

2023年 10月 1 2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
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-LFS/495

This document is received on 12 OCT 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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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.tpb.gov.hk/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.tpb.gov.hk/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

2302614

3.10.2023

By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-LFS/495
	Date Received 收到日期	12 OCT 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

凱富萬豐吊船有限公司

HOI FU MAN FUNG GONDOLA COMPANY LIMITED

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

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

黃新和

WONG SUN WO WILLIAM

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)

元朗流浮山深灣路即D.D129 Lot No,s 1796, 1797, 1798, 1800, 1801, 1802及毗連政府土地.

(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 3355 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 1090 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)

..... 370 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	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	REC
(f) Current use(s) 現時用途	閒置土地 (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 2023 年 10 月 9 日的記錄，這宗申請共牽涉 1 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 1 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)
1	D.D129 Lot No 1796, 1797, 1798, 1800, 1801, 1802	15-09-2023

(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_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置											
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th data-bbox="510 1368 804 1485">Name/type of installation 裝置名稱/種類</th> <th data-bbox="804 1368 970 1485">Number of provision 數量</th> <th data-bbox="970 1368 1455 1485">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 1485 804 1608"></td> <td data-bbox="804 1485 970 1608"></td> <td data-bbox="970 1485 1455 1608"></td> </tr> <tr> <td data-bbox="510 1608 804 1731"></td> <td data-bbox="804 1608 970 1731"></td> <td data-bbox="970 1608 1455 1731"></td> </tr> <tr> <td data-bbox="510 1731 804 1854"></td> <td data-bbox="804 1731 970 1854"></td> <td data-bbox="970 1731 1455 1854"></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

擬議臨時商店及服務行業(園藝及建築材料銷售)
(為期五年)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....1090..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.325.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....32.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....6.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....3.5-8..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☒ shop and services 商店及服務行業 1075 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

..... 洗方間面積15平方米

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....
 行車及行人走火通道

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024年6月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) 深灣路經鄉村小路 <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 <u>5</u> 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>2</u> 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) _____ _____ _____

9. 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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>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)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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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) 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>																																					

10. 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。

現時有很多農業愛好者，年輕人及新一代年輕家庭喜愛農業種植，而鄰近地段大部份都是農業用地及綠化地帶，我等希開設(園藝及建築材料銷售)幫助有興趣農業工作或家庭式農耕樂的人士購買所須農具及種子，同時我等亦會協助和教導有興趣農業人士種植方式。

希望貴會能認同我等的建議及批准是次申請


我等營業時間為每日上午8時至下午6時，星期日及公眾假期休息。

11. 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

WONG SUN WO WILLIAM

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

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

Date 日期

25-09-2023

..... (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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	元朗流浮山深灣路即D.D129 Lot No,s 1796 , 1797 , 1798 , 1800 , 1801 , 1802及毗連政府土地.		
Site area 地盤面積	3355 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 370 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	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	REC		
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(園藝及建築材料銷售) (為期五年)		
(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	1090 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.325 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
	Composite 綜合用途		

(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)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5-8 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	32.5 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	5
	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) _____ _____	5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖。行車路線圖。申請地點位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input checked="" 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。

致 城市規劃委員會 每日車輛進出流量評估

	輕型貨車 星期1至星期六		私家車 星期1至星期六		私家車 星期日及公眾假期	
	IN	OUT	IN	OUT	IN	OUT
時間						
08:00	1		2		1	
09:00	1	1				
10:00		1				
11:00						
12:00	1			1		1
13:00	1	1	1		1	
14:00		1				
15:00						
16:00						
17:00	2					
18:00		2		2		1
18:30						

輕型貨車在星期日及公眾假期休息，不會即出申請場地。

GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)
FOR
A COMMERCIAL DEVELOPMENT (FIVE SALES SHOPS)
AT
LOT 1796, 1797, 1798, 1800, 1801 & 1802 IN D.D. 129,
DEEP BAY VILLA, YUEN LONG

Client:	Hoi Fu Man Fung Gondola Co. Ltd.
Planning Consultant:	P & C Engineering Consultancy Co.
Registered Geotechnical Engineer:	SLN And Associates Ltd.

July 2023

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1.0 INTROCUCTION

1.1 Background

The application site is located at Lot 1796, 1797, 1798, 1800, 1801 & 1802 in D.D. 129, Deep Bay Villa, Yuen Long. A site plan (1:5000) is shown in ***Figures 1***.

The proposed development is for commercial use. It basically comprises of 5 single-storey shops each 8m high and covers a rectangular floor area of 215m². The total floor area amounts to 1075m². In addition, there will a temporary single-storey toilet of 3.5m in height and 15m² in area, two 3.5mx7m loading/unloading zones for light-good vehicle, and five 2.5mx5m private car parks. The conceptual drawing of the proposed development is shown in ***Appendix A***.

Owing to the application of Section 16, it is mandatory to submit a Geotechnical Planning Review Report (GPRR) to assess the geotechnical feasibility of the proposed development. SLN & Associates Ltd. has been appointed to be the Geotechnical Consultant responsible for this study and submission. This report details the desk study summarizing the available information on geological and ground conditions. It is envisaged that a thorough design in respect of the development will be submitted to Buildings Department for approval shortly after the GPRR is accepted by various government departments.

1.2 The Study Approach

The geotechnical planning review is generally carried out in accordance with the common practice as described by “GEO Advice Note for Planning Applications under Town planning Ordinance (Cap.31)”.

2.0 EXISTING INFORMATION

2.1 Topography

The topography of the site now found and presented in a survey plan consists of a gentle sloping ground rising from +26mPD to 34mPD across a length of 85m, which represent a gentle overall sloping angle of 5.5°, dipping to the northwest. It is also found in some spots minor difference in level retained by concrete planks for forming level platforms. However, a deviation from the topographic record kept by the Lands Department is noticed. It is believed that some filling of the ground has been done causing some of the geotechnical features to become dismissed, rendering the current profile a more safe and desirable condition.

The total site area is about 3320m² and most of it will be occupied by the proposed development. To the east of site is a natural terrain and there is a track road adjacent to the south and east sides of the site. This track road is used as an access road for the private villas that are located to the southwest of the site.

A topographic survey plan showing the most updated ground profile of the site is given in *Figure 2a* while another topographic survey plan (1:1000) presenting both current and original ground profiles is attached in *Figure 2b*.

Photographic records of the site are enclosed in *Appendix B*.

2.2 Adjacent lot and Structure

The site is adjacent to the following structure:

a) Private Villas

There are a group of private villas at about 30m away from the subject site. Because of such long distance, they are supposed not to be affected by the proposed development. As a part of the development, a carriageway which runs along the east side of the villas area and leads directly to the subject site will also be constructed.

2.3 Geology

Based on a geological map given in Geotechnical Area Studies Program (GASP) – Report 4 “North West New Territories” published by Geotechnical Control Office in 1988, the site is underlain by COLLUVIUM. Neither superficial materials nor geological faults are identified at the site. The geological map is reproduced in *Figure 3*.

2.4 Existing Slope/Retaining Wall Features

According to the slope information retrieved from GEO’s Slope Information System (SIS), there should be two registered slopes either within or in the close proximity of the site. The one that lies within the site is named Feature 2SW-C/C84, which is a man-made slope of 4.5m in height, 70m in length and has a slope angle of 40°. It lies approximately in the middle of the site and rises from a toe level of +26mPD to a peak level of +31mPD. The slope generally dips to the west. The other registered slope is named Feature 2SW-C/C85, which is also a man-made slope but falls outside of our site, so it is not a major concern of the proposed development. However, these two Features have now been flattened into a gentle sloping ground after some filling work has been done. The brief description of which is given in Section 2.1 above.

A location plan showing both Features together with the corresponding maintenance responsibilities are enclosed in *Appendix C*.

2.5 Natural Terrain Landslide Inventory

According to the Natural Terrain Landslide Inventory (NTLI) provided in GEO’s online SIS, no landslides were observed within 200m offset from the site. A graphical NTLI-Landslide Record is given in *Figure 4*.

2.6 Historical Landslide Catchment Inventory

Based on the information given in GEO’s online SIS, no historical landslide catchment inventories were found within 100-150m offset from the site.

2.7 Boulder Inventory

According to GEO's QRA of Boulder Fall Hazards No.S2_H, no boulder fall records are found in the study area. An extract of QRA of Boulder Fall Hazards No.S2_H is reproduced in *Figure 5*.

2.8 GASP Report

As a part of the desk study, reference has been made to Geotechnical Land Use Map (GLUM) enclosed in GASP – Report 4. The map suggests that the site is categorized as GLUM Class III. Development within this class may possibly require intensive geotechnical investigation, and hence the costs associated with site investigation, site formation, foundation and drainage work are likely to be high. Another map called Physical Constraints Map indicates that our site is susceptible to overland flow and periodic inundation. Therefore, a proper drainage system should be put in place to save the area from inundation.

Extracts of the above two maps are shown in *Figures 6 and 7* respectively.

Attention should be drawn to that the information presented in this report are generally based on high altitude aerial photograph interpretation (API), GASP report up to year 1988, and current GEO's SIS. Therefore, the information contained herein, and to which our engineering interpretation and assessment have referred, may not be up-to-date and even insufficient for the proposed development. More detailed appraisal should be prepared by further study.

3.0 GEOTECHNICAL CONSIDERATION

3.1 General

For the proposed development, the following geotechnical related construction works are envisaged:

- Ground Investigation works
- Site formation works
- Existing slopes
- Foundation works
- Retaining structures
- Excavation works.

3.2 Ground Investigation works

In order to investigate and confirm the ground condition and soil/rock properties, a ground investigation program is recommended to be carried out at the proposed site by a GIFW contractor at a later stage.

3.3 Site formation works

Based on the development layout plan, the proposed building will be built mainly on a flat land. Minor site formation works would therefore be required.

3.4 Existing Slopes

As mentioned earlier, there are two registered slopes lying within or beside our site. Even though both of them appears to be in stable condition after the backfilling work, further study should be carried out to review the implications that may have arisen from that work.

3.5 Foundation works

The foundation of the proposed development will be designed to sustain the following loads:

1. Gravity load and live load from the proposed building;
2. Lateral wind load and soil load acting on the proposed building.

Since only one-storey buildings will be constructed on the site, the building loads should be relatively small as compared to tall building. If dense stratum or bedrock is found within 2m to 3m from the ground surface, then it would be feasible to use a shallow foundation such as spread footing or raft footing. The actual allowable bearing capacity of the founding soil at the site and the type of foundation to be adopted for the proposed development shall be subject to site-specific GI information and field testing such as plate load test. Reference should be made to “Code of Practice for Foundation 2017” while preparing the detailed foundation design.

It should be ensured that the foundation works used will not cause any adverse effects to the surrounding geotechnical features during the construction period or in the long run.

3.6 Excavation works

An excavation depth of about 2m is supposed to be made at the site to facilitate the construction work for foundation. In view of this, temporary Excavation and Lateral Support Works (ELS works) should be adopted to sustain the soil load imposed during excavation. Specifically, a shoring system employing sheet piles wall is considered feasible for supporting the excavation pit of this kind.

Any possible adverse effects incurred during each stage of excavation work shall be fully addressed in the design of ELS works. As a result, the damages to the adjacent structures, features, underground utilities, and public road could be avoided.

Before excavation work begins, a comprehensive condition survey should be carried out on and near the existing land. Any defects found should be fully documented with color photographs.

A monitoring system should also be set up on adjoining land and structure, which may include settlement checkpoints, tilting checkpoints, piezometers and inclinometers. During the excavation and construction of foundation, checkpoint readings should be taken and recorded daily.

4.0 CONCLUSION

This report has discussed all the issues concerning the geotechnical planning review under Town Planning Ordinance Section 16 for the captioned project. In conclusion, the proposed development is considered geotechnically feasible.

5.0 REFERENCES

GCO, (1988). Geotechnical Area Studies Programme. North West New Territories. GASP Report IV. Geotechnical Control Office, Civil Engineering Services Department.

