

This document is received on 23 MAY 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.



**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	A176-LFS/426
	Date Received 收到日期	23 MAY 2007

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Honest Board Development Limited (合權發展有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277 S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285 (Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302 (Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP (Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325 S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A (Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353 (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 26,940 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 17,658 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)	4,176 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	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group E)' ('R(E)')
(f) Current use(s) 現時用途	Logistics centre with ancillary office & parking of vehicle (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 at (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 notified..... "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☒ published notices in local newspapers on 31/3/2022 (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 23/3/2022 (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 Logistics Centre with Ancillary Office & Parking of Vehicle 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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	9,432sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	17,508sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 17,658sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 17,658sq.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: Warehouse for logistics use (Not exceeding 13m, 1 storey) Structure 2: Toilet (Not exceeding 3.5m, 1 storey), Structure 3: Water tank and pump room (Not exceeding 5m, 1 storey), Structure 4: Ancillary office (Not exceeding 6.5m, 2 storeys), Structure 5: Guard room (Not exceeding 3.5m, 1 storey), Structure 6: Toilet (Not exceeding 3m, 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	4 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	5 spaces of 11m x 3.5m for MG & HGV
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	Nil
Medium Goods Vehicle Spaces 中型貨車車位	10 space of 11m x 3.5m for MG & HGV
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	5 spaces of 16m x 3.5m for container tractor/trailer

Proposed operating hours 擬議營運時間 7:00a.m to 9:00p.m. from Mondays to Saturdays. No operation on Sundays and 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 track leading from Lau Fau Shan Road	
	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"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 application site is subject to 13 previous planning permissions since 1998. Since 2014, the site has been approved for exactly the same use within the same application site. In view of that additional structure is proposed, a fresh planning application is submitted for the consideration of the Town Planning Board.
- ✓ 2. The current application is a fresh planning application because the proposed layout is different from the last planning permission No. A/YL-LFS/353. A new FSI plan is attached for the consideration of D of FS.
- ✓ 3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) because it is Category 2 Area.
- ✓ 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 use and port back-up activities.
- ✓ 6. Open storage & port back-up uses adjoining the application site such as No. A/YL-LFS/397 was granted with planning permission. Similar preferential treatment should be granted to the current application.
- ✓ 7. The applicant also submits the fire service installations proposal in support of his application. The applicant submits information to show that he is still waiting for the water connection of WSD so that the implementation of FSI proposal for the last planning permission No. A/YL-LFS/353 is yet to finish. (Annex 2)
- ✓ 8. Shortage of land for port back-up purpose in Lau Fau Shan.
- ✓ 9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied uses are housed within an enclosed structure.
12. Insignificant drainage impact because surface U-channel is provided at the application site.
13. Neither recycling, cleaning, repairing, dismantling work nor workshop activity would be allowed on the application site.

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.
本人現准許委員會的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

1/4/2022

..... (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 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719 (Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351 (Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	2,6940 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 4,176 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	'Residential (Group E)' ('R(E)')
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 Logistics Centre with Ancillary Office & Parking of Vehicle 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	17,658 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.655 <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	6	
(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	13	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) Site coverage 上蓋面積	64.99 % <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		9
	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		4 0 0 5 (MGV & HGV) 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		15
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container tractor/trailer		0 0 0 10 (MGV & HGV) 0 5

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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan, location plan and fire service installations plan		
Reports 報告書		
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"/>
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 Logistics Centre with Ancillary Office & Parking
of Vehicle for a Period of 3 Years**

at

Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible from Lau Fau Shan Road. It has long been occupied for parking of container trailer and open storage use and a total of twelve planning permissions were granted to the site since 1998.
- 1.2 In order to derive the estimated average and peak trip generation and attraction hourly rate, a traffic survey was conducted on 23.3.2022 (Wednesday) at "Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years" approved by Town Planning Board on 12.6.2020 under TPB Ref. A/YL-LFS/353 to the immediate west of the application site:

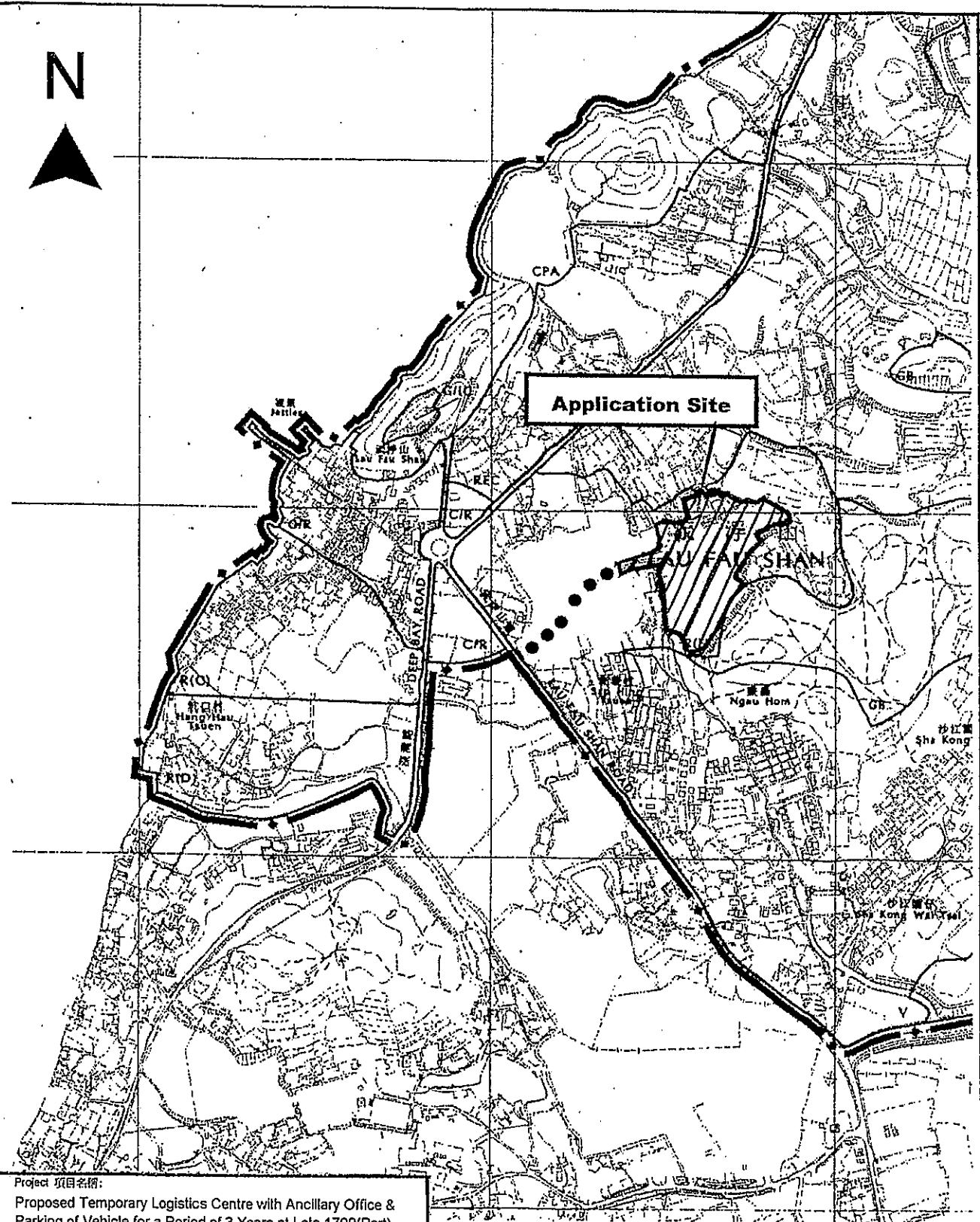
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.43	0.43	1	2
Medium and Heavy Goods vehicle	1.29	1.29	4	8
Container trailer/tractor	1.29	1.29	6	6
Total	3.01	3.01	11	16

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car, medium and heavy goods vehicle and container trailer/tractor are taken as 1, 2 and 3 respectively.

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.

- 1.3 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant.
- 1.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking space is also provided within the application site as shown in Figure 3 so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715 (Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318 (Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Lau Fau Shan Road

Scale 比例:

1:7500

Project 名稱 圖則:

Proposed Temporary Logistics centre and ancillary Office & Parking of Vehicle for a Period of 3 Years at Loits 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A, 2276S.B, 2276S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 3

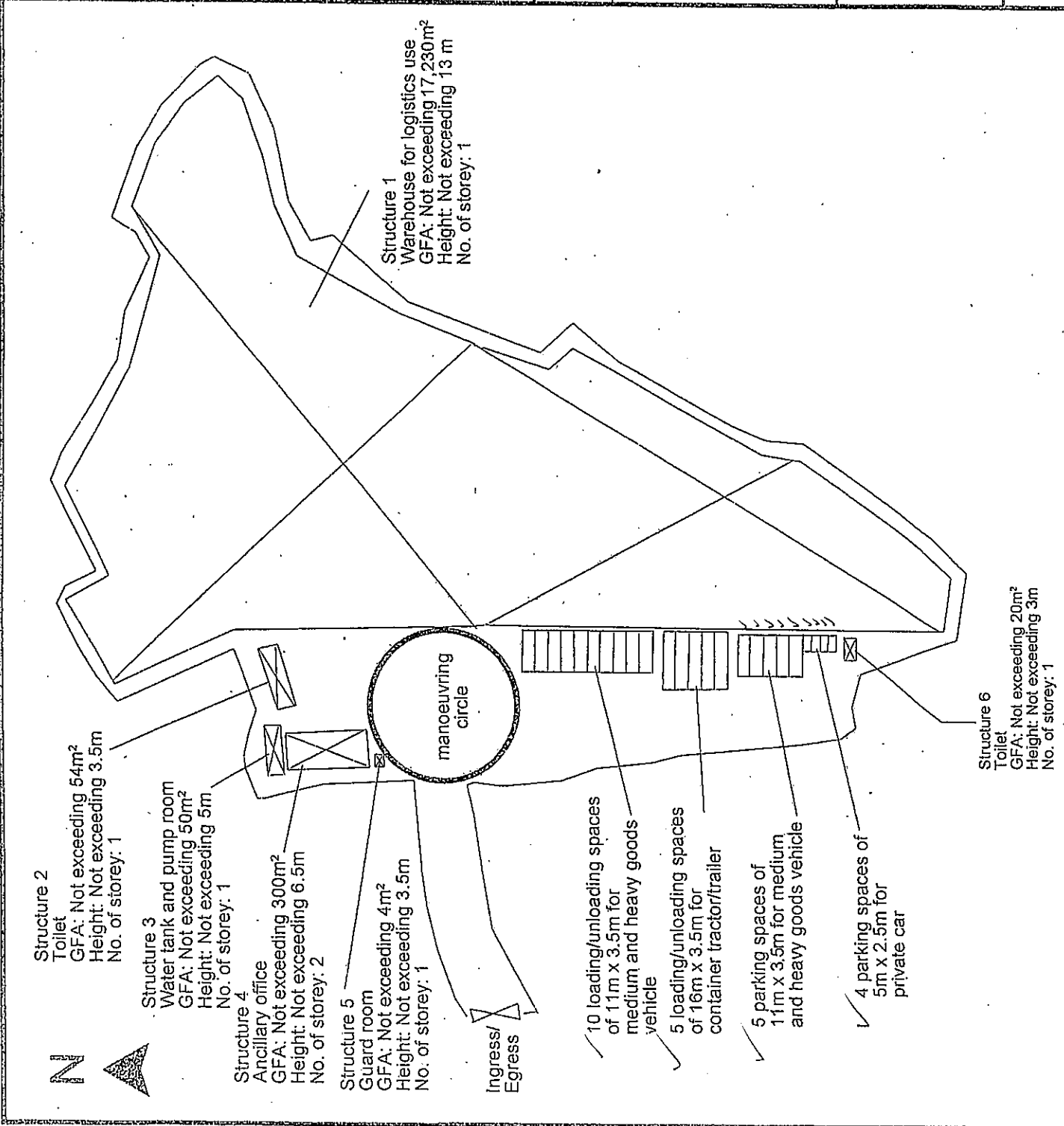
Drawing Title 圖名:

Proposed Layout Plan

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Loie 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A, 2276S.B (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 4

Drawing Title 圖名:

Proposed Landscape and Tree Preservation Plan

Remarks 備註:

Scale 比例:

1:1000

Tree	Approximate Height	Spacing
Existing trees	3.5m to 7m	3m to 4m

Structure 2
Toilet

GFA: Not exceeding 54m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 1

Warehouse for logistic use
GFA: Not exceeding 17,230 m²
Height: Not exceeding 13 m
No. of storey: 1

Structure 3

Water tank and pump room
GFA: Not exceeding 50m²
Height: Not exceeding 5m
No. of storey: 1

Structure 4
Ancillary office

GFA: Not exceeding 300m²
Height: Not exceeding 6.5m
No. of storey: 2

Structure 5

Guard room
GFA: Not exceeding 4m²
Height: Not exceeding 3.5m
No. of storey: 1

manoeuvring circle

Ingress/Egress

10 loading/unloading spaces of 11m x 3.5m for medium and heavy goods vehicle

5 loading/unloading spaces of 16m x 3.5m for container tractor/trailer

5 parking spaces of 11m x 3.5m for medium and heavy goods vehicle

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

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss 2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2328(Part), 2327(Part), 2328, 23329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352 (Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Figure 5



ONE-DIMENSIONAL

Drawing Title : Fire Service Installation Layout Plan	Drawing No: FOP/412m/FS	Scale : 1:1000	Drawing by: K.W.Lee	Date: 30 March 2022
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Application Address:

Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277 S.A, 2277 S.B(Part), 2278, 2279 S.A, 2279 S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314 R.P(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325 S.A, 2325 S.B, 2325 R.P, 2326(Part), 2327(Part), 2328, 2329, 2344 S.A(Part), 2344 S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) and Adjoining Government Land in D.D.129 Lau Fau Shan, Yuen Long, New Territories

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
 1. An automatic sprinkler system supplied by 90,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
 2. The Sprinkler water tank, Sprinkler pump room, Sprinkler inlet and Sprinkler control valve group shall be clearly Marked on plan and
 3. The Hazard lass OH3 shall be provided to Structure "1" in accordance with BS EN 12845:2015
 4. The material are stored in Structure "1" post-pallet storage (ST2 & ST3). The maximum storage Height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m² in plan area for category 1.
 5. Sufficient emergency lighting shall be provided throughout the entire building and the site office in Accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
 6. Sufficient directional and exit sign shall be provided in accordance with BS 5266:part 1 and FSD Circular Letter 5/2008.
 7. Sufficient portable fire extinguisher to be provided at location clearly indicated on plan and pump room.
 8. The secondary source of electrical supply should be provided.
 9. Fire Alarm system should be provided throughout the entire structure in accordance with BS 5839:Part1:2002+A2:2008 and FSD Circular Letter 1/2009.
 10. No smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure "1" is 1,077m² (ie. $17,230 \times 6.25\% = 1076.875\text{m}^2$) which is greater than the required 6.25% of the compartment.
 11. The location of the openable windows shall be delineated on plan.
 12. No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire installation comprising a cable connected from electricity main directly before the main switch of the structures.
 13. The manual Fire Alarm system & Sprinkler system shall be linked to the automatic Fire Alarm and Connection to Fire Service Communication by direct line.
- B. Hose Reel system to provided and installed for the structure in accordance with the code of practice for minimum Fire Service installation and equipment 2012.
 1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 liter F.S. water tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.



Date : 30 March 2022

Dear Sir/Madam

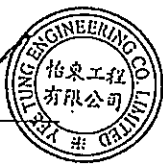
Re: Completion of F.S.I declaration for

Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

On 18 January 2022, I received a reply letter from the Water Supplies Department and the Application for protection and water supply has been approved
(A total of 10 pages for the application for approval letter from the Water Supplies Department)
Please refer to, currently waiting for the Water Supplies Department to dig a road to connect to the Government main water supply pipe.

Should you require further information, please feel free to contact the undersigned.

Lee Kai Wing



Total: 10 pages
Date: 31 May 2022

TPB Ref.: A/YL-LFS/426

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 Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

This letter intends to supersede our letter dated 30.5.2022. The applicant would like to submit the updated page 5 and 11 of the S.16-3 application form to clarify the number of parking spaces and loading/unloading bays. The updated Annex 1, Figure 4, Figure 5 and proposed fire service installations proposal are also submitted for the further processing of the captioned application.

The correspondence between our fire service installations contractor and WSD will be submitted when they are available.

