

2-9 DEC 2021  
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.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

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

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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/NE-LY7/755
	Date Received 收到日期	29 DEC 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

Country Rich Development Limited

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

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

R-riches Property Consultants Limited

### 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)	Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, 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	<input checked="" type="checkbox"/> Site area 地盤面積 4,110 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" zone
(f) Current use(s) 現時用途	Public Vehicle Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
17/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<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  (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

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

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



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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

**(v) For Type (v) application 供第(v)類申請**

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

Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 .....30..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率 .....0.01..... ☒About 約
- Proposed site coverage 擬議上蓋面積 .....1..... % ☒About 約
- Proposed no. of blocks 擬議座數 .....2.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....1..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約
- .....2.8..... m 米 ☒About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☒ other(s) 其他

(please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE*	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	

\*STRUCTURES B1 AND B2 ARE CONTAINER-CONVERTED STRUCTURES

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
B1	G/F	Site Office
B2	G/F	Site Office
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation Space .....

.....

.....

.....

.....



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

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

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

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

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

Existing

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Sha Tau Kok Road - Lung Yeuk Tau via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">43</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input checked="" type="checkbox"/></p>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> <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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>



**10. Justifications 理由**

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

The applicant seek to use Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories (the Site) for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (**Plan 01**). The applicant would like to continue to use the Site for public vehicle park to serve nearby residents.

The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Lung Yeuk Tau Outline Zoning Plan No.: S/NE-LYT/17 (**Plan 02**). According to the Notes of the OZP, 'Public Vehicle Park (Excluding Container Vehicle)' is a column 2 use within the "V" zone, which requires permission from the Town Planning Board (the Board). Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of "V" zone. The Site is subject to several approved S.16 planning applications, within which the latest application No. A/NE-LYT/710 was approved by the Board on 20.9.2019. Therefore, approval of the current application will not set undesirable precedent for the "V" zone.

The Site occupied an area of 4,110 sq.m (about) of private land (**Plan 03**). Two structures are proposed at the Site for site office with total GFA of 30 sq.m (about) and building height of 2.8m (about)(1-storey)(**Plan 04**). The operation hours of the proposed development are 24 hours daily including public holiday. The number of staff working at the site is 4.

The Site is accessible from Sha Tau Kok Road - Lung Yeuk Tau via a local access (**Plan 01**). 43 private car parking spaces are provided at the site (**Plan 04**). As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.

**11. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

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

R-riches Property Consultants Limited

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

Date 日期

17/11/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. 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。

3. 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。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories		
Site area 地盤面積	4,110 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	



(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)
			/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		2.8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
			/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		/	m 米 <input type="checkbox"/> (Not more than 不多於)
			/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	1 % <input checked="" type="checkbox"/> About 約			
(v) No. of units 單位數目	/			
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米	<input type="checkbox"/> Not less than 不少於

(vii) 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  Private Car Parking Spaces 私家車車位 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)  _____	43  43 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  _____	

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction, Fire service installations proposal, Drainage proposal		
_____		
_____		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



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

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

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## Estimated Trip Generation and Attraction

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

- (i) The application site (the Site) is accessible from Sha Tau Kook Road – Lung Yeuk Tau via a local access. A total of 43 parking spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space	43

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 5).
- (iii) The operation hours of the proposed development are 24 hours daily including public holidays. Please see below for the trip generation and attraction of the proposed development:

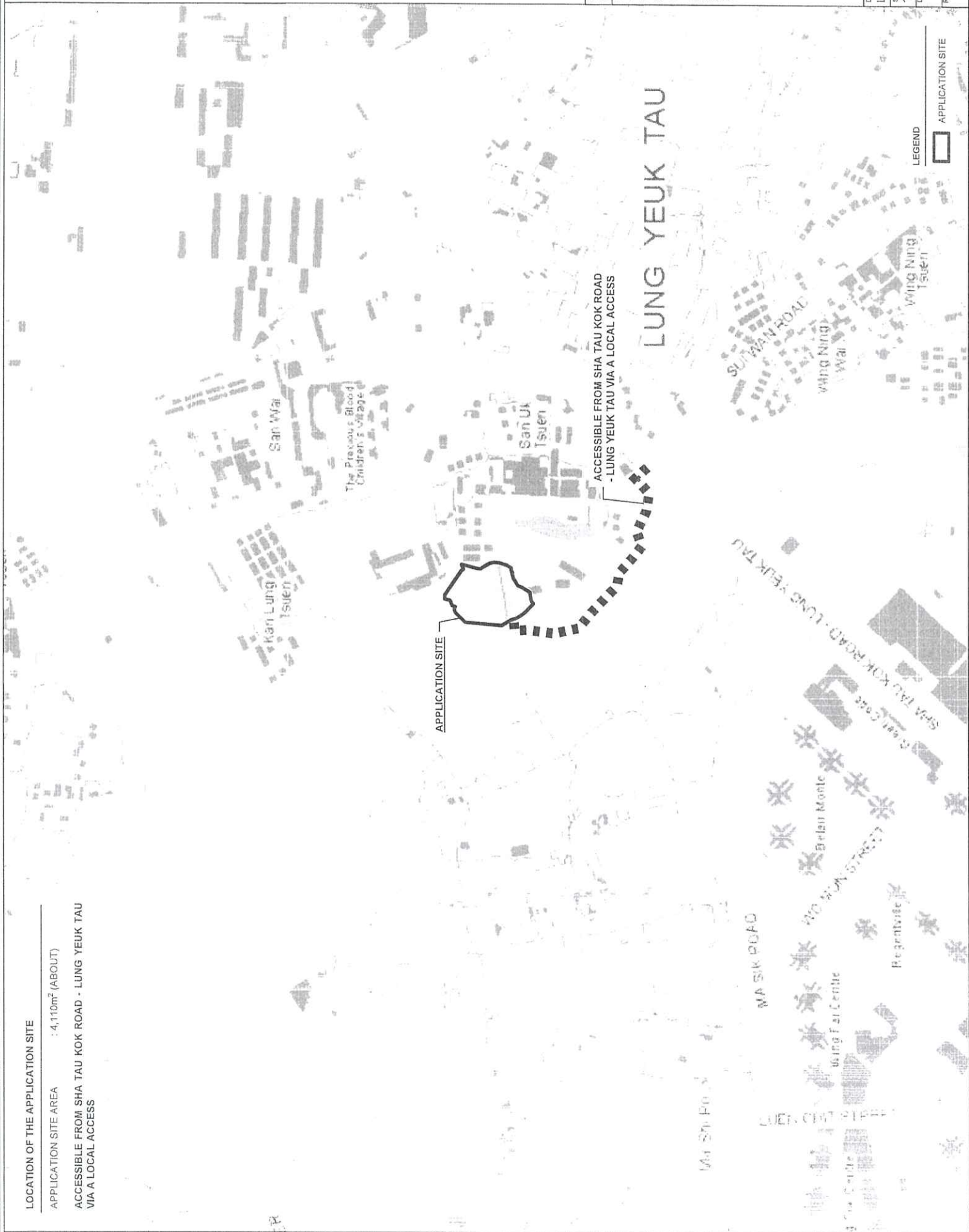
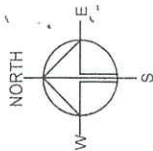
Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	25	29
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	23	3	26
Traffic trip per hour (average)	5	5	10

- (iv) No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the Site at any time during the planning approval Period.
- (v) Only private car as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (vi) A notice will be posted at a prominent location of the Site to indicate that only private car as defined in the Road Traffic Ordinance is allowed to be parked on or enter/exit the Site at any time during the planning approval period.
- (vii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,110m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM SHA TAU KOK ROAD - LUNG YEUK TAU VIA A LOCAL ACCESS



Drawing No.	Ver.
P01	01
Project	
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	

Drawing Title	LOCATION PLAN
Scale of A4	1 : 5000
Drawn	Date
Revised	16.11.2021
	Date

LEGEND  
 APPLICATION SITE





AREA ZONED AS "V"  
: 4.110m<sup>2</sup> (ABOUT)(100%)

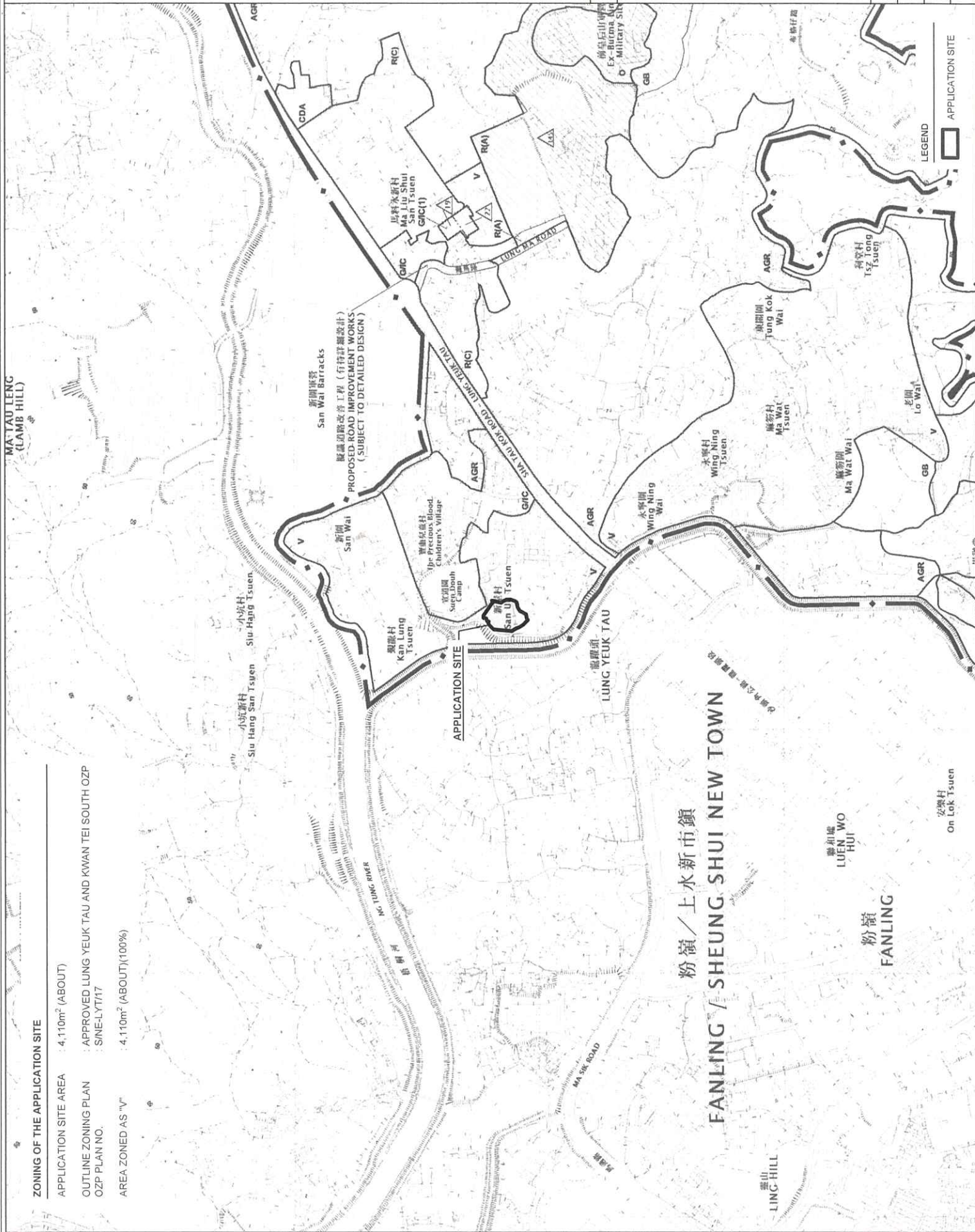
粉嶺／上新市鎮

FANLING / SHEUNG SHUI NEW TOWN

謝文輝  
WUEN WO  
HUI

粉嶺  
FANLING

安樂村  
On Lok Tsuen

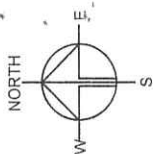


LOT 1422 RP (PART) IN D.D.  
83, LUNG YEUK TAU,  
FANLING, NEW  
TERRITORIES

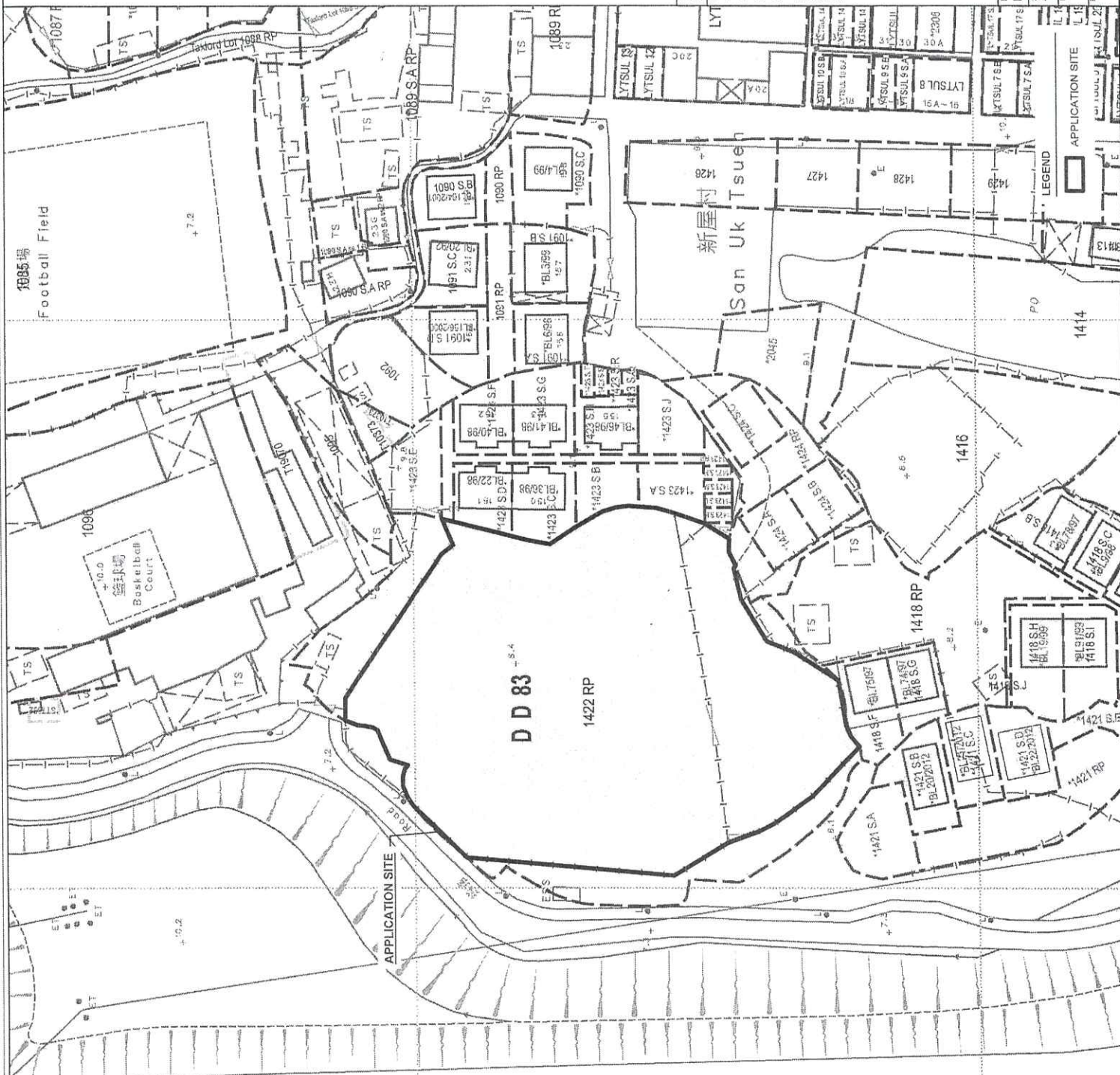
Drawing Title  
ZONING OF THE SITE  
Scale of A4  
1 : 10000

Drawn	Date
	16.11.2021
Revised	Date
	24.11.2021



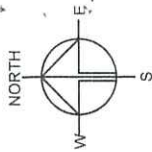


Drawing No.	P03	Ver.	01
Project	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS		
Land Status of the Site	LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, NEW TERRITORIES		
Scale of A4	1:1000		
Drawn	L11	Date	16.11.2021
Revised		Date	



LAND STATUS OF THE APPLICATION SITE

- APPLICATION SITE AREA : 4.110m<sup>2</sup> (ABOUT)
- AREA OF PRIVATE LAND : 4.110m<sup>2</sup> (ABOUT)
- AREA OF GOVERNMENT LAND : NOT APPLICABLE

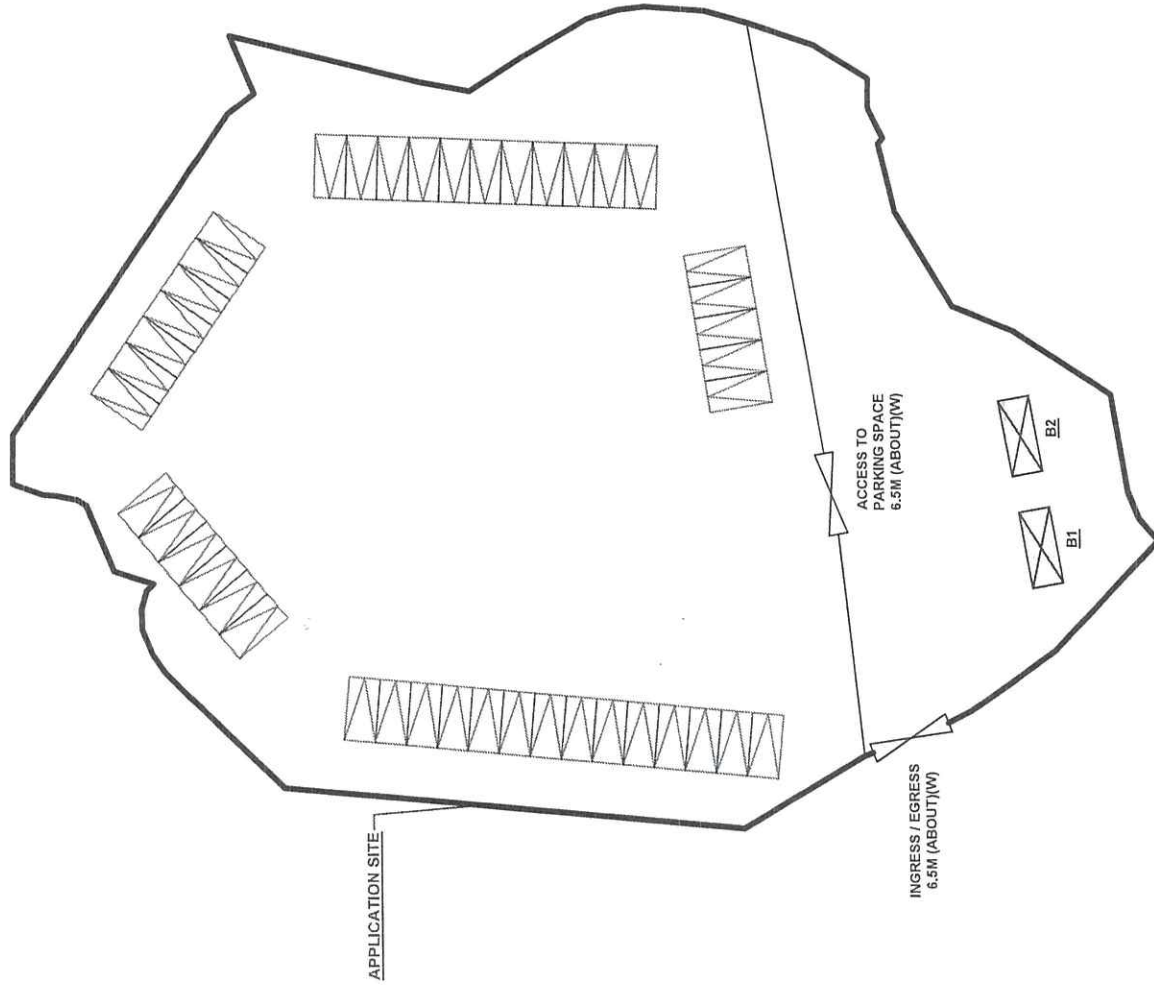


Drawing No.	01
Project	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS
Location	LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES
Drawing Title	LAYOUT PLAN
Scale of A4	1 : 600
Date	16.11.2021
Drawn	
Revised	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE*	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)

TOTAL 30m<sup>2</sup> (ABOUT)

\*STRUCTURES B1 AND B2 ARE CONTAINER-CONVERTED STRUCTURES



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 4.110m <sup>2</sup> (ABOUT)
COVERED AREA	: 30m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 4.080m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.01 (ABOUT)
SITE COVERAGE	: 1% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 30m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 2.8m (ABOUT)
NO. OF STOREY	: 1

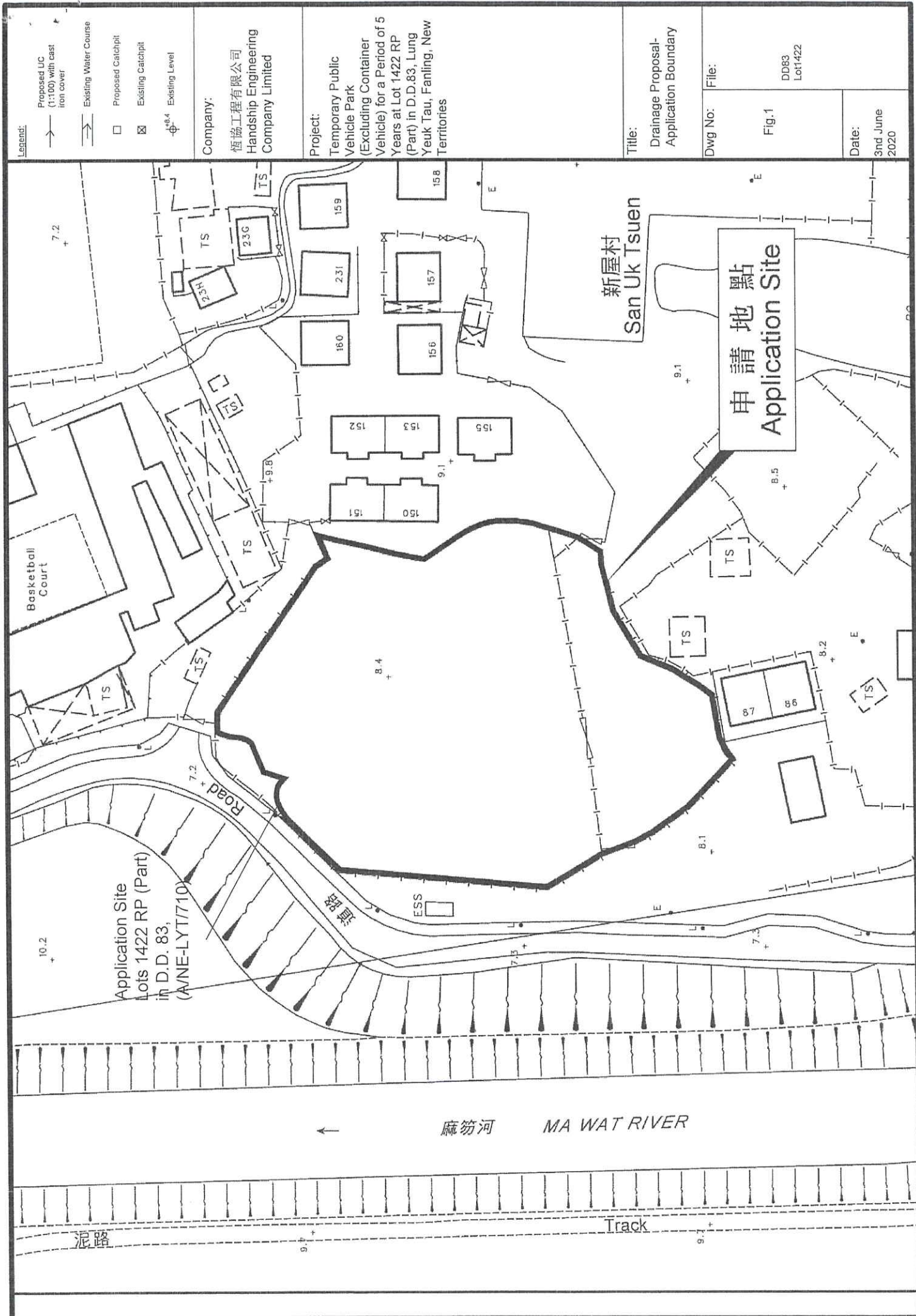
PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 43
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)