GEO, (2019). Natural Terrain Landslide Inventory. Slope Information System. Geotechnical Engineering Office, Civil Engineering and Development Department.

GEO. QRA of Boulder Fall Hazards. Slope Information System. Geotechnical Engineering Office, Civil Engineering and Development Department.

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Figure 7	Extract of GASP Report Map - Physical Constraints Map

后海湾
(深圳湾)

DEEP BAY
(SHENZHEN BAY)

837000N

817500E

817000E

816500E

836500N

836000N

835500N

835000N

834500N

834000N

833500N

833000N

832500N

832000N

831500N

831000N

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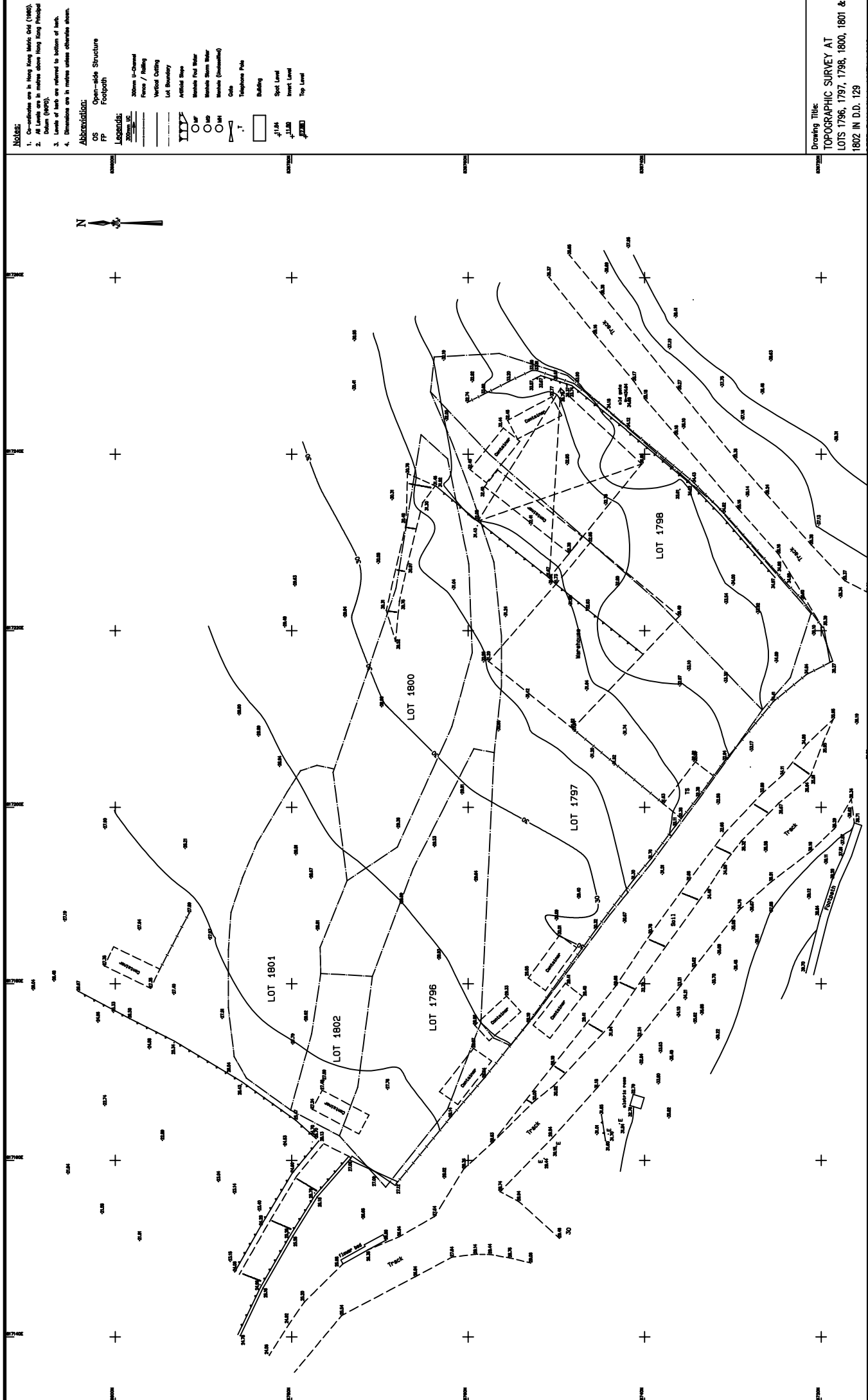


Figure No.:

TOPOGRAPHIC SURVEY PLAN OF SITE

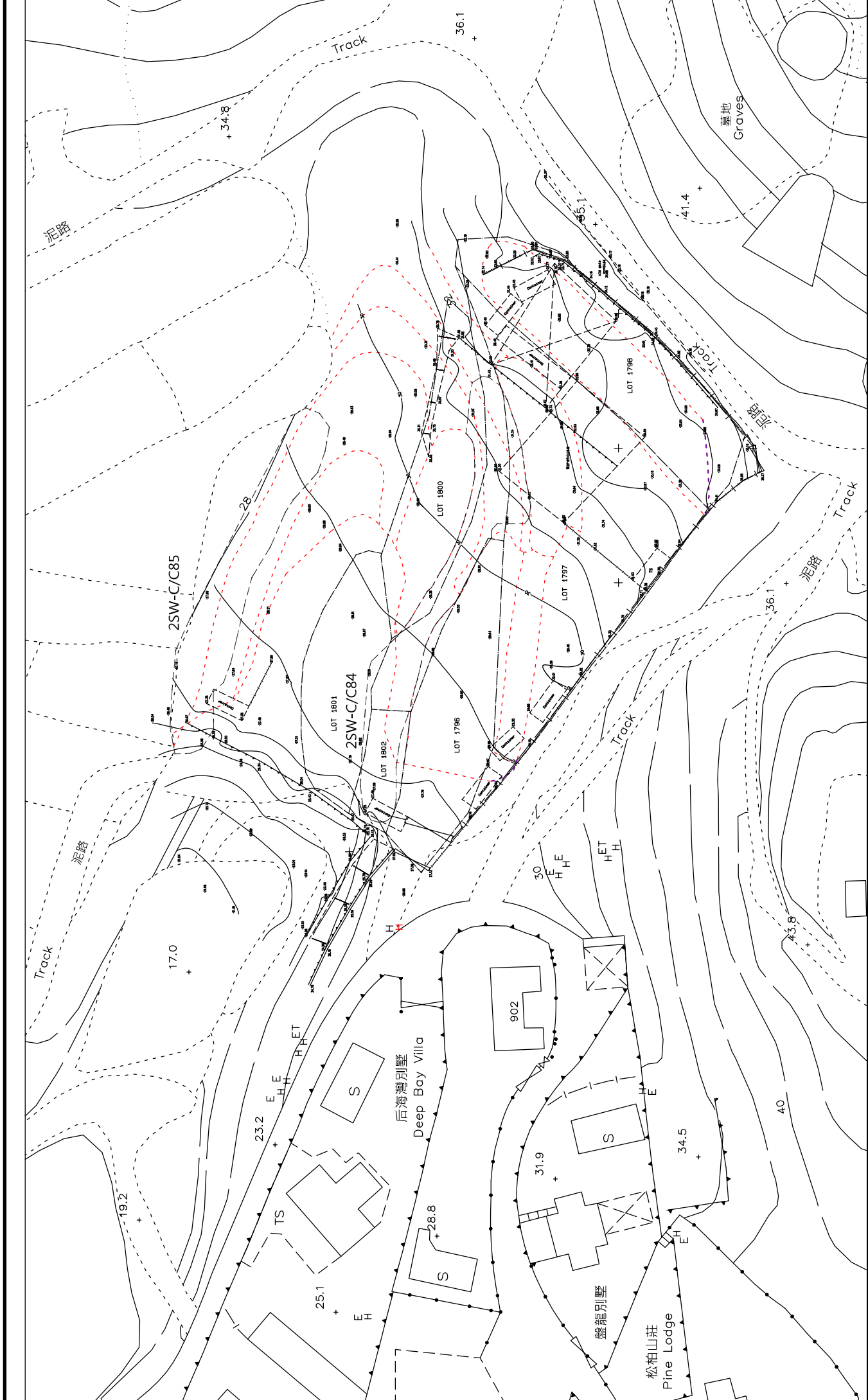
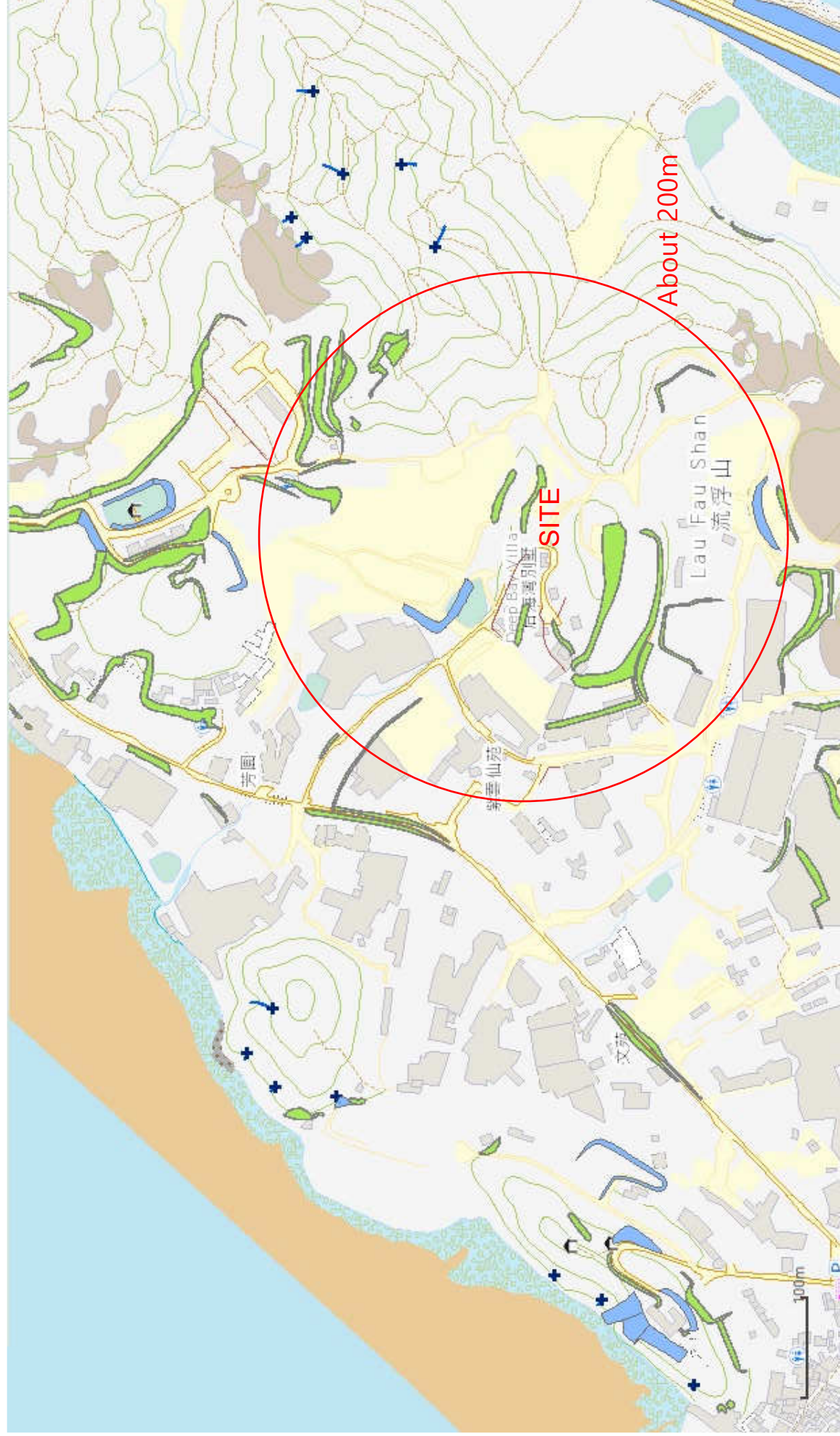
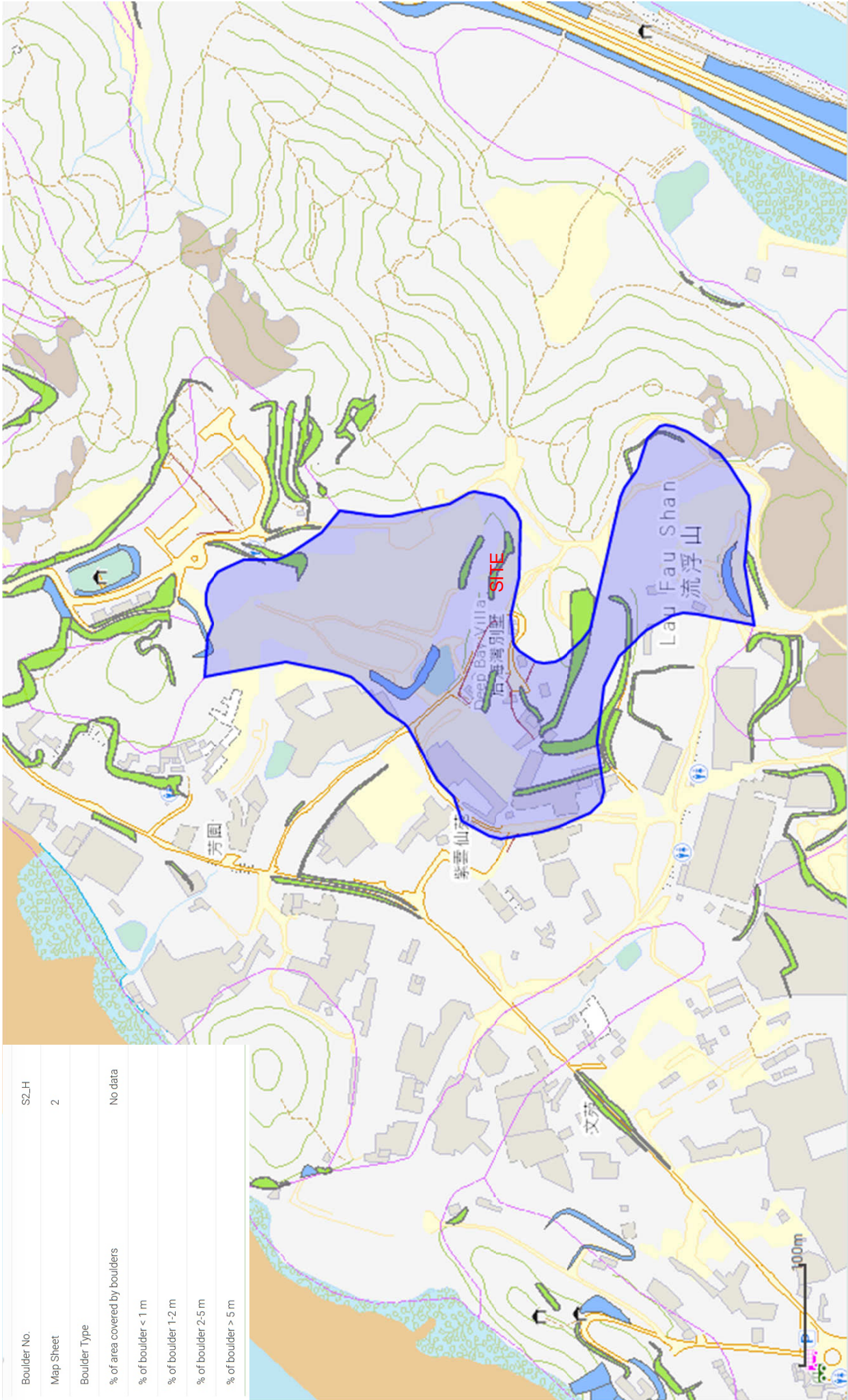