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: Ms. Angel CHEUNG) – By Email

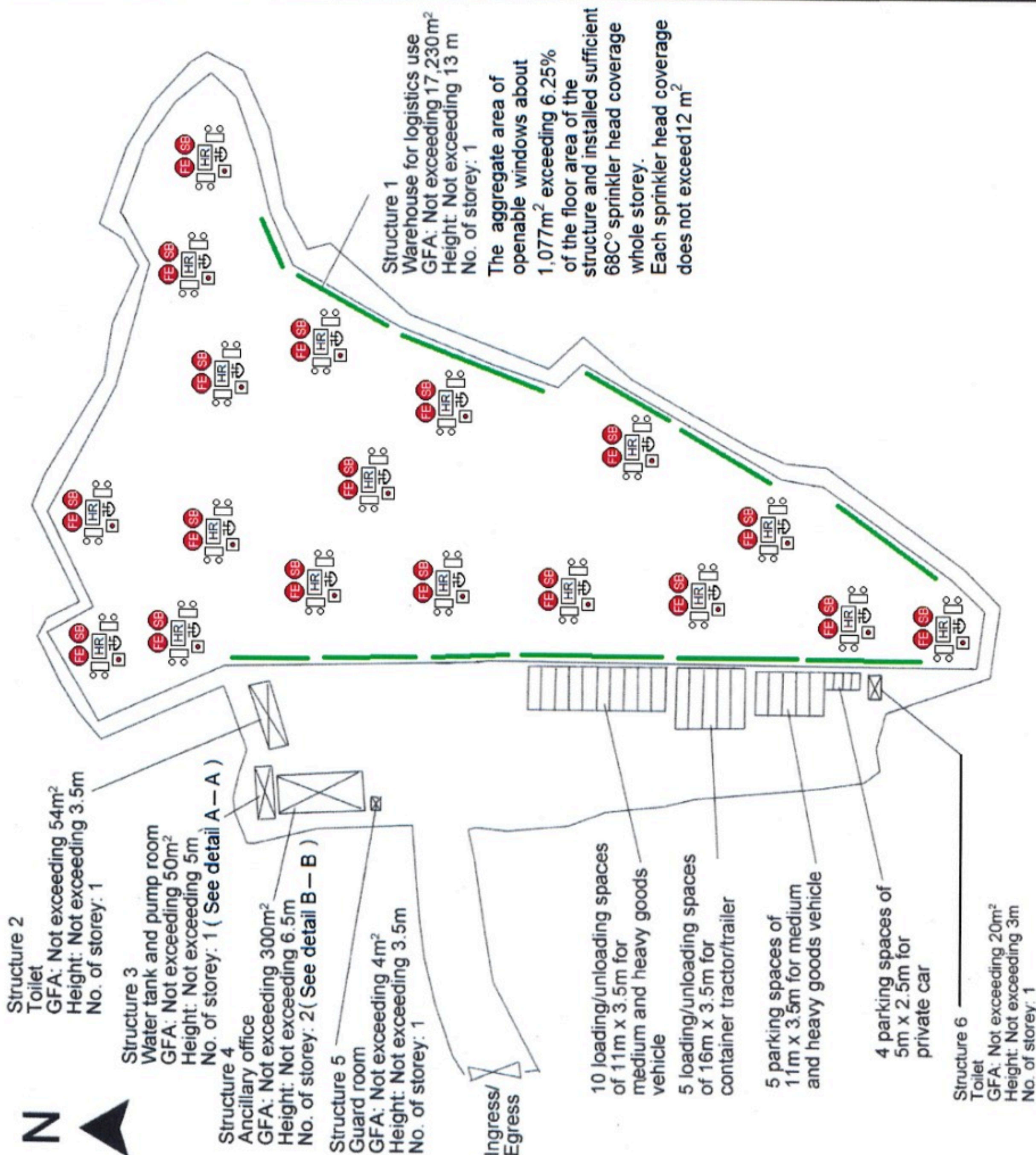
6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre with Ancillary Office & Parking of Vehicle 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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	9,432sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	17,508sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 17,658sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 17,658sq.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: Warehouse for logistics use (Not exceeding 13m, 1 storey) Structure 2: Toilet (Not exceeding 3.5m, 1 storey), Structure 3: Water tank and pump room (Not exceeding 5m, 1 storey), Structure 4: Ancillary office (Not exceeding 6.5m, 2 storeys), Structure 5: Guard room (Not exceeding 3.5m, 1 storey), Structure 6: Toilet (Not exceeding 3m, 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	4 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	5 spaces of 11m x 3.5m for MGV & HGV
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	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	10 space of 11m x 3.5m for MGV & HGV
Others (Please Specify) 其他 (請列明)	5 spaces of 16m x 3.5m for container tractor/trailer

(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	17,658 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.655 <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	6	
(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	13	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) Site coverage 上蓋面積	64.99 % <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		9
	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		4 0 0 0 5 (MGV & HGV)
(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		15
	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) Container tractor/trailer		0 0 0 0 10(MGV & HGV) 5

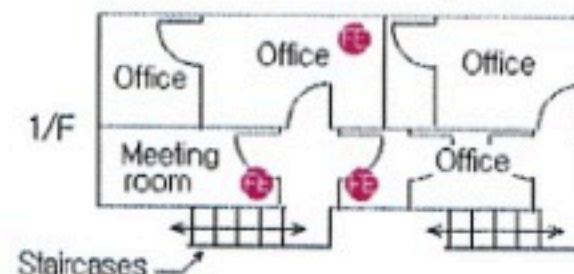
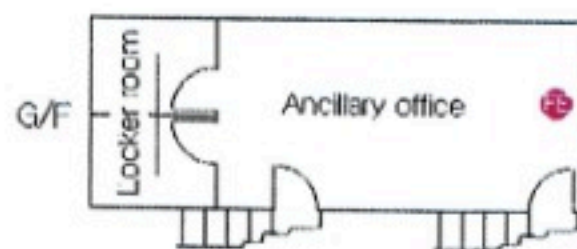
Proposed Temporary Logistics centre and ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Legends :

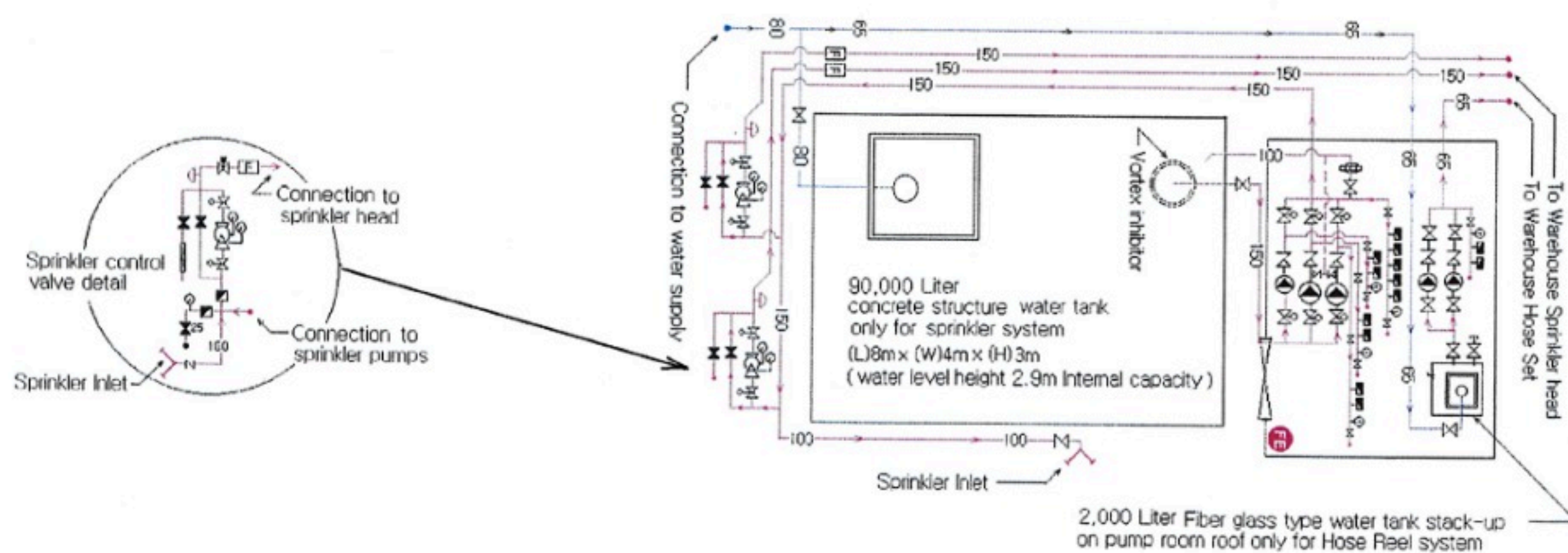
- Hose Reel
- Manual Fire Alarm call point
- Fire Alarm bell
- EXIT Exit Sign
- Emergency Light
- 5 Kg Co2 Gase type Fire Extinguisher
- Sand Bucket
- Press switch
- Control valve group
- Water Alarm bell
- Non-return valvae
- Gate valve (normal close)
- Gate valve (with monitoring)
- Press gauge
- Proving pipe assembly
- Flow meter
- Sprinkler Inlet
- Subsidiary valve/Flow switch
- Subsidiary valve/Flow switch
- Openable window
- 30 Kw Sorinkler pump
- 2.2Kw Jockey pump/ Hose reel pump



Detail B-B (Ancillary office)



Detail A-A (Water tank and Pump room)



Legends :

5 kg Co2 Gas Type Fire Extinguisher	Emergency Light	Flow switch	Non Return Valve	25 Test drain	30 Kw Sprinkler pump
Sand Bucket	Exit Sign	Gate valve (with monitoring)	Fire Alarm Bell	Sprinkler INLET	2.2 Kw Jockey pump/Hose reel pump
Hose Reel	Manual Fire Alarm Call Point	Gate valve (normal close)	Water alarm bell	Control / Alarm valve	Openable windows
		Pressure switch	Proving pipe assembly		

Application Address :

Lots 1709(Part),1710(Part),1711(Part),1712(Part),1713,1714(Part),1715(Part),1719(Part),2276 S.A,2277 S.A,2277 S.B,2278,2279 S.A,2279 S.B(Part),2280(Part),2285(Part),2286,2287,2288,2289,2292,2292,2294,2295,2296(Part),2302(Part),2305(Part),2306,2310,2311,2312,2313,2314 S.A,2314 R.P,2317(Part),2318(Part),2320(Part),2321,2322,2323,2324,2325 SA,2325 SB,2325 RP,2326(Part),2327(Part),2328,2329,2344 SA(Part),2344 SB(Part),2348,2349(Part),2351(Part),2352(Part),2353(Part) and Adjoining Government Land in D.D. 129 Lau Fau Shan, Yuen Long, New Territories

Drawing Title : Fire Service Installation Layout Plan

Drawing No: Fig/3005m/FS

Scale : As Show

Drawing by : K.W.Lee

Date: 30 May 2022

Appendix I

Date : 30 March 2022

Application Address:

Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276 S.A(Part), 2277 S.A, 2277 S.B(Part), 2278, 2279 S.A, 2279 S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314 R.P(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325 S.A, 2325 S.B, 2325 R.P, 2326(Part), 2327(Part), 2328, 2329, 2344 S.A(Part), 2344 S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) and Adjoining Government Land in D.D.129 Lau Fau Shan, Yuen Long, New Territories

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
 1. An automatic sprinkler system supplied by 90,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
 2. The Sprinkler water tank, Sprinkler pump room, Sprinkler inlet and Sprinkler control valve group shall be clearly Marked on plan and
 3. The Hazard lass OH3 shall be provided to Structure "1" in accordance with BS EN 12845:2015
 4. The material are stored in Structure "1" post-pallet storage (ST2 & ST3). The maximum storage Height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m² in plan area for category 1.
 5. Sufficient emergency lighting shall be provided throughout the entire building and the site office in Accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
 6. Sufficient directional and exit sign shall be provided in accordance with BS 5266:part 1 and FSD Circular Letter 5/2008.
 7. Sufficient portable fire extinguisher to be provided at location clearly indicated on plan and pump room.
 8. The secondary source of electrical supply should be provided.
 9. Fire Alarm system should be provided throughout the entire structure in accordance with BS 5839:Part1:2002+A2:2008 and FSD Circular Letter 1/2009.
 10. No smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure "1" is 1,077m² (ie. 17,230 x 6.25% = 1076.875m²) which is greater than the required 6.25% of the compartment.
 11. The location of the openable windows shall be delineated on plan.
 12. No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire installation comprising a cable connected from electricity main directly before the main switch of the structures.
 13. The manual Fire Alarm system & Sprinkler system shall be linked to the automatic Fire Alarm and Connection to Fire Service Communication by direct line.
- B. Hose Reel system to provided and installed for the structure in accordance with the code of practice for minimum Fire Service installation and equipment 2012.
 1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 liter F.S. water tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years

at

Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible from Lau Fau Shan Road. It has long been occupied for parking of container trailer and open storage use and a total of twelve planning permissions were granted to the site since 1998.
- 1.2 In order to derive the estimated average and peak trip generation and attraction hourly rate, a traffic survey was conducted on 23.3.2022 (Wednesday) at "Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years" approved by Town Planning Board on 12.6.2020 under TPB Ref. A/YL-LFS/353:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.43	0.43	1	2
Medium and Heavy Goods vehicle	1.29	1.29	4	8
Container trailer/tractor	1.29	1.29	6	6
Total	3.01	3.01	11	16

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car, medium and heavy goods vehicle and container trailer/tractor are taken as 1, 2 and 3 respectively.

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.

- 1.3 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant.
- 1.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking space is also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 4

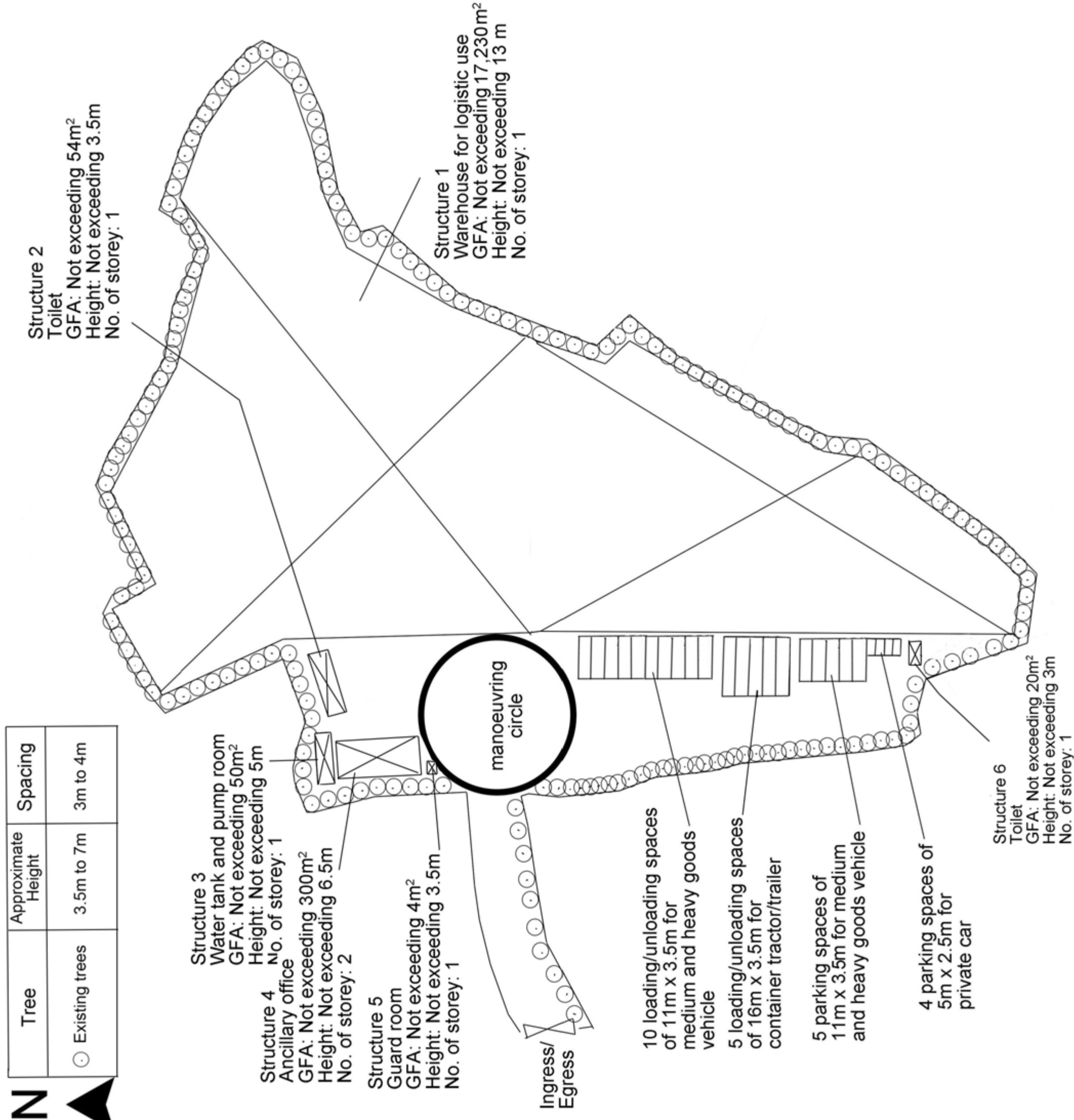
Drawing Title 圖目:

Proposed Landscape and Tree Preservation Plan

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A, 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 5

Drawing Title 圖目:

As-built Drainage Plan

Remarks 備註:

Existing catchpit

Scale 比例:

1:1000



Date: 2 June 2022

TPB Ref.: A/YL-LFS/426

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 Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

We are glad to submit the updated location plan for your further processing of the captioned application.

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

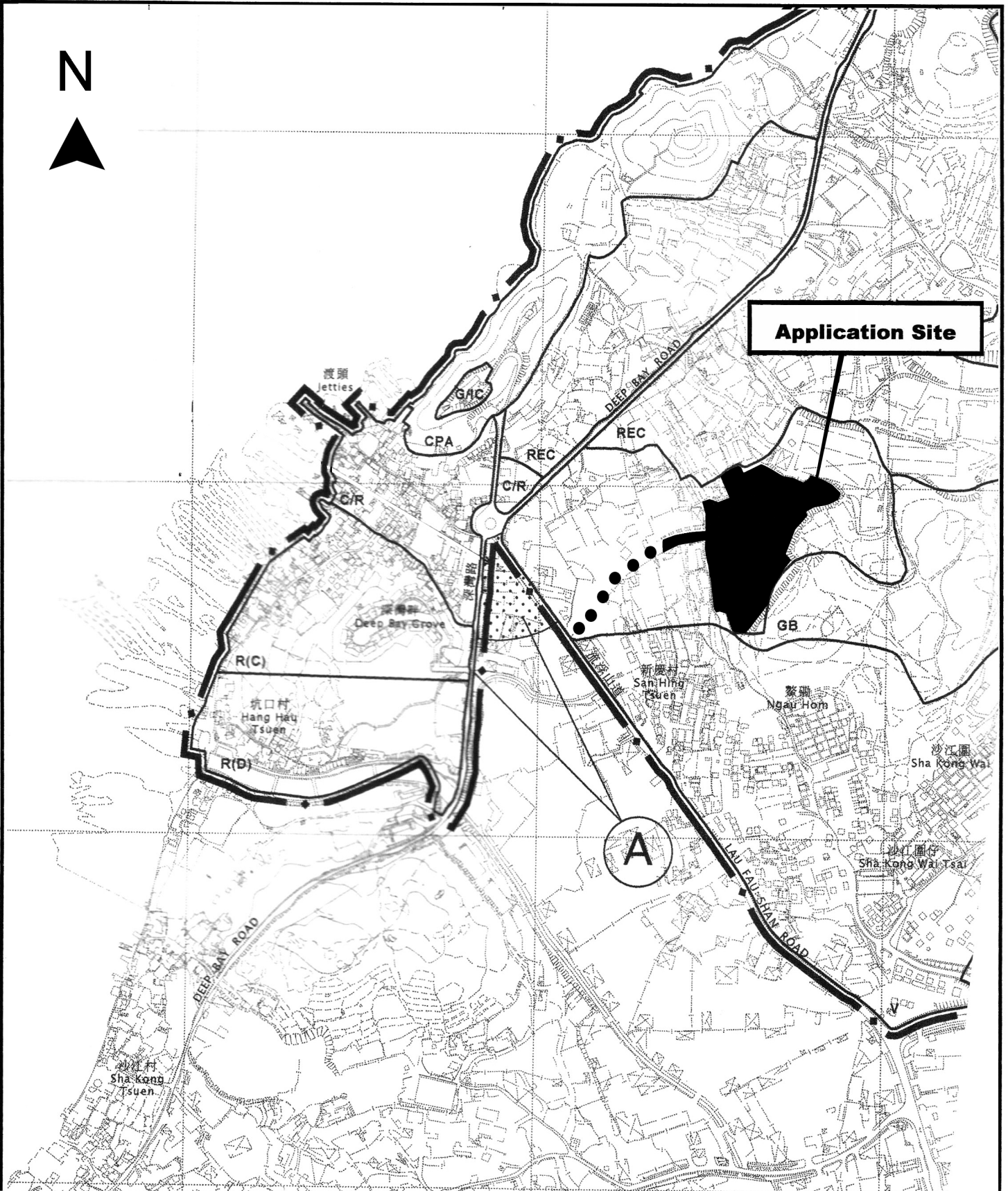
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Angel CHEUNG) – By Email

N



Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715 (Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318 (Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(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:

●●● Vehicular access leading from Lau Fau Shan Road

Scale 比例:

1:7500

Date: 24 June 2022

TPB Ref.: A/YL-LFS/426

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 Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Our response to the comments of the Director of Fire Services is as follows:

Comments of Director of Fire Services	Applicant's response
a. Location of sprinkler inlet, control valve, FS tank, sprinkler tank, FS pump and sprinkler pump shall be clearly indicated on plan;	Noted. Please see the updated plan.
b. Schematic drawing would not be vetted at this stage;	Noted.
c. Sprinkler system, modified hose reel system, fire alarm system, emergency lighting and exit sign shall also be provided for Structure 4;	Noted.

d. Elevation plan showing the location and dimension of openable windows shall be provided;	Noted.
e. Re. FS Note 13, "Fire Service Communication" shall be amended as Fire Services Communication Centre; and	Noted.
f. Provision of ventilation/ air conditioning control system shall be stated on FS Note.	Noted.

