

2023年 8月 3 0日

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

Appendix I of RNTPC
Paper No. A/YL-LFS/490

This document is received on 30 AUG 2023
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

A/YL-LFS/490 (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	A1/YL-LPS/490
	Date Received 收到日期	30 AUG 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG Chung Wai 鄧宗偉

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)
R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lot 2093 D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,839 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,154 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	"Recreation" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as 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
25/08/2023 (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 25/08/2023 (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

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
 with Ancillary Office 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

☒ 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 726sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 1,113sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 3
 Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 2,154sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 2,154sq.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
 STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT (請另頁說明)

B1	(G/F) (1/F)	WAREHOUSE (EXCL. D.G.G.)	1,041 m ² (ABOUT)	1,041 m ² (ABOUT) 1,041 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2		OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3		OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL			1,113 m ² (ABOUT)	2,154 m ² (ABOUT)	

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

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

Taxi Spaces 的士車位
 Coach Spaces 旅遊巴車位
 Light Goods Vehicle Spaces 輕型貨車車位 2 (LGV)
 Medium Goods Vehicle Spaces 中型貨車車位
 Heavy Goods Vehicle Spaces 重型貨車車位
 Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Deep Bay Road via a local access																															
	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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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>Reason(s) for non-compliance: 仍未履行的原因：</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）。

Please refer to the supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

Michael WONG

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

R-Riches Property Consultants Limited



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

Date 日期

28/08/2023

(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

1. 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。

2. 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。

3. 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 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	Lot 2093 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	1,839 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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	"Recreation" Zone
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	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office 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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,154 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 - 13 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	60 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2 (LGV)

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2093 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years' (proposed development) (Plan 1).
- 1.2 The Site is located about 50m northwest of the Deep Bay Road, which is strategically situated in close proximity supply chain networks, including warehouses, open storage yards, distributors, and related industries. The applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Recreation" ("REC") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "REC" zone, which requires planning permission from the Board (Plan 2).
- 2.2 The Site is situated in an area of rural landscape character predominantly surrounded by open storage yards, warehouses and public vehicle parks. The application site of the approved S.16 planning application (No. A/YL-LFS/455) for the same use (i.e. warehouse) is located approximately 60 m southwest of the Site within the same "REC" zone, which was approved by the Board on a temporary basis of 3 years in 2023. Therefore, approval of the current application will not set undesirable precedent within the "REC" zone. Furthermore, the Site is also surrounded by sites occupied by temporary structures for public vehicle park, vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area.
- 2.3 Although the Site falls within "REC" zone, there's no planned recreational development in the area. The Site is also the subject of two previous S.16 planning applications (Nos. A/YL-LFS/330 and 374) for 'Shop and Services' use, which were approved by the Board on a temporary basis in 2019 and 2020 respectively. Therefore, approval of the current application on a temporary basis would not jeopardize the long term planning intention of the

"REC" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 1,839 m² (about) (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Three structures are proposed at the Site for warehouses (excluding dangerous goods godown) and office with total GFA of 2,154 m² (about) (Plan 1). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	1,839 m ² (about)
Covered Area	1,113 m ² (about)
Uncovered Area	726 m ² (about)
Plot Ratio	1.2 (about)
Site Coverage	60% (about)
Number of Structure	3
Total GFA	2,154 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,154 m ² (about)
Building Height	3.5 m – 13 m (about)
No. of Storey	1 - 2

- 3.2 The proposed warehouses are intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is accessible from Deep Bay Road via a local access (Plan 1). A total of 3 parking and L/UL spaces are provided at the Site, details are shown at Table 2 below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2

- 3.4 Private car parking spaces are provided for staff to commute to the Site. LGVs are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (Plan 4). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 5). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at Table 3 below), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	2	0	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	2	3
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	2

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

4) Conclusion

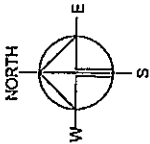
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years'.

