

This document is received on 5 JAN 2022
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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/421
	Date Received 收到日期	- 5 JAN 2022

- 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)

T&P Construction Company Limited

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

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

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,153.5 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 595.8 sq.m 平方米	<input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lau Fau Shan And 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	"Residential (Group D)"
(f) Current use(s) 現時用途	Vacant (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"^{#&} (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 at28.12.2021..... (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
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」[#]。

(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 notified¹ "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)
1	Lots 2393 RP and 2394 RP in D.D. 129	31.12.2021

(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 31.12.2021 (DD/MM/YYYY)^{#&}
於..... (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**
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Temporary Storage (Metal Ware, Spare Parts and Wires)
with Ancillary Office

(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	738.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	415.3	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	595.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	595.8	sq.m	<input checked="" type="checkbox"/> About 約

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

Please refer to the attached Layout Plan.

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

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

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

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

Proposed operating hours 擬議營運時間 10:00am to 7:00pm on Mondays to Fridays; 10:00am to 2:00pm on Saturdays; No operation on Sundays and public holiday			
(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))	
	No 否	<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)	
(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？	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"/>		

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

(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。


Please refer to the Planning Statement.

8. Declaration 聲明

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

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

Signature
簽署



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

KENNITH CHAN

MANAGING DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☒ RPP 註冊專業規劃師
Others 其他 No. 344 - CHAN PAK KAN

on behalf of
代表

PlanPlus Consultancy Limited

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

Date 日期

3 / 1 / 2022

(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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	1,153.5 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	Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan No.S/YL-LFS/10
Zoning 地帶	"Residential (Group D)"
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 <u>3</u> <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	Temporary Storage (Metal Ware, Spare Parts and Wires) with Ancillary Office

(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	595.8 <input checked="" 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 block 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(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	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	36 % <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 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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

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



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

PLANNING STATEMENT

Prepared by
PlanPlus Consultancy Limited

December 2021

Reference : PPC-PLG-10078
Report : Version 1.0

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board ("**the Board**") in support of a Section 16 planning application for Temporary Storage (Metal Ware, Spare Parts and Wires) of with Ancillary Office for a period of 3 Years ("**the Subject Development**") at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories ("**the Application Site**"). The Application Site is zoned "Residential (Group D)" ("**R(D)**") under the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 ("**the OZP**").

The Application Site covers a total site area of about 1,153.5m². A total of 595.8 m² GFA for storage and ancillary office use are involved. The operation hours of the Subject Development is between 10:00am to 7:00pm from Mondays to Fridays; 10:00am to 2:00pm on Saturdays. No operations will be carried out on Sundays and public holidays.

The Subject Development is fully supported by the planning justifications below:

- The temporary use will not jeopardise the long-term planning intention of "R(D)" zone;
- Since there is no planned long-term use of the Application Site, the temporary use could put the site into good use;
- Given the existing adjoining land use patterns, the Subject Development is not incompatible with the surroundings;
- Suitable location the Subject Development; and
- No significant adverse impacts on the traffic, environmental, drainage, sewerage, landscape and visual aspects to the surroundings.

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

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，向城市規劃委員會（下稱「城規會」）呈交擬議規劃申請作臨時存放（金屬製品、零件及電線）連附屬辦公室發展（為期三年）。申請地盤位於新界元朗流浮山丈量約份第 129 約地段第 2393 號餘段（部分）及 2394 號餘段，並於《流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10》（下稱「核准圖」）上劃作「住宅（戊類）」地帶。

申請地點的地盤面積約 1,153.5 平方米，總樓面面積合共佔約 595.8 平方米的作貯物及附屬辦公室用途。申請用途的營運時間為星期一至星期五上午十時至晚上七時，星期六上午十時至下午二時，星期日及公眾假期休息。

擬議發展有充分的理由支持，包括以下規劃考量因素：

- 擬議臨時用途不會影響長遠「住宅（戊類）」地帶的規劃意向；
- 申請地點沒有長遠發展計劃，擬議臨時用途能夠充分利用土地資源；
- 根據現時周邊的土地用途，擬議發展與周圍環境沒有不相容；
- 位處合適的地理位置；
- 不會對本區的交通、環境、排水、排污、園景及景觀造成不良影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
內容摘要	2
TABLE OF CONTENTS.....	3
1 INTRODUCTION.....	4
1.1 The Application.....	4
1.2 Background.....	4
1.3 Structure of the Planning Statement.....	4
2 THE APPLICATION SITE AND SURROUNDINGS.....	5
2.1 Site Location and Surrounding Context of the Application Site	5
2.2 Accessibility.....	5
3 PLANNING CONTEXT.....	5
3.1 Statutory Planning Context	5
3.2 Previous Planning Applications.....	5
4 THE DEVELOPMENT PROPOSAL.....	6
4.1 Development Scheme and Design	6
4.2 Operational Arrangement.....	6
4.3 Traffic Arrangement.....	6
4.4 Drainage Consideration	7
4.5 Sewerage Consideration.....	7
4.6 Landscape Consideration	7
5 PLANNING JUSTIFICATIONS.....	8
5.1 Would not Jeopardise the Long-term Planning Intention of “R(D)”.....	8
5.2 Put the Application Site into Good Use	8
5.3 Not Incompatible with the Surroundings	8
5.4 Suitable Location for the Subject Uses.....	8
5.5 No Adverse Traffic, Environmental, Drainage, Sewerage, Landscape and Visual Impacts	8
6 CONCLUSION	10

List of Tables

Table 3.1	Previous Planning Applications
Table 4.1	Key Development Parameters

List of Figures

Figure 1	Extract of the Draft Lau Fau Shan and Tsim Bei Tsui OZP
Figure 2	Lot Index Plan
Figure 3	Layout Plan
Figures 4-9	Site Photos

1 INTRODUCTION

1.1 The Application

1.1.1 Under Section 16 of the Town Planning Ordinance, we are commissioned by the Applicant to seek planning permission from the Town Planning Board ("**TPB**"/"**Board**") for Temporary Storage (Metal Ware, Spare Parts, Wires) with Ancillary Office for a period of 3 Years ("**the Subject Development**") at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories ("**the Application Site**").

1.1.2 The Application Site is zoned "Residential (Group D)" ("**R(D)**") under the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 ("**the OZP**"). According to the Notes of the OZP for the "R(D)" zone, storage is neither a Column 1 use nor Column 2 use. This planning application is therefore submitted for the Board's consideration.

1.2 Background

1.2.1 At present, the Application Site is vacant and fenced off by the adjoining lots. Part of the Application Site was the subject of two Planning Applications (Nos. A/YL-LFS/287 and A/YL-LFS/340) for Temporary Shop and Services (Convenience Store) for a Period of 3 Years, which were approved by the Board on 27/5/2016 and 31/05/2019 respectively.

1.3 Structure of the Planning Statement

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

1.3.2 **Chapter 1** is the introduction above outlining the purpose of the application. **Chapter 2** gives background details of the Application Site in terms of current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview of the planning context of the Application Site. **Chapter 4** discusses the development proposal. Justifications for approval to the application are provided in **Chapter 5** and a summary of this submission is provided in **Chapter 6**.

2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Site Location and Surrounding Context of the Application Site

2.1.1 The Application Site is situated at the southern fringe of Lau Fau Shan. It is sitting in a predominantly rural area with open storage yards, temporary structures of warehouse/industrial uses and squatters of informal residential. **Figure 1** shows the location of the Application Site.

2.1.2 At present, the Application Site is vacant and fenced off by the adjoining lots. It abuts an existing access road i.e. Deep Bay Road to its east, temporary structures of warehouse/open storage to its north and south. Across Deep Bay Road, to the further northeast and east are temporary uses of container cargo storage and open storage yards. **Figures 4-9** shows the surrounding environment of the Application Site.