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

Structure 2
Toilet

GFA: Not exceeding 54m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 3
pump room

GFA: Not exceeding 50m²
Height: Not exceeding 5m
No. of storey: 1

90,000 L Water tank
Control valve group

Structure 4
Ancillary office

GFA: Not exceeding 300m²
Height: Not exceeding 6.5m
No. of storey: 2

Structure 5
Guard room

GFA: Not exceeding 4m²
Height: Not exceeding 3.5m
No. of storey: 1

Ingress/
Egress

10 loading/unloading spaces
of 11m x 3.5m for
medium and heavy goods
vehicle

5 loading/unloading spaces
of 16m x 3.5m for
container tractor/trailer

5 parking spaces of
11m x 3.5m for medium
and heavy goods vehicle

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

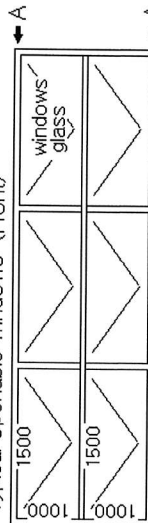
Structure 6
Toilet

GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 1
Warehouse for logistics use
GFA: Not exceeding 17,230 m²
Height: Not exceeding 13 m
No. of storey: 1

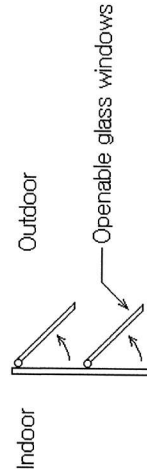
The aggregate area of
openable windows about
1,077m² exceeding 6.25%
of the floor area of the
structure and installed sufficient
68C° sprinkler head coverage
whole storey.
Each sprinkler head coverage
does not exceed 12 m²

Typical Openable Windows (Front)



The openable windows dimension are different it is
determined by the area of the wall, and Sufficient openable
windows shall be provided throughout the entire structure 1

Typical Openable Windows (Section A-A)



Project 項目名稱:

Proposed Temporary Logistics centre and ancillary
Office & Parking of Vehicle for a Period of 3 Years at
Lois 1709(Part), 1710(Part), 1711(Part), 1712(Part),
1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A
ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B
(Part), 2278, 2278S.A, 2278S.B (Part), 2280(Part),
2285(Part), 2286, 2287, 2288, 2289, 2291, 2292,
2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306,
2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part),
2317(Part), 2318(Part), 2320(Part), 2321, 2322,
2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part),
2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B
(Part), 2346, 2349(Part), 2351(Part), 2352(Part),
2353(Part) in D.D. 129 & Adjoining Government Land,
Lau Fau Shan, Yuen Long, N.T.

Legends :

HR Hose Reel

Manual Fire Alarm call point

Fire Alarm bell

EXIT Exit Sign

Emergency Light

5 Kg Co2 Gase type
Fire Extinguisher

Sand Bucket

Press switch

Control valve group

Water Alarm bell

Non-return valve

Gate valve (normal close)

Gate valve (with monitoring)

Press gauge

Proving pipe assembly

Flow meter

Sprinkler Inlet

Subsidiary valve/Flow switch

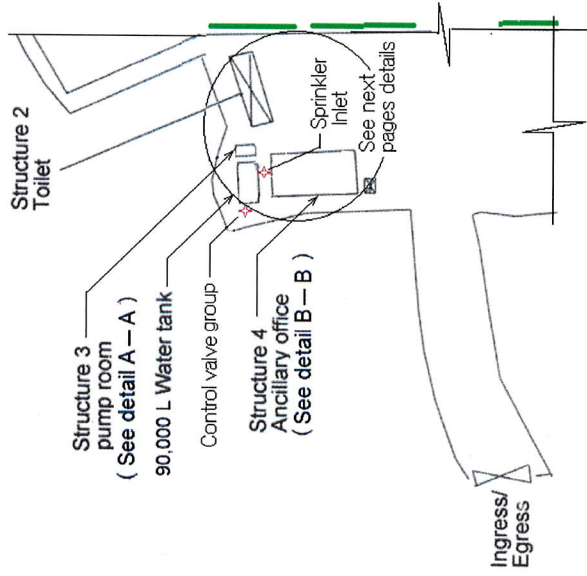
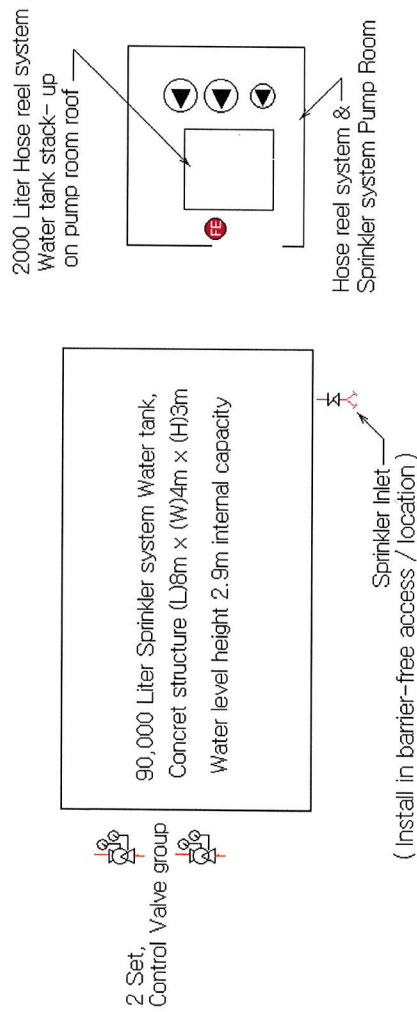
Subsidiary valve/Flow switch

Openable window

30Kw Sprinkler pump

2.2Kw Jockey pump/ Hose reel pump

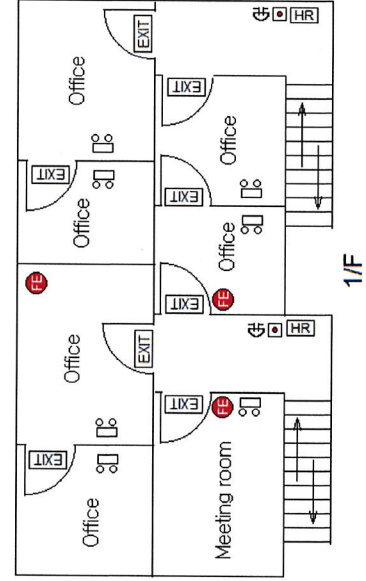
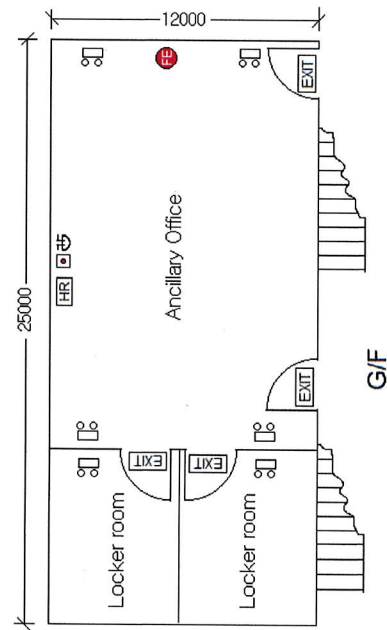
Detail A—A
Structure 3 Pump room



Details Outline

Detail B—B
Structure 4 Ancillary Office

(All the Ancillary Office, Locker room, Meeting room & office are equipped with Sprinkler system and Hose reel system)



Appendix I

Date : 23 June 2022

Planning No. : A/YL-LFS/426

Application Address:

Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276 S.A(Part), 2277 S.A, 2277 S.B(Part), 2278, 2279 S.A, 2279 S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314 R.P(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325 S.A, 2325 S.B, 2325 R.P, 2326(Part), 2327(Part), 2328, 2329, 2344 S.A(Part), 2344 S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) and Adjoining Government Land in D.D.129 Lau Fau Shan, Yuen Long, New Territories

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
1. An automatic sprinkler system supplied by 90,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
 2. The Sprinkler water tank, Sprinkler pump room, Sprinkler inlet and Sprinkler control valve group shall be clearly Marked on plan and
 3. The Hazard lass OH3 shall be provided to Structure "1" in accordance with BS EN 12845:2015
 4. The material are stored in Structure "1" post-pallet storage (ST2 & ST3). The maximum storage Height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m² in plan area for category 1.
 5. Sufficient emergency lighting shall be provided throughout the entire building and the site office in Accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
 6. Sufficient directional and exit sign shall be provided in accordance with BS 5266:part 1 and FSD Circular Letter 5/2008.
 7. Sufficient portable fire extinguisher to be provided at location clearly indicated on plan and pump room.
 8. The secondary source of electrical supply should be provided.
 9. Fire Alarm system should be provided throughout the entire structure in accordance with BS 5839:Part1:2002+A2:2008 and FSD Circular Letter 1/2009.
 10. No smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure "1" is 1,077m² (ie. 17,230 x 6.25% = 1076.875m²) which is greater than the required 6.25% of the compartment.
 11. The location of the openable windows shall be delineated on plan.
 12. No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire installation comprising a cable connected from electricity main directly before the main switch of the structures.
 13. The manual Fire Alarm system & Sprinkler system shall be linked to the automatic Fire Alarm and Connection to Fire Service Communication Centre.
 14. When a ventilation/air conditioning control system to a building is provided, it shall stop mechanically induced Air movement within a designated fire compartment.
- B. Hose Reel system to provided and installed for the structure in accordance with the code of practice for minimum Fire Service installation and equipment 2012.
1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 liter F.S. water tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.

Date: 28 June 2022

TPB Ref.: A/YL-LFS/426

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 Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

This letter intends to supersede our letter dated 25.6.2022. We are glad to submit the final version of the geotechnical planning review report (GPRR) for your record.

For the submission of updated FSI proposal on 24.6.2022, we confirm that the water tank and pump room is included in Structure 3 as shown in the proposed layout plan (Figure 3). They are shown separately in the FSI plan in order to show clearly to Director of Fire Services that the location of the water tank and pump room.

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

**Geotechnical Planning Review Report (GPRR)
for
Temporary Logistics Centre with
Ancillary Office and Parking of Vehicle for
a Period of 3 Years at
Various Lots in D.D.129 & adjoining Government Land
Lau Fau Shan, Yuen Long, N.T.
(Application No. A/YL-LFS/426)**

Prepared by: Ting Hong So



**Ir. Ting Hong SO
CEng, MICE, MStructE, MHKIE,
RPE (Civil, Structural & Geotechnical)**



**Ir. IEONG Kwok Lun
(RGE73/95)**

**Ref. No. : LFS002a
17 June 2022**

CONTENTS

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1) Introduction	3
2) Description of Site	3
3) Site Geology	6
4) Geotechnical Considerations	7
5) Conclusion	10
6) Reference	10

PHOTO

Plate 1 to 4 General View of the features

FIGURES

Figure 1 Site Location Plan
Figure 2 Site Layout Plan
Figure 3 Hong Kong Geological Map Sheet 2 (Part Plan of 1:20,000)

APPENDICE

Appendix A SIS Report and SIMAR for Registered Features in the Vicinity of the Site
Appendix B Existing BD Records
Appendix C Existing Ground Investigation Records
Appendix D Extract of the Site Plan for PlanD Application

SYNOPSIS

The 1st GPRR report (application no. A/YL-LFS/426) has been submitted to the Plannings Department (PlanD) on 30 May 2022. In the 1st amendment, the red lines indicating the location of storage area in the GPRR has been removed and submitted to PlanD on 31 May 2022 and forwarded to GEO of CEDD. GEO have provided verbal comments on the 1st amended report and presentation on the areas have been revised. In this 2nd amendment, the presentation and the wordings of the red areas have been adjusted and the areas are indicated as "Structure 1" to be consistent with the planning application.

There is no change in the content of this report from the previous report on 22 April 2020 (application no. A/YL-LFS/353).

1) **INTRODUCTION**

It is proposed to further extend the Temporary Logistics Centre for a period of 3 years at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. under section 16 of the Town Planning Ordinance (application no. **A/YL-LFS/426**).

In the previous planning application (previous application no. A/YL-LFS/353), GEO of CEDD has issued a memo to PlanD (memo ref: PLN-50-2005-7-YL-LFS) on 20 January 2020. Their comments are as follow:

1. Part of the subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). It is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development.
2. The subject application could affect or be affected Feature nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113 and 2SW-C/C127, and meets the criteria for submission of a GPRR to support the application.

The comments in the memo were satisfied in the last revised Geotechnical Planning Review Report on 22 April 2020. And the planning application was approved by the Town Planning Board on 12 June 2020.

This report would present a Geotechnical Planning Review Report (GPRR) of the site to support of the current planning application (application no. A/YL-LFS/426). No foundation, site formation, building works, or works which involve significant excavation works would be involved in this application.

2) **DESCRIPTION OF SITE**

The subject site is located at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. (level +12mPD to +13mPD). A site location plan and site layout plan are shown on **Figures 1** and **2**, respectively. The site is about triangular on plan and has an area of approximately 18834m². The site is a 1-storey covered storage area since 2016.

There is no visible change within the vicinity of the “Application Site” after the approval of the last application on 12 June 2020.

2.1 Site History

No building record can be retrieved from the Buildings Department. Based on the Arial photo records, the site has been used as a storage area since 1993.

2.2 Existing Features in the Vicinity of the Site

There are 5 registered features in the vicinity of the proposed development. The locations of the features are shown in **Figure 2**. SIS reports and SIMAR reports indicating the location of the feature and their maintenance responsibility are attached in **Appendix A** for easy reference. No record of slope instability can be found.

Maintenance Responsibility of features in the vicinity of the proposed development:

Feature No.	Sub-division No.	Maintenance Responsibility
2SW-C/F20	1	DD129 Lot2327
	2	DD129 Lot2326
	3	DD129 Lot2320
	4	DD129 Lot2318
	5	DD129 Lot2317
	6	Lands Department
2SW-C/C110	1	DD129 Lot2292
	2	DD129 Lot2277A
	3	DD129 Lot2278
	4	DD129 Lot2279A
	5	DD129 Lot2812DRP
2SW-C/C112	1	DD129 Lot1710
	2	DD129 Lot1711
	3	DD129 Lot1712
	4	DD129 Lot2812DRP
	5	DD129 Lot2279B
	6	DD129 Lot2280
	7	DD129 Lot2285
	8	DD129 Lot2296
2SW-C/C113	1	DD129 Lot2314A
	2	DD129 Lot2812DRP
	3	DD129 Lot2302
2SW-C/C127	1	DD129 Lot1714
	2	DD129 Lot1715
	3	DD129 Lot1719

The descriptions of the features are as follows:

Feature No. 2SW-C/F20 (Outside boundary of application site)

This west-facing feature is located about 25m from the western boundary of the site. It consists of a soil slope with a maximum retaining height of 2.5m. It is generally 100m long and has a face angle of about 40°.

Feature No. 2SW-C/C110 (Within boundary of application site)

This feature is located at the northern part of the site based on the SIS information sheet. Although the feature is apparent in a photograph within the SIS, it is not able to be clearly visible during our site inspection. The area has been trimmed off with vegetation and it has been covered with temporary buildings and cannot be located easily in this stage.

Feature No. 2SW-C/C112 (Outside boundary of application site)

This feature is located about 2.5m from the eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 9m. It is generally 152m long and has a face angle of about 40° dipping to the east based on site measurement. Based on the information acquired from the GIU of GEO, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report only recommends maintenance works on the feature and no slope strengthening works were required.

Feature No. 2SW-C/C113 (Outside boundary of application site)

This feature is located about 2.5m from the south-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 10m. It is generally 167m long and has a face angle of about 45° dipping towards the site based on site measurement.

Feature No. 2SW-C/C127 (Outside boundary of application site)

This feature is located adjacent to the northern boundary of the site. It consists of a north-facing soil slope with face angle between 35° to 40°. It is located at 1.5m from the boundary at its western portion (with a retaining height of 1.3m) and is located at 3.6m from the boundary at its eastern portion (with a retaining height of 3.2m). It is generally 65m long and has a face angle of about 40°.

Other than the registered geotechnical features, there are 2 unregistered features found within the vicinity of the site.

Unregistered feature 1

This feature is located at about 4m from the north-western boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 100m long and has a maximum face angle of about 40° dipping towards the site.

Unregistered feature 2

This feature is located at about 2.5m from the north-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 30m long and has a face angle of about 40° dipping towards the site.

Natural Terrain Feature 3

This feature is located at about 20m from the south-eastern boundary of the site. It consists of a vegetated soil slope with a retaining height of about 15m. It is generally 140m long and has a face angle of about 25° dipping towards the site.

Other than the above registered features and the natural terrain features, there exists no other slopes or retaining walls, including the natural terrain features, which may affect or be affected by the proposed application.

3) SITE GEOLOGY

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet 2, the site is located within the area of fine- to medium-grained granite (gfm). Therefore, the superficial deposits should be fine- to medium-grained granite. Extract of the Geological Map Sheet is as attached in **Figure 3**.

There was no buried stream course identified in the vicinity of the site.

3.1 Previous Ground Investigation Records at GIU

Search at the GIU of the GEO revealed that there are no ground investigation works carried out within the vicinity of the site. The closest ground investigation borehole (hole no. HSK-ABH 0201) (found in GIU Ref: 62062) is located at about 270m from the western boundary of the site. It reveals that the underlying geology consists of FILL composed of yellowish brown to dark grey, silty fine to coarse SAND, above ALLUVIUM composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND.

Extract of the ground investigation report is as attached in **Appendix C**.

3.3 Soil and Rock

As suggested by the existing site information, the geology of the site is in general blanketed by a layer of Fill or Alluvium, overlying CDG. There is currently insufficient information to determine the profile of bedrock of Grade III or better rock across the site.

- Fill – composed of yellowish brown to dark grey, silty fine to coarse SAND.
- Alluvium – composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND with gravels occasionally.
- CDG – forming the original ground is pink to dark brown, fine to medium silty fine to medium SAND.

