

This document is received on 31 DEC 2021.  
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-III  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及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.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 請在適當地地方註明編號  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明  
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/420
	Date Received 收到日期	31 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)

Wong Shui Chuen (黃水全)

### 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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
(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 1,458.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 496 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	325.8 sq.m 平方米 <input checked="" 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	Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ("REC")
(f) Current use(s) 現時用途	Open storage  (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 25/11/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立法團/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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	962.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	496 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 496 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 496 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1: Shop & services (Not exceeding 4m, 1 storey), Structure 2: Shop & services (Not exceeding 4m, 1 storey), Structure 3: Site office (Not exceeding 4m, 1 storey), Structure 4: Electricity meter room and toilet (Not exceeding 4m, 1 storey)	
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	2 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays																																	
(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	<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)) Vehicular access leading from Deep Bay Road <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)																															
	No 否	<input type="checkbox"/>																															
(c) 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。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情    																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (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																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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 checked="" type="checkbox"/>																															



	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)
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.....	
.....	
.....	
.....	

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/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	
(e) Approval conditions 附帶條件	<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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**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。

1. The proposed development is a shop. It is intended to sell hardware accessories such as screws, nuts, handy tools such as screw drivers and alike which is small in nature.
2. The proposed development is a column 2 use in the 'Recreation' zone.
3. The proposed development would benefit the residents in the vicinity.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage yards and warehouses.
6. Similar shop and services nearby such as A/YL-LFS/370 & 406 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The proposed development would not be operated during sensitive hours (i.e. from 6:00p.m. to 9:00a.m.) next morning.
8. Minimal traffic impact.
9. No open storage and workshop activities will be carried out at the application site at all times.
10. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and the static nature of the proposed development.
11. Insignificant drainage impact as proven in the submitted drainage proposal.
12. The application site is at present occupied for open storage use. The proposed development would replace the existing open storage use which is not compatible with the surrounding environment. As such, the approval of the current application would be a planning gain.



**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 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



Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

26/11/2021

(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**

- 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。

<b>Gist of Application 申請摘要</b> (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 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	1,458.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 325.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
Zoning 地帶	'Recreation' ('REC')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	496 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.34 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	34.0% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	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) NA		2 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 1 0 0

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"/>
Proposed drainage plan, site plan, location plan and proposed vehicular access 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"/>
Drainage proposal and estimated traffic generation		
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。



**Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years  
at  
Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in  
D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

**Annex 1 Drainage Assessment**

A. Site particulars

- 1.1.1 The site possesses an area of about 1,458.5m<sup>2</sup>. The surface of the site has been hard paved.
- 1.1.2 The application site will be occupied by a shop and services (Shop for selling hardware accessories) such as nuts, screws, handy tools and alike to serve the community of Lau Fau Shan.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site has been hard paved and occupied an area of approximately 1,458.5m<sup>2</sup>. It has a gradient sloping from northeast to southwest from about +22.7mPD to +15.6mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, the land to the north of the site is found higher than the application site. The land to the south, west and east of the site is found lower than the application site or about the same as the level of the application site (**Figure 5**)
- 1.1.6 As such, an external catchment is identified has been identified in **Figure 5**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 There is an existing natural drain to the south of the application site. The said existing drainage dissipates the surface runoff to Deep Bay.

## **1.2 Runoff Estimation & Proposed Drainage Facilities**

### **A. Proposed drainage facilities**

- 1.2.1 Subject to the above calculations, it is determined that 300mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.2.2 The collected surface runoff will be conveyed to existing open drain to the south of the site. (**Figure 5**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
  - (a) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (b) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.



### Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

#### 1. Runoff Estimation

##### 1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 2,850m<sup>2</sup>; (**Figure 5**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 36.1\text{m} - 15.6\text{m} = 20.5\text{m}$$

$$L = 140\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 140\text{m} \text{ or } 1\text{m in } 6.83\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [140 / (14.64^{0.2} \times 2,850^{0.1})]$$

$$t_c = 5.34 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 260 mm/hr

$$\text{By Rational Method, } Q = 1 \times 260 \times 2,850 / 3,600$$

$$\therefore Q = 205.83 \text{ l/s} = 12,350 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:10 along the site periphery of the site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

## Annex 2 Estimated Traffic Generation

- 2.1 The ingress/egress of the application site is abutting a local vehicular track leading to Deep Bay Road. (Figure 4)
- 2.2 Only 5.5 tonnes light goods vehicle is required to deliver hardware accessories (nuts, screw and handy tools such as screw driver) to and from the application site.
- 2.3 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle	0.17	0.17	0	0
Private car	0.22	0.22	1	1
Total	0.39	0.39	1	1

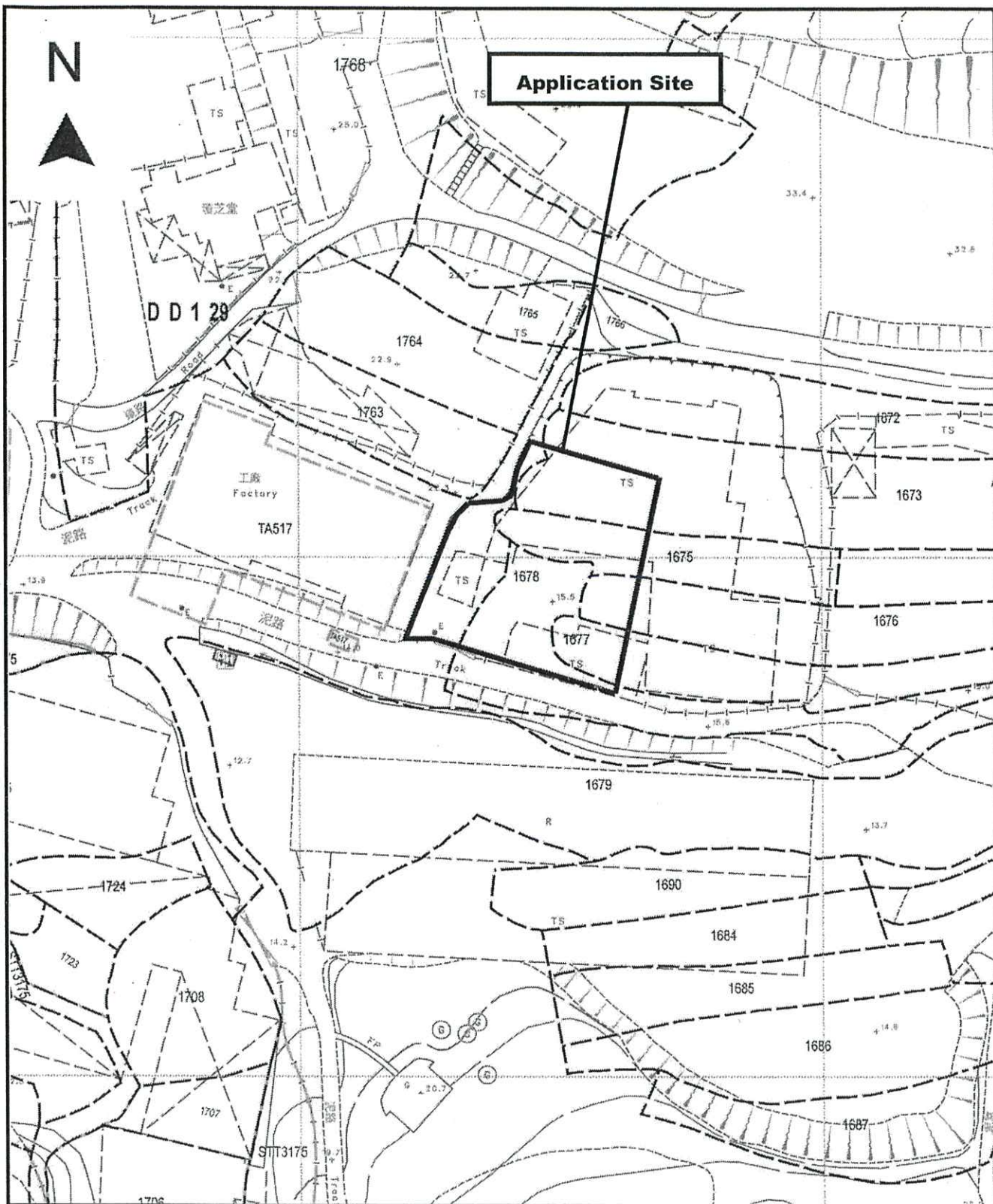
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Sundays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; and

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Deep Bay Road and Lau Fau Shan Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition even though Deep Bay Road is not wide enough for 2 ways traffic. Similar shop and services has also been approved by Town Planning Board recently such as A/YL-LFS/370 & 406.





