

2024年 3月 6日

此文件在_____收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請。

6 MAR 2024

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.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

2400622
20240304VCY 4/3 by EPASS

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-HTF/1170
	Date Received 收到日期	6 MAR 2024

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

1. Name of Applicant 申請人姓名/名稱

胡勝橋 (Mr. 先生)

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

海願規劃發展公司 (Company 公司)

3. Application Site 申請地點

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

新界元朗廈村丈量約份第 128 約地段第 137 號 (部分)

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 510 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約

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

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(丁類)」
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料 (如適用)	

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
 是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
 是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
 並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

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

- (b) The applicant 申請人 –

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

已取得 名「現行土地擁有人」[#]的同意。

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

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

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

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on
14/02/2024 (DD/MM/YYYY)
於 14/02/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 04/03/2024 (DD/MM/YYYY)
於 04/03/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

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

擬議臨時露天存放建築材料

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

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

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 510 sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 sq.m □About 約

Proposed number of buildings/structures 擬議建築物／構築物數目

Proposed domestic floor area 擬議住用樓面面積 sq.m □About 約

Proposed non-domestic floor area 擬議非住用樓面面積 sq.m □About 約

Proposed gross floor area 擬議總樓面面積 sq.m □About 約

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

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

Private Car Parking Spaces 私家車車位 _____

Motorcycle Parking Spaces 電單車車位 _____

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至星期六上午八時至下午八時，星期日及公眾假期休息。

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

Yes 是

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

可由雞伯嶺路經行車通道到達

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

No 否

☐

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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="576 147 1423 439"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="654 488 1059 504" style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> </div> <div data-bbox="651 808 989 884"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="654 920 1059 936" style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> </div> <div data-bbox="651 965 1305 1041"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="632 1303 1165 1344"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="632 1397 1165 1438"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

可參閱附頁申請理由

8. Declaration 聲明

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

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

Signature
簽署

Signed with recognised
e-signature

Signer: HUI HANG YU

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

海願規劃發展公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界元朗廈村丈量約份第 128 約地段第 137 號 (部分)		
Site area 地盤面積	510 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12		
Zoning 地帶	「住宅(丁類)」		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	擬議臨時露天存放建築材料		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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

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

申請理由

申請地點位於新界元朗廈村丈量約份第 128 約地段第 137 號（部分），面積為 510 平方米，胡勝橋先生提出申請，作為期三年的擬議臨時露天存放建築材料，申請地點位於廈村邊緣分區計劃大綱核准圖編號（S/YL-HTF/12）的「住宅(丁類)」地帶內。申請地點不涉及政府土地，申請地點地型不規則，近似長方型，總面積約 510 平方米，露天存放建築材料範圍佔面積約 228 平方米。

按規劃署記錄，在申請地點所在的四周有不少類似案件獲通過：

- 檔案編號：A/YL-HTF/1114，臨時露天存放建築材料（為期 3 年），於 28/05/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1118，臨時露天存放建築材料（為期 3 年），於 25/06/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1119，臨時露天存放建築材料（為期 3 年），於 09/07/2021 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1111，臨時露天存放五金（為期 3 年），於 12/03/2021 在有條件下批給臨時性質的許可；

申請擬議作臨時露天存放建築材料，建築材料包括：磚石、金屬、無縫管、水泥製品等，因此申請地點基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開關工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

申請人會委託專業管理公司進行管理，實施附帶條件工程並為設備提供維修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點設有 1 個輕型貨車上落貨車位（每個面積 7 米 x 3.5 米），設置上落貨車位以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。場地不會有任何重型貨車出入，包括貨櫃車及貨櫃車拖架。

申請地點設置「露天存放建築材料範圍」，佔面積約 228 平方米，佔申請地點約 44.7% 土地。餘下面積約 282 平方米的土地，佔申請地點約 55.29% 土地會用作車輛迴旋空間。

場地出入口（閘門）設於場地東邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁雞伯嶺路，透過雞伯嶺路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

雞伯嶺路實況照片



行車通道實況照片



申請地點開放時間，為星期一至六上午八時至下午八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。

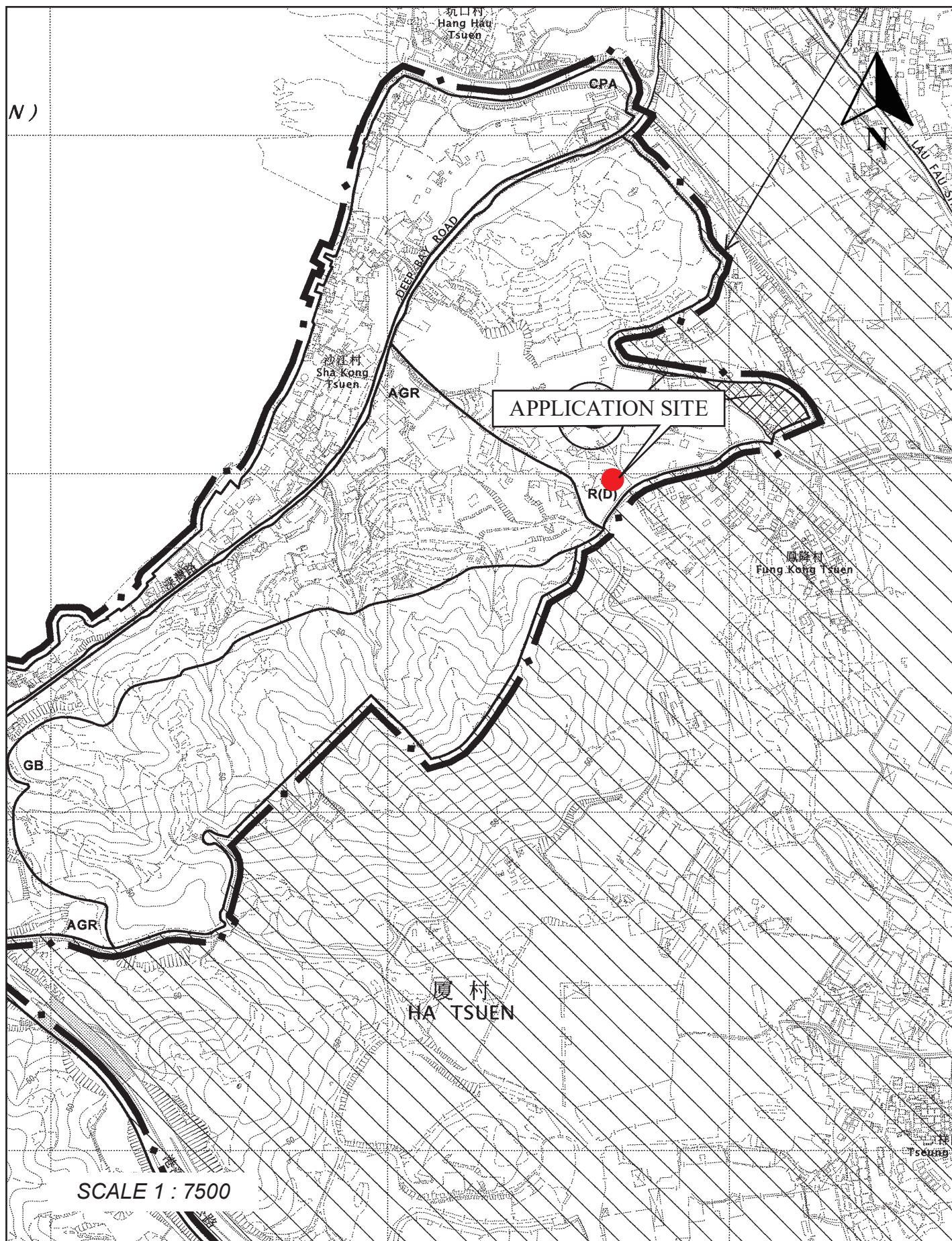
總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