LEGEND

	APPLICATION SITE
	PARKING SPACE





Legend:

- Proposed LC (1:100) with cast iron cover
- Existing Water Course
- Proposed Catchpit
- Existing Catchpit
- Existing Level

Company:

恒協工程有限公司  
Handship Engineering  
Company Limited

Project:

Temporary Public  
Vehicle Park  
(Excluding Container  
Vehicle) for a Period of 5  
Years at Lot 1422 RP  
(Part) in D.D.83, Lung  
Yeuk Tau, Fanling, New  
Territories

Title:

Drainage Proposal-  
Application Boundary

Dwg No:

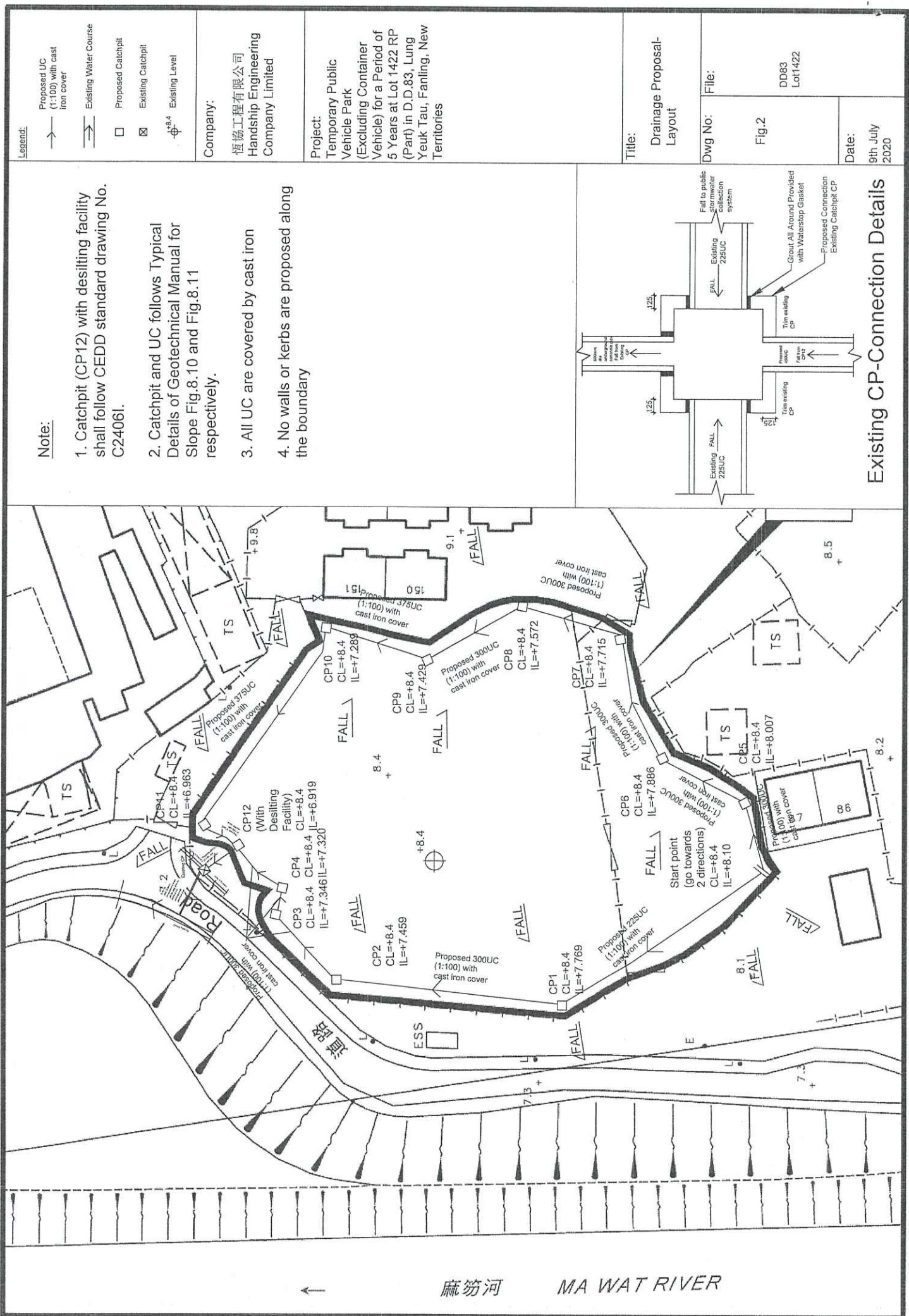
File:

Fig.1

DD83  
Lot1422

Date:

3rd June  
2020





**Legend:**

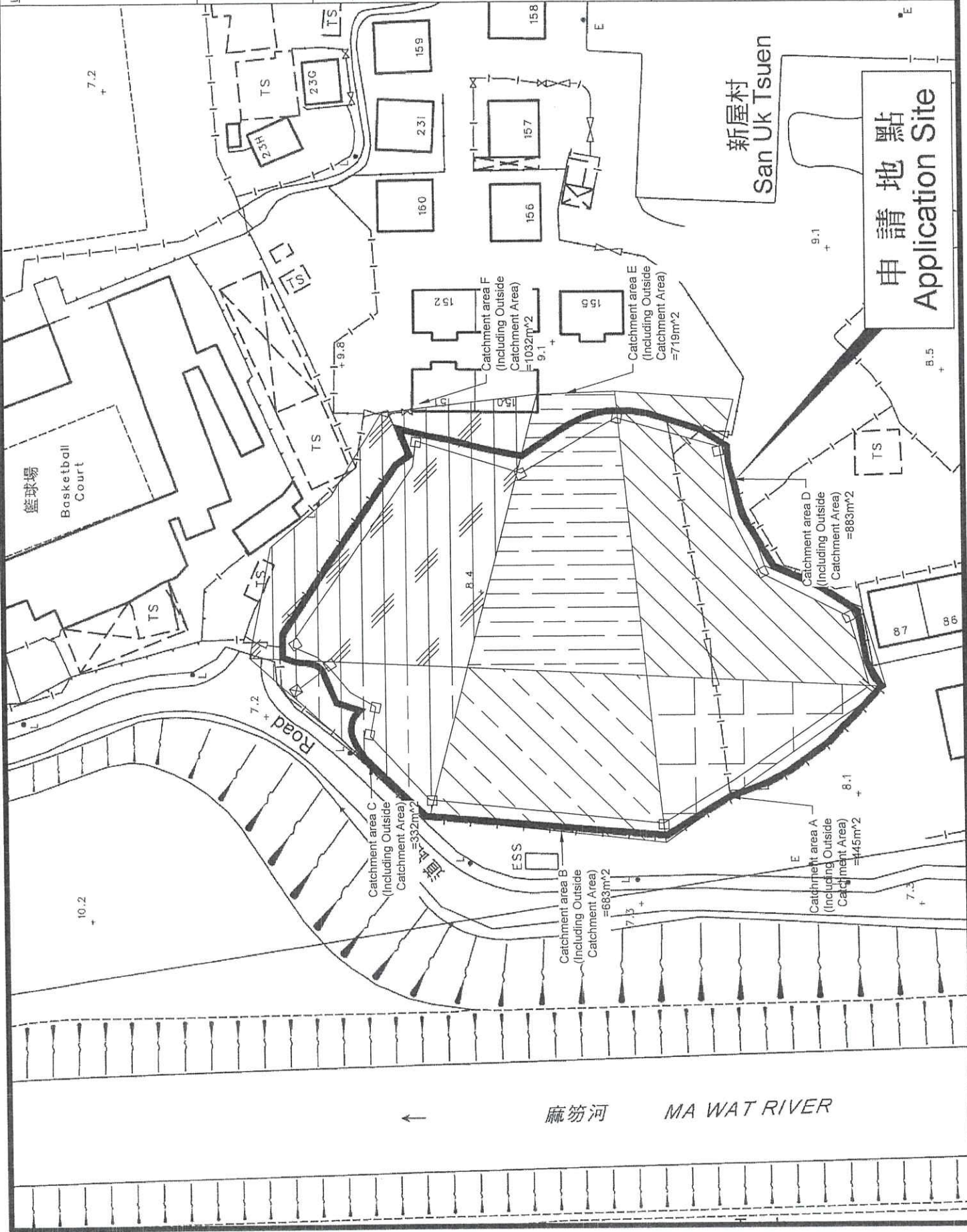
- Proposed UC (1:100) with cast iron cover
- Existing Water Course
- Proposed Catchpit
- Existing Catchpit
- Existing Level

**Company:**  
 恆協工程有限公司  
 Handship Engineering Company Limited

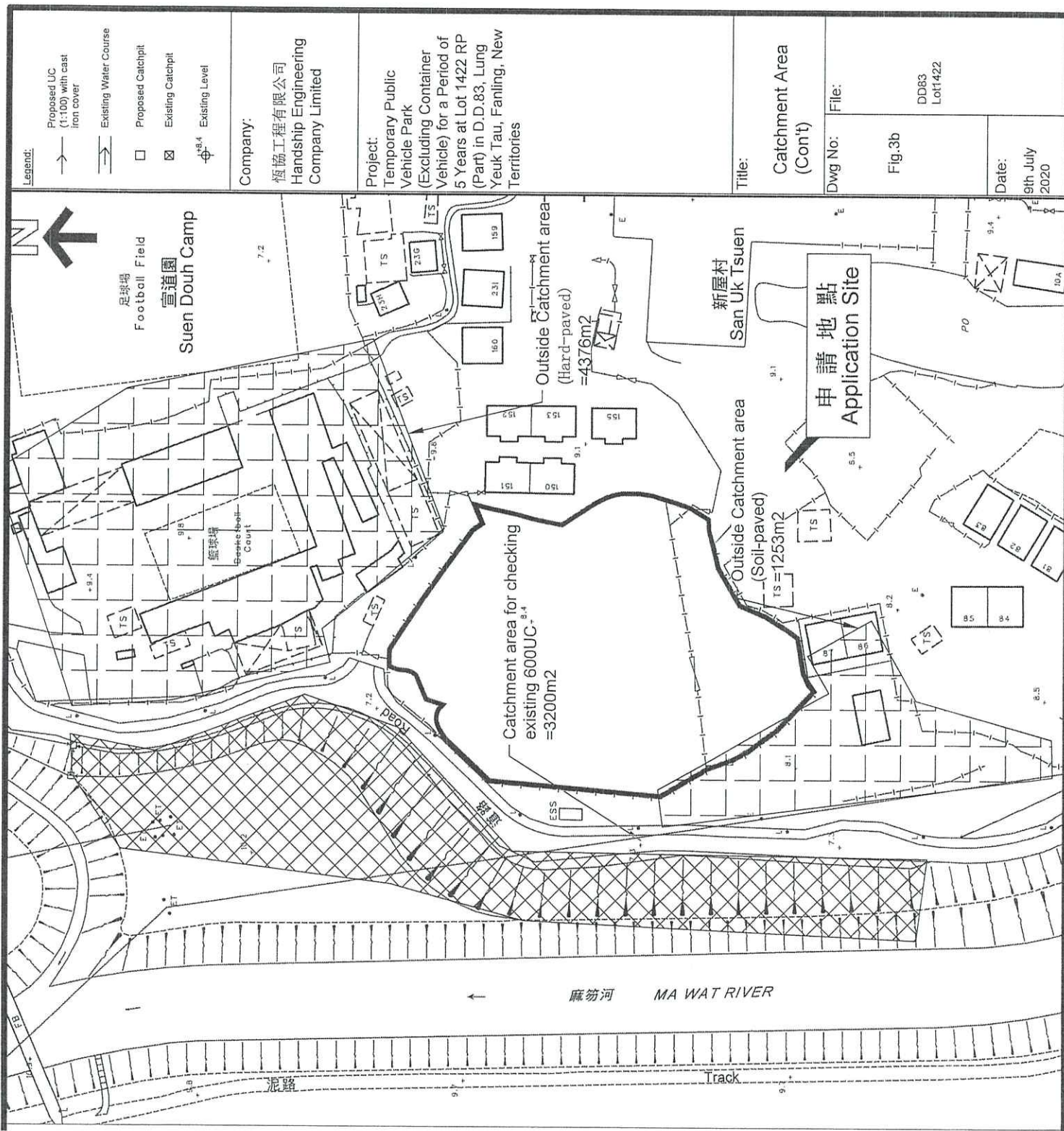
**Project:**  
 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories

**Title:**  
 Catchment Area

**Dwg No:** Fig.3a  
**File:** DD83 Lot1422  
**Date:** 9th July 2020







According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, 450UC will be suitable for the site



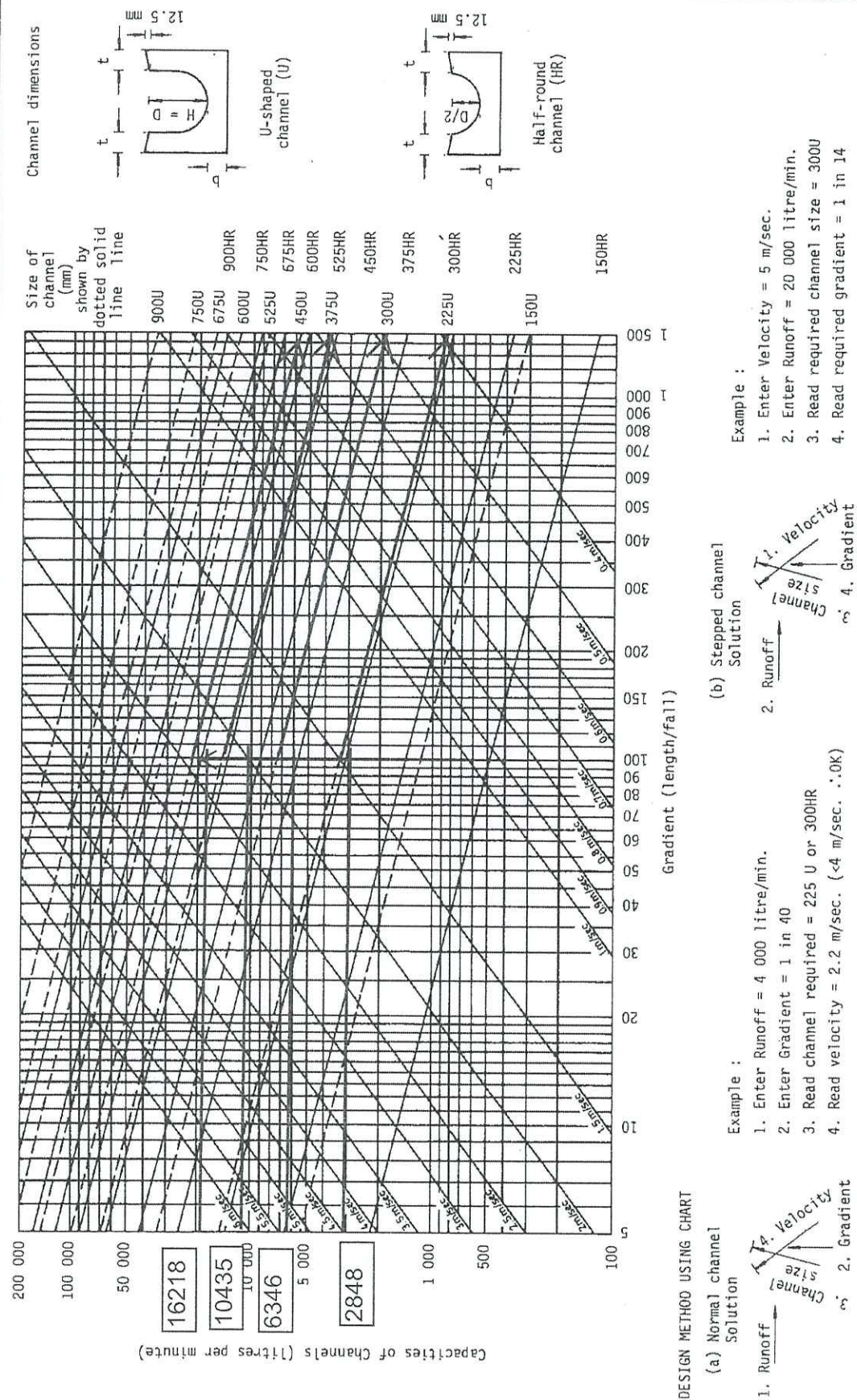


Figure 8.7 - Chart for the Rapid Design of Channels



Checking Existing 600UC

Catchment Area of site

Outside Catchment area (Hard-paved)

Area	=	4376	m <sup>2</sup>						
	=	0.004376	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.004376 km <sup>2</sup>
	=	0.288925	m <sup>3</sup> /s						
	=	17336	liter/min						

Outside Catchment area (Soil-paved)

Area	=	1253	m <sup>2</sup>						
	=	0.001253	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.001253 km <sup>2</sup>
	=	0.021771	m <sup>3</sup> /s						
	=	1306	liter/min						

Outside Catchment area (Existing Slope)

Area	=	3200	m <sup>2</sup>						
	=	0.0032	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.0032 km <sup>2</sup>
	=	0.0556	m <sup>3</sup> /s						
	=	3336	liter/min						

Total Peak runoff in m <sup>3</sup> /s for discharge to existing 600U = 600UC	0.636603	m <sup>3</sup> /s	=	38196	liter/min
---	----------	-------------------	---	-------	-----------

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, Existing 600UC will be suitable for the site

