機號碼	Fax No. : 2489 9711

PlanPlus Consultancy Limited
Room 1025, 10/F, Phase 1, Metro Centre,
32 Lam Hing Street, Kowloon Bay,
Kowloon, Hong Kong
(Attn: Natalie WONG)

Dear Sir/Madam,

Compliance with Approval Condition (e) **Planning Application No. A/YL-LFS/421**

I refer to your submission dated 12.12.2022 regarding the submission of a drainage proposal for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries regarding the above, please contact Mr. Victus KWAN (Tel: 2300 1235) of the Drainage Services Department direct.

Yours faithfully,

(Keith WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.
CE/MN of DSD (Attn: Mr. Victus KWAN)

Internal
CTP/TPB



Annex 2

Compliance Letter for Approval Condition (h) for Application No. A/YL-LFS/421

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路1號
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By Fax (2329 8422) and Post

Planning Department

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

14 February 2023

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-LFS/421
電話號碼 Tel. No. : 2158 6290
傳真機號碼 Fax No. : 2489 9711

PlanPlus Consultancy Limited
Room 1025, 10/F, Phase 1, Metro Centre,
32 Lam Hing Street, Kowloon Bay,
Kowloon, Hong Kong
(Attn: Natalie WONG)

Dear Sir/Madam,

Compliance with Approval Condition (h) **Planning Application No. A/YL-LFS/421**

I refer to your submission dated 12.12.2022 regarding the submission of a fire service installations proposal for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the departmental comments at **Appendix I**.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Keith WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB



Appendix I

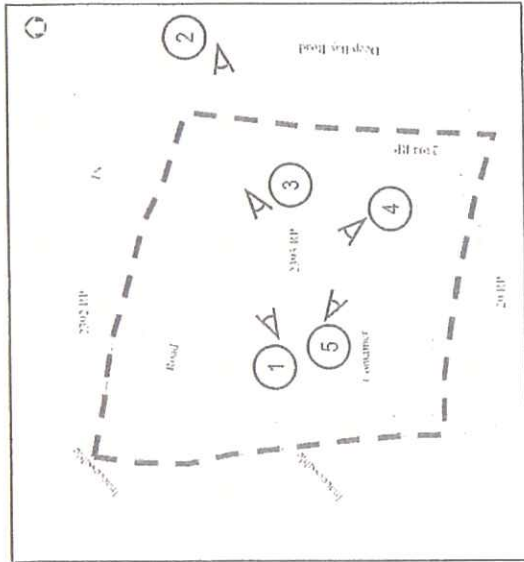
A/YL-LFS/421 – Compliance with approval condition (h)

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

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

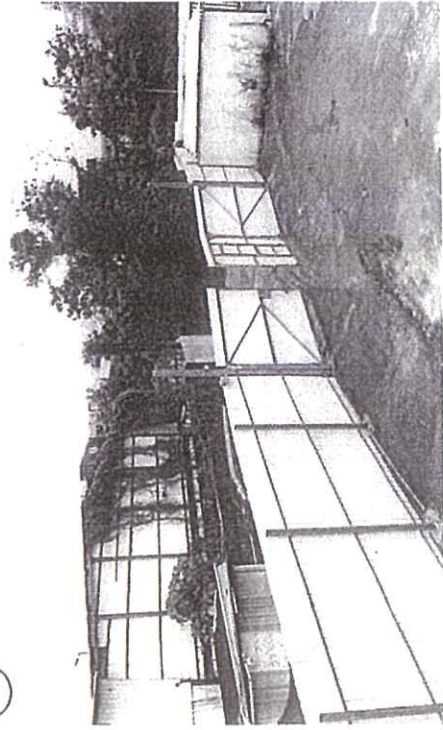
Annex 3

Site Photos



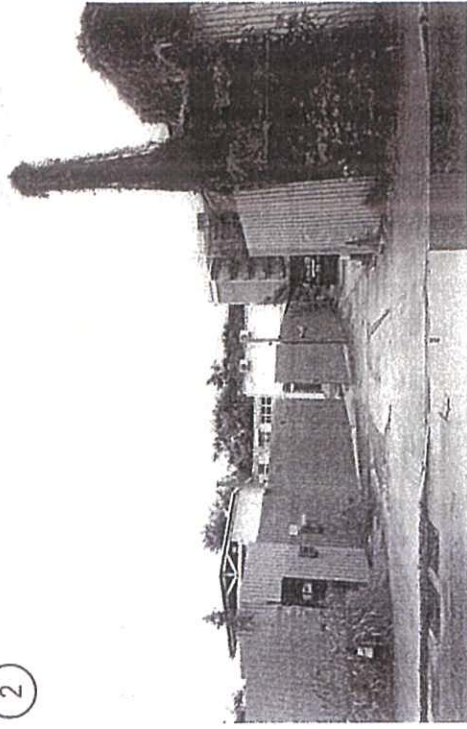
Application Site (For identification only)

1



Existing Ingress/Egress Point
(View from 1/F)

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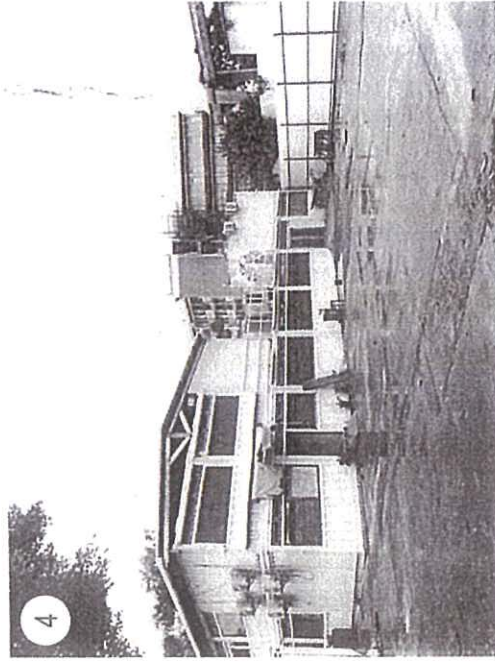


Proposed Ingress/Egress Point

3



4



5



Figure Title:

Site Photos

Project:

Section 16 Planning Application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years at Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Project No.:

PPC-PLG-10183

Annex:

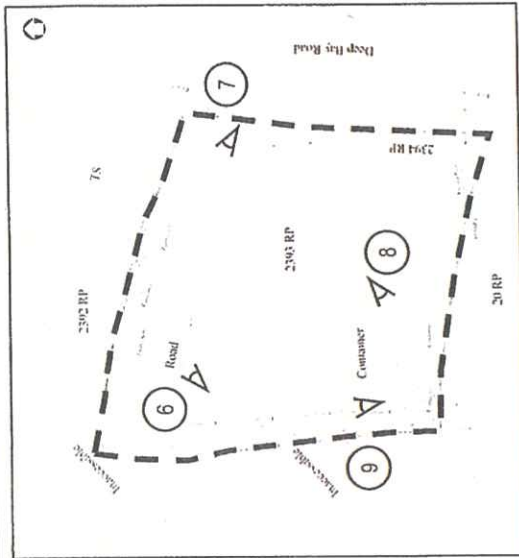
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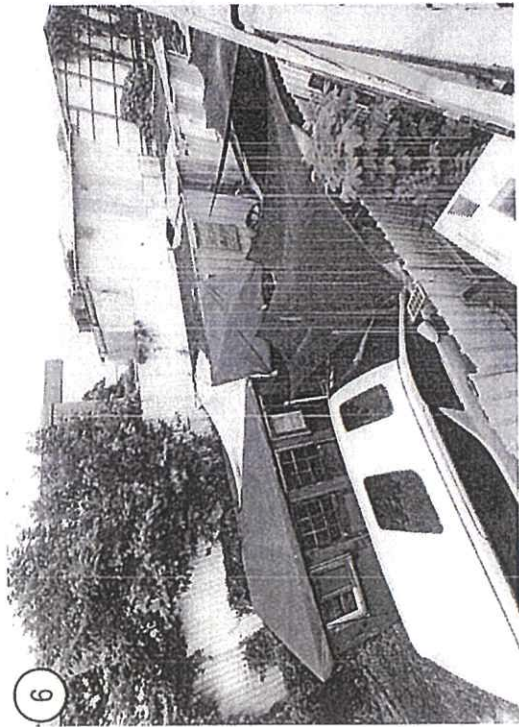
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Date:

September 2025



Application Site (For identification only)



(View from 1/F)

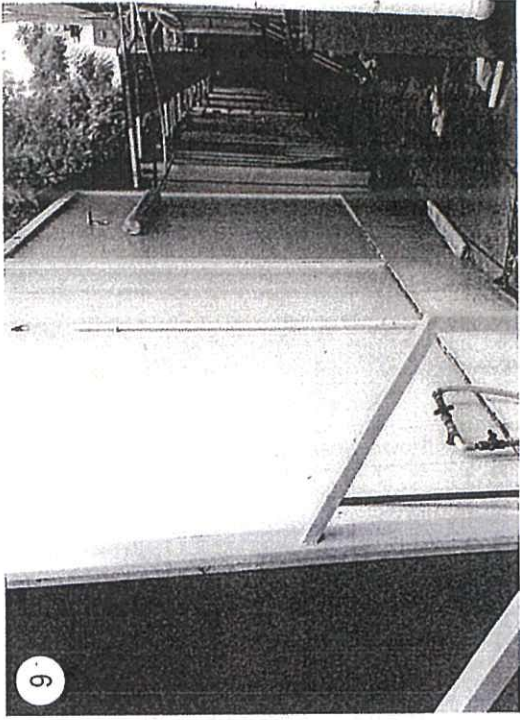
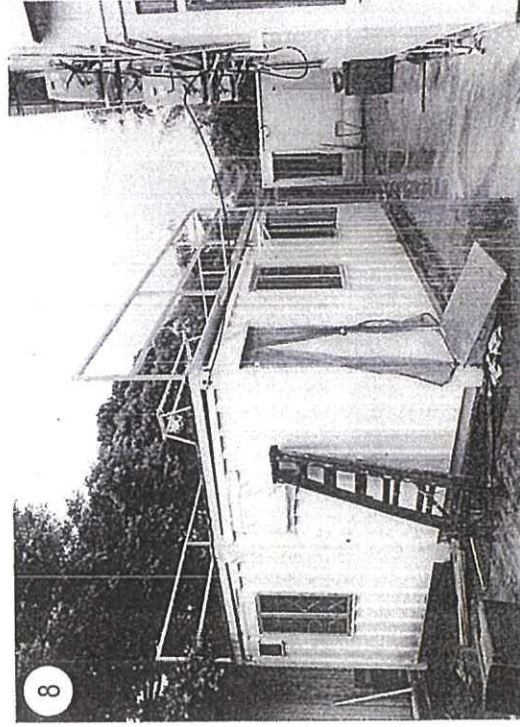
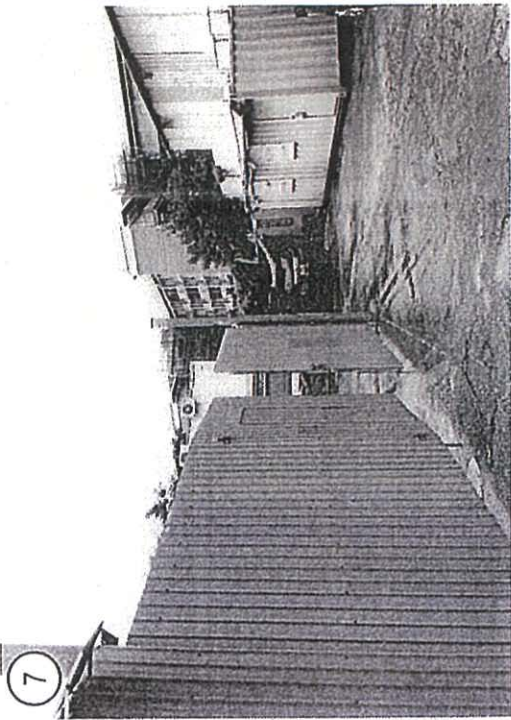


Figure Title:
Site Photos

Project No.:
PPC-PLG-10183

Project:

Section 16 Planning Application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years at Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Annex: 3

Scale: N/A

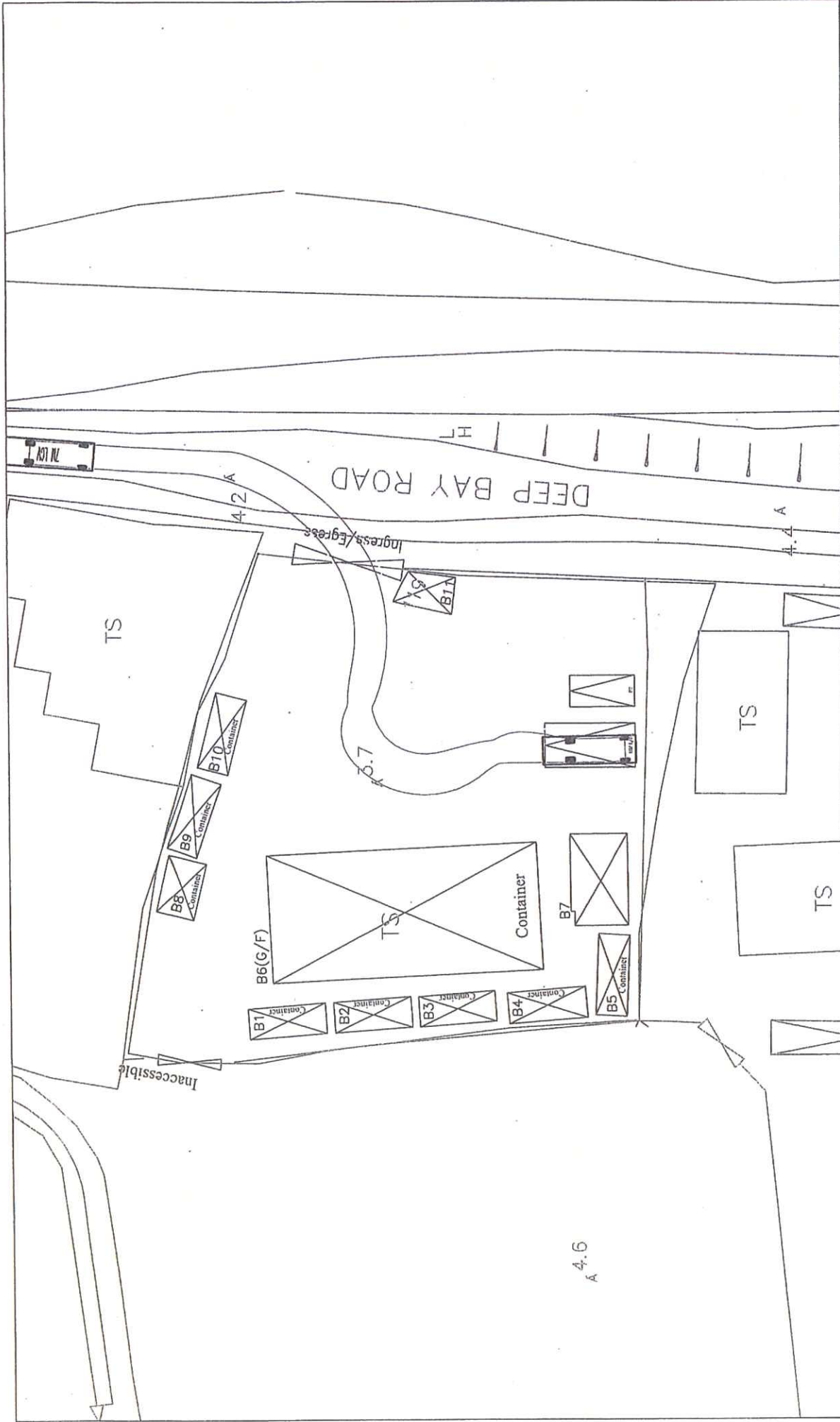
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Annex 4

