

LFS/482

21 JUL 2023

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-LFS/482
	Date Received 收到日期	21 JUL 2023

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

1. Name of Applicant 申請人姓名/名稱

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

陳錫雯 Chan Sze Man Maggie

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

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

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗流浮山丈量約份第129約地段第1965號 Lot 1965 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,083 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 536 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂 Recreation
(f) Current use(s) 現時用途	臨時貨倉 (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 11/07/2023 (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 11/07/2023 (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

擬議臨時貨倉存放五金零件

Proposed Temporary Warehouse for Storage of Hardware Accessories

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 587sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 496sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 536sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 536sq.m ☒ About 約

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

構築物1&2：貨倉存放五金零件，每個面積不多於220平方米，1層高，高度不多於9米。

構築物3：辦公室，每層面積不多於40平方米，2層高，高度不多於6米，總面積不多於80平方米。

構築物4：洗手間，面積不多於8平方米，1層高，高度不多於3米。

構築物5：電錶房，面積不多於8平方米，1層高，高度不多於3米。

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

Private Car Parking Spaces 私家車車位 1

Motorcycle Parking Spaces 電單車車位 0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0

Others (Please Specify) 其他 (請列明) 0

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

Taxi Spaces 的士車位 0

Coach Spaces 旅遊巴車位 0

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 0

Heavy Goods Vehicle Spaces 重型貨車車位 0

Others (Please Specify) 其他 (請列明) 0

Proposed operating hours 擬議營運時間			
星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由流浮山的深灣路經一條鄉村道路進入	
	No 否	☐ 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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☐

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

請參考附件的申請摘要

8. Declaration 聲明

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

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

Signature
簽署

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

11/07/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗流浮山丈量約份第129約地段第1965號 Lot 1965 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	1,083 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	康樂 Recreation
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉存放五金零件 Proposed Temporary Warehouse for Storage of Hardware Accessories

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	536 ☐ About 約 ☒ Not more than 不多於	0.495 ☐ About 約 ☒ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	9 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45.8 % ☒ 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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 1 0 0 0

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
位置圖 Location Plan, 地盤平面圖 Site Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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.

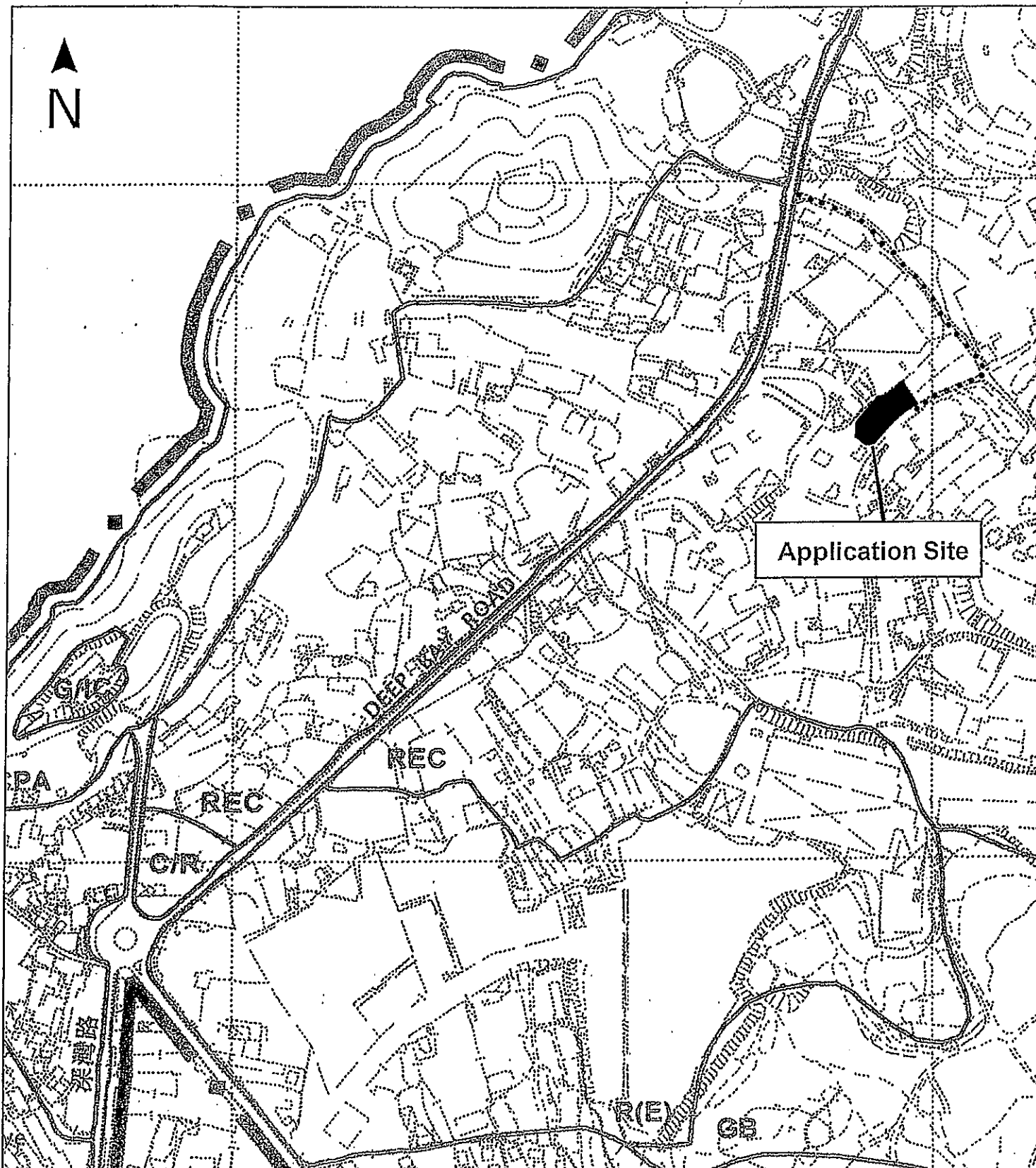
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請摘要

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗流浮山丈量約份第 129 約地段第 1965 號
作為期三年的擬議臨時貨倉存放五金零件

1. 申請地點的面積約為 1,083 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「康樂」。
2. 申請地點範圍涉及之前的規劃申請：A/YL-LFS/410，之前因申請人未能完成落實渠務工程的附帶條件，所以現時重新入新申請，申請人承諾這次會做好渠務工程。
3. 申請地點附近的地段現時大多用作臨時貨倉及港口後勤用途，而大部份都符合城市規劃條例，即「現有用途」或已取得城市規劃委員會的臨時規劃許可，擬議申請用途和周邊環境及用途協調。
4. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
5. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存放五金零件，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
6. 擬議臨時貨倉的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。
7. 擬議發展只涉及 1 個私家地停車位，以及 1 個輕型貨車的上落貨車位，不涉及任何重型貨車，不會加重深灣路的交通負荷。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 1965 號作為期三年的臨時貨倉存放五金零件。

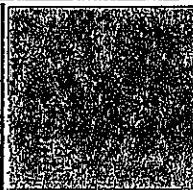


Project 項目名稱:

Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years at Lot 1965 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



全堅土地規劃

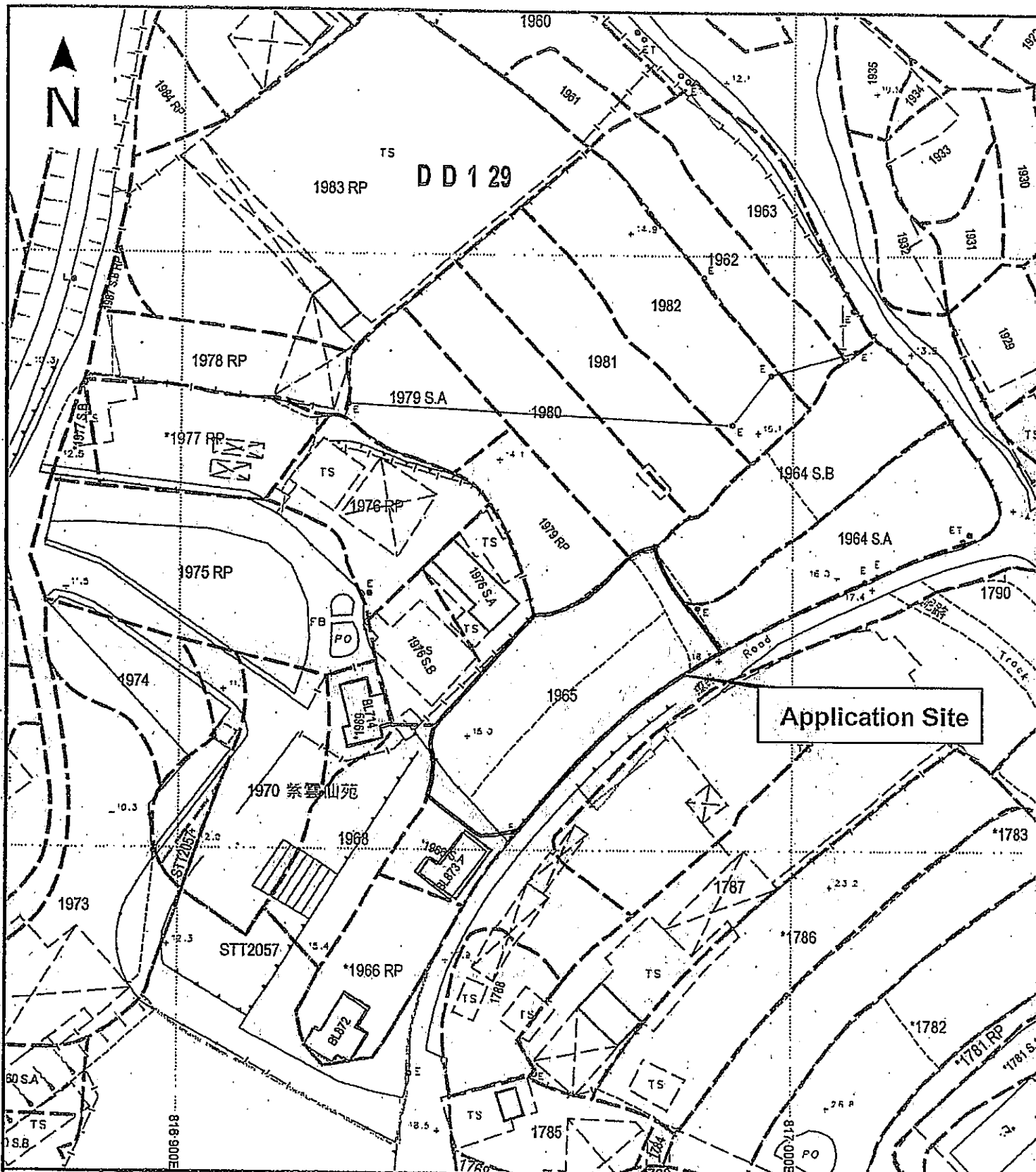
Remarks 備註:

● ● ● Vehicular access leading from Deep Bay Road

Drawing No. 圖號:

20230711

Scale 比例:



Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Hardware Accessories for
a Period of 3 Years at Lot 1965 in
D.D. 129, Lau Fau Shan, Yuen Long,
New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20230711

Remarks 備註:



全堅土地規劃

Scale 比例:

Structure 1

Warehouse for storage of hardware accessories

GFA: Not exceeding 220m²

No. of Storey: 1

Height: Not exceeding 9m

Structure 4

Toilet

GFA: Not exceeding 8m²

No. of storey: 1

Height: Not exceeding 3m

Structure 3

Site Office

GFA: Not exceeding 80m²

No. of storey: 2

Height: Not exceeding 6m

1 parking space
of 5m x 2.5m
for private carManoeuvring
circle8m Ingress/
Egress1 Loading/unloading spaces of
7m x 3.5m for light goods vehicle**Structure 2**

Warehouse for storage of hardware accessories

GFA: Not exceeding 220m²

No. of Storey: 1

Height: Not exceeding 9m

Structure 5

Electricity room

GFA: Not exceeding 8m

No. of storey: 1

Height: Not exceeding 3m

Project 项目名称:

Proposed Temporary Warehouse for
Storage of Hardware Accessories for
a Period of 3 Years at Lot 1965 in
D.D. 129, Lau Fau Shan, Yuen Long,
New Territories

Drawing Title 圖紙標題:

Layout Plan



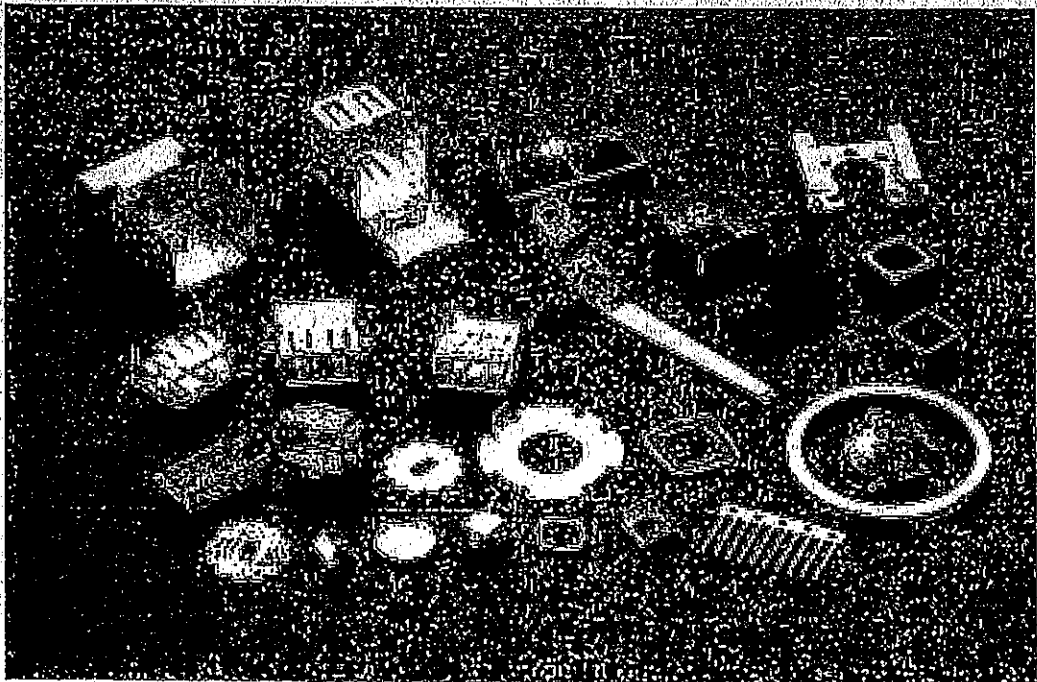
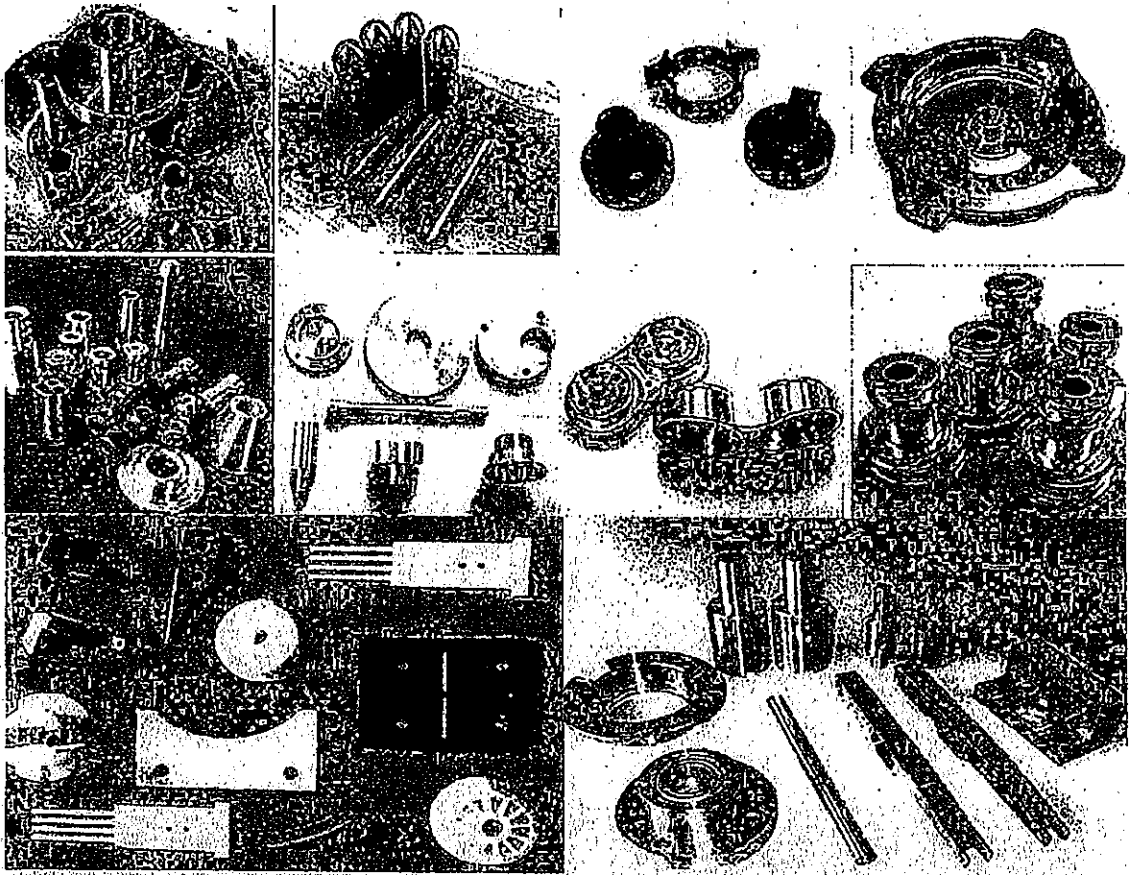
Drawing No. 圖號:

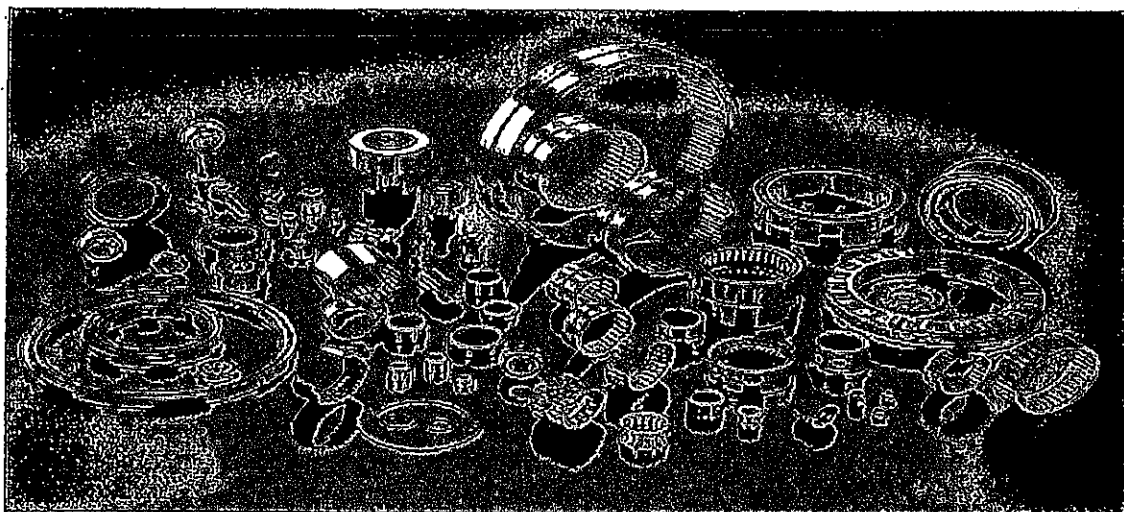
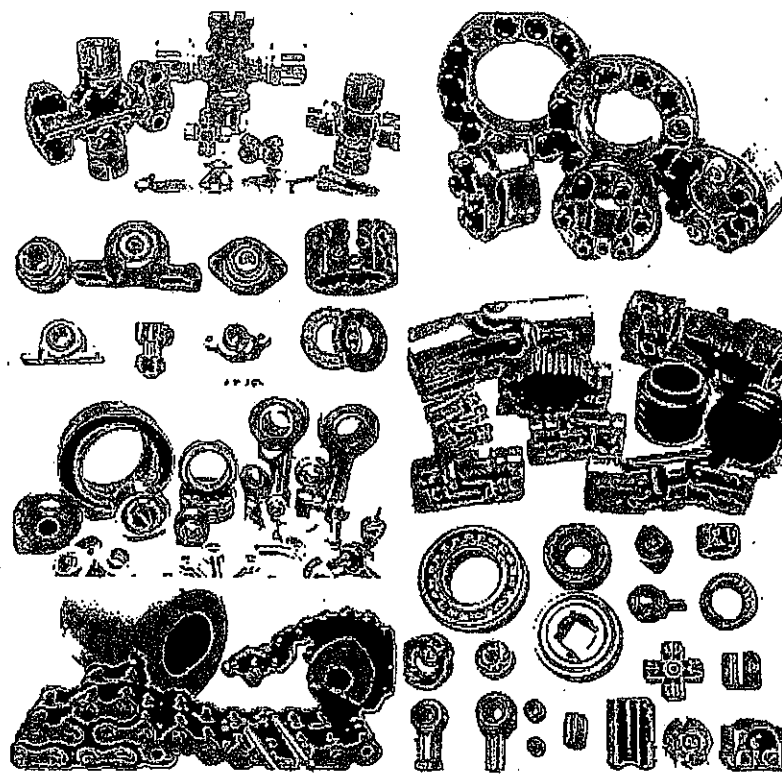
20230710

Remarks 備註:

Scale 比例:

五金零件 參考圖片





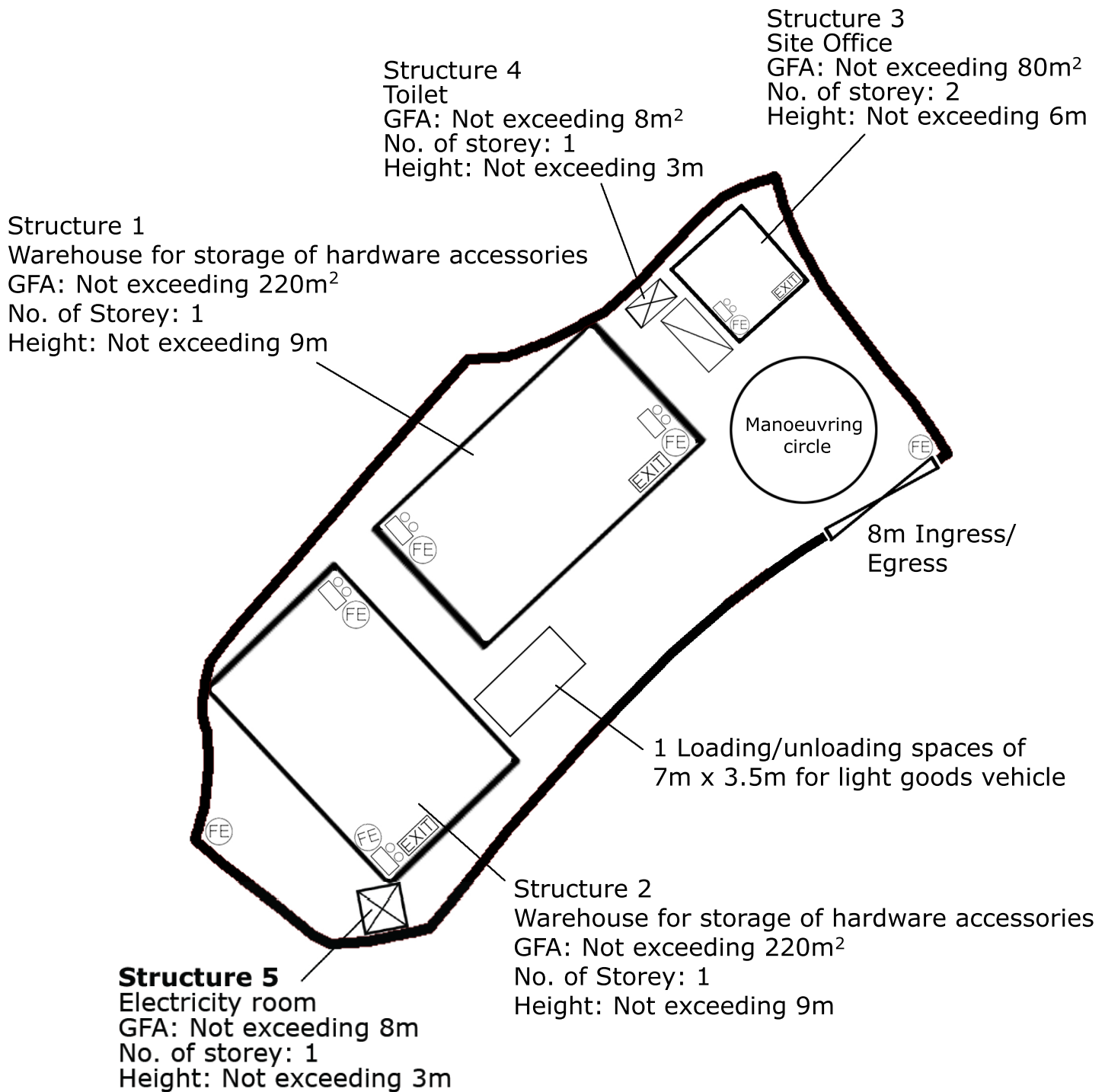
以上圖片只供參考，擬議臨時貨倉存放的五金零件體積細小，一般透過紙箱打包，並使用 5.5 噸或以下的輕型貨車運送。