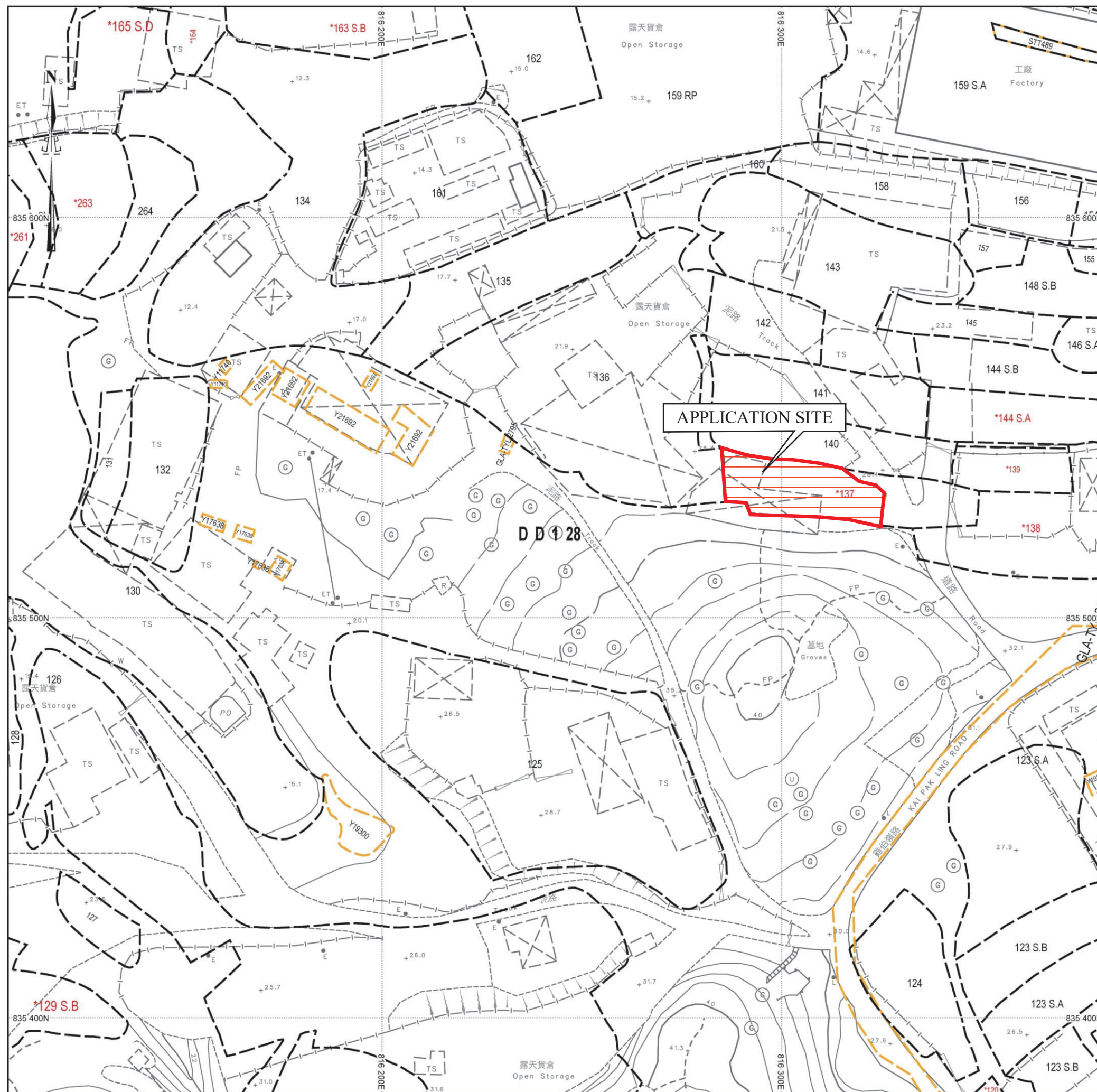
	星期一至六		
	輕型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	1	0	1
11:00 - 12:00	0	1	1
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	1	0	1
15:00 - 16:00	0	1	1
16:00 - 17:00	0	0	0
17:00 - 18:00	1	0	0
18:00 - 19:00	0	1	0
19:00 - 20:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。

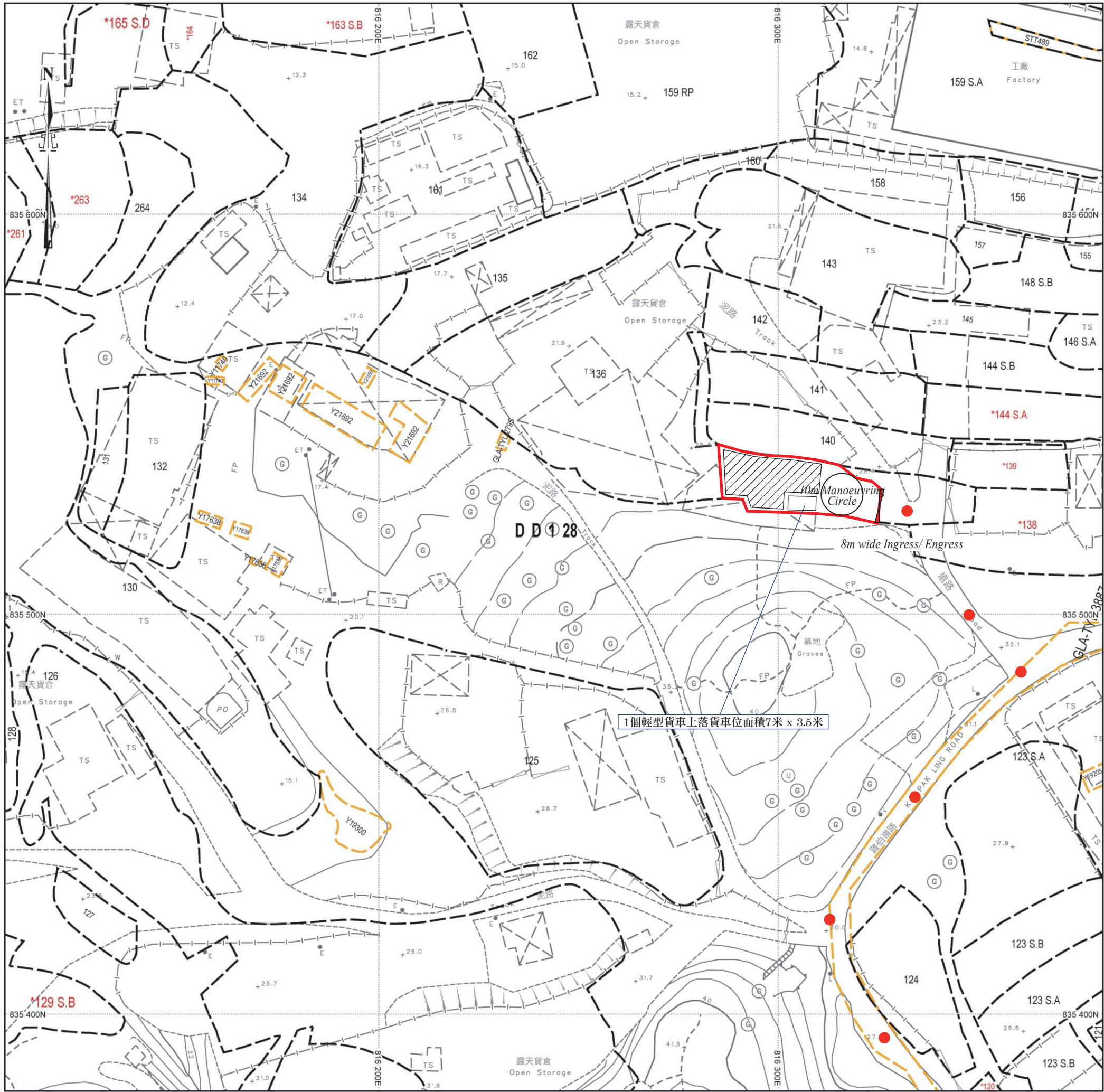
場地大綱圖





場地位置圖

SCALE 1 : 1000



場地設計圖

露天存放建築材料
面積：約228平方米

露天存放建築材料

行車路線

SCALE 1 : 1000

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

Wilson Chun Yin TSE/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年03月14日星期四 11:26
收件者: Jessie Man Heng KWOK/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Wilson Chun Yin TSE/PLAND
主旨: 轉寄: 有關A/YL-HTF/1170進一步資料
附件: 場地設計圖..pdf; DRD Proposal..pdf