Project 項目名稱:

Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years at Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

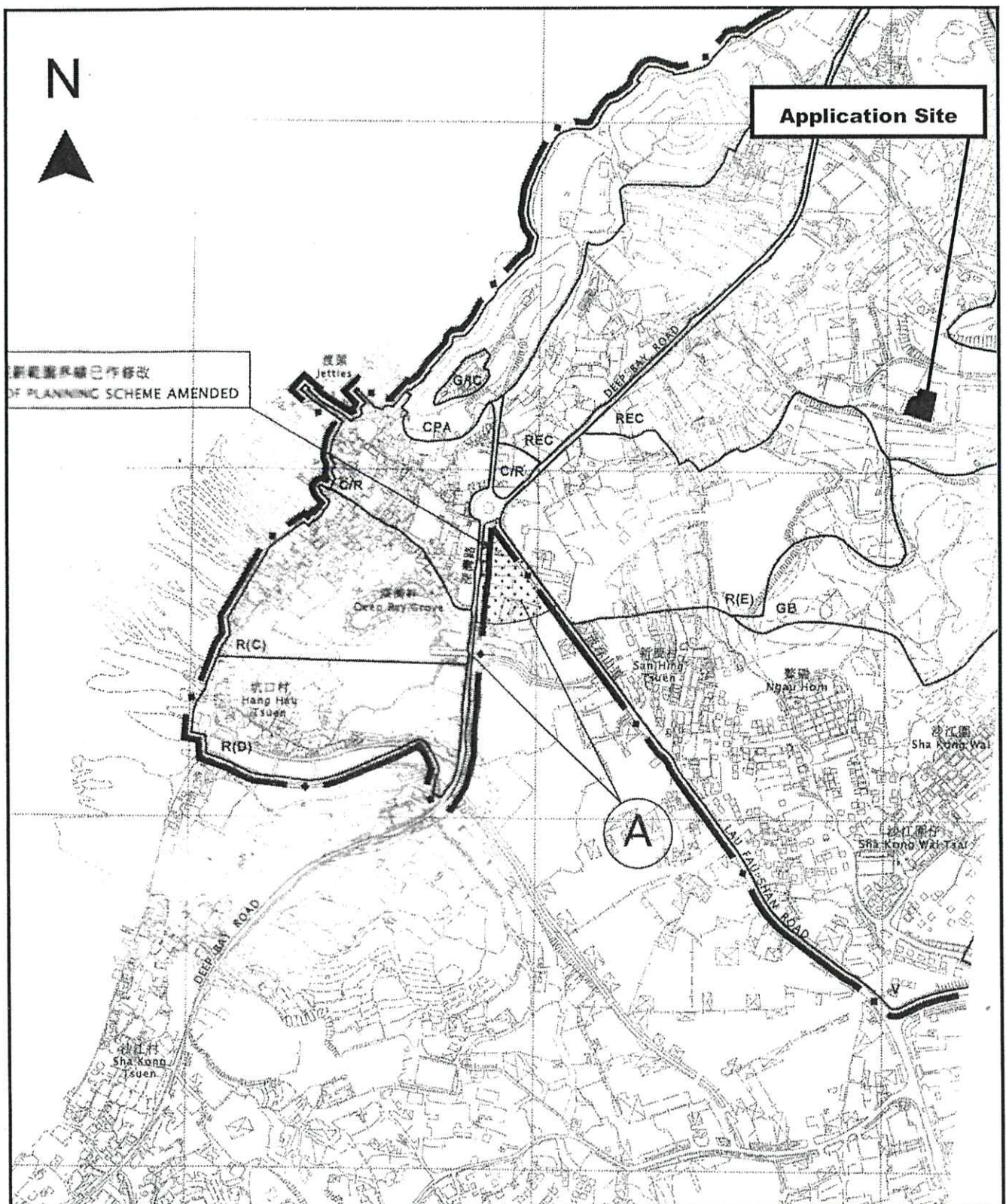
Figure 1

Remarks 備註:

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Shop & Services  
(Shop for Selling Hardware  
Accessories) for a Period of 3 Years at  
Lots 1673 (Part), 1675 (Part), 1676  
(Part), 1677 (Part) & 1678 (Part) in D.D.  
129 & Adjoining Government Land, Lau  
Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:7500



N



**Structure 2**

Shop & services  
(Shop for selling hardware accessories)  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 4m  
No. of storey: 1

**Structure 3**

Site office  
GFA: Not exceeding 20m<sup>2</sup>  
Height: Not exceeding 4m  
No. of storey: 1

**Structure 4**

Electricity meter room & toilet  
GFA: Not exceeding 20m<sup>2</sup>  
Height: Not exceeding 4m  
No. of storey: 1

Existing electric pole  
to be preserved

**Structure 1**

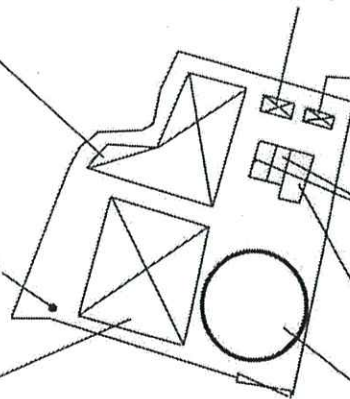
Shop & services  
(Shop for selling hardware accessories)  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 4m  
No. of storey: 1

8m wide  
Ingress/Egress

1 loading/unloading  
bay of 7m x 3.5m  
for light goods vehicle

16m diameter  
manoeuvring circle

2 parking spaces of  
5m x 2.5m for  
private car



Project 項目名稱:

Proposed Temporary Shop & Services  
(Shop for Selling Hardware  
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Lots 1673 (Part), 1675 (Part), 1676  
(Part), 1677 (Part) & 1678 (Part) in D.D.  
129 & Adjoining Government Land, Lau  
Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

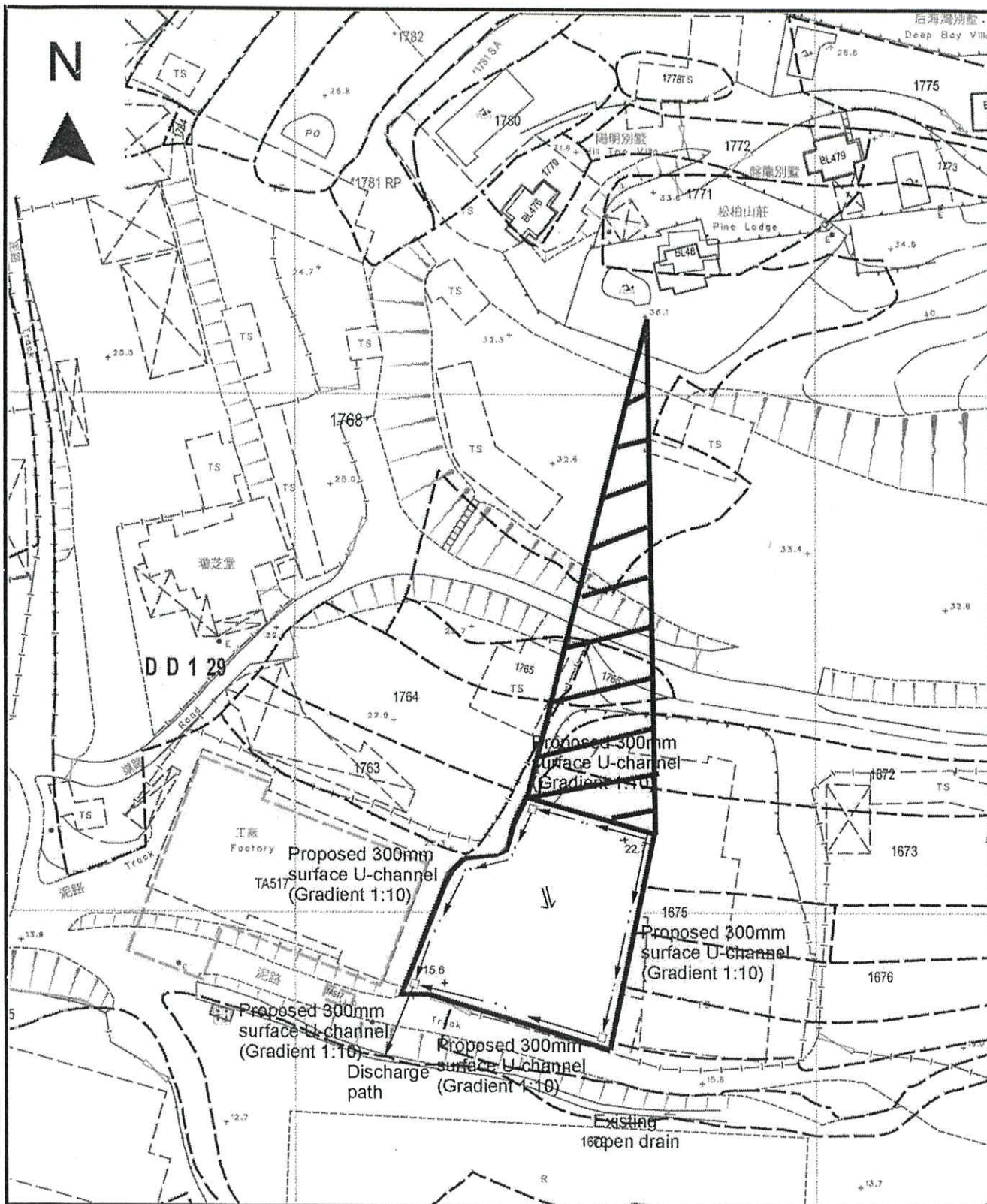
Remarks 備註:

Scale 比例:

1:1000







Project 項目名稱:

Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years at Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- ☐ Proposed catchpit
- + 15.6 Level (mPD)
- Flow of Surface Runoff
- External catchment

Scale 比例:

1:1000

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years at Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

In order to address the comments of the Director of Environmental Protection, we are glad to submit the following response:

Director of Environmental Protection's comments	Applicant's response
The site under application is cleared, and is proposed for temporary shop and services for selling hardware accessories. However, the application site is surrounded by huge stockpile of waste which is not properly covered and may cause dust nuisance. As such, please advise the possible interface between the proposed temporary shops and services and the stockpile of waste, or whether the stockpile of waste will be cleared.	In the event that the captioned application is approved by Town Planning Board, the applicant will clear the stockpile of waste at the captioned site and adjacent land.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email



Date: 22 April 2022

TPB Ref.: A/YL-LFS/420

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services (Shop for Selling Hardware Accessories) for a Period of 3 Years at Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) & 1678 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

This letter intends to supersede our letter dated 21.4.2022.

In order to address the comments of GEO, please see the response to comments and the updated geotechnical planning review report (GPRR) in the attachment. To make both the structure 1 and structure 2 at least seven meter away from the existing slope, the proposed layout plan has been updated as shown in Appendix E of the GPRR.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email

**R to C for Comment from the Geotechnical Engineering Office**

Section 3.2 - The slope height and slope gradient of man-made slope feature no. 2SW-C/C78 mentioned in Section 3.2 are inconsistent with the information extracted from SIS (in Appendix A). The applicant should clarify the inconsistency and revise the GPRR as necessary	The section line shown in the SIS is not at the location of application site, hence, the slope height and slope gradient of man-made slope feature no. 2SW-C/C78 are inconsistent with the information mentioned in Section 3.2. Topographic survey was carried out at the location of application site to demonstrate the slope height and gradient. The topo plan and sections are attached in the Appendix F of GPRR (Rev. A)
Section 4 - The applicant should include a topographic survey plan and cross section(s) showing the ground profile of man-made slope feature no. 2SW-C/C78 and the proposed structures and works (including any excavation, lateral support, foundation and site formation works) to substantiate their conclusion that the proposed development is geotechnically feasible	Topographic survey was carried out at the location of application site, two sections have been provided showing the portion of the ground profile of man-made slope feature no. 2SW-C/C78 and attached in the Appendix F of GPRR (Rev. 1). Please be clarified that as no excavation lateral support, foundation and site formation works will be carried out on the proposed development, it is therefore, the proposed development is geotechnically feasible.
Please be reminded that you should submit the proposed building works, including site formation works (if any) to the Buildings Department for approval as required under the provisions of Buildings Ordinance. His office will provide further geotechnical comments on the proposed works via the BD.	As no excavation lateral support, foundation and site formation works is proposed for the application site, it is therefore, submission to Buildings Department is not required.



**GEOTECHNICAL PLANNING REVIEW REPORT (Rev. 2)**

**for PLANNING APPLICATION**

**at LOTS NOS. 1673 (PART), 1675 (PART), 1676 (PART), 1677 (PART)  
AND 1678 (PART) IN D.D. 129 AND ADJOINING GOVERNMENT  
LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES**

## **CONTENTS**

- 1. INTRODUCTION**
- 2. PROPOSED DEVELOPMENT**
- 3. THE SITE**
- 4. PROPOSED WORKS**
- 5. CONCLUSION**

<b>APPENDIX A</b>	<b>SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION SYSTEM (SIS)</b>
<b>APPENDIX B</b>	<b>SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE RESPONSIBILITY INFORMATION SYSTEM (SMRIS)</b>
<b>APPENDIX C</b>	<b>GEOLOGICAL MAP</b>
<b>APPENDIX D</b>	<b>SITE LAYOUT PLAN AND SITE PHOTOS</b>
<b>APPENDIX E</b>	<b>PROPOSED LAYOUT PLAN</b>
<b>APPENDIX F</b>	<b>TOPOGRAPHIC SURVEY PLAN AND SECTIONS</b>



## **1. INTRODUCTION**

This is the geotechnical planning review report for the application for Lots 1673 (Part), 1675(Part), 1676Part), 1677(Part) and 1678 (Part) in D.D. 129 and adjoining government land, Lau Fau Shan, Yuen Long, New Territories.

This report is to identify that the proposed development is geotechnical feasible and will not cause any instability to the adjoining lots and vice versa.

## **2. PROPOSED DEVELOPMENT**

This application is to erect the temporary shop and services (Shop for selling hardware accessories) for a period of 3 years.



### 3. THE SITE

#### 3.1 General

The site is located at the toe of Feature No. 2SW-C/C78. The level of the application site is about +15.12mPD to +16.51mPD and the site area is about 1458.5m<sup>2</sup>.

#### 3.2 Existing Geotechnical Feature

According to the information obtained from the Hong Kong Slope Safety (HKSS) website – Slope Information System (SIS), there is a registered feature of 2SW-C/C78 located in the vicinity of the proposed application site. The layout plan and the feature information obtained from SIS is enclosed in Appendix A.

##### Feature 2SW-C/C78

Based on the information obtained from the SIS, this feature is an inverted U-shaped located at the west and north side of the proposed site. The feature is a vegetated cut slope with about 8.0m high and a gradient of 65°. In accordance with the record obtained from Slope Maintenance Responsibility Information System (SMRIS) from the website of Lands Department, the maintenance responsibility of the feature is summarized as below:

Sub-division No.	Maintenance Party
1	Lands Department
2	DD129 Lot 1766
3	DD129 Lot 1672
4	DD129 Lot 1673
5	DD129 Lot 1675
6	DD129 Lot 1676

The application site is located at toe of the sub-division No.1 which maintained by Lands Department, the SMRIS report is enclosed in Appendix B.

#### 3.3 Topographic Survey

Topographic survey was carried out at the location of application site, the surveyed area included the western portion of the registered feature of 2SW-C/C78 which

located in the vicinity of the proposed application site and the area of site boundary of application site. It revealed that the height of slope varies from 2.0m to 7.1m and slope angle is about 70° to 78°, the topographic survey with two sections are enclosed in Appendix F.

### 3.4 Site Geology

Desk study is carried out for identification of the site geology and the following documents are viewed:

#### 3.4.1 1:20000 scale geological map

Based on the 1:20,000 scale map, “San Tin” Sheet 2, Solid and Superficial Geology, Series HGM20 published by the Geotechnical Engineering Office (Edition I – 1989), the site is underlain by fine-grained granite from Jurassic-Cretaceous of Mesozoic. The Geological Map is enclosed in Appendix C.

#### 3.4.2 Past Instability and Natural Terrain Hazards

There is no relevant past landslide and ENTLI record was found.

### 3.5 Adjoining Structures

Based on the site reconnaissance carried out on 22 January 2022, a single storey factory is located at about 4m away from the crest and the open space is located at the toe of Feature No. 2SW-C/C78. The layout plan and the site photos are enclosed in Appendix D.