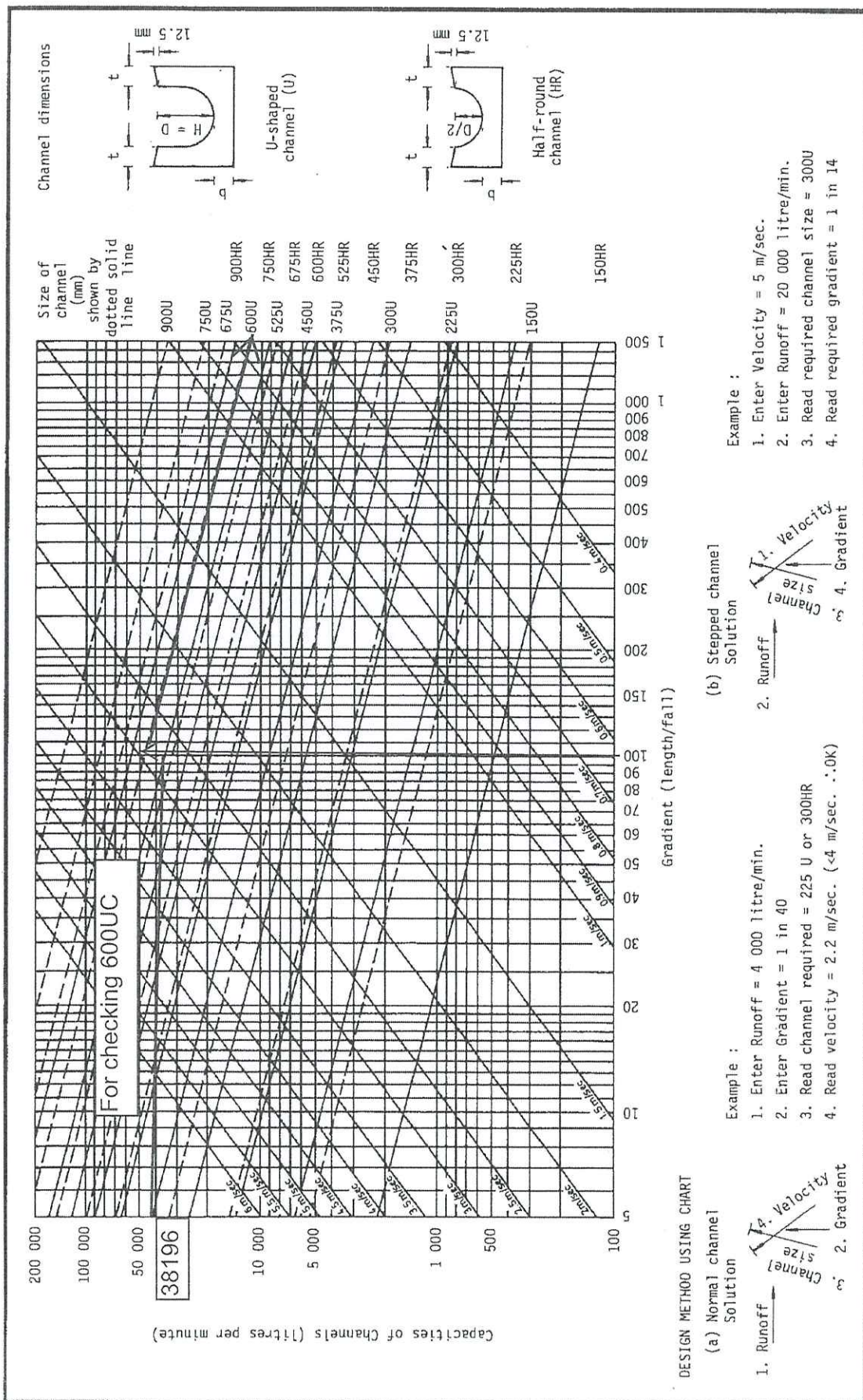
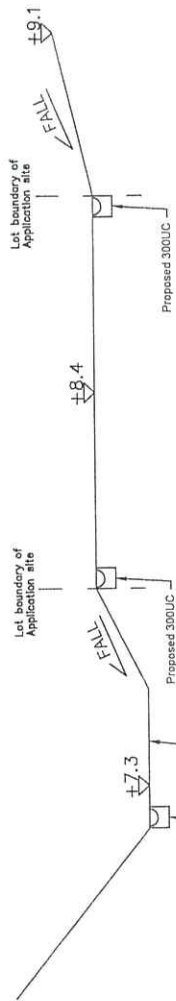
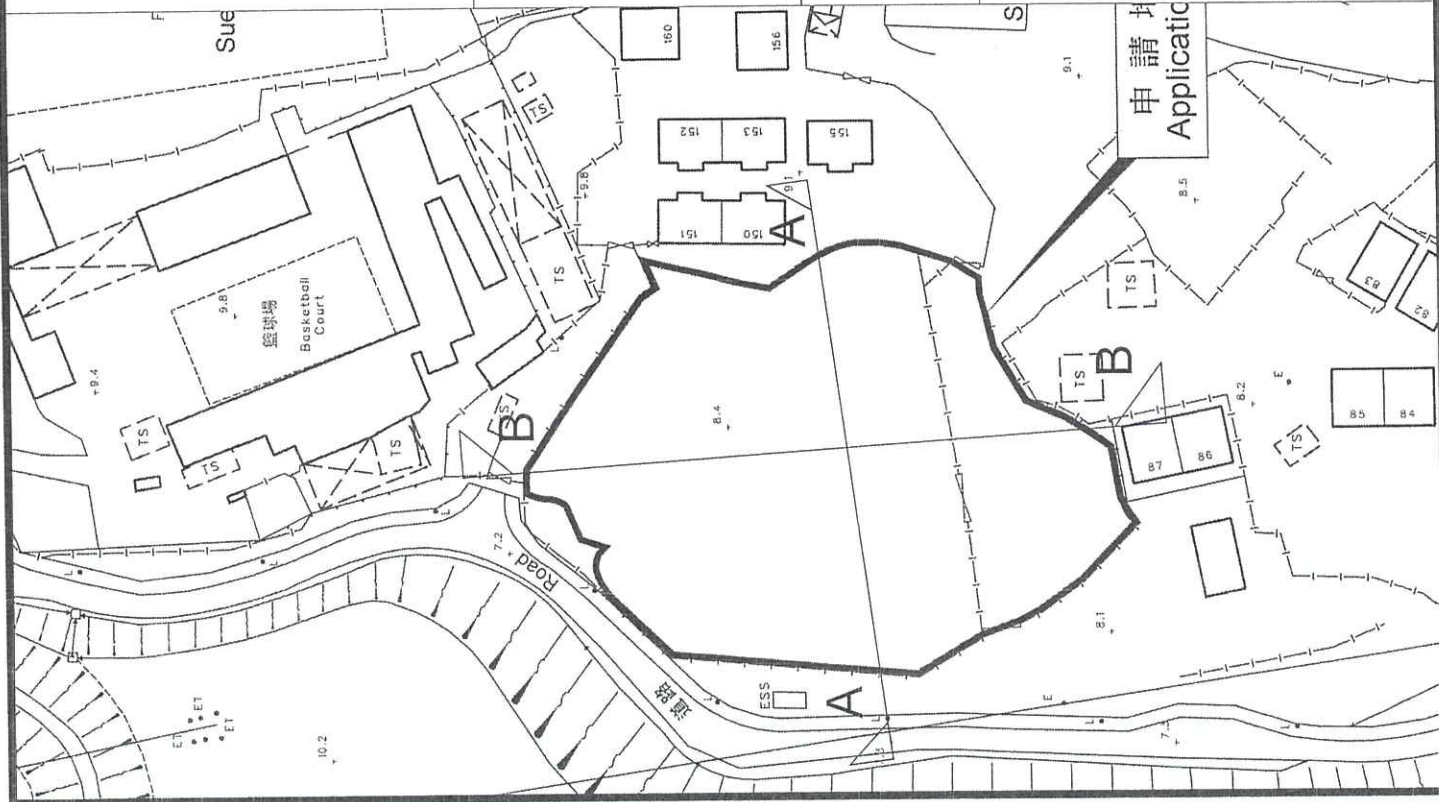
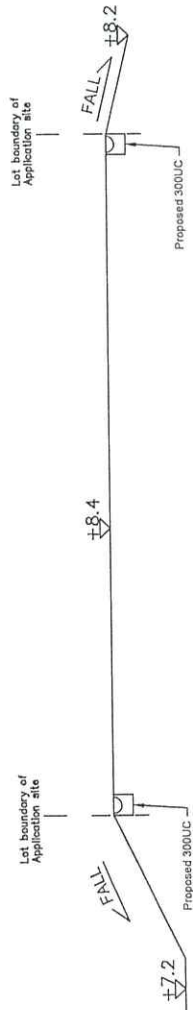


Figure 8.7 - Chart for the Rapid Design of Channels



SECTION A-A



SECTION B-B

Legend:

→	Proposed UC (1:100) with cast iron cover
→	Existing Water Course
□	Proposed Catchpit
⊠	Existing Catchpit
±8.4	Existing Level

Company:  
恆協工程有限公司  
Handship Engineering  
Company Limited

Project:  
Temporary Public  
Vehicle Park  
(Excluding Container  
Vehicle) for a Period of  
5 Years at Lot 1422 RP  
(Part) in D.D.83, Lung  
Yeuk Tau, Fanling, New  
Territories

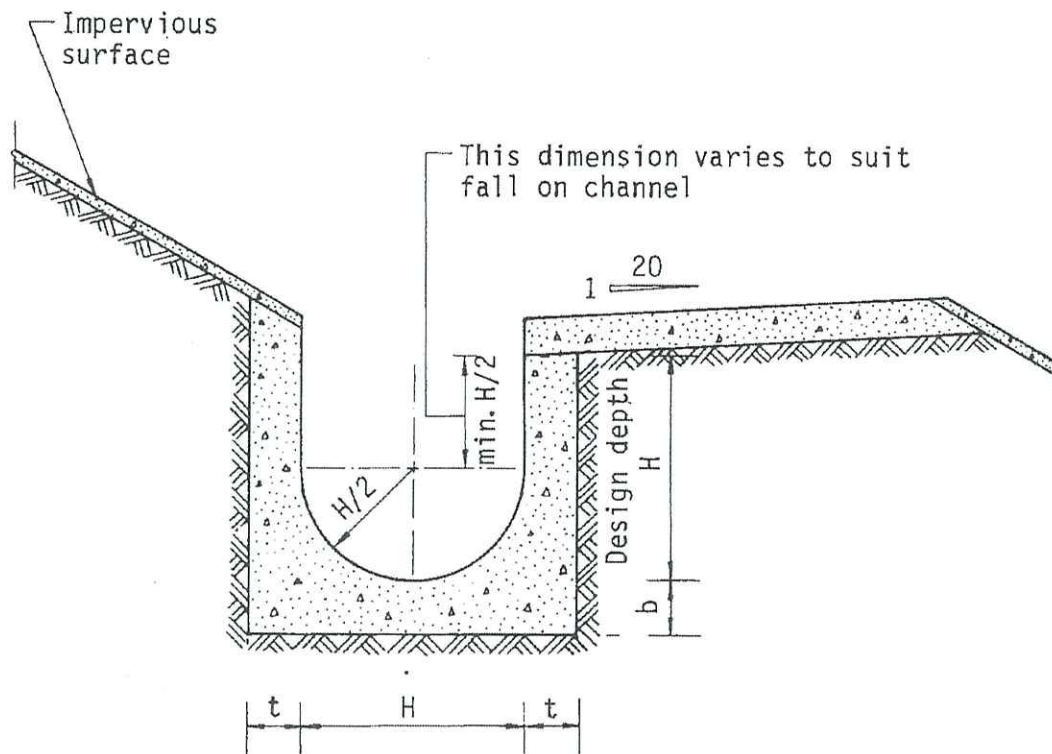
Title:  
Section

Dwg No:	File:
Fig.4	DD83 Lot1422
Date:	30th July 2020

Note:

1. Cross sections showing the existing ground levels due to proposed ground level consistent with the existing level.
2. No solid walls and kerbs would be laid along the boundary of the lot





Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

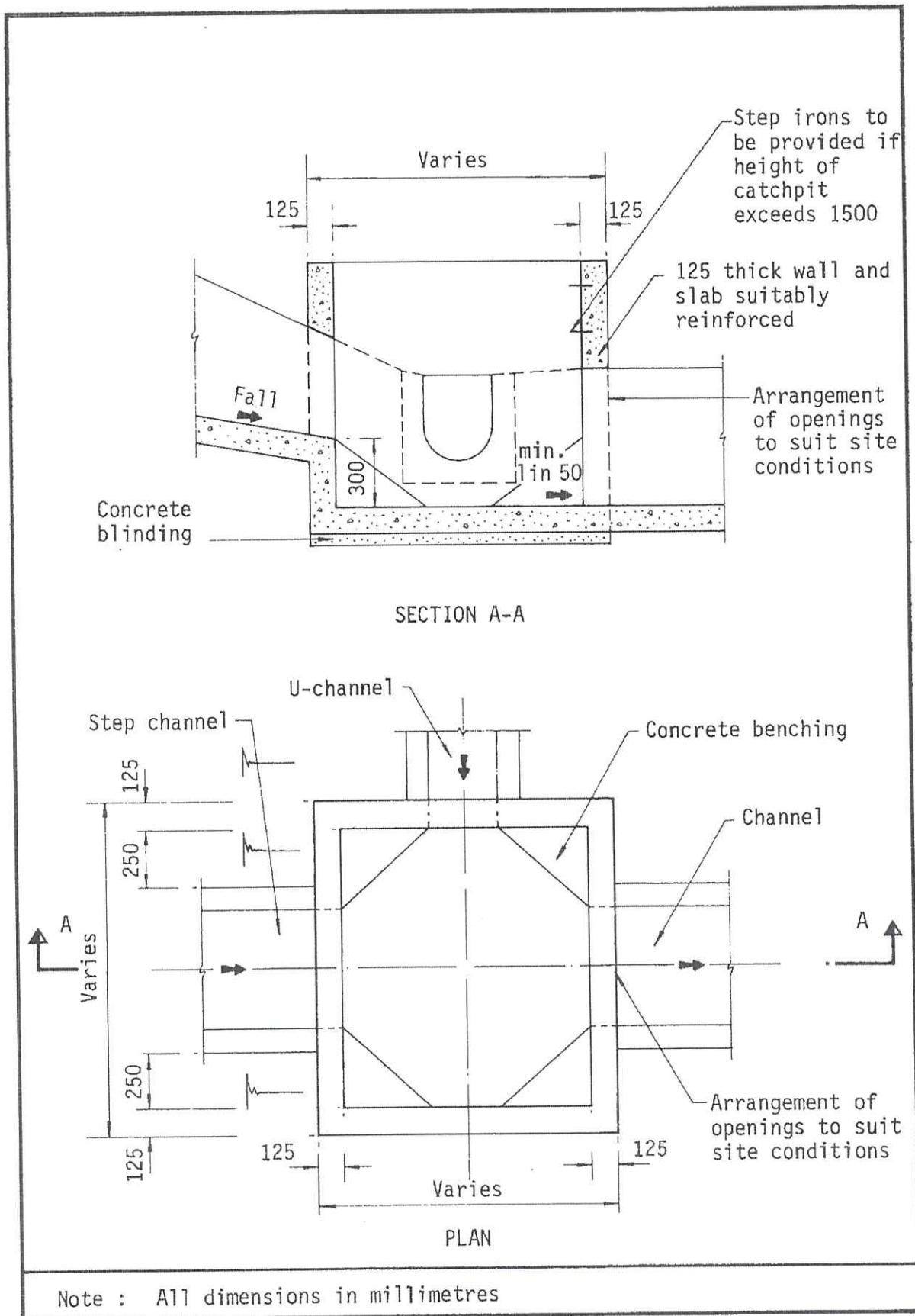
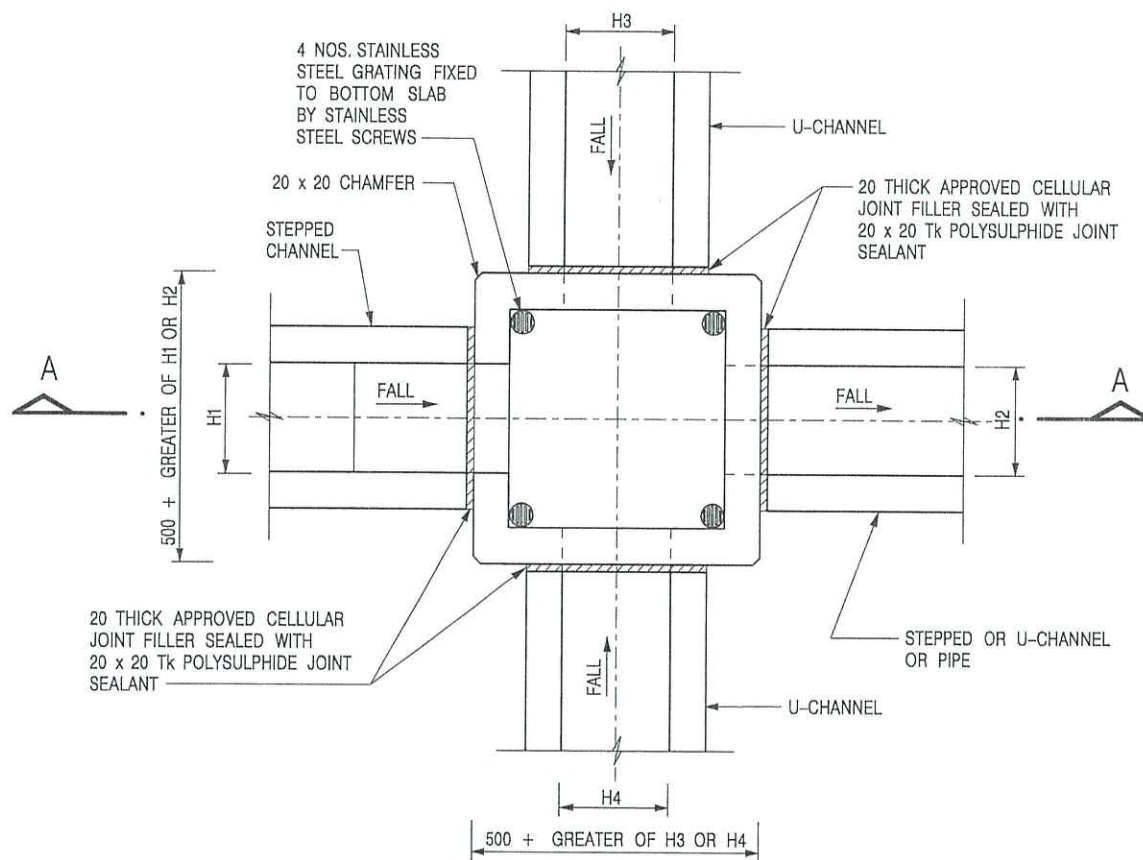


Figure 8.10 - Typical Details of Catchpits

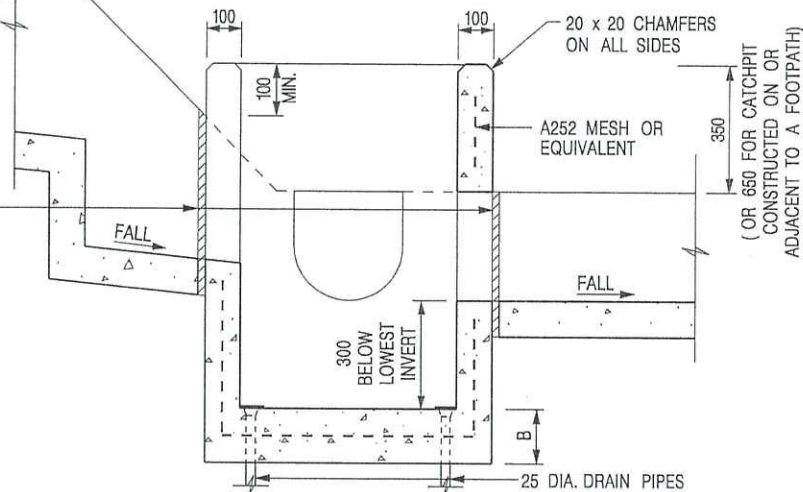




PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

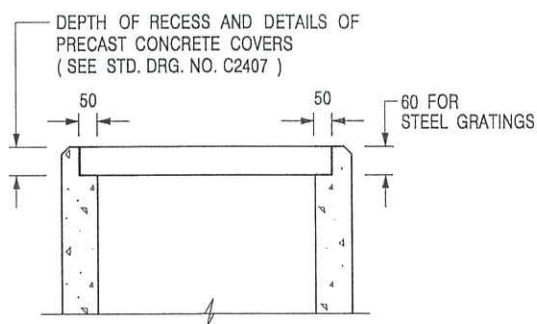
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	
We Engineer Hong Kong's Development			




### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

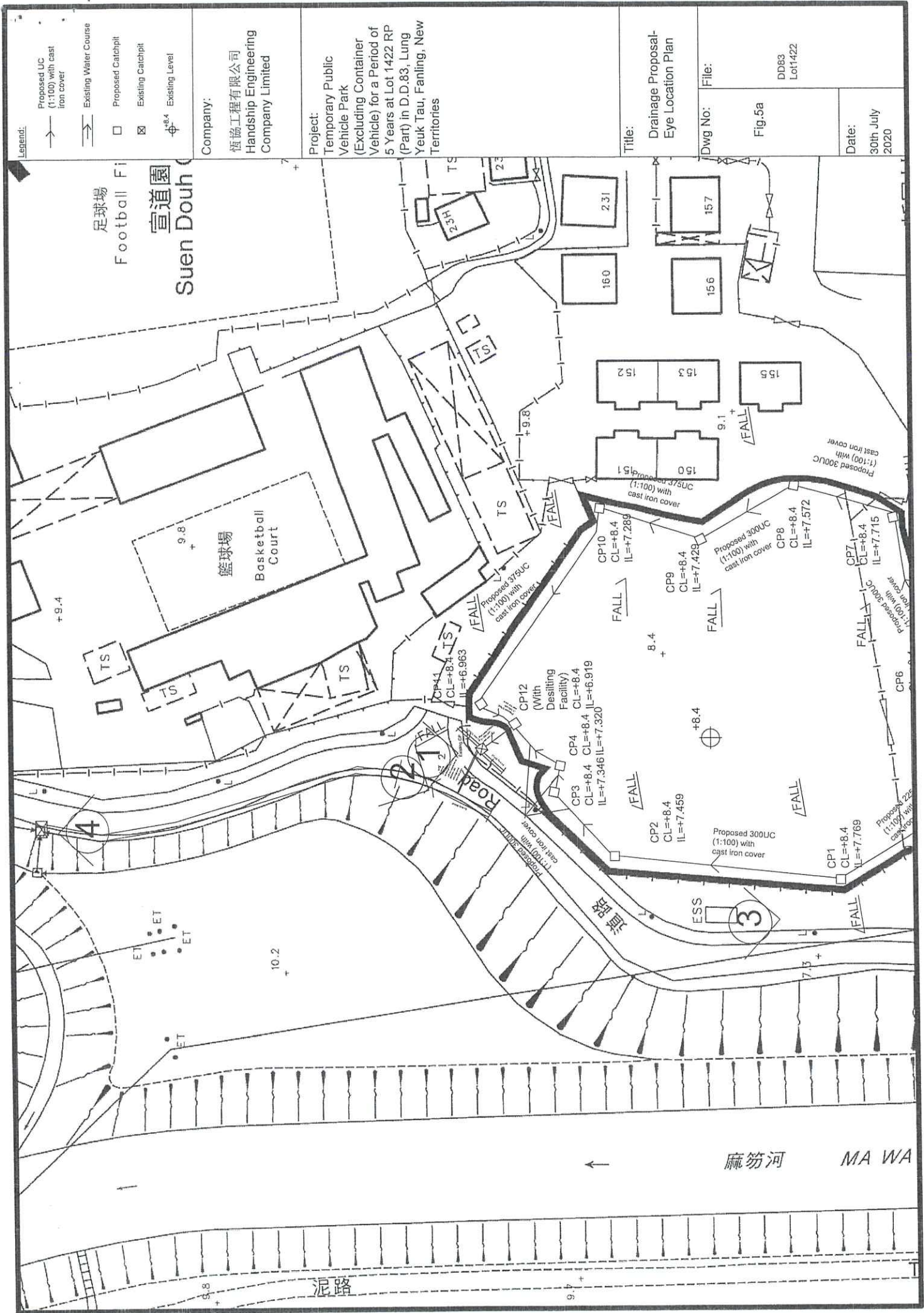
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)

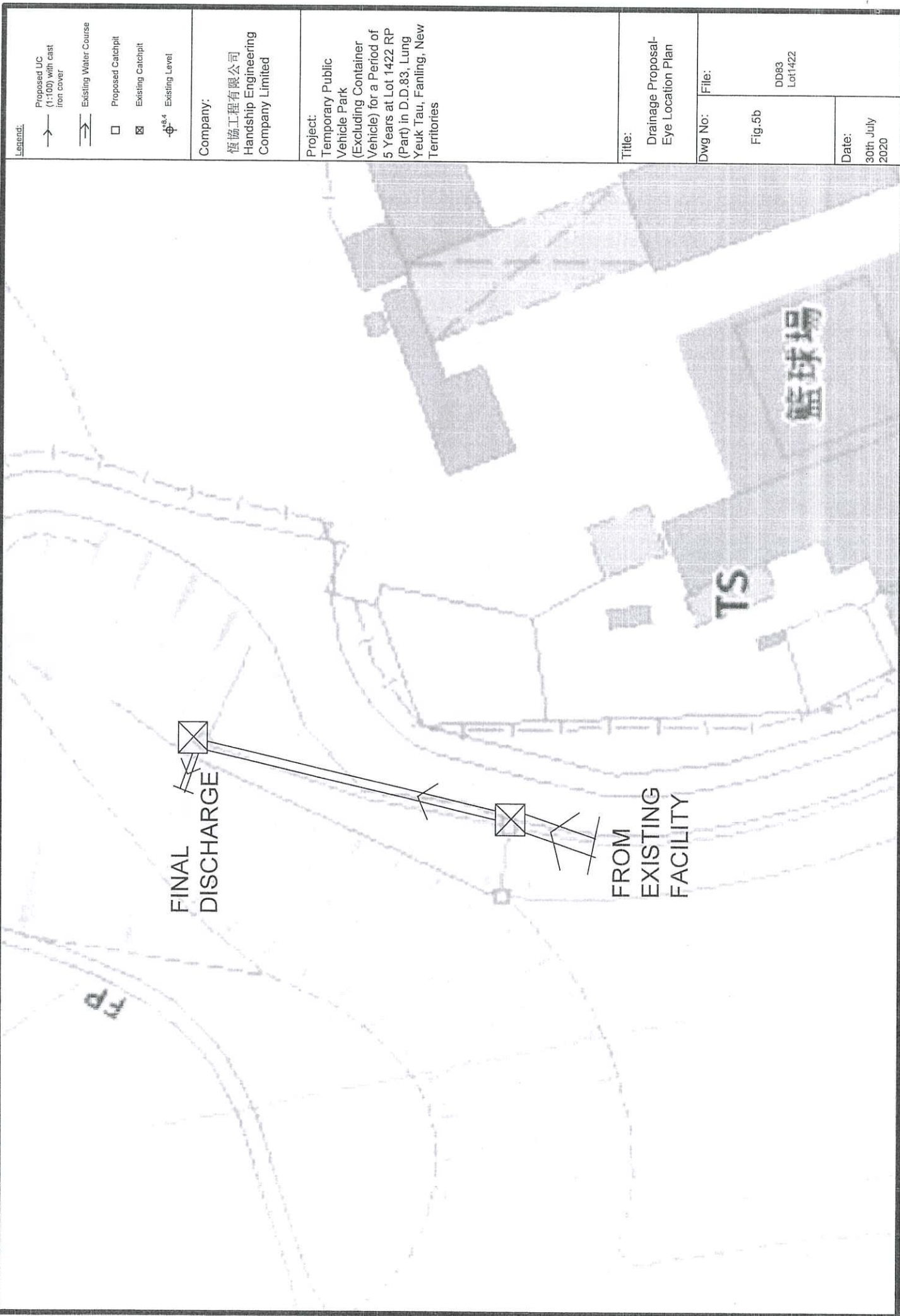
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>			
<b>SCALE</b> 1 : 20		<b>DRAWING NO.</b>	
<b>DATE</b> JAN 1991		<b>C2406 /2</b>	