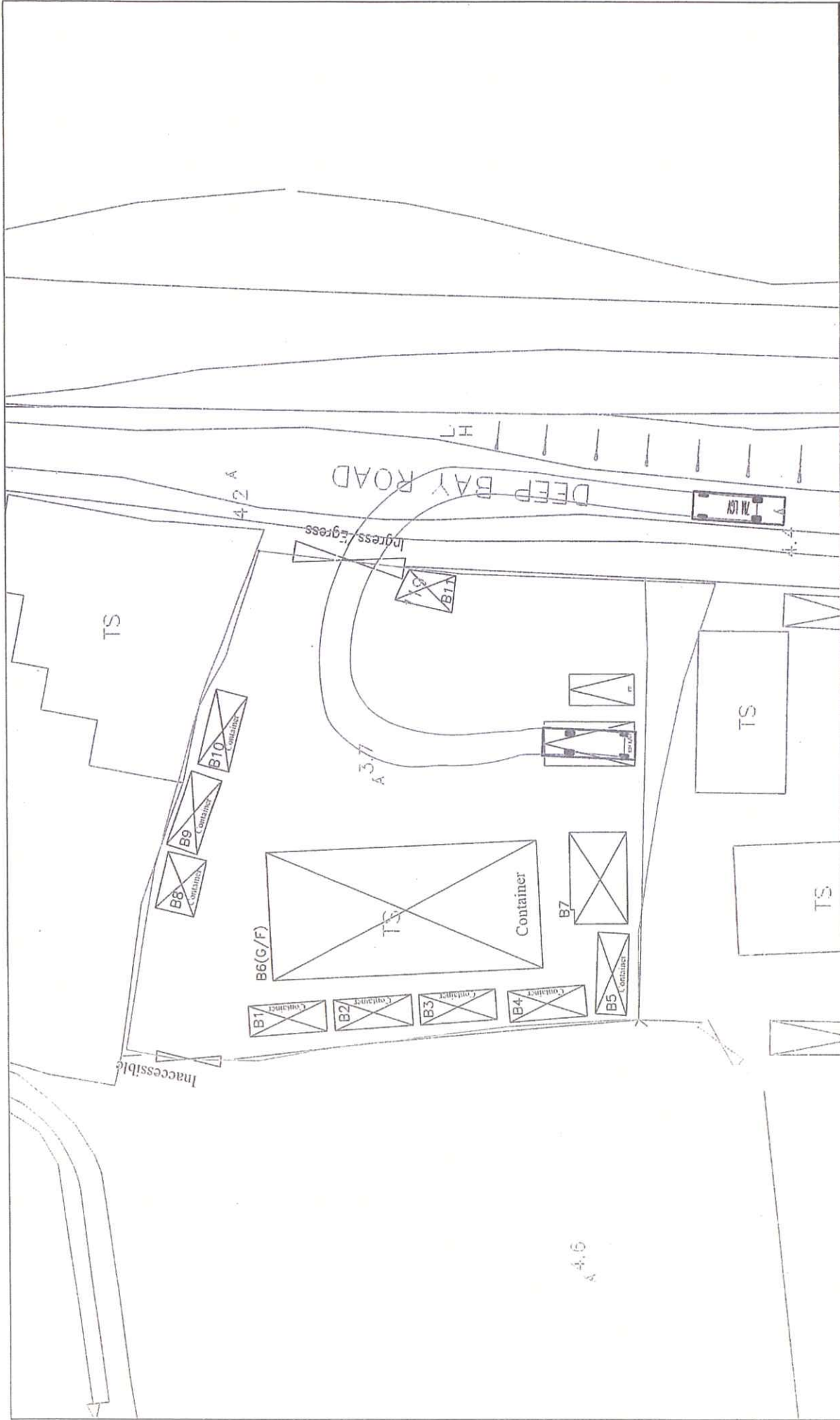
Layout Plan

Annex 5

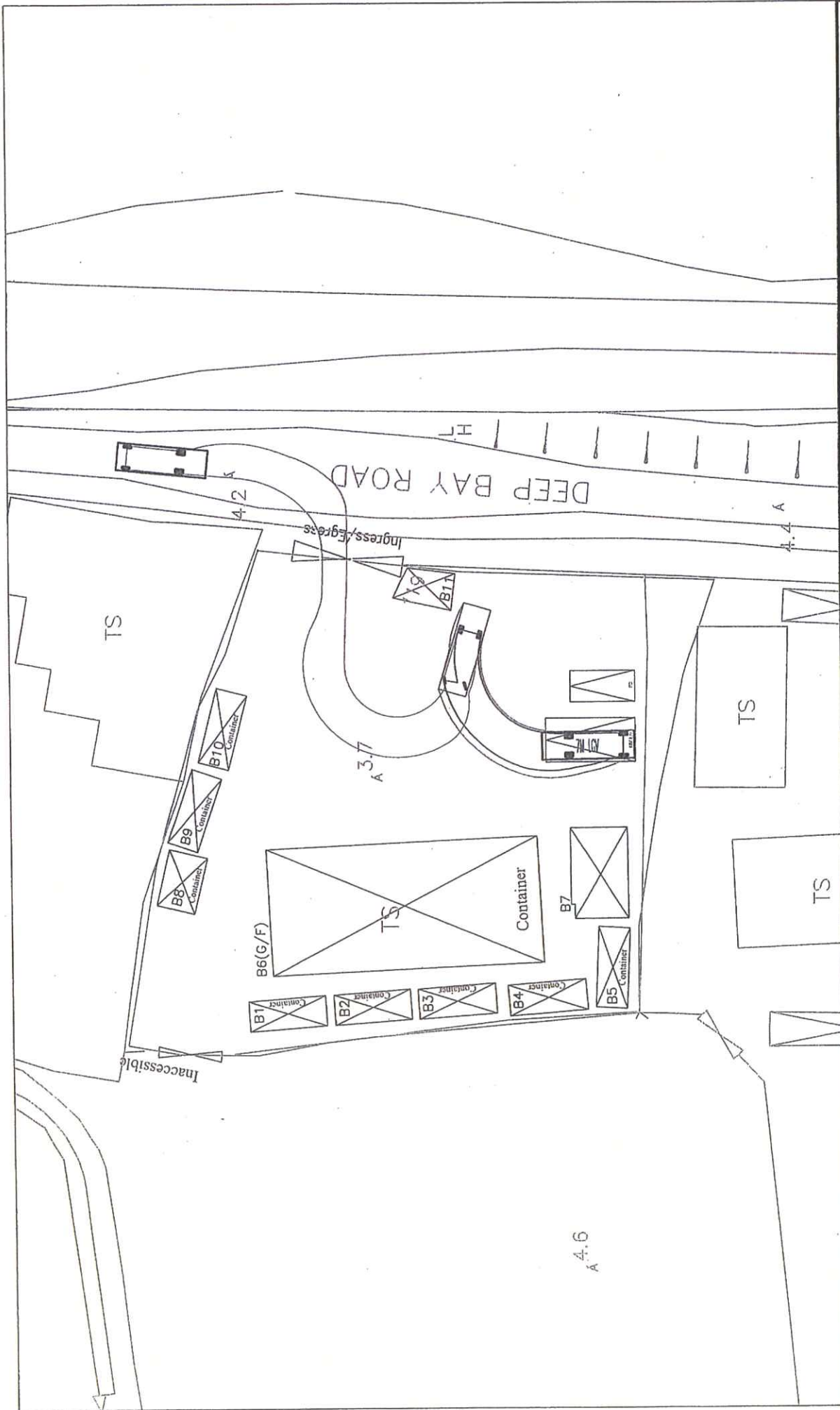
Traffic Swept Path Analysis



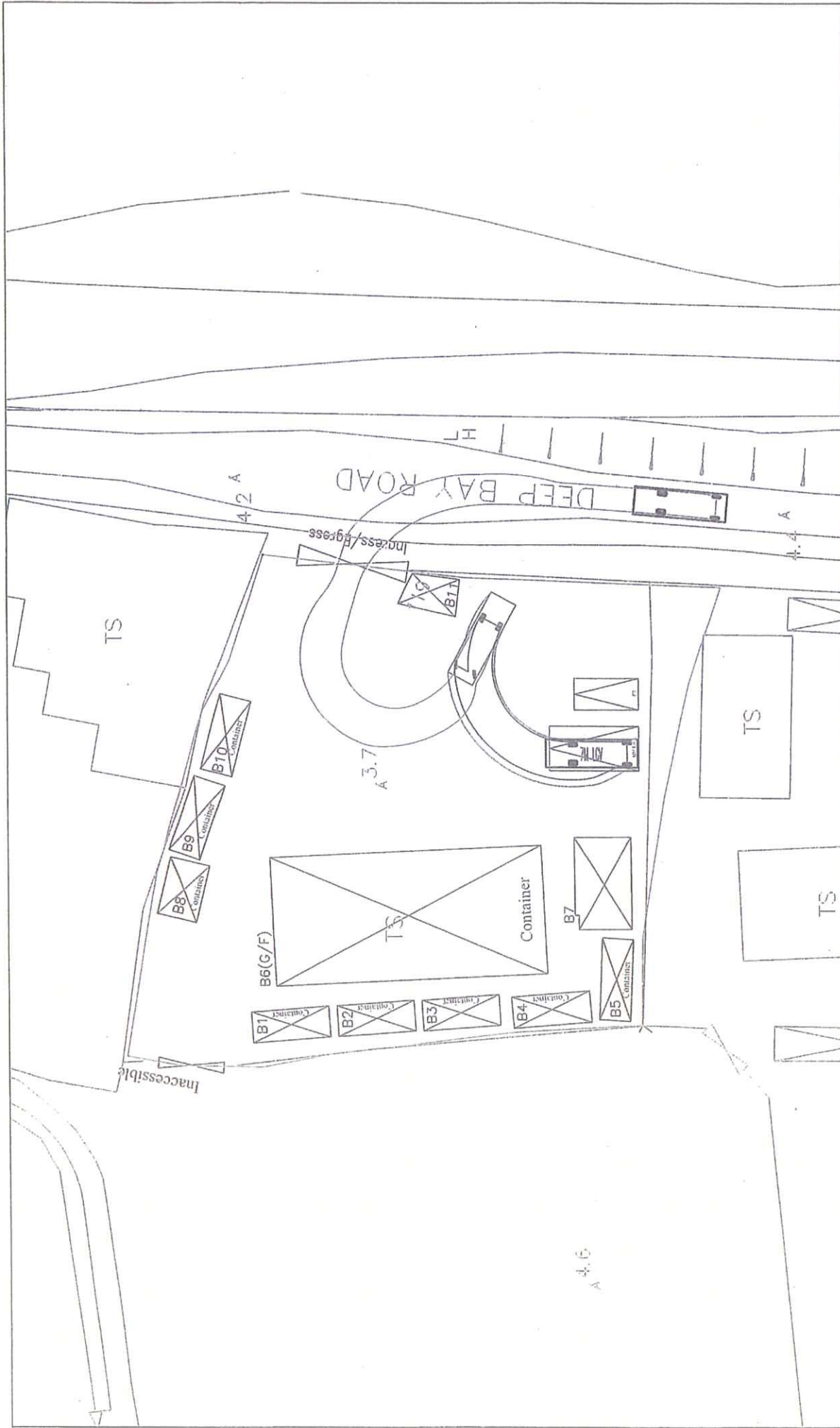
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DATE	