3.4 Groundwater

There are no piezometer and standpipe monitoring records installed within the vicinity of the site. However, there is a measurement of groundwater level at 1.35m below ground level (+3.48mPD) at hole no. HSK-ABH 0201 located at about 270m from the western boundary of the site.

4) GEOTECHNICAL CONSIDERATIONS

The following section gives an assessment on the geotechnical aspects: -

4.1 Gradient across a site

The site is located on a level platform with little level difference to be used as a non-dangerous goods storage site at Yuen Long. Therefore, there are no place of which its gradient is greater than 15°.

4.2 Geotechnical Features

Feature No. 2SW-C/F20 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The feature is located 25m from the western boundary of the site and only has a maximum retaining height of 2.5m. Therefore, the proposed extended period would not have adverse effect on the stability of geotechnical feature due to their distance.

Feature No. 2SW-C/C110 (Inside boundary of application site)

Although the feature is apparent in a photograph within the SIS, it is not able to be clearly visible during our site inspection. The area has been trimmed off with vegetation and it has been covered with temporary buildings and cannot be located easily in this stage. However, the area within the vicinity of the feature has been inspected and there are no any apparent signs of distress or instability. Therefore, it is geotechnical feasible to grant the extension.

After the extension has been granted, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SW-C/C112 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. As mentioned in Section 2.2, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report recommends only maintenance items and no slope strengthening works were required. The storage site remains generally the same since 2018 and it has only been 1 year after GEO accepted the report.

Further site inspection of this feature under this report has been carried out and no any signs of distress or instability can be found at the within vicinity of this feature. Therefore, it is geotechnical feasible to grant extension to this application. However, in view of the size of the feature, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SW-C/C113 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The non-dangerous goods storage site is located at least 2.5m from the toe of the slope since 2016. No signs of distress can be found at the feature. Further to the comments as provided by GEO, a 'no-build' zone would be included in the planning application, which results in a clear distance of about 13m between the slope and the buildings at the site. Due to their distance, no further studies or remedial actions would be required.

Feature No. 2SE-C/C127 (Outside boundary of application site)

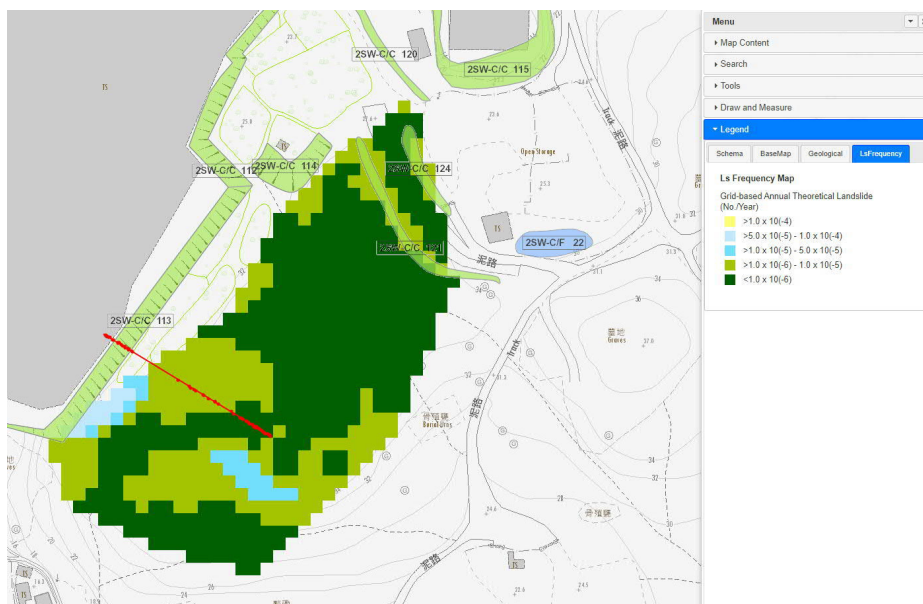
As mentioned in Section 2.2, considering the relation of the relatively less retained height of the feature and its distance from the boundary of application, the load spread onto the slope due to its usage would be minimal. Therefore, it is considered to be geotechnical feasible to give the extension to the application.

Unregistered Feature 1 and 2 (Outside boundary of application site)

The two features would not be modified by the extended period of tenancy. The site is located at the toe of the 2 features and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature. The slopes are located at about 2.5m from the boundary of the site and their retaining height are less than 3m. Due to their distance and the retaining height, no further studies or remedial actions would be required.

Natural Terrain Feature 3 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The site is located 20m from the toe of the feature and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature.



The feature has a face angle of 25° without any visible boulders on its surface. Based on the extract of landslide frequency map obtained from the GInfo System from the GIU library of GEO, its annual theoretical landslide is only between 5.0×10^{-5} to 1.0×10^{-4} , which is less likely than a 1 in 1000-year event. Consider the period of land use extension would be 3 years only, the risk of landslide would be minimal.

5) **CONCLUSION**

This report has discussed all the relevant issues regarding the geotechnical issues at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. No any foundation, site formation, building works or works of which involve significant excavation works under this extension application.

Therefore, with reference to the preceding discussions, it is considered that the application is considered geotechnically feasible.

6) **REFERENCE**

The following documents have been reviewed and referred to in the preparation of this report:

1. GEO (2019), *Slope Information System Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
2. Lands Department (2019), *SMRIS Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
3. Driltech (2015), *Works Order No. GE/2014/07.16B, Agreement No. CE2/2011 (CE), Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation (Batch 3), Final Field Work Report (GIU Ref: 62062)*
4. CM Wong & Associates Ltd (2019), *Stage 2 Report No. S2R069/2018*

Photo

Plate 1: Site view of Unregistered Feature 1



Plate 2: Site view of Unregistered Feature 1



Plate 3: Site view of Unregistered Feature 2



Plate 4: Site view of Unregistered Feature 2



Figure 1

Site Location Plan

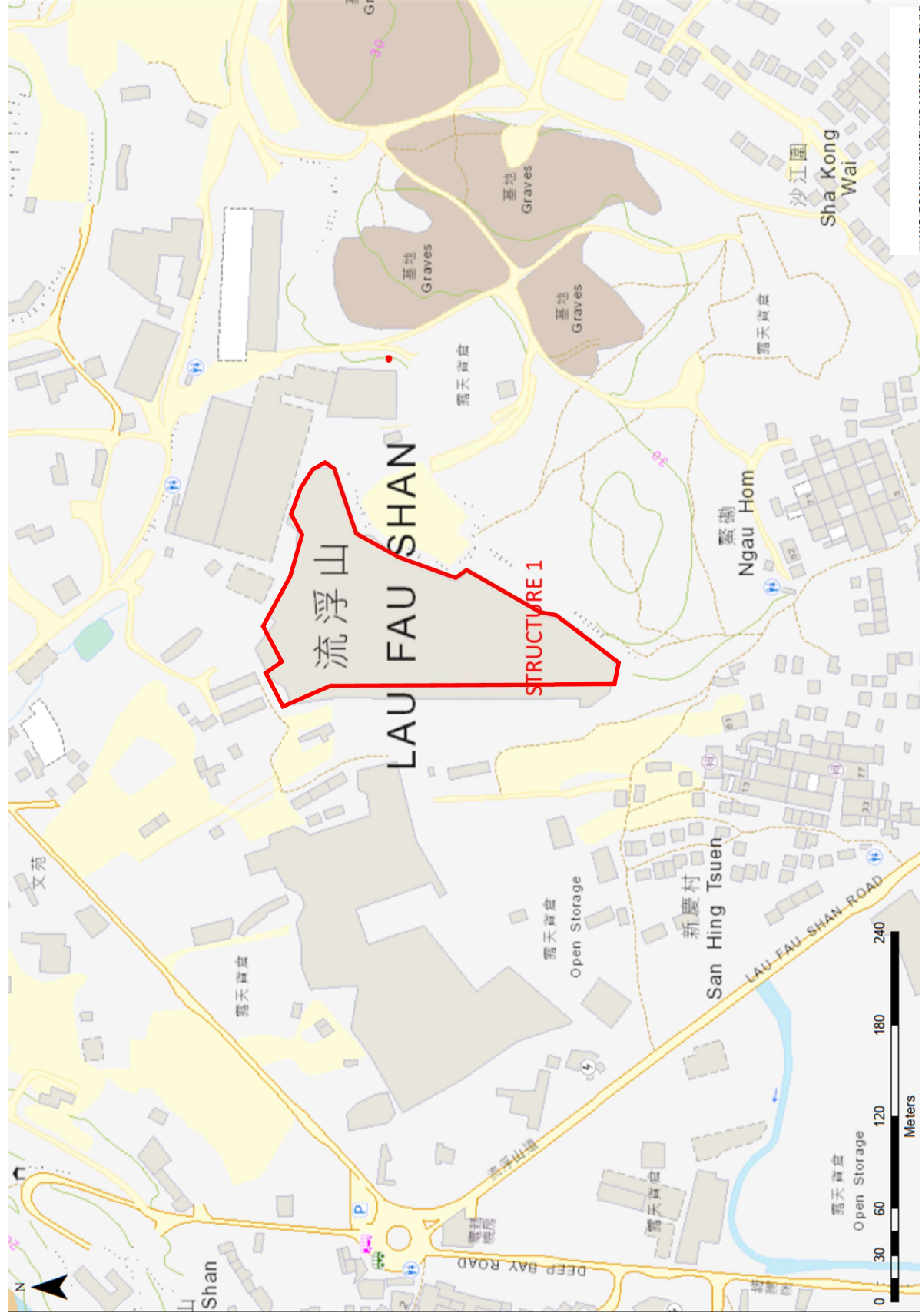


Figure 2

Site Layout Plan

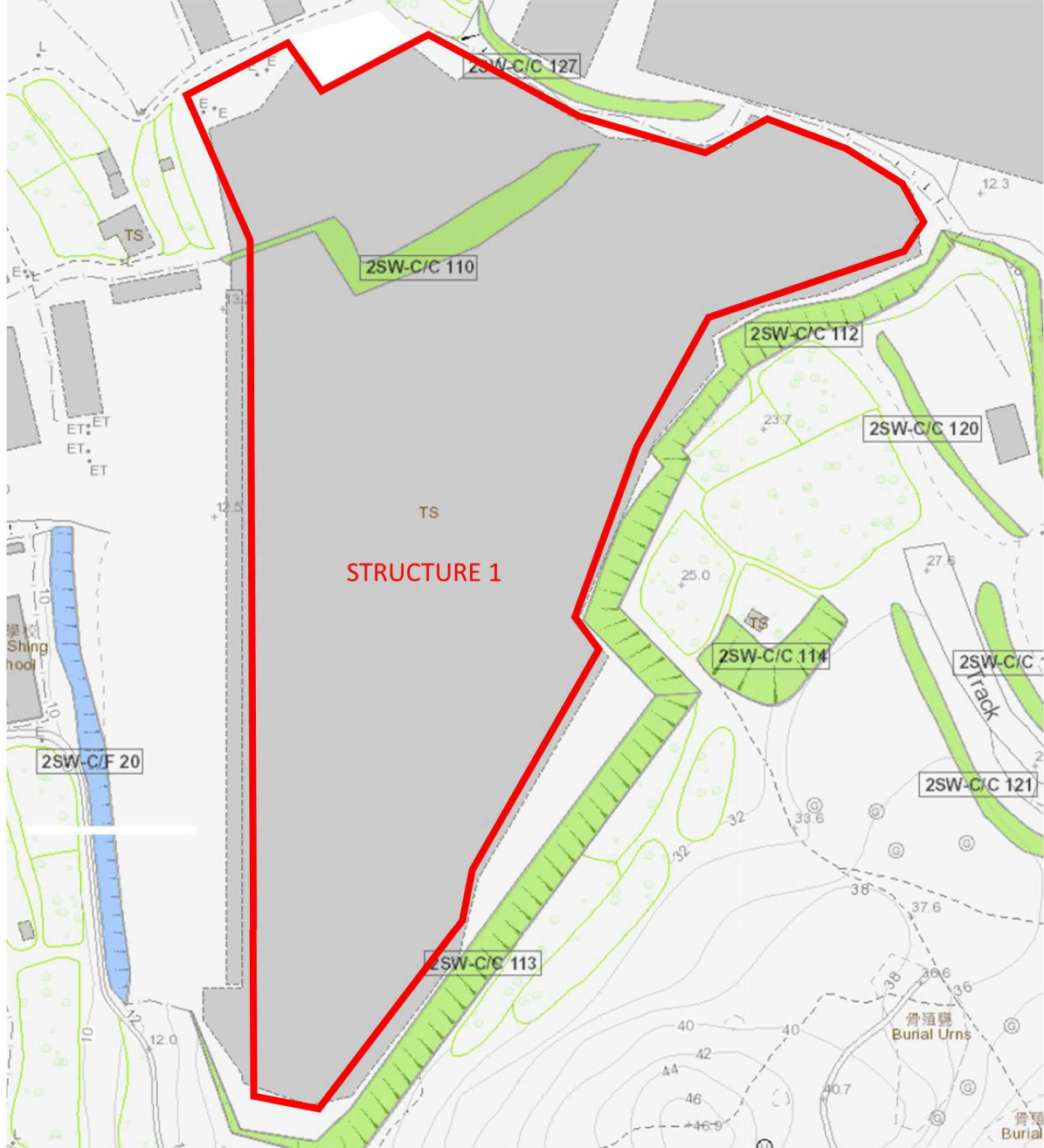


Figure 2.1 Layout and Feature location plan

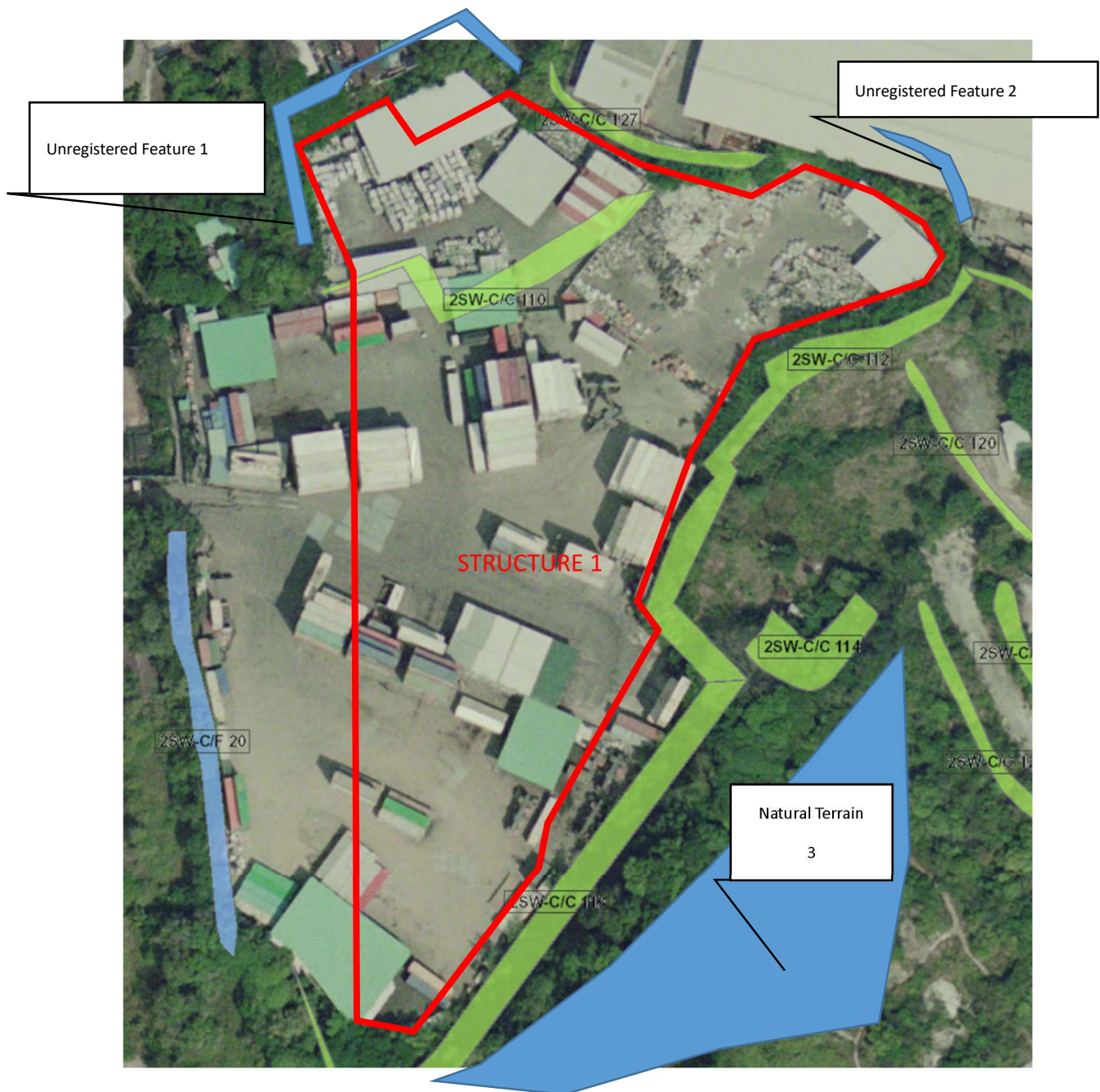
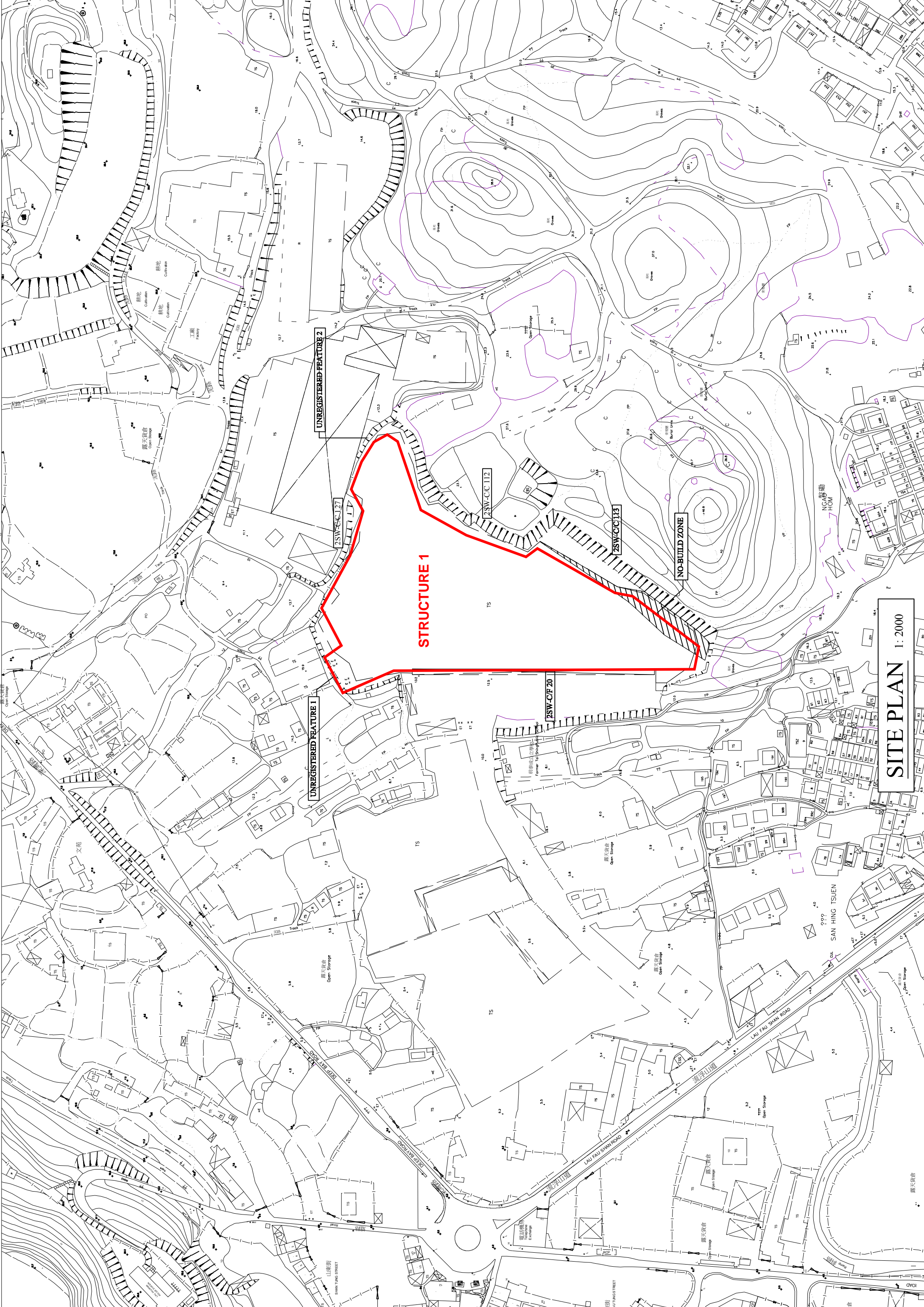