## APPENDIX SITE PHOTO







Legend:

- Proposed UC (1:100) with cast iron cover
- Existing Water Course
- Proposed Catchpit
- Existing Catchpit
- Existing Level

Company:

恆協工程有限公司  
Handship Engineering  
Company Limited

Project:

Temporary Public  
Vehicle Park  
(Excluding Container  
Vehicle) for a Period of  
5 Years at Lot 1422 RP  
(Part) in D.D.83, Lung  
Yeuk Tau, Fanling, New  
Territories

Title:

Drainage Proposal-  
Eye Location Plan

Dwg No:

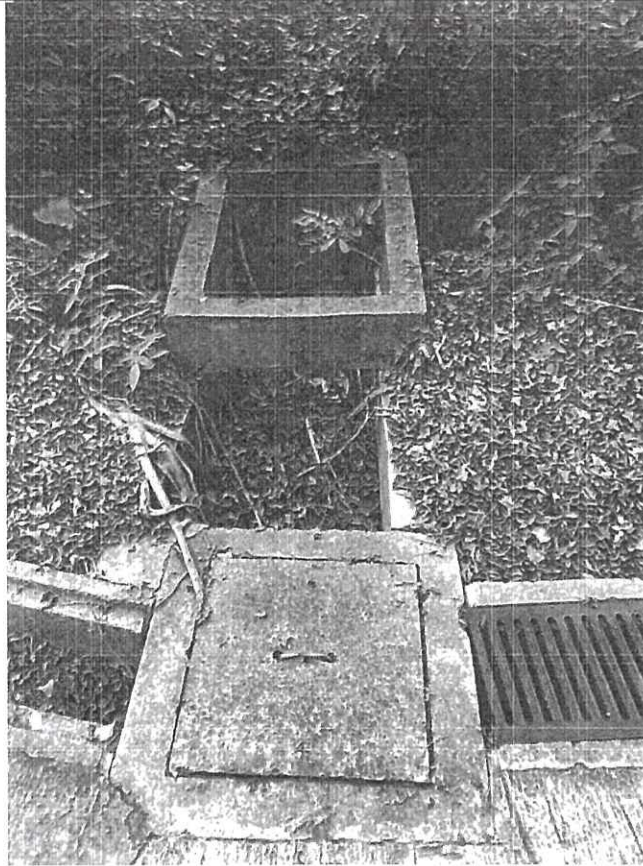
Fig.5b

File:

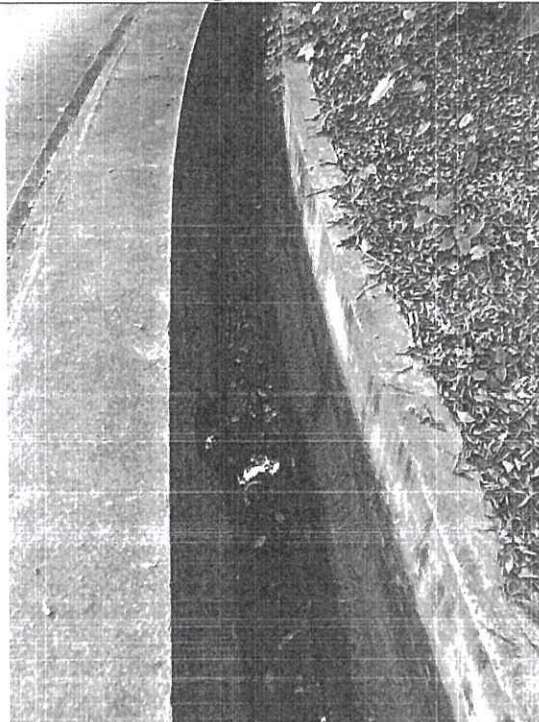
DD83  
Lot1422

Date:

30th July  
2020



View 1 Existing 225UC and Catchpit

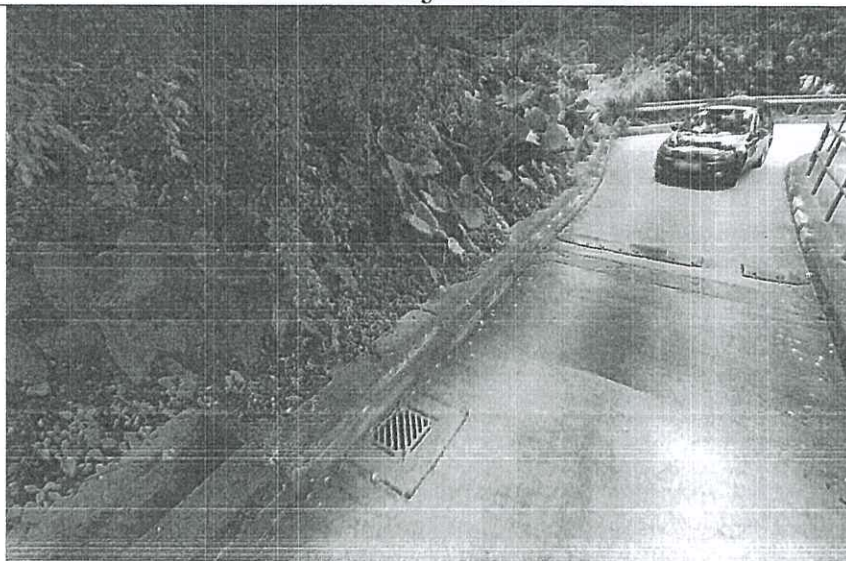


View2 Existing 600UC within 300x 300  
underground drain

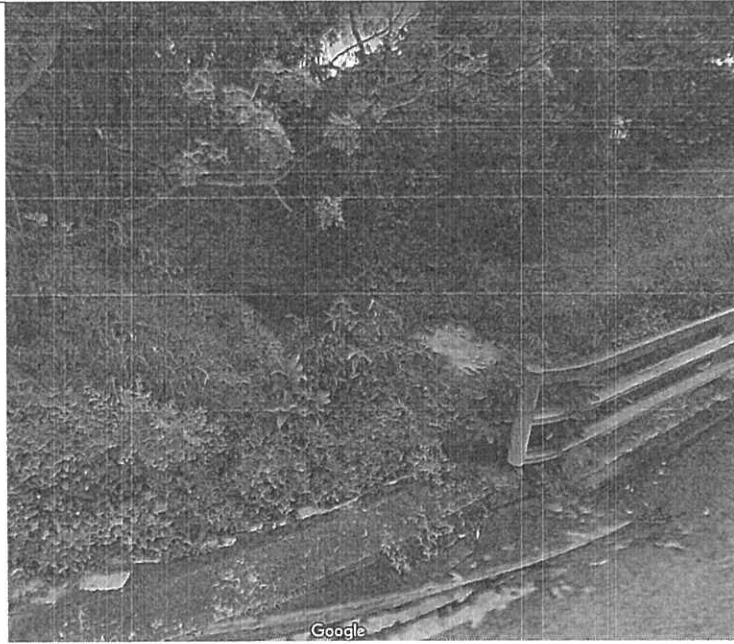




View 3 Adjacent Area






View 4 Existing catchpit



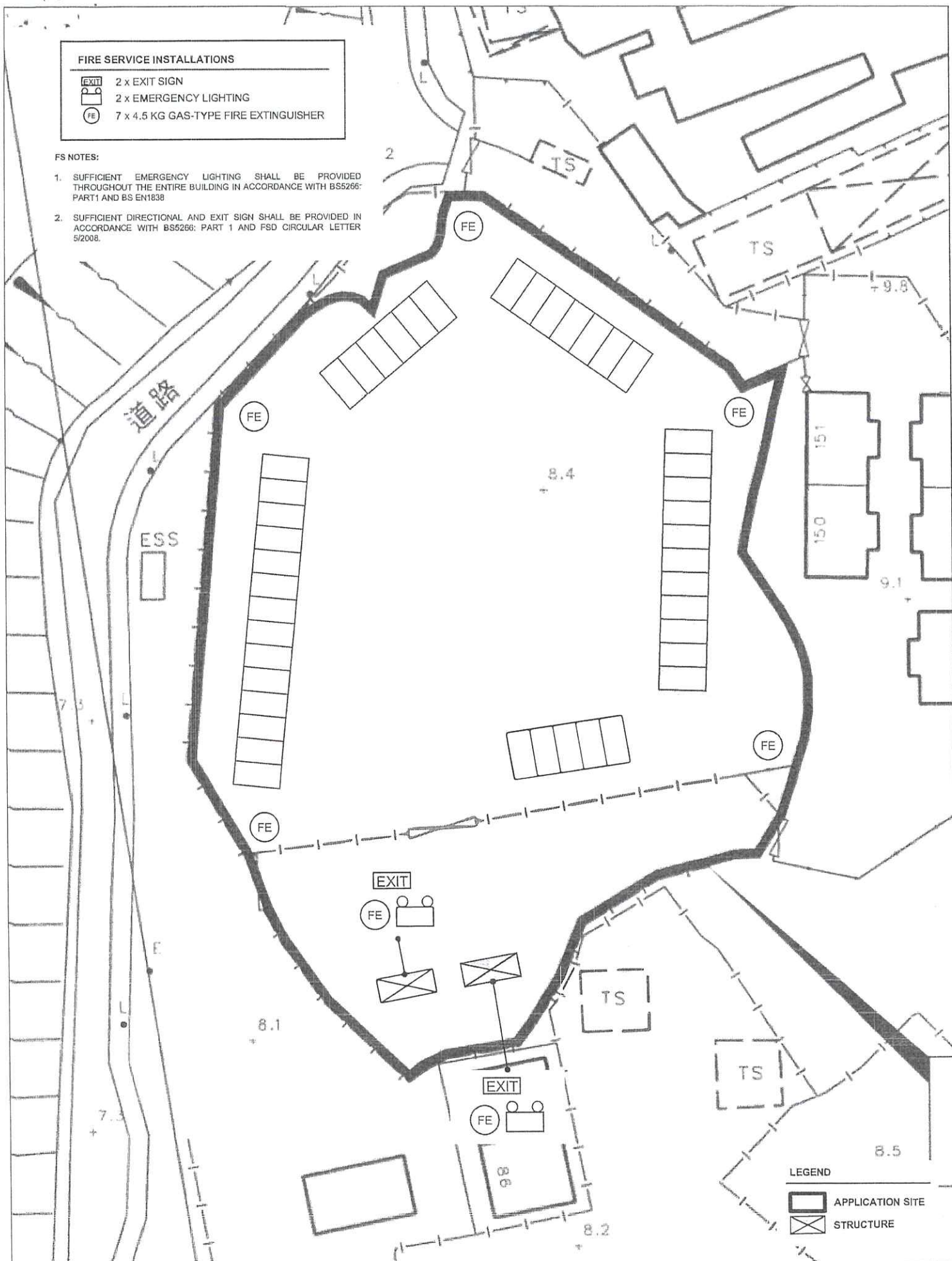
View 5 Final Discharge

# FIRE SERVICE INSTALLATIONS

-  2 x EXIT SIGN
-  2 x EMERGENCY LIGHTING
-  7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

## FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART 1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



Drawing No. Ver.

Project  
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS  
LOT 1422 RP (PART) IN D.D. 83, LUNG YUEK TAU, FANLING, NEW TERRITORIES

Drawing Title

FSIs PROPOSAL (1/2)

Scale of A4

1 : 500

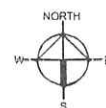
Drawn

Date

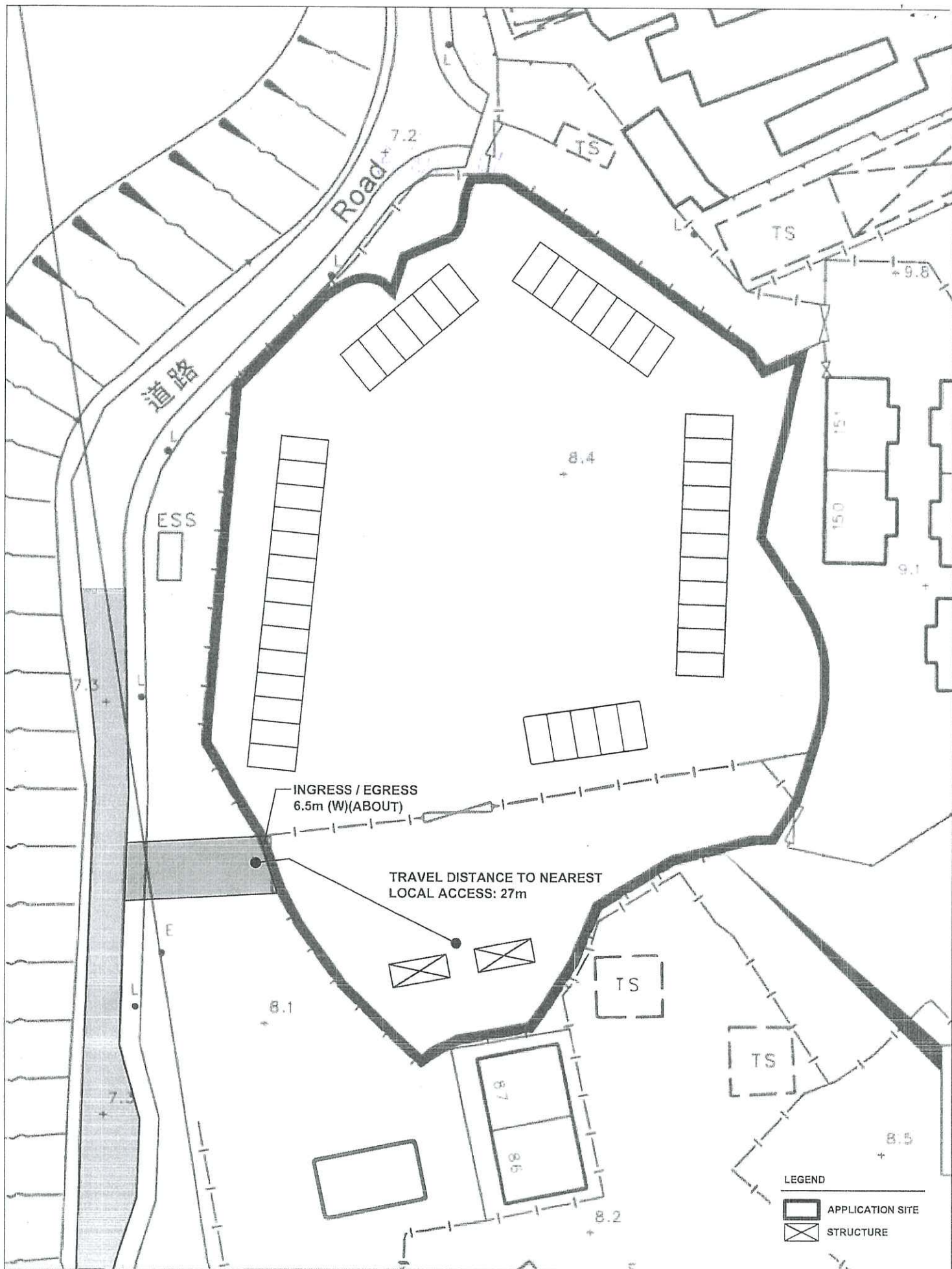
5.8.2020

Revised

Date







Drawing No. Ver.

Project  
 TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS  
 LOT 1422 RP (PART) IN D.D.83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

Drawing Title  
 FSIs PROPOSAL (2/2)

Scale of A4  
 1 : 500

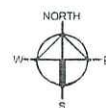
Drawn

Date

5.8.2020

Revised

Date



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	“Village Type Development” zone
(f) Current use(s) 現時用途	Public Vehicle Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

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

(b) The applicant 申請人 –

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

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

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

**10. Justifications 理由**

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

The applicant seek to use Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories (the Site) for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (**Plan 01**). The applicant would like to continue to use the Site for public vehicle park to serve nearby residents.

The Site falls within an area zoned as "Village Type Development" ("V") on the Draft Lung Yeuk Tau Outline Zoning Plan No.: S/NE-LYT/18 (**Plan 02**). According to the Notes of the OZP, 'Public Vehicle Park (Excluding Container Vehicle)' is a column 2 use within the "V" zone, which requires permission from the Town Planning Board (the Board). Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of "V" zone. The Site is subject to several approved S.16 planning applications, within which the latest application No. A/NE-LYT/710 was approved by the Board on 20.9.2019. Therefore, approval of the current application will not set undesirable precedent for the "V" zone.

The Site occupied an area of 4,110 sq.m (about) of private land (**Plan 03**). Two structures are proposed at the Site for site office with total GFA of 30 sq.m (about) and building height of 2.8m (about)(1-storey)(**Plan 04**). The operation hours of the proposed development are 24 hours daily including public holiday. The number of staff working at the site is 4.

The Site is accessible from Sha Tau Kok Road - Lung Yeuk Tau via a local access (**Plan 01**). 43 private car parking spaces are provided at the site (**Plan 04**). As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sties' issued by Environmental protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.



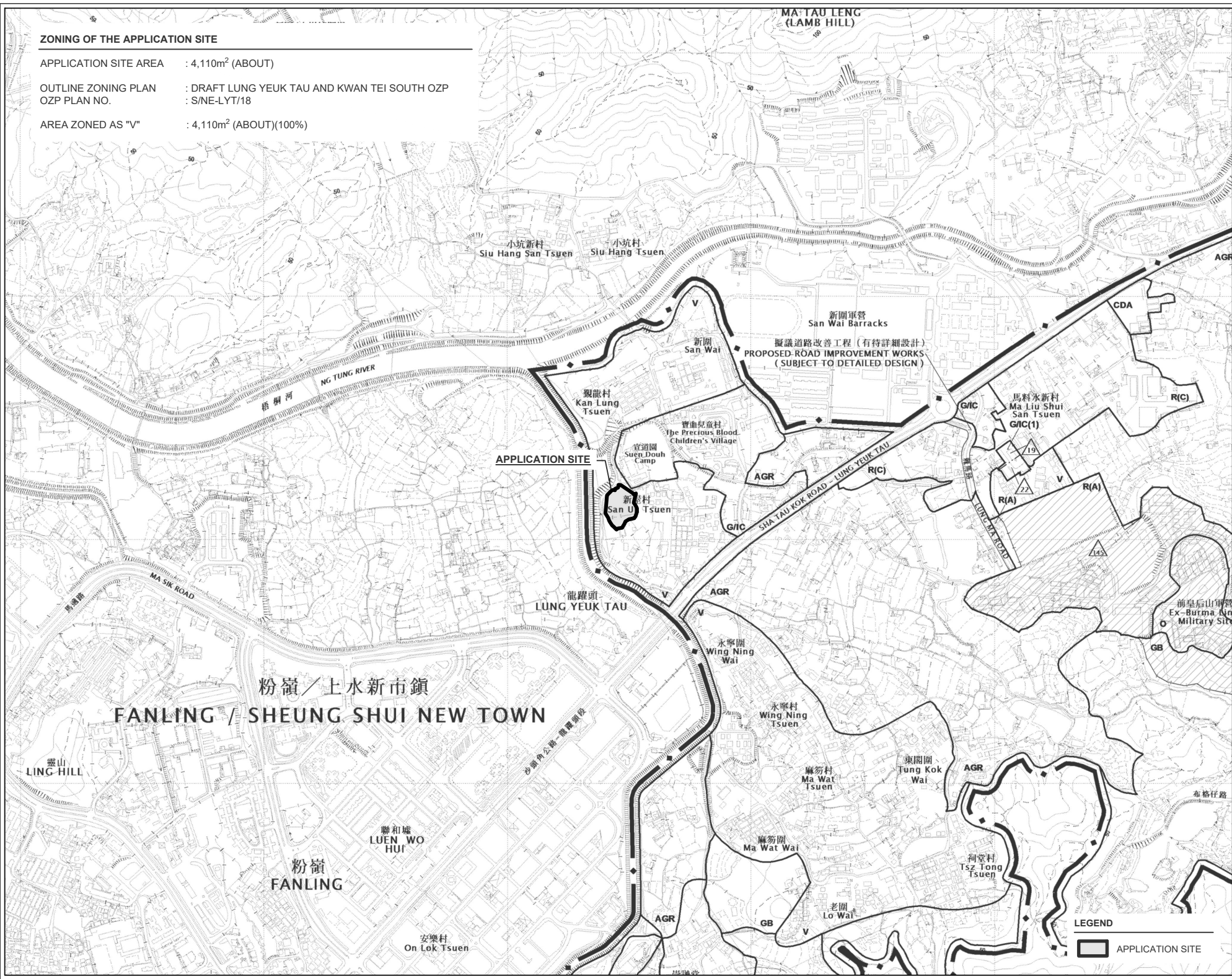
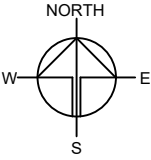
Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories		
Site area 地盤面積	4,110 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途／發展	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,110m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH OZP  
OZP PLAN NO. : S/NE-LYT/18

AREA ZONED AS "V" : 4,110m<sup>2</sup> (ABOUT)(100%)



Drawing No.	Ver.
P02	01
Project	
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1 : 10000	
Drawn	Date
	16.11.2021
Revised	Date
	24.11.2021

LEGEND

APPLICATION SITE

Our Ref.: DD83 Lot 1422 RP  
Your Ref.: TPB/A/NE-LYT/755

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

21 February 2022

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/755)**

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Amy CHONG  
(Attn.: Ms. Nora WONG

email: aytchong@pland.gov.hk )  
email: nlwwong@pland.gov.hk )





**Appendix I – Clarifications for the Application**

- (i) The application site (the Site) involves of several previously approved S.16 planning applications, within which, the latest application No. A/NE-LYT/710 for the same use was submitted by the same applicant and was approved by the Town Planning Board with conditions on a temporary basis of 3 years on 20.9.2019.
- (ii) The applicant later submitted a drainage proposal for compliance with approval condition (f) of application No. A/NE-LYT/710, i.e. the submission of drainage proposal on 31.7.2020 (**Annex I**). The submission was accepted by Chief Engineer/Mainland North, Drainage Services Department on 5.8.2020 (**Annex II**).
- (iii) As the site boundary and applied use of the current and the previous approved applications remain unchanged, the applicant submitted the accepted drainage proposal of A/NE-LYT/710 to support the current application (**Annex I**).