2.2 Accessibility

2.2.1 The Application Site is served directly by Deep Bay Road, which connects to Lau Fau Shan Road leading to Hung Shui Kiu, Tin Shui Wai New Town and Yuen Long New Town.

2.2.2 As for pedestrian access, the site is within walking distance of about 280m to public transportation services, i.e. Route K65 mass transit railway feeder bus (to/from Lau Fau Shan and Yuen Long Station) and four minibus routes (33,34,34A, 35 from Ha Pak Nai, Ha Tsuen and Yuen Long), conveniently to the north at a roundabout at Deep Bay Road.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The Application Site is zoned "R(D)" under the the Draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/10 (**Figure 1**). According to the Notes of the OZP for the "R(D)" zone, storage use is neither a Column 1 use nor Column 2 use.

3.2 Previous Planning Applications

3.2.1 A portion of the Application Site is the subject of two approved planning applications for Temporary Shop and Services (Convenience Store) use, with planning permission granted on 27/5/2016 and 31/5/2019 by the Board. Details of these applications are provided in **Table 1** below.

Table 1 Previous Planning Applications

Application No.	Proposed Use	Gross Floor Area & Building Height	TPB Decision (Decision Date)
A/YL-LFS/287	Temporary Shop and Services (Convenience Store) for a Period of 3 Years	About 153m ² and 3-4m respectively	Approved with conditions on a temporary basis (27/5/2016)
A/YL-LFS/340	Temporary Shop and Services (Convenience Store) for a Period of 3 Years	About 163m ² and 3-4m respectively	Approved with conditions on a temporary basis (31/5/2019)

4 THE DEVELOPMENT PROPOSAL

4.1 Development Scheme and Design

- 4.1.1 The Application Site covers a total site area of about 1,153.5m². The Subject Development involves a total GFA of about 595.8m² with overall building heights of not exceeding 6m.
- 4.1.2 Under the current layout, the Subject Development comprises of a total of eight temporary structures for storage of metal ware, spare parts and wires with ancillary office. As shown in **Figure 3**, the temporary structures, with heights from about one to two storeys, include stacked up containers for storerooms, offices and toilets.
- 4.1.3 A minimum of 7.3m wide vehicular access to the site is proposed from an existing road i.e. Deep Bay Road. One parking space and one loading/unloading bay for LGV will be provided within the Application Site. A 1m wide offset is reserved for proposed U-channel along the boundary of the Application Site.
- 4.1.4 The key development parameters of the Subject Development are summarised in **Table 4.1** below.

Table 4.1 Key Development Parameters

Total Site Area	About 1,153.5m²
Site Coverage	About 36% (About 415.3 m²)
Total Gross Floor Area	About 595.8m²
Storage	261.8m ²
Office	304.2m ²
Toilets	29.8m ²
No. of Storeys	1 – 2 (Overall not exceeding 6m)
No. of LGV Parking Spaces (7m x 3.5m)	1
No. of Loading/Unloading Spaces for LGV (7m x 3.5m)	1

4.2 Operational Arrangement

- 4.2.1 The operation hours are between 10:00am and 7:00pm from Mondays to Fridays; 10:00am to 2:00pm on Saturdays. There will be no operation on Sundays and public holidays.
- 4.2.2 In general, it is solely for storage of metal ware, spare parts and wires with ancillary office use, clean and quiet in nature. No workshop-related activity will be carried out within the Application Site during sensitive hours (i.e. 11:00pm to 7:00am).

4.3 Traffic Arrangement

- 4.3.1 The Application Site is accessible via an existing vehicular road i.e. Deep Bay Road through a minimum of 7.3m wide ingress/egress point located at its northeast of the site (see **Figure 1**).
- 4.3.2 A maximum of 10 on-site staffs will commute to/from the Application Site by public transport. One Mass Transit Railway Feeder Bus route (K65 from Yuen Long MTR station) and four minibus

routes (33,34,34A, 35 from Ha Pak Nai, Ha Tsuen and Yuen Long) are located within about 280m from the Application Site.

- 4.3.3 A total of 1 private car parking space and 1 loading/unloading space for LGV will be provided at the site. Medium/heavy goods vehicle, coaches and buses will be restricted from the Application Site.
- 4.3.4 The number of staff on-site would not be more than 10 persons, public transport will be the major transportation means for staff travelling to the Application Site. Based on operational needs, one car parking space and one loading/unloading bay for LGV are provided.
- 4.3.5 As advised by the Applicant, no more than 4 daily round trips are expected.

4.4 Drainage Consideration

- 4.4.1 Stormwater runoff from the Application Site will be collected by the proposed U-channels along the boundary, and to be discharged to the stormwater pipe along Deep Bay Road. A drainage proposal will be submitted and implemented upon the approval of the subject application.

4.5 Sewerage Consideration

- 4.5.1 Temporary toilets will be provided with the Application Site. Proper collection and disposal of effluent generated, and maintenance of hygienic condition of the portable toilet would be arranged on a regular basis by the Applicant.

4.6 Landscape Consideration

- 4.6.1 There are about 10 existing trees within the Application Site. Upon planning approval given to the subject application, a landscape proposal will be submitted and implemented.

5 PLANNING JUSTIFICATIONS

5.1 Would not Jeopardise the Long-term Planning Intention of “R(D)”

- 5.1.1 The Subject Development is a temporary use. Temporary structures, including the storerooms, ancillary offices and portable toilets, can be assembled and remove over short period of time.
- 5.1.2 Currently, there is no known development programme for the subject “R(D)” zone. It is considered that approval of this subject application on a temporary basis of 3 years will not frustrate the long-term planning intention of the subject “R(D)” zone.

5.2 Put the Application Site into Good Use

- 5.2.1 While there is no immediate development proposal for the Application Site, the Subject Development would better utilize valuable land resources.
- 5.2.2 In any case, the Subject Development does not comprise permanent structure development that can be assembled and removed in a relatively short period of time.

5.3 Not Incompatible with the Surroundings

- 5.3.1 The adjoining developments of the Application Site are predominantly open storage and temporary structures. Considering the development scale of the Subject Development, it is deemed not incompatible with its surrounding land uses, therefore it will not alter the existing local character of the area.
- 5.3.2 In terms of building heights, the temporary use will be at 1-2 storeys (overall not exceeding 6m) which does not exceed the maximum height restriction of 2 storeys (6m) in the subject zone as stated in the notes of the OZP.

5.4 Suitable Location for the Subject Uses

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

5.5 No Adverse Traffic, Environmental, Drainage, Sewerage, Landscape and Visual Impacts

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

Traffic Impact

- 5.5.2 The temporary use is small in scale, with about 10 nos. of staff on site, together with the existing public transport services, it will unlikely generate significant traffic trips. Limited parking space is provided to discourage driving to work behavior from staff. In addition, the Subject Development is not a heavy trip generating use.
- 5.5.3 Not more than 4 round trips per day is expected. It is anticipated that there would not be any adverse traffic impact to be induced by the Subject Development.

Environmental

- 5.5.4 The nature of the Subject Development is clean and majority of the activities on site will be carried out during operational hours of the day and indoors.
- 5.5.5 No noise generating activity will be conducted and no powered mechanical equipment will be used, no dusty operation will be anticipated from the Subject Development. Besides, since the traffic attraction and generation will be insufficient, no significant air quality impact from the traffic side is anticipated as well.
- 5.5.6 No manufacturing of such or other raw materials on-site and the operation does not involve cutting, disassembly, cleaning, repairing, melting and compression processes and no gaseous emission will be generated.
- 5.5.7 In any case, the Applicant will adopt corresponding operational arrangements/measures, including restricting the operation hours to minimize any potential environmental issues, as well as fencing along the Application Site to avoid altering the visual quality of the area.

Drainage

- 5.5.8 The Application Site is already paved. Sufficient space has been reserved under the layout plan for appropriate drainage facilities within the site. Surface runoff will be discharged to the existing drainage system. A drainage proposal will be submitted and implemented upon the approval of the subject application.