SEP 2025	SCALE	N.T.S		
DRAWN	SF	PROJECT NO.	-		



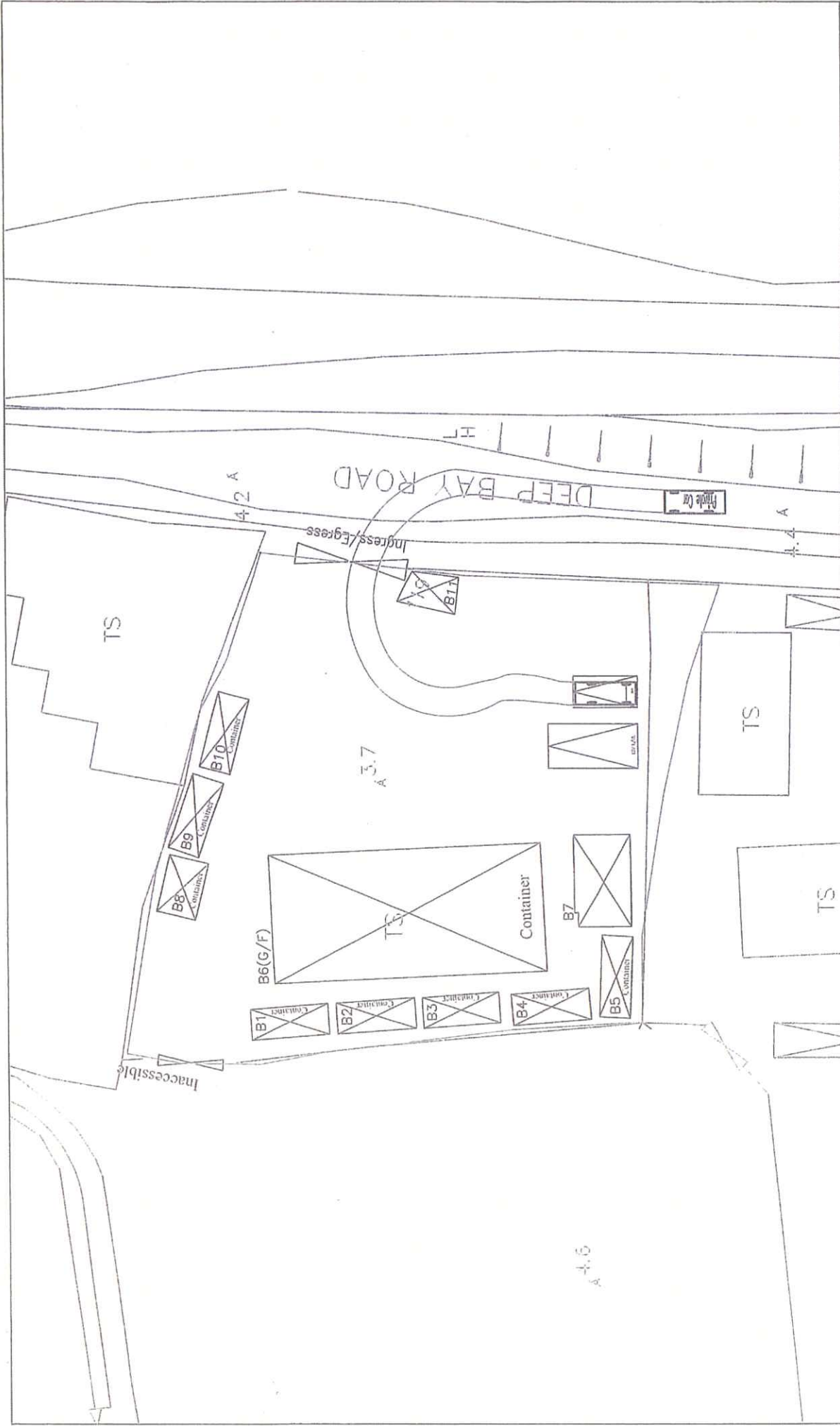
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DATE	SEP 2025	SCALE	N.T.S		
DRAWN	SF		PROJECT NO.		