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Thursday, March 14, 2024 11:06 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: 有關A/YL-HTF/1170進一步資料

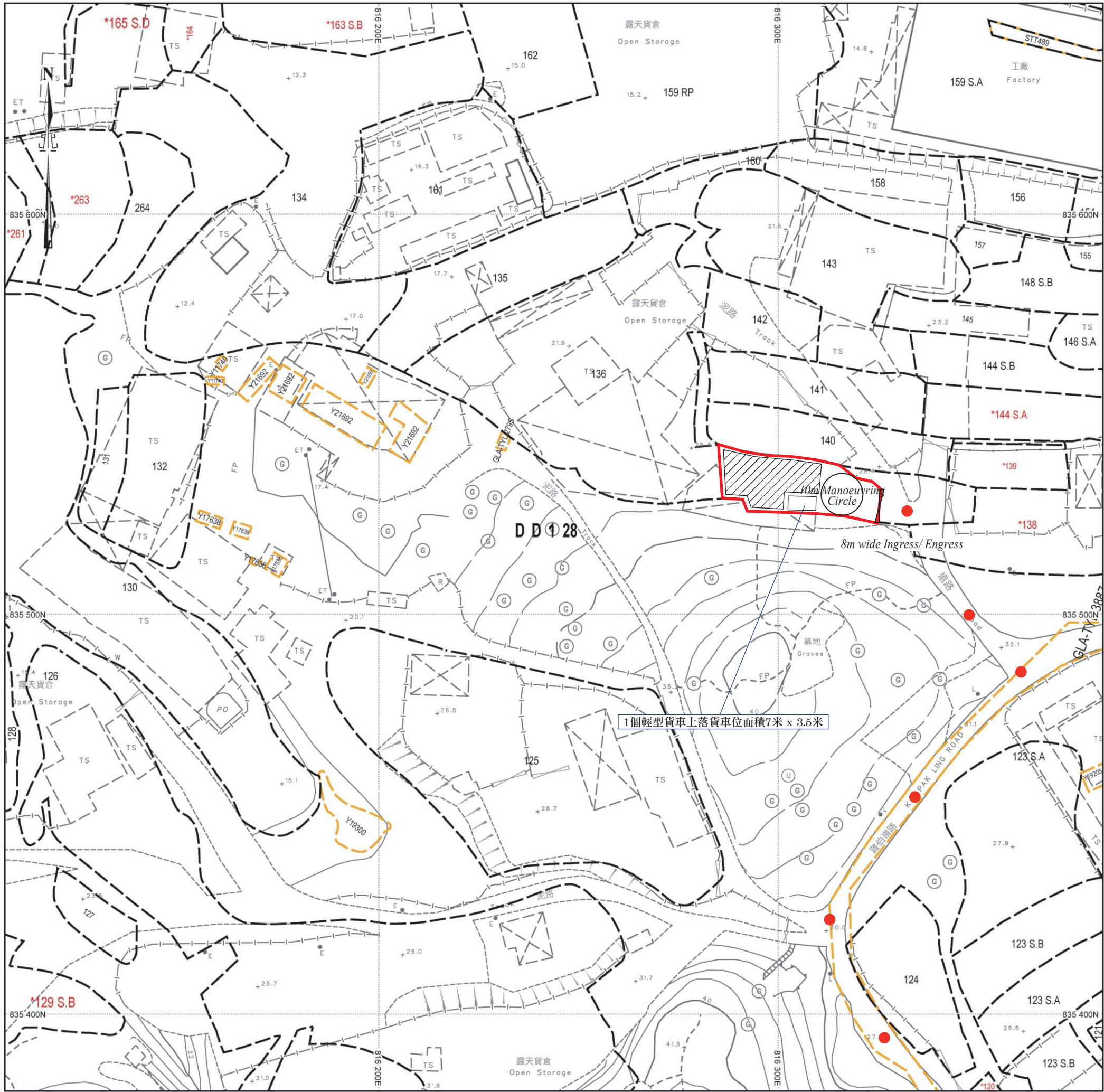
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Sent: Thursday, March 14, 2024 10:50 AM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Cc: Wilson Chun Yin TSE/PLAND <wcytse@pland.gov.hk>; Jessie Man Heng KWOK/PLAND <jmhkwok@pland.gov.hk>
Subject: 有關A/YL-HTF/1170進一步資料

敬啟者

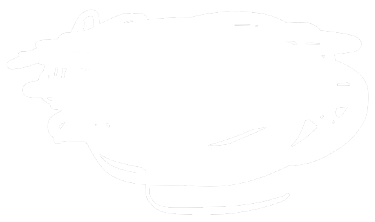
此電郵取代3月12日及3月13日發出的電郵。有關上述檔案用途為露天存放建築材料，共佔場地44.7%。當中建築材料包括：磚石、金屬、無縫管、水泥製品等，現提供有關照片。所有建築材料皆會使用輕型貨車作運送，不會使用中型或重型貨車。申請場地並不會進行工場活動。附件為排水建議及場地設計圖。

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場地設計圖



露天存放建築材料

行車路線

SCALE 1 : 1000

DRAINAGE IMPACT ASSESSMENT & DRAINAGE PROPOSAL

**PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG**

APT ARCHITECTS LIMITED

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 INTRODUCTION
- 2.0 THE DRAINAGE PROPOSAL
- 3.0 RESPONSE TO COMMENTS
- 3.1 CONSTRUCTION AND MAINTENANCE OF THE SHARED STORMWATER DRAINAGE SYSTEM
- 4.0 CONCLUSION

APPENDIX

- Drainage Layout Plan, Drain Schedule D-01 revJ1
- Drainage Plan D-02A (shows Flow Path of Adjacent Lands)
- Drainage Plan D-03 revB Section AA
- Revised Hydraulic Calculation v23.09

- Drainage Plan of Site CA5A, with Consent Letter of Construction of use by Site CA1+CA2 of such drainage system.
- Standard Catchpit / Manhole Details

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

1.0 INTRODUCTION

1.1 This report is a drainage proposal for the Following Sites in Ha Tsuen, Yuen Long:

Site Area 510m² (about) Lot 137 (part) in DD128

1.2 The proposed use of the site is **Temporary Open Storage of Construction Materials for a Period of 3 Years.**

2.0 THE DRAINAGE PROPOSAL

2.1 The **Condition** of the **Application Site** is as follows:

Main access of the Site is through local village road from **Fung Kong Tsuen Road**.

The Application SITE is paved with concrete and formed levelled with fall towards North-West. Gradient of Site is greater than 1:200.

The Site is adjacent to two Sites with the following Town Planning Application Ref:

A/YL-HTF/1119, **Catchment CA**, which is adjacent to APPLICATION SITE, at downstream, Area about 725m²

A/YL-HTF/1134, **Catchment CA1+CA2**, which is at west side of APPLICATION SITE

The Site is formed higher than adjacent access road (to the east of SITE / CA),
therefore runoff of CA3 will not affect Application SITE and the downstream site CA.

Part of Runoff of Catchment CA4 will affect the SITE, will be handled by D11.

Revised DRAINAGE PROPOSAL plan no. D-01 (J1) is enclosed. Please refer to Response to Comments below.

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

2.2 DRAINAGE SCHEDULE of the Application Site and Downstream Drains :

No.	Size in mm, fall	Remarks
G1	300x300 with Metal Grating, min 1:100	at entrance of SITE; higher than surrounding lands and road; discharge only to D13, via CP12 at corner
D11	400x400 min 1:70	at upper part of Site, will collect 10% of runoff of CA4 (part of CA3) *remaining CA4 discharge towards west/north west, to be collected by lower channels of other sites, D3,D3A,D6,D7,D9
D12	400x400 min 1:30	take 30% SITE RUNOFF
D13	400x400 min 1:50	take 70% SITE RUNOFF;
CP13	Catchpit min 400D, Last Manhole of SITE	TAKE 100% SITE RUNOFF, discharge to D22

The whole Site is levelled higher than access Road to the east, therefore the Site peripheral U-channel will not be affected by adjacent lands / access road;
Only minor runoff of Catchment CA4 (10%) will be handled by D11.