Sewerage

- 5.5.9 Temporary toilets are provided at the site. Since the anticipated sewage flow from the small-scale development is relatively low, it is considered that the portable toilet would be sufficient to treat the small quantity of sewage. The sewage collected from the site will be taken off-site for treatment.

Landscape and Visual

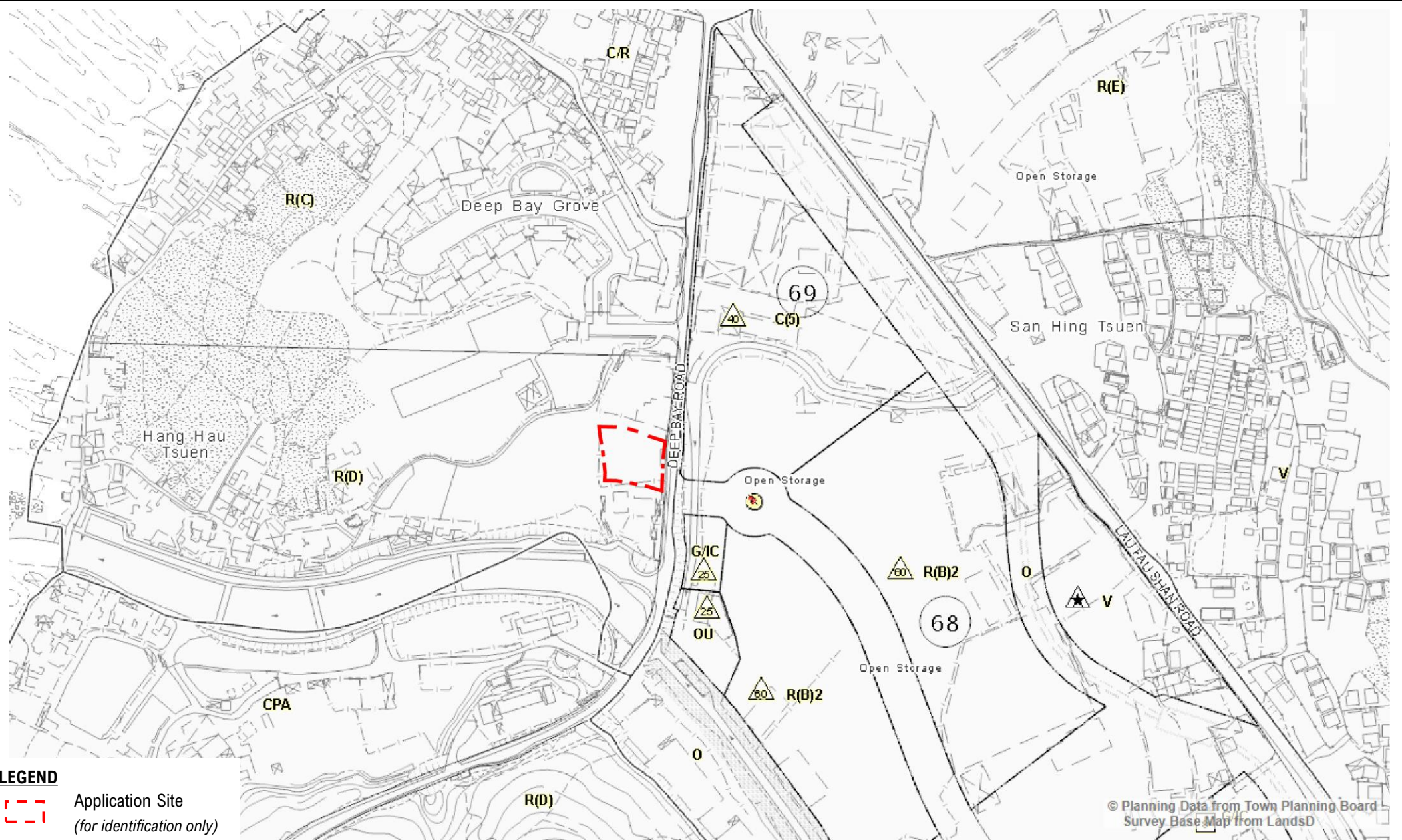
- 5.5.10 No tree felling is proposed under the current layout. Upon planning approval granted by the Board, a landscape proposal will be submitted and implemented.
- 5.5.11 Despite the adjoining uses are mainly temporary structures of warehouse and storage uses, the Subject Development will be fenced off to mitigate any potential visual impact.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board (“the Board”) in support of a Section 16 planning application for Temporary Storage with Ancillary Office for a period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories. This Planning Statement serves to provide background information and planning justifications in support of the Subject Development.
- 6.1.2 As detailed in the previous chapters, the Subject Development is well justified on the grounds that:
- The temporary use will not jeopardise the long-term planning intention of “R(D)” zone;
 - Since there is no planned long-term use of the Application Site, the temporary use could put the site into good use;
 - Given the existing adjoining land use patterns, the Subject Development is not incompatible with the surroundings;
 - Suitable location the Subject Development; and
 - No significant adverse impacts on the traffic, environmental, drainage, sewerage, landscape and visual aspects to the surroundings.
- 6.1.3 In view of the above, Board members are invited to give favourable consideration to this planning application.

December 2021
PlanPlus Consultancy Limited

Figures



Title: Extract of the OZP

Project No.: PPC-PLG-10078

Project:

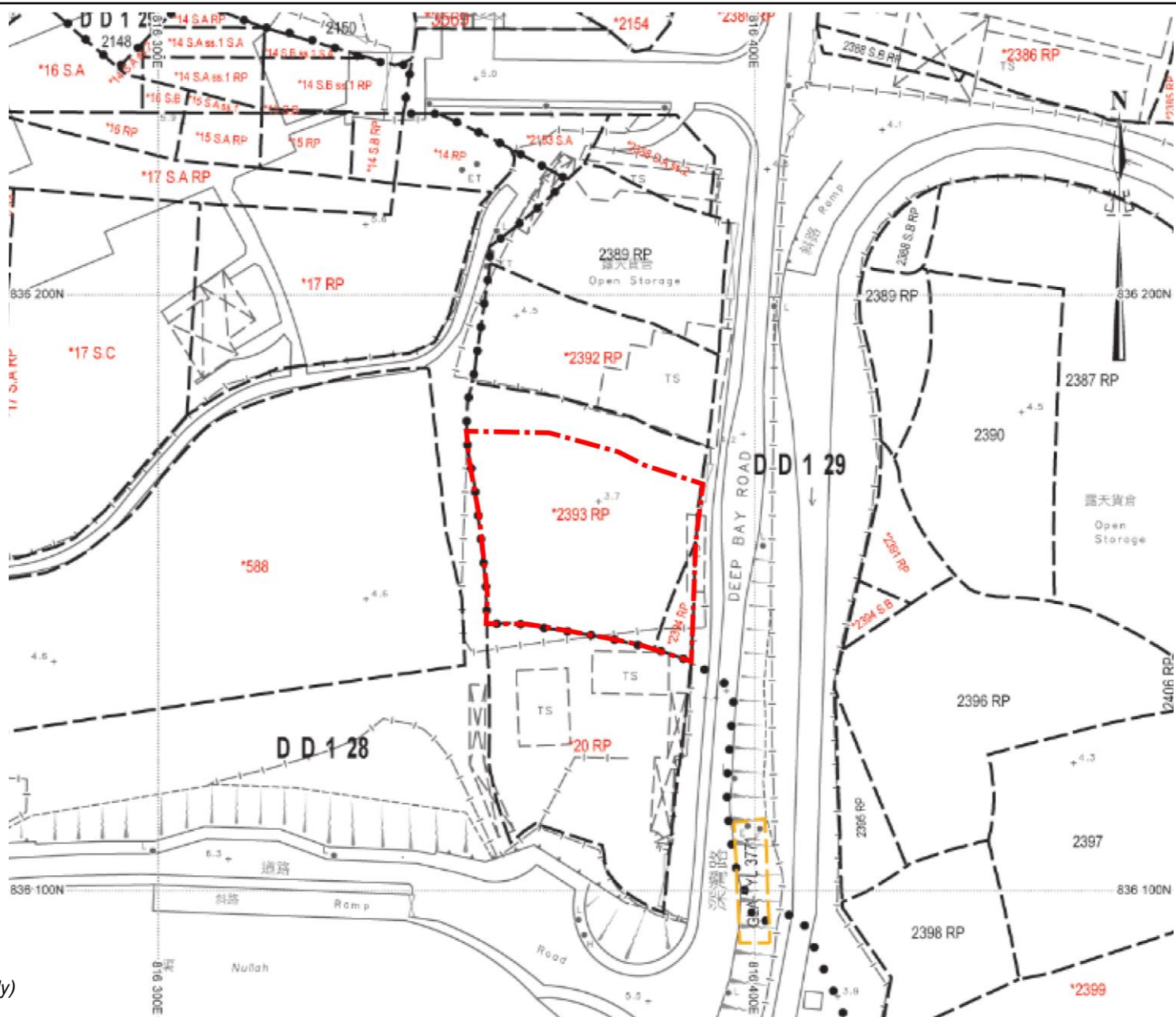
Section 16 Application for Proposed Temporary Storage (Metal Ware/Cables/Spare Parts) with Ancillary Office for a Period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
1