#### **4. PROPOSED WORKS**

The proposed planning application has 4 nos. of single storey structures which included 2 nos. of single storey of shop & service for selling hardware accessories (container), 1 no. of single storey of site office (container) and 1 no. of single storey of electricity meter room and toilet. No excavation lateral support, foundation and site formation works will be carried out. The proposed layout plan is enclosed in Appendix E.

## **5. CONCLUSION**

The proposed planning application involves the construction of single storey houses (container) only and they will be located at the toe of the geotechnical feature (2SW-C/C78). According to the GEO Technical Guidance Note No. 15 (TGN 15) – Guideline for Classification of Consequence-to-life Category for Slope Features, the topographic survey and sections demonstrated that the proposed facilities (Structure 1 and Structure 2) are located beyond the slope toe influence zone and shadow angle (see Section A-A, B-B and C-C). Also, no excavation lateral support, foundation and site formation works is proposed for the application site, it is therefore, the proposed facilities will not be affected by potential landslide debris and no additional loading and adverse effect will be imposed to the adjacent ground and the geotechnical feature. Hence, it is envisaged that the proposed planning application is geotechnical feasible.



## **APPENDIX A**

### **SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION SYSTEM (SIS)**

## BASIC INFORMATION

Location: 500m North East of San Hing Tsuen, Lau Fau Shan

Date of Formation: pre-1977

Date of Construction/  
Modification:

Approximate Coordinates: Easting : 817071 Northing : 836639

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Non-dangerous goods storage site

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

## SLOPE PART

(1) Max. Height (m): 8 Length (m): 145 Average Angle (deg): 65

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

Mixed Feature	Party: Lands D	Agent: Lands D
Mixed Feature	Party: DD129 LOT1766	Agent: N/A
Mixed Feature	Party: DD129 LOT1672	Agent: N/A
Mixed Feature	Party: DD129 LOT1673	Agent: N/A
Mixed Feature	Party: DD129 LOT1675	Agent: N/A
Mixed Feature	Party: DD129 LOT1676	Agent: N/A

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 01-11-2001  
Data Source: EI  
Slope Part Drainage: N/A

Wall Part Drainage: N/A

## SLOPE PART

### Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0  
Material Description: Material type: Soil Geology: Decomposed granite  
Berm: No. of Berms: N/A Min. Berm Width (m): N/A  
Weepholes: Size (mm): N/A Spacing (m): N/A





**WALL PART**

N/A

**SERVICES**

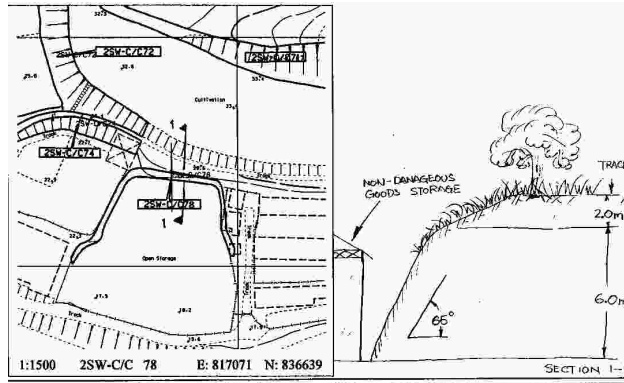
N/A

## STAGE 1 STUDY REPORT

Inspected On: 25-02-2000

Weather: Some Rain

District: MW



Section No: 1-1

Height(m): H1 : 8 , H2 : 0

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: P

Section No: 2-2

Type of Toe Facility: N/A

Distance from Toe(m): 0

Type of Crest Facility: N/A

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: P

Sign of Seepage:	Slope : Signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Minor (mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

### ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

### OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A



PHOTO



2SW-C/C 78

GENERAL VIEW

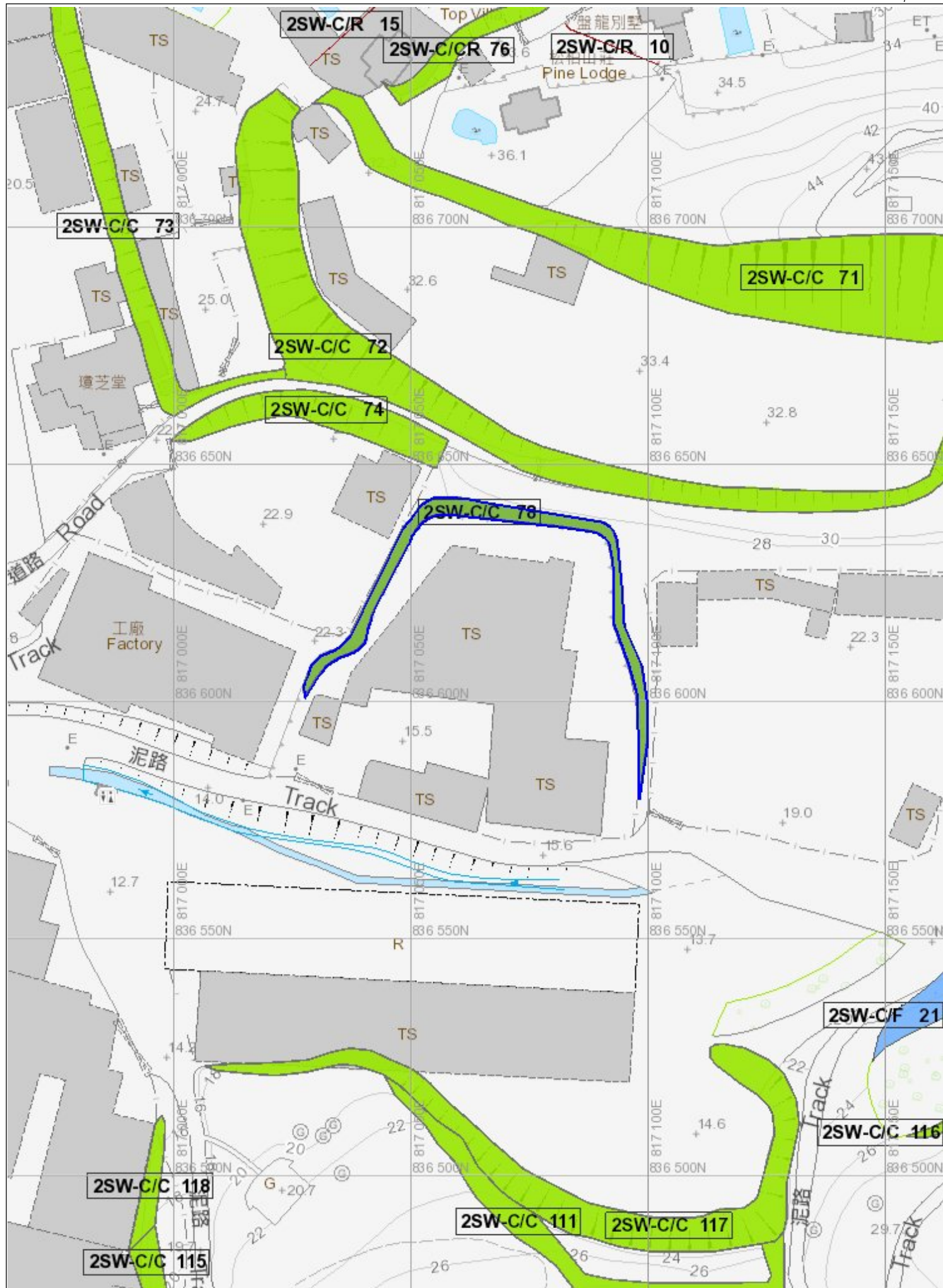
C9



2SW-C/C 78

GENERAL VIEW

C10, C11, C12



## **APPENDIX B**

### **SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE RESPONSIBILITY INFORMATION SYSTEM (SMRIS)**



# Slope Maintenance Responsibility Report

(2SW-C/C78)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

## List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C78		Sub-Division	1
	Location	WITHIN DD129 LOT1766, 1672, 1673, 1675, 1676 AND GOVERNMENT LAND		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		
2	2SW-C/C78		Sub-Division	2
	Location	WITHIN DD129 LOT1766, 1672, 1673, 1675, 1676 AND GOVERNMENT LAND		
	Responsible Lot/Party	DD129 LOT1766	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
3	2SW-C/C78		Sub-Division	3
	Location	WITHIN DD129 LOT1766, 1672, 1673, 1675, 1676 AND GOVERNMENT LAND		
	Responsible Lot/Party	DD129 LOT1672	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
4	2SW-C/C78		Sub-Division	4
	Location	WITHIN DD129 LOT1766, 1672, 1673, 1675, 1676 AND GOVERNMENT LAND		
	Responsible Lot/Party	DD129 LOT1673	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
5	2SW-C/C78		Sub-Division	5
	Location	WITHIN DD129 LOT1766, 1672, 1673, 1675, 1676 AND GOVERNMENT LAND		
	Responsible Lot/Party	DD129 LOT1675	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
6	2SW-C/C78		Sub-Division	6
	Location	WITHIN DD129 LOT1766, 1672, 1673, 1675, 1676 AND GOVERNMENT LAND		
	Responsible Lot/Party	DD129 LOT1676	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

### Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 2SW-C/C78

## Location Plan



## Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 22/01/2022

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Search Criteria: 2SW-C/C78

## **APPENDIX C**

### **GEOLOGICAL MAP**



## SAN TIN 新田

## Sheet 2 編號

## SOLID AND SUPERFICIAL GEOLOGY 基岩和表土地質圖

Series HGM20 組別

Scale 1:20 000 比例

## SUPERFICIAL DEPOSITS 表土沉積

	GENETIC CLASSIFICATION OR NAMED DIVISIONS	成因類型 或地層名稱	主要 物質成份	PRINCIPAL MATERIALS
全新統 HOLOCENE	Fill; sanitary fill ( Qfs )	填土	填泥和廢物	Natural earth and waste
	Alluvium	沖積物	分選性良好至中等的 粘土、粉砂、砂和礫石	Clay/silt, sand and gravel well-sorted to semi-sorter
	Estuarine deposits	河口灣沉積	粘土質粉砂或砂	Clayey silt or sand
	Beach deposits	海灘沉積	砂	Sand
	Raised beach deposits	高位海灘沉積	砂	Sand
	坑口組 HANG HAU FORMATION		主要為深灰色海相泥 ( 未分 )	Undivided, mainly dark grey marine muc
			海相砂、部份粉砂質	Marine sand, part silty
更新-全新統 PLEISTOCENE AND HOLOCENE	Debris flow deposits	坡積、洪積物	未分選的砂、礫至漂礫、 基質為粘土 / 粉砂	Unsorted sand, gravel, cobbles and boulders; clay/silt matrix
更新統 PLEISTOCENE	Terraced alluvium	階地沖積物	分選性良好至中等的 礫質、砂質粘土 / 粉砂	Clay/silt, gravelly sandy well-sorted to semi-sorter
	Debris flow deposits	坡積、洪積物	未分選，夾中礫和漂礫的 礫質、粘土質粉砂 / 砂	Silt/sand, gravelly, clayey with cobbles and boulders; unsorted
更新統 PLEISTOCENE	赤鱗角組 CHEK LAP KOK FORMATION		紅色、黃色和灰色的粘土、 粉砂、砂和礫石 ( 未分 )	Undivided; red, yellow and grey clay, silt, sand and gravel

## GEOLOGY 基岩地質

## SEDIMENTARY AND VOLCANIC ROCKS 沉積岩和火山岩

NAMED ROCK DIVISIONS			地層單位名稱	主要岩石類型/特徵	PRINCIPAL ROCK TYPES/CHARACTERS		
上白堊統 UPPER CRETACEOUS	Kat O Formation		吉澳組	KKO	角礫岩夾礫岩和粗粒砂岩 Breccia with conglomerate and coarse-grained sandstone		
上侏羅統 UPPER JURASSIC	清水灣群 REFULSE BAY VOLCANIC GROUP	Tai Mo Shan Formation, undivided		大帽山組 (未分)	JTM	粗火山灰晶屑凝灰岩 Coarse ash crystal tuff	
				S	砂岩 Sandstone		
下石炭統 LOWER CARBONIFEROUS	新田群 SAN TIN GROUP	Lok Ma Chau Formation, undivided		落馬洲組 (未分)	Tai Shek Mo Member 大石磨段 Mai Po Member 米埔段	Cts	變質砂岩夾變質礫岩和千枚岩 metaconglomerate and phyllite
				Cmp		千枚岩, 變質粉砂岩夾變質砂岩和石墨片岩 Phyllite, metasilstone with metasandstone and graphite schist	
		Yuen Long Formation, undivided		元朗組 (未分)	CYL	大理岩 Marble	
				cg	變質礫岩 Metaconglomerate		
				gr	石墨片岩 Graphite schist		

## MAJOR INTRUSIVE IGNEOUS ROCKS 主要侵入火成岩

侏羅-白堊紀 JURASSIC- CRETACEOUS	Megacrystic 具大斑晶的		gf	細粒花崗岩，0.06—2 毫米	Fine-grained granite, 0.06-2 mm
			gfm	中細粒花崗岩	Fine- to medium-grained granite

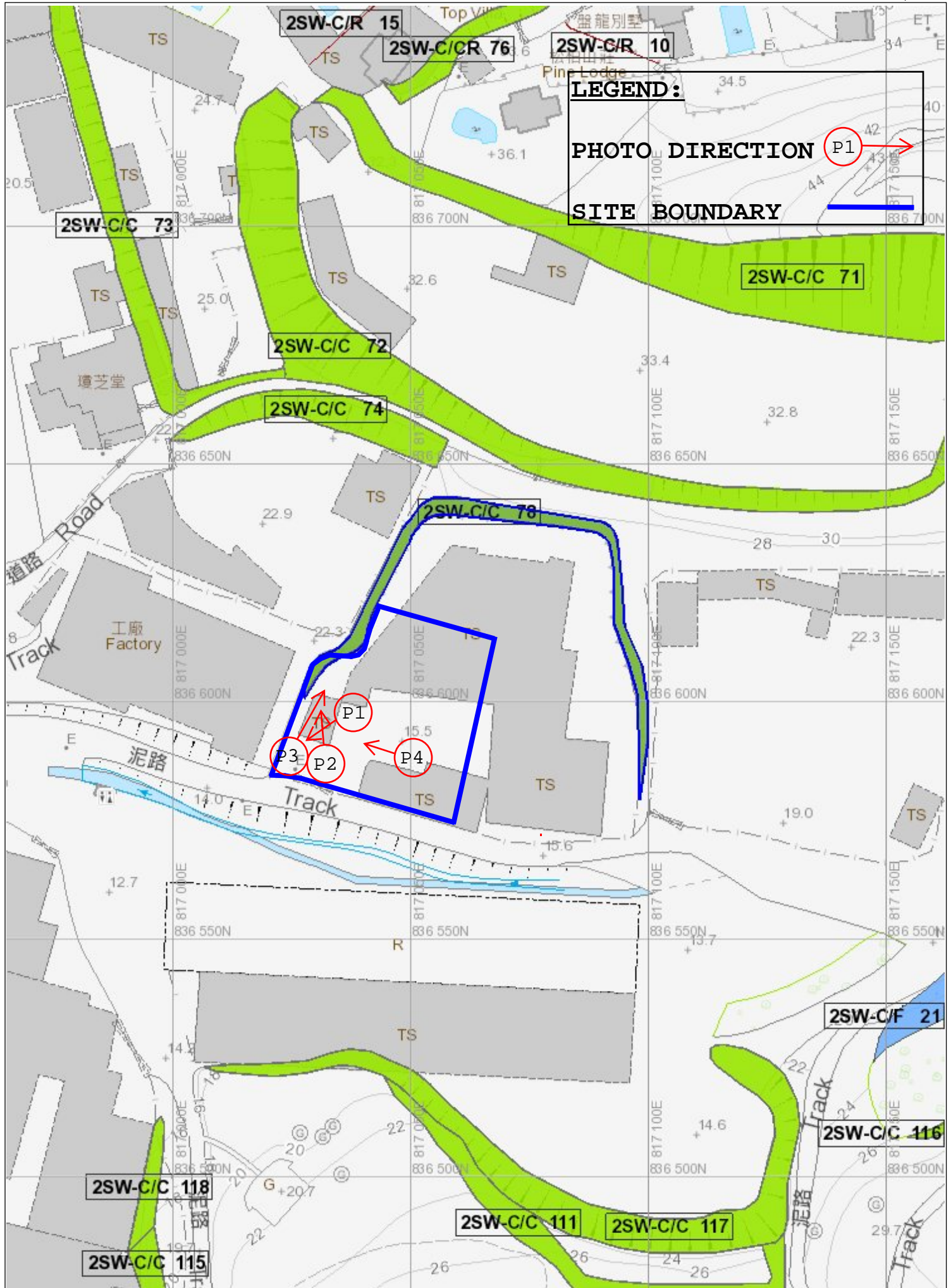






## **APPENDIX D**

### **SITE LAYOUT PLAN AND SITE PHOTOS**





## RECORD PHOTOGRAPHS



Photo P1

Taken at: 22 January 2022



Photo P2

Taken at: 22 January 2022

**PROPOSED TEMPORARY SHOP & SERVICES (SHOP FOR SELLING  
HARDWARE ACCESSORIES) FOR A PERIOD OF 3 YEARS AT LOTS 1673  
(PART), 1675 (PART), 1676 (PART), 1677 (PART) AND 1678 (PART) IN  
D.D.129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN  
LONG, NEW TERRITORIES**