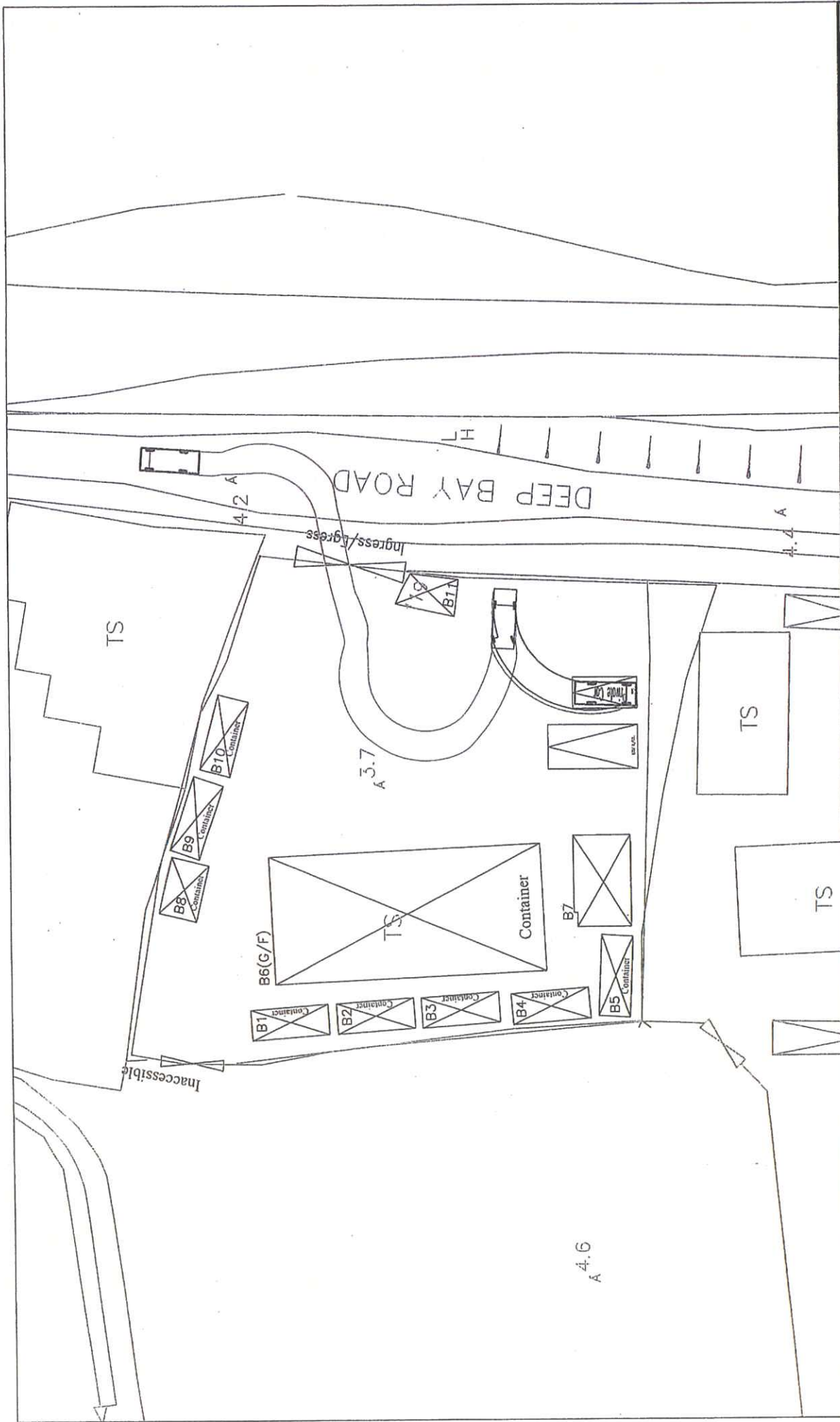
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DRAWN	SF	PROJECT NO.	-		



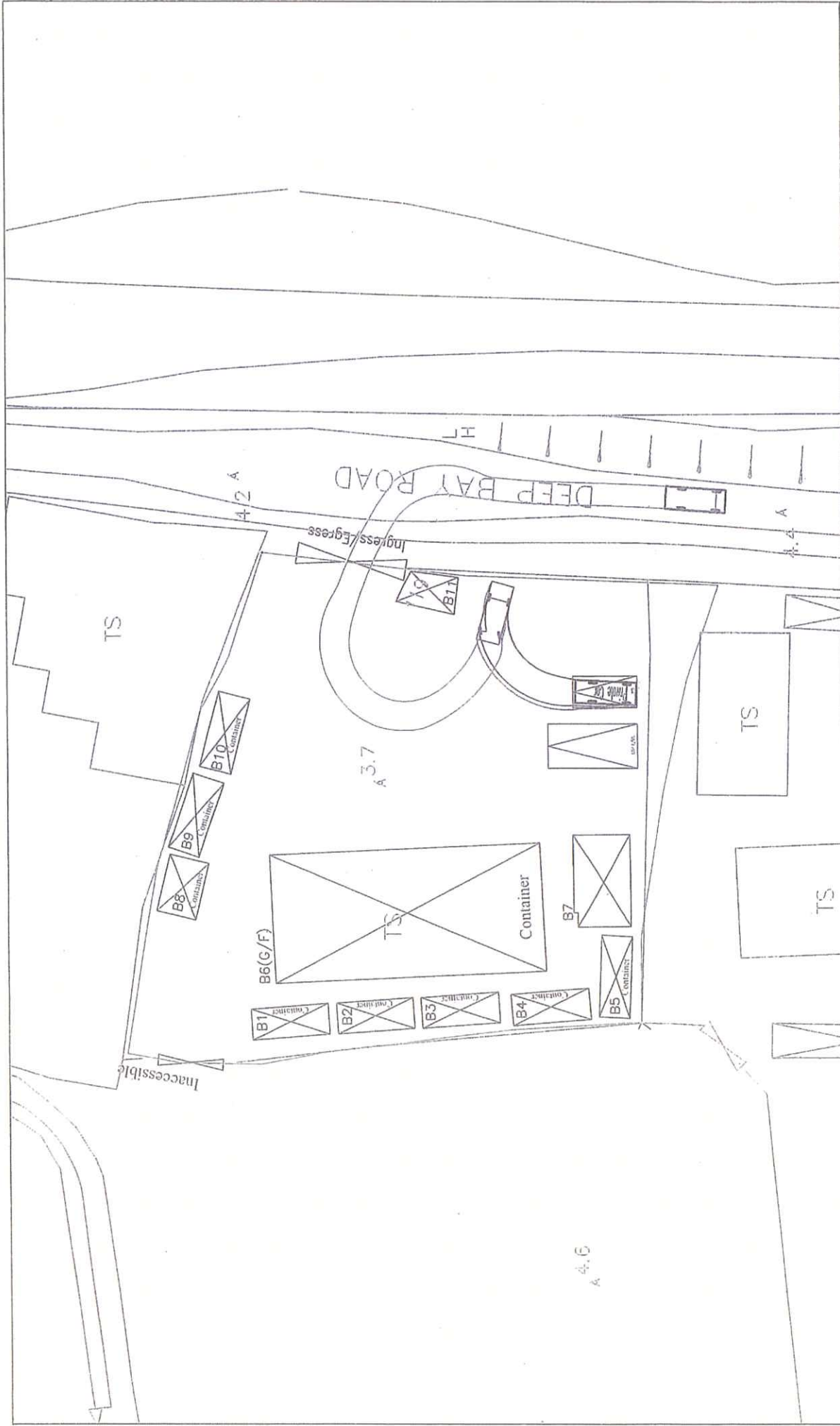
PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL, WARE, SPARE PARTS AND WIRES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT NOS 2393 RP(PART) AND 2394 RP IN D.D129, LAU FAU SHAN, YUEN LONG, NT		DRAWING TITLE SWEPT PATH ANALYSIS FOR LIGHT GOODS VEHICLE		DATE SEP 2025		SCALE N.T.S		PROJECT NO. —		DRAWN SF		FIGURE SP-1.4	
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PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL WARE/SPARE PARTS AND WIRES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT NOS 2393 RP(PART) AND 2394 RP IN D.D129/LAU FAU SHAN/YUEN LONG,N.T		DRAWING TITLE SWEEP PATH ANALYSIS FOR PRIVATE CAR		FIGURE SP-1.6	
DATE	SEP 2025	SCALE	N.T.S		
DRAWN	SF	PROJECT NO.	-		



PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL WARESPARE PARTS AND WIRES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT NOS 2393 RP(PART) AND 2394 RP IN D.D129, LAU FAU SHAN, YUEN LONG, N.T.		FIGURE SP-1.7	
DATE SEP 2025	SCALE N.T.S	SWEPT PATH ANALYSIS FOR PRIVATE CAR	
DRAWN SF	PROJECT NO. —		



PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF METAL WAREHOUSE PARTS AND WIRES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT NOS 2393 RP(PART) AND 2394 RP IN D.D129, LAU FAU SHAN, YUEN LONG, N.T.		DRAWING TITLE SWEEP PATH ANALYSIS FOR PRIVATE CAR	
DATE SEP 2025	SCALE N.T.S	DRAWING TITLE SWEEP PATH ANALYSIS FOR PRIVATE CAR	
DRAWN SF	PROJECT NO. —	DRAWING TITLE SWEEP PATH ANALYSIS FOR PRIVATE CAR	

FIGURE SP-1.8

Annex 6

Drainage Proposal

SUBMISSION REPORT
FOR
DRAINAGE PROPOSAL DESIGN
FOR TEMPORARY WAREHOUSE FOR STORAGE OF METAL WARE,
SPARE PARTS AND WIRES WITH ANCILLARY OFFICE
FOR A PERIOD OF 3 YEARS IN “RESIDENTIAL (GROUP D)” ZONE,
LOTS 2393 RP AND 2394RP IN D.D.129, LAU FAU SHAN, YUEN LONG,
NEW TERRITORIES

Date : September 2025

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2. Existing Drainage Condition
3. Design parameters & assumptions
4. Proposed Stormwater Drainage
5. Effect on Drainage Characteristics and potential Drainage Impacts
6. Conclusions

APPENDIX

- | | |
|------------|-----------------------------------|
| Appendix A | Stormwater Drainage Proposal Plan |
| Appendix B | Surface Drainage Design |

REFERENCES

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

1. Introduction

This proposal is prepared for the proposed stormwater drainage works for the proposed temporary warehouse at lots 2393 RP and 2394RP in D.D.129, Lau Fau Shan, Yuen Long, New Territories

2. Existing Drainage Condition

A plan showing the existing catchments are enclosed in **Appendix B**. Currently, the surface runoff collected from the site is discharging to the existing government catchpit no. SCH1031309 as shown in **Appendix A**. As per the existing site condition, additional peripheral U-channels area considered necessary for the proposed development. Drainage proposal is required to be carried out for the proposed development.