申請地點內有足夠土地，供上貨或卸貨工作，不會對附近交通造成影響；即使需要上貨或卸貨，也會在日間非繁忙時間安排運輸工作。

有關規劃申請 A/YL-LFS/482

補充說明

1. 申請人現附上之前規劃許可：A/YL-LFS/410 批准過的消防裝置建議書和渠務建議書。
2. 在落實渠務建議方面，現場已做好渠務設施，將會報完工，現附上相關照片。
3. 在落實消防裝置方面，申請人已找消防工程顧問報價，會盡快安裝消防工程和報完工。



Project 項目名稱:

A/YL-LFS/482

Drawing Title 圖紙標題:

Proposed FS Plan

Drawing No. 圖號:

20230731

Remarks 備註:



Private car



5kg Dry Powder
Type Extinguisher



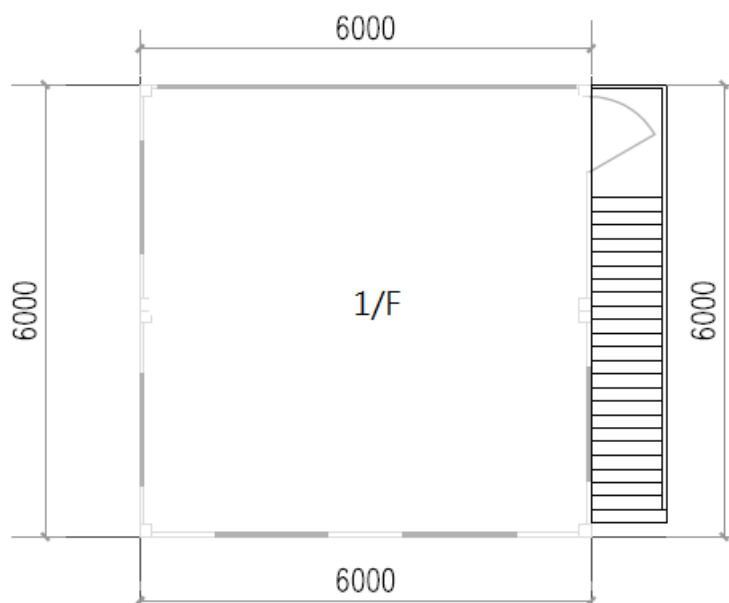
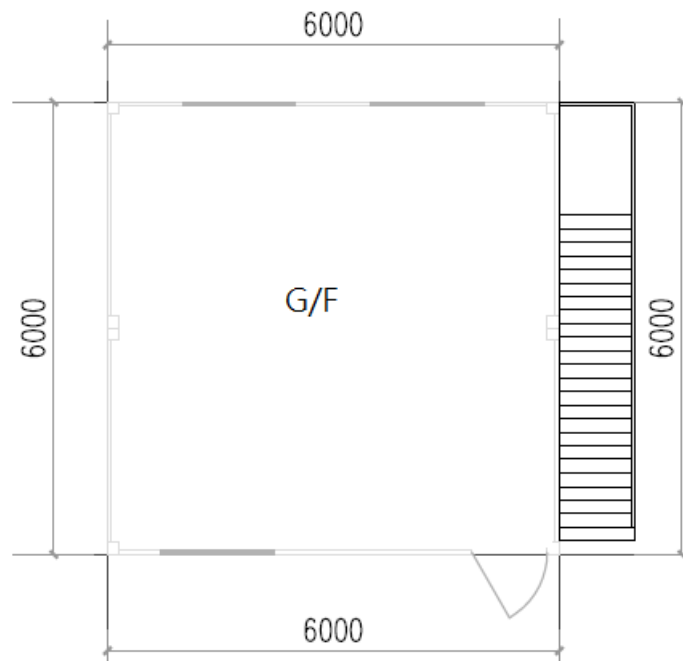
Exit Sign



Emergency Lighting

Scale 比例:

Layout of the site office



ISSUE 2

TEMPORARY DRAINAGE PROPOSAL (Final)

APPLICATION SITE OF PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF HARDWARE
ACCESSORIES FOR A PERIOD OF 3 YEARS AT LOT
1965 IN D.D.129, LAU FAU SHAN, YUEN LONG,
NEW TERRITORIES

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3.1	Design Return Periods	2
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- A. Location Plan
- B. Layout Plan
- C. Proposed Drainage Plan
- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings Of U-Channel and Catchpit
- F. Response to Comments

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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years at Lot Lot 1965 in D.D.129, Lau Fau Shan, Yuen Long, New Territories.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Kam Tin, Yuen Long, with an area of around 1,640m² and ground level varying between + 18.2mPD and + 18.6mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Recreation" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.
- 3.1.3 An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

where	Q_p	=	Peak Runoff, m ³ /s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km ²

3.2.2 The paved area of the site will account for 1,083 m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Kam Tin, Yuen Long, with an area of around 1,083m² and ground level varying between + 18.2mPD and + 18.6mPD.

4.1.2 There is no specific drainage provision for the current site, the collected stormwater would be discharged as surface runoff and infiltration leading to the village drainage, natural stream or river.

4.2 Changes in Drainage Characteristics

4.2.1 Since the ground level of application site is generally higher than the adjacent ground surface. No external catchment shall be considered in the calculation.

4.2.2 The characteristics of the sub-catchment areas are altered due to the proposed application, which are changed from unpaved site area to paved area. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	1,083	0
Paved Area (m ²)	0	1,083
External Catchment Area	0	0
Total Catchment Area (m ²)	1,083	1,083

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP).
- 4.3.3 The runoff from the Application site is collected by 300mm U-channels along the boundary and convey to the terminate catchpit with sand trap (TCP), before discharge to the village drainage discharge point at the north-south of the application site, and eventually discharge to the further downstream as indicated in the Appendix C.
- 4.3.4 The 300 mm U-channel receives stormwater from the surface. For Conservative, the critical scenario is considered for collecting all the flow leading to the 300mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
300mm UC	0.067	0.111	39%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.067m³/s, which is within the drainage capacity of the proposed 300mm u-channel of 0.111m³/s with gradient 1:100, the reserve capacity is 39%.
- 4.3.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

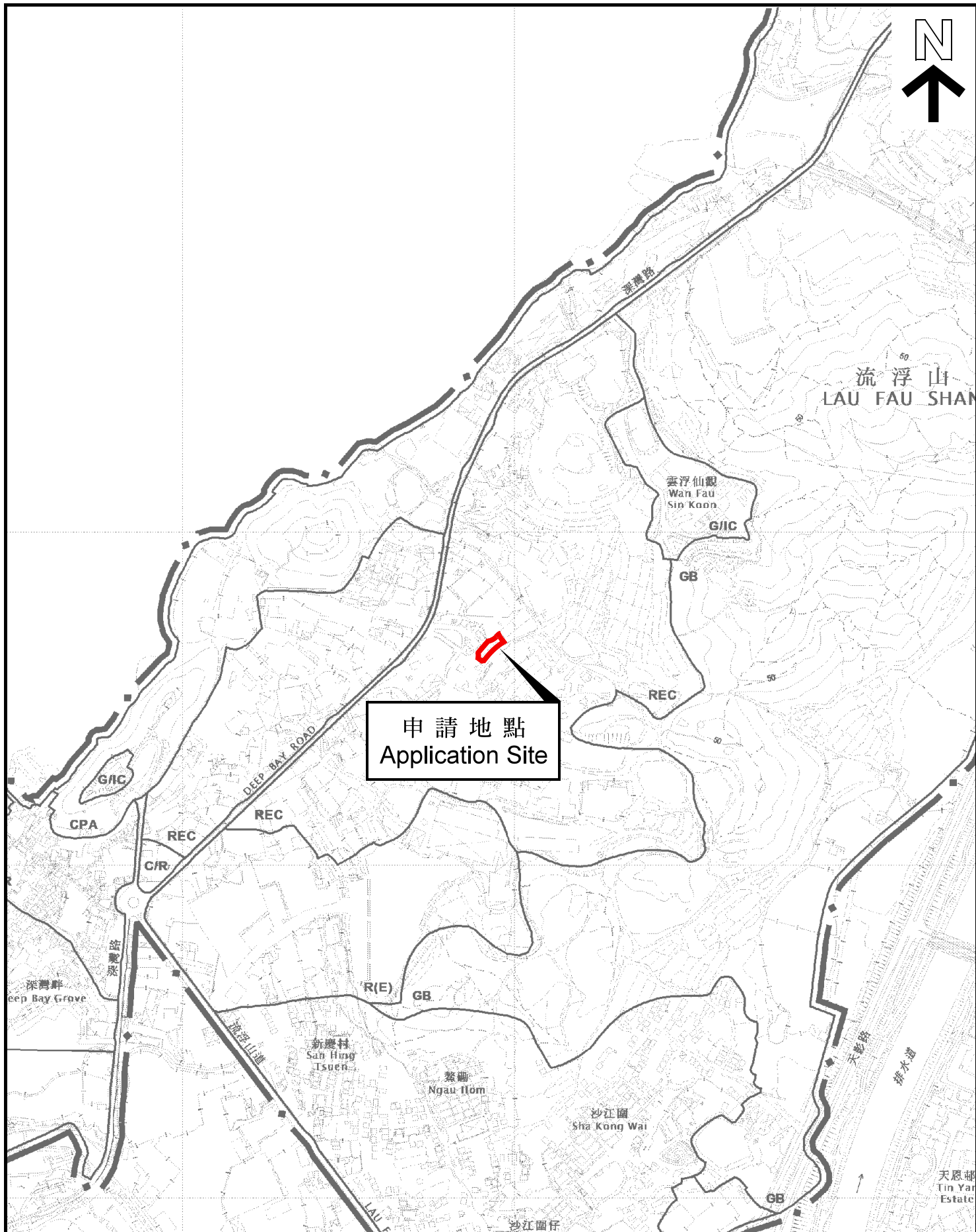
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 1,083 m² consists of the site area of the proposed Application Site and the external catchment area from the natural slope at South direction.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

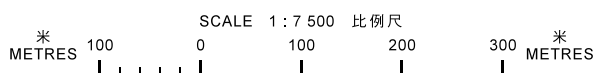
END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