Figure 2.2 Aerial Photo showing the site and the features

Figure 2.3 1:2000 scale layout plan showing the geotechnical features (including the locations of the unregistered natural slopes) and the 'no-build' zone



SITE PLAN 1: 2000

Figure 3

Hong Kong Geological Map Sheet 2 (Part Plan of
1:20,000)

Appendix A

SIMAR and SIS for Registered Features in the Vicinity of the Site

Slope Maintenance Responsibility Report

(2SW-C/F20)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/F20		Sub-Division	1
	Location	WITHIN VARIOUS LOT IN DD129 & GL		
	Responsible Lot/Party	DD129 Lot2327	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/F20		Sub-Division	2
	Location	WITHIN VARIOUS LOT IN DD129 & GL		
	Responsible Lot/Party	DD129 Lot2326	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/F20		Sub-Division	3
	Location	WITHIN VARIOUS LOT IN DD129 & GL		
	Responsible Lot/Party	DD129 Lot2320	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/F20		Sub-Division	4
	Location	WITHIN VARIOUS LOT IN DD129 & GL		
	Responsible Lot/Party	DD129 Lot2318	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/F20		Sub-Division	5
	Location	WITHIN VARIOUS LOT IN DD129 & GL		
	Responsible Lot/Party	DD129 Lot2317	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
6	2SW-C/F20		Sub-Division	6
	Location	WITHIN VARIOUS LOT IN DD129 & GL		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	1. Slope information being reviewed. 2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

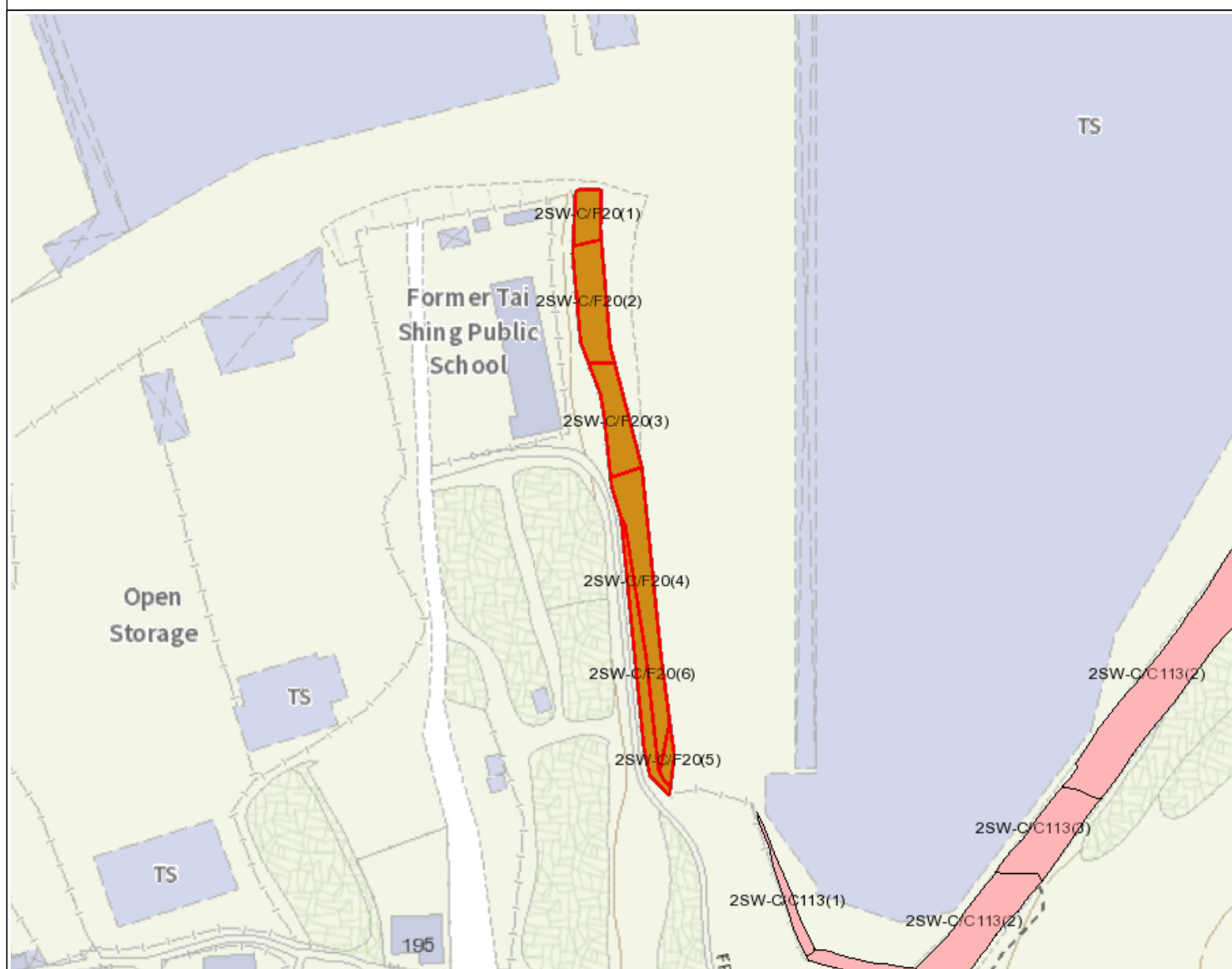
Notes:

- (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/F20

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

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Search Criteria: 2SW-C/F20

BASIC INFORMATION

Location: 200m to the NW San Hing Tsuen, Lau Fau Shan

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816750 Northing : 836373

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Non-dangerous goods storage site

Distance of Facility from Crest (m): 0

Facility at Toe: Road/footpath with very low traffic density

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 2.5 Length (m): 110 Average Angle (deg): 40

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Mixed Feature	Party: DD129 Lot2327	Agent: N/A
Mixed Feature	Party: DD129 Lot2326	Agent: N/A
Mixed Feature	Party: DD129 Lot2320	Agent: N/A
Mixed Feature	Party: DD129 Lot2318	Agent: N/A
Mixed Feature	Party: DD129 Lot2317	Agent: N/A
Mixed Feature	Party: Lands D	Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	07-11-2001
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: Other geology			
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:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Road/footpath with very low traffic density

Distance from Toe(m): 0

Type of Crest Facility: Non-dangerous goods storage site

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

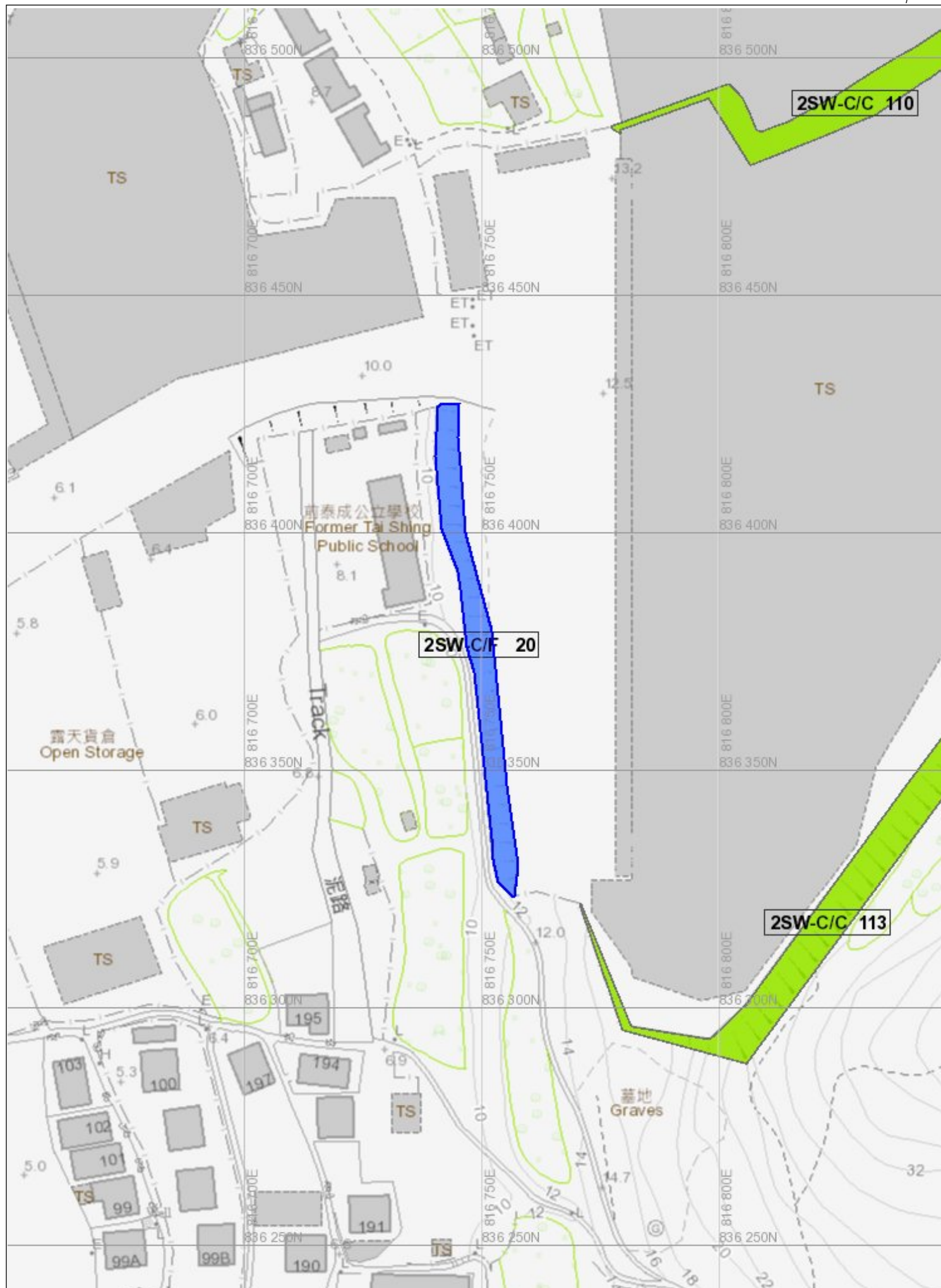
Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C110)


ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT
List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C110		Sub-Division	1
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2292	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C110		Sub-Division	2
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2277A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C110		Sub-Division	3
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2278	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C110		Sub-Division	4
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2279A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C110		Sub-Division	5
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- 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/C110

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

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Search Criteria: 2SW-C/C110

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR LAU FAU SHAN, YUEN LONG

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816824 Northing : 836488

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities

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): 5 Length (m): 95 Average Angle (deg): 50

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 Lot2292	Agent: N/A
Private Feature	Party: DD129 Lot2277A	Agent: N/A
Private Feature	Party: DD129 Lot2278	Agent: N/A
Private Feature	Party: DD129 Lot2279A	Agent: N/A
Private Feature	Party: DD129 Lot2812DRP	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-02-1998
Data Source:	SIRST
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:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Lightly-used open area/facilities

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C112)


ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT
List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C112		Sub-Division	1
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot1710	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C112		Sub-Division	2
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot1711	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C112		Sub-Division	3
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot1712	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C112		Sub-Division	4
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C112		Sub-Division	5
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2279B	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
6	2SW-C/C112		Sub-Division	6
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2280	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
7	2SW-C/C112		Sub-Division	7
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2285	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
8	2SW-C/C112		Sub-Division	8
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2296	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

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Search Criteria: 2SW-C/C112

Notes:

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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

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Search Criteria: 2SW-C/C112

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816882 Northing : 836453

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Other thinly populated buildings

Distance of Facility from Toe (m): 1

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 9 Length (m): 155 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 Lot1710	Agent: N/A
Private Feature	Party: DD129 Lot1711	Agent: N/A
Private Feature	Party: DD129 Lot1712	Agent: N/A
Private Feature	Party: DD129 Lot2812DRP	Agent: N/A
Private Feature	Party: DD129 Lot2279B	Agent: N/A
Private Feature	Party: DD129 Lot2280	Agent: N/A
Private Feature	Party: DD129 Lot2285	Agent: N/A
Private Feature	Party: DD129 Lot2296	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-02-1998
Data Source:	SIRST
Slope Part Drainage:	N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%):	Bare: 70	Vegetated: 30	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:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Other thinly populated buildings

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

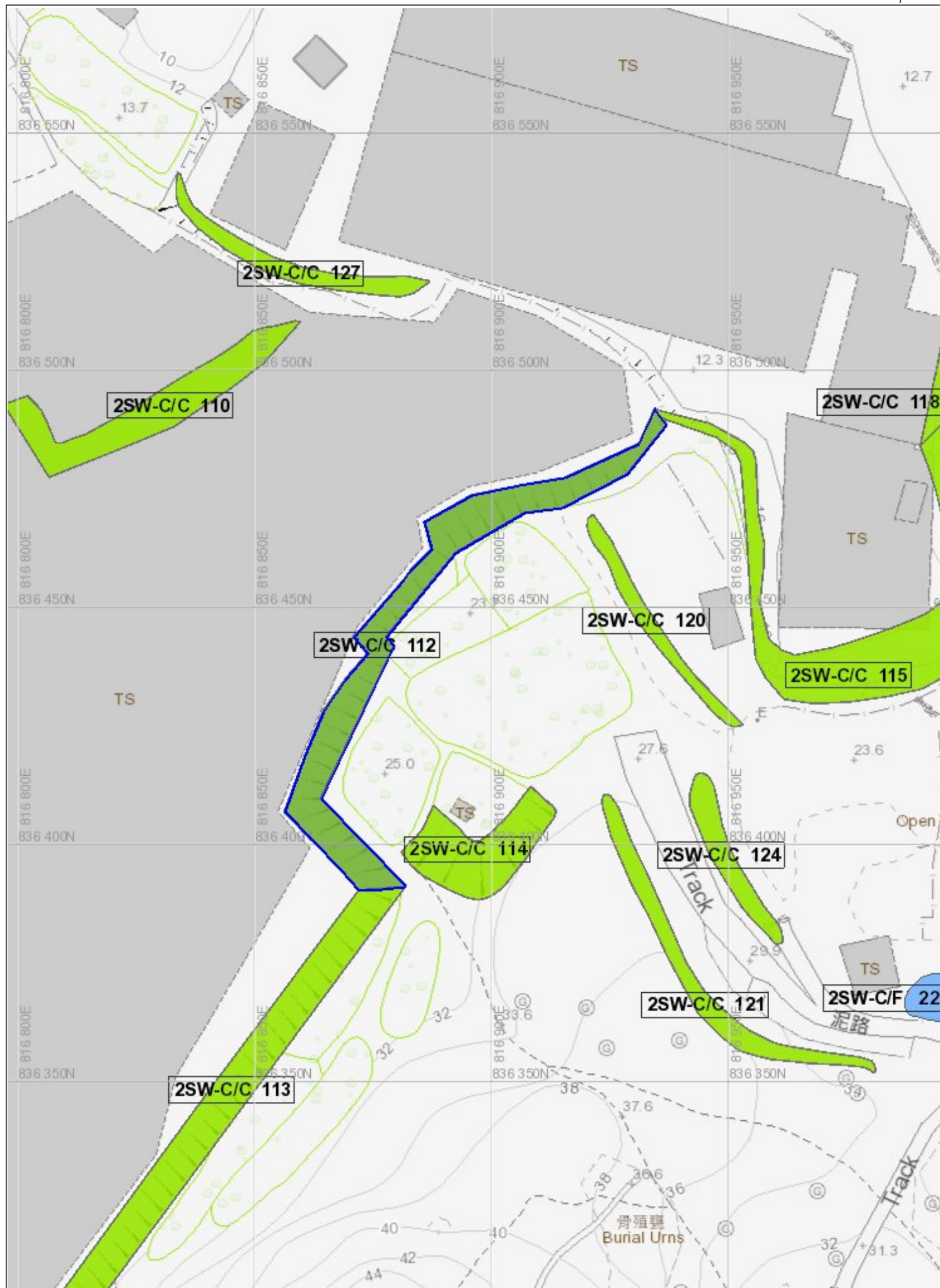
Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C113)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C113		Sub-Division	1
	Location	PARTLY WITHIN LOT2314A, LOT2812D, LOT2302 IN DD129		
	Responsible Lot/Party	DD129 Lot2314A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C113		Sub-Division	2
	Location	PARTLY WITHIN LOT2314A, LOT2812D, LOT2302 IN DD129		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C113		Sub-Division	3
	Location	PARTLY WITHIN LOT2314A, LOT2812D, LOT2302 IN DD129		
	Responsible Lot/Party	DD129 Lot2302	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