3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Fifth Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the main rural drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the "Rational method" in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m ²)
	K	=	runoff coefficient

Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

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

Where t_0 = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 1 for developed area. For vegetated ground, the value of K is taken as 0.3.

4. Proposed Stormwater Drainage

The proposed stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing government catchpit. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A**.

5. Effect on Drainage Characteristics and Potential Drainage Impact

The drainage design of the proposed U-channel are presented in **Appendix B**.

6. Conclusion

Peripheral channels are to be provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

Appendix A

Stormwater Drainage Proposal Plan

GENERAL NOTE

1. THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM RELEVANT AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.

CONCRETE STRENGTH AND STEEL REINFORCEMENT SPECIFICATION FOR DRAINAGE DETAILS

1. CONCRETE GRADE FOR CATCHPITS AND U-CHANNEL SHALL BE 300 DESIGN IN COMPLIANCE WITH CS1 : 2010 FOR BLINDING LAYER SHALL BE 120, DESIGN COMPLY WITH CS1-2010.
2. ALL MAIN BARS TO BE HOT ROLLED HIGH YIELD STEEL REINFORCED BAR COMPLY WITH CS2 : 2012
Y - HIGH YIELD BAR 500 MPa
M - MILD STEEL BAR 250 MPa
3. CONCRETE COVER TO MAIN REINFORCEMENT TO BE 50mm.
4. LAP LENGTH FOR ALL BARS TO BE 46x DIAMETER OF LARGER BAR TO BE LAPPED.
5. REACTIVE ALKALI CONTENT EXPRESSED IN 50000 CODE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 300 AS PER PHAP APP-74.

HALF ROUND, U- AND STEPPED - CHANNELS

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. CONCRETE SURFACE FINISHING SHALL BE CLASS U2 OR F2 AS APPROPRIATE
3. FOR HALF ROUND AND U - CHANNEL SPACING OF EXPANSION JOINT IN CHANNELS, BEAMS AND APPROX TO BE 10m MAXIMUM FOR STEPPED CHANNELS, EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m.
4. DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.
5. THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CE00'S STANDARD DRAWINGS NO. C2405 TO C2407 AND C2412
6. ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

NOMINAL SIZE H	T	B	REINFORCING
<200	100	100	REL
200 - 250	120	120	REL
250 - 300	150	150	REL
300 - 350	175	175	A325 HIGH PLACED CENTRALLY



PLAN

NOTES

U-CHANNEL

COMPLY WITH PG B.11

OF GEOTECHNICAL MANUAL FOR SLOPES

PRODUCT FILE

STORMWATER DRAINAGE PROPOSAL

LOT NO. 2393RP IN D.D.129

DRAINAGE PROPOSAL PLAN AND TYPICAL DETAILS

SCALE : 1:10

DATE

DRW

CHK

APP

DATE

DATE

DATE

LEGEND

- EXISTING GROUND LEVEL AT +3.82m
- PROPOSED 300UC U-CHANNEL WITH GRATING AT FALL TO 250 (mm)
- PROPOSED 375UC U-CHANNEL WITH GRATING AT FALL TO 250 (mm)
- PROPOSED 450UC U-CHANNEL WITH GRATING AT FALL TO 250 (mm)

CP1(s)

CP2

CAST IRON GRATING

CAST IRON GRATING

CAST IRON GRATING

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PROPOSED CATCHPIT SCHEDULE

CATCHPIT NO	C.L. (mPD)	I.L. (mPD)
CP1	3.95	3.55
CP2	3.95	3.54
CP3	4.17	3.47
CP4	3.83	3.38
CP5	3.81	3.34
CP6	3.63	3.23
CP7	3.63	3.21
CP8	3.71	3.31
CP9	3.67	3.28
CP10	3.57	3.19
CP11	3.70	3.07
CP12	3.70	2.99
CP13	3.70	2.97
CP14	3.96	2.92
CP15(s)	3.96	2.86

ALL PROPOSED DRAINAGE WORKS SHOULD BE MAINTAINED BY THE APPLICANTS (i.e. LOT OWNERS)

EX. GOVERNMENT CATCHPIT NO. SCH1031308

EXISTING 450UC

EX. GOVERNMENT CATCHPIT NO. SCH1031309 C.L. 3.74 I.L. 2.80

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

EXISTING 300UC

SECTION D - D WITH DESIRED TRAP



SECTION D - D WITH DESIRED TRAP

COMPLY WITH CE00'S DRAWING NO. D5 C2405 AND C2408

SECTION D - D

N.T.S.

SECTION D - D

N.T.S.

SECTION D - D

N.T.S.

SECTION D - D

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SECTION D - D

N.T.S.

Appendix B

Surface Drainage Design

Drainage Design

Page no.

Drainage Design at lot 2393RP in

Project No.: DD129

Date: 24-Aug-25

Prepared by: Ray Cheng

Check for the drainage capacity of proposed 300UC for Catchment Area A1

Catchment area, A1 = 770 m² Assume k = 1.0 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP11

(Ld) = 67.00 m

Shortest distance from summit point to outlet, CP11

(Ls) = 40.00 m

Elevation of remote point (Pt A)

= 4.46 mPD

Elevation of outlet point, CP11

= 3.07 mPD

Average fall, H

= $(z_1 - z_2)/L_s \times 100$

= 3.48 m per 100m

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

= 3.89 min

Assume a 1 in 50 year design rainfall return period for rural area

From SDM Corrigendum No. 1/2024

i = 240 mm/hr

Q = $kiA/60 \times 1.16$

3573 lit/min

From TGN 43A1

For proposed 300 UC with 1 in 200 gradient

Maximum capacity = 6000 lit/min > 3573 o.k.

The corresponding velocity = 1.25 m/s < 4 o.k.

Drainage Design at lot 2393RP in

Project No.: DD129

Date:

24-Aug-25

Prepared by:

Ray Cheng

Check for the drainage capacity of proposed 300UC for Catchment Area A2

Catchment area, A2 = 758 m² Assume k = 1.0 for paved surface
0.3 for unpaved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP11

(Ld) = 61.50 m

Shortest distance from summit point to outlet, CP11

(Ls) = 40.00 m

Elevation of remote point (Pt A)

= 4.46 mPD

Elevation of outlet point, CP11

= 3.07 mPD

Average fall, H

= $(z_1 - z_2)/L_s \times 100$

= 3.48 m per 100m

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 3.57 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area
From SDM Corrigendum No. 1/2024

$$i = 245 \text{ mm/hr}$$

$$Q = \frac{kiA}{60} \times 1.16$$

$$= 3590 \text{ lit/min}$$

From TGN 43A1

For proposed 300 UC with 1 in 200 gradient

Maximum capacity = 6000 lit/min > 3590 o.k.

The corresponding velocity = 1.25 m/s < 4 o.k.