Scale:
N/A

Date:
Dec 2021



LEGEND



Application Site
(for identification only)

Title: Lot Index Plan

Project No.: PPC-PLG-10078

Project:

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



Figure:
2

Scale:
N/A





Date:
Dec 2021

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1414.5m² (About)
COVERED AREA : 415.3m² (About)
UNCOVERED AREA : 999.2m² (About)
NO. OF STRUCTURE : 17
TOTAL GFA : 595.8m² (About)
BUILDING HEIGHT : 2.59m (About) FOR 1 STOREY
5.18m (About) FOR 2 STOREYS
NO. OF STOREY : 1~2 STOREYS

STRUCTURE	USE	COVERED AREA	GFA
B1	STORAGE	14.9m ² (About)	14.9m ² (About)
B2	STORAGE	14.9m ² (About)	14.9m ² (About)
B3	STORAGE	14.9m ² (About)	14.9m ² (About)
B4	CONTAINER-TYPE FEMALE TOILET	14.9m ² (About)	14.9m ² (About)
B5	CONTAINER-TYPE MALE TOILET	14.9m ² (About)	14.9m ² (About)
B6	OFFICE	29.8m ² (About)	29.8m ² (About)
B7	STORAGE	29.8m ² (About)	29.8m ² (About)
B8	STORAGE	29.8m ² (About)	29.8m ² (About)
B9	OFFICE	--	59.5m ² (About)
B10	OFFICE	153.5m ² (About)	153.5m ² (About)
B11	STORAGE	61.4m ² (About)	61.4m ² (About)
B12	STORAGE	30.7m ² (About)	30.7m ² (About)
B13	OFFICE	--	61.4m ² (About)
B14	STORAGE	--	29.8m ² (About)
B15	STORAGE	--	14.9m ² (About)
B16	STORAGE	--	14.9m ² (About)
B17	STORAGE	5.8m ² (About)	5.8m ² (About)
TOTAL		415.3m ² (About)	595.8m ² (About)

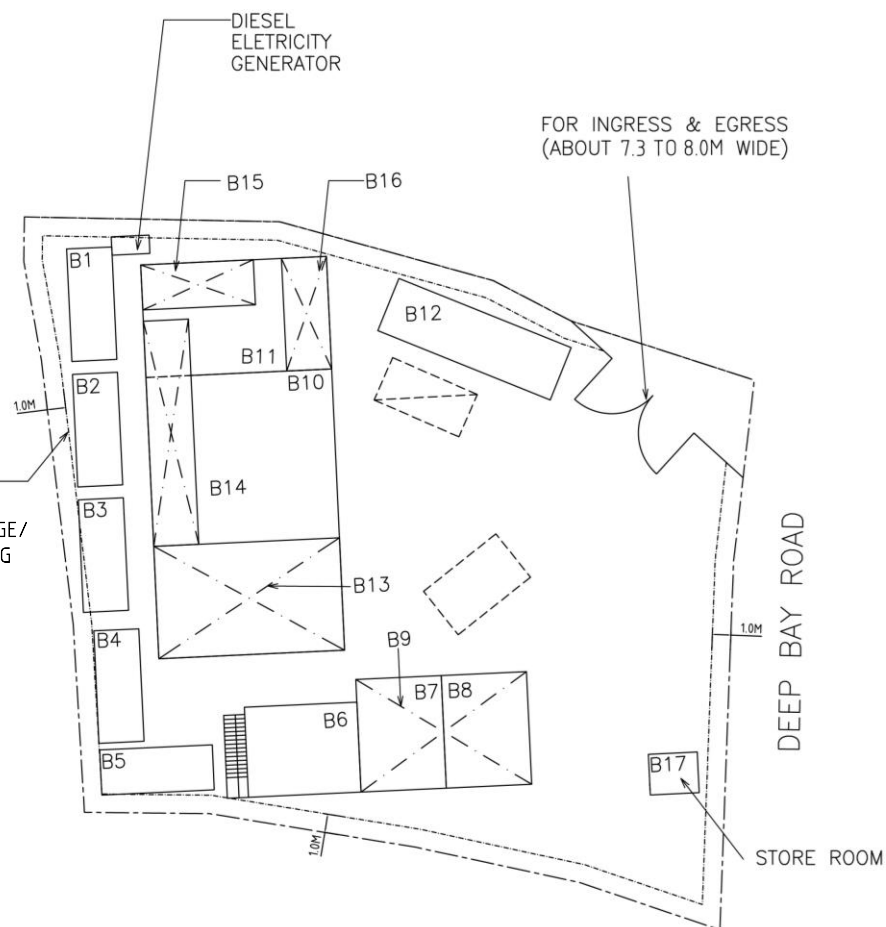
LEGEND:

-  STRUCTURE (AT G/F)
-  STRUCTURE (AT 1/F)
-  PRIVATE CAR PARKING SPACE
-  LOADING/UNLOADING BAY FOR LGV

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE: 1
DIMENSION OF PARKING SPACE: 2.5m(W) x 5m(L)

1.0 METRE
OFF-SET
FOR DRAINAGE/
LANDSCAPING



Title: Proposed Layout Plan

Project No.: PPC-PLG-10078

Project:

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



Figure:
3

Scale:
N/A





Date:
Dec 2021

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1414.5m² (About)
COVERED AREA : 415.3m² (About)
UNCOVERED AREA : 999.2m² (About)
NO. OF STRUCTURE : 17
TOTAL GFA : 595.8m² (About)
BUILDING HEIGHT : 2.59m (About) FOR 1 STOREY
5.18m (About) FOR 2 STOREYS
NO. OF STOREY : 1~2 STOREYS