Accordingly all discharge from SITE is handled by D12, D13 and collected to CP13,
then discharge to drain channel D22 (shared with neighbour Site).

As Application Site is small, D13 discharging to CP13, and this catchpit is shared by
lower Site CA (of A/YL/HTF/1119). In case site level of CP13 serving both Site has other
factors, CP13 will split into 2, one for Application Site, and one for lower Site CA.

2.3 DOWNSTREAM DRAINAGE FACILITIES to be used by Application Site:

2.3a CA (drain channels handle 100% runoff from APPLICATION SITE)

Peripheral U-Channel of minimum 1:200 fall of size 400mm x 400mm is proposed for
the entire Site CA.

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

D13 is shared by two sites (application SITE + CA); while D13 is of upstream of CA, will handle about 10% of runoff of CA.

CA is also formed higher than road of east side, and is of about 1.2m lower than Application Site.

D22 will handle all from Site A, and 50% runoff of Site B.

- 2.3b **Application Site** and **CA** runoff will be collected in CP15 and discharge to CP2 via D25 (400X400), and **WILL USE facilities of Site C** (CA1+CA2).

All runoff will be discharge ultimately to drainage at public areas via **D6, D7**, and **D9** finally to existing **open village channel DD**, where it is discharged via existing underground pipe to north-west across the road to downstream public drainage network.

- 2.4 **Hydraulic Calculation** (attached) shows that the capacity of all downstream drains D6, D7, are adequate for the runoff of **Site** + Site CA + Site C (CA1+CA2), and has also checked neighbouring capacity of CA3, CA4, and CA5.

3.0 RESPONSE TO COMMENTS (i-viii to corresponds to DSD's comments of 28/07/2023)

- i. **Drawing D-01 (rev J1)** – Proposed U Channels **D13** and **D13A** will separately serve **Application Site** and **lower Site CA** (A/YL-HTF-1119) ; and will be collected at catchpit CP13 (shared by both sites).
- ii. Most runoff from CA4 is to be handled by D11, D3, D3A, D6, D7, D8 and D9; the percentage is for arithmetical / geometric share (refer D-02 Flow Pattern Plan) of runoff to these channels, and each of these channels are having spare capacity to handle spare percentage runoff by calculation.
- iii. Please refer to **Revised Hydraulic Calculation** for each channel.
- iv. The Application Site is formed higher than the road serving the Site, and Site is designed to fall away from G1; accordingly G1, will only have minimal runoff to handle.

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

- v. discrepancy between plan and calculation were updated;
- vi. DD - photo has demonstrated it's presence; please also note that the CP10 has been updated on Plan to tally with existing site condition (refer to photo below);
- vii. refer photo below, and path from D6 to D9, and CP10 – DD, all to be constructed;
- viii. CP10 is the last manhole before discharging to DD (the underground pipe).



photo of route of D6-D9, to be collected at CP10, discharging to DD



DD to discharge across the Road to Existing Village Drain Network

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**



Location of CP10, discharge point



Outlet of DD at Opposite of Road

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS
LOT 137(PART) IN DD128, HA TSUEN, YUEN LONG
REVISED DRAINAGE IMPACT ASSESSMENT AND PROPOSAL**

3.1 CONSTRUCTION & MAINTENANCE OF PROPOSED DRAINAGE

- a. The applicant of the **Application SITE A (Application Site)**, related neighbour Sites (CA, CA1+CA2) will all undertake to construct and to be responsible for the maintenance works for the proposed drainage system being constructed (D6 / D7 and related Catchpits) at their own costs.
- b. Lowest common Drainage D7 (lower portion) and D9, is to be constructed by Applicant of other Site (ref: A/YL-HTF/1111). The DIA of this Site (plan attached per Appendix) was approved by PlanD/DSD in 2022. We also enclose consent letter per Appendix between Site at west (CA1+CA2) and Site CA5A for arrangement of construction of the said lowest common drain (D7/D9).
- c. Inspection, cleansing and desilting will be carried out regularly and before / after the rainy season each year to ensure the drainage facilities functions efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

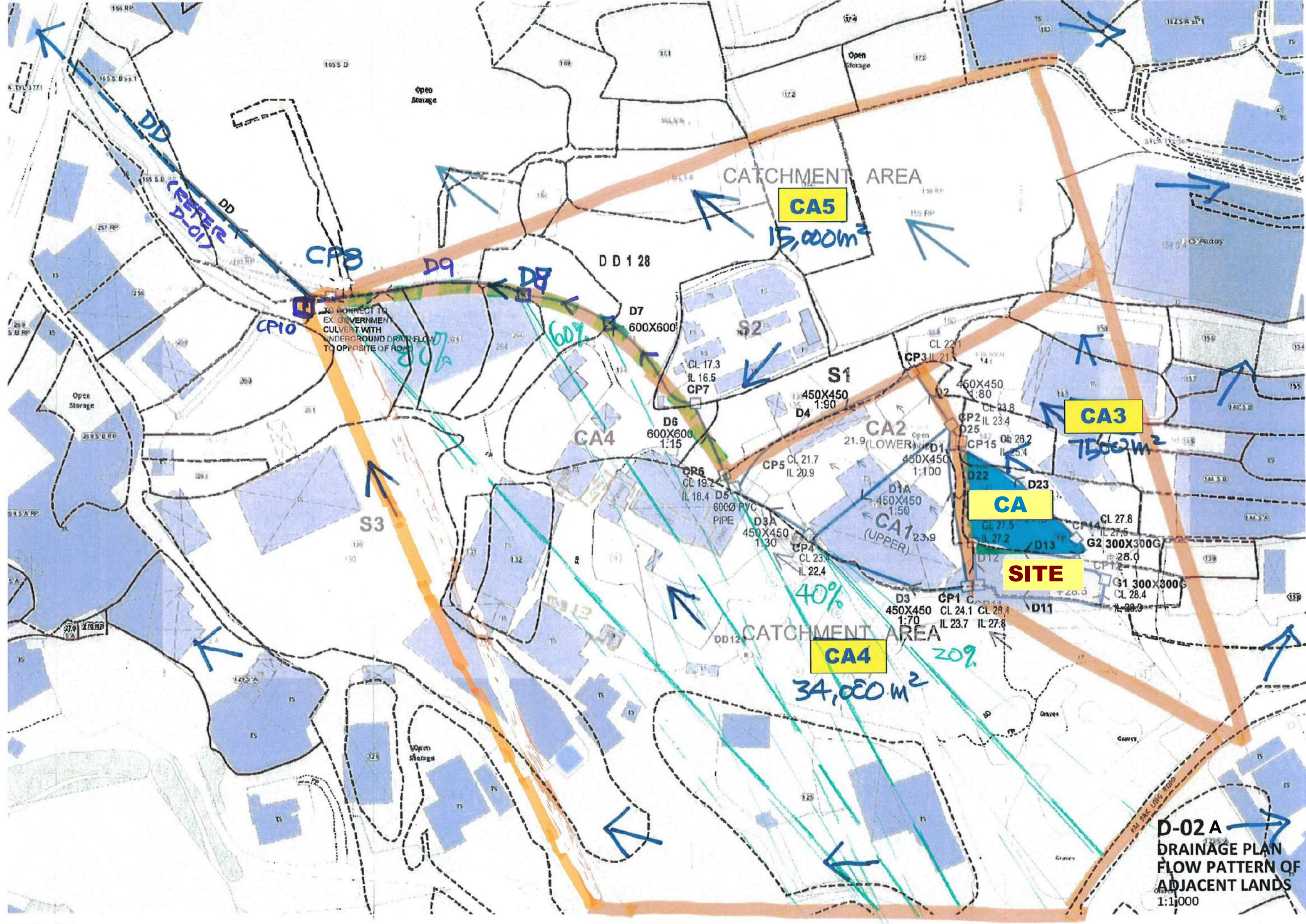
4.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on site condition and existing / newly constructed drainage system at downstream of the said SITE(s). The stormwater drainage system is in a simple manner and is of adequate spare capacity without jeopardizing the neighboring areas and environment.