位置圖 LOCATION PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

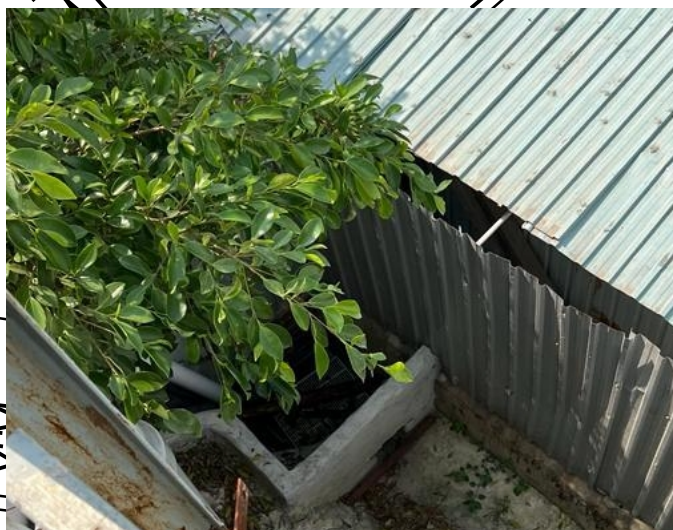


APPENDIX B
LAYOUT PLAN

APPENDIX C
PROPOSED DRAINAGE PLAN

TS

請地點
Application Site



Existing Village Discharge Point

Proposed Catchpit with
Sand Trap (Refer Drawing
No.C2406/1)

Proposed 300mm Surface
U-channel with grating (Refer
CEDD Standard drawing No.
C2412E)

Proposed Terminate
Catchpit with Sand Trap
(Refer Drawing No.C2406/1)

Proposed 300mm Surface
U-channel (Refer CEDD
Standard drawing No. C2412)

Site Area of the
application Site =
1.083 sq m

No External Catchment
with were identified

Electric
Room

Legend

- Proposed 300mm U-channel with Gradient =1:100
- □ Proposed Catchpit with sandtrap (Refer Drawing No.C2406/1)
- Proposed 200mm Downpipe
- Existing Village drainage by others

平面圖 SITE PLAN

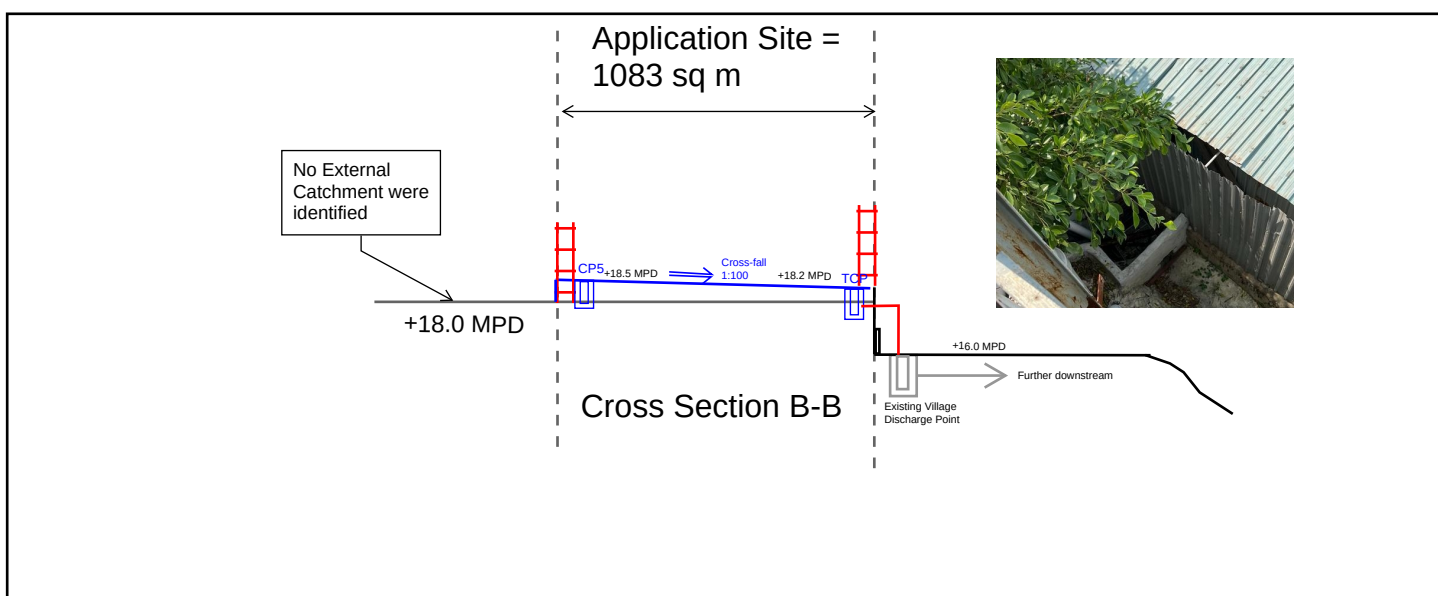
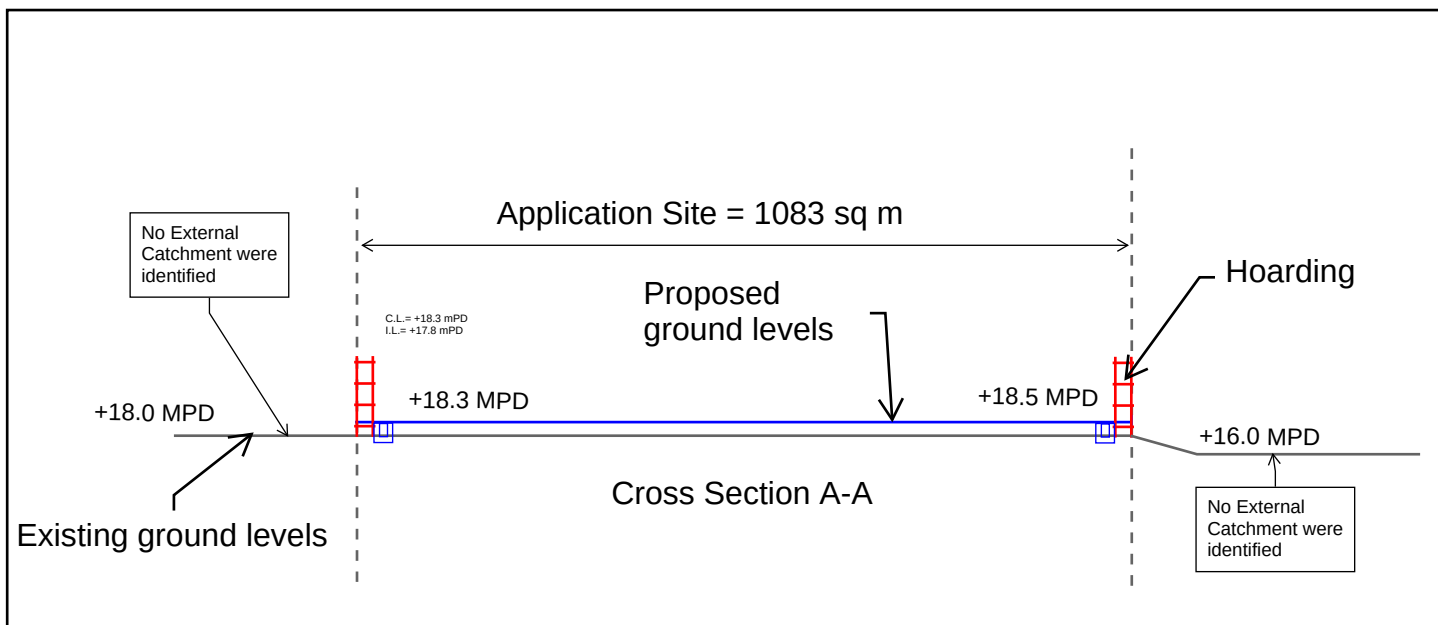
本摘要圖於2021年9月7日擬備，
所根據的資料為測量圖編號
2-SW-22A
EXTRACT PLAN PREPARED ON 7.9.2021
BASED ON SURVEY SHEET No.
2-SW-22A

Appendix C - Proposed Drainage Plan

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

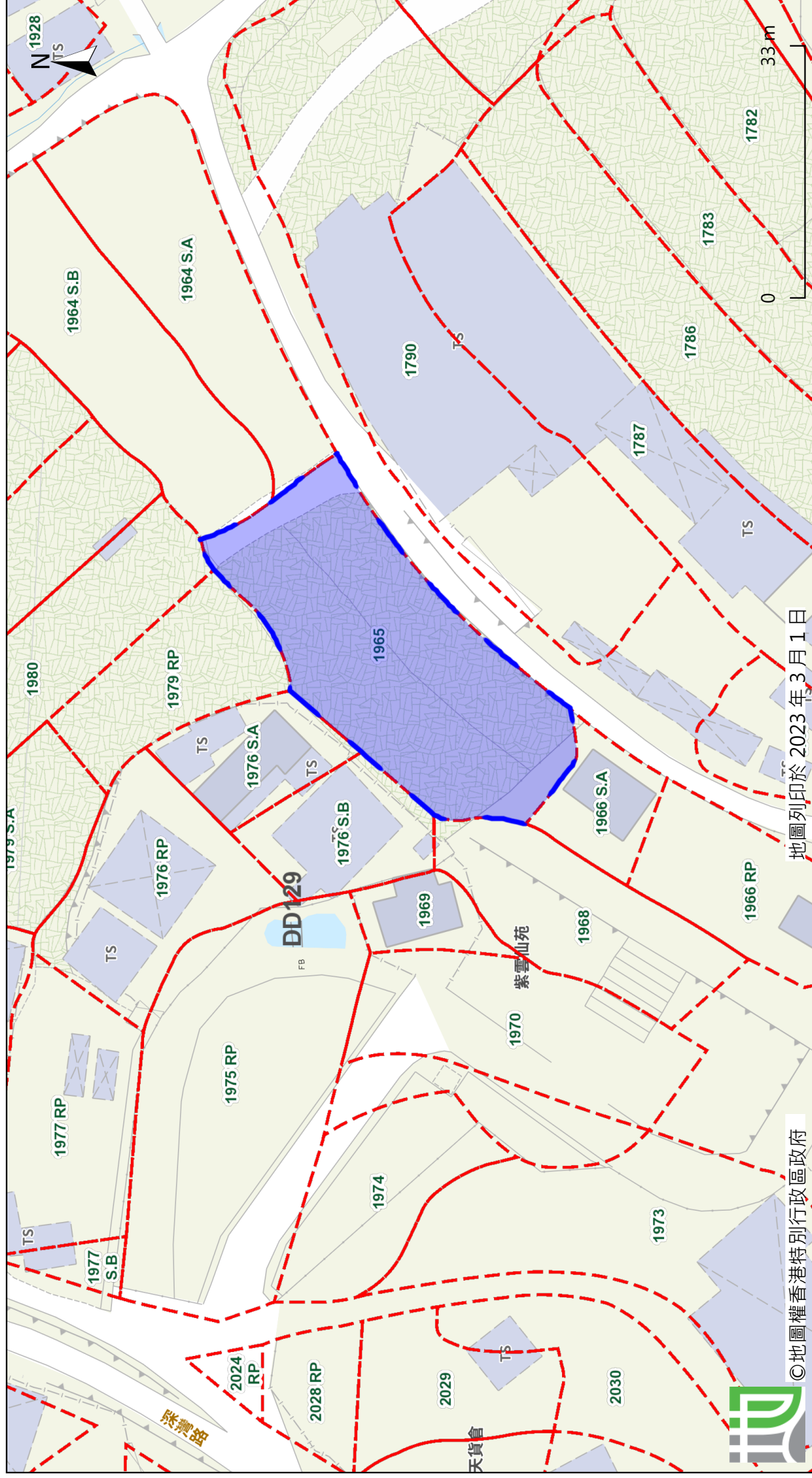
A/YL-LFS/482



Site Photo 1 for Electric Room

Site Photo 2 for Electric Room

Please be advised that the electric room would not clash with the proposed u-channel, you may refer to the site photos for the clarification



