

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant is advised the proposed public utility installation should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. The applicant should consult District Lands Officer/Yuen Long, Lands Department and seek agreement from the relevant owners for any works to be carried out outside his lot boundary before commencement of the works;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road from Deep Bay Road to the Site is not and will not be maintained by HyD and HyD will not take up the maintenance of the access. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Project Manager (West), CEDD that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein;
- (e) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under the Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Director of Environmental Protection that the filling and excavation of land for the proposed public utility installation is subject to statutory control of relevant pollution control ordinances. Moreover, the applicant shall make reference to “Recommended Pollution Control Clauses” (RPCC) to implement suitable mitigation measures and good site practice to minimise the potential environmental impact during construction; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that public utility installation (telecommunications radio base station) with associated filling and excavation of land is 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be 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 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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收件者: tpbpd/PLAND
主旨: A/YL-LFS/612 DD 129, Sha Kiu Tsuen, Lau Fau Shan
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Lot 68 (Part) in D.D. 129, Sha Kiu Tsuen, Lau Fau Shan

Site area: About 67.1sq.m

Zoning: "Coastal Protection Area"

Applied development: Telecommunications Radio Base Station / **Filling and Excavation of Land**

Dear TPB Members,

So whats so special about 120A Sha Kiu Tsuen, Deep Bay Road, that it requires an individual RBS? Who lives there, is it a government official, a tycoon?

Approval would open the gates for a slew of applications of a similar nature that would lead to extensive encroachment of "CPA".

Mary Mulvihill