STRUCTURE	USE	COVERED AREA	GFA
B1	STORAGE	14.9m ² (About)	14.9m ² (About)
B2	STORAGE	14.9m ² (About)	14.9m ² (About)
B3	STORAGE	14.9m ² (About)	14.9m ² (About)
B4	CONTAINER-TYPE FEMALE TOILET	14.9m ² (About)	14.9m ² (About)
B5	CONTAINER-TYPE MALE TOILET	14.9m ² (About)	14.9m ² (About)
B6	OFFICE	29.8m ² (About)	29.8m ² (About)
B7	STORAGE	29.8m ² (About)	29.8m ² (About)
B8	STORAGE	29.8m ² (About)	29.8m ² (About)
B9	OFFICE	--	59.5m ² (About)
B10	OFFICE	153.5m ² (About)	153.5m ² (About)
B11	STORAGE	61.4m ² (About)	61.4m ² (About)
B12	STORAGE	30.7m ² (About)	30.7m ² (About)
B13	OFFICE	--	61.4m ² (About)
B14	STORAGE	--	29.8m ² (About)
B15	STORAGE	--	14.9m ² (About)
B16	STORAGE	--	14.9m ² (About)
B17	STORAGE	5.8m ² (About)	5.8m ² (About)
TOTAL		415.3m ² (About)	595.8m ² (About)

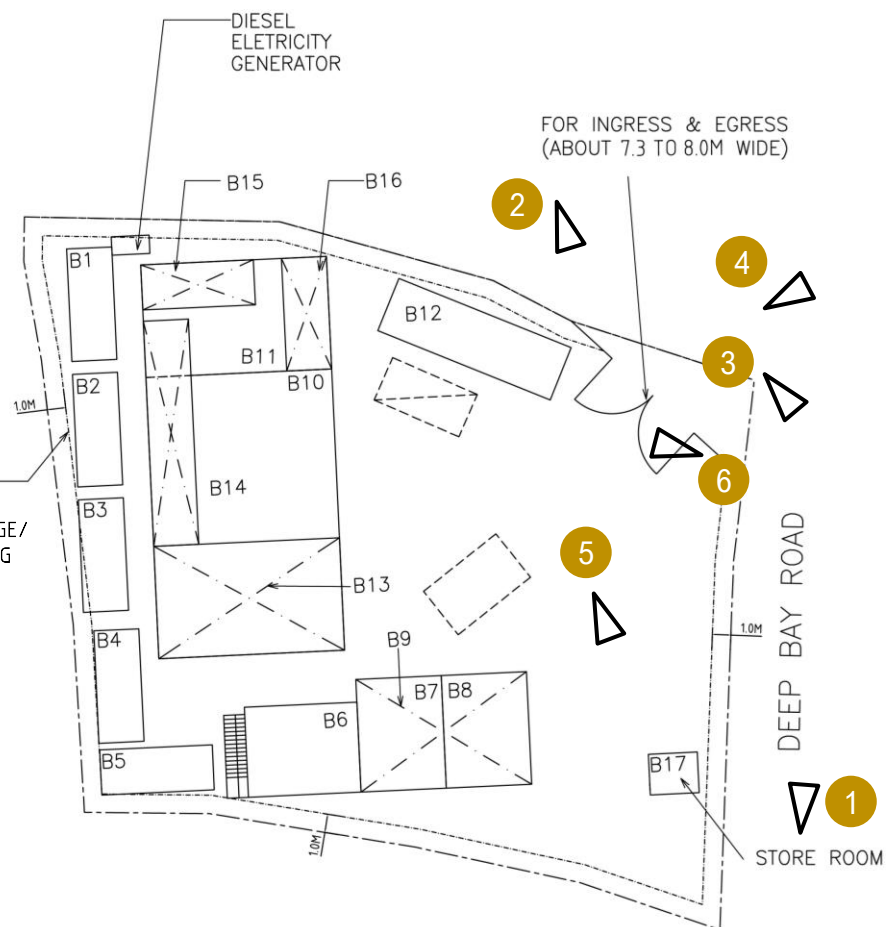
LEGEND:

-  STRUCTURE (AT G/F)
-  STRUCTURE (AT 1/F)
-  PRIVATE CAR PARKING SPACE
-  LOADING/UNLOADING BAY FOR LGV

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE: 1
DIMENSION OF PARKING SPACE: 2.5m(W) x 5m(L)

1.0 METRE
OFF-SET
FOR DRAINAGE/
LANDSCAPING



Title: Photo Index Plan

Project No.: PPC-PLG-10078

Project:

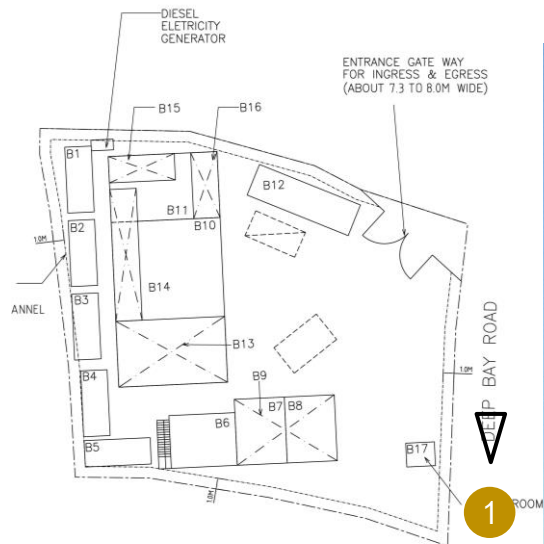
Section 16 Application for Proposed Temporary Storage (Metal Ware/Cables/Spare Parts) with Ancillary Office for a Period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
4

Scale:
N/A

Date:
Dec 2021



(FOR IDENTIFICATION PURPOSE ONLY)



Title: VP 1
(Photo taken on 2021.7.2)

Project No.: PPC-PLG-10078

Project:

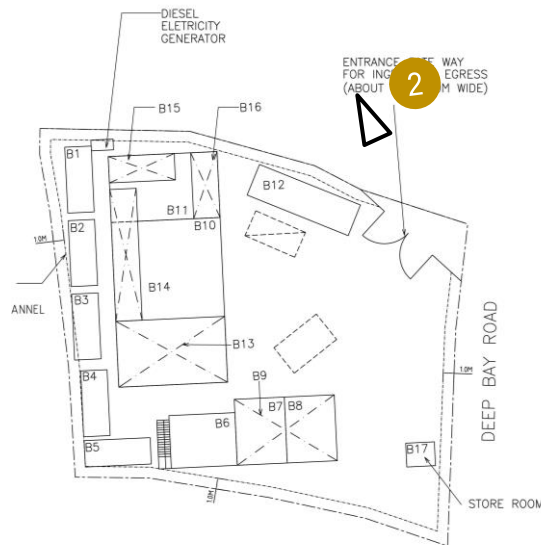
Section 16 Application for Proposed Temporary Storage (Metal Ware/Cables/Spare Parts) with Ancillary Office for a Period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
5

Scale:
N/A

Date:
Dec 2021



(FOR IDENTIFICATION PURPOSE ONLY)



Title: VP 2
(Photo taken on 2021.7.2)

Project No.: PPC-PLG-10078

Project:

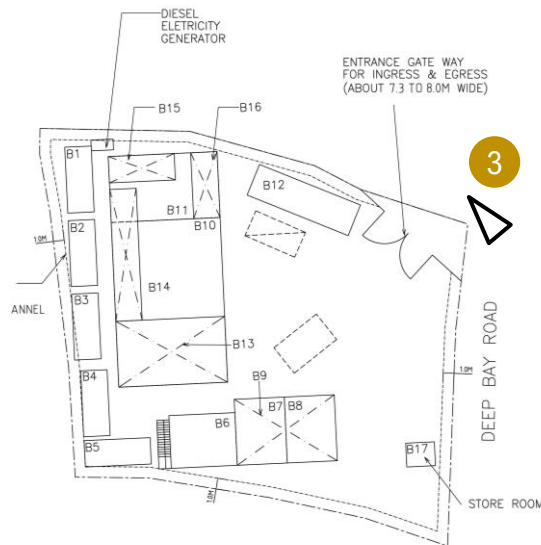
Section 16 Application for Proposed Temporary Storage (Metal Ware/Cables/Spare Parts) with Ancillary Office for a Period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
6

Scale:
N/A

Date:
Dec 2021



(FOR IDENTIFICATION PURPOSE ONLY)