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地圖列印於 2023 年 3 月 1 日

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
2. For conservative, Runoff coefficient for paved / unpaved land is 1.
3. Design return period is 50 years.
4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

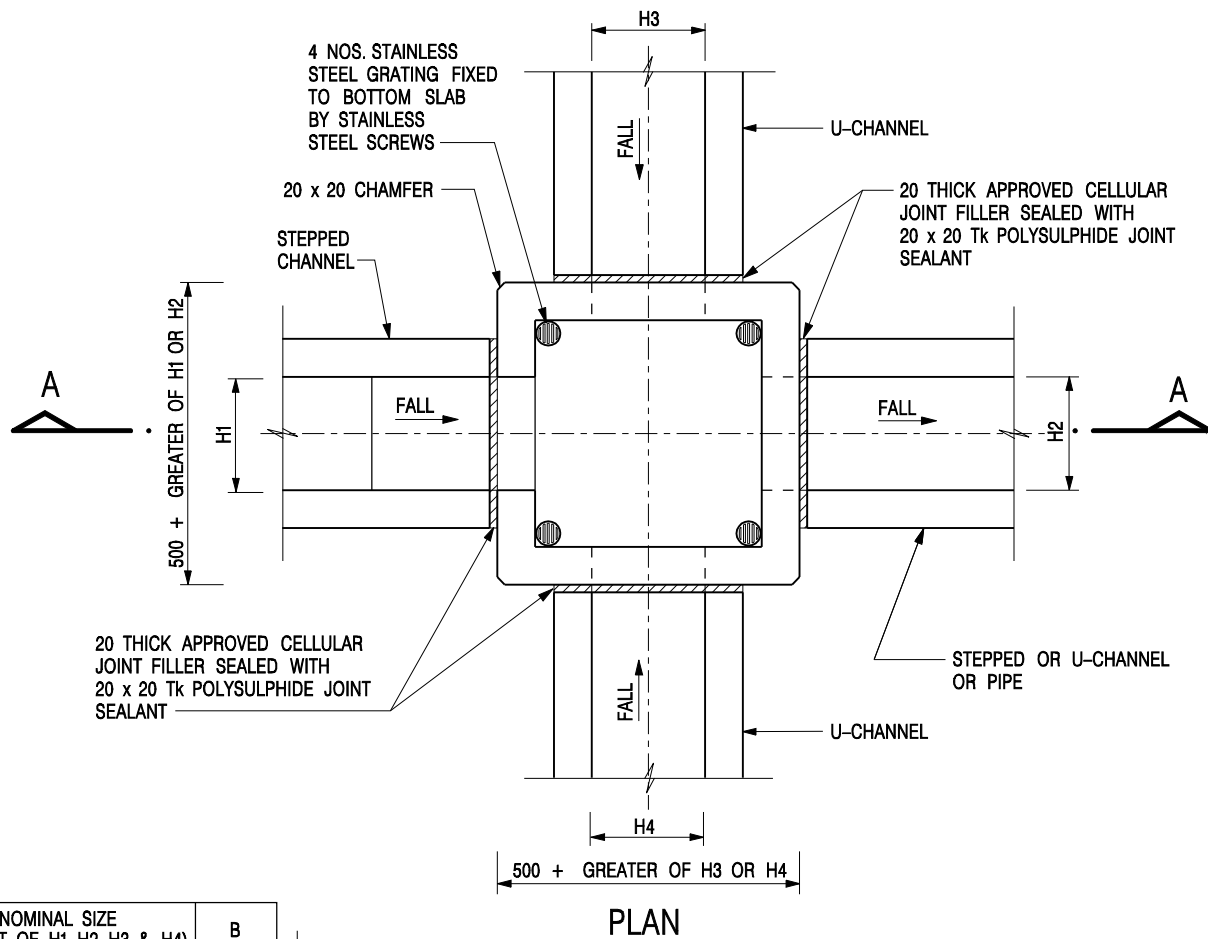
Catchment	K	Area (A)
Application Site Area	1.00	1083.0
External Catchment Area	1.00	0.0 m ²
Total Catchment Area	1.00	1083.0 m ²

Runoff estimation

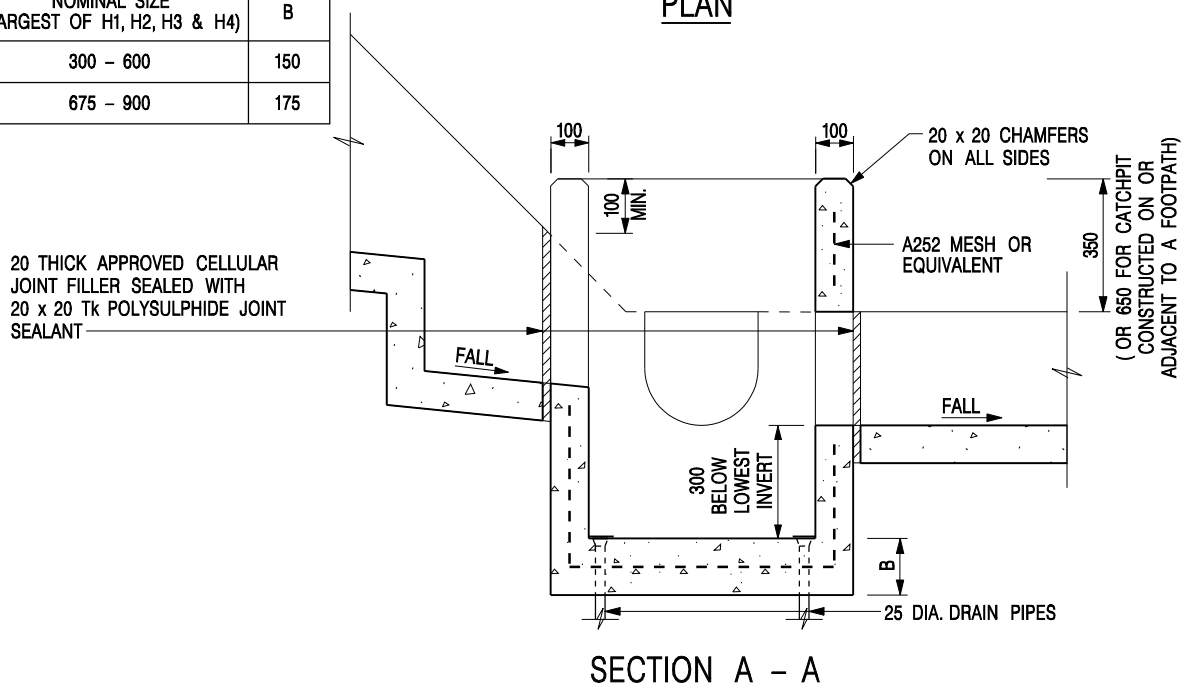
	Average slope, H	=	1 /100m	
	Catchment area, A	=	1083 m ²	
	Distance between summit and point under consideration, L	=	30 m	
SDM 7.5.2	Time of concentration of natural catchment, t _o	=	0.14465 x L / (H ^{0.2} x A ^{0.1})	
		=	2.16 min.	
	Length of drain, L _i	=	100 m	
	Velocity, V _i	=	1.384 m/s	
SDM 7.5.2	Flow time, t _f	=	Σ (L _i / V _i)	
		=	1.20447082 min.	
	Time of concentration, t _c	=	t _o + t _f	
		=	3.36 min.	
SDM Table 3	Storm constants for 200-year return period:	a =	451.3	
		b =	2.46	
		c =	0.337	
SDM 4.3.2	Extreme mean intensity, i _{200yr}	=	a / (t _d + b) ^c	
		=	224.127589 mm/hr	
GMS Fig 8.2		<	405.000 mm/hr	
SDM 7.5.2	Design flow, Q	=	0.278 i Σ K A	
		=	0.067 m ³ /s	
	300mm u-channel capacity			
	Diameter	=	300 mm	
	Cross-sectional area of 300mm U-channel	=	0.0803 m ²	
	Gradient	=	0.01	
Manning's Eq.	flow velocity	=	1.384 m/s	
	Design Capacity	=	0.111 m ³ /s	
		>	0.067 m ³ /s	OK
	Reserve capacity	=	39%	
	For conservative, all the U-channel along the site boundary shall be 300mm.			
	200mm downpipe u-channel capacity by others			
	Diameter	=	200 mm	
	Cross-sectional area of pipe	=	0.0314	
	Restricted flow velocity under sedimentation	=	4.000 m/s	
	Design Capacity	=	0.126 m ³ /s	
	Design flow, Q	>	0.067 m ³ /s	OK
	Reserve Capacity		46%	
			0.000	