Drainage Design at lot 2393RP in
 Project No.: DD129
 Prepared by: Ray Cheng

Date: 24-Aug-25

Check for the drainage capacity of proposed 375UC

Catchment area,	A1	=	770	m ²	Assume k = 1.0 for paved surface
	A2	=	758	m ²	
	Total Area A1+A2	=	1528	m ²	

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, Pt Z
 Shortest distance from summit point to outlet, Pt Z

$$\begin{aligned} (L_d) &= 110.00 \text{ m} \\ (L_s) &= 72.00 \text{ m} \end{aligned}$$

Elevation of remote point (Pt A) = 4.46 mPD
 Elevation of outlet point, Pt Z = 2.86 mPD

Average fall, H = $(z_1 - z_2)/L_s \times 100$
 = 2.22 m per 100m

$$\begin{aligned} T_c &= 0.14465 \times L_d / (H^{0.2} \times A^{0.1}) \\ &= 6.52 \text{ min} \end{aligned}$$

Assume a 1 in 50 year design rainfall return period for rural area
 From SDM Corrigendum No. 1/2024

$$\begin{aligned} i &= 220 \text{ mm/hr} \\ Q &= kiA/60 \times 1.16 \\ &= 6499 \text{ lit/min} \end{aligned}$$

From TGN 43A1

For proposed 375 UC with 1 in 200 gradient

Maximum capacity	=	10000	lit/min	>	6499	o.k.
The corresponding velocity	=	1.40	m/s	<	4	o.k.

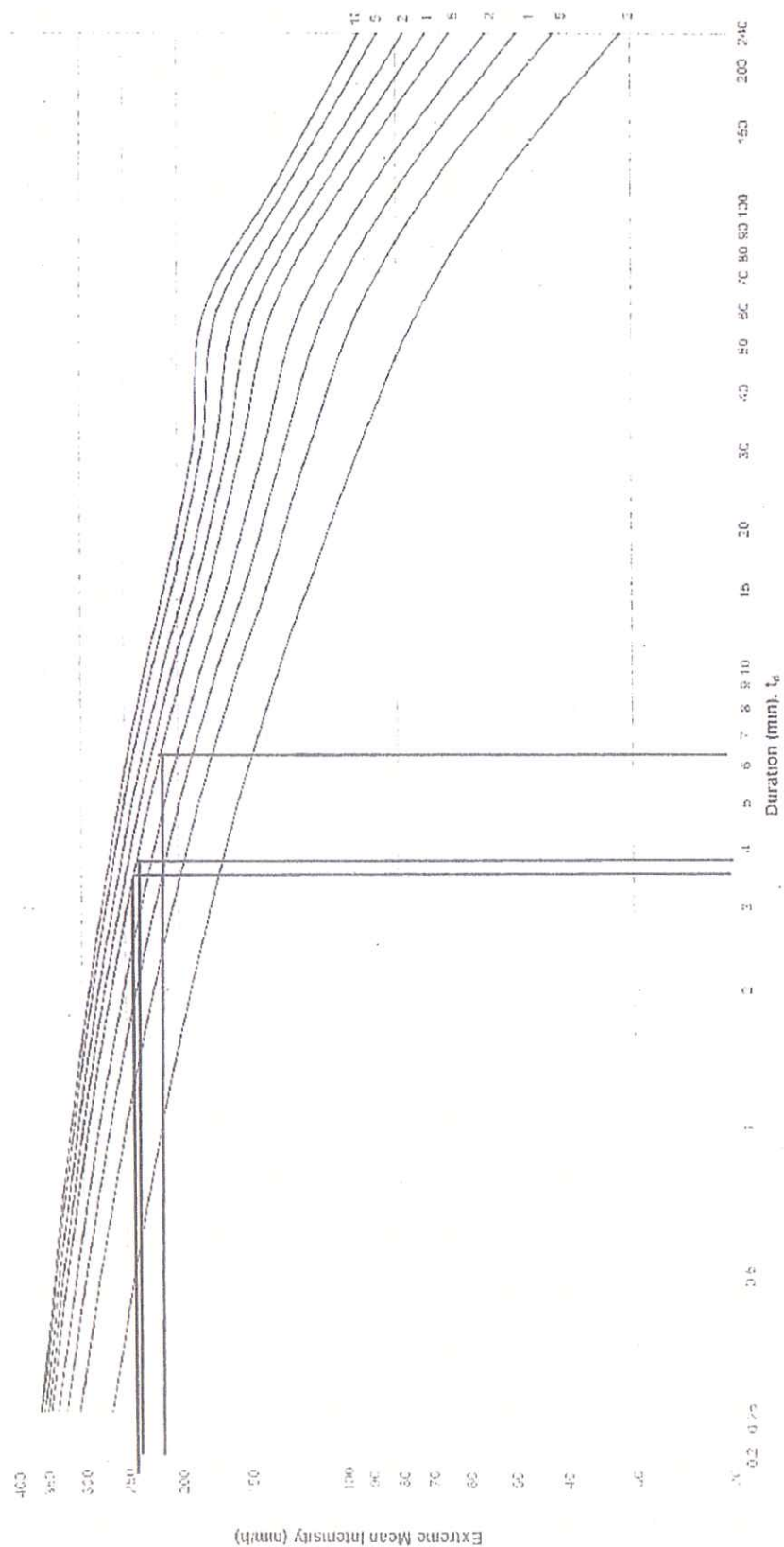
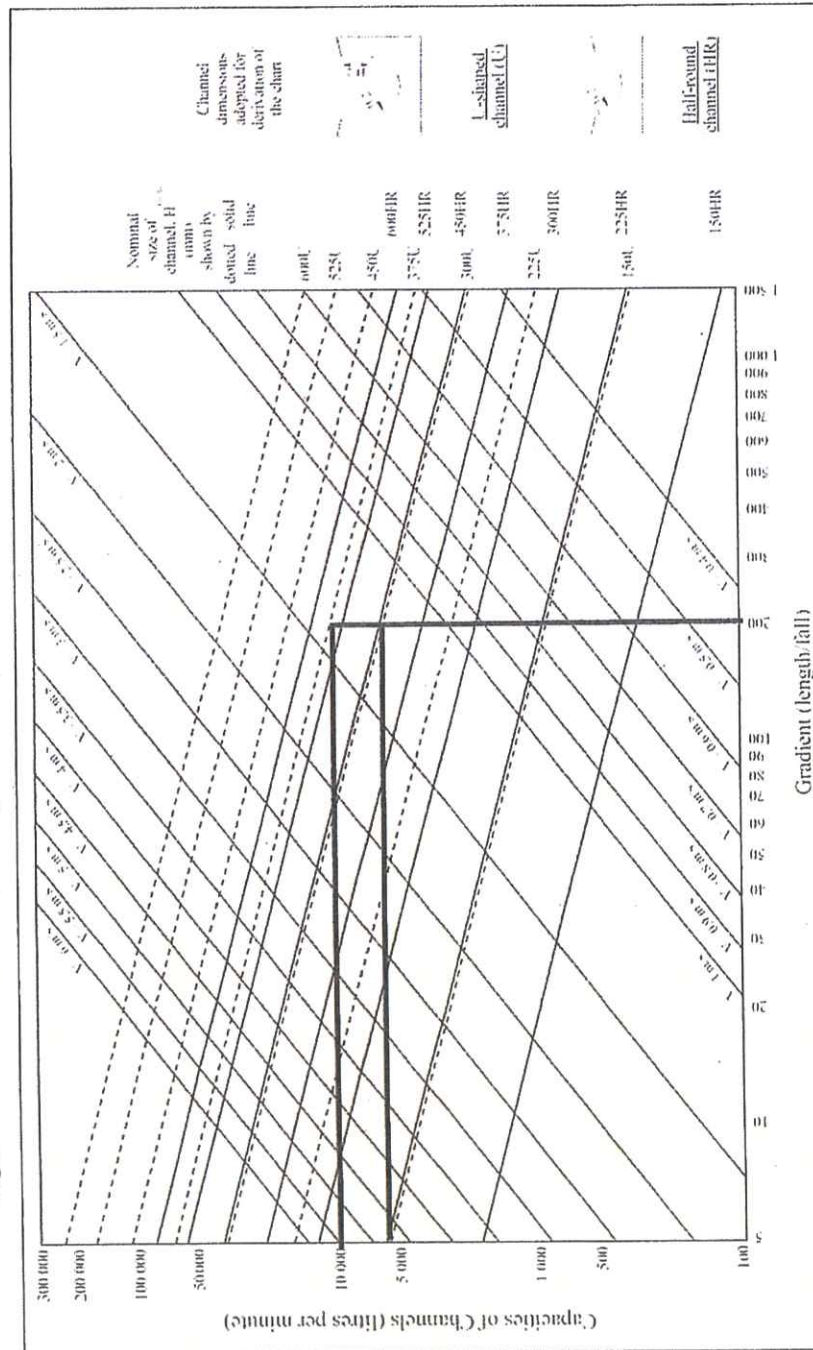


Figure 4a - Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channel Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

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



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

Annex 7

Fire Service Installations Layout Plan

-
- no. 4/2021.
1:2016

1. Sufficient emergency lighting shall be provided throughout the entire building.

2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circulars letter 5/2008.