## RECORD PHOTOGRAPHS



Photo P3

Taken at: 22 January 2022



Photo P4

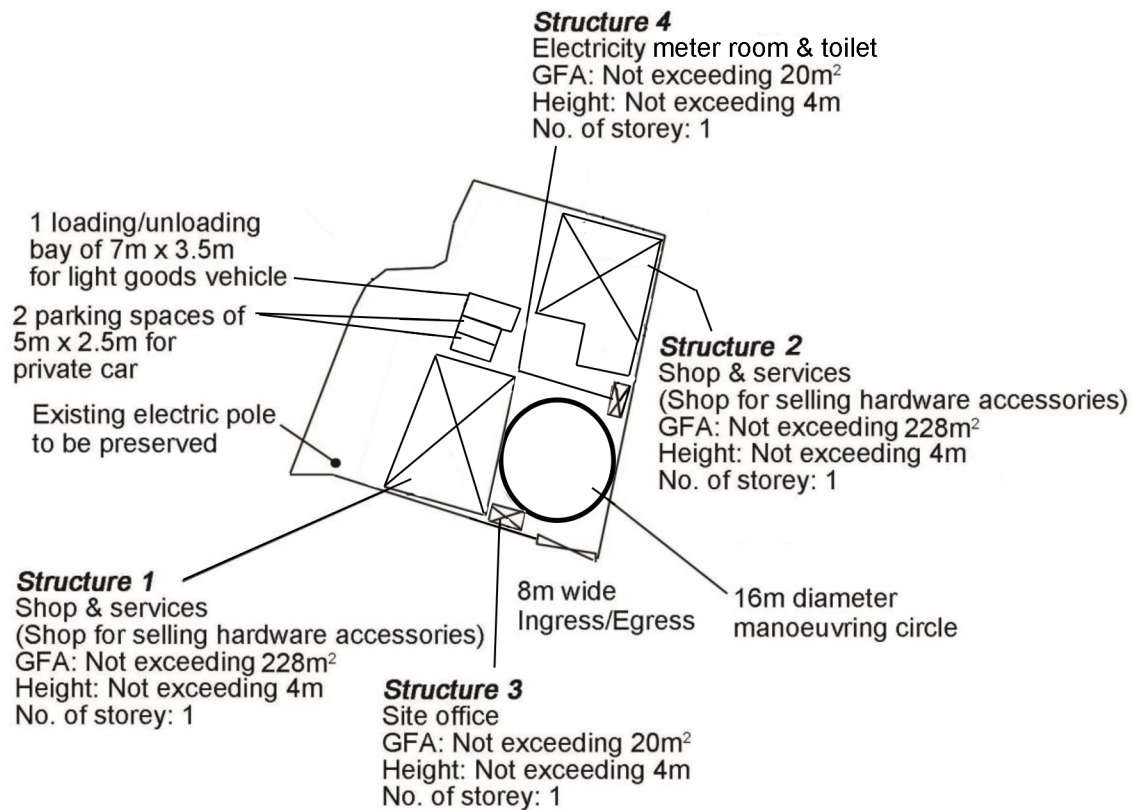
Taken at: 22 January 2022

**PROPOSED TEMPORARY SHOP & SERVICES (SHOP FOR SELLING  
HARDWARE ACCESSORIES) FOR A PERIOD OF 3 YEARS AT LOTS 1673  
(PART), 1675 (PART), 1676 (PART), 1677 (PART) AND 1678 (PART) IN  
D.D.129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN  
LONG, NEW TERRITORIES**

## **APPENDIX E**

### **PROPOSED LAYOUT PLAN**

N



Project 項目名稱:

Proposed Temporary Shop & Services  
(Shop for Selling Hardware  
Accessories) for a Period of 3 Years at  
Lots 1673 (Part), 1675 (Part), 1676  
(Part), 1677 (Part) & 1678 (Part) in D.D.  
129 & Adjoining Government Land, Lau  
Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Remarks 備註:

Scale 比例:

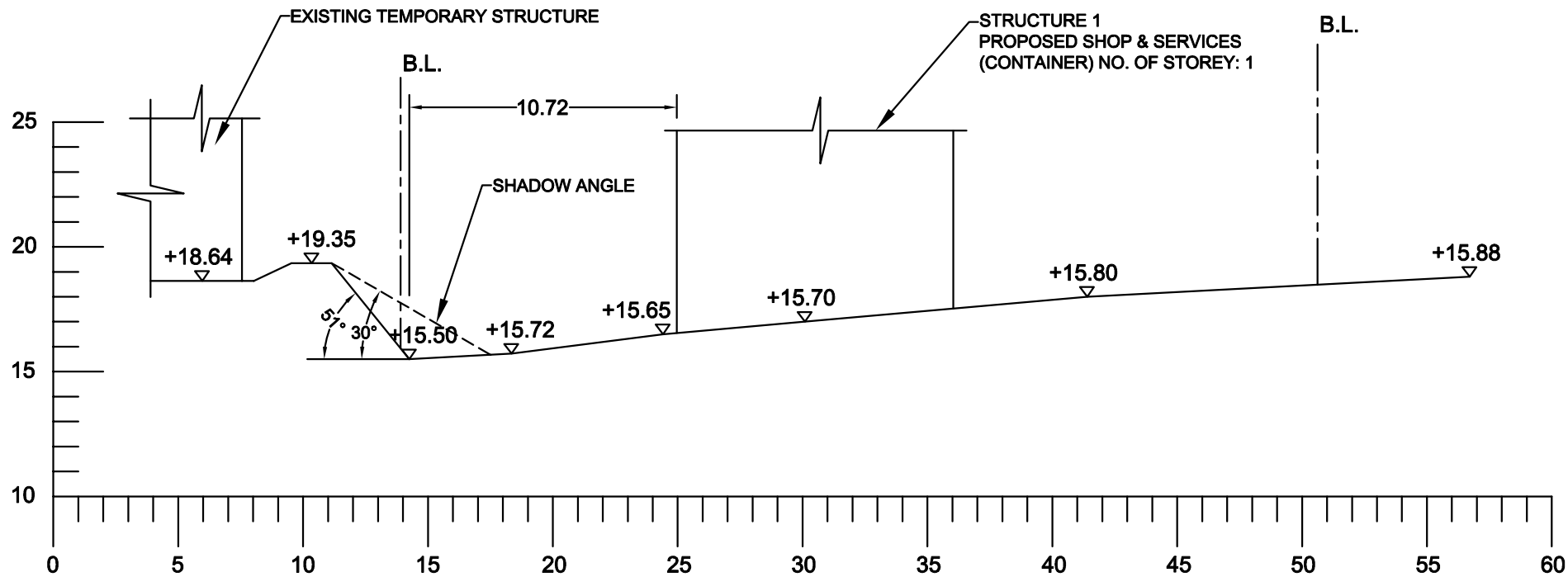
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## **APPENDIX F**