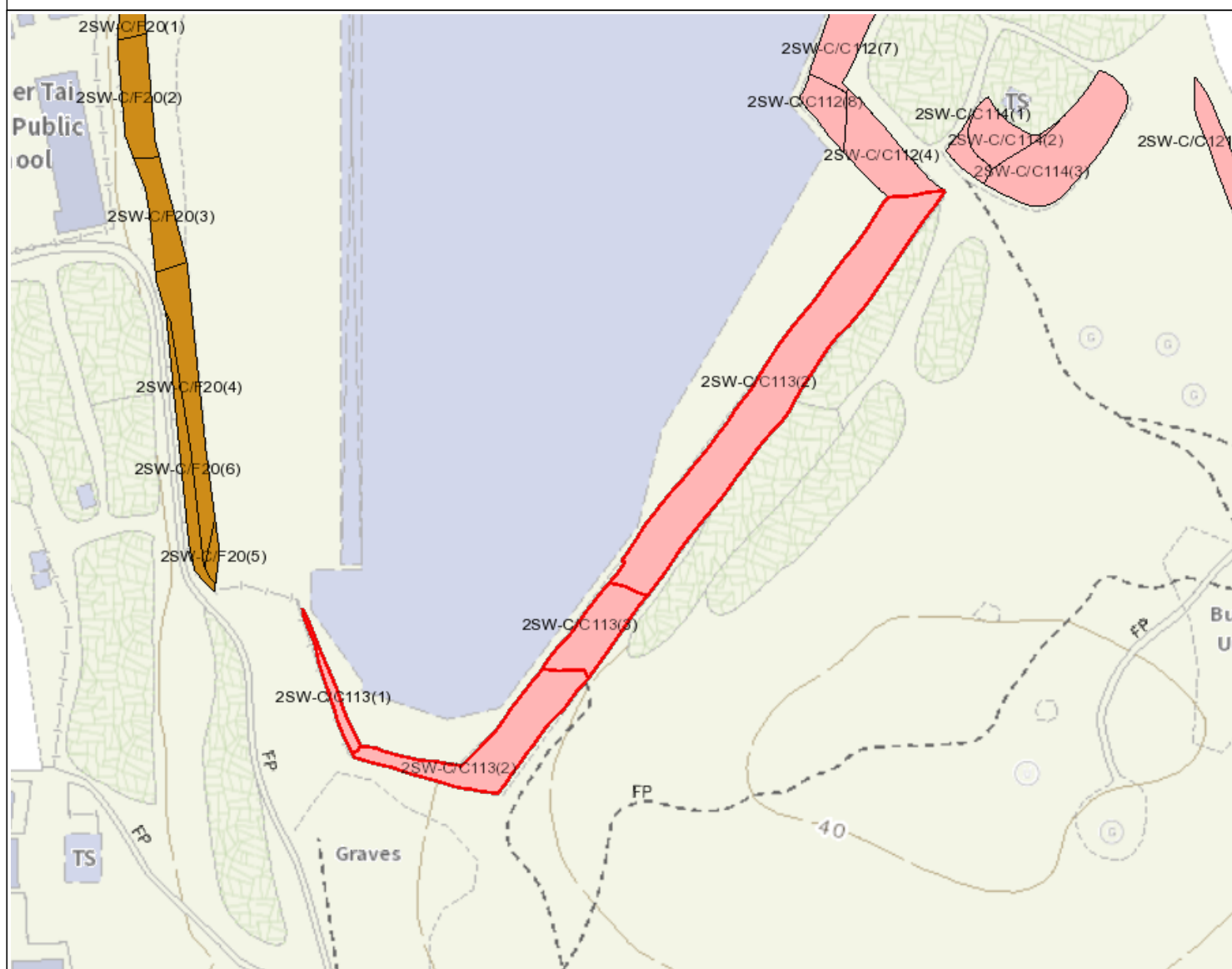
Notes:

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- (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/C113

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

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Search Criteria: 2SW-C/C113



BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816831 Northing : 836329

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): 1

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 10 Length (m): 175 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 Lot2314A	Agent: N/A
Private Feature	Party: DD129 Lot2812DRP	Agent: N/A
Private Feature	Party: DD129 Lot2302	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-02-1998
Data Source:	SIRST
Slope Part Drainage:	N/A

Wall Part Drainage:	N/A
---------------------	-----

SLOPE PART

Slope Part (1)					
Surface Protection (%):	Bare: 70	Vegetated: 30	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:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

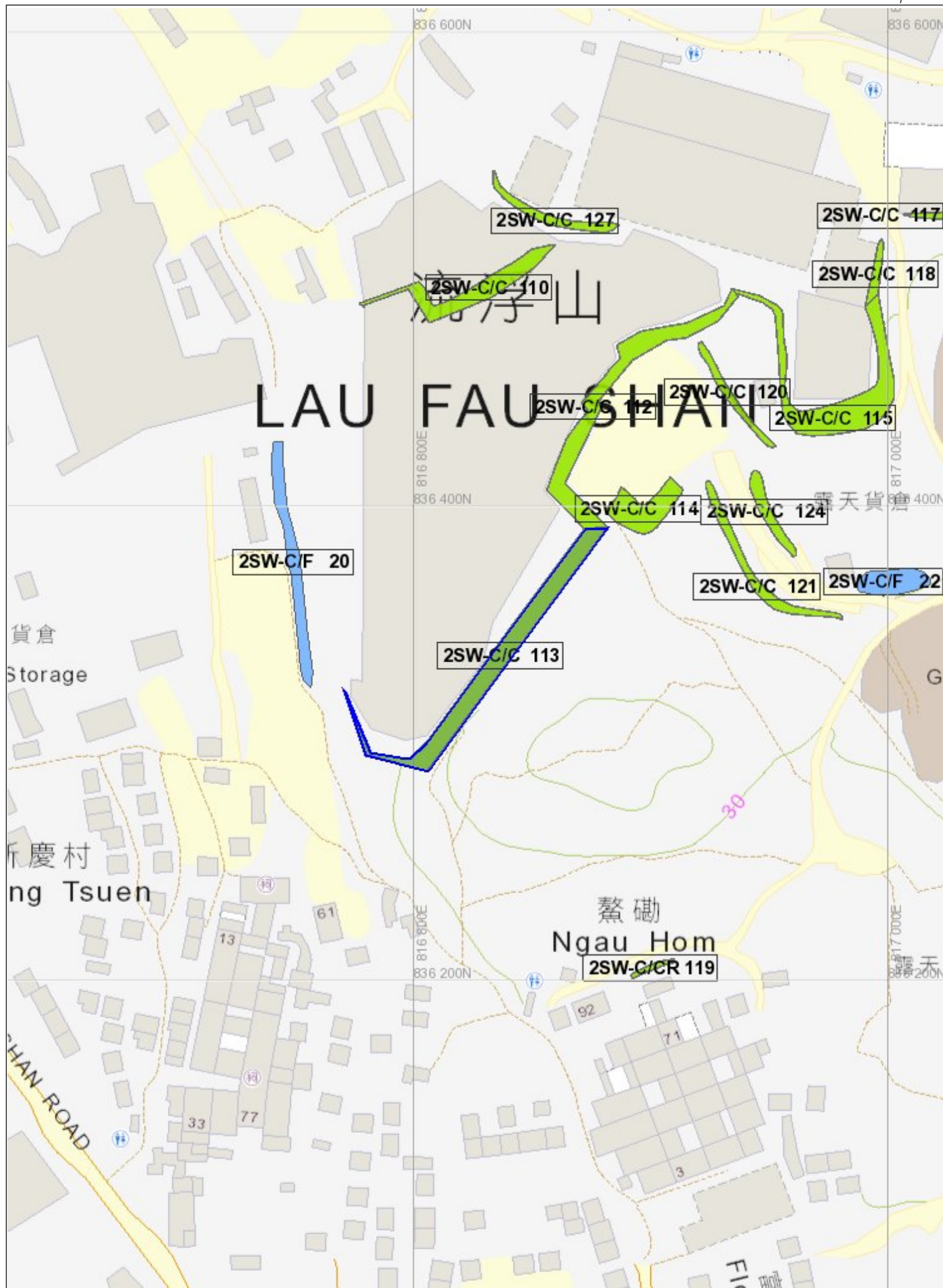
Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C127)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C127		Sub-Division	1
	Location	WITHIN DD129 LOTS1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT1714	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C127		Sub-Division	2
	Location	WITHIN DD129 LOTS1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT1715	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C127		Sub-Division	3
	Location	WITHIN DD129 LOTS1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT1719	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- 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/C127

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: 30/05/2022

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Search Criteria: 2SW-C/C127



BASIC INFORMATION

Location: NGAU HOM, LAU FAU SHAN

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816856 Northing : 836521

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): 4.8 Length (m): 65 Average Angle (deg): 40

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 LOT1714	Agent: N/A
Private Feature	Party: DD129 LOT1715	Agent: N/A
Private Feature	Party: DD129 LOT1719	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	11-11-2002
Data Source:	Agreement CE 59/2002 (GE)
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

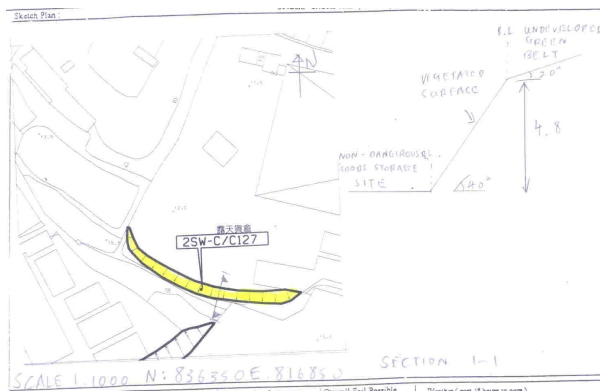
N/A

STAGE 1 STUDY REPORT

Inspected On: 11-11-2002

Weather: Mainly Fine

District: MW



Section No: 1-1

Height(m): H1 : 5 , 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 : No sign of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A 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

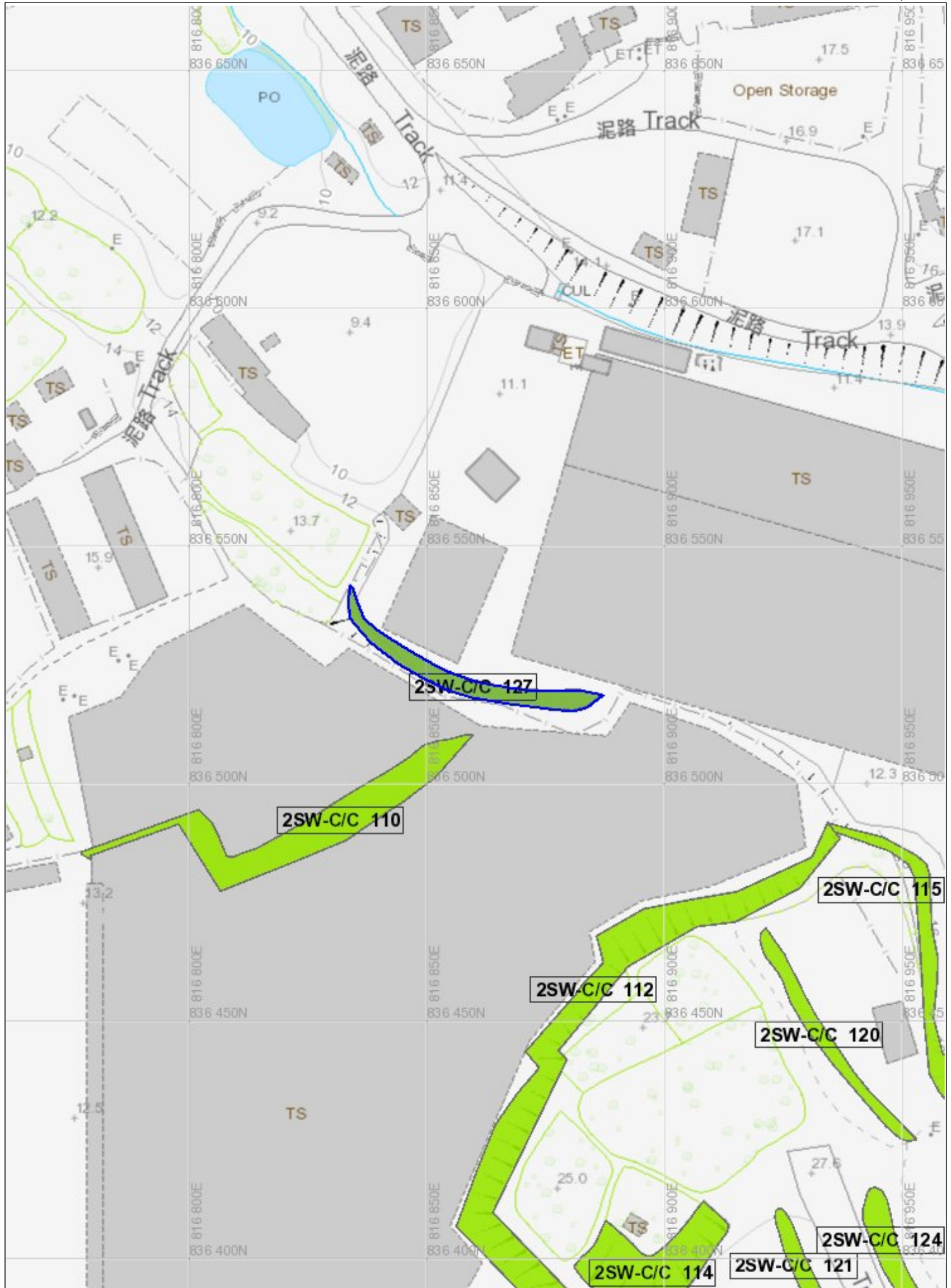
Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

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

PHOTO







Appendix B


Existing BD Records

(No related building record found.)





GovHK
香港政府一站通



GovHK
香港政府一站通

BRW
繁體版
简体版

Home
Menu
Transaction History
Shopping Cart
Logout

Building
Slope

Location Search
Advanced Search
File Type:
☐ All
☒ Building
☒ Structural
☐ Drainage
☒ Alterations & Additions
☐ Site Formation
☐ Existing Buildings
☐ Others

e.g. 750 Nathan Road
Reset

Plan / Document / MW	File Ref.	Address	Building Name	Lot No.	File Type	OP No.	Modification	Remarks
<div> System Message No related building record found. </div>								

0 item
25 | 50 | 100 | All
FAQ | Disclaimer | Copyright | Terms & Conditions | Contact Us | User Manual | Help | Privacy Policy

Appendix C

Existing Ground Investigation Records

(GIU: 62062)



CONTRACT NO. GE/2014/07
GROUND INVESTIGATION - NEW TERRITORIES WEST
(TERM CONTRACT)

Works Order No. GE/2014/07.16B
Agreement No. CE 2/2011 (CE)
Hung Shui Kiu New Development Area
Planning and Engineering Study - Investigation (Batch 3)

FINAL FIELD WORK REPORT

Checked in accordance with
Contract No. GE/2014/07
requirements and accepted.

Signed _____ Date _____

Certified as Checked by

Raymond Chu
Geotechnical Engineer

Certified as Completed by

Alex Chu
Contractor's Representative

CONTRACTOR

DRiLTECH Ground Engineering Limited
Blk A & B, 9/F.,
Hong Kong Spinners Industrial Bldg., Phase VI,
481 - 483 Castle Peak Road,
Kowloon

May 2015

DRILTECH**DRILLHOLE RECORD**

CONTRACT NO. GE/2014/07

HOLE NO. **HSK-ABH 0201**

SHEET 1 of 1

PROJECT Ground Investigation - New Territories West (Term Contract), Agreement No. CE 2/2011 (CE), Hung Shui Kiu New Development Area, Planning and Engineering Study - Investigation (Batch 3)

METHOD ROTARY

CO-ORDINATES

WORKS ORDER NO. GE/2014/07.16B

MACHINE SD04

E 816510.20
N 836333.15

DATE 25.04.2015 to 27.04.2015

FLUSHING MEDIUM DRY DRILLING

ORIENTATION VERTICAL

GROUND LEVEL +4.78 mPD

Drilling Progress	Casing Size	Water Level (m) Shift Start/End	Water Return%	TCR%	SCR%	RQD%	Fracture Index	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description				
25.04.2015	PW																	
1									1	0.45	+4.28	0.50		Very dark grey (2.5Y 3/1), slightly silty fine to coarse SAND with some angular to subangular fine to coarse gravel of rock fragments. (FILL)				
									2	0.95	+3.78	1.00		Brown (10YR 5/3), angular to subangular, slightly clayey silty sandy fine to coarse GRAVEL of rock fragments. (FILL)				
									3	1.45	+3.28	1.50		Grey (7.5YR 5/1), slightly silty clayey fine to coarse SAND with some angular to subangular fine to medium gravel of rock fragments. (FILL)				
									4	1.95				Light yellowish brown (10YR 6/4), slightly clayey silty fine to coarse SAND with occasional angular to subangular fine gravel of quartz fragments. (FILL)				
									5	2.45								
2																		
									6	2.95	+1.78	3.00		Soft, yellowish brown (10YR 5/4) mottled light grey, silty sandy CLAY. (FILL)				
									7	3.00								
3																		
									8	3.45								
4																		
									9	4.45	+0.28	4.50		Pale brown (10YR 6/3), slightly clayey silty fine to coarse SAND with much angular to subangular fine gravel of quartz fragments. (ALLUVIUM)				
5																		
									10	5.45	-0.72	5.50		Light yellowish brown (10YR 6/4), slightly silty fine to coarse SAND. (ALLUVIUM)				
25.04.2015 27.04.2015		2.50 at 1600																
6		1.35 at 0800																
									11	6.00				End of hole at 6.50 m.				
27.04.2015	PW 6.50m	1.35 at 1300							12	6.45	-1.72	6.50						
7																		
8																		
9																		
10																		
<div><div><div>SMALL DISTURBED SAMPLE</div><div>LARGE DISTURBED SAMPLE</div><div>U76 SAMPLE</div><div>PISTON SAMPLE (76mm)</div><div>MAZIER SAMPLE</div><div>SPT LINER SAMPLE</div><div>WATER SAMPLE</div><div>U100 SAMPLE</div></div><div><div>STANDARD PENETRATION TEST</div><div>IN-SITU VANE SHEAR TEST</div><div>PACKER TEST</div><div>PERMEABILITY TEST</div><div>PRESSUREMETER TEST</div><div>BOREHOLE TELEVIEWER</div><div>PIEZOMETER TIP</div><div>STANDPIPE TIP</div></div></div>									LOGGED	S.L. Chiu	DATE	29.04.2015	CHECKED	R. Chu	DATE	07.05.2015	REMARKS	1. An inspection pit was excavated to 3.00m deep by hand tools. 2. A standpipe with 50mm in diameter was installed at 6.00m. 3. A groundwater sample was taken at 6.00m.