**[Compliance]S.16 Application No. A/NE-LYT/710 - Compliance with approval condition (f)**

Grace Wong &lt;[REDACTED]&gt;

Fri 31/07/2020 12:36

To: Town Planning Board &lt;tpbpd@pland.gov.hk&gt;

Cc: Bon Tang <[REDACTED]> Matthew Ng <[REDACTED]>  
<ssyyik@pland.gov.hk> 3 attachments (10 MB)

A\_NE-LYT\_710 - Condition (f)(20200731).pdf; A\_NE-LYT\_710 - Appendix I (20200731).pdf; A\_NE\_LYT\_710 - Appendix II (20200731).pdf;

Dear Sir,

We are writing to submit a letter to response to Chief Engineer/Mainland North, Drainage Services Department (Appendix I) and a revised drainage proposal (Appendix II) for compliance with approval condition (f) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Kind Regards,

**Grace WONG****R-riches Property Consultants Limited**

Your ref.: A/NE-LYT/710

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

31 July 2020

Dear Sir,

**Compliance with Approval Condition (f)**

**Proposed Temporary Public Vehicle Park (Private Car)  
for a Period of 3 Years in “Village Type Development” Zone,  
Lot 1422 RP (Part) in D.D. 83, Lung Yuek Tau, Fanling**

**(Application No. A/NE-LYT/710)**

We are writing to submit a letter to response to Chief Engineer/Mainland North, Drainage Services Department (**Appendix I**) and a revised drainage proposal (**Appendix II**) for compliance with approval condition (f) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Grace WONG

cc DPO/STN

(Attn.: Ms. Sandy YIK

email: ssyyik@pland.gov.hk)

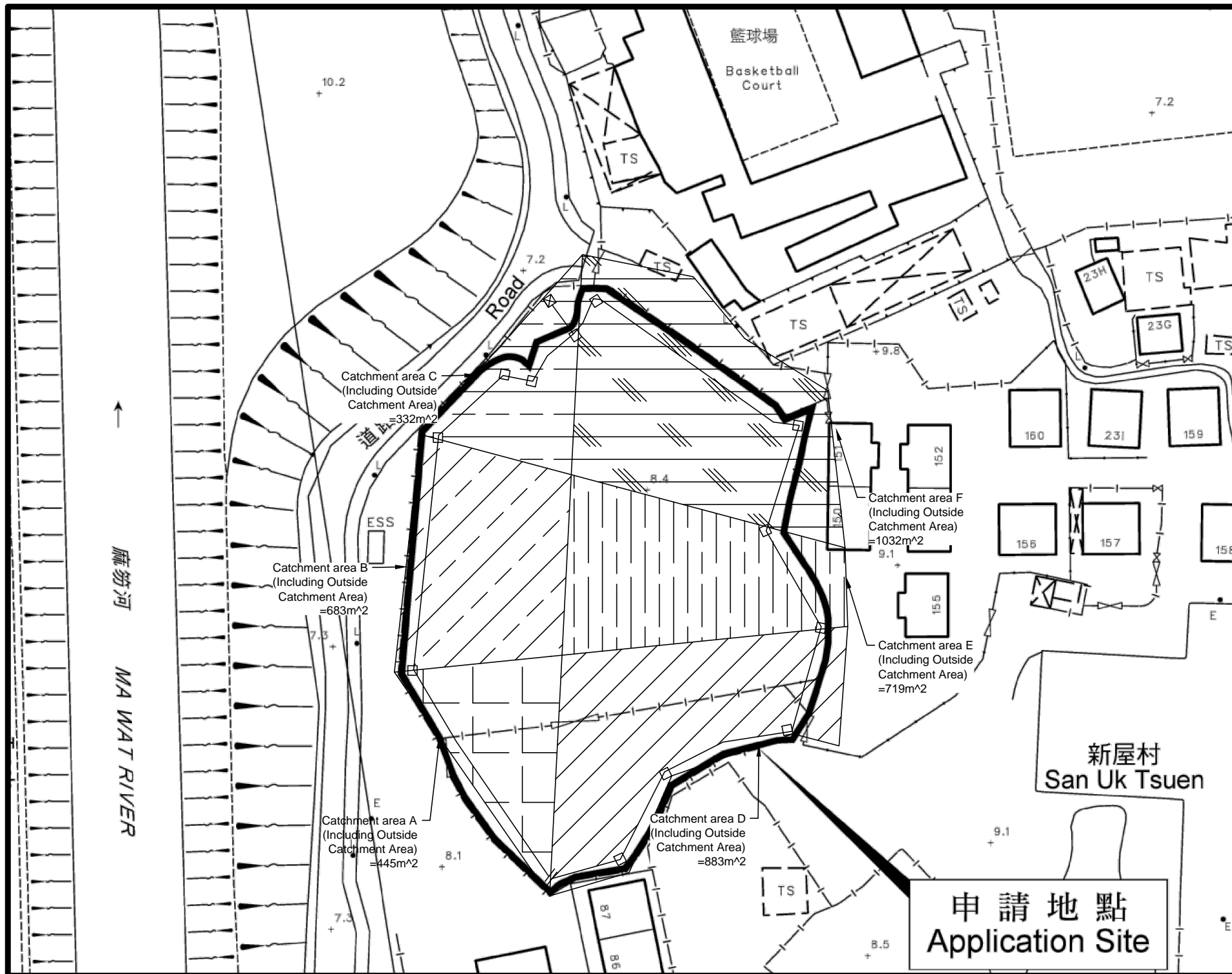


- (a) Cross-sections are provided
- (b) Photos showing conditions of the site and adjoining areas, existing drainage facilities are provided within eye location plan
- (c) Photos showing final discharge point are provided within eye location plan









**Legend:**

- Proposed UC (1:100) with cast iron cover
- Existing Water Course
- Proposed Catchpit
- ⊗ Existing Catchpit
- +8.4 Existing Level

**Company:**

恆協工程有限公司  
Handship Engineering  
Company Limited

**Project:**

Proposed Temporary  
Public Vehicle Park  
(Private Car) for a  
Period of 3 Years at Lot  
1422 RP (Part) in  
D.D.83, Lung Yeuk Tau,  
Fanling, New Territories

**OZP:**

Application No.  
A/NE-LYT/710

**Zoning:**

Village Type  
Development

**Title:**

Catchment Area

**Dwg No:**

Fig.3a

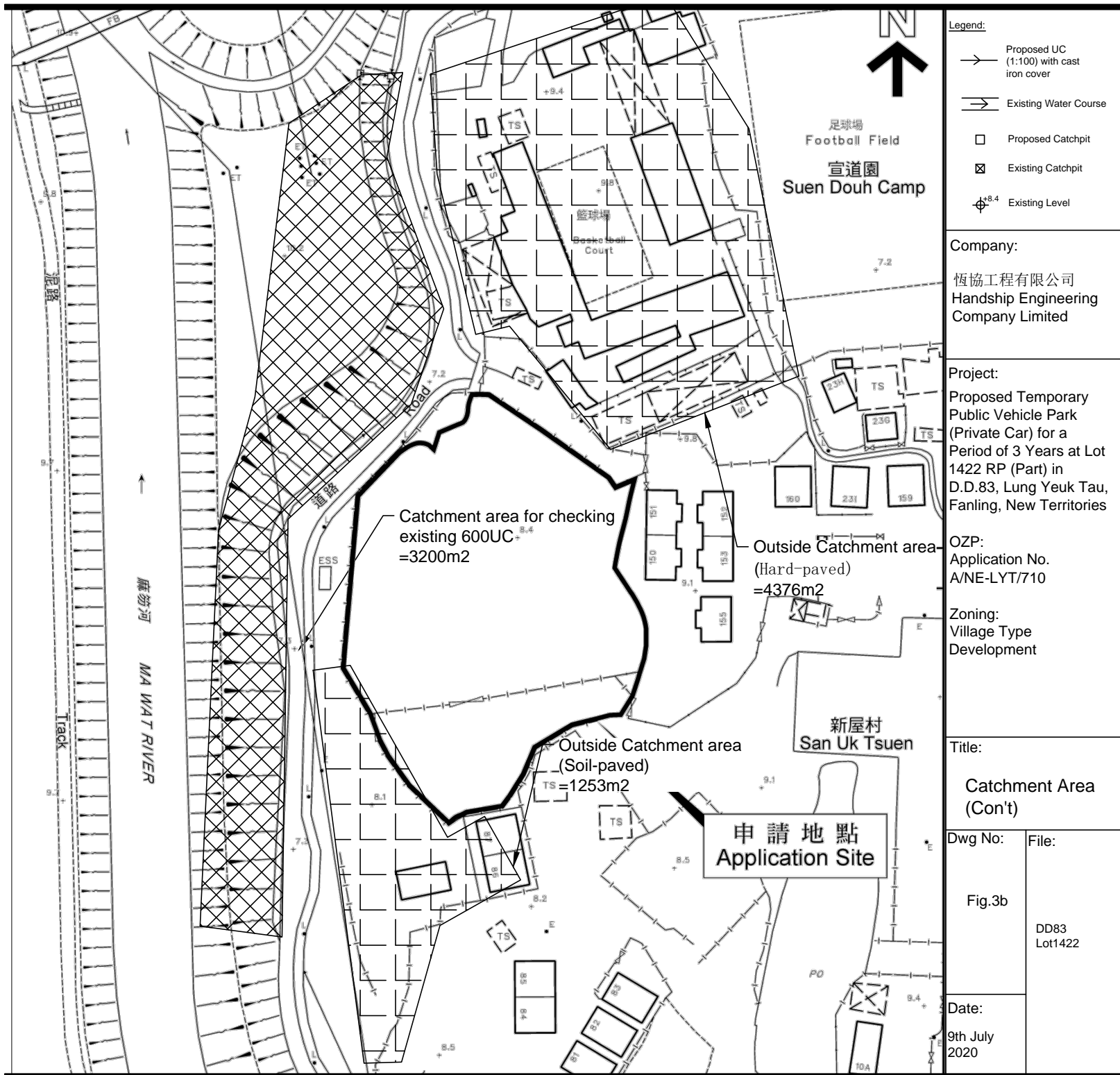
**File:**

DD83  
Lot1422

**Date:**

9th July  
2020

申請地點  
Application Site



**Company:** HANDSHIP ENGINEERING CO.LTD  
**Project :** Proposed Temporary Public Vehicle Park (Private Car)  
 at Lots 1422 RP(Part) in DD83  
**Date:** 2020/7/9

**Calculation for channels:**

Catchment Area of site

Site Catchment Area A including outside catchment area

Area	=	445	m <sup>2</sup>	
	=	0.000445	km <sup>2</sup>	
Total Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95
	=	0.029381	m <sup>3</sup> /s	
	=	1763	liter/min	

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 225UC will be suitable for the site A

Site Catchment Area B including outside catchment area

Area	=	683	m <sup>2</sup>	
	=	0.000683	km <sup>2</sup>	
Total Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95
	=	0.045095	m <sup>3</sup> /s	
	=	2706	liter/min	
Total Peak runoff in m <sup>3</sup> /s of A and B	=	0.074476	m <sup>3</sup> /s	= 4469 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 300UC will be suitable for the site B

Site Catchment Area C including outside catchment area

Area	=	332	m <sup>2</sup>	
	=	0.000332	km <sup>2</sup>	
Total Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95
	=	0.02192	m <sup>3</sup> /s	
	=	1315	liter/min	
Total Peak runoff in m <sup>3</sup> /s of A to C	=	0.096397	m <sup>3</sup> /s	= 5784 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 300UC will be suitable for the site C

Site Catchment Area D including outside catchment area

Area	=	883	m <sup>2</sup>	
	=	0.000883	km <sup>2</sup>	
Total Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95
	=	0.0583	m <sup>3</sup> /s	
	=	3498	liter/min	

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 225UC will be suitable for the site D

Site Catchment Area E including outside catchment area

Area	=	719	m <sup>2</sup>	
	=	0.000719	km <sup>2</sup>	
Total Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95
	=	0.047472	m <sup>3</sup> /s	
	=	2848	liter/min	
Total Peak runoff in m <sup>3</sup> /s of D and E	=	0.105772	m <sup>3</sup> /s	= 6346 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 300UC will be suitable for the site E

Site Catchment Area F including outside catchment area

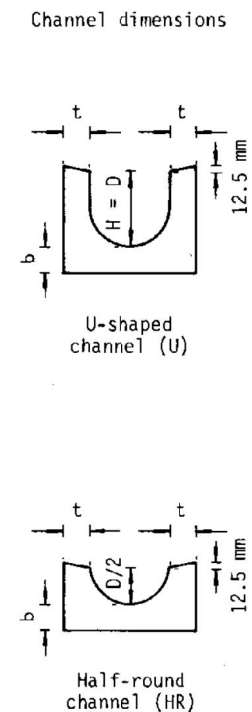
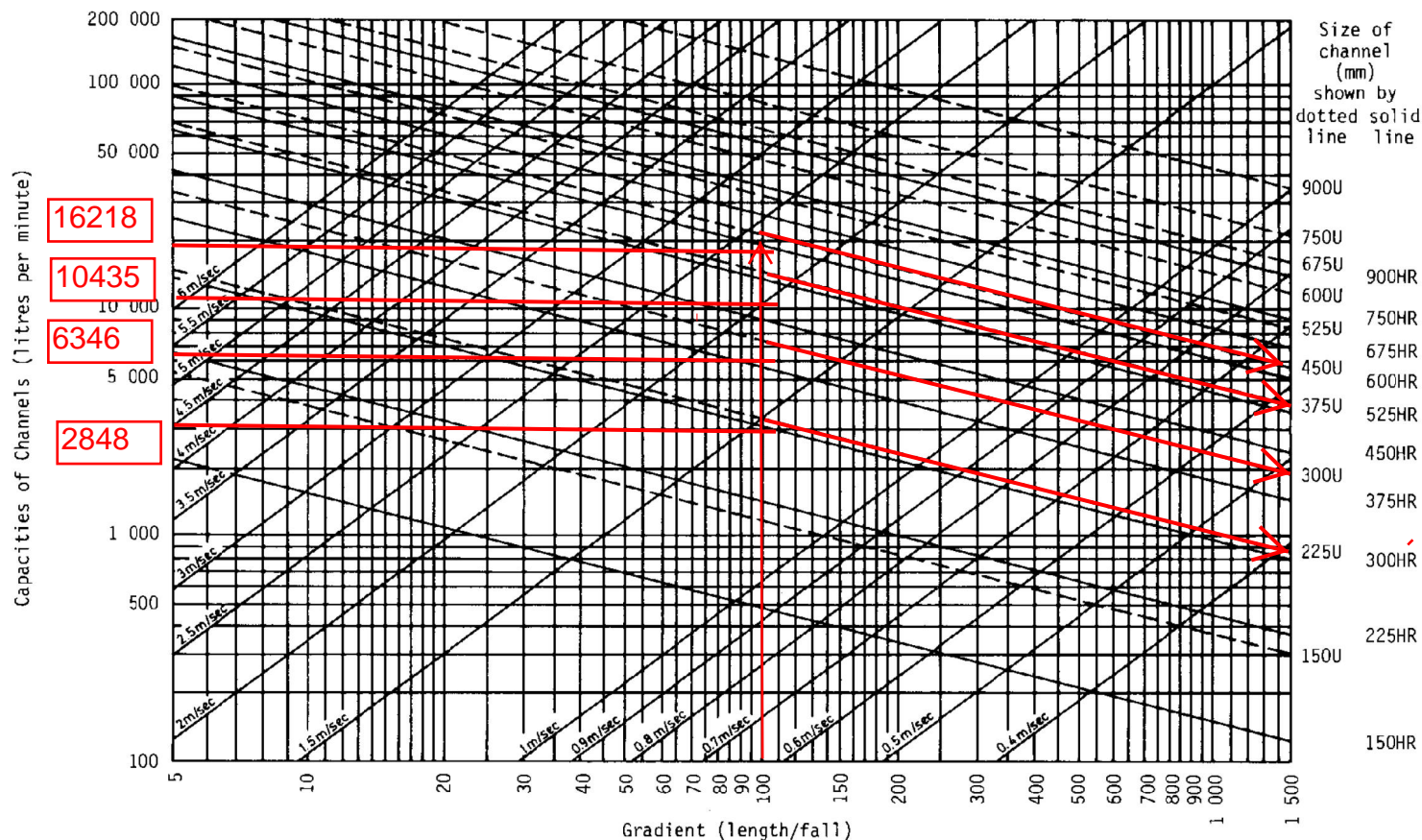
Area	=	1032	m <sup>2</sup>	
	=	0.001032	km <sup>2</sup>	
Total Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95
	=	0.068138	m <sup>3</sup> /s	
	=	4088	liter/min	
Total Peak runoff in m <sup>3</sup> /s of D to F	=	0.17391	m <sup>3</sup> /s	= 10435 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 375UC will be suitable for the site F

Total Peak runoff in m <sup>3</sup> /s of whole site	=	0.270306	m <sup>3</sup> /s	= 16218 liter/min
--	---	----------	-------------------	-------------------

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 450UC will be suitable for the site





#### DESIGN METHOD USING CHART

##### (a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

##### Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

##### (b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

##### Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

Checking Existing 600UC

Catchment Area of site

Outside Catchment area (Hard-paved)

Area	=	4376	m <sup>2</sup>						
	=	0.004376	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.004376 km <sup>2</sup>
	=	0.288925	m <sup>3</sup> /s						
	=	17336	liter/min						

Outside Catchment area (Soil-paved)

Area	=	1253	m <sup>2</sup>						
	=	0.001253	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.001253 km <sup>2</sup>
	=	0.021771	m <sup>3</sup> /s						
	=	1306	liter/min						

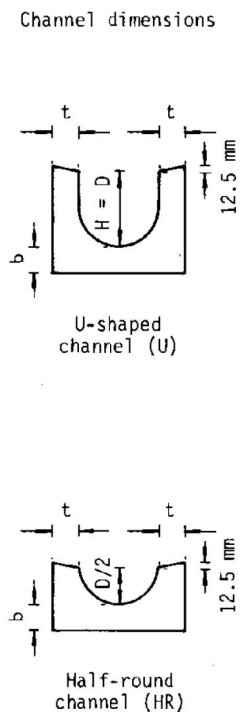
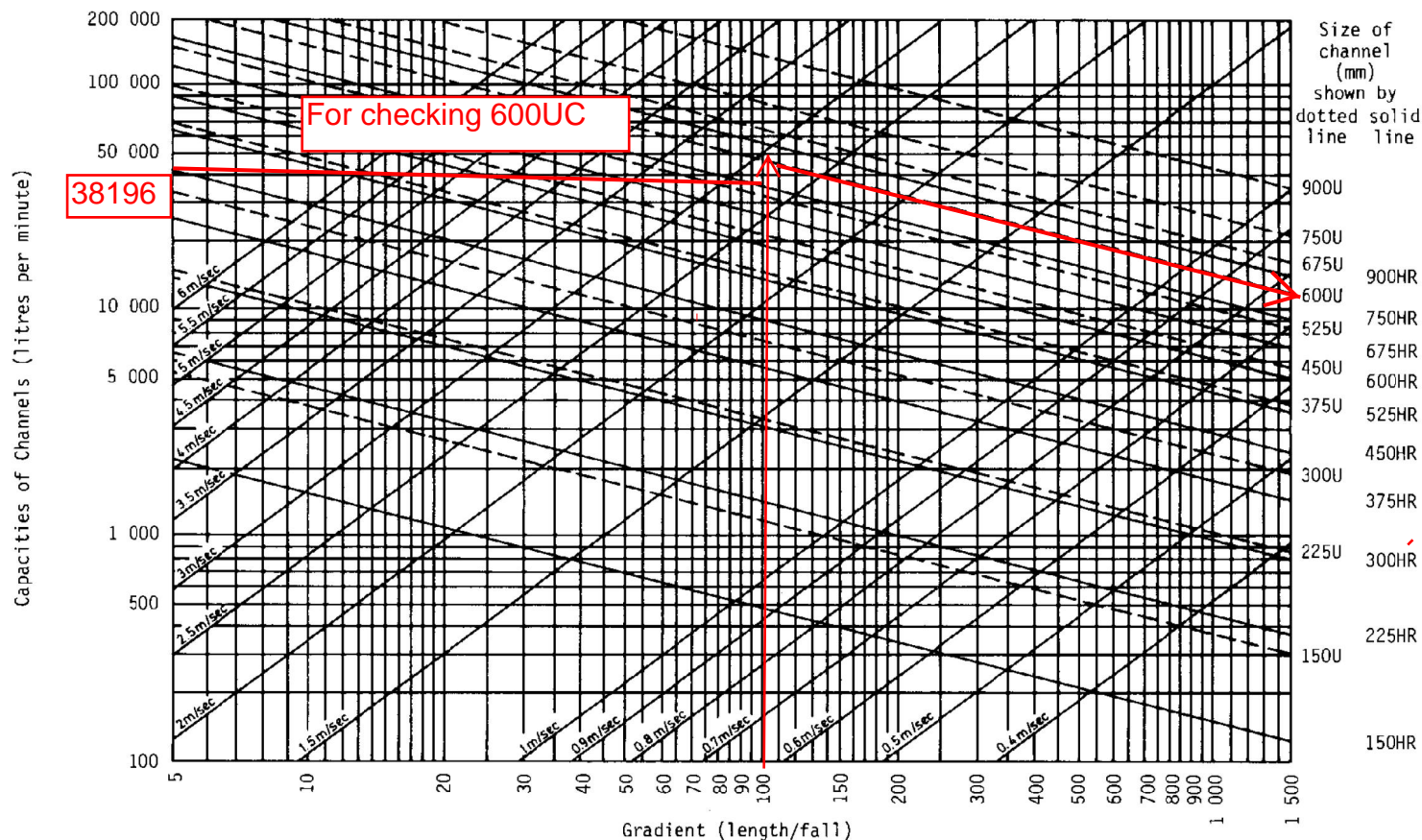
Outside Catchment area (Existing Slope)

Area	=	3200	m <sup>2</sup>						
	=	0.0032	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.0032 km <sup>2</sup>
	=	0.0556	m <sup>3</sup> /s						
	=	3336	liter/min						

Total Peak runoff in m <sup>3</sup> /s for discharge to existing 600UC =	0.636603	m <sup>3</sup> /s	=	38196	liter/min
--	----------	-------------------	---	-------	-----------

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, Existing 600UC will be suitable for the site

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#### DESIGN METHOD USING CHART

##### (a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

##### Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴ OK)

##### (b) Stepped channel Solution

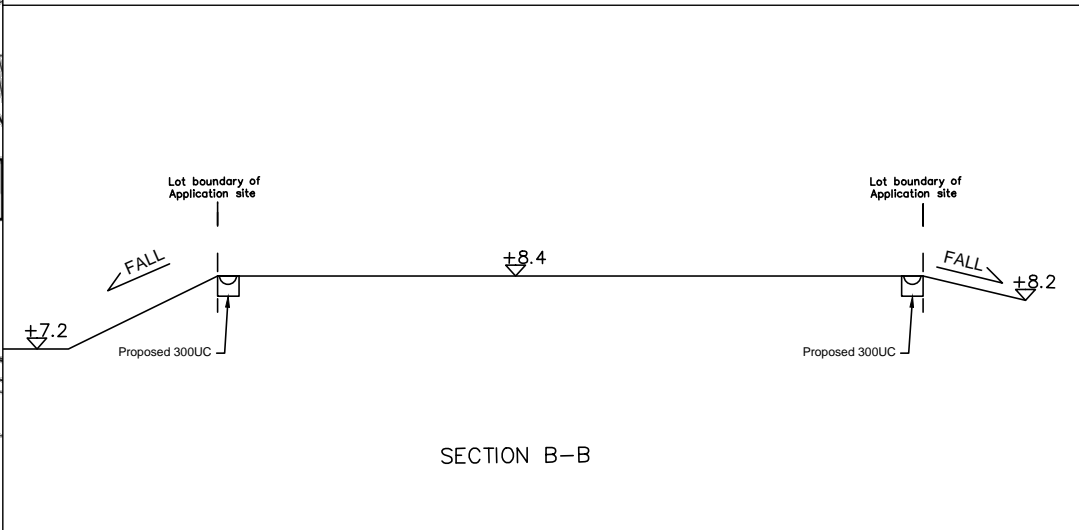
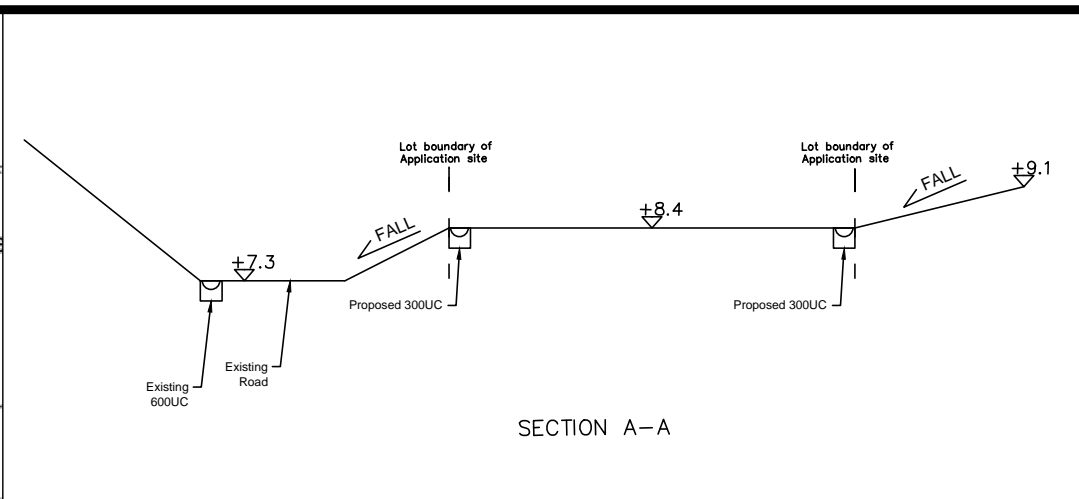
2. Runoff
3. Channel size
4. Gradient
1. Velocity

##### Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

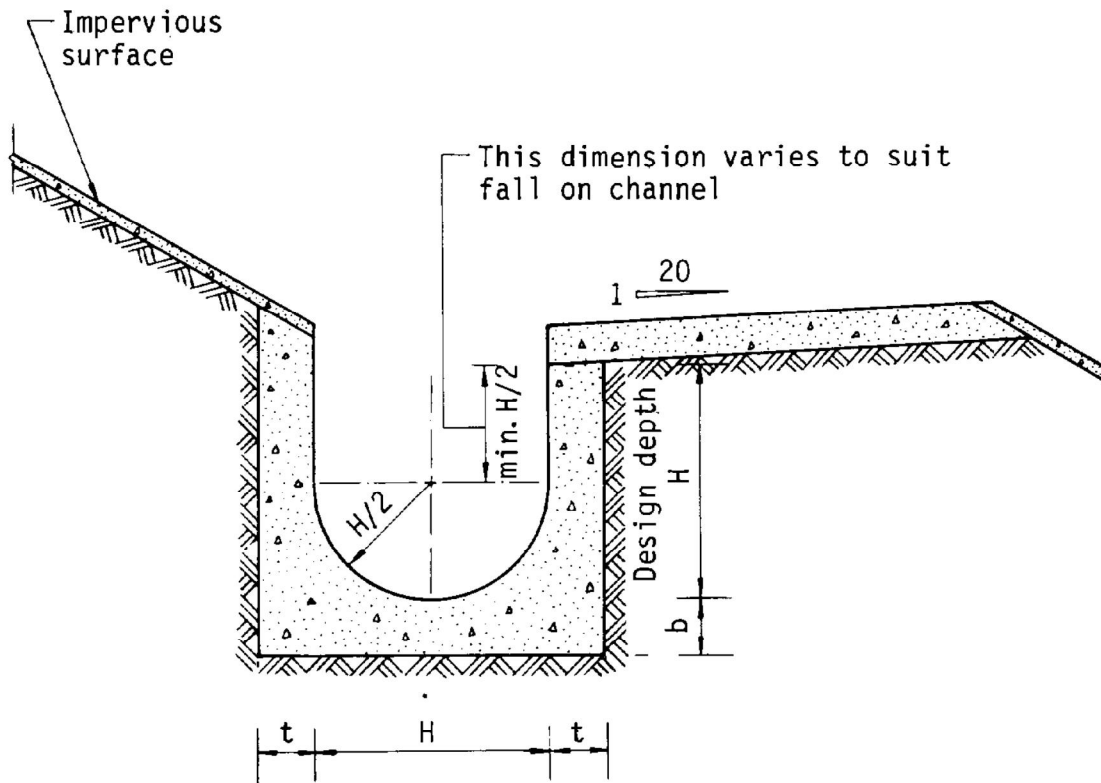




**Note:**

1. Cross sections showing the existing ground levels due to proposed ground level consistent with the existing level.
2. No solid walls and kerbs would be laid along the boundary of the lot

<b>Legend:</b> Proposed UC (1:100) with cast iron cover Existing Water Course Proposed Catchpit Existing Catchpit Existing Level	
<b>Company:</b> 恆協工程有限公司 Handship Engineering Company Limited	
<b>Project:</b> Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years at Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling, New Territories  <b>OZP:</b> Application No. A/NE-LYT/710  <b>Zoning:</b> Village Type Development	
<b>Title:</b> Section	
<b>Dwg No:</b> Fig.4	<b>File:</b> DD83 Lot1422
<b>Date:</b> 30th July 2020	



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

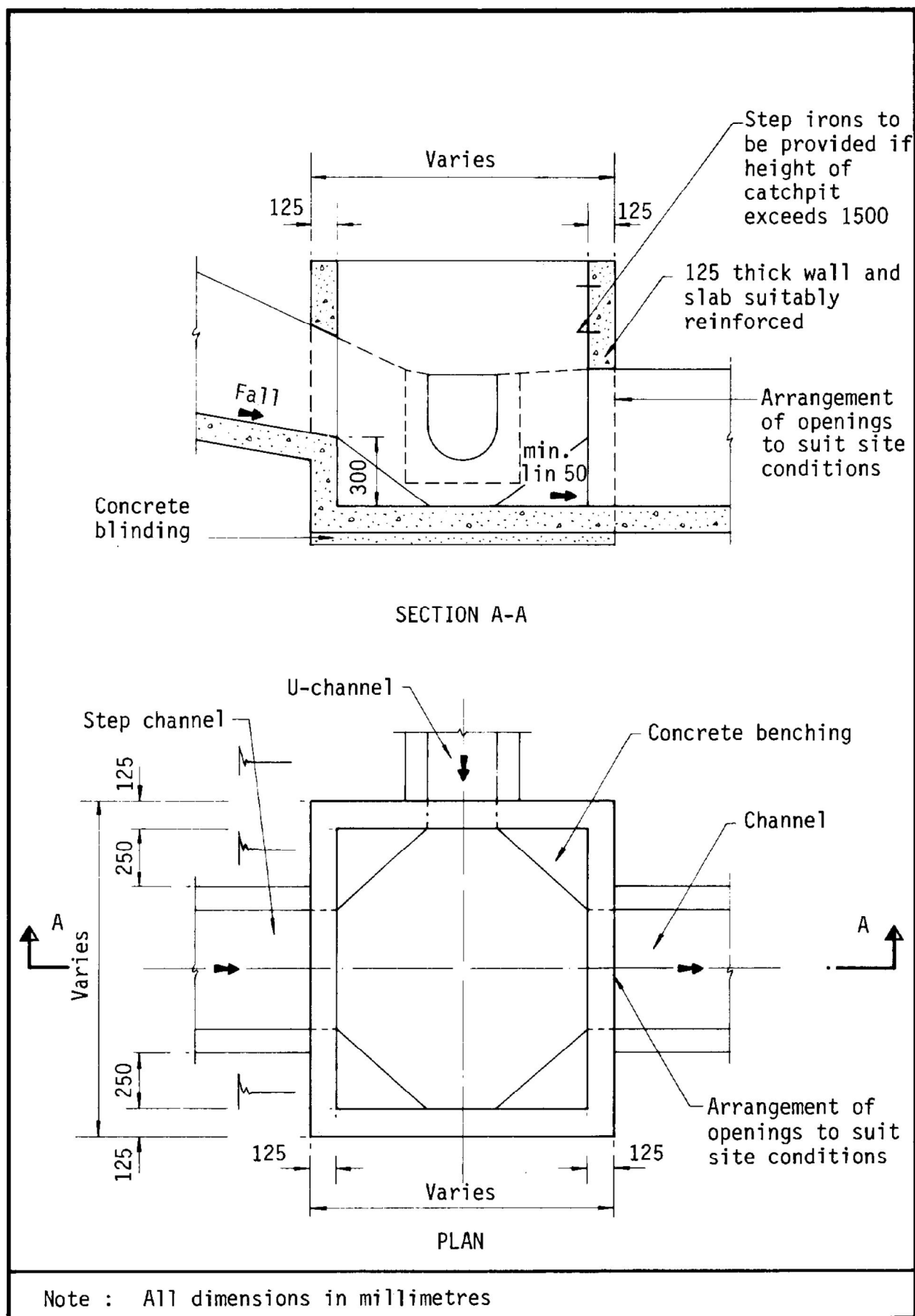
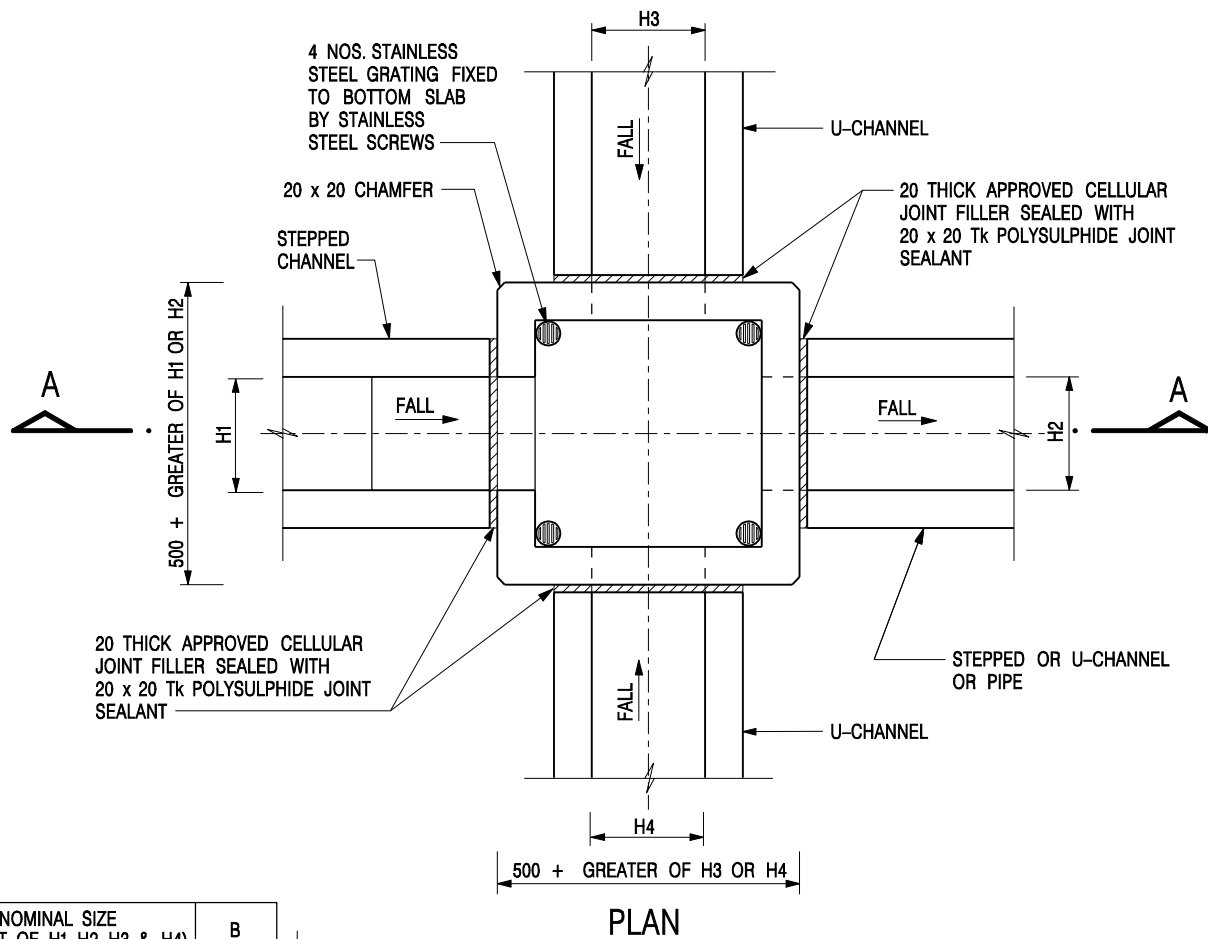
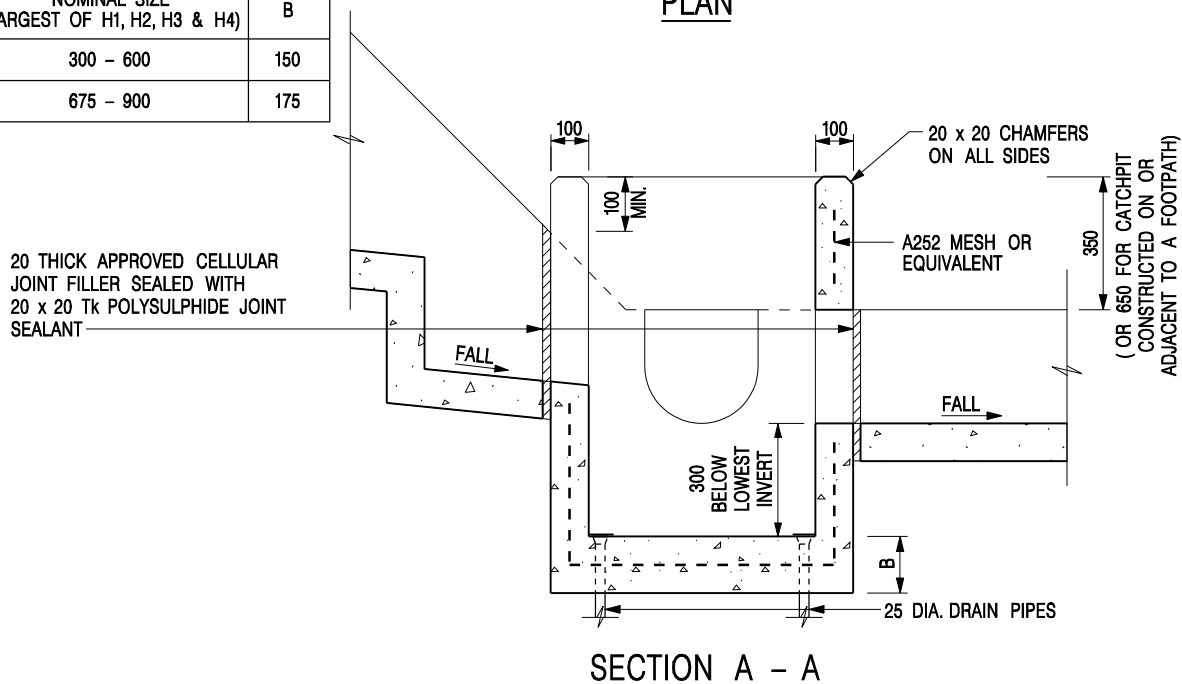


Figure 8.10 - Typical Details of Catchpits






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

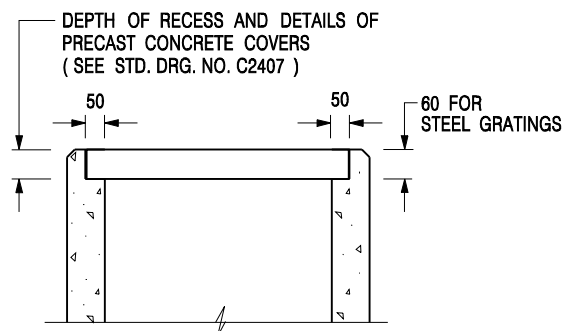


**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20	
		<b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> C2406 /1	



### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP**  
**(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

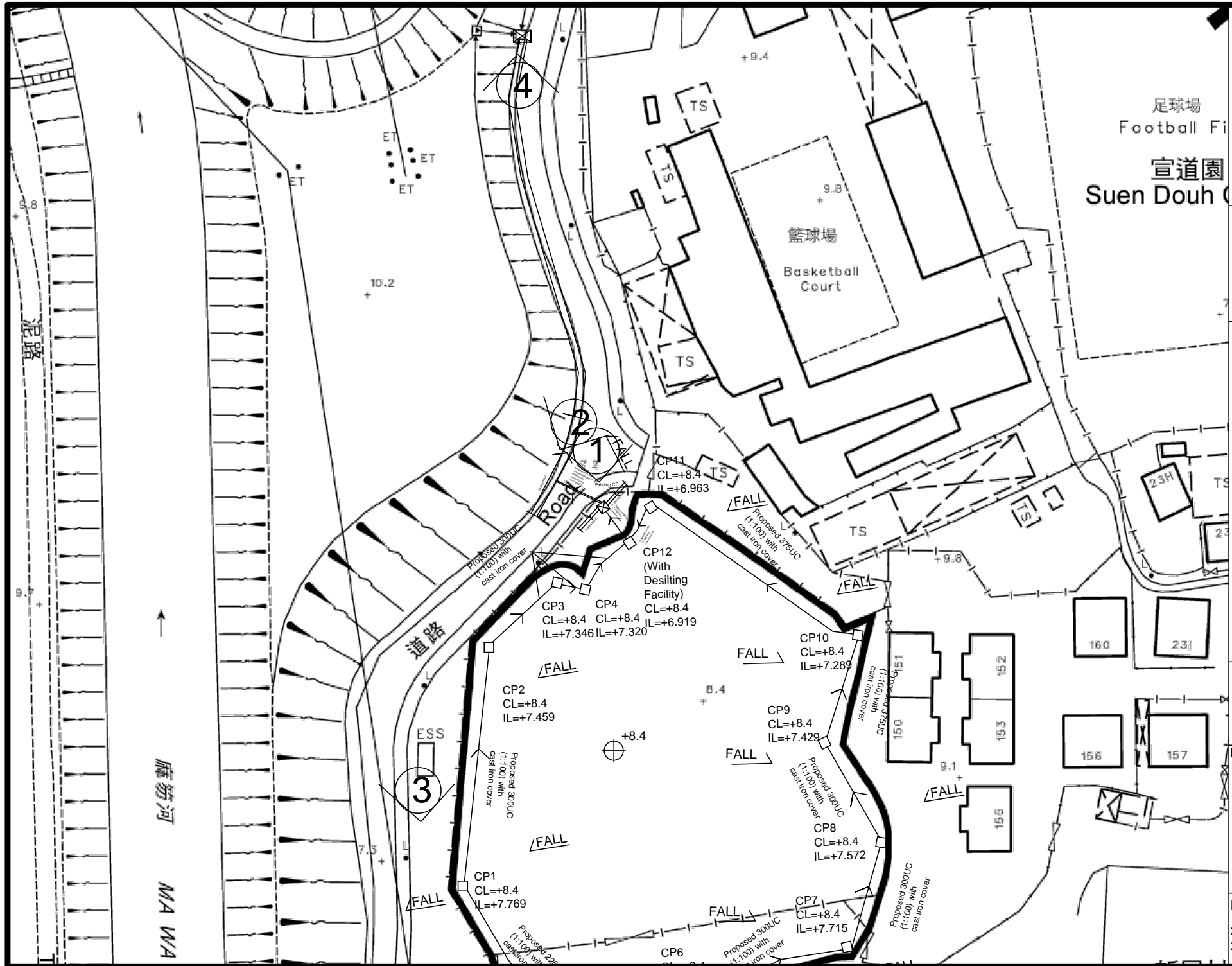
**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**

## APPENDIX SITE PHOTO







**Legend:**

- Proposed UC  
(1:100) with cast  
iron cover
- Existing Water Course
- Proposed Catchpit
- ⊠ Existing Catchpit
- ⊕<sup>+8.4</sup> Existing Level

**Company:**

恆協工程有限公司  
Handship Engineering  
Company Limited

**Project:**

Proposed Temporary  
Public Vehicle Park  
(Private Car) for a  
Period of 3 Years at Lot  
1422 RP (Part) in  
D.D.83, Lung Yeuk Tau,  
Fanling, New Territories

**OZP:**

Application No.  
A/NE-LYT/710

**Zoning:**

Village Type  
Development

**Title:**

Drainage Proposal-  
Eye Location Plan

**Dwg No:**

Fig.5b

**File:**

DD83  
Lot1422

**Date:**

30th July  
2020



View 1 Existing 225UC and Catchpit



View2 Existing 600UC within 300x 300  
underground drain





View 3 Adjacent Area



View 4 Existing catchpit



View 5 Final Discharge



## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F.,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: TPB/A/NE-LYT/710  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Post and Fax (2323 3662)**

5 August 2020

R-riches Propoerty Consultants Limited  
Block D, The Richfield, 236 Kat Hing Wai  
Kam Tin, Yuen Long, New Territories  
(Attn.: Ms. Grace WONG)

Dear Ms. WONG

**Proposed Temporary Public Vehicle Park (Private Car)  
for a Period of 3 Years in "Village Type Development" Zone,  
Lot 1422 RP (Part) in D.D. 83, Lung Yuek Tau, Fanling**

**(Compliance with Approval Condition (f) under Application No. A/NE-LYT/710)**

I refer to your submission received by this office on 31.7.2020 for compliance with approval condition (f) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Anthony L. C. WONG; Tel.: 2300 1274) has been consulted and advised that approval condition (f) is considered complied with.

