

5/26

2024年 2月 9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/512A

This document is received on - 9 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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.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

2400375 5-2-2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/512
	Date Received 收到日期	- 9 FEB 2024

- 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)

騰飛顧問公司 TENG FEI CONSULTANCY COMPANY

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗流浮山丈量約份第129約地段第 1621 號、第 1623 號(部份)、第 2700 號、第 2703 號、第 2704 號(部份)、第 2705 號(部份)、第 2706 號、第 2707 號、第 2708 號(部份)、第 2709 號(部份)、第 2710 號(部份)、第 2711 號(部份)及第 2713 號(部份) Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 5220 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 0 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「綠化地帶」 "Green Belt"
(f) Current use(s) 現時用途	臨時停車場 (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」[#]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 21/01/2024 (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 01/02/2024 (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 or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾停車場 (中型貨車) Proposed Temporary Public Vehicle Park for Medium Goods Vehicles (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	 5220sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 0sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 0
Proposed domestic floor area 擬議住用樓面面積	 0sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 0sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	 0sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	 0
Motorcycle Parking Spaces 電單車車位	 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 32
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 0
Others (Please Specify) 其他 (請列明)	 0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	 0
Coach Spaces 旅遊巴車位	 0
Light Goods Vehicle Spaces 輕型貨車車位	 0
Medium Goods Vehicle Spaces 中型貨車車位	 0
Heavy Goods Vehicle Spaces 重型貨車車位	 0
Others (Please Specify) 其他 (請列明)	 0

Proposed operating hours 擬議營運時間																																	
營業時間為星期一至六早上7時至下午7時，星期日及公眾假期除外。																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 申請地點由天華路經地區道路進入。																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☒																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

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

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

05/02/2024

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗流浮山丈量約份第129約地段第 1621 號、第 1623 號(部份)、第 2700 號、第 2703 號、第 2704 號(部份)、第 2705 號(部份)、第 2706 號、第 2707 號、第 2708 號(部份)、第 2709 號(部份)、第 2710 號(部份)、第 2711 號(部份)及第 2713 號(部份) Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	5220 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	「綠化地帶」 "Green Belt"
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時公眾停車場 (中型貨車) Proposed Temporary Public Vehicle Park for Medium Goods Vehicles

(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	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	0	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0 % ☐ 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		32
	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) 		0 0 0 32 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
位置圖 Location Plan，地盤平面圖 Site Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☒	☐
預計車輛進出流量報告		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

申請摘要

根據城市規劃條例第 16 條作出規劃許可申請

擬在元朗流浮山丈量約份第 129 約地段第 1621 號、第 1623 號(部份)、第 2700 號、第 2703 號、第 2704 號(部份)、第 2705 號(部份)、第 2706 號、第 2707 號、第 2708 號(部份)、第 2709 號(部份)、第 2710 號(部份)、第 2711 號(部份)及第 2713 號(部份)作為期三年的臨時公眾停車場 (中型貨車)