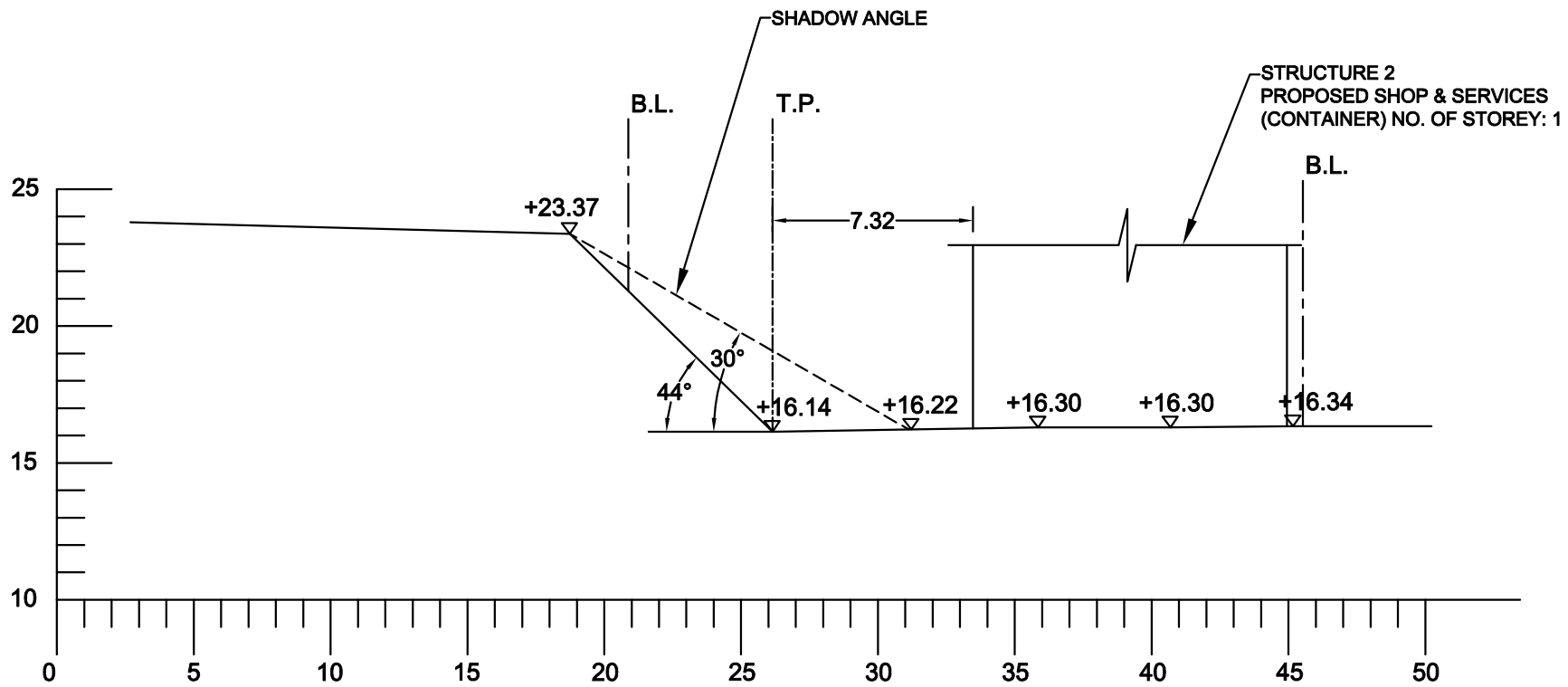
### **TOPOGRAPHIC SURVEY PLAN AND SECTIONS**





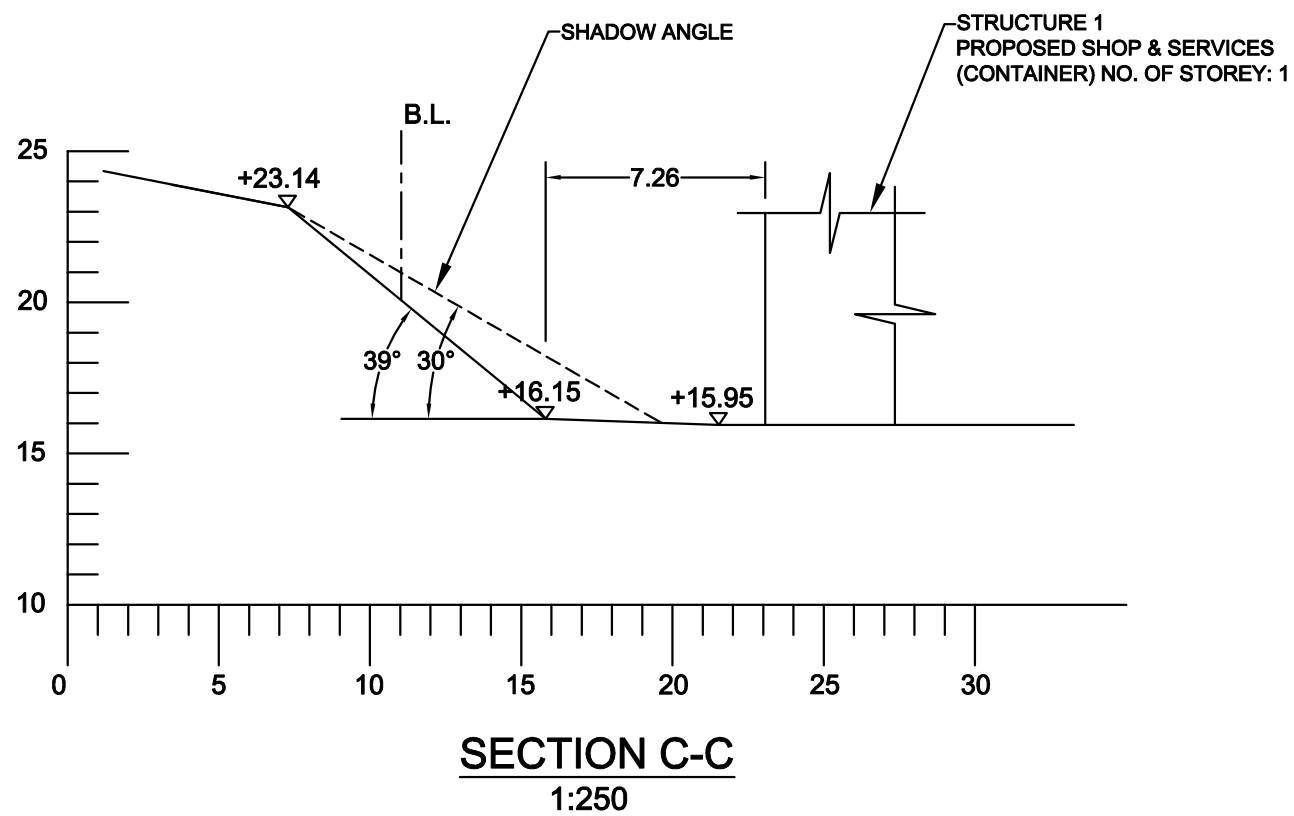
**SECTION A-A**

1:250



**SECTION B-B**  
1:250





**Similar s.16 Applications in the vicinity of the Site  
within the same “REC” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/307	Temporary Shop and Services (Retail of Family Goods) with Ancillary Office for a Period of 3 Years	9.2.2018 (Revoked on 9.5.2020)
2	A/YL-LFS/330	Proposed Temporary Shop and Service (Retail of Family Goods) with Ancillary Office for a Period of 3 Years	4.1.2019 (Revoked on 4.4.2021)
3	A/YL-LFS/370	Proposed Temporary Shop and Services (Selling of Radio Controlled Cars and Accessories) for a Period of 3 Years	9.10.2020
4	A/YL-LFS/374	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office for a Period of 3 Years	20.11.2020
5	A/YL-LFS/406	Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) for a Period of 3 Years	24.9.2021 (Revoked on 24.3.2022)

**Government Departments' General Comments**

**1. Land Administration**

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

- (a) The unauthorised structures erected on the lots had constituted breach of the lease conditions of Block Government Lease under which the Lots are held. For Lots No. 1673 and 1678, the 28-day Warning Letters were issued on 20.7.2015 and registered at Land Register on 13.10.2015. For Lots No. 1675, 1676 and 1677, the 28-day Warning Letters were issued on 10.4.2018 and registered at Land Register on 23.7.2018. According to the latest site inspection on 6.1.2022, it was revealed that one single unauthorised structure (a container office) was erected on Lot 1678 and fell within the boundary of the Site.
- (b) For the Government land (GL) at the Site, it was subject to land control action. Notice under Land (Miscellaneous Provisions) Ordinance (Cap. 28) was posted on 4.10.2021 requiring the occupier to cease unlawful occupation on GL (involving a metal gate and a temporary structure before 11.10.2021. Site inspection on 15.10.2021 revealed that the metal gate and temporary structure had been removed.

**2. Traffic**

2.1 Comments of the Commissioner for Transport:

He has no adverse comment on the application from traffic engineering point of view.