The development will not obstruct overland flow nor adversely affect existing village drains of the adjacent areas. And that the Site has not affect the natural fall manner of the peripheral areas, and that capacity of the Drainage system has also take into consideration the possible discharge from the neighbour.

All assumptions made were on conservative side of uniform flow in size and gradient.

- 4.2 From this assessment, it can be concluded that the proposed drainage will have no adverse impacts to the site and it has also maintain a good balance to the possible discharge from surrounding sites and other upstream areas.



CA5

15,000m²

CA3

7500m²

CA

SITE

CA4

34,000m²

CP8

CP10

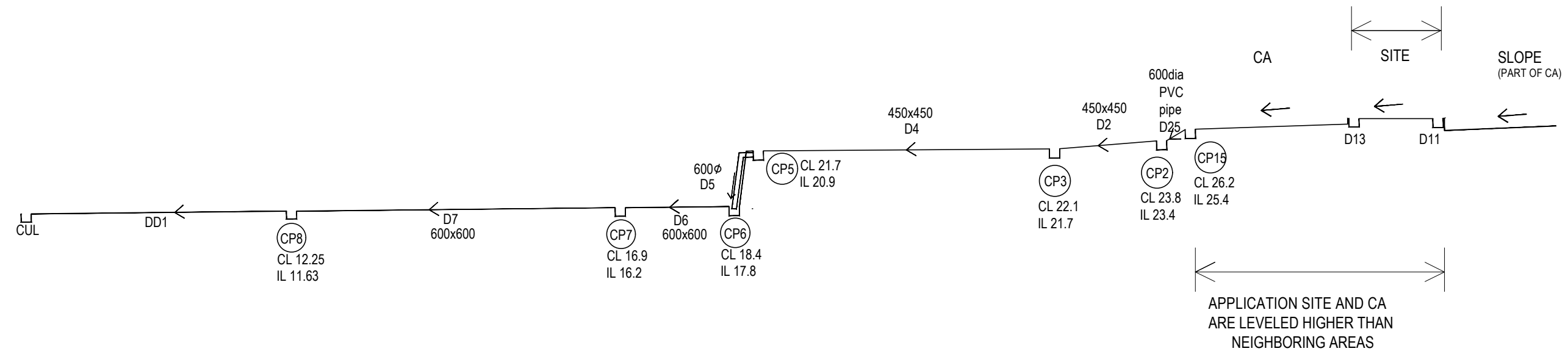
CA4

CA2

CA1
(UPPER)

TO CONNECT TO
EX. GOVERNMENT
CULVERT WITH
UNDERGROUND DRAIN FLOW
TO OPPOSITE OF ROAD

D-02 A
DRAINAGE PLAN
FLOW PATTERN OF
ADJACENT LANDS
1:1,000



SCHEMATIC SECTION
D-03(B)

NTS

DATE: 2023/09/13



Runoff Coefficient		Manning Coefficient	
crush stone and asphalt	0.7	Conc/Cement	0.013
grassland	0.25	Steel, PVC	0.011
concrete	1	dredged	0.03

DRAINAGE PROPOSAL - HYDRAULIC CALCULATION
LOT 137 (PART) OF DD128, HA TSUEN, YUEN LONG (v23.09)

Catchment Area	CA1 (SITE at west)	CA2 SITE at west	APPLICATION SITE	CA (downstream site)	CA3	CA4				CA5
Ceiling / Paving Material	Concrete paving	Concrete paving	Concrete paving	Concrete paving	Partly paved, Grassland, Crush stone	Partly paved/Crush Stoe				Partly paved/Crush Stoe
C = Runoff Coefficient	1	1	1	1	0.75	0.75				0.75
Area (m2)	1280	1820	510	725	7500	34000				15000
A = Area (km2)	0.00128	0.00182	0.00051	0.000725	0.0075	0.034				0.015
L> site length (m)	45	70	45	50	30	300				180
Top Level	24.1	23.8	28.6	27.9	33	33				22
Low Level	23.4	21.7	27.5	26.2	21.0	10.8				10.8
H = Average slope (m per 100m)	1.56	3.00	3.44	3.40	150.00	7.40				6.23
to = Time of Conc (min.)	11.599	15.275	11.618	11.667	2.565	40.780				27.491
i (mm/h)	215.540	197.413	215.432	215.154	307.780	138.896				160.903
Qp Peak Run off (m3/s)	0.0767	0.0999	0.0305	0.0434	0.4813	0.9846				0.5032
Note: other runoff (m3/s)	to add 10% of CA3 0.048	to add 20% of CA3 0.096	0.031	0.043						

APPLICATION SITE

	D2 (entrance)	D1	D1A	D3	D3A	D6	D7	D8	D9	DD
Shape	Rectangular U-channel	Rect. U-channel	Rect. U-channel	Rect. U-channel	Rect. U-channel	Rect. U-channel	Rect. U-channel	Rect. U-channel	Rect. U-channel	CIRCLULAR CONCRETE
Material	cement	cement	cement	cement	cement	cement	cement	cement	cement	
Mann Coeff	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013
width	0.45	0.45	0.45	0.45	0.45	0.60	0.60	0.75	1.50	0.90
depth	0.45 (u-channel)	0.45	0.45 (u-channel)	0.45 (u-channel)	0.45 (u-channel)	0.60 (u-channel)	0.60 (u-channel)	0.75 (u-channel)	0.70 (u-channel)	CONCRETE U/G PIPE
Length	24.0	50.0	60.0	38.0	38.0	30.0	35.0	25.0	90.0	125.0
Top Level (start)	22.00	23.70	23.40	23.70	22.40	17.80	16.20	11.63	11.25	9.60
Low Level (end)	21.70	23.40	22.40	22.40	20.90	16.20	11.63	11.25	9.60	6.80
Invert Level Difference	0.30	0.30	1.00	1.30	1.50	1.60	4.57	0.38	1.65	2.80
Sf, Slope =	0.01250	0.00600	0.01667	0.03421	0.03947	0.05333	0.13057	0.01520	0.01833	0.02240
Slope (1 to ?)	80	167	60	35	35	19	8	66	55	45
A, Area = u channel by CAD	0.20	0.20	0.20	0.20	0.20	0.36	0.36	0.56	1.05	0.64
P, perimeter = u channel	1.35	1.35	1.35	1.35	1.35	1.80	1.80	2.25	3.70	0.26
R = A/P =	0.15000	0.15000	0.15000	0.15000	0.15000	0.20000	0.20000	0.25000	0.28378	
V, Velocity = R1/6/ (n((RSf)1/2))	2.428	1.682	2.804	4.017	4.315	6.075	9.506	3.764	4.498	52.690
capacity =AV (m3/s)	0.492	0.341	0.568	0.813	0.874	2.187	3.422	2.117	4.723	33.520
			(for D3, D5 similar)							

	MAX.25% of CA3 +	MAX 25% of CA3+	take 50% CA1, ALL OF APPLICATION SITE + SITE CA	take 50% CA1 ,	take all D1A, take all of CA1+CA2 D3+40%CA2	take 60% CA3 (incl.Site A + Site B)	take 60% CA3 (incl.Site A + Site B)	take 60% CA3 (incl.Site A + Site B)	CAPACITY OF D9 = 1.4309, compare with capacity of DD= 33.5200
	20% of CA2 (lower site)	20% of CA1	& 10% of CA4	& TOTAL 20% of CA4)	& extra10% of CA4	& S1 + 50% of CA4(upper)	+50%CA4 +70%CA5	+60%CA4 +80%CA5	
TOTAL RUNOFF TO HANDLE	0.1403	0.1357	0.3134	0.2353	0.6871	0.8438	1.1333	1.2821	1.4309
	<0.492 OK	<0.249 OK	<0.568 OK	<0.813 OK	<0.874 OK	<2.187 OK	<3.422 OK	<2.117 OK	<4.723