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




OVERLAP OF 1 :1000 SURVEY SHEET AND TOPOGRAPHIC SURVEY PLAN





Boulder No.	S2_H
Map Sheet	2
Boulder Type	No data
% of area covered by boulders	
% of boulder < 1 m	
% of boulder 1-2 m	
% of boulder 2-5 m	
% of boulder > 5 m	

LEGEND

CLASS	CODE	GEOTECHNICAL LIMITATIONS	SUITABILITY FOR DEVELOPMENT	ENGINEERING COST FOR DEVELOPMENT	INTENSITY OF SITE INVESTIGATION REQUIRED
I		Low	High	Low	Normal
II		Moderate	Moderate	Normal	Normal
IIIS		Moderate	Moderate - Low	Normal - High	Normal
III		High	Low	High	Intensive
IV		Extreme	Probably Unsuitable	Very High	Very Intensive

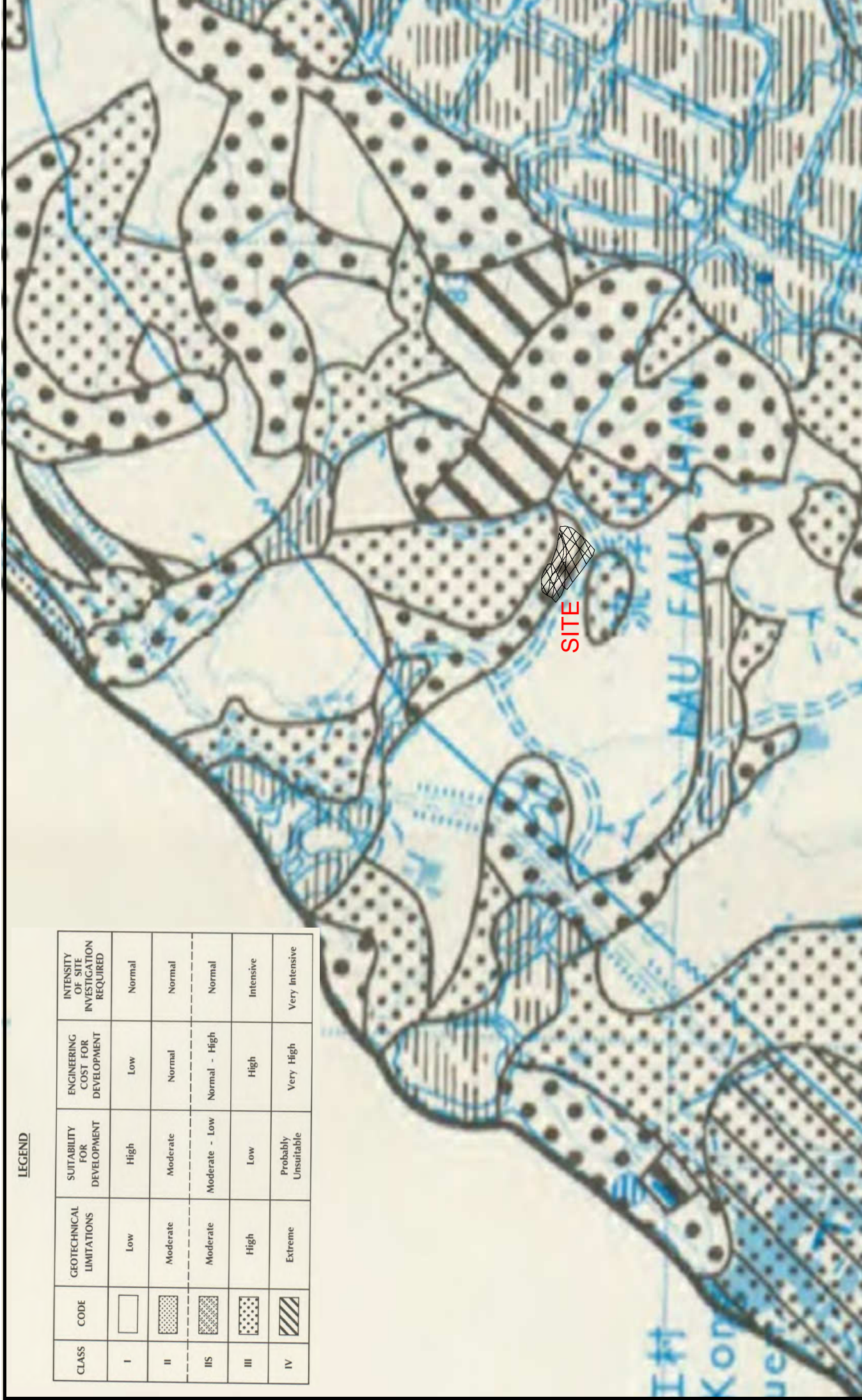


Figure No.:

EXTRACT OF GASP REPORT MAP - GEOTECHNICAL LAND USE MAP

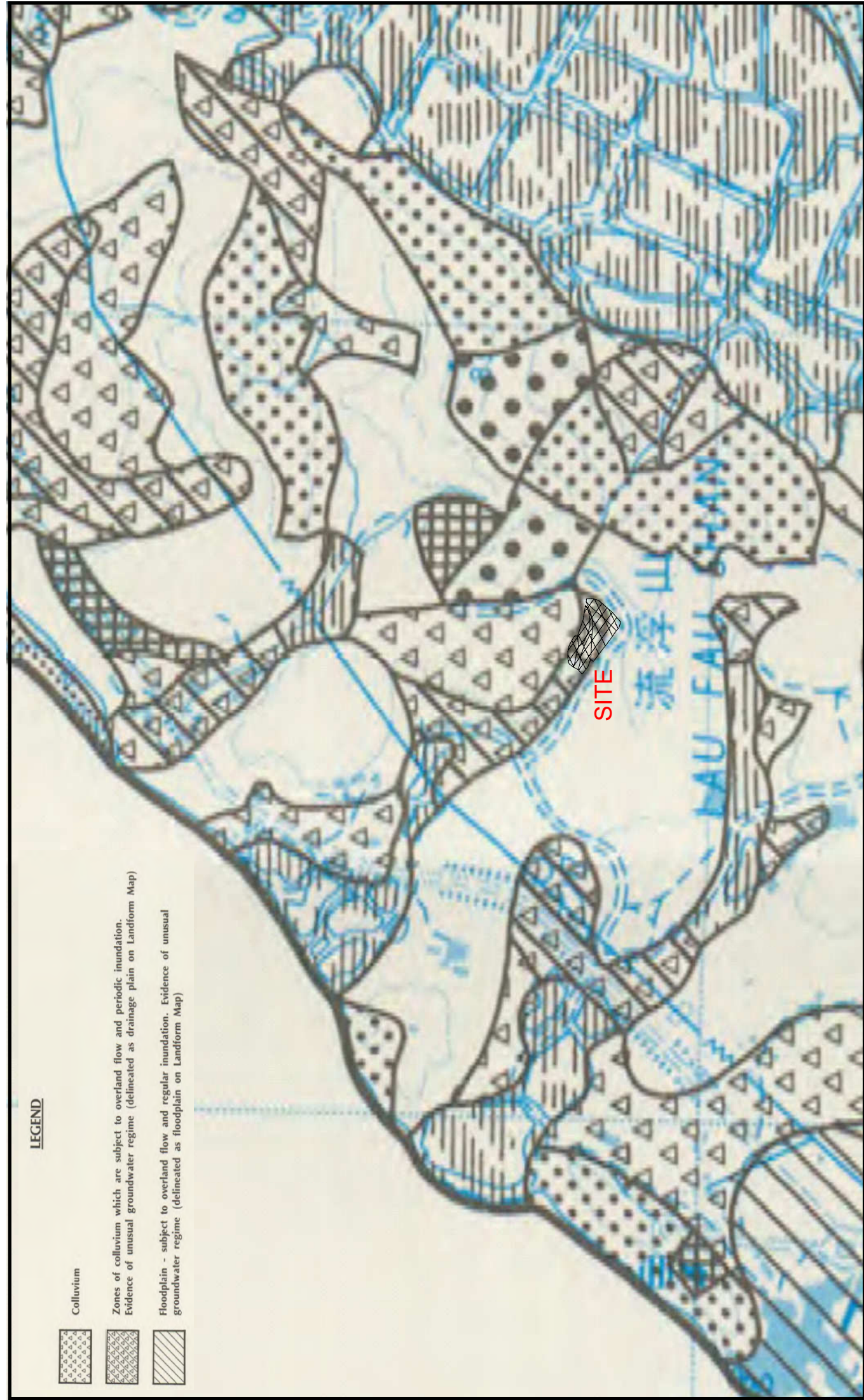


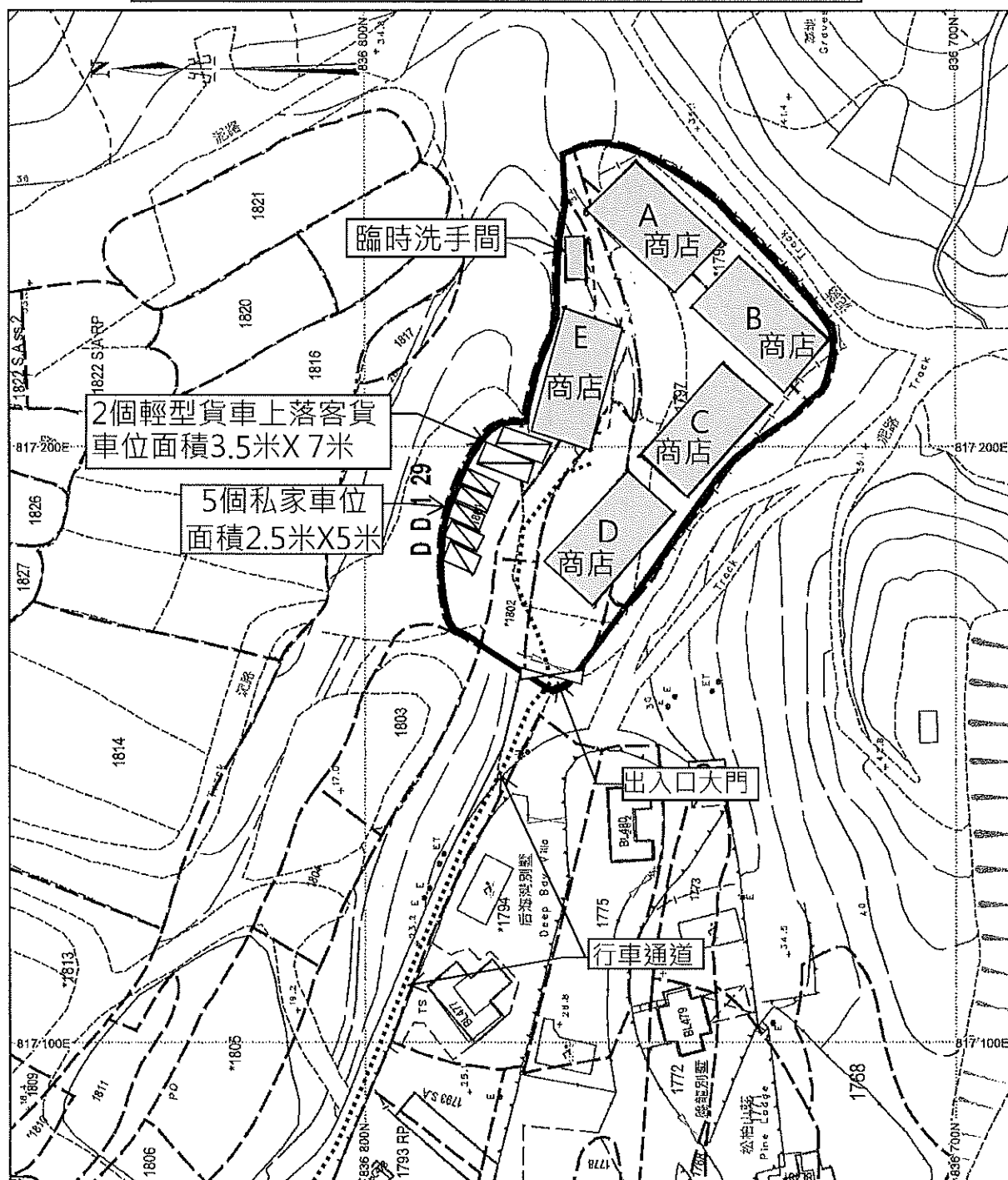
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EXTRACT OF GASP REPORT MAP - PHYSICAL CONSTRAINTS MAP

Appendix A

Conceptual Drawings of The Proposed Development

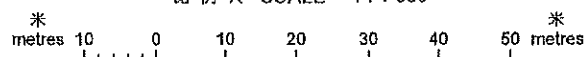
擬議臨時商店及服務行業(園藝及建築材料銷售)
布局圖







地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



-  商店 A-E 商店每間面積215平方米X高8米(1層)
5間商店合共總樓面面積1075平方米
-  臨時洗手間面積15平方米高3.5米(1層)
-  2個輕型貨車上落客貨車位面積3.5米 X 7米
-  5個私家車停泊位面積2.5米 X 5米
- 行車通道

Appendix B

Site Photographic Records



Plate 1



Plate 2



Plate 3

Appendix C

Location Plan and Slope Maintenance Responsibility

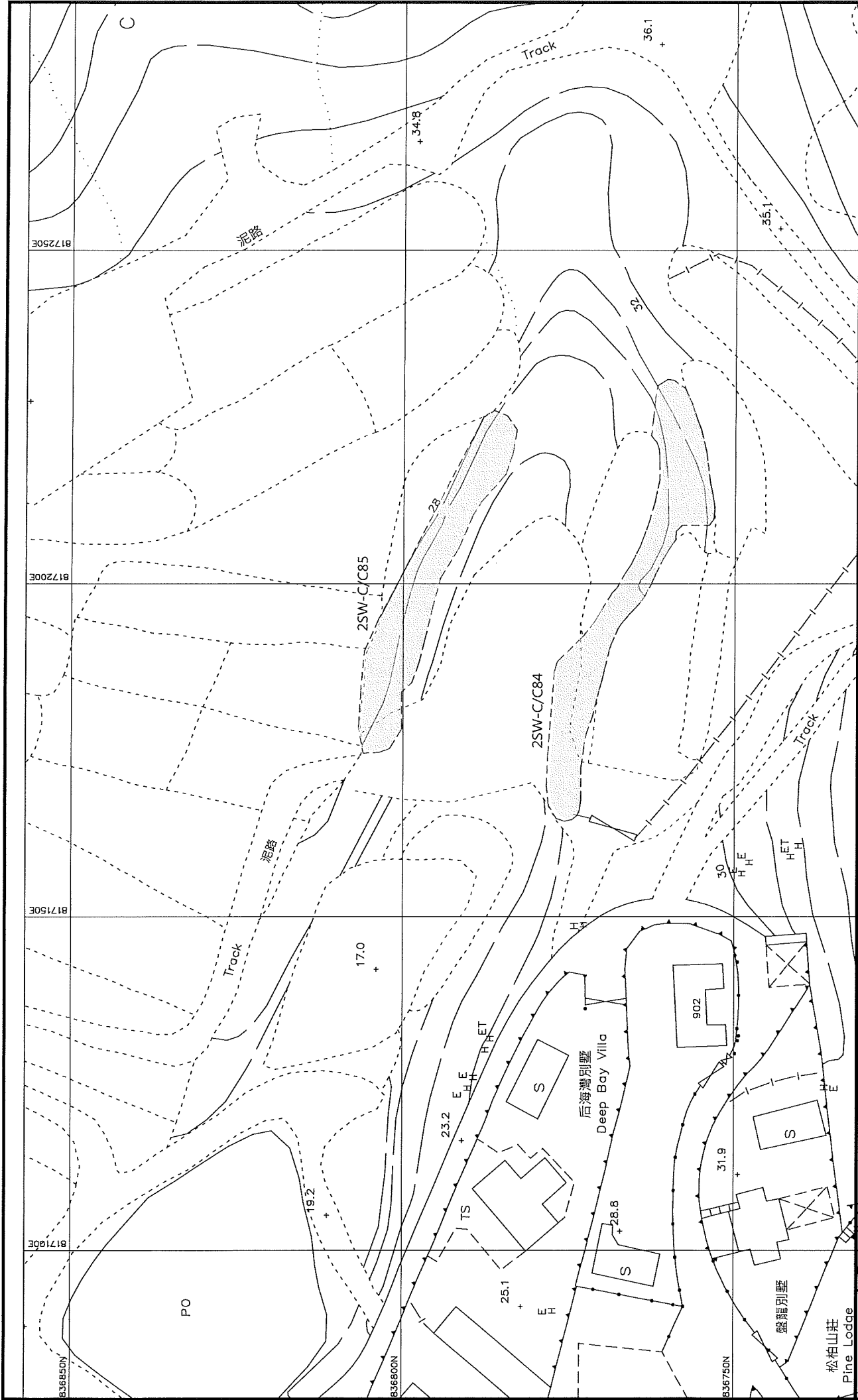
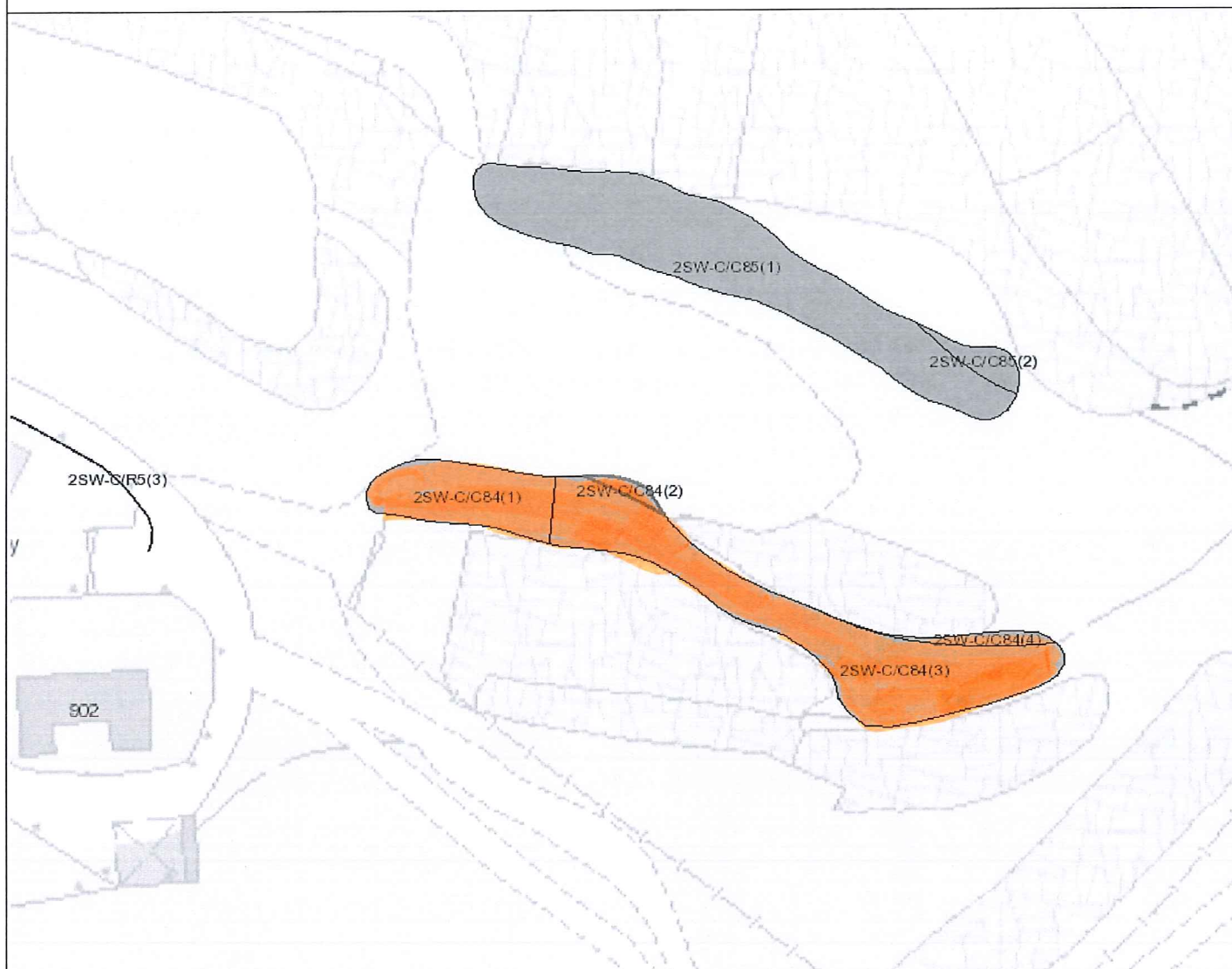