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



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

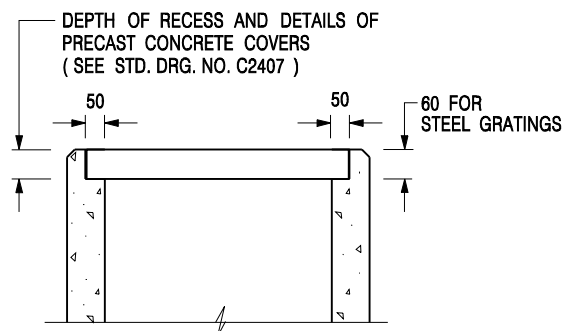


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



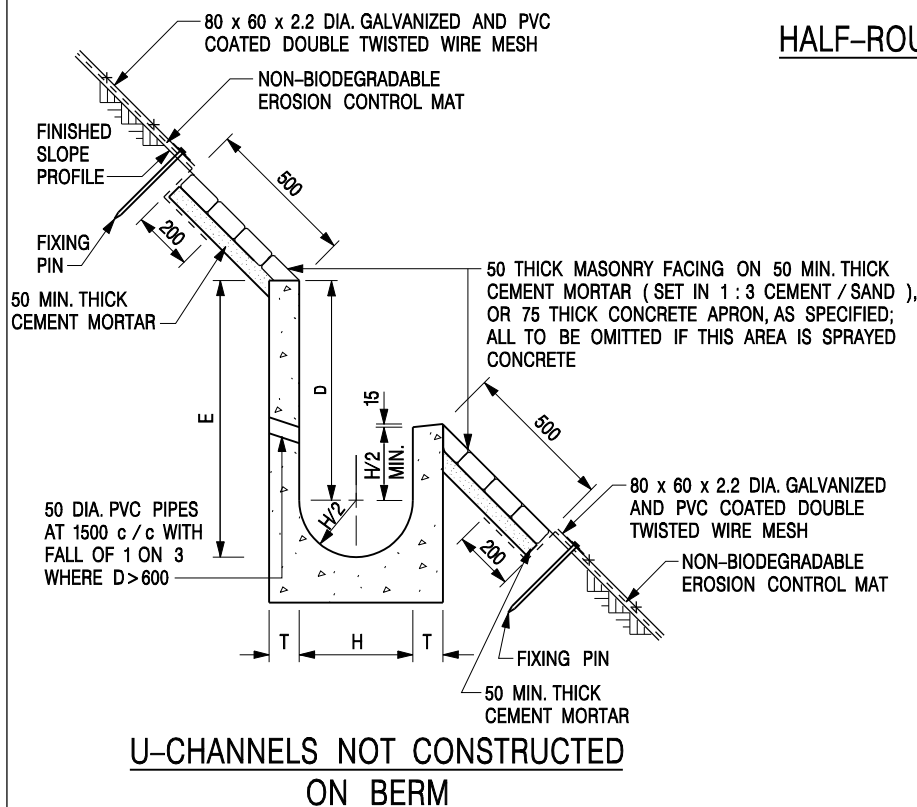
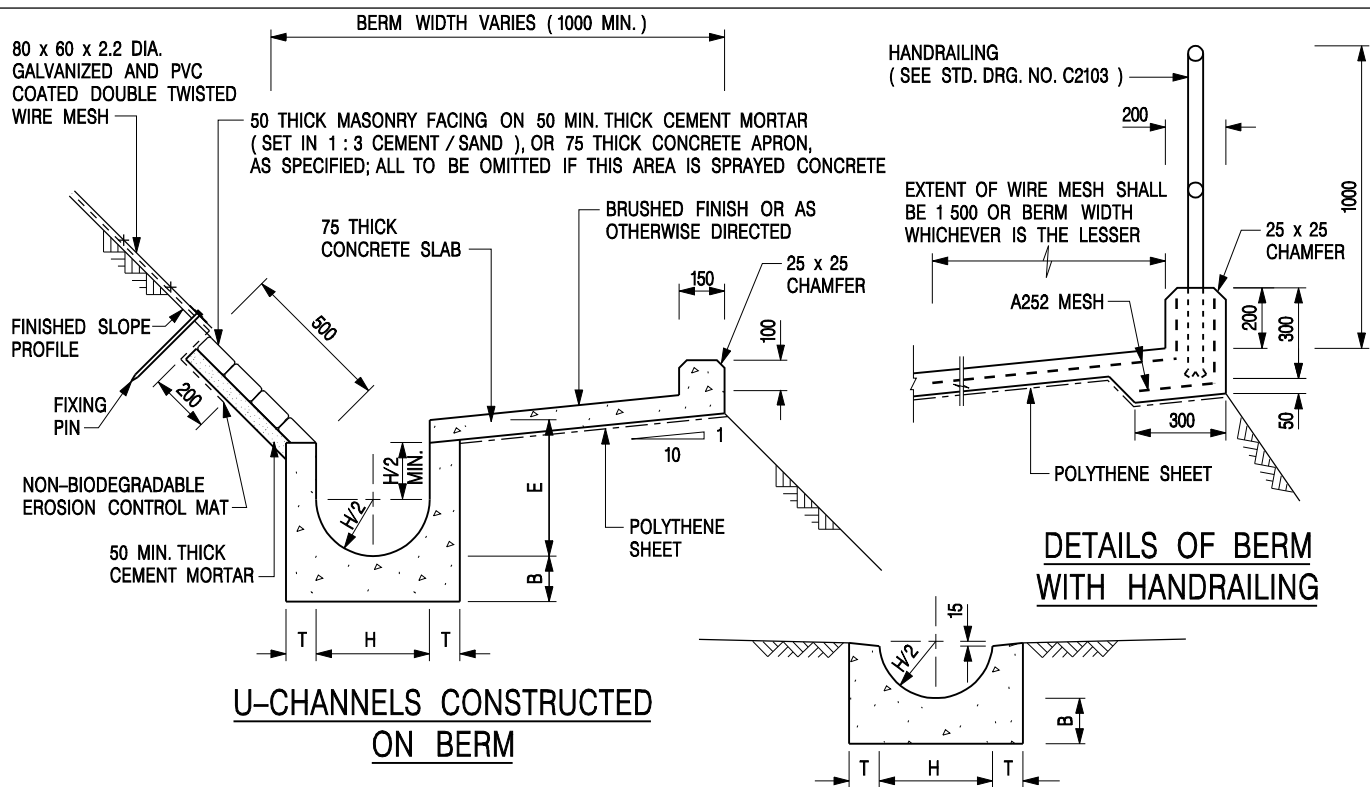
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND
AND U-CHANNELS (TYPE A -
WITH MASONRY APRON)**

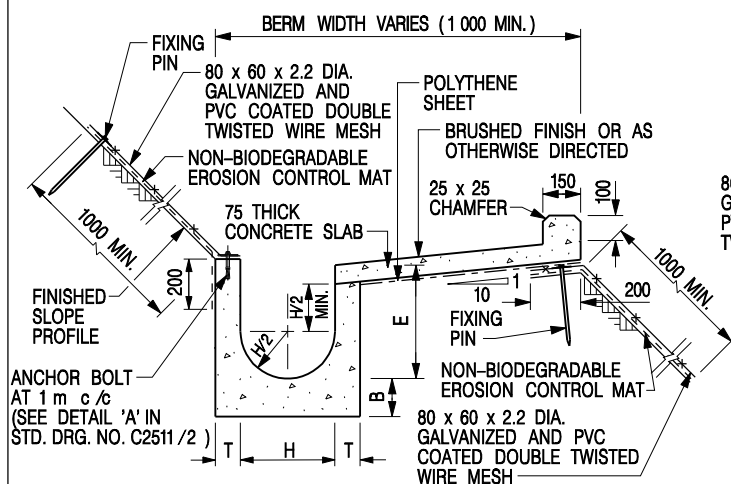


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

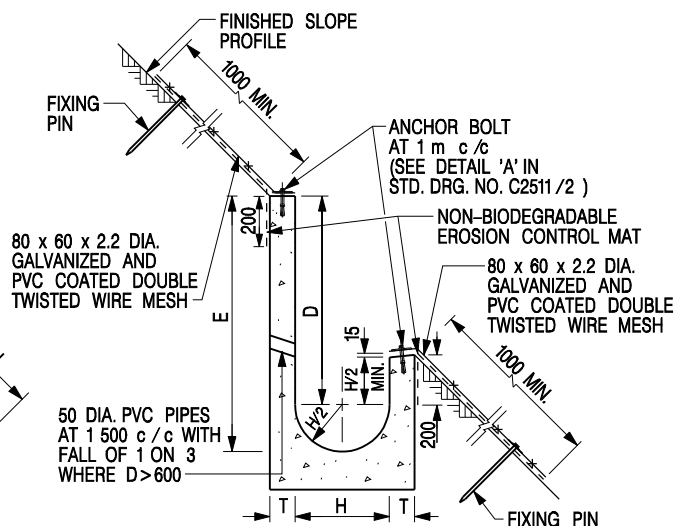
SCALE 1 : 25

DATE JAN 1991

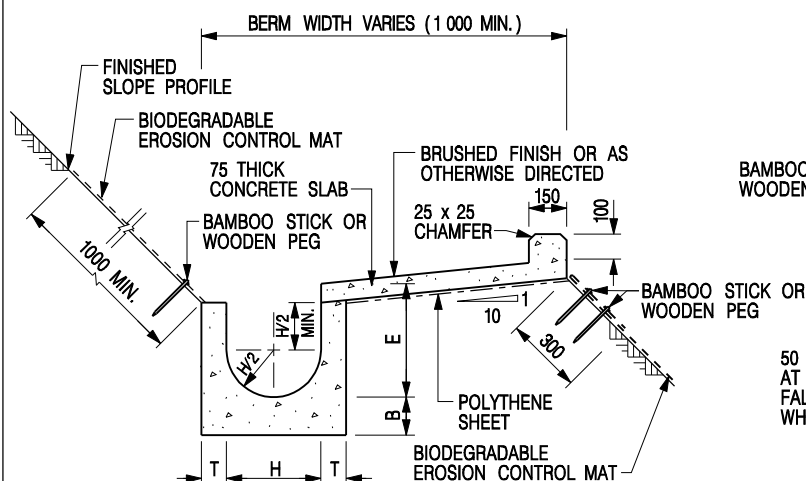
DRAWING NO.
C2409I



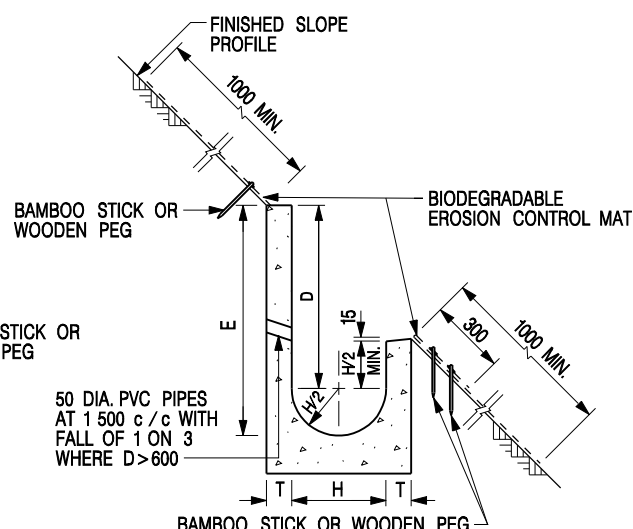
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



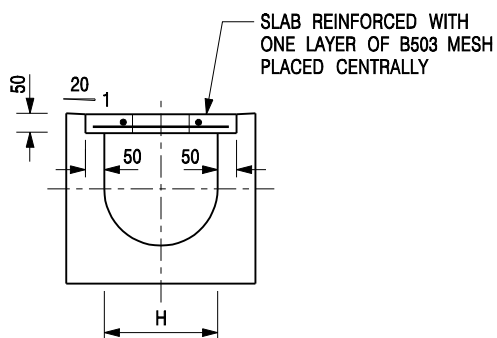
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

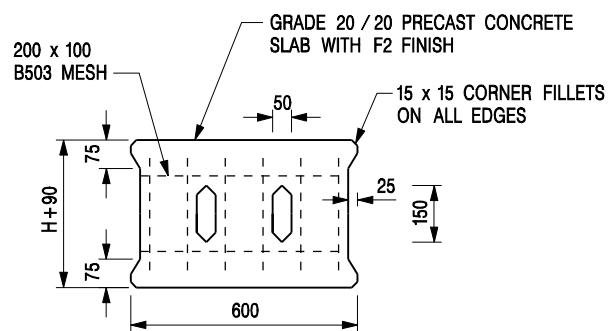
DRAWING NO.

DATE JAN 1991

C24101



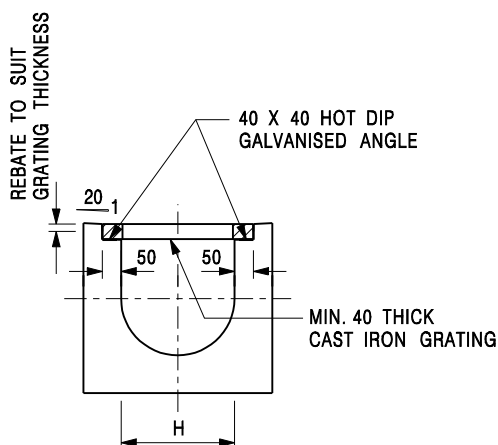
TYPICAL SECTION



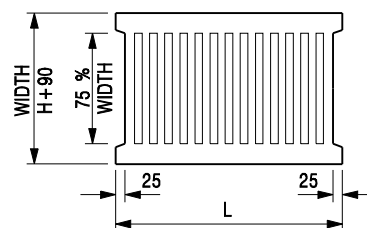
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

APPENDIX F
RESPONSE TO COMMENTS

Response to Comments on Temporary Drainage Proposal (Issue 1)

1. Comments from DSD/YL2

1. Comments from DSD/MN

No.	Comments	Response
1.	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	U-channels with 300mm dia. would be provided along the boundary to collect the surface runoff. Please refer to the Appendix C – Proposed Drainage Works.
2.	The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system	Please refer to the Appendix C – Proposed Drainage Works.
3.	The applicant should clearly indicate the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Please refer section 4 of the captioned report. The Proposed Drainage Works is shown in Appendix C.
4.	Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain mentioned in the proposal and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system.	Noted and provided. The site photo showing the existing discharge point is shown in Appendix C.
5.	The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for the additional flow generated due to the subject application.	Please be advised that there is additional flow to be generated due to the subjected application.
6.	The existing nullah/channel/watercourse, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long should be consulted.	Noted with thanks. District officer / Yuen Long will be consulted separately.
7.	The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	The design calculation of the proposed drainage is provided in Appendix D. The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.067m ³ /s, which is within the drainage capacity of the proposed 300mm u-channel of 0.111m ³ /s with gradient 1:100, the reserve capacity is 39%.
8.	The ground to the north, east and south of the application site is generally/significantly higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the	Based on the site record, since the ground level of application site is generally higher than the adjacent ground surface. No external catchment shall be considered in

No.	Comments	Response
	calculation.	the calculation. Please refer to the Appendix C – Proposed drainage works.
9.	Cross sections showing the existing ground levels of the captioned site with respect to the adjacent areas should be given.	The existing ground levels of the captioned site with respect to the adjacent areas are provided in Appendix C.
10.	Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the public drainage facilities.	Noted and agreed. Please note that catchpit with Sand Trap (Refer Drawing No.C2406/1) are indicated in the Appendix C.
11.	Standard details should be provided to indicate the sectional details of the proposed u-channds and the catchpits/sand traps.	Standard details should be provided in Appendix E.
12.	The cover levels and invert levels of the proposed u-channel, catchpits/sand traps should be shown on the drainage plan.	Cover levels and invert levels are provided in the proposed drainage works as shown in Appendix C.
13.	Consideration should be given to provide grating tor the surface channels.	Noted with thanks. Cast iron grating would be provided underlaid the main entrance as specified in Appendix C refer to CEDD's standard drawings C2412E.
14.	Where walls or hoarding are erected arc laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.	Please be clarified that the ground level of application site is generally higher than the adjacent ground surface, no external catchment shall be considered in the calculation. Thus, there should be no overland flow passing through the site.
15.	The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.	Please refer the captioned report and the drainage calculation in Appendix D. It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
16.	The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	Noted and agreed.
17	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to Drainage Services Departments drainage facilities.	Noted. Please note that form HBP1 shall be submitted separately if any connection to Drainage Services Departments drainage facilities are feasible to be carried out.
18	The applicant should consult District Lands Officer/Yuen Long and seek consent from the relevant private lot owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted with thanks. District officer / Yuen Long and relevant stakeholders will be consulted separately.