Title: VP 3
(Photo taken on 2021.7.2)

Project No.: PPC-PLG-10078

Project:

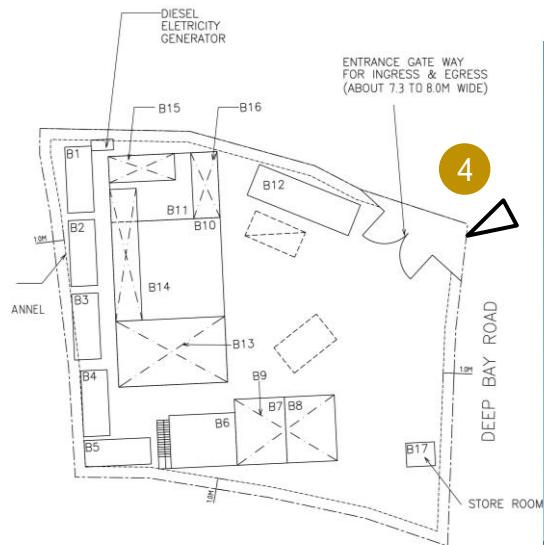
Section 16 Application for Proposed Temporary Storage (Metal Ware/Cables/Spare Parts) with Ancillary Office for a Period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
7

Scale:
N/A

Date:
Dec 2021



(FOR IDENTIFICATION PURPOSE ONLY)



Title: VP 4
(Photo taken on 2021.7.2)

Project No.: PPC-PLG-10078

Project:

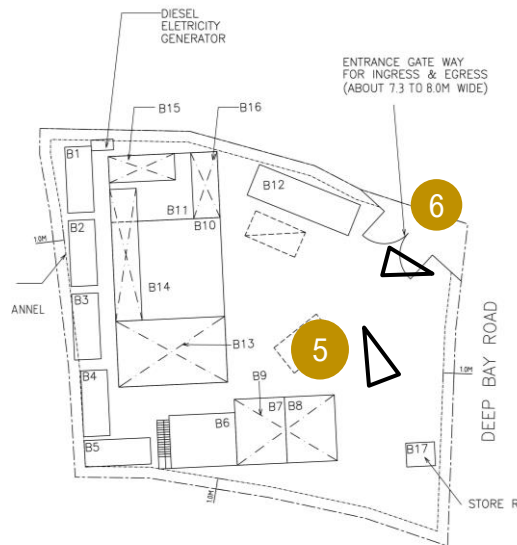
Section 16 Application for Proposed Temporary Storage (Metal Ware/Cables/Spare Parts) with Ancillary Office for a Period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
8

Scale:
N/A

Date:
Dec 2021



(FOR IDENTIFICATION PURPOSE ONLY)



Title: VP5 and VP6
(Photo taken on 2021.7.2)

Project No.: PPC-PLG-10078

Project:

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



Figure:
9

Scale:
N/A

Date:
Dec 2021

Date : 20 January 2022
Our Ref. : PPC/PLG/10078/L003

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong
Attn.: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Warehouse for Storage of Metal Ware,
Spare Parts and Wires with Ancillary Office for a Period of 3 Years
at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
(Application No.: A/YL-LFS/421)**

This letter serves to supersede previous letter dated 19.1.2022 (Ref No.: PPC/PLG/10078/L002). We refer to the captioned application submitted to the Town Planning Board on 3.1.2022 and hereby clarify that:

- i. There are 9 compartments of temporary structures (fastened to the ground);
- ii. The movable electricity generator is assumed to be GFA disregarded;
- iii. Based on the operational needs, the trip generation/attraction rate is assumed to be not more than 4 daily round trips; and
- iv. On parking provision, one parking space for private car and one loading/unloading bay for LGV will be provided within the Application Site.

To further clarify, please find enclosed the following documents for your onward processing:

- i. Figure 1A – Vehicular access of the site;
- ii. Figures 3 and 4 – Layout with Development parameters;
- iii. Figure 9 – Site Photos;
- iv. Replacement pages of the Executive Summary; and
- v. Replacement pages of the Application Form;

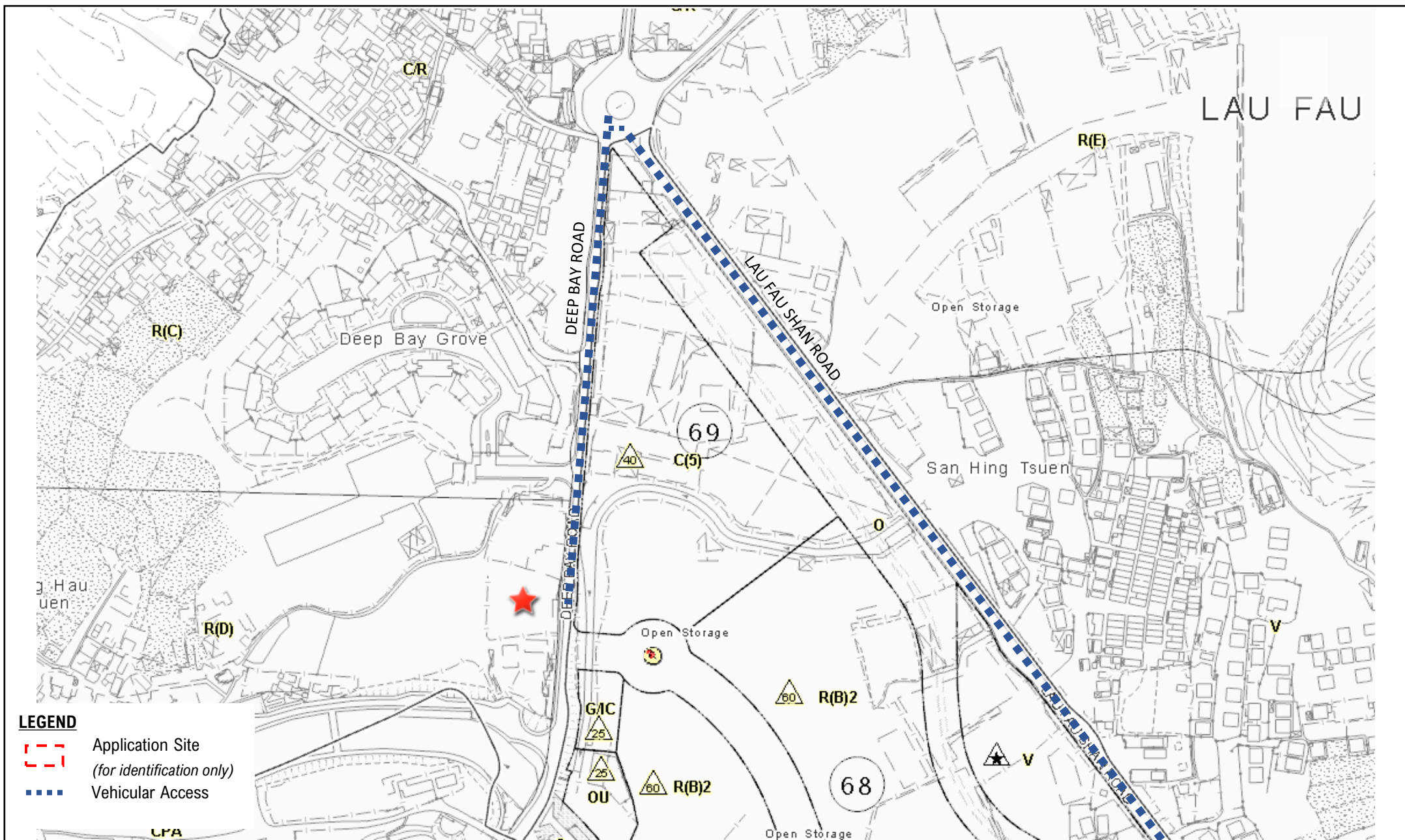
Should you have any queries, please contact our Mr. Kenneth CHAN or Ms. Ketty CHAN at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant



Title: Extract of the OZP

Project No.: PPC-PLG-10078

Project:

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



Figure:
1A

Scale:
N/A

Date:
Jan 2022

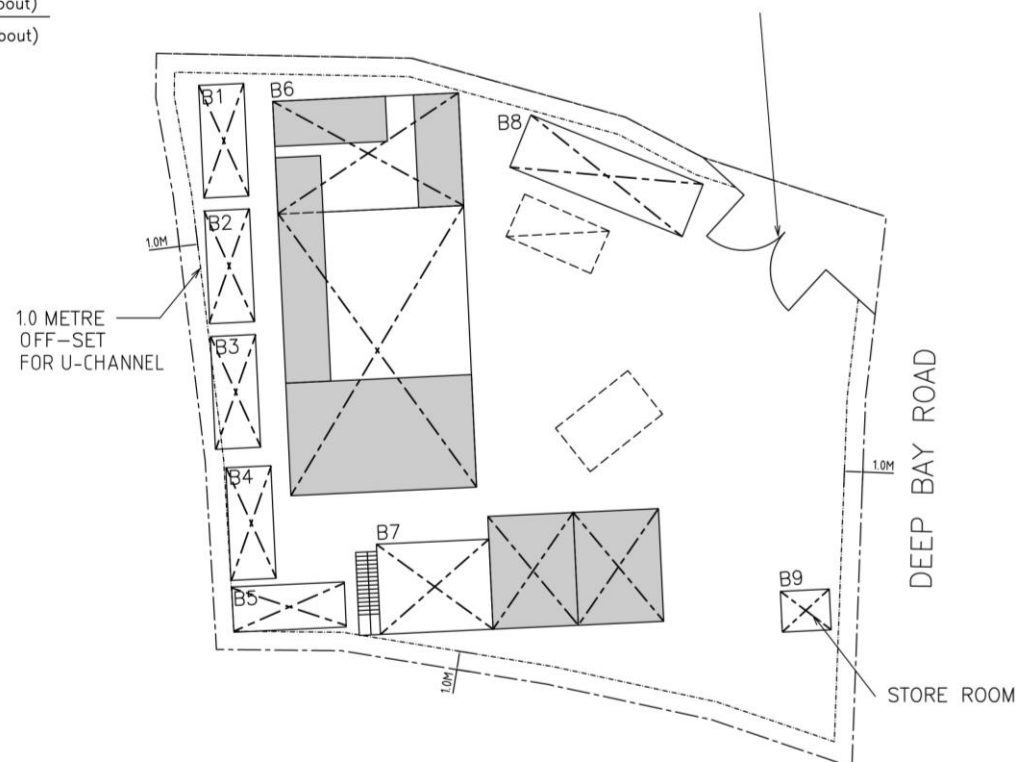
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,153.5 m² (About)
COVERED AREA : 415.3m² (About)
UNCOVERED AREA : 738.2 m² (About)
TOTAL GFA : 595.8m² (About)
BUILDING HEIGHT : 2.59m (About) FOR 1 STOREY
: 5.18m (About) FOR 2 STOREYS
NO.OF STOREY : 1~2 STOREYS
CONVERTED CONTAINERS : B1 TO B7

COMPARTMENT	USE	COVERED AREA	GFA
B1	STORAGE	14.9m ² (About)	14.9m ² (About)
B2	STORAGE	14.9m ² (About)	14.9m ² (About)
B3	STORAGE	14.9m ² (About)	14.9m ² (About)
B4	CONTAINER-TYPE FEMALE TOILET	14.9m ² (About)	14.9m ² (About)
B5	CONTAINER-TYPE MALE TOILET	14.9m ² (About)	14.9m ² (About)
B6	OFFICE & STORAGE	214.9m ² (About)	335.9m ² (About)
B7	OFFICE & STORAGE	89.4m ² (About)	148.9m ² (About)
B8	STORAGE	30.7m ² (About)	30.7m ² (About)
B9	STORAGE	5.8m ² (About)	5.8m ² (About)
TOTAL		415.3m ² (About)	595.8m ² (About)



ENTRANCE GATE WAY
FOR INGRESS & EGRESS
(ABOUT 7.3 TO 8.0M WIDE)



LEGEND:

- GFA (AT G/F)
- GFA (AT 1/F)
- PRIVATE CAR PARKING SPACE
- LOADING/UNLOADING BAY FOR LGV

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE: 1
DIMENSION OF PARKING SPACE: 2.5m(W) x 5m(L)

Title: Proposed Layout Plan

Project No.: PPC-PLG-10078

Project:

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



Figure:
3 (Rev)

Scale:
N/A

Date:
Jan 2022

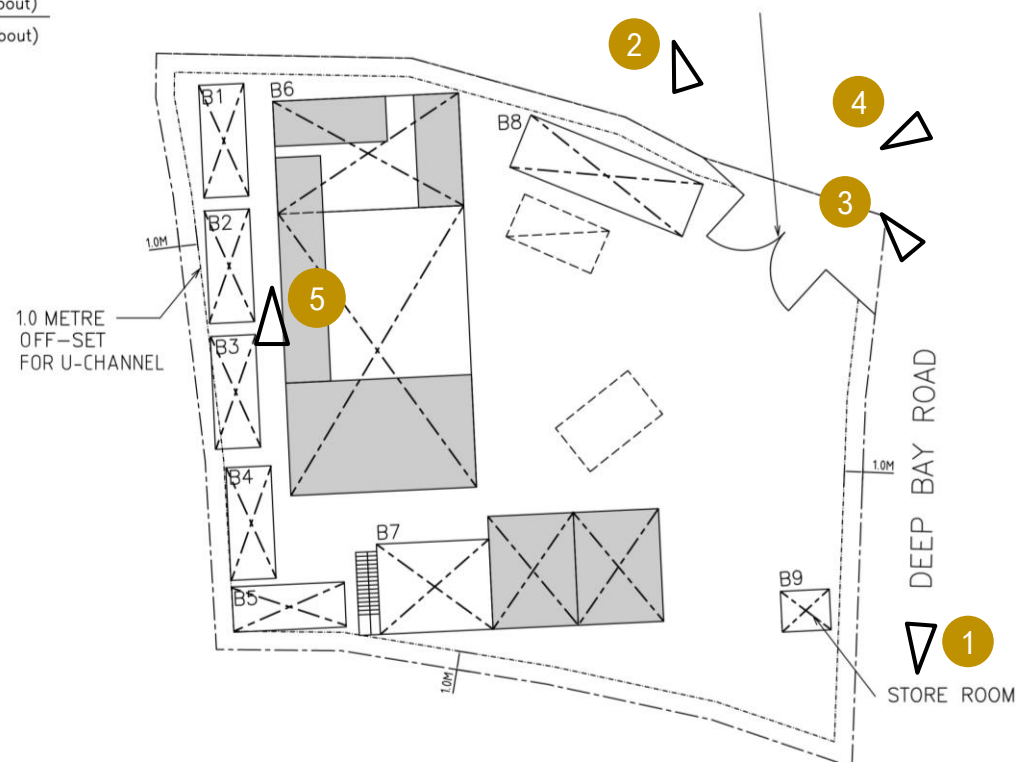
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,153.5 m² (About)
COVERED AREA : 415.3m² (About)
UNCOVERED AREA : 738.2 m² (About)
TOTAL GFA : 595.8m² (About)
BUILDING HEIGHT : 2.59m (About) FOR 1 STOREY
: 5.18m (About) FOR 2 STOREYS
NO.OF STOREY : 1~2 STOREYS
CONVERTED CONTAINERS : B1 TO B7