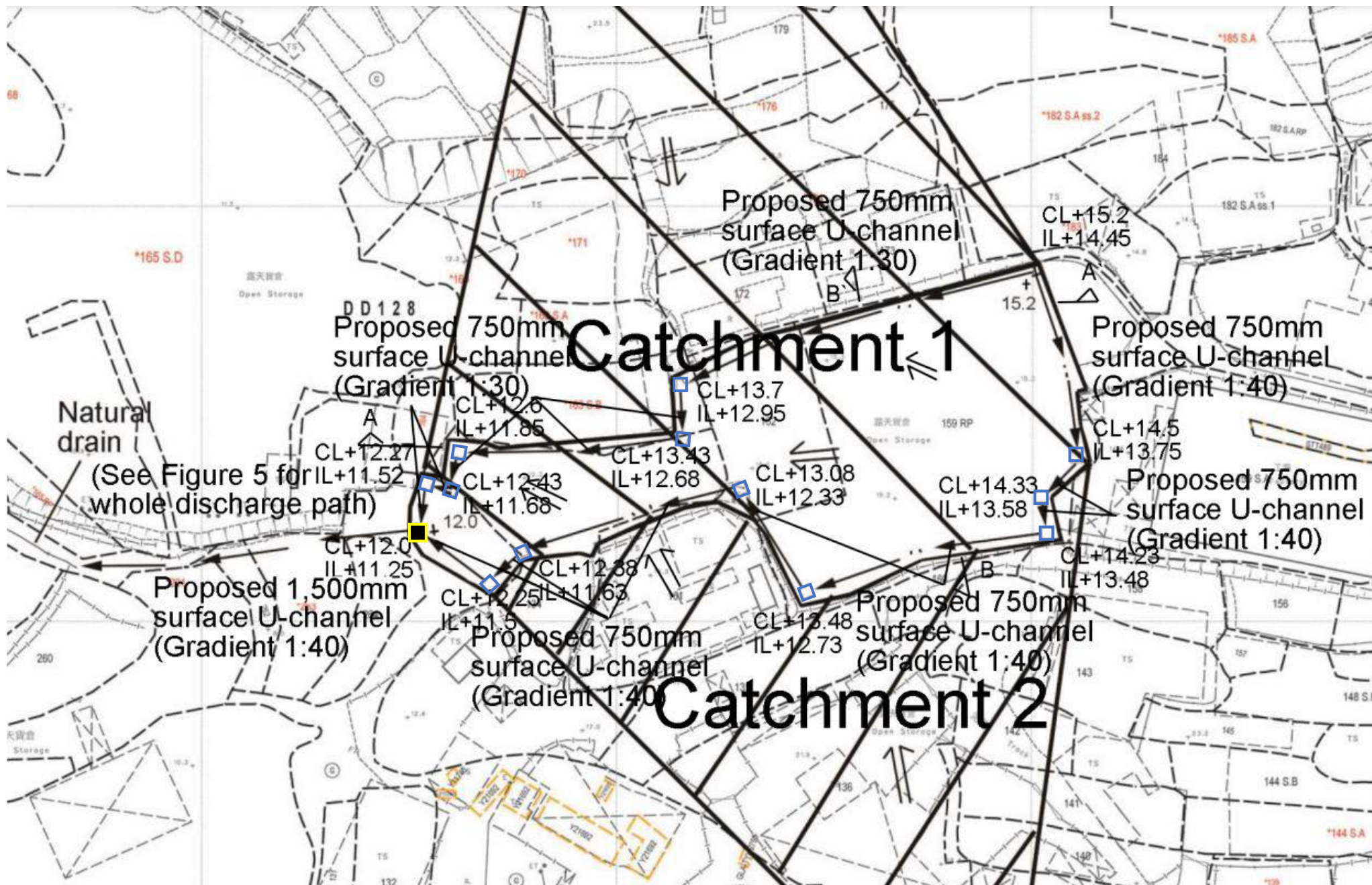
D9 RUNOFF OF ALL SURROUNDING LAND ONLY OCCUPIES MINIMAL CAPACITY OF DD

COMMENTS FROM CALCULATION

1. APPLICATION SITE (THIS APPLICATION), 400X400MM IS ADEQUATE TO HANDLE SITE RUNOFF; SITE IS LEVELLED HIGHER THAN ADJACENT ROAD, AND 20% RUNOFF FROM UPSTREAM (CA4)
- 2A. NEIGHBOUR (LOWER) SITE CA, D22 400X400MM IS ADEQUATE TO HANDLE RUNOFF FROM APPLICATION SITE , and 10% OF CA4
- 2B. NEIBHBOUR SITE (CA1+CA2), D2, D4 IS ADEQUATE TO HANDLE RUNOFF FROM BOTH APPLICATION SITE, AND SITE CA
3. CATCHMENT CA4 INCLUDES ALL DOWNSTREAM FACILITIES FOR APPLICATION SITE AND SITE CA, D7, D8, D9 CAN HANDLE ACCUMULATED CAPACITY OF UP TO 60% RUNOFF OF CA3, 70% OF CA4 AND 90% FROM CA5
4. CAPACITY OF EXISTING PUBLIC U/G CHANNEL DD OF 0.9M DIAMETER, IS ADEQUATE TO HANDLE ACCUMULATED RUNOFF OF D9

D5	D11	D12	D13	D22	D23	D25
CIRCLULAR PVC	Rect. U- channel cement	Rect. U- channel cement	Rect. U- channel cement	Rect. U- channel cement	Rect. U- channel cement	CIRCLULAR PVC
0.011	0.013	0.013	0.013	0.013	0.013	0.011
	0.40 0.40 (u-channel)	0.40 0.40 (u-channel)	0.40 0.40 (u-channel)	0.40 0.40 (u-channel)	0.40 0.40 (u-channel)	0.60 PVC PIPE
1.0	40.0	14.0	40.0	30.0	50.0	2.0
20.90	28.40	27.80	28.00	27.20	27.50	25.40
18.40	27.80	27.20	27.20	25.40	25.40	23.80
2.50	0.60	0.60	0.80	1.80	2.10	0.80
	0.01500	0.04286	0.02000	0.06000	0.04200	
vertical pipe	67	23	50	17	24	vertical pipe
0.28	0.16	0.16	0.16	0.16	0.16	0.28
0.17	1.20	1.20	1.20	1.20	1.20	0.17
	0.13333	0.13333	0.13333	0.13333	0.13333	
44.903	2.459	4.156	2.839	4.918	4.114	25.401
12.696	0.393	0.665	0.454	0.787	0.658	7.182

take all of CA1+CA2, and	TAKE 10% OF CA4 RUNOFF	TAKE 30% OF SITE RUNOFF	TAKE 70% OF SITE RUNOFF	TAKE 50% CA RUNOFF , all of SITE A	TAKE 50% CA RUNOFF	TAKE ALL SITE A+ SITE B RUNOFF
40% CA3 + 40% CA4	+runoff of D11			incl 20% of CA4		incl 10% of CA4
0.7148	0.0985	0.1076	0.0214	0.1507	0.0217	0.1724
<12.696 OK	<0.393 OK	<0.665 OK	<0.454 OK	<0.787 OK	<0.658 OK	<7.182 OK