Figure No.:






8

EXTRACT OF 1 : 1000 SURVEY SHEET OF SITE

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

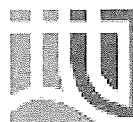
Printed on: 28/07/2023

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Search Criteria: 2SW-C/C84

Slope Maintenance Responsibility Report

(2SW-C/C84)

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

1	2SW-C/C84		Sub-Division	1
	Location	WITHIN DD129 LOTS 1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	DD129 Lot 1802	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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

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Search Criteria: 2SW-C/C84

Slope Maintenance Responsibility Report

(2SW-C/C84)

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

1	2SW-C/C84		Sub-Division	2
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	DD129 Lot1801	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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

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Search Criteria: 2SW-C/C84

Slope Maintenance Responsibility Report

(2SW-C/C84)

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

1	2SW-C/C84		Sub-Division	3
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

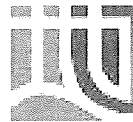
- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

The use of this report and plan is subject to the terms and conditions set out under the respective Disclaimers, Copyright Notice and Privacy Policy displayed on the Slope Maintenance Responsibility Information System webpage at <http://www.slope.landsd.gov.hk/smr/s/disclaimer>. The contents of this report and plan, including but not limited to all text, graphics, drawings, diagrams and compilation of data or other materials are protected by copyright. The users of this report and plan acknowledge that the Government of the Hong Kong Special Administrative Region is the owner of all copyright works contained in this report and plan. Any reproduction, adaptation, distribution, dissemination or making available of any copyright works contained in this report and plan to the public is strictly prohibited unless prior written authorization is obtained from the Lands Department.

Search Criteria: 2SW-C/C84

Slope Maintenance Responsibility Report

(2SW-C/C84)

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

1	2SW-C/C84		Sub-Division	4
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	DD129 Lot1800	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:






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- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

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



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

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

Printed on: 28/07/2023

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Search Criteria: 2SW-C/C85

Slope Maintenance Responsibility Report

(2SW-C/C85)

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

1	2SW-C/C85		Sub-Division	1
	Location	WITHIN DD129 LOT1817 & ADJOINING GL		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

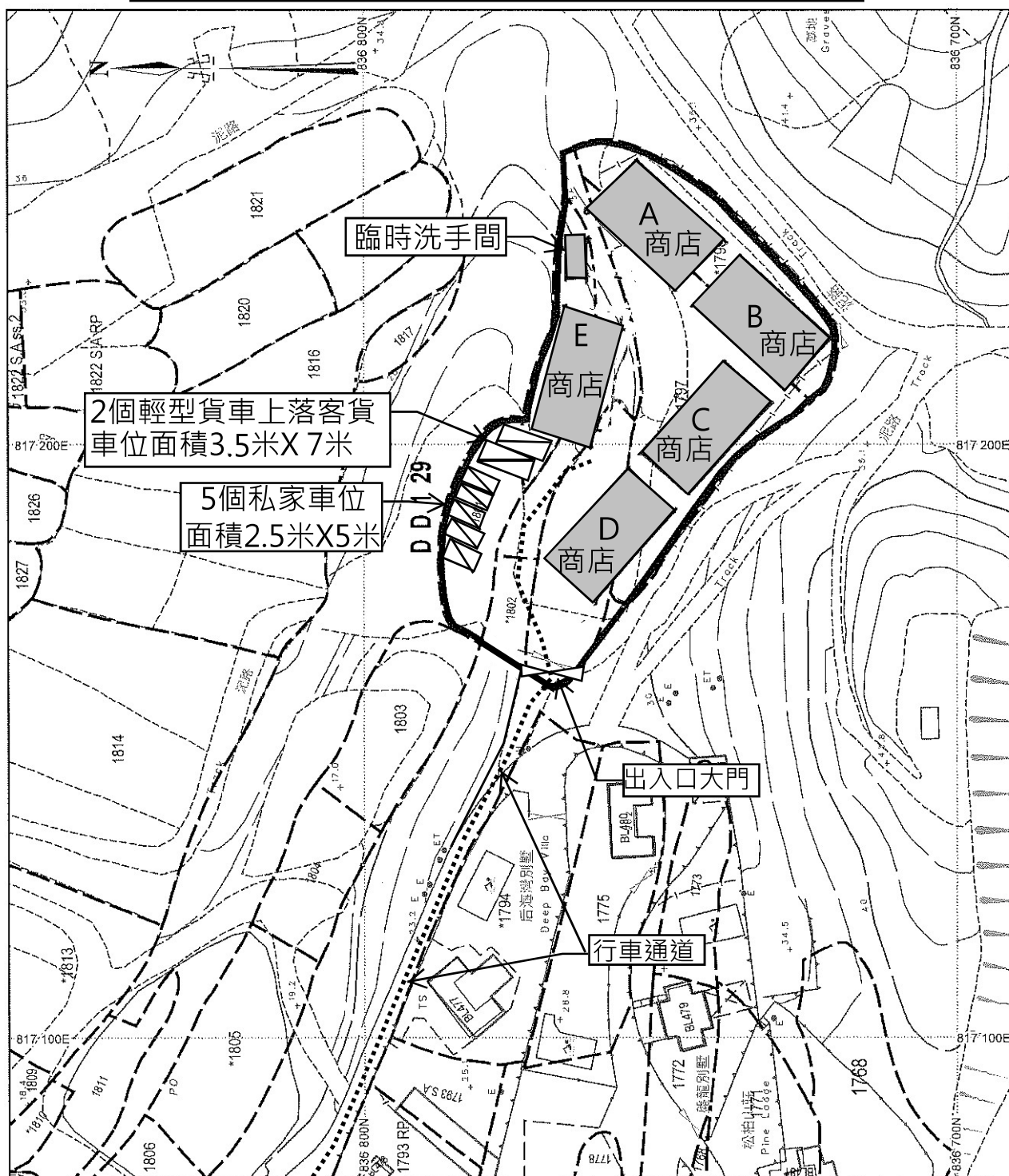
Notes:

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

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Search Criteria: 2SW-C/C85

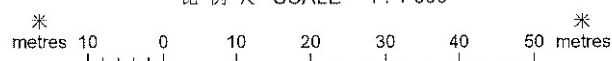
擬議臨時商店及服務行業(園藝及建築材料銷售)
布局圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



商店

A-E 商店每間面積215平方米X高8米(1層)
5間商店合共總樓面面積1075平方米

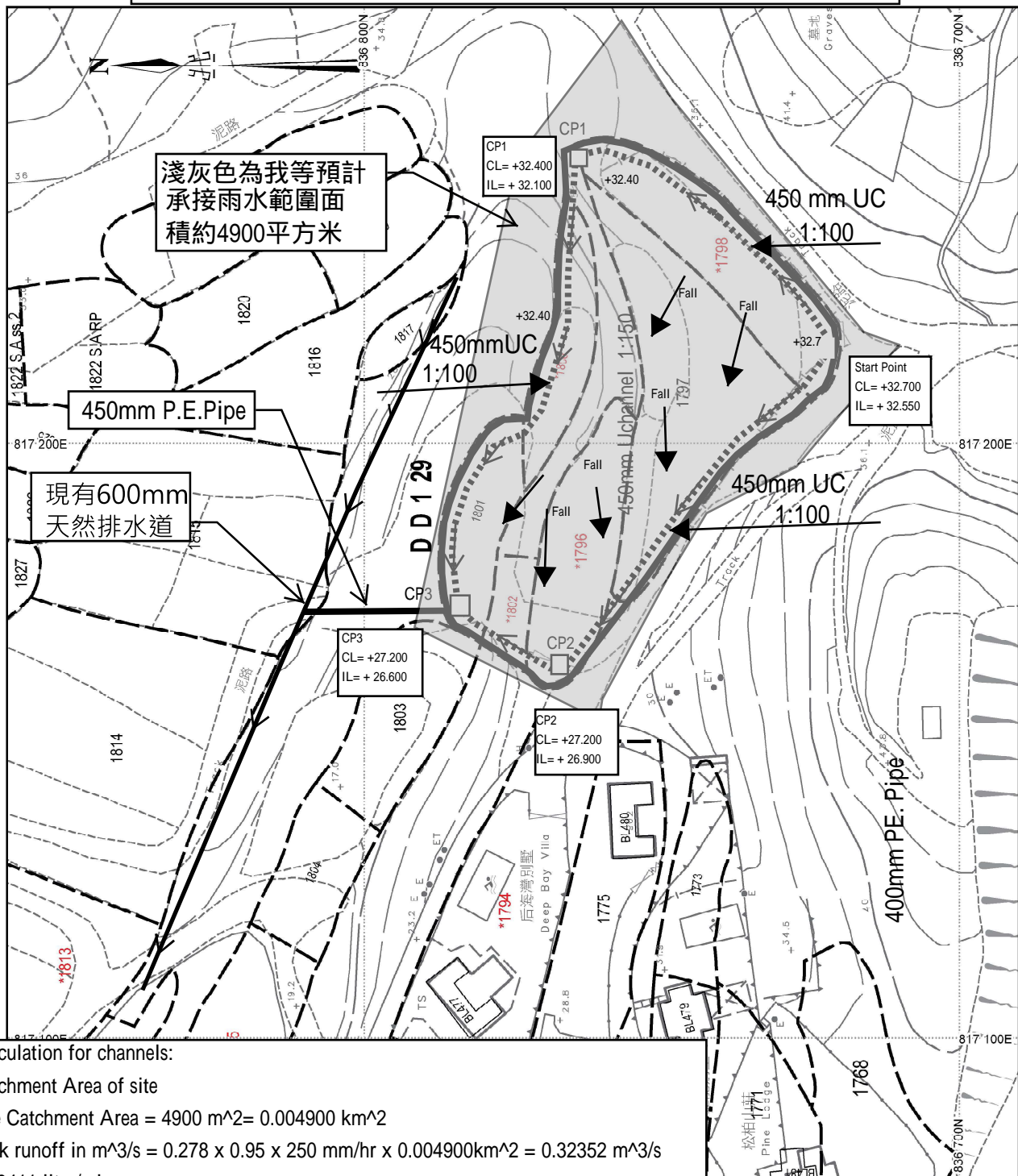
臨時洗手間面積15平方米高3.5米(1層)

2個輕型貨車上落客貨車位面積3.5米 X 7米

5個私家車停泊位面積2.5米 X 5米

行車通道

雨水排放建議圖



Calculation for channels:

Catchment Area of site

Site Catchment Area = $4900 \text{ m}^2 = 0.004900 \text{ km}^2$

Peak runoff in $\text{m}^3/\text{s} = 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.004900 \text{ km}^2 = 0.32352 \text{ m}^3/\text{s}$
 = 19411 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),

For gradient 1:100, 450UC will be suitable for

Lands Department

* metres



Note:

1. Catchpit (CP1-CP3) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

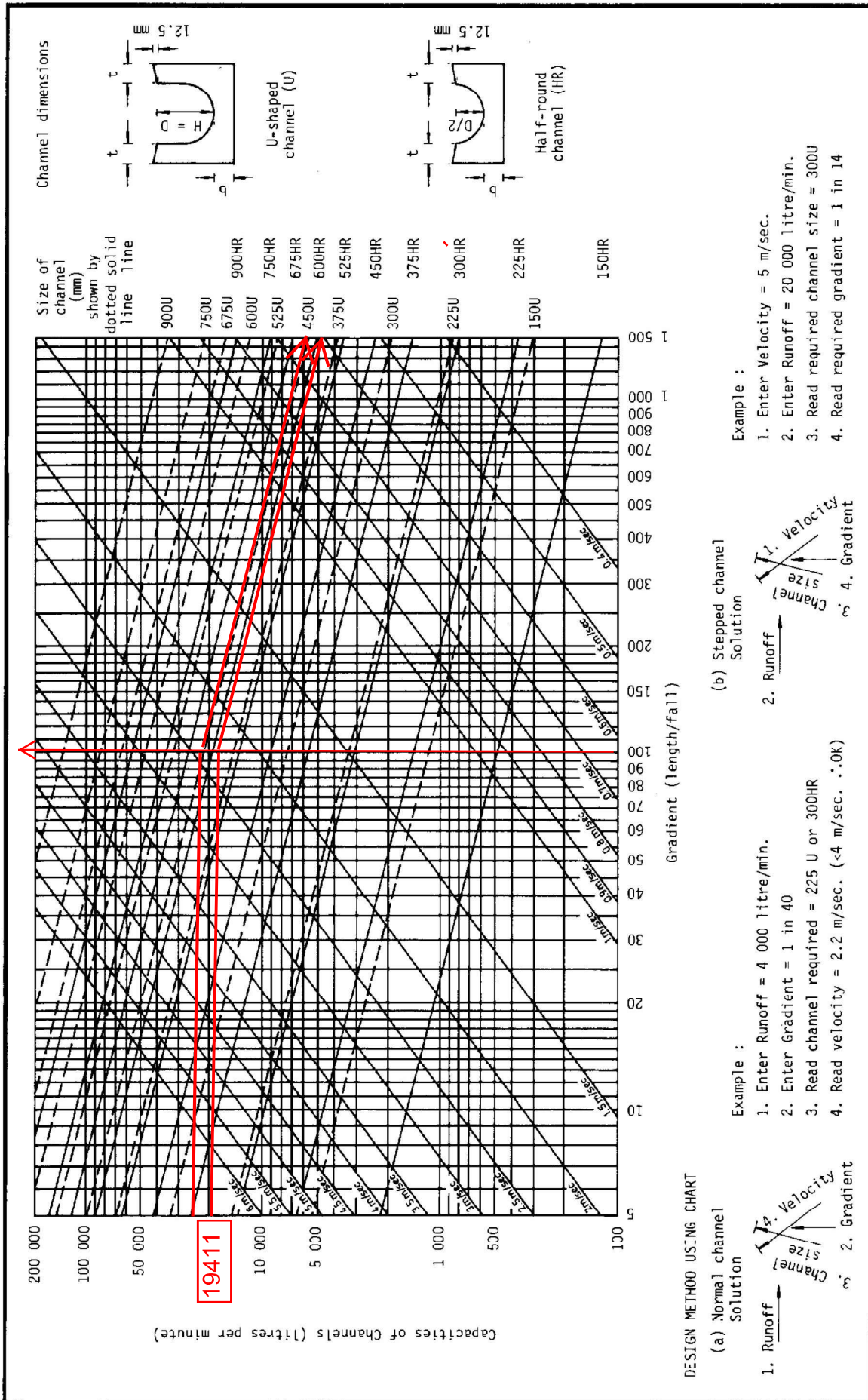
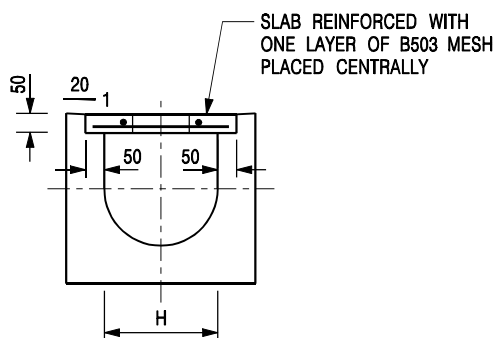
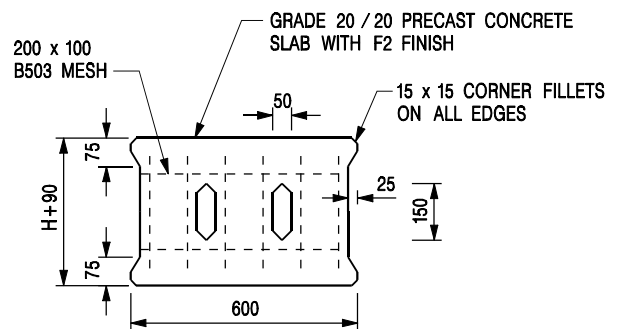


Figure 8.7 - Chart for the Rapid Design of Channels



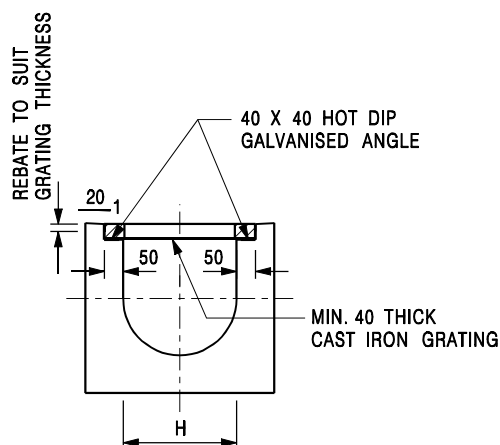
TYPICAL SECTION



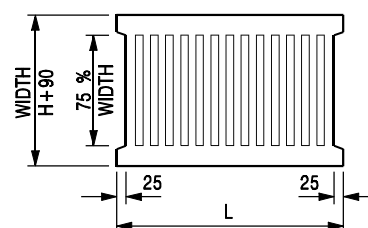
PLAN OF SLAB

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:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. 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**

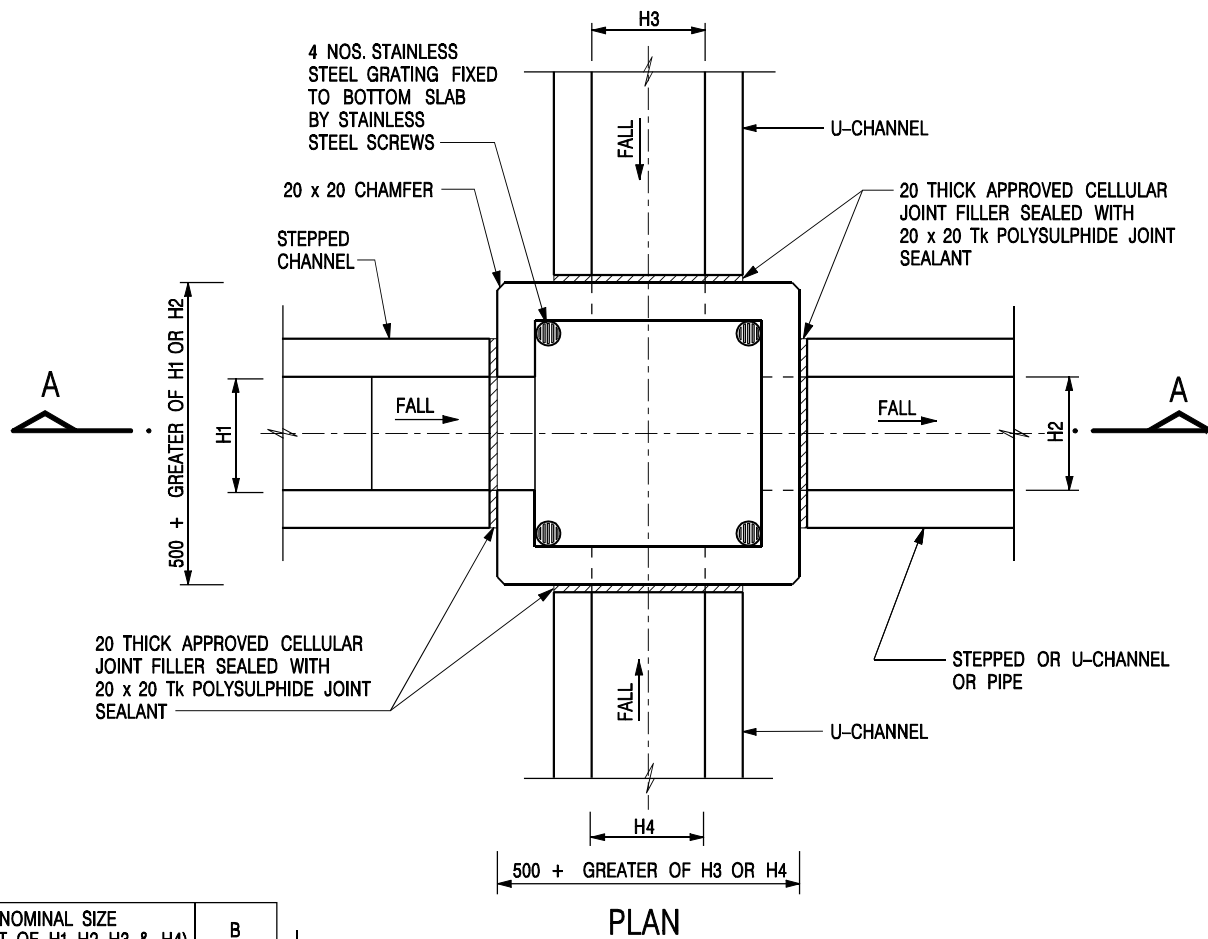


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

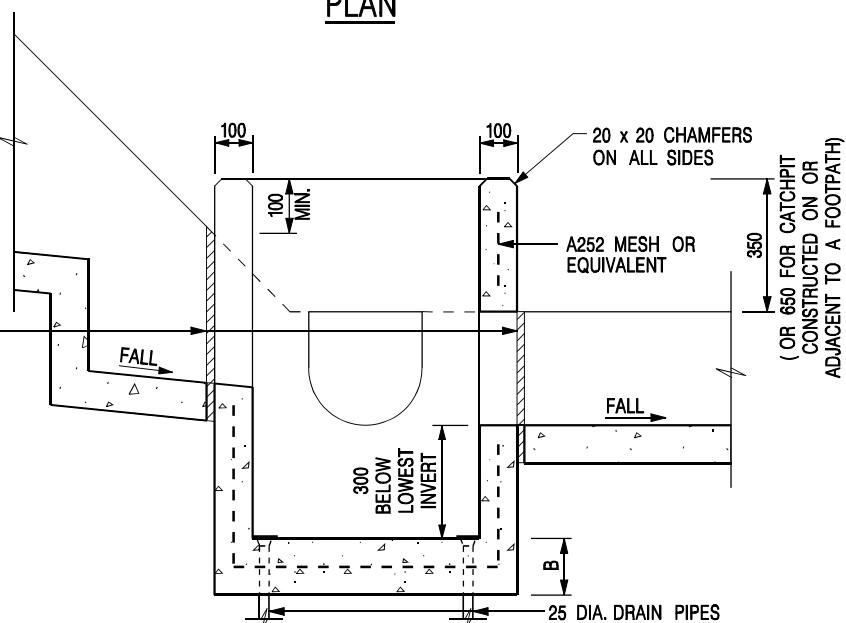
DATE JAN 1991

DRAWING NO.
C2412E



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




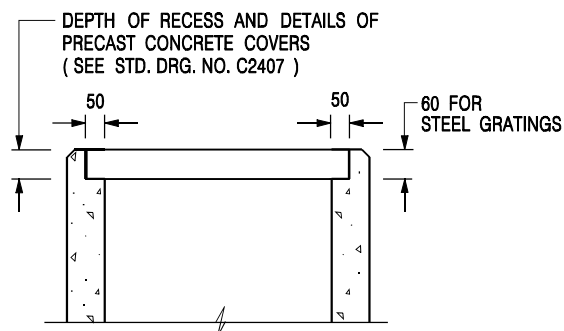
SECTION A - A

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) 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 'G' ON STD. DRG. NO. C2405; 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 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	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 /2