Appendix D

Extract of the Site Plan for PlanD Application

Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A, 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 1

Drawing Title 圖目:

Site Plan

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics centre and ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 3

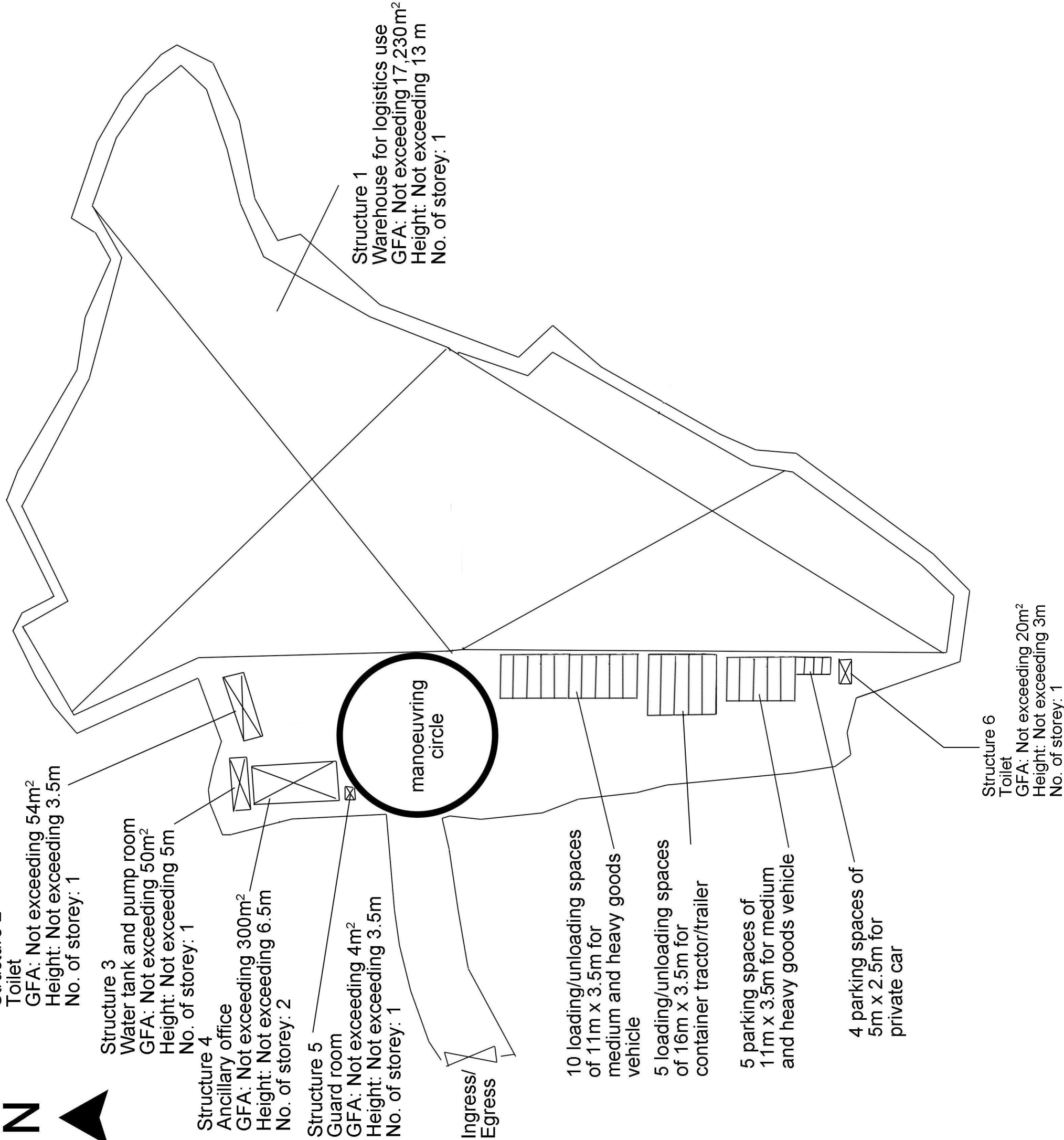
Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Scale 比例:

1:1000



Date: 29 June 2022

TPB Ref.: A/YL-LFS/426

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 Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

The applicant has installed fire service installations as per the proposed fire service installations plan submitted for the captioned application at the subject site as shown in the attached photos. The applicant cannot report the completion of the implementation of the fire service installations at the moment because the water connection works conducted by Water Services Department is yet to complete. A self-explanatory letter from the registered plumber is attached in the attachment.

There is a dispute between the registered fire service installations contractor and the applicant for the water connection point and water connection expense in the last 7 years so that the applicant has finally settled all the water connection expense in end of 2021. The agreement for water connection from Water Services Department is attached and WWO 46 Part 1, Part 2 and Part 3 have been obtained including the payment of water connection expense by the applicant. The applicant will report the completion of the implementation of the fire service installations proposal after the completion of the water connection works conducted by Water Services Department.

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

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10





怡東工程有限公司
Yee Tung Engineering Co., Ltd

水務署註冊
香港政府 機電工程署註冊
工程認可承辦商

你好

本人 李介榮 乃持牌水喉匠,

牌照號碼: [REDACTED]

聯絡電話: [REDACTED]

有關規劃編號: A/YL-LFS/426 目前尚未能申報水務完工事宜.

事緣正等待水務署大喉部向路政申領挖路紙接駁上址消防供水系統.

隨函付上水務署批核,批准表格 WWO 46 第 1 部份,第 2 部份,第 3 部&申報材料清單
和水務署收費單據共 11 頁及申請圖則 4 頁.尚若你要進一步了解情況可致電
負責是項高級水務監督 李嘉敏小姐 電話 [REDACTED] (請見 WWO 46 表格第 3 部份).

隨函亦付上規劃編號: A/YL-LFS/426

已完成安裝妥當的消防裝置及在運作中照片

請審閱 恭請 商安

李介榮

28 June 2022

Tel: [REDACTED] Fax No: [REDACTED] Mobile: [REDACTED]
E-Mail: [REDACTED]



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 2349590894 of 2349590036

Our ref.

來函檔號 :

Your ref.

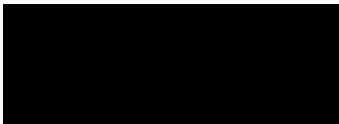
電話 : 2824 5000

Tel.

傳真 : 2802 7333

Fax.

李介榮



申請書編號 : 8104443447

先生/女士 :

用水樓宇 : LOTS 2276 SA, 2275 SA, 2278 SB, 2278, 2279 SA, SB, 2280, 2286, 2287, 2291, 2292, 2294-2296, 2305, 2306, 2310, 2311-2314 SA, 2314 RP, IN DD 129 LAU FAU SHAN ROAD, HA TSUEN, YUEN LONG, NEW TERRITORIES

本署收到閣下所委聘的水喉匠李介榮為上址供應淡水作為消防系統所提交的圖則，本署對於擬為上址進行的水管工程並無異議，有關的資料現臚列如下：

消防用水供應

本署不反對為上述樓宇敷設一條直徑80毫米的淡水駁喉，作為消防喉轆及消防花灑系統的供水用途。用水將由上址西南面一條直徑150毫米的淡水供水水管供應。該水管由一端入水，在制水期間會受供水限制。現隨函夾附有關的大喉圖則以供參考。

本署不反對加裝以下的儲水缸以供消防用途：

- (一) 1個位於地下的2000公升玻璃纖維儲水缸作為消防喉轆系統的儲水缸。
- (二) 1個位於地下的135000公升混凝土儲水缸作為消防花灑系統的儲水缸。

如果水管穿越他人擁有的土地 / 物業、政府土地或影響第三者，你必須自行與有關業權人、政府部門或受影響人士作出安排，並取得他們同意。假如相關人士或政府部門要求更改水管路線，你亦須為此負全責。如你因未能取得相關人士或政府部門同意而須更改相關的水管工程，你亦須為此負全責，本署對此並無責任。是項批准及提供供水不會對未獲有關政府部門批准而敷設於政府土地上的喉管及其配件授予任何合法性或產生任何效力以阻止其他政府部門就該喉管及其配件採取行動。無論如何，你依然有責任為水錶位至接駁位的內部供水系統部份進行有關維修保養及更改事宜。

是項批准不會免除你或你所委聘的持牌水喉匠在進行上述水管工程時需嚴格按照其他條例和規例（例如土地，安全和環境法例）的責任和義務，並需避免對公眾造成任何帶來的不便/干擾。你亦有責任確保在進行上述水管工程時遵守所有法律要求（包括但不限於工地安全相關的問題），並避免對受影響的第三者造成任何不便/干擾。你也必須自行通知受影響的第三者，並解決因上述有關水管工程而可能引起的任何糾紛。

根據2003年《土地（雜項）條文修訂條例》的規定，凡於二〇〇四年四月一日或之後申請掘路許可證，均須繳費。另外亦請留意，向路政署/地政署申領掘路許可證於行人路及車路施工，需時約六至九個月。本署在收到駁喉工程及申請掘路許可證費用後，才能開始掘路許可證申請工作。

----- 本署在收到駁喉工程費用後，才能開展水管接駁工程。現夾附駁喉費及申領掘路許可證費用的付款通知書，請你盡早繳費。

同時亦請留意，倘若供水申請後來遭取消／撤銷，本署已進行或完成的接駁喉工程所引致的任何開支及成本，將不獲退還。

請注意：如因提供的樓宇的供水申請資料有誤或擬議接駁水管路線遭到反對，引致供水延誤或受阻，本署概不負責。

是項批准不會影響有關樓宇的法律地位，而提供供水也不會對該處所的結構地位授予任何合法性或產生任何效力以阻止其他管理當局就該構築物採取行動。你有責任處理因上述供水申請而引起的所有問題，包括但不限於與業權相關的問題。你亦有責任就上述供水申請向相關的管理當局申請所需(如有)的法定批准。

水務監督是基於以下圖則核准上述的消防水供應系統：

1. VPR/334/WSD(A)
2. LOP/334/WSD(A)

謹此提醒有關工程須符合以下的規定：

- ☒ 所有地下喉管或隱藏喉管必須在完成後報告水務署以便水務署代表檢查，然後才可把喉坑回填或遮蓋；
- ☒ 所敷設的水管必須可抵受1.5倍最高靜壓頭(水壓)，並須進行測試，以證實可承受這個水壓。有關的水壓測試記錄須送交本署存照；以及
- ☒ 根據水務設施規例第7條，用戶或代理人須負責保持內部供水系統清潔。因此，新設施在獲得供水前，請參考水務署通函第1/2015及6/2020號的指引，先行清潔及消毒新敷設的內部食水供水系統/消防供水系統，並將沖洗及消毒記錄送交本署存照，再與認可化驗室作出安排收集水樣本進行細菌及化學分析，然後將合格的化驗結果呈交水務監督。

本署經審核於2021年7月2日交來，申報擬使用於水管工程的喉管及裝置的表格WWO 1149認為大致可以接受安裝或使用於核准水管工程中。請你留意，已獲批准於核准水管工程中安裝或使用的喉管及裝置如有任何更改，都必須向水務監督提交以作批核。

本署不能保證供水系統的壓力和流量不會受到干擾而改變。消防工程顧問公司 / 系統工程師有責任自行考慮系統設計以滿足消防處對流量及壓力的有關法定要求

若根據水務署《申請供水指引》中4.4.1段、4.4.2段、附錄19及25所載指引採用氯以外的其它消毒劑消毒內部供水系統(不包括新敷設的地下食水管)，請你於進行消毒工作的一個月前，向水務監督提交有關該非氯消毒劑的類別及詳細資料。在收到有關資料的兩個星期內，水務監督會就有關的附加測試參數及其接受標準作另行通知。

本署為上述用水樓宇提供的一條直徑80毫米喉管，預計工程費用約需港幣\$75,000元正(已包括\$8,000元申領掘路許可證的費用)，上述提及的費用是根據現有水管圖則，但未經地盤勘測証實所提議的駁喉位置附近的地底情況下計算。駁喉的工程和實際成本會因應實際地盤情況而有所變更。

本署在收妥你交付的預計工程費用後，便會按程序開展工程。當實際地盤情況顯示所需工程費用有可能超越以上提及的預計工程費用的百份之五十或以上，本署便會另函通知。當你收到工程費用更改的通知，請你於本署發信日期的兩星期內通知本署你的決定：

(甲) 你不接受提及的費用更改及希望本署立即停工；或

(乙) 你接受提及的費用更改及願意交付工程最終的實際開支。

在情況(甲)下，你只需負責已進行的工程和恢復地盤原狀所需的實際開支。(往後重新申請駁喉會視為一宗新申請)。

在情況(乙)下或者本署未能在發出費用更改通知的兩星期內接獲你的通知，本署會繼續進行已開展的工程直至竣工。而所需的工程費用會向你收取。

你必須委聘持牌水喉匠進行屋內供水設備的安裝及更改工程。待本監督批准擬安裝的全部喉管和配件後，該持牌水喉匠須以WWO 46號水務表格的第一及第二部分(亦須由你簽署)向本署提供水管工程計劃的細節，作為動工的通知。倘若擬使用未獲本監督批核的喉管及配件，則須先取得本監督的批准，方可展開水管工程。請於遞交WWO46水務表格第一及第二部分時，同時以另一獨立信函經人手或郵遞方式致水務監督[經：水務署文件管理中心(灣仔告士打道七號入境事務大樓43樓)]遞交有關用水器具的商品說明書及手冊指引/測試報告等供本監督參考。

在完成屋內供水設備的安裝及更改工程後，該持牌水喉匠須以WWO 46號水務表格的第四部分，向本署申報工程完成。

你須確保此供水申請所有安裝的水管裝置，均符合《水務設施條例》、《水務設施規例》、《樓宇水管工程技術要求》、《申請供水指引》、《水務署通函》及其他相關要求內所載的所有規定。詳情請參考本署網址：<https://www.wsd.gov.hk/tc/home/index.html>。

你有責任確保水管工程計劃在所有方面皆符合「樓宇水管工程技術要求」(技術要求)的規定。本着就你的水管工程計劃所給予的批准，不應視為獲批准違反任何技術要求的規定。你和你的持牌水喉匠亦不能獲免除需要依據技術要求的規定建造消防供水系統或內部供水系統和就日後視察時所發現的違規事項進行所需修正工作的任何責任。你不能以獲批准的水管工程計劃中的違規事項，作為拒絕承擔任何你和你的持牌水喉匠應負的責任。你應特別留意《水務設施條例》第14(3)條列明消防供水系統或內部供水系統的建造、安裝或更改，須按訂名的方式進行，以用於該行建造、安裝或更改的喉管及裝置，其性質、大小及品質均須屬訂明者。請留意《水務設施規例》第6(4)條列明消防供水系統或內部供水系統或其更改工程可不獲批准，直至水務監督的規定已獲遵從為止。

用水樓宇的名稱日後如有改，即使在獲得供水之後才更改，你亦須通知本署。

如有查詢，請致電3701 5217與本署新界西區申請供水組公共聯絡經理曾愷茵女士或3701 5222與本署水務督察李嘉敏女士聯絡。來函請註明本署檔案編號。

水務監督



(王麒珪 代行)

寄： 合權發展有限公司
副本送： 李介榮

2021年9月3日



水務監督
香港灣仔告士打道7號入境事務大樓43樓
電話：2824 5000 傳真：2802 7333
電郵：wsdinfo@wsd.gov.hk

表格編號
(本署專用)

申請建造、安裝、更改或拆除
內部供水系統或消防供水系統

根據《水務設施條例》(第 102 章) 第 14 條及《水務設施規例》(第 102A 章) 第 3/5 條

第一部分 (由持牌水喉匠填寫，並須由新建樓宇工程計劃的認可人士簽署)(見附註1)

致：水務監督

有關下列地址的處所的內部供水系統或消防供水系統

Lots 2276SA, 2275SA, 2278SB, 2278, 2279SA, SB, 2280, 2286, 2287, 2291, 2292, 2294-2296,
2305, 2306, 2310, 2311-2314SA, 2314RP, in DD129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

*我/我們受填寫下文第二部分的*用戶*/代理人*/初次申請供水人士所聘用，負責*建造/安裝/更改/
拆除上址的*內部供水系統/消防供水系統。有關~~內部供水系統/消防供水系統~~的核准水管工程計劃(「核
准水管計劃」)詳情如下：

水務署批函檔號： 2349590894 of 日期： 3 Sep 2021 申請書編號： 8104443447
2349590036

核准圖則的編號(如無需圖則，請簡述水管工程)： 1. VPR/334/WSD(A) 2. LOP/334/WSD(A)

本表格所涵蓋的工程：*全部工程/部分工程(如本申請只涉及部分核准水管計劃下的工程，請註
明該相關部分的工程：

涉及/所需水錶的尺寸和數目：

預計需要供水的日期： (見附註4)

備註：

詳述本表格所涵蓋在核准水管計劃下的工程擬在上址安裝/使用的喉管及裝置的表格WWO 1149
已 * 隨本表格附上 / 於 (年/月/日) 提交並於 (年/月/日) 核准。

2. 遞交表格的目的(見附註2)

*我/我們現向水務監督申請許可於 2021 年 12 月 20 日展開本表格所涵蓋在核准水管計
劃下的工程的建造、安裝、~~更改或拆除~~工作。*我/我們證明擬安裝/用於建造、安裝、~~更改或拆除~~本表
格所涵蓋的工程的喉管及裝置(包括*隨本表格附上/已核准的表格WWO 1149所載列及未有載列者)，
均符合《水務設施規例》的規定。

* 請刪去不適用者

「用戶」及「代理人」的定義請參照《水務設施條例》第 2 條。

WWO 46 (01/19)

WWO 46 (01/19)



水務監督
香港灣仔告士打道7號入境事務大樓43樓
電話：2824 5000 傳真：2802 7333
電郵：wsdinfo@wsd.gov.hk

表格編號
(本署專用)

第二部分 (由用戶#/代理人#/初次申請供水人士填寫) (見附註1)

致：水務監督

本人現簽認所聘用持牌水喉匠*和認可人士在第一部分遞交的資料。

本人完全明白並同意水務監督可把從本人收集所得與本申請有關的資料，用於處理本人聘用持牌水喉匠的申請和本申請中任何與內部供水系統或消防供水系統的核准建造、安裝、更改或拆除工作有關的跟進行動，或用於與這些方面有直接關連的事宜。如本人沒有提供足夠資料，水務監督可能無法處理本人聘用持牌水喉匠的申請。本人同意收集的資料可轉交其他政府決策局及部門和任何其他相關人士作上述用途。本人亦同意有關處所的名稱可能會向公眾公開(例如於互聯網發布相同資料)作上述用途。本人明白可向水務署部門秘書(地址：香港告士打道7號入境事務大樓48樓)要求查閱及更正本人的個人資料。

簽署：

姓名： 文劍輝

(*用戶#/代理人#/初次申請供水人士)

電話號碼：

傳真號碼：

公司蓋章：
(如適用)



地址：

日期： 11 Dec 2021

* 請刪去不適用者

「用戶」及「代理人」的定義請參照《水務設施條例》第2條。

WFO 46 (01/19)

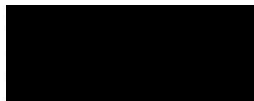


水務監督
香港灣仔告士打道7號入境事務大樓43樓
電話：2824 5000 傳真號碼：2802 7333
電郵：wsdinfo@wsd.gov.hk

表格編號 8104443425
(本署專用)

第三部分 (由水務監督填寫)

李介榮



申請用水地址: **LOTS 2276 SA, 2275 SA, 2278 SB, 2278, 2279 SA, SB, 2280, 2286, 2287, 2291, 2292, 2294-2296, 2305, 2306, 2310, 2311-2314 SA, 2314 RP, IN DD 129 LAU FAU SHAN ROAD, HA TSUEN, YUEN LONG, NEW TERRITORIES**
(Re : WWO46 Pt. I-II & WWO1149 re-submitted on 10-01-2022.)