No.	Comments	Response
19	Environmental Protection Department should be consulted as regards the sewage disposal aspects (if any).	Noted.
	Besides, please note that the photos submitted by the applicant demonstrating the implementation of drainage proposal is not acceptable due to the following reasons.	
1	Satisfaction of implementation of drainage proposal is subject to the acceptance of drainage proposal.	Noted and provided, the proposed drainage arrangement is within submitted.
2	Applicant should demonstrate that the size, including width and depth, of U-channels and catchpits /sand traps complied with the drainage proposal.	Cover levels and invert levels are provided in the proposed drainage works as shown in Appendix C.
3	Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain mentioned in the proposal and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system.	Noted and provided. The site photo showing the existing discharge point is shown in Appendix C.
4	Insufficient openings on hoarding for drainage purpose.	Please be clarified that the ground level of application site is generally higher than the adjacent ground surface, no external catchment shall be considered in the calculation. Thus, there should be no overland flow passing through the site.
5	Drainage channel is blocked by steel materials and debris.	Noted, proper drainage system would be maintained.

Photo 1

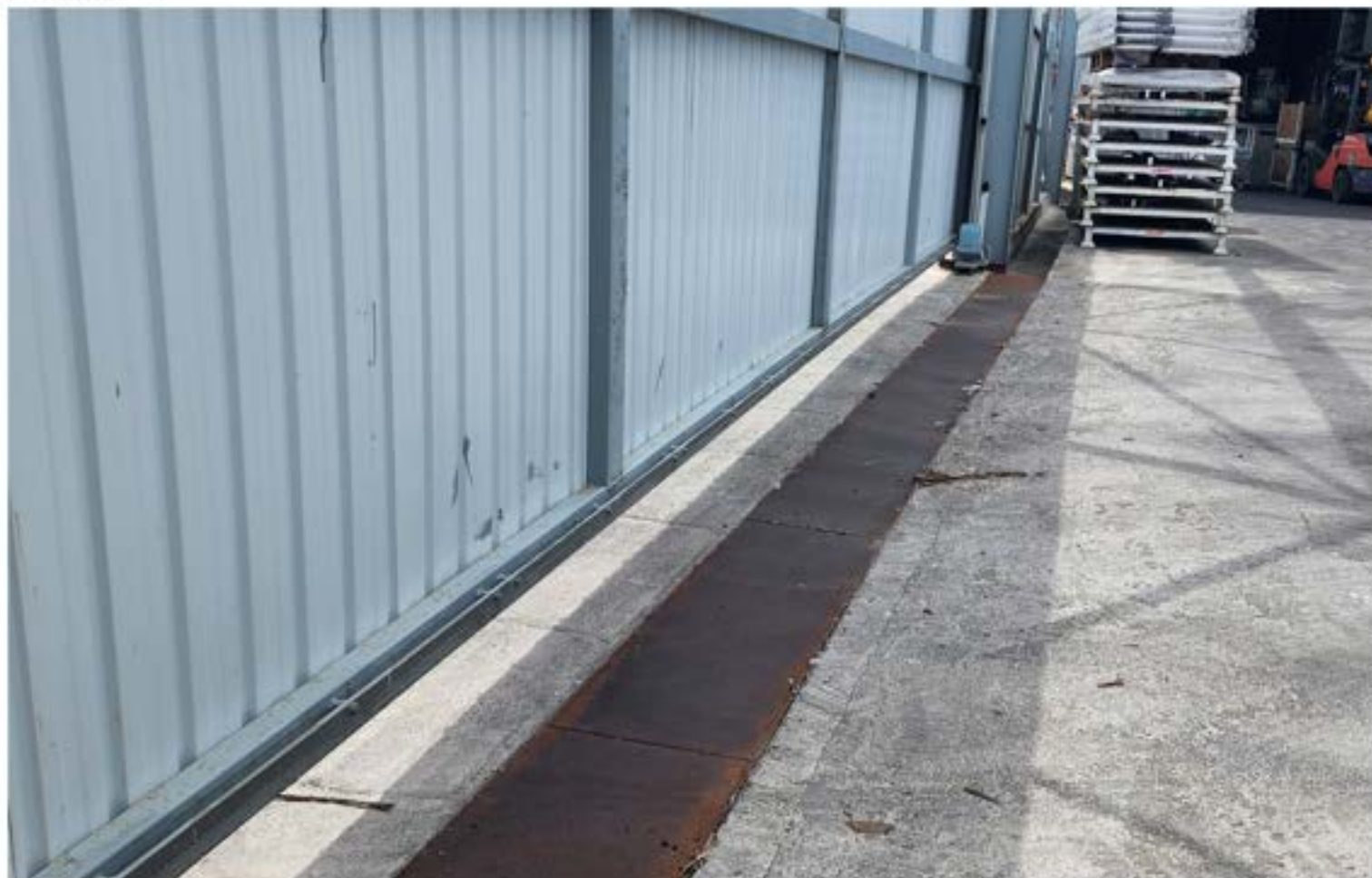


Photo 2

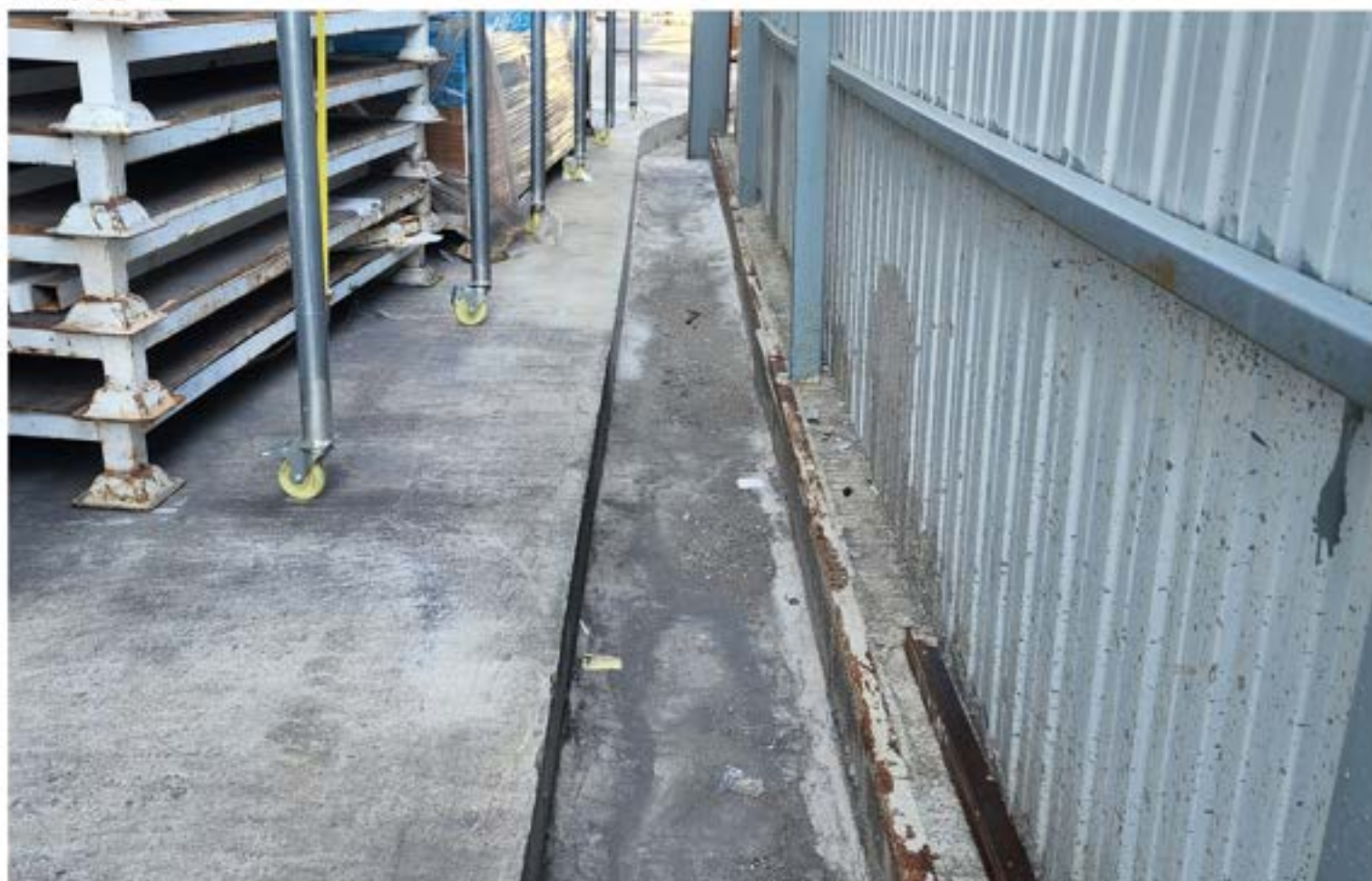


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

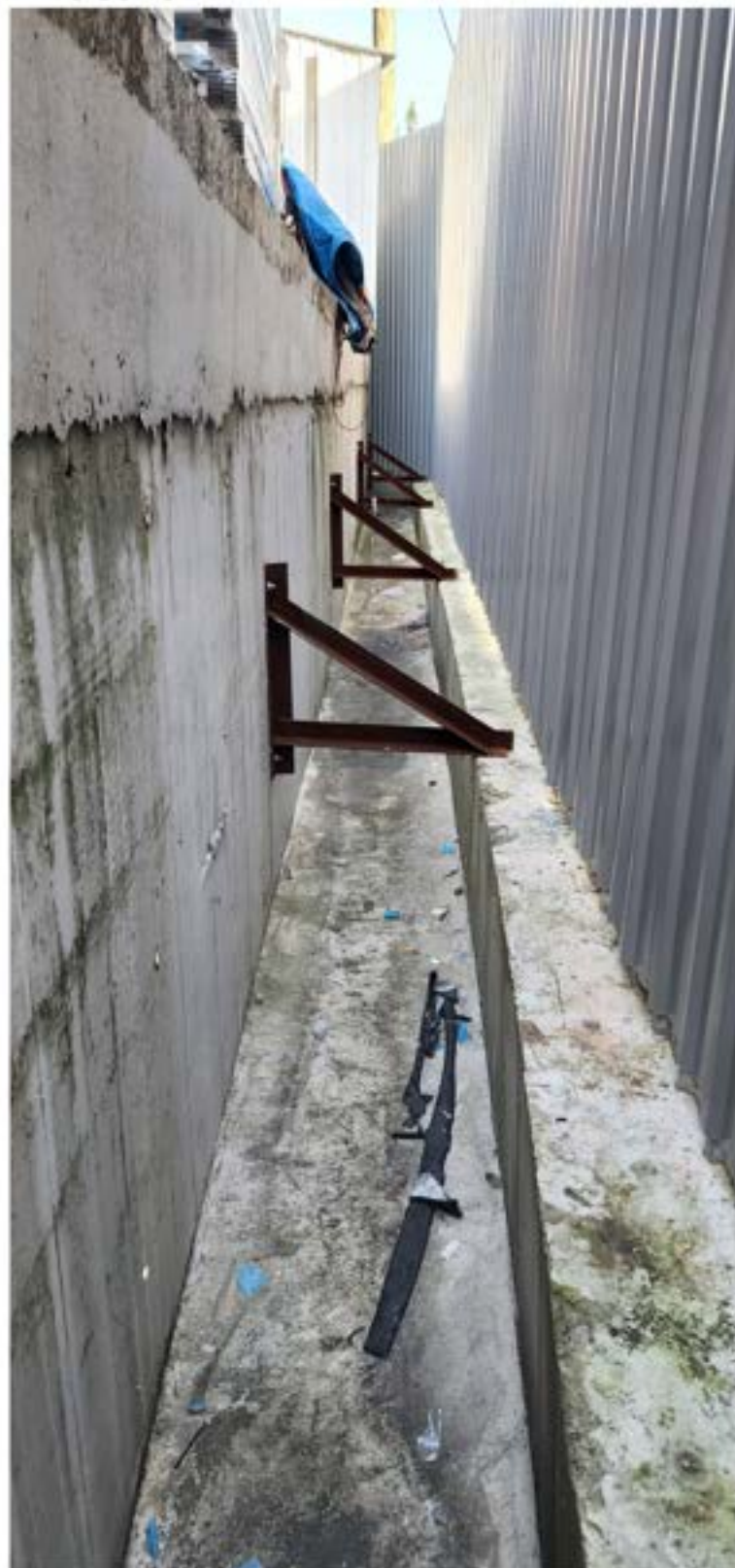


Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

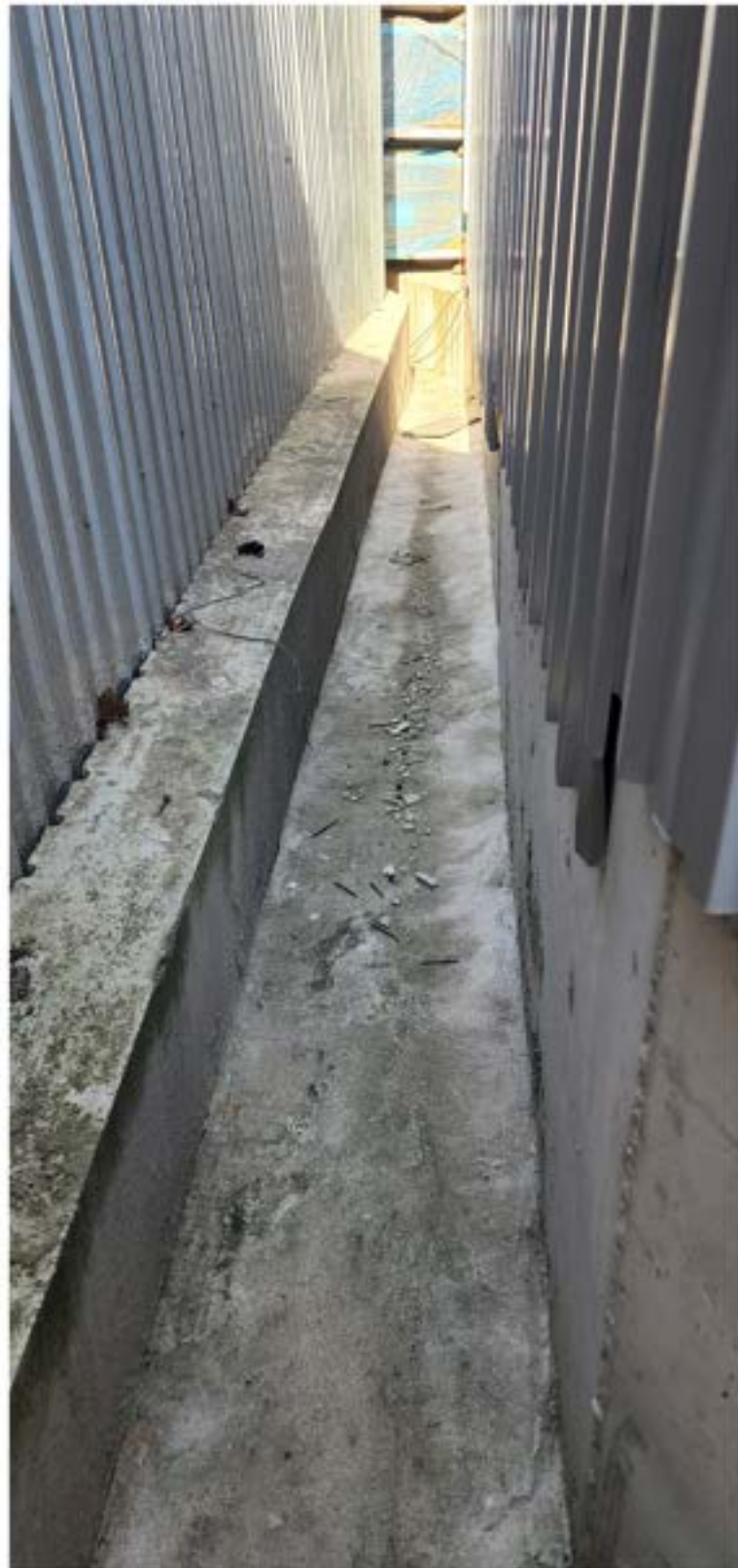


Photo 15



Photo 16



Photo 17



Photo 18



Planning Application No. A/YL-LFS/482

Table A: Responses to Departmental Comments (dated 21.8.2023)

	Departmental Comments	Responses
	Antiquities and Monuments Office	
(a)	Since the application site is situated within the Lau Fau Shan Site of Archaeological Interest ("SAI"), please confirm / clarify if there is any ground excavation proposed for the temporary warehouse for storage of hardware accessories, including but not limited to site formation works, building works, drainage works, etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation and so on for the further comment of AMO.	There is no ground excavation for the temporary warehouse for storage of hardware accessories.

有關第 16 條規劃申請編號 A/YL-LFS/482

擬議申請用途：臨時貨倉存放五金零件

丈量和地段編號：新界元朗流浮山丈量約份第 129 約地段第 1965 號

預計私家車進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	1
18 : 00 - 19 : 00	0	0

有關第 16 條規劃申請編號 A/YL-LFS/482

擬議申請用途：臨時貨倉存放五金零件

丈量和地段編號：新界元朗流浮山丈量約份第 129 約地段第 1965 號

預計 輕型貨車進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories (3 years)	REC	29.10.2021 (Revoked on 29.7.2023)

**Similar s.16 Applications within the same “Recreation” 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>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed (3 years)	REC	12.6.2020
2	A/YL-LFS/368	Temporary Warehouse for Storage of Construction Materials (3 years)	REC	4.9.2020 (Revoked on 4.2.2023)
3	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021
4	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	9.9.2022
5	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
6	A/YL-LFS/442	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	11.11.2022
7	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	25.11.2022
8	A/YL-LFS/449	Temporary Storage of Construction Materials and Engineering Machineries with Ancillary Workshop (3 Years)	REC	3.2.2023
9	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023
10	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors (3 Years)	REC	31.3.2023
11	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	23.6.2023
12	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	11.8.2023

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/332	Proposed Temporary Warehouse for Storage of Scrap Metal (3 years)	REC	1.2.2019	(1) to (3)

Rejection Reasons

1. Not in line with the planning intention.
2. Insufficient information to demonstrate no adverse traffic impact.
3. Undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the applied use does not involve operation of heavy vehicles.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.

3. Landscaping

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

- (a) She has no comment on the application from the landscape planning perspective.
- (b) The Site is situated in area of miscellaneous rural fringe predominated by temporary structures, open storages, village houses and scattered tree groups. It is paved and occupied by temporary structures. No existing vegetation is observed within the Site.
- (c) Similar applications were approved within the same "Recreation" zone. Therefore, the applied use is considered not incompatible to the landscape character of the surrounding area.

4. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) According to the applicant's submission, drainage proposal accepted under the previous application No. A/YL-LFS/410 will be implemented for the applied use. Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to implement and maintain the drainage facilities as indicated on the accepted drainage plan under the previous application No. A/YL-LFS/410 to the satisfaction of his department.