Please proceed to implement the accepted drainage proposal for compliance with approval condition (g). In order to facilitate compliance checking, you are required to provide a set of completion photo records with viewpoints indicated on the accepted proposals for inspection.

Should you have any queries, please feel free to contact Miss Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning



Our Ref.: DD83 Lot 1422 RP  
Your Ref.: TPB/A/NE-LYT/755

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

23 February 2022

Dear Sir,

**2<sup>nd</sup> Further Information**

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/755)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Amy CHONG  
(Attn.: Ms. Nora WONG

email: aytchong@pland.gov.hk )  
email: nlwwong@pland.gov.hk )



**Responses-to-Comments**

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/755)**

(i) A RtoC Table:

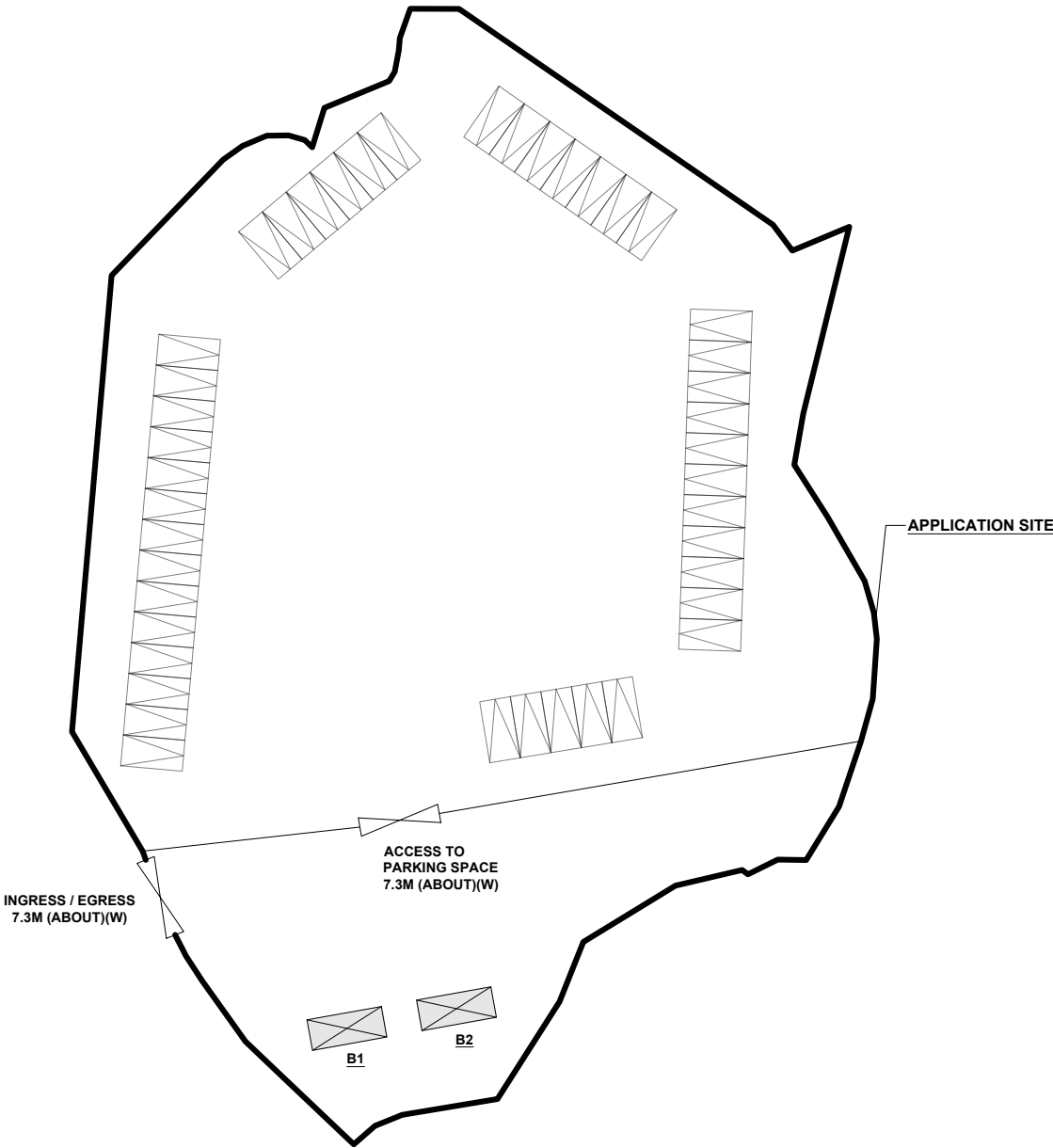
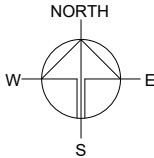
Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)</b>		
(a)	The vehicular ingress/egress to the Site should be no less than 7.3m wide.	Noted. The vehicular ingress/egress of the application site (the Site) is revised from 6.5m to 7.3m ( <b>Plan 1</b> ).
(b)	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject Site, manoeuvring within the subject site and into/out of the parking spaces, preferably using the swept path analysis.	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Sha Tau Kok Road (Lung Yeuk Tau), along the local access and within the Site and into/out of the parking spaces ( <b>Plans 2 and 3</b> ).
(c)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD.	Noted.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,110m <sup>2</sup>	(ABOUT)
COVERED AREA	: 30m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,080m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 30m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE*	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B2	SITE OFFICE*	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	

\*STRUCTURES B1 AND B2 ARE CONTAINER-CONVERTED STRUCTURES



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 43
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS

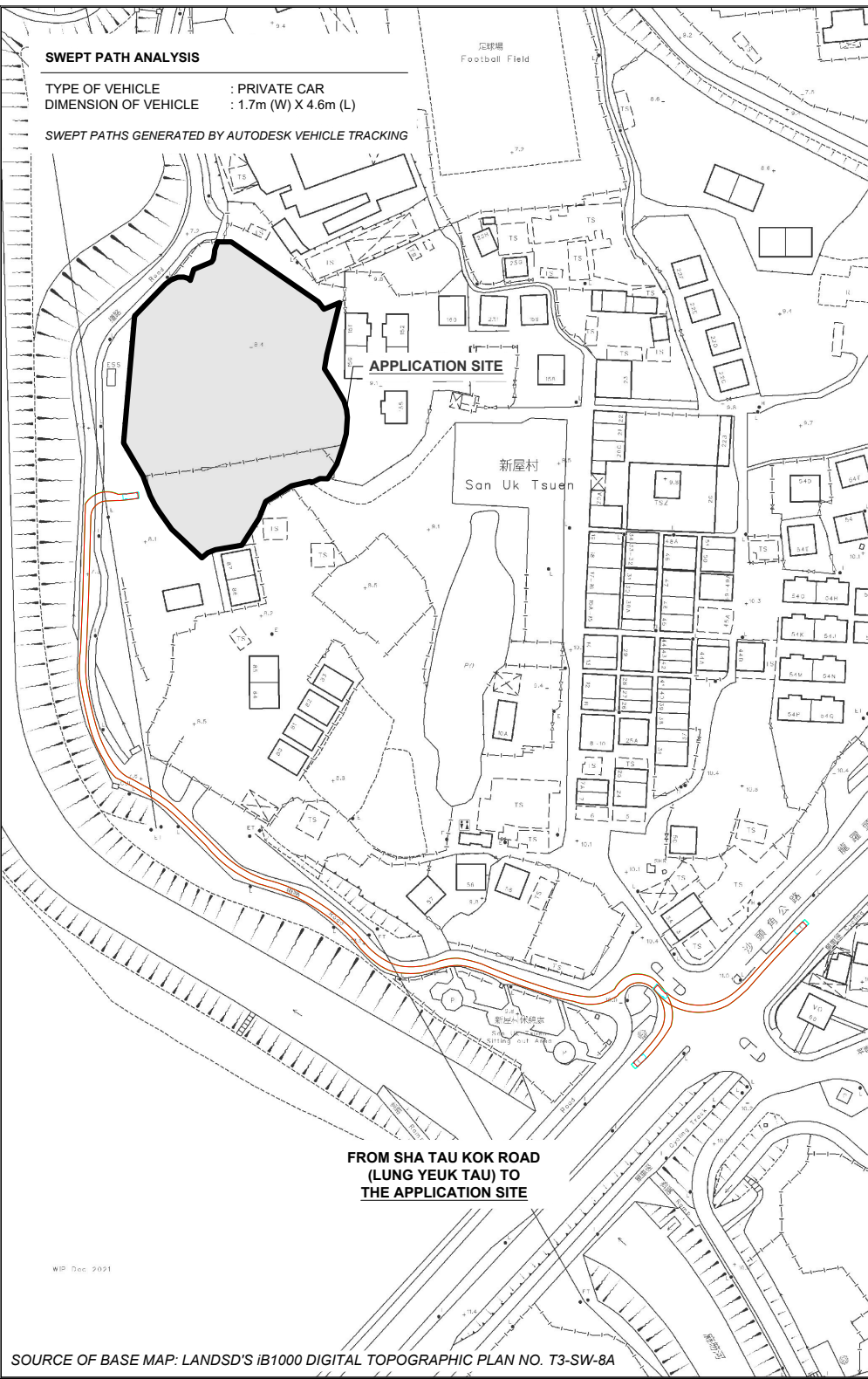
PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	
SCALE	
1 : 600 @ A4	
DRAWN BY	DATE
MN	23.2.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 1	001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

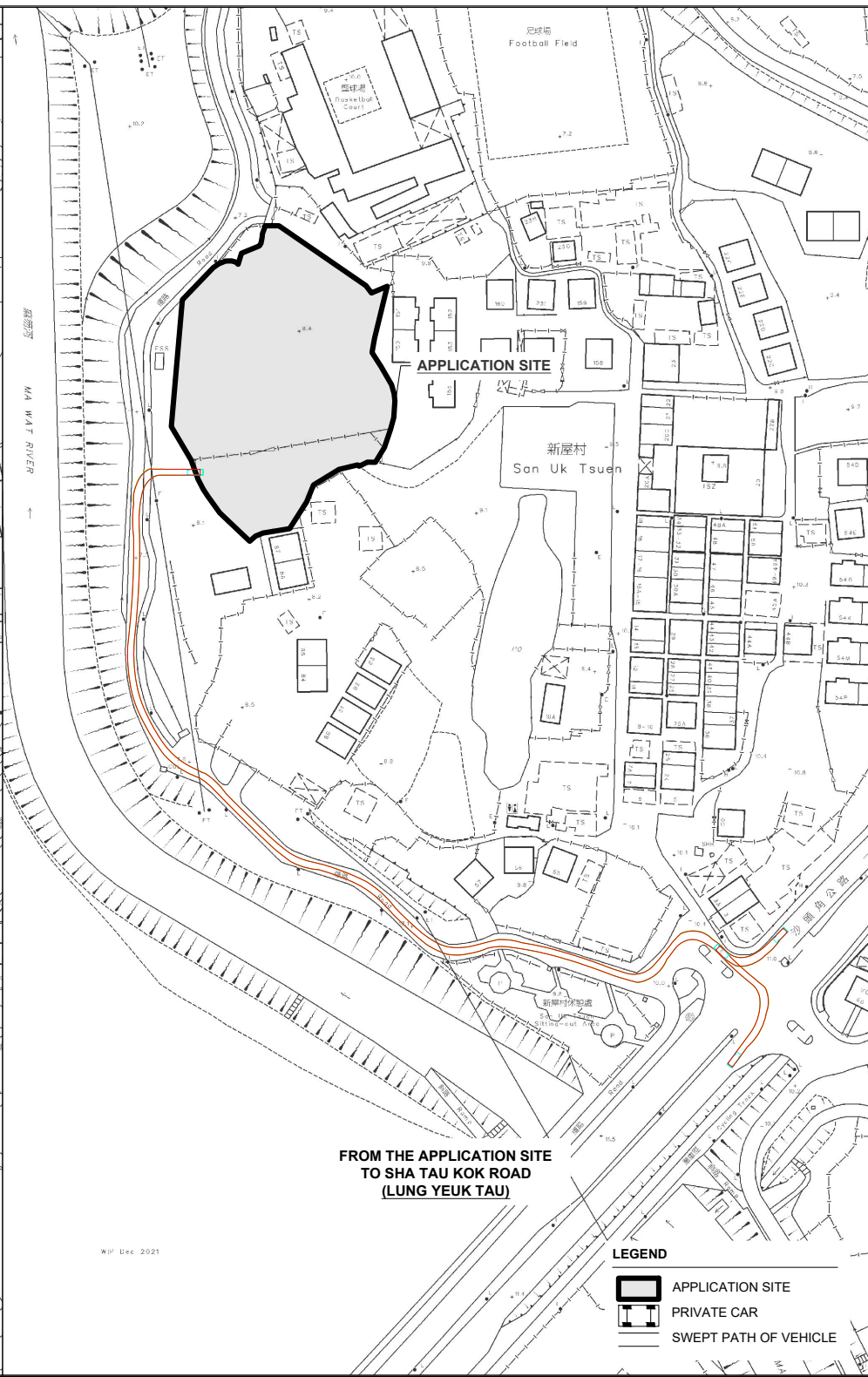
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM SHA TAU KOK ROAD  
(LUNG YEUK TAU) TO  
THE APPLICATION SITE

WIP Dec 2021

SOURCE OF BASE MAP: LANDSD'S IB1000 DIGITAL TOPOGRAPHIC PLAN NO. T3-SW-8A

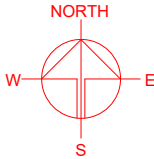


FROM THE APPLICATION SITE  
TO SHA TAU KOK ROAD  
(LUNG YEUK TAU)

WIP Dec 2021

LEGEND

- APPLICATION SITE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT  
**R-RICHES PROPERTY  
CONSULTANTS LIMITED**

PROJECT  
TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 5  
YEARS

SITE LOCATION  
LOT 1422 RP (PART) IN D.D. 83,  
LUNG YEUK TAU, FANLING, NEW  
TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY  
MN

DATE  
23.2.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
SWEPT PATH ANALYSIS (1/2)

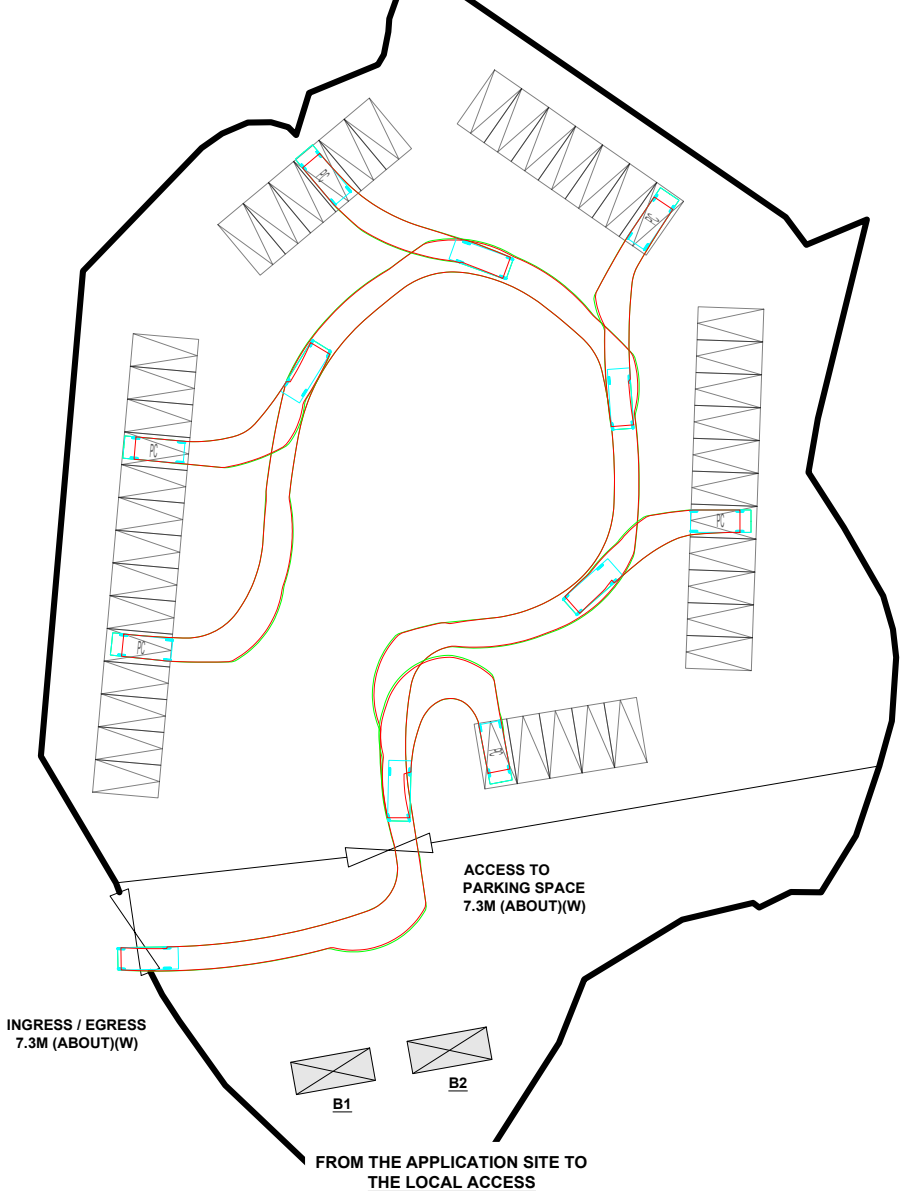
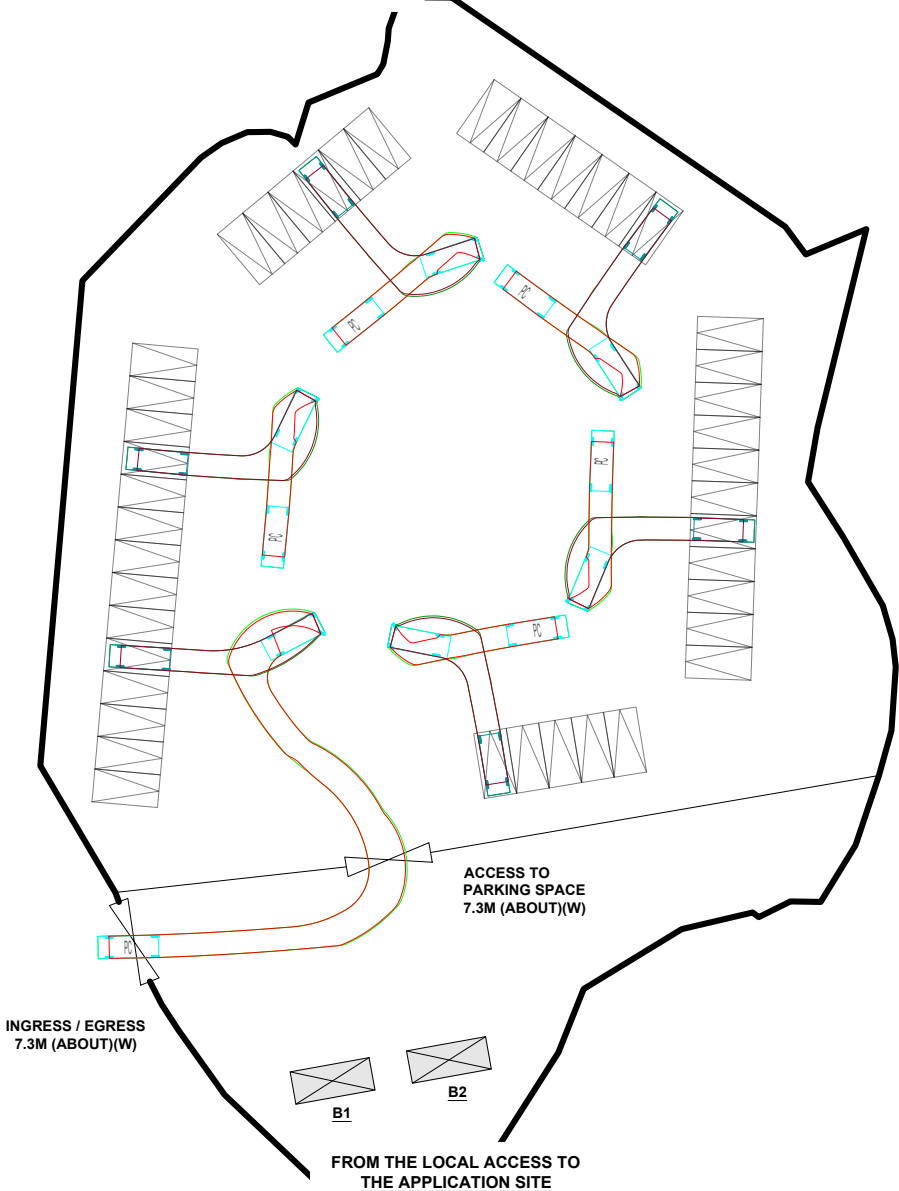
DWG NO.  
PLAN 2

VER.  
001

SWEPT PATH ANALYSIS

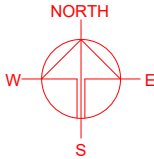
TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**LEGEND**

- APPLICATION SITE
- PARKING SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
LOT 1422 RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	
SCALE	
1 : 600 @ A4	
DRAWN BY	DATE
MN	23.2.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (2/2)	
DWG NO.	VER.
PLAN 3	001

Our Ref.: DD83 Lot 1422 RP  
Your Ref.: TPB/A/NE-LYT/755

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

15 March 2022

Dear Sir,

**3<sup>rd</sup> Further Information**

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/755)**

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Amy CHONG  
(Attn.: Ms. Nora WONG

email: aytchong@pland.gov.hk )  
email: nlwwong@pland.gov.hk )



**Appendix I - Clarifications for the Proposed Development**

We are writing to provide clarifications for the subject application, details are as follow:

- (i) The existing fencing along the application site (the Site) boundary will be remained and maintained during the planning approval period of the current application.
- (ii) The Site involves of several previously approved S.16 planning applications, within which the latest application (No. A/NE-LYT/710) for the same use was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 20.9.2019.
- (iii) However, the applicant failed to comply with approval conditions (g) and (i) within the designated time period, which led to revocation of the application on 20.2.2022, details are as follows:

**Drainage facilities at the Site**

- (a) Regarding planning approval condition (f) of the previously approved application, i.e. the submission of drainage proposal, the applicant made several submissions for compliance with this approval condition and the latest submission (dated 31.7.2020) was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 5.8.2020, hence, complied with.
- (b) Regarding planning approval condition (g) of the previous approved application, i.e. the provision of drainage facilities, the applicant made submission for compliance with this approval condition on 24.2.2021 and the submission was not accepted by CE/MN, DSD on 18.8.2021.
- (c) The applicant has made effort to rectify the existing drainage facilities to address comments of CE/MN, DSD (**Annex I**). However, due to the outbreak of COVID-19 in late-2021, the applicant did not have sufficient time to complete the construction works for the drainage facilities, hence, not complied with within the designated time period.
- (d) The construction works will be commenced by applicant after planning approval has been obtained from the Board and the 5<sup>th</sup> wave of COVID-19 epidemic. The applicant will submit photographic records of the drainage facilities after works have been completed.