3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.

4. An Automatic Sprinkler System Supplied by 135 m³ Sprinkler Water Tank and Hazard Class 04.3 shall be provided to the building/structure B1-B7.

Hazard Class OH 3 shall be provided to the building/structure G1-U,
in accordance with BS EN 12845:2015 and FSD Circular Letter No.5/2020.
The Sprinkler Inlet and Sprinkler Control Valve Group as marked on plans.

the Sprinkler Inlet and Sprinkler Control valve group as marked on plans. & the sprinkler water tank, F.S water tank, sprinkler pump room and F.S pump room as marked on plans too.

5. The storage configuration is ST1: free standing or block stacking with reference to the section 6.3.2 of BS 12845 and storage pattern is the maximum storage heights

shall not exceed 4 m & the maximum storage areas shall be 50m² for any single block, with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with IBC BSEN 12845 (Storage Category : Category I)

6.A hose reel system should be supplied by 2.0m³ 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 marked on plans.

7. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter no 6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.

g The Sprinkler Tank & ES water supply pipe be connected to Town Main.

9. The Sprinkler pump (SP1, SP2, JP) & F.S. Hose Reel pump (HP1, HP2, JP) shall be provided at Sprinkler pump Room & F.S. Pump Room.

10 Source of secondary power supply for the proposed FSIs shall be provided.

Project :

PROPOSED TEMPORARY WAREHOUSE FOR
STORAGE OF METAL WARE, SPARE PARTS
AND WIRES WITH ANCILLARY OFFICE FOR
A PERIOD OF 3 YEARS AT LOT NOS
2393 RP(PART) AND 2394 RP IN
D.01219, LAU FAU SHAN, YUEN LONG, N.T

Registered Address :

Shop 25, G/F, Man Fung Building, YTL 329,
Fung Kwan Street, Yuen Long, N.T.
Tel : 9263 7766 Fax : 2428 5932

Business Address :

8 / F, Block L, Phase 2, Wah Fung Industrial Centre,

F.S. & SPRINKLER SYSTEM LAYOUT PLAN

<u>NO.</u>	<u>Structure Content</u>	<u>Covered Area (sq.m)</u> (About)	<u>Storey</u>	<u>Height (m)</u> (About)	<u>GFA (sq.m)</u> (About)
B1	Storage	14.6	1	2.59	14.6
B2	Storage	14.6	1	2.59	14.6
B3	Storage	14.6	1	2.59	14.6
B4	Container-Type F Toilet	14.6	1	2.59	14.6
B5	Container-Type M Toilet	14.6	1	2.59	14.6
B6	G/F: Storage 1/F: Office & Storage	214.15	2	5.18	335.0
B7	Office & Storage	31.7	1	2.59	31.7
B8	Storage	14.0	1	2.59	14.0
B9	Storage	14.6	1	2.59	14.6
B10	Storage	14.6	1	2.59	14.6
B11	F.S Pump Room	12.0	1	2.59	12.0

Drawn By: W.C WONG

Date:	2025-09-10
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Scale: 1:300 @ A3

Ref No.	TPB/A/YI-IES

TITLE :
PROPOSED FIRE SERVICE
INSTALLATION LAYOUT PLAN.

Previous s.16 Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
A/YL-LFS/421	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years	R(D)	4.3.2022	(1) to (6)

Approval Conditions:

- (1) No night time operation.
- (2) No vehicle is allowed to queue back to or reverse onto/from public road.
- (3) Maintenance of existing drainage facilities.
- (4) Submission of record of the drainage facilities.
- (5) Submission and implementation of fire service installations proposal.
- (6) Revocation clause.

Government Bureau/Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The application site (the Site) comprises Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (c) The following lots within the Site is covered by Short Term Waivers (STW) is listed below:

Lot Nos. (D.D.129)	STW Nos.	Use
2393 RP & 2394RP	5484	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office and any ancillary uses as may be approved by DLO/YL

- (d) The applicant should note his advisory comments at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) The proposed use would not generate traffic of heavy vehicles nor involve dusty operation. There are residential dwellings within 100m from the boundary of the Site.
- (c) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (d) The applicant should note his advisory comments at **Appendix IV**.

3. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Based on the drainage proposal enclosed in the application, apparently the applicant would implement and maintain the same drainage facilities as proposed under previous Planning Application No. A/YL-LFS/421. The applicant should inform Planning Department if the drainage arrangement has been changed.

- (c) Should the Board consider the application be acceptable from planning point of view, an approval condition should be stipulated requiring the applicant to submit and implement a revised drainage proposal and maintain the proposed drainage facilities to his satisfaction.
- (d) The applicant should note his advisory comments at **Appendix IV**.

4. **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) Sprinkler system, Wheeled Type Dry Chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting and directional & exit sign shall be provided for enclosed structures with total floor area exceeding 230m².
- (c) In relation to (b) 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.
- (d) The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”.
- (e) In relation to (b) above, a 20-35kg wheeled type dry chemical fire extinguisher in every 500m² on every floor of the premises shall be provided to ensure that every part of the premises can be reached by wheeled type dry chemical fire extinguisher from a distance of not more than 30m.
- (f) Modified hose reel system and fire alarm system are considered as self-upgrade and not a mandatory requirement by his Department.
- (g) The applicant should note his advisory comments at **Appendix IV**.

5. **Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) It is noted that 11 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed

building works in accordance with the BO.

- (c) The applicant should note his advisory comments at **Appendix IV**.

6. Project Interface

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

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments at **Appendix IV**.

7. District Officer’s Comments

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

His office has not received any feedback from the locals.

8. Other Departments’ Comments

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (d) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD; and
- (e) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his Office for Short Term Waiver(s) (STW(s)) to permit the structure(s) erected or to be erected within the subject lots and apply for modification of STW(s) where appropriate. The application(s) for STW(s) and modification of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that 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. The local track leading to the Site is not under 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The run-in/out from Deep Bay Road to the Site should be constructed and maintained by the application. The run-in/out shall be removed by the applicant to the satisfaction of HyD upon expiry of the application;
- (d) to note the comments of the Director of Environmental Protection (DEP) that :
 - (i) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
 - (ii) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). 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;
 - (iii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
 - (iv) to meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Director of Fire Services (D of FS) that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (f) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) the Site abuts on a specified street (Deep Bay Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月20日星期四 3:17
收件者: tpbpd/PLAND
主旨: A/YL-LFS/581 DD 129 Lau Fau Shan

類別: Internet Email

A/YL-LFS/581

Lots 2393 RP (Part) and 2394 RP in D.D.129, Lau Fau Shan

Site area: About 1,414.6 (1,153.5)sq.m

Zoning: "Res (Group D)"

Applied use: Warehouse for Storage of Metal Ware / 2 Vehicle Parking

Dear TPB Members,

421 was approved 4 March 2022 and revoked 4 December 2023 TWO YEARS AGO for failure to fulfil both Fire and Drainage conditions.

But the operation has continued. How has this been allowed? Now back with a larger footprint that claims to be a different applicant. But we all know that registering a company in HK is easy.

There is no justification to streamline and approve another 3 years. At most any approval should be limited to 6 months.

THE PRIORITY OF THE BOARD SHOULD BE NATIONAL SECURITY – THIS INCLUDES PROTECTING THE COMMUNITY FROM HAZARDS THAT CAN IMPACT THEIR SAFETY, HEALTH AND LIVELIHOOD.

It is high time that PlanD and TPB make decisions in line with national priorities.

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Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 9 February 2022 1:57 AM HKT
Subject: A/YL-LFS/421 DD 129 Lau Fau Shan

A/YL-LFS/421

Lots 2393 RP (Part) and 2394 RP in D.D.129, Lau Fau Shan

Site area : About 1,153.5sq.m

Zoning : "Res (Group D)"

Applied use : Warehouse for Storage of Metal Ware / 2 Vehicle Parking

Dear TPB Members,

While previous approval shows Application 340, only a very small part of the site is under that application. This site appears to have been paved over for brownfield use with no approval.

Members should make enquiries into development plans for this corner close to Deep Bay Road that looks ripe for development into residential like the close by Deep Bay Grove. Approval of brownfield use may delay progress.

Mary Mulvihill