COMPARTMENT	USE	COVERED AREA	GFA
B1	STORAGE	14.9m ² (About)	14.9m ² (About)
B2	STORAGE	14.9m ² (About)	14.9m ² (About)
B3	STORAGE	14.9m ² (About)	14.9m ² (About)
B4	CONTAINER-TYPE FEMALE TOILET	14.9m ² (About)	14.9m ² (About)
B5	CONTAINER-TYPE MALE TOILET	14.9m ² (About)	14.9m ² (About)
B6	OFFICE & STORAGE	214.9m ² (About)	335.9m ² (About)
B7	OFFICE & STORAGE	89.4m ² (About)	148.9m ² (About)
B8	STORAGE	30.7m ² (About)	30.7m ² (About)
B9	STORAGE	5.8m ² (About)	5.8m ² (About)
TOTAL		415.3m ² (About)	595.8m ² (About)



ENTRANCE GATE WAY
FOR INGRESS & EGRESS
(ABOUT 7.3 TO 8.0M WIDE)



LEGEND:

- GFA (AT G/F)
- GFA (AT 1/F)
- PRIVATE CAR PARKING SPACE
- LOADING/UNLOADING BAY FOR LGV

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE: 1
DIMENSION OF PARKING SPACE: 2.5m(W) x 5m(L)

Title: Photo Index Plan

Project No.: PPC-PLG-10078

Project:

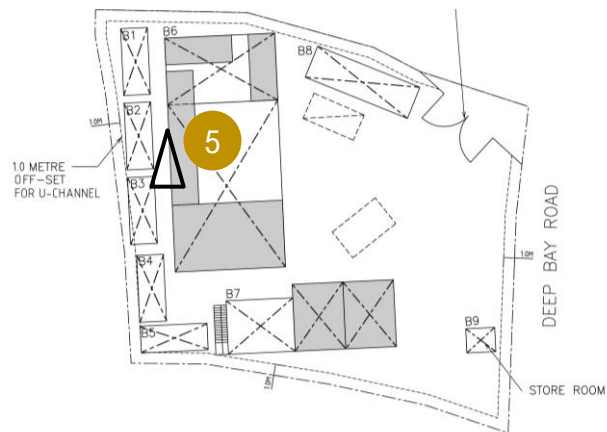
Section 16 Planning Application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a period of 3 Years at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



Figure:
4 (Rev)

Scale:
N/A

Date:
Jan 2022



(FOR IDENTIFICATION PURPOSE ONLY)



Title: VP5

Project No.: PPC-PLG-10078

Project:

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



Figure:
9

Scale:
N/A

Date:
Jan 2022

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board ("**the Board**") in support of a Section 16 planning application for Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a period of 3 Years ("**the Subject Development**") at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories ("**the Application Site**"). The Application Site is zoned "Residential (Group D)" ("**R(D)**") under the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 ("**the OZP**").

The Application Site covers a total site area of about 1,153.5m². A total of 595.8 m² GFA for storage and ancillary office use are involved. The operation hours of the Subject Development is between 10:00am to 7:00pm from Mondays to Fridays; 10:00am to 2:00pm on Saturdays. No operations will be carried out on Sundays and public holidays.

The Subject Development is fully supported by the planning justifications below:

- The temporary use will not jeopardise the long-term planning intention of "R(D)" zone;
- Since there is no planned long-term use of the Application Site, the temporary use could put the site into good use;
- Given the existing adjoining land use patterns, the Subject Development is not incompatible with the surroundings;
- Suitable location the Subject Development; and
- No significant adverse impacts on the traffic, environmental, drainage, sewerage, landscape and visual aspects to the surroundings.

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

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，向城市規劃委員會（下稱「城規會」）呈交擬議規劃申請作臨時貨倉（存放金屬製品、零件及電線）連附屬辦公室發展（為期三年）。申請地盤位於新界元朗流浮山丈量約份第 129 約地段第 2393 號餘段（部分）及 2394 號餘段，並於《流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10》（下稱「草圖」）上劃作「住宅（丁類）」地帶。

申請地點的地盤面積約 1,153.5 平方米，總樓面面積合共佔約 595.8 平方米的作貯物及附屬辦公室用途。申請用途的營運時間為星期一至星期五上午十時至晚上七時，星期六上午十時至下午二時，星期日及公眾假期休息。

擬議發展有充分的理由支持，包括以下規劃考量因素：

- 擬議臨時用途不會影響長遠「住宅（丁類）」地帶的規劃意向；
- 申請地點沒有長遠發展計劃，擬議臨時用途能夠充分利用土地資源；
- 根據現時周邊的土地用途，擬議發展與周圍環境沒有不相容；
- 位處合適的地理位置；
- 不會對本區的交通、環境、排水、排污、園景及景觀造成不良影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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 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) <input type="checkbox"/> Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) <input type="checkbox"/> 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
(c) <input type="checkbox"/> Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 738.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 415.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 9 compartments
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 595.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 595.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the attached Layout Plan.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 1
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	<div> <div>1,153.5</div> <div>sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> </div> <div> <div>(includes Government land of 包括政府土地</div> <div>sq. m 平方米 <input type="checkbox"/> About 約)</div> </div>
Plan 圖則	Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan No.S/YL-LFS/10
Zoning 地帶	"Residential (Group D)"
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 <div> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office

(i) <input type="checkbox"/> 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	595.8 <input checked="" 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) <input type="checkbox"/> No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	9 compartments	
(iii) <input type="checkbox"/> 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	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) <input type="checkbox"/> Site coverage 上蓋面積	36 % <input checked="" type="checkbox"/> About 約		
(v) <input type="checkbox"/> 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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

Date : 17 February 2022
Our Ref. : PPC/PLG/10078/L004

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

Attn.: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Warehouse for Storage of Metal Ware,
Spare Parts and Wires with Ancillary Office for a Period of 3 Years
at Lots 2393 RP (Part) and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
(Planning Application No.: A/YL-LFS/421 under Section 16 of the Town Planning Ordinance)**

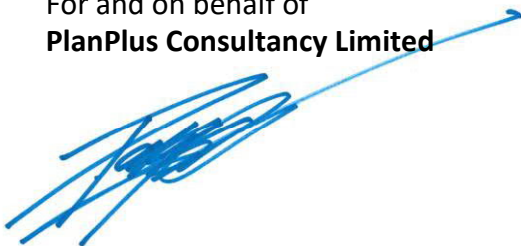
Submission of Clarification Information

We refer to telephone conversations with Mr. Keith Wong of Tuen Mun and Yuen Long West District Planning Office, Planning Department and provide the following clarifications for the captioned application.

- a. Septic tank, instead of portable toilet (see Paras. 4.5.1 and 5.5.9 of the Planning Statement), would be used. With the septic tank in place, the sewage generated by the Proposed Development (with not more than 10 nos. of on-site staffs) will be collected and disposed by licensed collector on a regular basis.
- b. The total floor space for ancillary office use will not be more than 90m². Referring to Figure 3 (Rev) enclosed in the letter dated 20 January 2022, ancillary office use will take up about 60m² and about 30m² in Compartment B6 and Compartment B7 respectively.
- c. The dimension for the loading/unloading bay for LGV is 3.5m in width and 7m in length.

Should you have any queries, please contact Mr. Robin Chan at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

c.c. The Applicant

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年02月09日星期三 1:57
收件者: tpbpd
主旨: A/YL-LFS/421 DD 129 Lau Fau Shan

A/YL-LFS/421

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

Site area : About 1,153.5sq.m

Zoning : "Res (Group D)"

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

Dear TPB Members,

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

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

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220211-143254-06424

提交限期**Deadline for submission:**

15/02/2022

提交日期及時間**Date and time of submission:**

11/02/2022 14:32:54

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-LFS/421

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

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

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (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). 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; and
 - (ii) the lot owner(s) of the lot needs to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. 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 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 and/or reverse onto/from public road;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining 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; to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93;

- (g) 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. The applicant shall submit relevant layout plans incorporated with the proposed 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; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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 the 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.