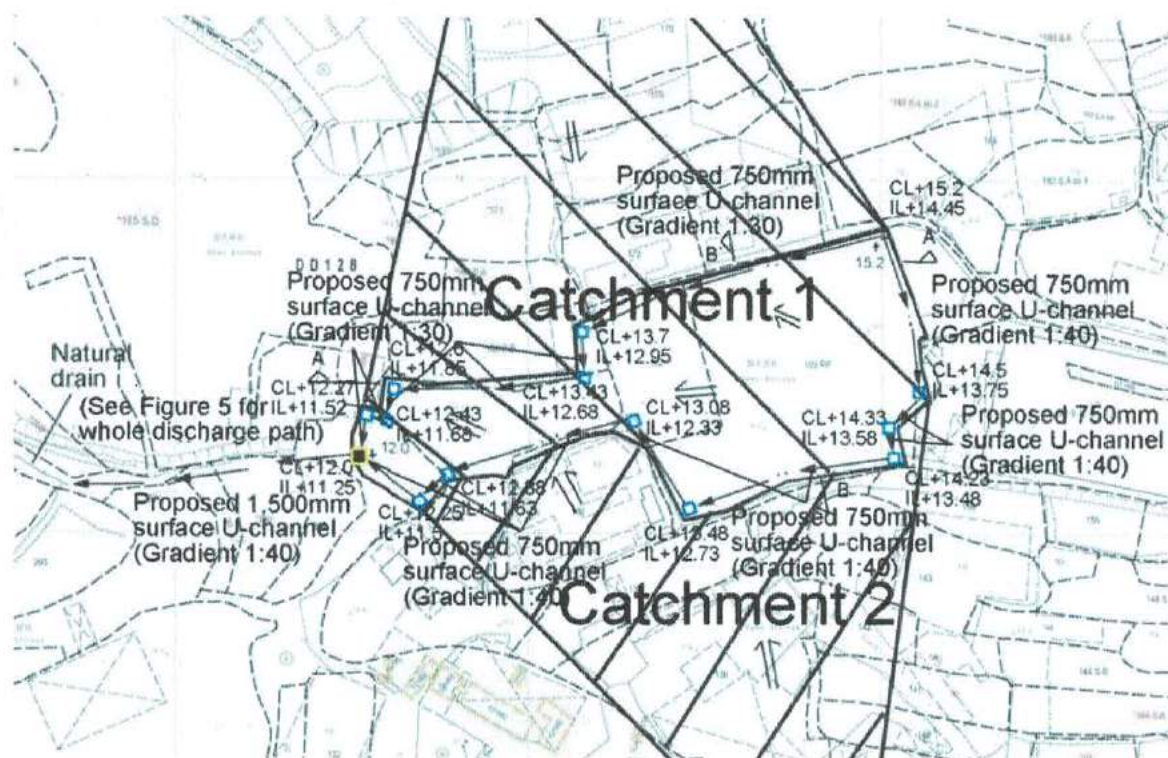


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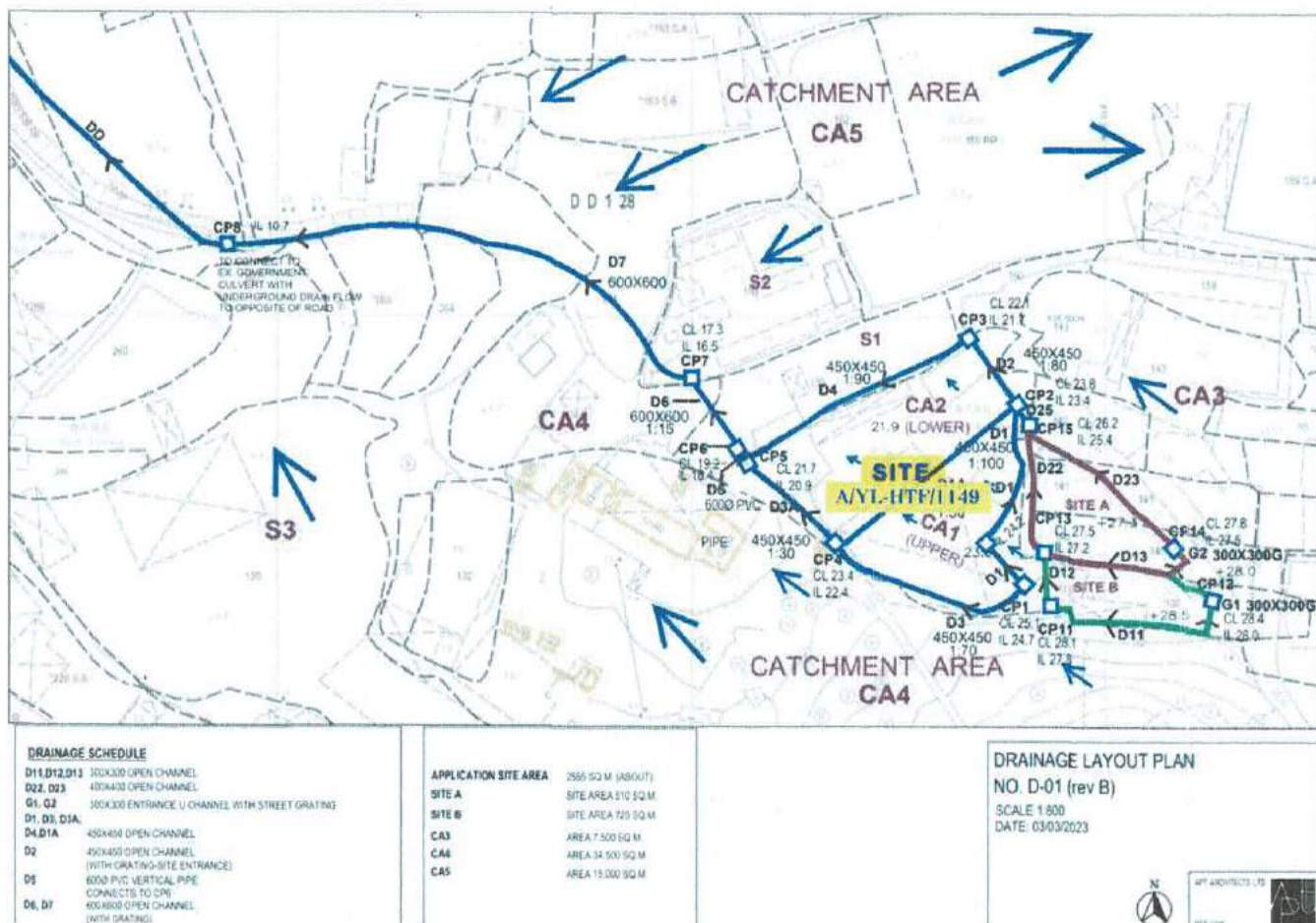
鍾柏祥先生為規劃申請編號：A/YL-HTF/1111的申請者，申請地點為新界元朗廈村丈量約份第128約地段第134號(部分)、第159號餘段(部分)、第161號(部分)、第162號(部分)、第163號B分段(部分)及第173號(部分)及毗連政府土地，用途作為期三年的臨時露天存放五金。

卓滙香港發展有限公司為規劃申請編號：A/YL-HTF/1149的申請者，申請地點為新界元朗廈村丈量約份第128約地段第136號(部分)、第141號(部分)及第142號(部分)和毗連政府土地，用途作為期三年的臨時露天存放五金廢料及物流中心連附屬辦公室。

附圖一，為規劃申請：A/YL-HTF/1111的排水渠走向，於2022年獲渠務署接納。其排水走向有部分與A/YL-HTF/1149的排水渠走向(即附圖二)相同，出現重疊的情況。鍾先生及卓滙香港發展有限公司經商議後，鍾先生會先落實排水渠，有關部分重疊的排水渠亦會由鍾先生落實。日後，對於部分重疊的排水渠，卓滙香港發展有限公司願意使用鍾先生即A/YL-HTF/1111所擬議並落實的排水渠。鍾先生亦歡迎鄰近的場地經營者使用部分重疊的排水渠，包括A/YL-HTF/1149的申請人。



(附圖一：A/YL-HTF/1111的排水渠走向)



(附圖二：A/YL-HTF/1149的排水渠走向)