**Fire service installations at the Site**

- (a) Regarding planning approval condition (h) of the previous approved application, i.e. the submission of proposals for water supplies for fire-fighting and fire service installations (FSIs), the applicant made several submissions for compliance with this approval condition and the latest submission (dated 10.8.2020) was accepted by D of FS on 1.9.2020, hence, complied with.



- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government. The applicant is required to submit Short Term Waiver (STW) application for erection of structure at the Site and such application was submitted by the applicant on 6.12.2019 (**Annex II**).
- (c) As of 15.3.2022, LandsD's approval for STW application is pending. As FSIs are proposed within structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (i) of the previously approved application, i.e. the provision of water supplies for fire-fighting and FSIs was not complied with within the compliance period, which led to revocation of the application.
- (d) The applicant will implement the proposed FSIs and submit valid Certificate of Fire Service Installations and Equipment (FS 251) after planning approval has been granted from the Board and STW approval.

**Annex I – Construction Works for the Drainage Facilities**











盈卓規劃有限公司  
R-riches Planning Limited

BLOCK D, THE RICHFIELD  
236, Kat Hing Wai, Kam Tin  
Tel: 2339 0884 Fax: 2323 3662  
Email: kwokpong@hotmail.com

新界粉嶺璧峰路 3 號  
北區政府合署 6 樓

Our Reference: RR/STW/NE\_LYT - 20191204 - 1

致北區地政署  
短期豁免組

COPY

短期豁免申請

已獲批准規劃申請編號: A/NE-LYT/710

新界粉嶺龍躍頭丈量約份第 83 約地段第 1422 號餘段(部分)

申請人 COUNTRY RICH DEVELOPMENT LIMITED 於 2019 年 9 月 20 日獲城市規劃委員會批准上述地段用作擬議臨時公眾停車場 (私家車) (為期 3 年)。

故此申請人現向地政處 提交有關上述地段的短期豁免申請。

有關短期豁免資料	
上蓋構造物所涉及土地	: 新界粉嶺龍躍頭丈量約份第 83 約地段第 1422 號餘段
擬議搭建臨時"構築物" 總上蓋面積	: 30 平方米
擬議搭建構造物高度	: 2.5 米
擬議搭建"構築物"	: 平面圖所示
擬議搭建"構築物"用料	: 貨櫃
擬議搭建"構築物"用途	: 臨時公眾停車場 (私家車) (為期 3 年)
有關短期租約資料	
政府土地面積	: N/A
用途	: N/A
申請人資料	
申請人	: <b>COUNTRY RICH DEVELOPMENT LIMITED</b>
聯駱電話	:
商業登記證號碼	: 15446334 - 000 - 01 - 19 - 6
地址	: FLAT 1501, 15/F, KWONG WAH PLAZA, T AI TONG ROAD, YUEN LONG N.T, HONG KONG





Our Ref.: DD83 Lot 1422 RP  
Your Ref.: TPB/A/NE-LYT/755

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

23 March 2022

Dear Sir,

**4<sup>th</sup> Further Information**

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/755)**

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) The applicant (*Country Rich Development Limited*) is the sole current land owner of Lot 1422 RP in D.D. 83 (**Appendix I**).
- (ii) Revised fire service installations proposal (**Appendix II**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Amy CHONG  
(Attn.: Ms. Nora WONG

email: aytchong@pland.gov.hk )  
email: nlwwong@pland.gov.hk )



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" zone
(f) Current use(s) 現時用途	Public Vehicle Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

*(This part will not be made available for public inspection)*  
(這部分不會公開予公眾查閱)

## Checklist of Documents 文件核對表

Please indicate if you have enclosed the following documents with this application.

請說明你有否在這宗申請夾附下列文件

- ☒ 5 signed original copies of the application form<sup>\*\*</sup>.  
一式五份已簽署的申請表格正本<sup>\*\*</sup>。
- ☒ Plans/drawings (e.g. location plan and site plan) and supplementary information (e.g. planning statement, report on traffic impact assessment, and report on environmental assessment):  
圖則／繪圖(例如：位置圖及地盤平面圖)及補充資料(例如：規劃綱領、交通影響評估報告及環境評估報告)：

For application with hard copy submission only 適用於只提交硬複本的申請：

- ☒ 5 copies each of the plans/drawings accompanying the application (if all are in black and white and not larger than A3 size).  
一式五份連同申請的圖則／繪圖（如圖則／繪圖皆為黑白及不超過 A3 大小）。
- ☐ 70 copies each of the plans/drawings accompanying the application (if containing any plan/drawing in colour or larger than A3 size), and supplementary information. 一式 70 份連同申請的圖則／繪圖（如當中有任何彩色或大小超過 A3 的圖則／繪圖）及補充資料。

For application with hard and soft copy submission 適用於提交硬複本及軟複本的申請：

- ☐ 8 hard copies and 1 soft copy each of the plans/drawings accompanying the application, and supplementary information.  
連同申請的圖則／繪圖及補充資料，一式八份硬複本及一份軟複本。
- ☐ Particulars of a development proposal  
擬議發展計劃的細節。
- ☒ Authorisation letter signed by the applicant<sup>#</sup>, if the application is submitted by an authorised agent on the applicant's behalf.  
申請人簽署的授權書<sup>#</sup> (如申請是由申請人授權的代理人遞交)。
- ☒ Documentary proof of land ownership<sup>#</sup> (e.g. copy/copies of ownership record(s) issued by the Land Registry) (only applicable to application of which the applicant is the sole or one of the "current land owner(s)").  
土地業權的證明文件<sup>#</sup> (例如：由土地註冊處發出的業權記錄副本) (只適用於申請人是唯一或其中一名「現行土地擁有人」的申請)。
- ☐ Copy/copies of consent(s) obtained from the "current land owner(s)"<sup>#</sup> (not applicable to application of which the applicant is the sole "current land owner").  
「現行土地擁有人」的同意書副本<sup>#</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☐ Copy/Copies of notification given to the "current land owner(s)"<sup>#</sup> (not applicable to application of which the applicant is the sole "current land owner").  
已發給「現行土地擁有人」的通知書副本<sup>#</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☒ Particulars of applicant and authorised agent in the application form<sup>\*</sup>.  
申請表格內申請人及獲授權代理人的詳細資料<sup>\*</sup>。

\* Documents which must be submitted with the application. 必須連同申請一併遞交的文件。

# Soft copy not accepted. 不接受軟複本。



[View PROPERTY PARTICULARS](#)  
[View OWNER PARTICULARS](#)  
[View INCUMBRANCES](#)  
[View DEEDS PENDING REGISTRATION](#)

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (VIEW BY BROWSER)  
查冊日期及時間 SEARCH DATE AND TIME: 22/03/2022 17:23  
查冊者姓名 / 名稱 NAME OF SEARCHER: R-RICHES PROPERTY CONSULTANTS LIMITED  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 22/03/2022 07:30 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 22/03/2022.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。  
The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。  
BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料  
PROPERTY PARTICULARS

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): C3480328

地段編號  
LOT NO.: THE REMAINING PORTION OF LOT NO. 1422 IN D.D. 83  
批約 HELD UNDER: GOVERNMENT LEASE  
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS  
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898  
每年地稅 RENT PER ANNUM: -

所佔地段份數  
SHARE OF THE LOT: -  
ADDRESS: NORTH  
NEW TERRITORIES  
地址: -

備註  
REMARKS: THE RENT IS \$3.36 P.A. (LOT NO.1422 IN DD83)

業主資料  
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
COUNTRY RICH DEVELOPMENT LIMITED		N389459	07/04/1997	02/05/1997	\$12,920,571.00
-					

備註 REMARKS: ASSIGNMENT FOR LOTS AFFECTED SEE MEMORIAL

物業涉及的轉轉  
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
N232153	16/06/1989	22/09/1989	POWER OF ATTORNEY BY PAUL TSUI HIM CHEUNG KA CHEUNG TSUI	TSUI HIM CHEUNG - (ATTORNEY)	-
N247018	23/10/1990	05/11/1990	POWER OF ATTORNEY BY PAUL TSUI HIM CHEUNG KA CHEUNG TSUI	TSUI HIM CHEUNG -	-

(ATTORNEY)

N263517	21/10/1991	04/11/1991	POWER OF ATTORNEY BY PAUL KA CHEUNG TSUI	TSUI SIM KEN JOSEPH - (ATTORNEY)	-
N266428	20/12/1991	27/12/1991	POWER OF ATTORNEY	LEE KA SZE CARMELO - (ATTORNEY)	-
備註 REMARKS: BY LEE TING KONG					
N280284	26/10/1992	16/11/1992	POWER OF ATTORNEY BY PAUL KA CHEUNG TSUI	TSUI SIM KEN JOSEPH "THE ATTORNEY" -	-
N325928	10/02/1995	22/03/1995	DEATH CERTIFICATE OF TSUI KA CHEUNG PAUL "DECEASED TRUSTEE"	- -	-
19052801690074	26/02/2019	28/05/2019	WARNING LETTER WITH PLAN	- -	-
備註 REMARKS: FROM DISTRICT LANDS OFFICER, NORTH					

## 等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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\*\*\*\*\* 無 NIL \*\*\*\*\*

\*\*\*\*\* 登記冊末端 END OF REGISTER \*\*\*\*\*

# FIRE SERVICE INSTALLATIONS



2 x EXIT SIGN



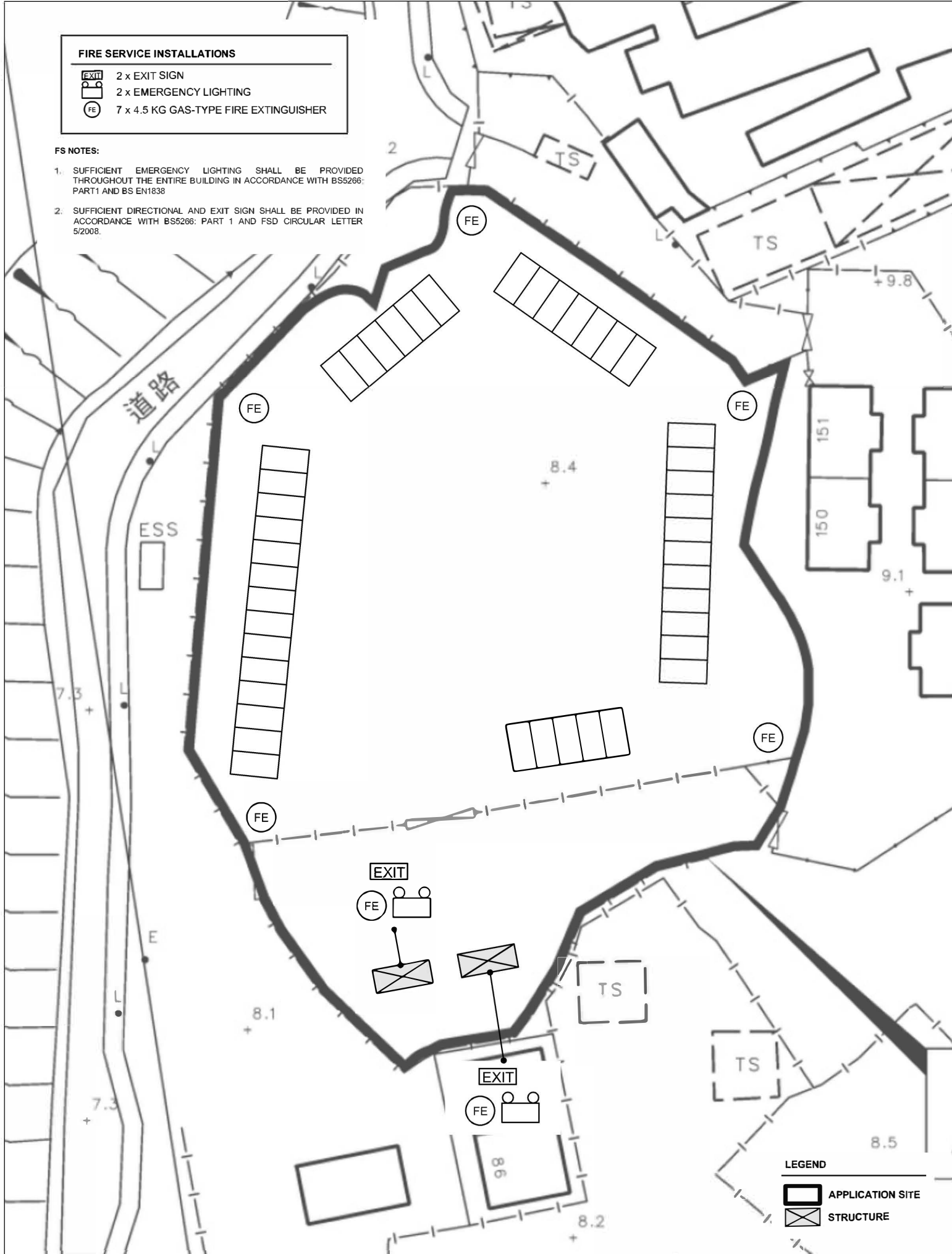
2 x EMERGENCY LIGHTING



7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

## FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



## LEGEND



APPLICATION SITE

STRUCTURE

Drawing No. Ver.

## APPENDIX II

Project

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

LOT 1422 RP (PART) IN D.D. 83, LUNG YUEK TAU, FANLING, NEW TERRITORIES

Drawing Title

FSIs PROPOSAL (1/2)

Scale of A4

1 : 500

Drawn

Date

5.8.2020

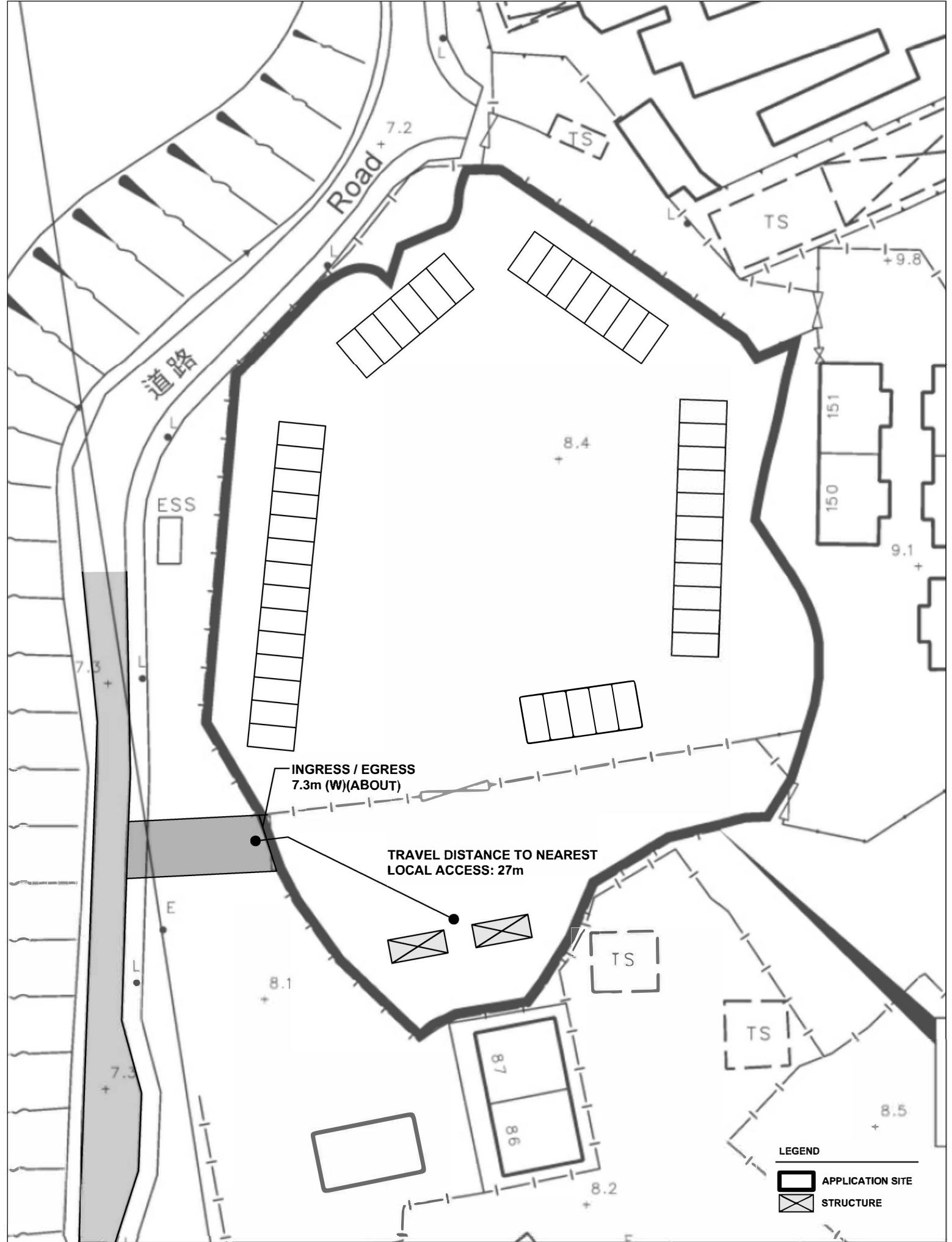
Revised


Date

23.3.2022







Drawing No. <b>APPENDIX II</b>	Ver.	Drawing Title <b>FSIs PROPOSAL (2/2)</b>	 NORTH W E S
Project	TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	Scale of A4 <b>1 : 500</b>	
LOT 1422 RP (PART) IN D.D.83, LUNG YEUK TAU, FANLING, NEW TERRITORIES		Drawn Date <b>5.8.2020</b>	
		Revised Date <b>23.3.2022</b>	

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-LYT/270	Proposed Temporary Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	2.4.2004 (on review)
A/NE-LYT/385	Proposed Temporary Convenient Store and Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	5.12.2008
A/NE-LYT/448	Renewal of Planning Approval for Temporary Convenience Store and Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	2.12.2011 (revoked on 27.2.2012)
A/NE-LYT/477*	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles and Shop and Services (Car Washing and Waxing Services) with Ancillary Storerooms for a Period of 3 Years	20.7.2012 (revoked on 26.10.2012)
A/NE-LYT/710	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	20.9.2019 (revoked on 20.2.2022)

\*Approved on temporary basis for a period of 1 year

### **Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LYT/439	Proposed Temporary Open Storage of Metal, Scrap Metal, Equipment for Renovation, Documents and Home Furniture for a Period of 3 Years	6.5.2011	R1 - R5

### **Rejection Reasons**

- R1 The proposed development was not in line with the planning intention of the "Village Type Development" ("V") zone in the Lung Yeuk Tau and Kwan Tei South area which was to designate both existing recognized villages and areas of land considered suitable for village expansion and land within this zone was primarily intended for development of Small Houses by indigenous villagers, and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The proposed development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E) in that there was no exceptional circumstances to justify the development; there were adverse departmental comments and local objections against the application; and the application was not in line with the intention of Category 4 areas which was to encourage the phasing out of non-conforming uses.
- R3 The proposed development was incompatible with the village settlements in the surrounding areas.
- R4 There were domestic dwellings in close proximity of the application site. The proposed development might cause adverse environmental impacts on the local villagers. The applicant had not demonstrated that the proposed development would not cause adverse environmental impacts on the surrounding areas.
- R5 The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "V" zone. The cumulative effect of approving such applications would result in adverse environmental and landscape impacts of the area.

**Similar S.16 Application for Public Vehicle Park (Excluding Container Vehicles)**  
**in the vicinity of the Site within/partly within “V” zone**  
**in the Lung Yeuk Tau and Kwan Tei South Area**

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LYT/406	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	19.3.2010	R1 - R2

**Rejection Reasons:**

- R1. The proposed vehicular access, which was very close to a bus lay-by and would affect the bus operation thereat, was unacceptable from traffic engineering point of view.
- R2. There was insufficient information to demonstrate that the development under application would not have adverse traffic impact on the surrounding area.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

---

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-LYT/755

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature [Signature] 日期 Date 2022.1.12

5-2

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

220110-151856-45741

## 提交限期

Deadline for submission:

28/01/2022

## 提交日期及時間

Date and time of submission:

10/01/2022 15:18:56

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/755

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

## 意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

5-3

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pi



**A/NE-LYT/755 DD 83 Lung Yeuk Tau**

25/01/2022 02:20

From:

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

File Ref:

Dear TPB Members,

While members raised no questions in 2019, in view of the failure to comply with conditions it is certainly your duty to do so this time around.

Like why is such a large site being used to park a mere 40 odd vehicles?

That we are told there is no land for housing while land inefficient uses like this are approved is a cause for concern.

Mary Mulvihill

---

**From:**

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

**Date:** Monday, 19 August 2019 2:57 AM CST

**Subject:** A/NE-LYT/710 DD 83 Lung Yeuk Tau

A/NE-LYT/710

Lot 1422 RP (Part) in D.D.83, Lung Yeuk Tau, Fanling

Site area : About 4,110m<sup>2</sup>

Zoning : "VTD"

Applied Use : 43 Vehicle Parking

Dear TPB Members,

My jaw dropped, almost 100sqmts per vehicle? Certainly not private cars, this is intended for container vehicle parking. There are a number of study hall, convents and other facilities that require a tranquil environment. With football field and basketball court nearby it would also not be desirable to have heavy vehicles on nearby roads, not to mention the pollution from their emissions.

The previous application for one year was revoked. The site is now 50% vegetation covered and 50% what can only be described as scorched earth, certainly not ideal for land designed for residential use.

There can be no justification for such a large parking lot in a small village. There is an existing parking facility near Tau Kok Road.

This application must be soundly rejected.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department that:
  - (i) the applicant should make his own arrangement for acquiring access to the application lot, and there is no guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the Site for the proposed use;
  - (ii) there are unauthorised structures erected on the application lot. Her office reserves the right to take necessary lease enforcement actions against the structures as appropriate;
  - (iii) the owner of the application lot has submitted an application for a Short Term Wavier (STW), which is being processed by her office and will be considered by Government in its landlord's capacity. There is no guarantee that the STW application will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of wavier fee and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by TD;
- (c) to note that comments of the Chief Building Surveyor/ New Territories West, Buildings Department as follows:
  - (i) if the existing structures are erected on leased land without approval of his department (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
  - (ii) before any new building/drainage works are to be carried out on the Site, prior approval and consent from the Building Authority (BA) should be obtained unless they are exempted building work or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under BO;
  - (iv) any temporary shelters or converted containers for site office or other uses are considered as temporary buildings are subject to control under the Building (Planning) Regulations (B(P)R) Pt. VII;
  - (v) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and emergency vehicular access shall be provided under Regulation 41D of the B(P)R;



- (vi) if the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined by the BA under Regulations 19(3) of the B(P)R at building plan submission stage;
  - (vii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008;
  - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at building plan submission stage;
- (d) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of Director of Fire Services as follows:
- (i) the installation/maintenance/modification/repair work of 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 D of FS in consideration of the design/nature of the applied use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available; and
- (g) to note the comments of the Director of Environmental Protection that the applicant should follow the environmental mitigation measures as set out in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise any possible environmental nuisances.