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

He has no comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) According to the application form from the applicant, the proposed use of the Site would be temporary shop and services for selling hardware accessories. No open storage and workshop activities would be carried out at the Site at all times. The proposed use would replace the existing open storage use at the Site. The applicant also claimed in the Further Information (FI) dated 24.3.2022 that subject to the approval of the captioned planning application, the applicant will clear the stockpile of waste at the captioned site and adjacent land. As such, dust nuisance would not be anticipated from the proposed use. In addition, there would be no operation of heavy vehicles at the Site. Based on the above, and according to the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", he has no objection to the application.
- (b) Nevertheless, the Site was previously used for waste recycling operation, and large stockpile of waste was observed surrounding the Site. Should the planning application be approved, he would suggest to impose an approval condition that no open storage or workshop

activities are allowed at the Site, as proposed by the applicant.

- (c) There is no substantiated environmental complaint pertaining to the Site received in the past 3 years.

#### **4. Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no further comment on the revised Geotechnical Planning Review Report.
- (b) It is noted that the Site is one of the “waste mountain” sites reported by local media, and where scrap metals and waste are disposed of and stored on site. Relevant government departments should be consulted on whether the Site is subject to any enforcement action/order under their jurisdiction as appropriate.

#### **5. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

#### **6. Landscaping**

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

- (a) The Site is situated in an area of rural landscape character predominated by trees and vegetation clutter, village houses, graveyards, and disturbed by open storage yards and temporary structures. The proposed development is considered not entirely incompatible with the existing landscape character of the surrounding area.
- (b) The Site is hard paved with a temporary structure, and deposition of scrap metals and waste is found at the south of the Site. Further significant impact on existing landscape resources within the Site arising from the proposed development is not anticipated.

#### **7. Fire Safety**

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

He has no objection in principle to the proposal subject to water supplies for firefighting and fire service installations (FSIs) being provided to his satisfaction.



**8. Building Matters**

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

As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the proposed use under planning application.

**9. District Officer's Comments**

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

His office has not received any feedback from locals.

**10. Other Department's Comments**

The following government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Project Manager (West), CEDD (PM(W), CEDD); and
- (d) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage) 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;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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) no permission is given for occupation of the GL included in the Site (about 325.8m<sup>2</sup> subject to verification). The act of occupation of GL without Government's prior approval is not allowed; and
  - (iii) the lot owner(s) of the lots will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water running from the Site to nearby public roads/drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to

minimize any potential environmental nuisance, and to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that piling of objects should be avoided, and the existing debris from the Site should be removed;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should submit the proposed building works, including site formation works (if any) to the Buildings Department (BD) for approval as required under the provisions of the Buildings Ordinance. GEO, CEDD will provide further geotechnical comments on the proposed works via BD;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that (i) the invert levels of the proposed catchpits should be shown on the drainage plan for consideration; (ii) the existing watercourse, to which the applicant proposed to discharge the stormwater from the Site was not maintained by DSD. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drain, the Yuen Long District Office should be consulted; (iii) further to (ii) above, since there is no record of the said discharge path, the applicant is required to provide site photos to demonstrate its presence and existing condition; (iv) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given; (v) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit; (vi) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities; (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 seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. 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. 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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. Any temporary shelters or converted containers for office, storage, washroom or other uses that are

considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;

- (k) to note the comments of the Director of Fire Services (D of FS) that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site. In consideration of the design/nature of the proposal, water supply for firefighting and fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed water supply for firefighting and FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.



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



**A/YL-LFS/420 DD 129 near Pine Lodge, Lau Fau Shan**  
27/01/2022 02:56

From:

To: [REDACTED] [tpbpd <tpbpd@pland.gov.hk>](mailto:tpbpd@pland.gov.hk)

File Ref:

1 attachment



Pine Lodge - Google Maps.pdf

**A/YL-LFS/420**

**Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan**

**Site area : About 1,458.5sq.m Includes Government Land of about 325.8sq.m**

**Zoning : "Recreation"**

**Applied use : Hardware Store / 3 Vehicle Parking**

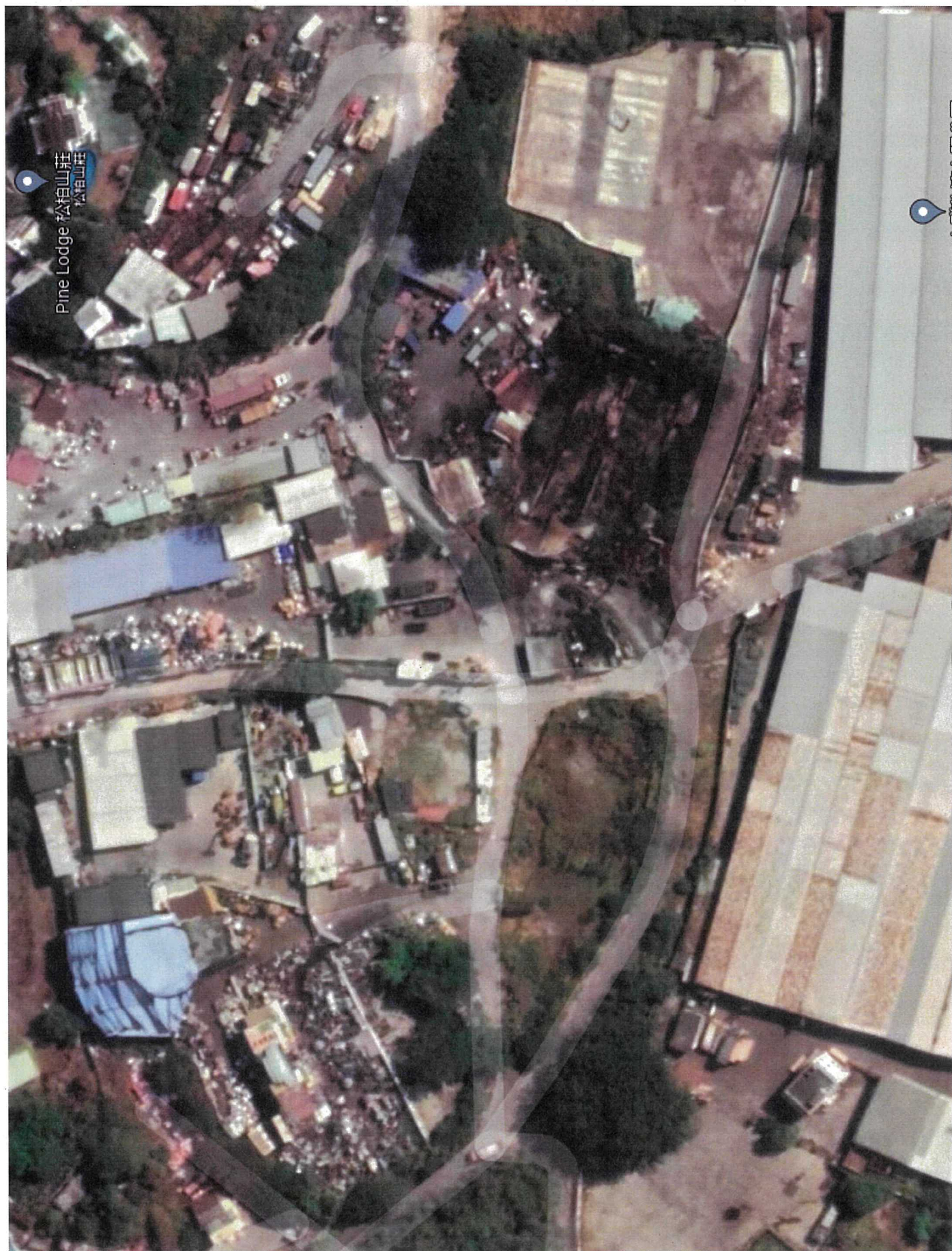
Dear TPB Members,

While there is no history of previous approval, the site has been stripped of vegetation for some time and paved over. Has any action been taken with regard to unapproved activities on government land?

PlanD will of course support the application, as it did 320 the large warehouse on opposite site that is still operating even though approval was revoked for failure to comply with numerous conditions.

Members should ask questions with regard to the history of the site.

Mary Mulvihill



Pine Lodge 松柏山莊

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

參考編號

Reference Number:

220107-172327-99195

提交限期

Deadline for submission:

28/01/2022

提交日期及時間

Date and time of submission:

07/01/2022 17:23:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/420

「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，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。