R-riches Property Consultants Limited

August 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis



R-Riches
Property Consultants Ltd.
PLANNING CONSULTANT

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS
GOODS) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 2032 IN D.D. 128, LAU FAU
SHAN, YUEN LONG, NEW
TERRITORIES

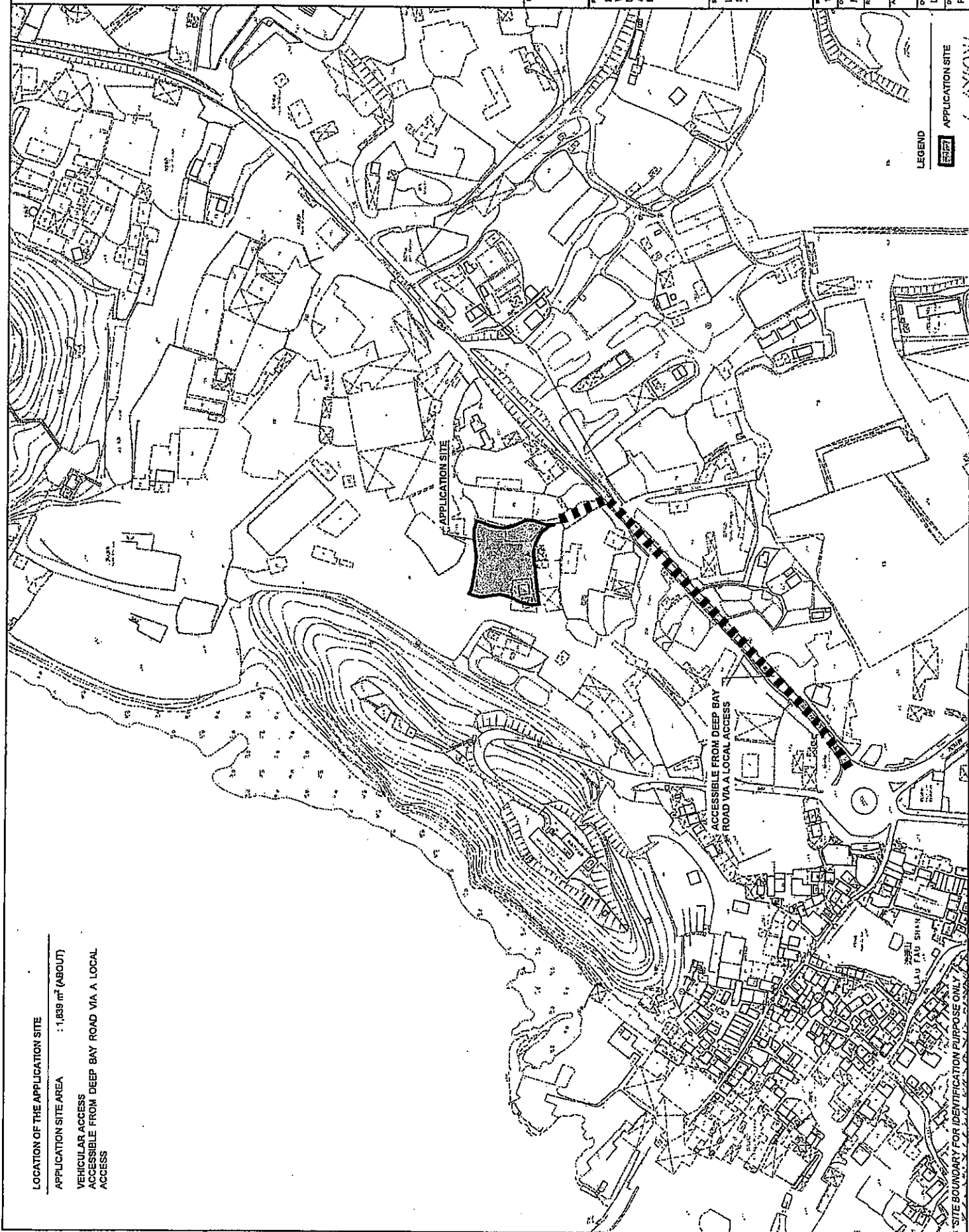
SCALE
1:3000 @ A4

DATE	28.8.2023
DRAWN BY	MN
REVIEWED BY	
APPROVED BY	

DRAWN BY
MAY 2023
LOCATION PLAN

DATE
28.8.2023
DRAWN BY
MAY 2023
PLAN 1
001

LEGEND
APPLICATION SITE

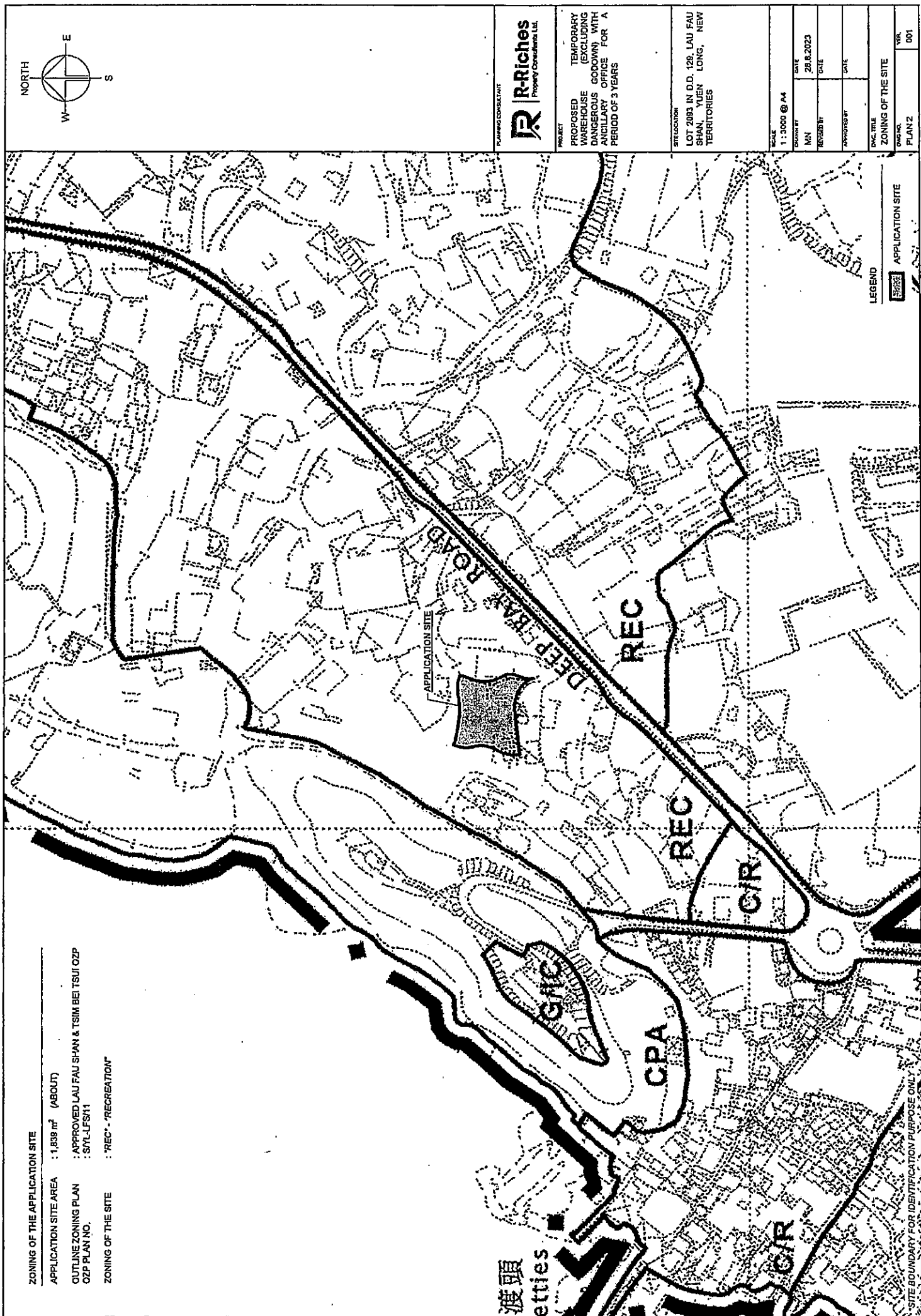


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,839 m² (ABOUT)