現准許你進行本表格所涵蓋在核准水管計劃下的工程。

(代水務監督簽署)

姓名： 李 嘉敏

I/NTW(CS)A3

職位：

電話號碼：3701 5222

傳真號碼：

日期：2022年1月18日

寄： 李介榮
副本送： 合權發展有限公司

*請刪去不適用者
「用戶」及「代理人」的定義請參照《水務設施條例》第2條。

WWO 46 (1/2019)

[20220118001120-001/001-1/1]



水務監督
電話：2824 5000 傳真：2802 7333
電郵：wsdinfo@wsd.gov.hk

申請書編號：8104443447

地址：Lots 2276SA, 2275SA, 2278SB, 2278, 2279SA, SB, 2280, 2286, 2287, 2291, 2292, 2294-2296, 2305, 2306, 2310, 2311-2314SA, 2314RP, in DD129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

表格編號
(本署專用)

擬安裝的喉管及裝置清單：

第 1 頁 (共 1 頁)

喉管及裝置類別說明 (見附註1)	品牌名稱	尺寸	製造商	原產地	一般認可信編號 / 用水效益標籤計劃註冊號碼 (見附註4,5及6)	安委所指定已註冊用水效益標籤計劃的產品 / 「組合式」節水裝置的位置
Galvanized steel pipes (class medium)	南粵牌	25, 32, 40, 50, 65, 80, 100, 150mm	Guangzhou municipal Guangdong Steel Tube Co. Ltd	the Mainland of China	C 20211314FS	
Copper alloy gate valve	T.Y.T	25, 32, 40, 50 80, 100mm	M/s Goodyear Valves Works Corp	Tai Wan China	C 20211203	
Copper alloy float operated valve	WELSON	40, 50 & 80mm	Wilson Metal & Sanitary Ware MFY	the Mainland of China	C 20201103	
Copper alloy swing check valve	T.Y.T	40, 50 & 80mm	M/s Goodyear Valves Works Corp	Tai Wan China	C 20200969	
Copper alloy swing check valve	Pegler	40, 50mm	Pegler Yorkshire Group Limited	UK	C 20211038	
Check Valve	MICO	150mm	Hentley Engineering & Supplies	the Mainland of China	C 20210929FS	
Butterfly Valves	Reliable	150mm	Reliable Automatic Sprinkler Co Inc	the Mainland of China	C 20210588FS	
"CNB" Gate Valve	CNB	150mm	CBN (Far East) Ltd	Tai Wan China	C 20211237	
"SRI" Hydrant Valves	SIR	80mm	Steel Recon Ind Sdn Bhd	Malaysia	C 20210271FS	

如有需要，可另加紙張填寫。

請參閱背頁附註

WWO 1149 (11/19)

持牌水喉匠簽署：

牌照號碼：01171

日期：4 Jan 2022



水務署
Water Supplies Department

發出日期: 03/09/2021

付款通知書



每日慳水10公升

合權發展有限公司

繳款單編號

18759876594

應繳總額

\$75,000.00

在此日期或之前繳付

28/09/2021

用戶編號: 1875 9876 594

用水樓宇地址

VARIOUS LOTS IN DD 129
LAU FAU SHAN ROAD
HA TSUEN
YUEN LONG, NEW TERRITORIES

上場

雜項收費

\$

此欄空白

\$

淡水消防供水駁喉: 長度 6 米

67,000.00

淡水消防供水駁喉: 直徑 80 毫米

挖掘准許證費用

8,000.00

小計

75,000.00

收費總額

75,000.00

餘額撥入下期

0.00

應繳款額

75,000.00

有關此帳戶的帳單附註:

- 申請書編號是 8104443447

政府資訊:

- 政府已宣布寬減由2019年12月1日至2021年11月30日期間非住宅用途用水量之水費及排污費。請瀏覽水務署網頁以獲取更多資料。
- 透過發還產假薪酬計劃，僱主可以報銷形式申領發還已支付的第11至第14個星期的法定產假薪酬，並於「發還易」網站w www.rmlps.gov.hk遞交網上申請。
- 由2022年1月1日起，水務署所有客戶諮詢中心的辦公時間為星期一至五上午9時至下午5時30分，星期六、日及公眾假期休息。

131 14/09/21 26YLG 000447 CHQ

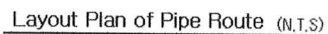
\$75,000.00 M

水務監督(黃俊光 代行)

CCBS/002 (11/2019)

2000 liter water tank only for Hose reel system (Stacked up on pump room roof)

(built-in F.S hose reel system pressurized pump/ Control unit devices and F.S sprinkler system pressurized pump/ control unit devices)



80mm G.I. pipe connection to
Sprinkler check meter and Hose reel check meter
Long screw connector
413 mm length check meter point

Connection by WSD

Gate Valve

Check Valve

Check Meter Box

80

80

1500

750


400


Diagram illustrating the internal wiring and components of a fire alarm control panel. The panel is shown in a cutaway view, revealing the internal structure and components. The dimensions of the panel are indicated: 1750 mm width and 400 mm depth. The internal components include a 50mm G.I. pipe connection to a 2000 L hose reel water tank, an 80mm G.I. pipe connection to a 135,000 L Sprinkler water tank, and an 80mm G.I. pipe connection to the main Check Meter. The diagram also shows the internal wiring and components, including a 413 mm pipe, a 310 mm pipe, and an 80 mm pipe. The panel is shown in a cutaway view, revealing the internal structure and components.

The diagram illustrates the electrical connections for a fire alarm system. A central vertical line represents the main supply, with two 25A circuit breakers (labeled '25') and a ground symbol at the bottom. Branching from this line are several components:

- A 'Warning message sign plate' (a rectangular plate with six asterisks) connected via a switch.
- A 'Fire alarm Bell' (a bell icon) connected via a switch.
- An 'Operation instruction Note plate' (a rectangular plate with six asterisks) connected via a switch.
- A 'Hose reel nozzle shall be housed in glass fronted cabinet with locking device' (a square cabinet icon) connected via a switch.
- A 'Break-glass unit' (a square unit with a red dot) connected via a switch.

 All components are connected to the main supply line through their respective switches.

 Hose Reel Pump
  Non Return Valve
  Alarm Bell
  Pressure Switch
  Gate Valve (with monitoring)

 Manual Fire Alarm Call Point
  Hose Reel
  Pressure Gauge
  Gate Valve
  Flow Switch

1. All dimensions are millimeter.
2. There shall be sufficient hose reel to ensure that every part of each building can be Reached by a length of not more than 30m of hose reel tubing.
3. All pipe and fitting shall be of the materials accepted by WSD laid in accordance with the requirement of the Authority.
4. All the fire service water supply system with G.I. steel tubes B, S EN 10255: 2004 (class medium)
5. Whole the pipe work assemblage use screw thread jointing

Lots 2276SA, 2275SA, 2277SB, 2278, 2279SA, SB, 2280, 2286, 2287, 2291, 2292, 2294-2296, 2305, 2306, 2310, 2311-2314SA, 2314RP
IN DD 129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE NATURE. THE EXACT LOCATION AND COVERAGE MAY BE OF IMPORTANCE. DETAILS SHOULD BE REFERRED TO THE RECORDS FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS. SEE SKETCH NO. 3988.
 4. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 5. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 6. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/2-SW-21D & 22C

REF. CODE: 3SW21M SHEET 1 OF 1 SCALE 1:1500

X:816 806
Y:836 425



水務署
Water Supplies Department

Date: 6 July 2022

TPB Ref.: A/YL-LFS/426

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 Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B(Part), 2278, 2279S.A, 2279S.B(Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B(Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

We are glad to submit the progress of the implementation of the fire services proposal prepared by the registered plumber appointed by the applicant.

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



怡東工程有限公司
Yee Tung Engineering Co., Ltd

水務署註冊
香港政府 機電工程署註冊
工程認可承辦商

徐 Sir, 你好

本人 李介榮 乃持牌水喉匠,

牌照號碼: [REDACTED]

聯絡電話: [REDACTED]

有關規劃編號: A/YL-LFS/426 目前尚未能申報水務完工事宜.

茲擬補充在 28 June 2022 信函內容, 附加詳細說明下述:

我司在五月上旬已全部完成上址消防供水系統工程,

目前正等待水務署大喉部向路政署申領挖路紙及(開 T)即在地下政府總供水喉,

分支接駁上址我司已全部完成的消防供水喉, 之後

我司要簽署 WWO 46 第四部份交水務署, 邀請水務監督到場視察及批准.

視察合格滿意, 水務署才簽署回函 WWO 46 第五部份(甲部)同時

我司亦需要致函 CMA Industrial Development Foundation Limited 約時間取水樣本化驗.

直至合格. 水務署才簽署回函 WWO 46 第五部份(乙部)和發出通函致,

屋宇署, 消防署 & 持牌水喉匠. 確認上址消防供水系統完成.

尚若徐 Sir 你要進一步了解情況可致電

負責是項高級水務監督 李嘉敏小姐 電話: [REDACTED] (請見 WWO 46 表格第 3 部份).

恭請 商安

李介榮

5 July 2022

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.
2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:

- (a) the use of sites of less than 1,000 m² each for open storage uses and 2,000 m² each for port back-up uses in rural areas is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/35	Temporary Open Storage of Container and Ancillary Visitor Parking/ Trailer Parking/ Trailer parking/ Equipment Storage/ Office for a Period of 12 Months	CDA	27.11.1998
2	A/YL-LFS/47	Temporary Open Storage of Containers and Ancillary Visitor Parking, Trailer Parking, Equipment Storage, Office for a period of 12 Months	CDA	14.1.2000
3	A/YL-LFS/61	Temporary Open Storage of Containers, Construction Materials & Machinery with Ancillary Visitor & Trailer Parking, Equipment Storage and Office for a Period of 3 Years	R(E), GB & V	22.12.2000 (Revoked on 22.6.2001)
4	A/YL-LFS/126	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years	R(E)	18.2.2005 (Revoked on 18.8.2005)
5	A/YL-LFS/138	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years (Minor Amendment to the Approved Scheme of A/YL-LFS/126)	R(E)	29.7.2005
6	A/YL-LFS/171	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office under Application A/YL-LFS/138 for a Period of 3 Years	R(E)	22.2.2008 (1 Year up to 18.2.2009)
7	A/YL-LFS/188	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office under Application No. A/YL-LFS/171 for a Period of 1 Year	R(E)	23.1.2009 (Revoked on 2.10.2009)
8	A/YL-LFS/197	Temporary Open Storage of Containers with Ancillary Office and Ancillary Container Repair Workshop for a Period of 3 Years	R(E)	18.12.2009 (1 Year)
9	A/YL-LFS/213	Temporary Open Storage of Containers with Ancillary Container Repair Workshop for a Period of 3 Years	R(E)	23.12.2010 (1 Year) (12.8.2011 by TPB for 3 Years)

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
10	A/YL-LFS/267	Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	14.11.2014 (Revoked on 13.4.2017)
11	A/YL-LFS/297	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	26.5.2017 (Revoked on 26.10.2019)
12	A/YL-LFS/353	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	12.6.2020

Rejected Application

<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason</u>
A/YL-LFS/108	Temporary Open Storage of Containers, Construction Materials and Machinery with Ancillary Visitor Parking, Trailer Parking, Equipment Storage and Office for a Period of 3 Years	R(E)	14.11.2003 by TPB	1

Rejection Reason

1. Insufficient information to demonstrate no adverse environmental and drainage impacts.

**Similar s.16 Applications
within the same “Residential (Group E)” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan
in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/334	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	22.2.2019 (Revoked on 22.7.2021)
2	A/YL-LFS/397	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	23.7.2021

Government Departments' General Comments

1. Land Administration

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

- (a) 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.
- (b) Portion of GL within the Site (about 4,090 m²) is covered by a Short Term Tenancy (STT) No. 2877 for the purpose of "Temporary Logistics Centre with Ancillary Office and Parking of Vehicle".
- (c) No permission is given for occupation of GL (about 86m² subject to verification) within the Site. The act of occupation of GL without Government's prior approval is not allowed.
- (d) The private lots covered by Short Term Waivers (STWs) in the Site are listed below:

STWs No.	Lots in D.D. 129	Purpose
4240	2305	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle
4241	1710	
4242	1711, 1713, 1715, 2278, 2286, 2291 & 2311	
4243	1712, 1714, 2294 & 2295	
4244	2276 S.A ss.2 & 2276 S.A RP	
4245	2277 S.A	
4246	2279 S.A	
4247	2279 S.B	
4248	2285 & 2287	
4249	2288	
4250	2289, 2292 & 2310	
4251	2296	
4252	2302	
4253	2306	
4254	2312	
4255	2313	
4256	2314 S.A	
4257	2277 S.B	
4311	2344 S.A	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
4312	2344 S.B	
4765	2349	Temporary Logistics Centre, Open Storage of Construction Machinery and Material, Brand-
4766	2351	
4767	2352	

STWs No.	Lots in D.D. 129	Purpose
4768	2353	new Trailer with Ancillary Canteen and Trailer Park
4944	1709	Warehouse for General Storage (excluding dangerous goods), Workshops for Metal and Wooden Products and Ancillary Use
4945	1715 & 1719	

- (e) He has no adverse comment on the application.

2. **Landscaping**

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

- (a) She has no comment from the landscape planning perspective.
- (b) The Site is situated in area of miscellaneous rural fringe predominated by warehouses, village houses, graveyard and woodland. The Site is hard paved with temporary structures for exactly the same use and existing trees along the boundary within the Site.
- (c) According to the submission, the applicant confirmed that all existing trees within the Site would be preserved. As such, further significant landscape impact on existing landscape resources within the Site arising from the applied use is not anticipated. According to record, similar approved logistics centre under planning application No. A/YL-LFS/397 is observed in the same zone. Therefore, the applied use is considered not incompatible with the landscape character of the surrounding area.

3. **Drainage**

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

- (a) According to the applicant's submission, the existing drainage facilities which were implemented under an approved application No. A/YL-LFS/353 will be maintained for the subject development. He has no objection in principle to the application from a 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 in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. **Fire Safety**

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

He has no objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

5. Water Supply

Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) Application for Fire Service (FS) supply was received by WSD on 24.6.2021 and approved on 3.9.2021. 1 no. of DN80mm FS connection was approved for FS system (including sprinklers and hose reels) for the premises.
- (b) Commencement of plumbing works was approved on 18.1.2022. The Licensed Plumber (LP) has yet to report completion of the works. Works of Government mains for FS connection is in progress by WSD.

6. Geotechnical

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

- (a) It is noted from the applicant's representative's clarification that there is no change in the content of the Geotechnical Planning Review Report (GPRR) under the current application when compared to that submitted under the previous application No. A/YL-LFS/353.
- (b) It is noted that the applicant will carry out further study on the stability of the two existing man-made slope features No. 2SW-C/C110 and 2SW-C/C112 that may affect or be affected by the applied use, and to carry out slope upgrading works if found necessary. As such, he has no adverse comment on the application.

7. Building Matters

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

- (a) 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.
- (b) There is no building plan submission in relation to development at the Site approved/under processing.

8. Others

Comments of the Antiquities and Monuments Office, Development Bureau:

- (a) He has no objection in principle to the application from the archaeological and built heritage conservation perspective.
- (b) A Grade 3 historic building namely, Wong Yun Wui Ancestral Hall at No. 9 San Hing Tsuen, is located at about 75m away from the Site.

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/Land Works, CEDD (CE/LW, CEDD);
- (b) Project Manager (West), CEDD (PM(W), CEDD);
- (c) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (d) Commissioner for Transport (C for T);
- (e) Commissioner of Police (C of P); and
- (f) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further application unless under very special circumstances;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Tenancy (STT) and Short Term Waivers (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to LandsD to permit the structures to be erected or regularize any irregularity on site, if any. Also, the applicant has to either exclude the GL without STT from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. 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 the application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fees, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that the access road connecting the Site and Lau Fau Shan Road is not under Transport Department's management. The applicant is reminded to obtain consent of the owners/managing departments of the access road 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 to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Lau Fau Shan Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Lau Fau Shan 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. 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. It is the applicant's obligation to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all

internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
- (i) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS. The gross floor area of Structure No. 1 exceeds the compartment limitation as stipulated in the Code of Practice for Fire Safety in Buildings 2011 to a large extent. The applicant is reminded of the necessity of general building plans submission for compliance with the Buildings Ordinance (Cap. 123) for the applied development in order to ensure the fire safety of the said structure. Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) 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; and
- (k) to note the comments of the Antiquities and Monuments Office, Development Bureau to ensure that no adverse impact, both physically and visually, would be imposed on the Grade 3 historic building namely, Wong Yun Wui Ancestral Hall at No. 9 San Hing Tsuen. The applicant may refer to the website of the Antiquities Advisory Board (www.aab.gov.hk) for the location, grading boundary and historic building appraisal of the graded building.

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



A/YL-LFS/426 DD 129 Lau Fau Shan

26/06/2022 01:46

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Despite a history of non compliance 353 was approved on 12 June 2020 and, surprise, surprise, again conditions were not fulfilled and with a revocation surely overdue the applicant well versed in the rubber stamp roll over has submitted a new application.

PlanD considered that the applied use could be tolerated for a period of three years based..... no mention of the long history of failure to comply with conditions and as usual MEMBERS ASKED NO QUESTIONS.

Failure to do so this time around would constitute a clear breach of your duty to make an independent assessment of the issues.

Mary Mulvihill

From:

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

Date: Tuesday, 19 May 2020 3:27 AM CST

Subject: Re: A/YL-LFS/353 DD 129 Lau Fau Shan

Dear TPB Members.

There are clearly a number of issues with this plan.

In view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered ."

Lau Fau Shan is a sensitive ecological area. Recent events are a warning that we neglect nature at our peril.

Members must also consider the current Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands **after being allocated to tenants for more than seven years without any formal justification.**

Auto roll overs are no longer an option.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, December 15, 2019 3:21:50 AM
Subject: A/YL-LFS/353 DD 129 Lau Fau Shan

Dear TPB Members,

Not only is there no impetus to upgrade the area, the operators continue to ignore conditions but know they can get away with it by lodging another application.

No wonder NT is so depressingly Third World.

Another roll over no doubt.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, April 26, 2017 1:49:18 AM
Subject: A/YL-LFS/297 DD 129 Lau Fau Shan

A/YL-LFS/297

Lots in D.D. 129, Lau Fau Shan, Yuen Long

Site area : About 26,940 m² Includes Government Land of about 4,176 m

Zoning : "Res Group E"

Proposed Use : Open Storage

Dear TPB,

This site has been used for storage for 20 years but according to the applicant no moves are being made to realize the zoning intention.

How can Secretary for Development justify land grabs of Green Belt, Country Parks, etc when no moves are being made to develop communities on sites zoned for such purpose?

Members should encourage DB to get a move on with the construction of purpose built logistic and storage facilities instead of endless consultations and procrastinations.

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:**

220620-143723-62344

提交限期**Deadline for submission:**

28/06/2022

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

20/06/2022 14:37:23

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

A/YL-LFS/426

「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。