5. **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should be reminded of the advisory comments at **Appendix IV**.

6. **Building Matters**

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

- (a) He has no objection to the application.
- (b) There is no building plan submission in relation to development at the Site approved/under processing.
- (c) The applicant should be reminded of the advisory comments at **Appendix IV**.

7. **Others**

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- (a) The application site is situated within Lau Fau Shan Site of Archaeological Interest ("SAI").
- (b) As the applicant has confirmed that there will be no ground excavation works proposed for the temporary warehouse for storage of hardware accessories, AMO, therefore, has no objection in principle to the planning application from the archaeological and built heritage conservation perspectives.
- (c) Notwithstanding, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

8. **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.

9. **Other Departments' Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;

- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner for Transport (C for T);
- (g) Commissioner of Police (C of P); and
- (h) 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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
 - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the owner(s) of the lot(s) will need to apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent and fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (e) 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 minimise any potential environmental nuisance;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) 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; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage, and
- (h) to note the comments of Antiquities and Monuments Office Development, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

參考編號

Reference Number:

230807-163450-18334

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

07/08/2023 16:34:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/482

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAN

意見詳情

Details of the Comment :

I does not support this application. The application site is within "recreation" zone. the approval of the application would set an undesirable precedent for similar applications for piecemeal development within the "recreation" zone. The cumulative impacts of approving such application would have adverse impacts on traffic, drainage and sewerage systems in the area.

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



A/YL-LFS/482 DD 129 Lau Fau Shan Recreation

22/08/2023 02:06

From:

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

File Ref:

1 attachment



Statutory Planning Composite Site 3.pdf

Dear TPB Members,

The conditions of 410 do not appear to have been fulfilled but under the 'updated' website it is not possible to check dates of extensions.

This is clearly a ploy to deter both members of the public and interested parties from checking if government depts are carrying out their duties in monitoring the progress of conditions.

TPB members have a duty to inquire into this matter as they follow the recommendations given in the papers when they should ask questions and make independent assessment.

Mary Mulvihill

From:

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

Date: Monday, 4 October 2021 2:54 AM CST

Subject: A/YL-LFS/410 DD 129 Lau Fau Shan Recreation

A/YL-LFS/410

Lot 1965 in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area : About 1083m²

Zoning : "Recreation"

Applied Use : Storage Warehouse / 2 Vehicle Parking

Dear TPB Members,

The application if for storage of metal, a brownfield use that can pollute the soil.

No previous planning approval had been granted for the site and three similar applications for warehouse use in the vicinity were also rejected by the Committee. Although the Committee had approved a similar application (No. A/YL-LFS/320) for temporary warehouse for storage of documents, sympathetic consideration was given in view that the applied use only involved warehouse for storage of

documents.

Members should question PlanD as to what operations are actually being carried out on the site as Google Maps show it is an existing warehouse. How come it has been operating without approval?

Recently at OZP hearing members questioned the integrity of the Recreation zoning.

Mary Mulvihill

Town Planning Board

Statutory Planning General Site 3

< A/YL-LFS/410-4

at all times during the validity period of the planning permission; Fire service installation proposals, and the relevant circumstances must comply with the requirements of the Director of Fire Services or the Town Planning Board;), (c) or (f), the planning permission currently granted shall cease to have effect and shall be revoked immediately without further notice; and - Subject to proviso (j), if at If any of the above conditions (e) or (h) of the planning permission is not fulfilled