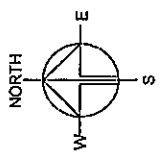
VEHICULAR ACCESS
ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL
ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,839 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN & TSM BEI TSUI OZP
OZP PLAN NO. : SY/L-FS/H1
ZONING OF THE SITE : "REC" - "RECREATION"



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS
GOODS) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2083 IN D.D. 128, LAU FAU
SHAN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

NN

DATE

28.8.2023

REVISION

BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

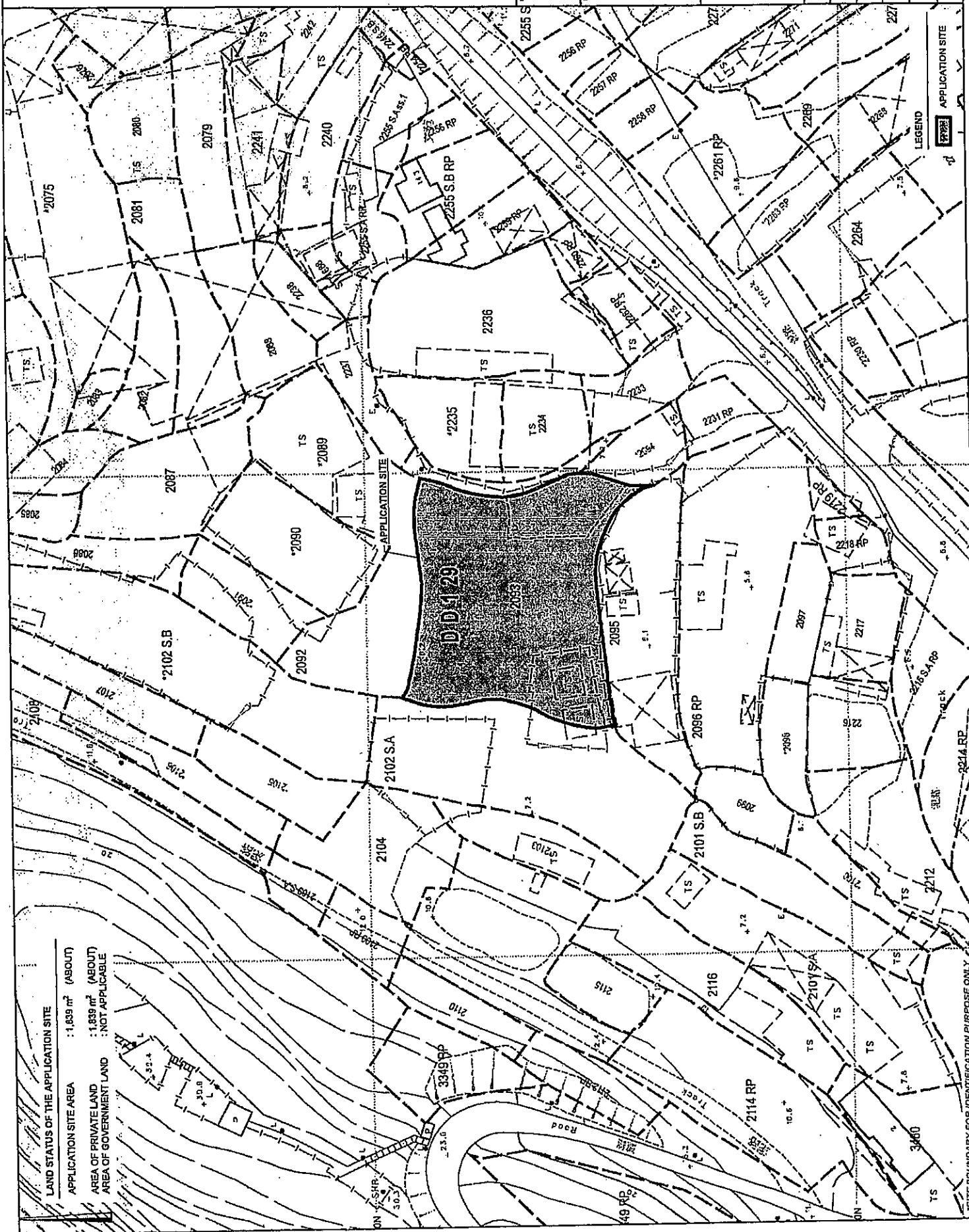
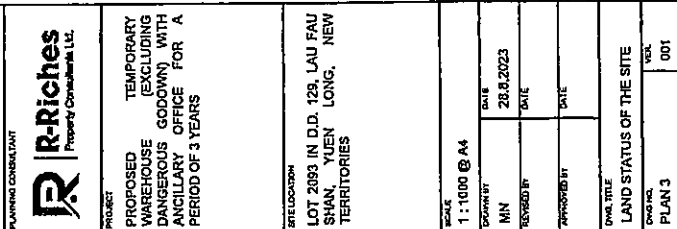
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LEGEND