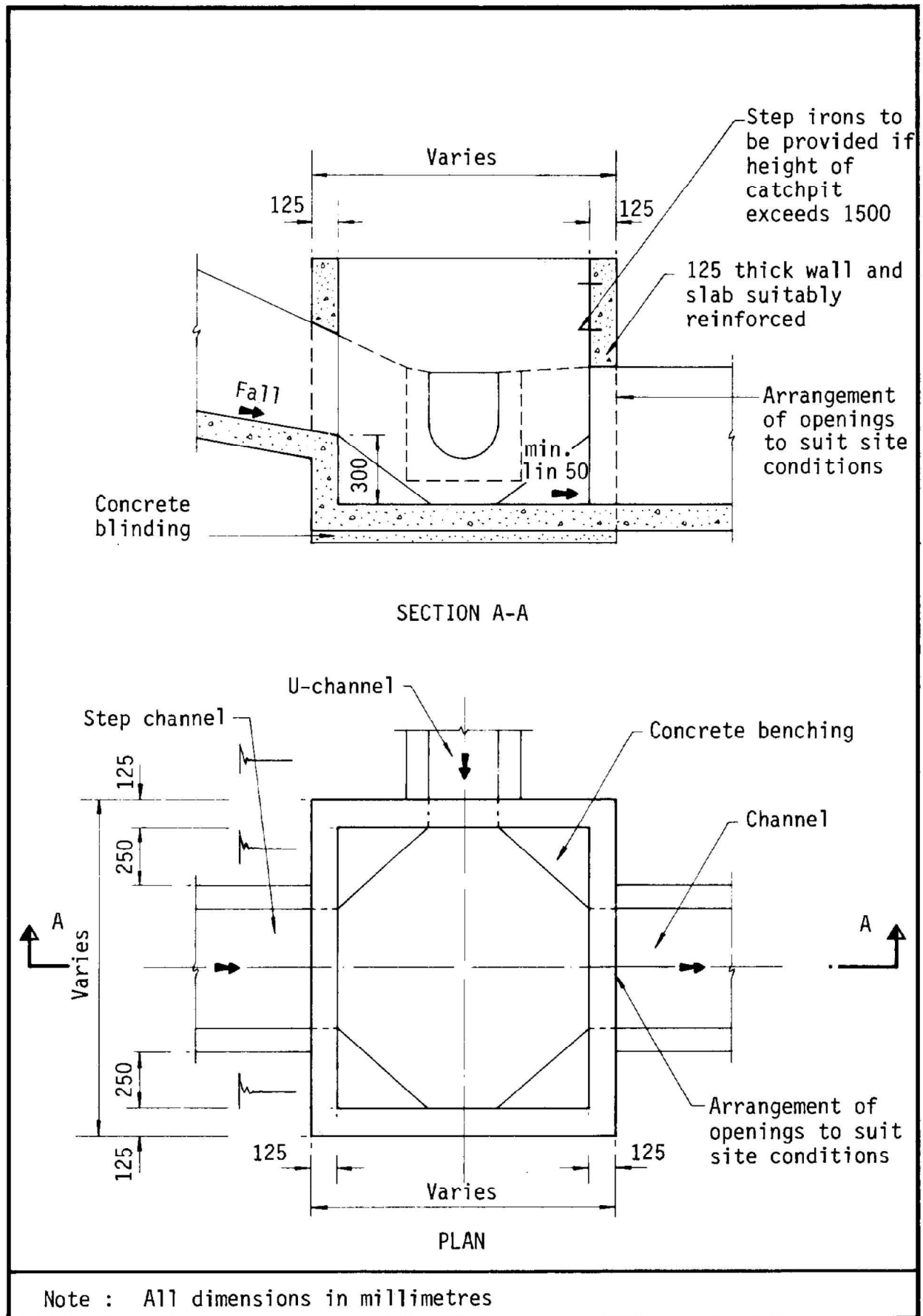
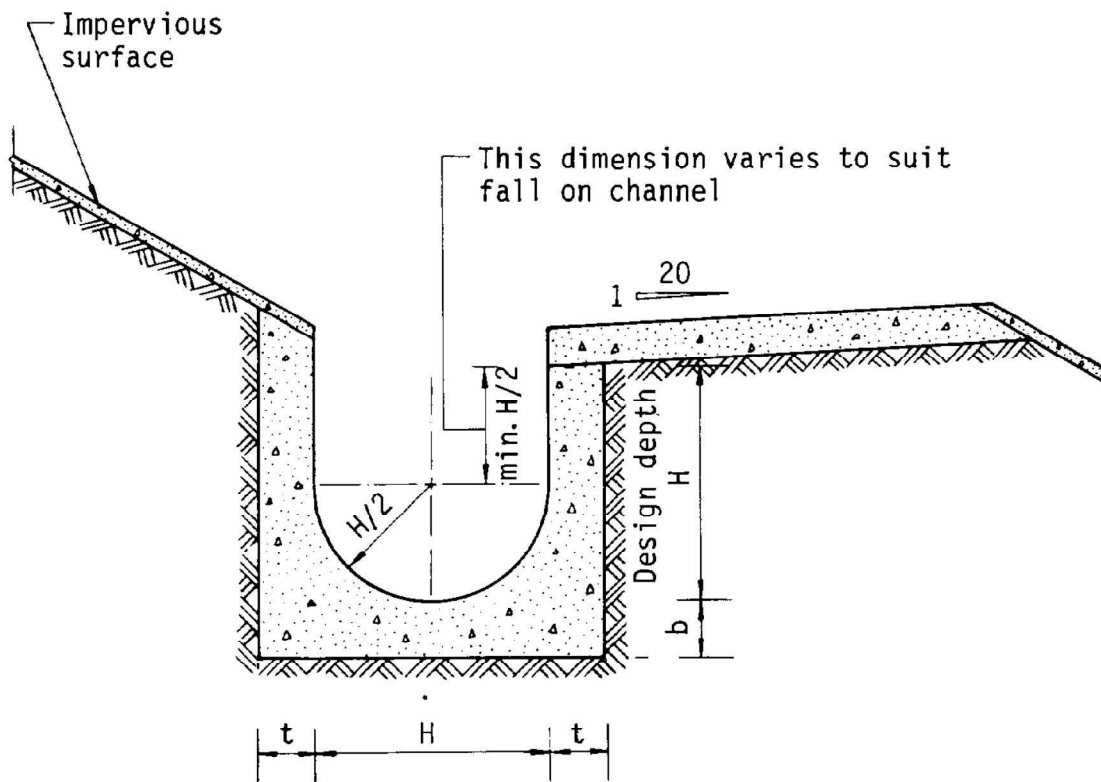


Figure 8.10 - Typical Details of Catchpits

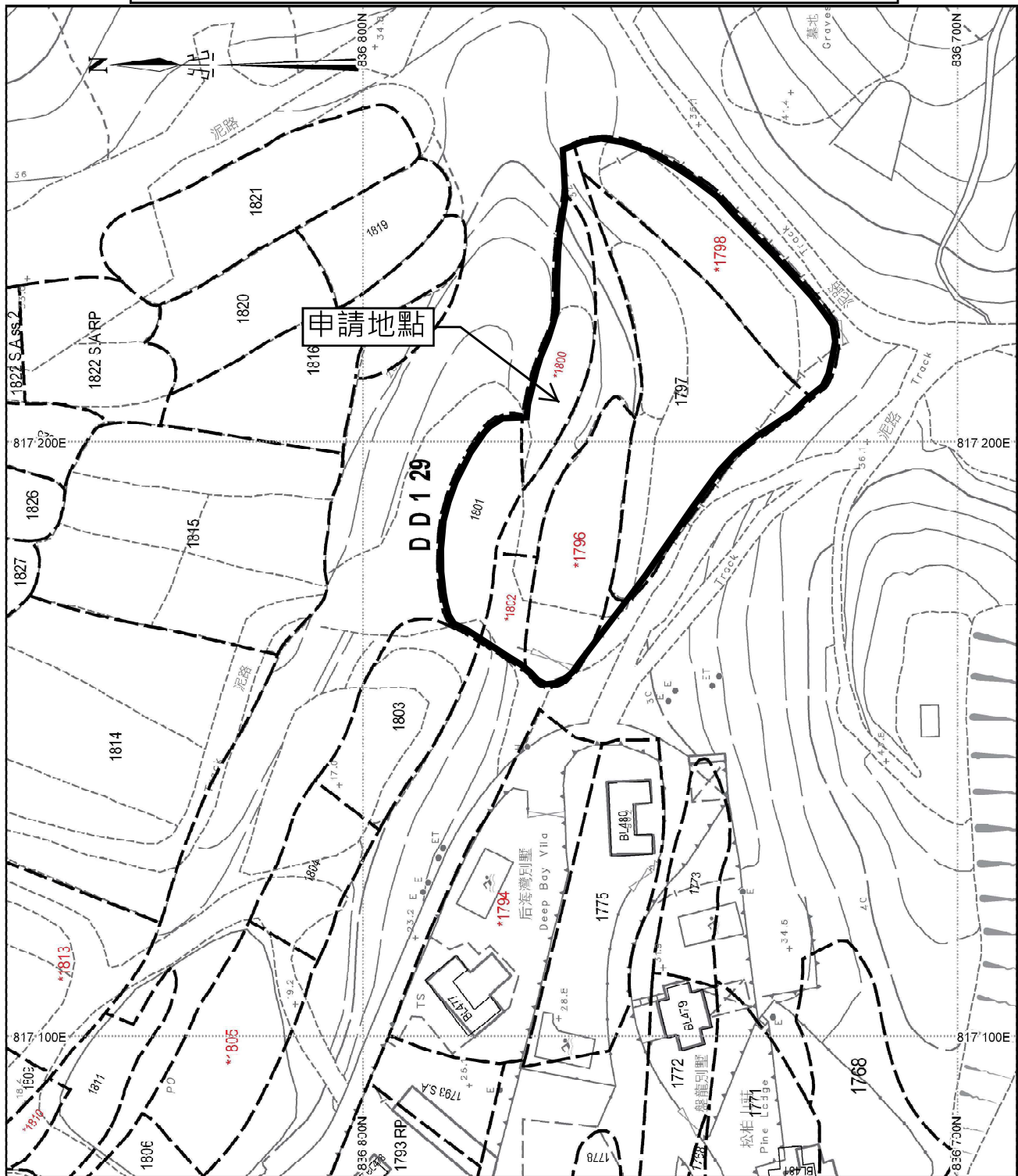


Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

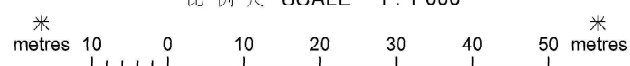
申請地點位置圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



致 城市規劃委員會

1. 有關上述申請，我等將申請地點的構築物分為 5 個，每個 215 平方米，皆因應消防條例所限，因上述建設全部為臨時性質，可以減小建設成本，。
2. 所有構築物全部為本公司所用，沒有分租給第 3 者。
3. 我等位於唐人新村舊址 (即 DD122 (GLA/TYL3940)請看附件舊地址位置圖) 都係經營農業工具(包括沙鏟，泥爬，水喉，水桶，洒水裝備)，種子銷售及建築材料銷售 (搭建溫室使用的鋼架及配件，防晒網，和小五金)，現向貴會申請用途亦為上述用途，最主要係皆因政府收回我等現時使用的場地而被逼搬遷，而上述申請地點在規劃許可第二欄內，可申請臨時改作商店及服務行業，因此我等才作出是次申請。

此致

代理人 Wong sun wo

18-10-2023

行車路線圖



Comments from the Antiquities and Monuments Office

Please confirm / clarify if there is any ground excavation proposed for the temporary shop and services (selling gardening supplies and construction materials), including but not limited to site formation works, foundation 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 the Antiquities and Monuments Office.