此致
城規會 / 規劃署 / 渠務署

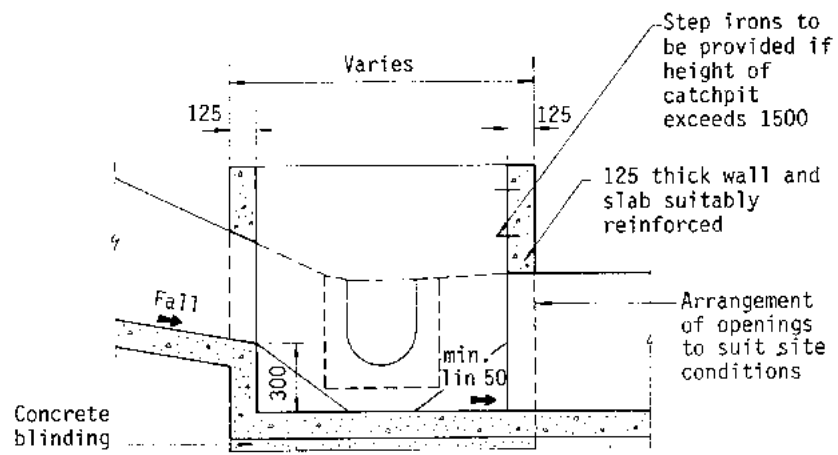
Clayton

鍾柏祥先生

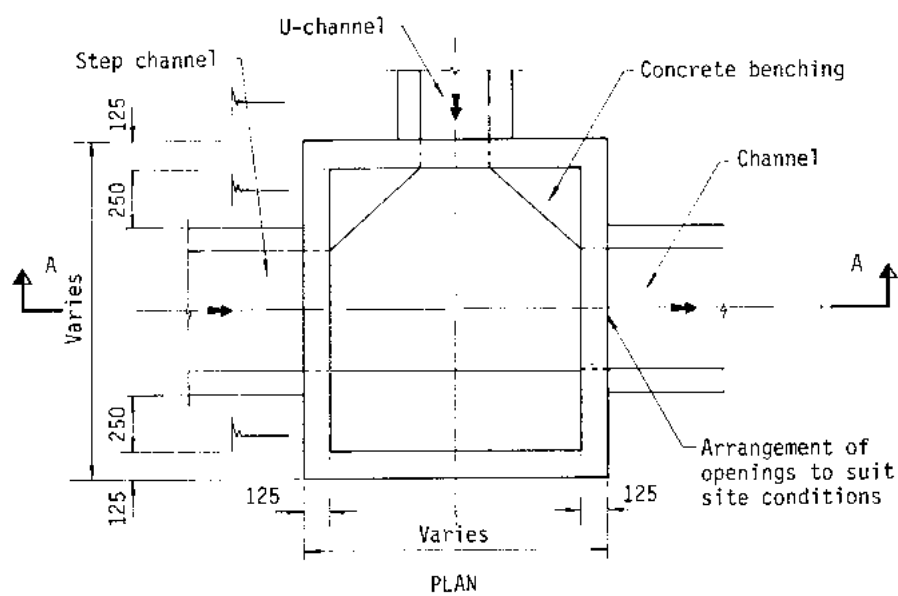


卓滙香港發展有限公司

2023 年 04 月 30 日

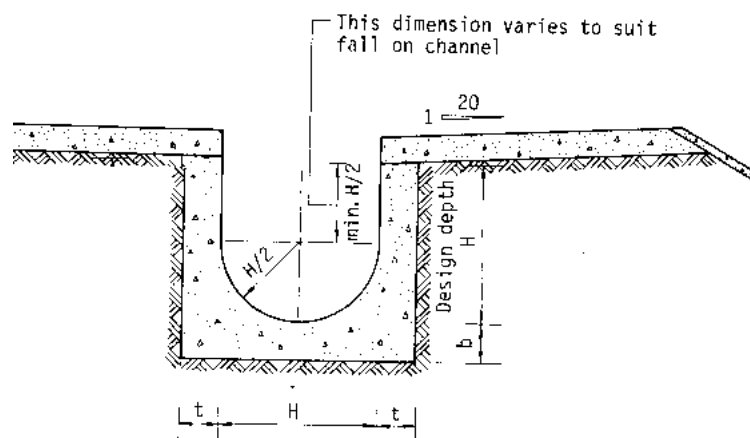


SECTION A-A



PLAN

TYPICAL DETAILS OF CATCHPIT



TYPICAL DETAILS OF U CHANNEL

Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Application covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1118	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	25.6.2021 (Revoked on 25.11.2023)

**Similar s.16 Applications within the same “Residential (Group D)” Zone
on the Ha Tsuen Fringe OZP**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1111	Temporary Open Storage of Metal for a Period of 3 Years	12.3.2021 (Revoked on 12.8.2023)
2	A/YL-HTF/1114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	28.5.2021
3	A/YL-HTF/1115	Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	28.5.2021 (Revoked on 28.11.2021)
4	A/YL-HTF/1119	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	9.7.2021
5	A/YL-HTF/1122	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.2.2023)
6	A/YL-HTF/1124	Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	24.9.2021 (Revoked on 5.11.2021)
7	A/YL-HTF/1157	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	11.9.2023
8	A/YL-HTF/1164	Proposed Temporary Logistics Centre and Open Storage of Metal Waste with Ancillary Office for a Period of 3 Years	22.12.2023
9	A/YL-HTF/1167	Temporary Open Storage of Metal for a Period of 3 Years	15.3.2024

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

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

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

No comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was no substantiated environmental complaint pertaining to the Site in the past three years.

3. Drainage

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

- no objection in principle to the application from a drainage point of view; and
- should the Town Planning Board consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department.

4. Fire Safety

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS.

5. Project Interface

Comments of the Project Manager (West), CEDD (PM(W), CEDD):

No objection to the application for a period of three years up to 2027.

6. District Officer's Comments

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

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

7. Other Departments' Comments

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD); and
- Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of construction machinery) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) it is noted that no structure is proposed at the Site; and
 - (iii) there are unauthorized structures on the private lot within the Site and warning letter has been registered in the Land Registry. The lot owner should rectify/regularise the lease breaches as demanded by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that Kai Pak Ling Road and any local track connecting the road and the Site are not and will not be maintained by HyD;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
 - (i) planning application No. A/YL-HTF/1111 has been revoked. Based on the current planning application A/YL-HTF/1167 (former application No. A/YL-HTF/1111), the drainage system to which the applicant proposed to connect is not designed to cater for the runoff generated from the Site. Please demonstrate with hydraulic calculation that the system for application No. A/YL-HTF/1167 has sufficient capacity to cater for surface runoff generated from the Site as well as sites under applications No. A/YL-HTF/1164 (former application No. A/YL-HTF/1149) and 1167;
 - (ii) please review the scale of the catchment plan. CA4 should not be limited to the edge of the drawing;

- (iii) in the applicant's calculation, there are assumptions of the channel taking certain percentage of runoff of the catchment and handled by the system without full justification. Please elaborate how the percentage is determined to be applied as reduction factor of the surface runoff. Please revise the hydraulic calculation accordingly;
 - (iv) please indicate on plan where sand trap or provision alike will be provided;
 - (v) the proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel;
 - (vi) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (vii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc.; and
 - (viii) the applicant should consult DLO/YL, LandsD and demonstrate that the proposed drainage construction works and the operation of the drainage system can be practicably implemented;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of

occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval; and

- (j) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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



A/YL-HTF/1170 DD 128 Ha Tsuen
31/03/2024 05:04

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

1118 conditions not fulfilled, revoked for failure to implement drainage conditions.

How can further approval be justified when HK is facing the challenges of climate change and the prospect of torrential rainfall? ALREADY TEMPERATURES ARE 31 DEGREES AND IT IS STILL MARCH?

It is shocking that government departments and TPB continue to support operations in breach of conditions while failing to uphold what should be the overriding element, the safety and welfare of the community.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 30 May 2021 3:44 AM HKT
Subject: A/YL-HTF/1118 DD 128 Ha Tsuen

A/YL-HTF/1118
Lot 137 (Part) in D.D.128, Ha Tsuen
Site area : About 510sq.m
Zoning: "Res (Group D)"
Applied use : Open Storage of Construction Material / 1 Vehicle Parking

Dear TPB Members,

I would draw your attention to the Minutes of 12 June 2020 for Open Storage on R zoning in the same district:

94. A Member noted that there were a number of planning applications for temporary open storage and port back-up uses **within the HSK/HT NDA** and raised concern if there was any implication on the implementation of the NDA. In response, the Chairman said that noting the changes in planning circumstances in the rural New Territories, the Town Planning Board had revised the TPB PG-No. 13E in March 2020 to set out a general **approach for assessing planning applications for open storage and port back-up uses in NDAs during the interim period before the site was required for NDA development**. In general, sympathetic consideration might be given to applications for continued

1
operation of open storage and port back-up uses during the interim period.

But this application has no history of approvals?

Mary Mulvihill