APPLICATION SITE

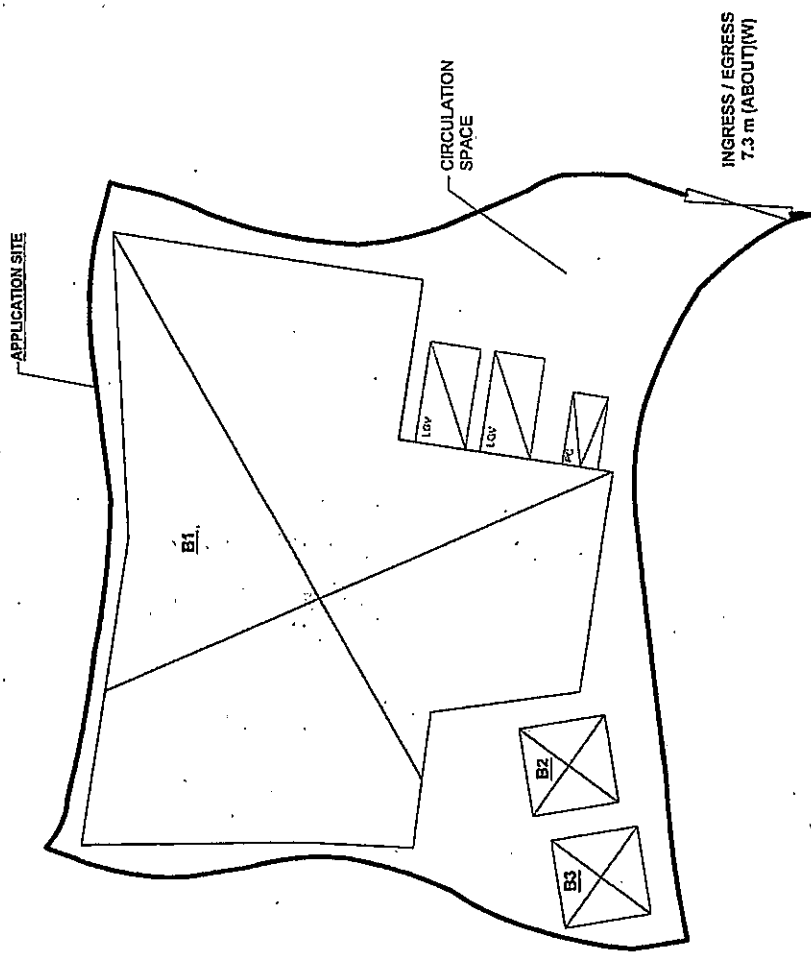
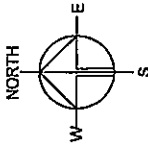
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,839 m ²	(ABOUT)
COVERED AREA	: 1,113 m ²	(ABOUT)
UNCOVERED AREA	: 726 m ²	(ABOUT)
PLOT RATIO	: 1.2	(ABOUT)
SITE COVERAGE	: 60 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 2,154 m ²	(ABOUT)
TOTAL GFA	: 2,154 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.O.)	1,041 m ² (ABOUT)	1,041 m ² (ABOUT)	13 m (ABOUT) (2-STORY)
B2	OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT) (1-STORY)
B3	OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT) (1-STORY)
TOTAL		1,113 m ² (ABOUT)	2,154 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (P-C)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)