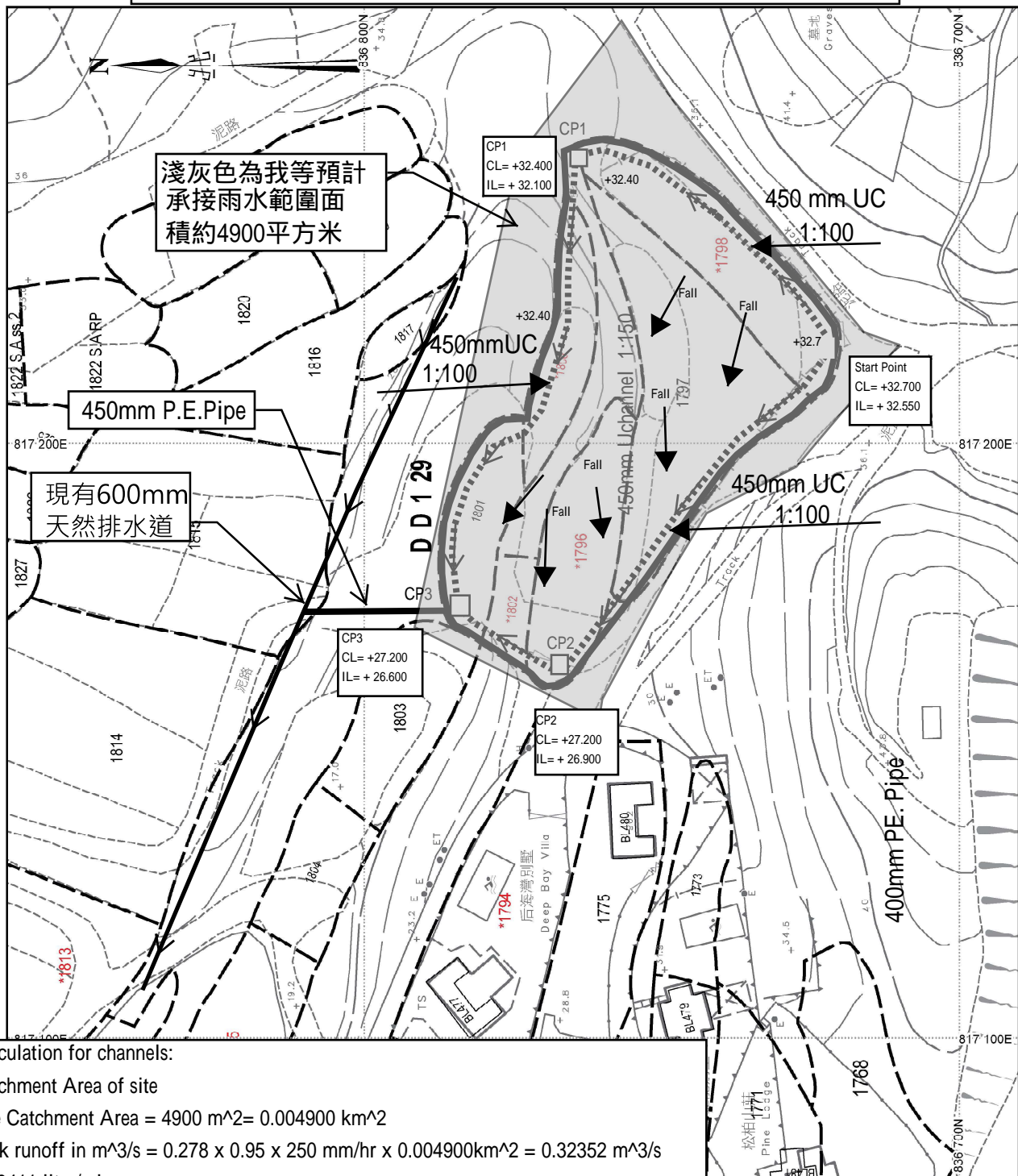
有關古跡辦的提問，我等回應如下：

1. 如獲得批准，我等的臨建築物全部以臨時物料搭建，及只有 1 層高，因此不須要建造地基，因此我等不會進行挖掘泥土的工序，平整地盤及地基工程。
2. 如獲批准我等會進行排水工程，將會在申請範圍的周邊建設排水渠，而有關排水渠的深度約為 0.15 米至 0.6 米以內，跟據地基波幅計算，挖掘的深度不會超過 0.6 米，渠面闊度約為 0.45 米(請看附件雨水排放建議圖)

代理人 黃新和

21-11-2023

雨水排放建議圖



Calculation for channels:

Catchment Area of site

Site Catchment Area = $4900 \text{ m}^2 = 0.004900 \text{ km}^2$

Peak runoff in $\text{m}^3/\text{s} = 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.004900 \text{ km}^2 = 0.32352 \text{ m}^3/\text{s}$
 = 19411 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),

For gradient 1:100, 450UC will be suitable for

Lands Department

* metres



Note:

1. Catchpit (CP1-CP3) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

Previous s.16 Application covering the Application Site

Rejected Applications

	<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/351	Temporary Private Vehicle Park and Open Storage (Dump Truck and Skip Truck) for a period of 3 years	REC	18.9.2020	(1) & (2)
2	A/YL-LFS/400	Proposed Temporary Open Storage (Dump Box) for a Period of 3 Years	REC	25.6.2021	(1) & (2)

Rejection Reasons

1. Not in line with the planning intention.
2. Not in line with TPB PG-13F

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/330	Proposed Temporary Shop and Service (Retail of Family Goods) with Ancillary Office for a Period of 3 Years	4.1.2019 (Revoked on 4.4.2021)
2	A/YL-LFS/370	Proposed Temporary Shop and Services (Selling of Radio Controlled Cars and Accessories) for a Period of 3 Years	9.10.2020 (Revoked on 17.5.2022)
3	A/YL-LFS/374	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office for a Period of 3 Years	20.11.2020 (Revoked on 28.2.2023)
4	A/YL-LFS/406	Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) for a Period of 3 Years	24.9.2021 (Revoked on 24.3.2022)
5	A/YL-LFS/420	Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) for a Period of 3 Years	6.5.2022

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 adverse comment on the application from environmental planning perspective since no heavy vehicle or dusty operation would be involved.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) Should the application be approved, please consider advising or imposing the following requirements:
 - (i) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period; and
 - (ii) sewage from the toilet shall be collected by reputable waste collectors regularly and disposed of properly.
- (d) The applicant should note his advisory comments at **Appendix IV**.

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 landscape planning perspective.
- (b) The Site is situated in area of miscellaneous rural fringe predominated by temporary structures, open storages, graveyard and scattered tree groups. The Site was hard paved and occupied by temporary structures and open storages. Further significant landscape impact on existing landscape resources within the applied use is not anticipated.
- (c) Similar applications have been approved within the same "Recreation" zone. 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 that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, and to implement and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicant should note his detailed comments on the submitted drainage proposal at **Appendix IV**.

5. **Slope Safety**

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

- (a) With reference to the topographic survey plan enclosed in the Geotechnical Planning Review Report (GPRR), he has no adverse geotechnical comments on the application.
- (b) Nevertheless, it is noted from the GPRR that feature No. 2SW-C/C84, which falls within Lot 1800 to 1802 in D.D.129 and the adjoining Government land, have been modified by land filling works.
- (c) The applicant should note his advisory comments at **Appendix IV**.

6. **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 (FSIs) being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix V**.

7. **Others**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB):

- (a) The Site is situated within Lau Fau Shan Site of Archaeological Interest.
- (b) After reviewing the location and scope of the proposed works, AMO has no objection in principle to the application from both 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):

He has not received any feedback from locals.

9. Other Departments' Comments

The following government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works (CE/LW), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner of Police (C of P);
- (g) Commissioner for Transport (C for T); and
- (h) 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 Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and the Government Land (GL);
 - (ii) no permission is given for occupation of GL (about 370m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed;
 - (iii) the owner of the lot will need to apply to DLO/YL, LandsD for permitting the structures to be erected or to regularise any irregularities on-site, if any. Also, the applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to actual occupation of GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by 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. Sewage from the temporary toilets shall be collected by reputable waste collectors regularly and disposed of properly;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal:
- (i) please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands especially the area at the southern side of the Site as the level of that is significantly higher than the Site;
 - (ii) please indicate the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - (iii) the existing nullah/channel/watercourse, to which the applicant proposed to discharge the stormwater from the Site is not clearly shown in the drainage proposal;
 - (iv) further to (ii) and (iii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
 - (v) the cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan;
 - (vi) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (vii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (viii) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap;
 - (ix) where walls and hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (x) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, diches and the adjacent areas, etc.; and
 - (xi) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that feature No. 2SW-C/C84, which falls within Lot No. 1800 to 1802 in D.D.129 and adjoining Government land, have been modified by land filling works. H(GEO), CEDD has no record of the filling works. The applicant shall be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department (BD) for approval as required under the provision of Buildings Ordinance;

- (i) 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structures are 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;
- (j) 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) 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator 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 and 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
- (k) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB) that the Site is situated within Lau Fau Shan Site of Archaeological Interest. 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.

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A/YL-LFS/495 DD 129 Lau Fau Shan Recreation
10/11/2023 02:28

From:

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

File Ref:

Dear TPB Members,

458 withdrawn. Objections are relevant and upheld.

Application should be rejected.

Mary Mulvihill

From:

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

Date: Wednesday, 15 March 2023 1:40 AM HKT

Subject: A/YL-LFS/458 DD 129 Lau Fau Shan Recreation

A/YL-LFS/458

Lots 1796, 1797, 1798, 1800, 1801 and 1802 and Adjoining Government Land in
D.D. 129, Lau Fau Shan

Site area : 3,355sq.m Includes Government Land of about 370sq.m

Zoning : "Recreation"

Applied use : Shop and Services (Garden Supplies and Construction Materials) / 7
Vehicle Parking / **5 Years**

Dear TPB Members,

Application 400 was rejected on 25 June 2021 but the open storage operations
have continued.

The footprint of the current application is part of 400 with some additional lots and
Government Land.

That this is an application for Open Storage under the guise of shop is evident.

Members should reject again for the same reasons.

Mary Mulvihill

From:

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

Date: Sunday, 30 May 2021 4:16 AM CST

Subject: A/YL-LFS/400 DD 129 Lau Fau Shan Recreation

Dear TPB Members,

351 was rejected so now its back with "Dump Box", presumably open storage of containers.

The application did not meet the Town Planning Board Guidelines No. 13F in that the site fell within Category 3 areas. The site was not subject to any previous planning approval and there were adverse departmental comments. The Environmental Protection Department, Transport Department, Drainage Services Department and Urban Design and Landscape Unit of PlanD did not support/had reservation on the application as the applicant failed to demonstrate that the applied use would not have adverse environmental, traffic, drainage and landscape impacts. Seven similar applications within the same "REC" zone were rejected, and the circumstances of the current application were similar to those rejected applications. Rejection of the current application was in line with the Committee's previous decisions.

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currently partly hard-paved and partly covered with soil/gravel. **Part of the Site is used for parking/open storage of dump trucks and skip trucks without valid planning permission**

Has enforcement action been initiated? If not why not?

Mary Mulvihill

From:

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

Sent: Thursday, August 27, 2020 3:03:30 AM

Subject: Re: A/YL-LFS/351 DD 129 Lau Fau Shan Recreation

Dear TPB Members,

Almost one year later.

There is clearly no need for a vehicle park as there are only a few private residences in the district.so it is effectively open storage.

As there is no history of previous approval for this use then the application has no merit no matter how many reports are submitted.

Mary Mulvihill

From:

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

Sent: Saturday, November 23, 2019 4:13:50 AM

Subject: A/YL-LFS/351 DD 129 Lau Fau Shan Recreation

A/YL-LFS/351

Lots 1796, 1798, 1802, 1803, 1804, 1805 and 1806 in D.D. 129, Lau Fau Shan

Site area : 3,104.7sq.m

Zoning : "Recreation"

Applied use : 52 Vehicle Park and Open Storage

Dear TPB Members,

Open Storage on land zoned Recreation is absolutely unacceptable. The site is still relatively vegetated. There are a number of residences in the vicinity.

Members cannot approve a plan that would trash the land and create yet another brownfield in this already heavily polluted area.

Mary Mulvihill