PLANNING CONSULTANT



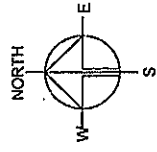
PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS
GOODS) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2093 IN DD, 129, LAU FAU
SHAN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 500 @ A4

DATE	28.8.2023
REVIEWED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
ISSUE	PLAN 4
NO.	001



R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS) WITH ANGLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 2083 IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1:500 @ A4

DATE
29.8.2023

CHECKED BY
DATE

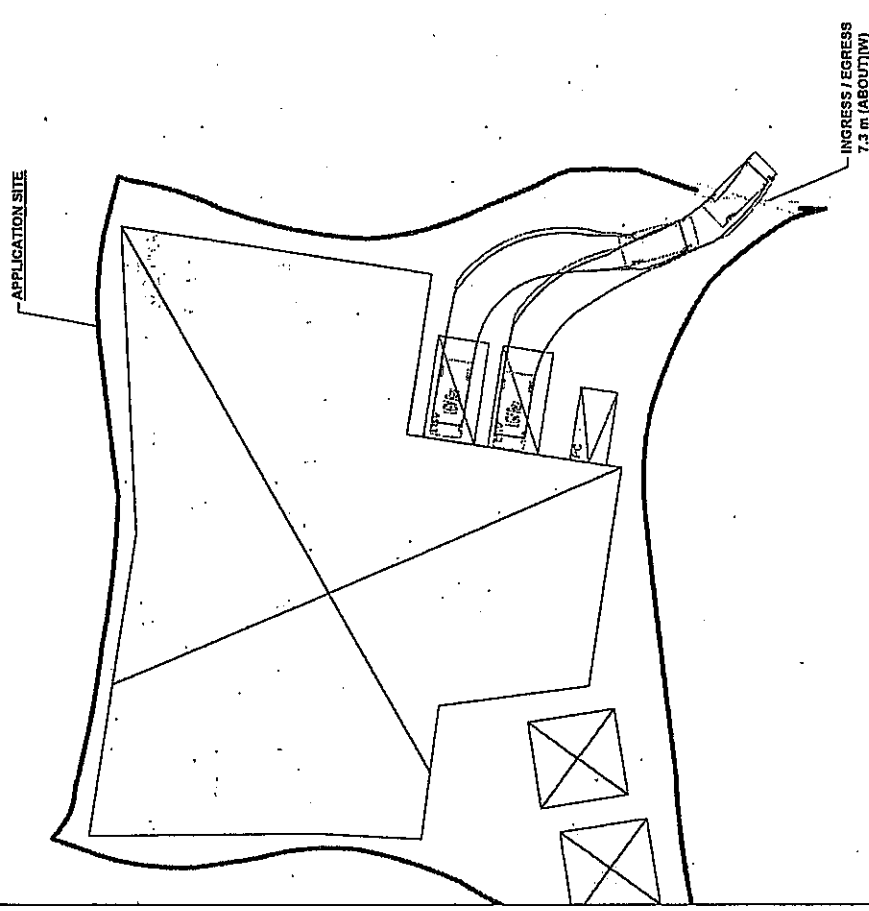
APPROVED BY
DATE

DATE
29.8.2023

SWEEP PATH ANALYSIS

PLAN 5

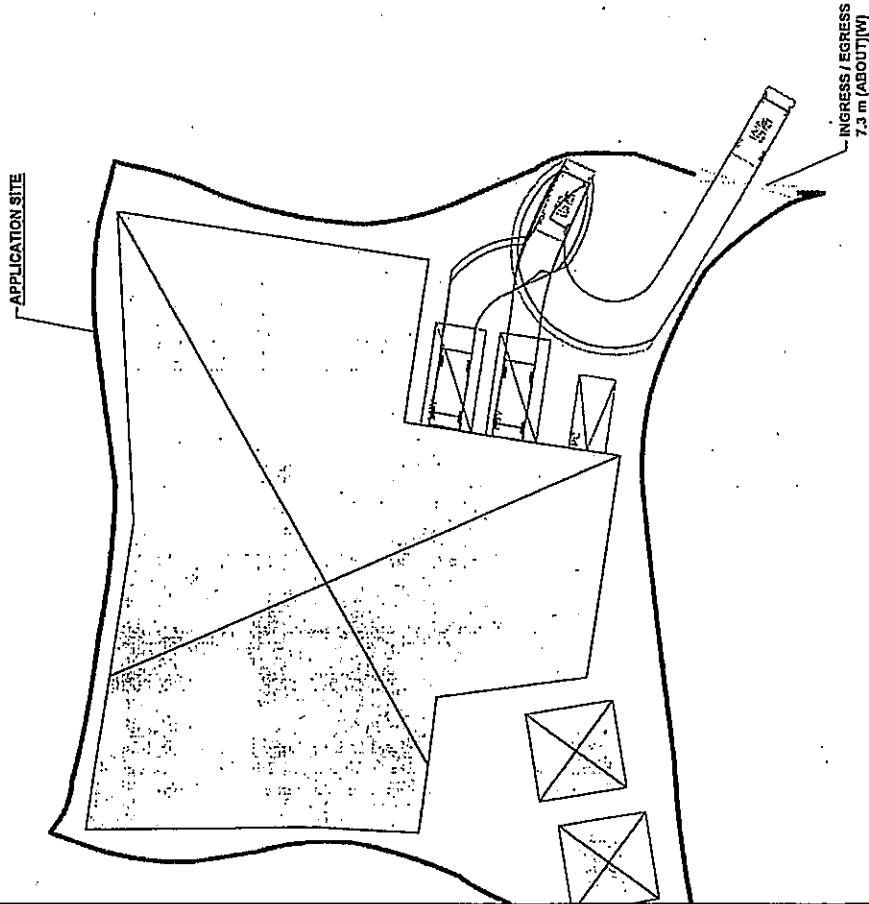
VER. 001



LEGEND

FROM THE APPLICATION SITE TO THE LOCAL ACCESS

APPLICATION SITE
STRUCTURE
PARKING SPACE (PC)
LOADING / UNLOADING SPACE (LGV)
INGRESS / EGRESS
LIGHT GOODS VEHICLE
SWEEP PATH OF VEHICLE



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

SWEEP PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE

DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Previous s.16 Application covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/28	Proposed Temporary Open Storage of Marble (12 Months)	REC	22.5.1998
2	A/YL-LFS/45	Temporary Open Storage of Marble (12 Months)	REC	5.11.1999
3	A/YL-LFS/68	Temporary Open Storage of Marble (3 Years)	REC	26.10.2001 (on Review) (12 Months) (Revoked on 26.4.2002)
4	A/YL-LFS/307	Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 Years)	REC	9.2.2018 (Revoked on 9.5.2020)
5	A/YL-LFS/330	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 Years)	REC	4.1.2019 (Revoked on 4.4.2021)
6	A/YL-LFS/374	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 Years)	REC	20.11.2020 (Revoked on 20.2.2023)

**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/410	Proposed Temporary Warehouse for Storage of Hardware Accessories (3 years)	REC	29.10.2021 (Revoked on 29.7.2023)
5	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	9.9.2022

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
6	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
7	A/YL-LFS/442	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	11.11.2022
8	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	25.11.2022
9	A/YL-LFS/449	Temporary Storage of Construction Materials and Engineering Machineries with Ancillary Workshop (3 Years)	REC	3.2.2023
10	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023
11	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors (3 Years)	REC	31.3.2023
12	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	23.6.2023
13	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	11.8.2023
14	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	8.9.2023

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 proposed use does not involve operation of heavy vehicles nor dusty operation.
- (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. The Site was partly paved and occupied by open storage.
- (c) Similar applications were approved within the same "Recreation" zone. Therefore, the proposed 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) Should the Board consider the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities 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 note his advisory comments at **Appendix IV**.

6. 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 structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) There is no building plan submission in relation to development at the Site approved/under processing.
- (c) The applicant should note his advisory comments at **Appendix IV**.

7. Others

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

- (a) An existing man-made slope (feature No. 2SW-C/F32) is located within and adjoining the Site, and may affect or be affected by the proposed development.
- (b) The applicant should note his advisory comments at **Appendix IV**.

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

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
 - (i) the Site comprises 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;
- (d) 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of 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;

- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that an existing man-made slope (feature No. 2SW-C/F32) is located within and adjoining the Site, and may affect or be affected by the proposed development. The applicant is reminded of the requirements of making necessary site formation submission(s), including but not limited to stability assessments of the existing and any proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department (BD) for approval as required under the provisions of BO if found applicable; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West (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) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) 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 under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-LFS/490 DD 129 Lau Fau Shan Recreation

29/09/2023 02:53

From:

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

File Ref:

A/YL-LFS/490

Lot 2093 in D.D.129, Lau Fau Shan, Yuen Long

Site Area: About 1,839sq.m

Zoning: Recreation

Applied Use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

While part of the site is related to Application 374, for which conditions were not fulfilled, the larger part of the site has no history of approval.

Members should reject the application as the intention is to extend brownfield use closer to CPA.

Recent weather and predictions of rising sea levels in coming years indicate that every effort should be made to retain the integrity of the buffer area to combat climate change.

Mary Mulvihill

From: |

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

Date: Sunday, 25 October 2020 3:40 AM CST

Subject: A/YL-LFS/374 DD 129 Lau Fau Shan Recreation

A/YL-LFS/374

Lot 2093 (Part) in D.D. 129, Lau Fau Shan

Site area : 500m²

Zoning : "Recreation"

Applied Use: Family Store

Dear TPB Members,

You must consider this application together with 330 as they are adjoining lots and clearly part of the same operation.

A/YL-LFS/307 Approved 9 Feb 2018 - **8 extensions of time** Revoked 9 May 2020

As the applicant had failed to comply with conditions (b) & (c) satisfactorily by 9.5.2020, the planning permission for the subject application had already been revoked on the same date. **Drainage**

A/YL-LFS/330 approved 4 Jan 2019 - **5 extensions of time**, one current

*PlanD: Although the applied use was not in line with the planning intention of the "Recreation" ("REC") zone, the development could provide shop and service facilities **to meet any such demand in the area.***

What demand for such a large family store?

Members must ascertain if it is the same operation. It is more than likely that 330 will be revoked and reappears. Multiple extensions of time should not be tolerated.

The Recreation Zone has been trashed. However members must consider the sensitive location, next to CPA and actually quite close to the mudflats.

Instead of blindly approving such operations, in view of global warming and the need to reinforce our coastline via restoration to previous conditions, members have a duty to rein in brownfield uses by gradually limiting and reducing the extent of these operations, particularly those that have clearly no intention to properly manage the site.

Mary Mulvihill

From:

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

Sent: Friday, December 7, 2018 1:54:44 AM

Subject: A/YL-LFS/330 DD 129 Lau Fau Shan Recreation

A/YL-LFS/330

Lot 2093 (Part) in D.D. 129, Lau Fau Shan

Site area : About 1,348m²

Zoning : "Recreation"

Applied Use : Family Store

Dear TPB Members,

Family store on such a large site in the middle of nowhere? Give over. 7/11s in urban areas are often less than 500sqft in size.

This is obviously an application to legitimize long standing brownfield operations since the last application was revoked in 2002.

Recreation zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism.

The brownfield use is in no way compatible with the panning intention and the application should be rejected.

Mary Mulvihill