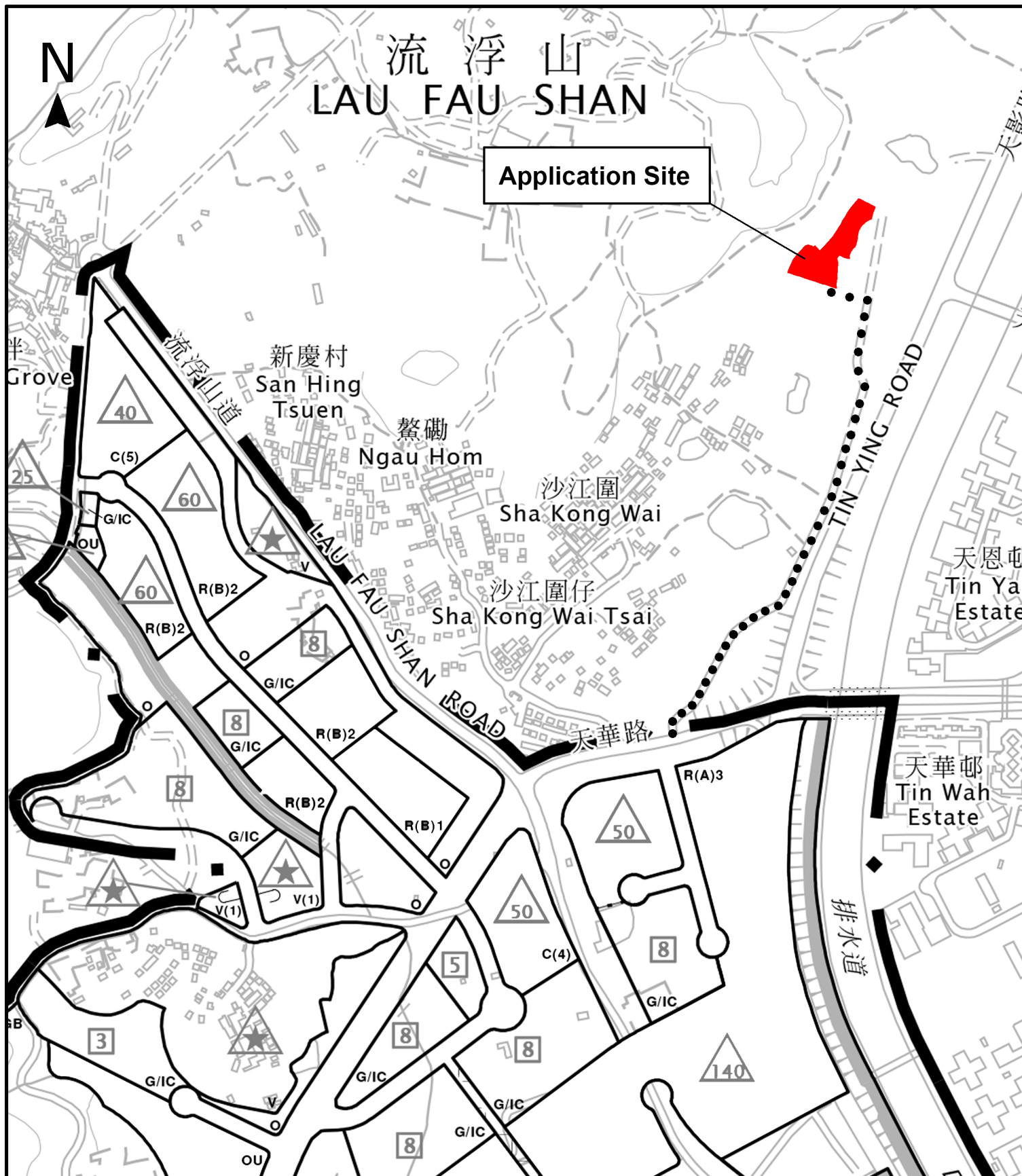
1. 申請地點的面積約為 5,220 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「綠化地帶」。
2. 申請用途屬於「綠化地帶」中的「第二欄用途」，申請用途配合沙江圍村村民及天水圍區內居民的泊車需要，擬議發展的營業時間為星期一至六早上 7 時至下午 7 時，星期日及公眾假期除外。
3. 申請地點涉及一個先前的規劃許可編號 A/YL-LFS/433 批准作為期三年的臨時停車場用途，由於之前因為地界紛問題 (與鄰近地主因地界問題爭議)，未能如期履行規劃許可附帶的規劃條件 (圍網、消防及渠務)，因此申請人在與各地主達成共識後，重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。(申請面積比之前縮少)
4. 申請地點附近的沙江圍及天水圍區內的居民大多為勞動階層，並依靠運輸行業維生，附近一帶很缺乏停車場，違泊的情況十分常見，嚴重影響區內交通運輸網絡；擬議發展只會作臨時停車場停泊中型貨車以滿足區內數萬名低收入的勞工階層對中型貨車位的殷切需求。為保持環境質素，申請地點內不會停泊上述種類以外的車輛。
5. 申請用途雖屬於「綠化地帶」，但申請地點在 1999 年已獲得城市規劃委員會在有附帶條件下批給臨時性質的規劃許可 (城規會編號：A/YL-LFS/40)：臨時高爾夫球練習場，並附設專門店、貯物區、洗手間及停泊區 (為期三年)；以及在 2002 年獲得城市規劃委員會在有附帶條件下批給臨時性質的規劃許可 (城規會編號：A/YL-LFS/74)：擴建綠田園 (包括綠色/環保產品跳蚤市場) (為期 3 年)。
6. 申請地點在 1999 年時已經是水泥地面，可見申請地點早在 1999 年時已不是用作綠化用途，而是有一些小型發展。是次申請沒有破壞原來申請地點的一花一草，只是靈活運用土地，使地區內的土地物盡其用。
7. 城市規劃委員會曾批准申請地點毗鄰的土地作公眾停車場用途以滿足附近地區內的泊車需求(請參考城規會編號：A/YL-LFS/339、A/YL-LFS/341、A/YL-LFS/364、A/YL-LFS/375 及 A/YL-LFS/376 等)，因此申請人懇請城市規劃委員會對本申請作出相同的對待。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山以上地段作為期三年的臨時公眾停車場 (中型貨車)。

預計車輛進出流量報告 (中型貨車)

(星期一至星期六，不包括公眾假期)

時間	進入 (輛)	離開 (輛)
7 : 00 - 8 : 00	2	2
8 : 00 - 9 : 00	3	3
9 : 00 - 10 : 00	2	2
10 : 00 - 11 : 00	3	1
11 : 00 - 12 : 00	4	3
12 : 00 - 13 : 00	2	2
13 : 00 - 14 : 00	3	2
14 : 00 - 15 : 00	2	2
15 : 00 - 16 : 00	3	3
16 : 00 - 17 : 00	2	2
17 : 00 - 18 : 00	4	5
18 : 00 - 19 : 00	2	5
合計(輛)	32	32



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years at Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



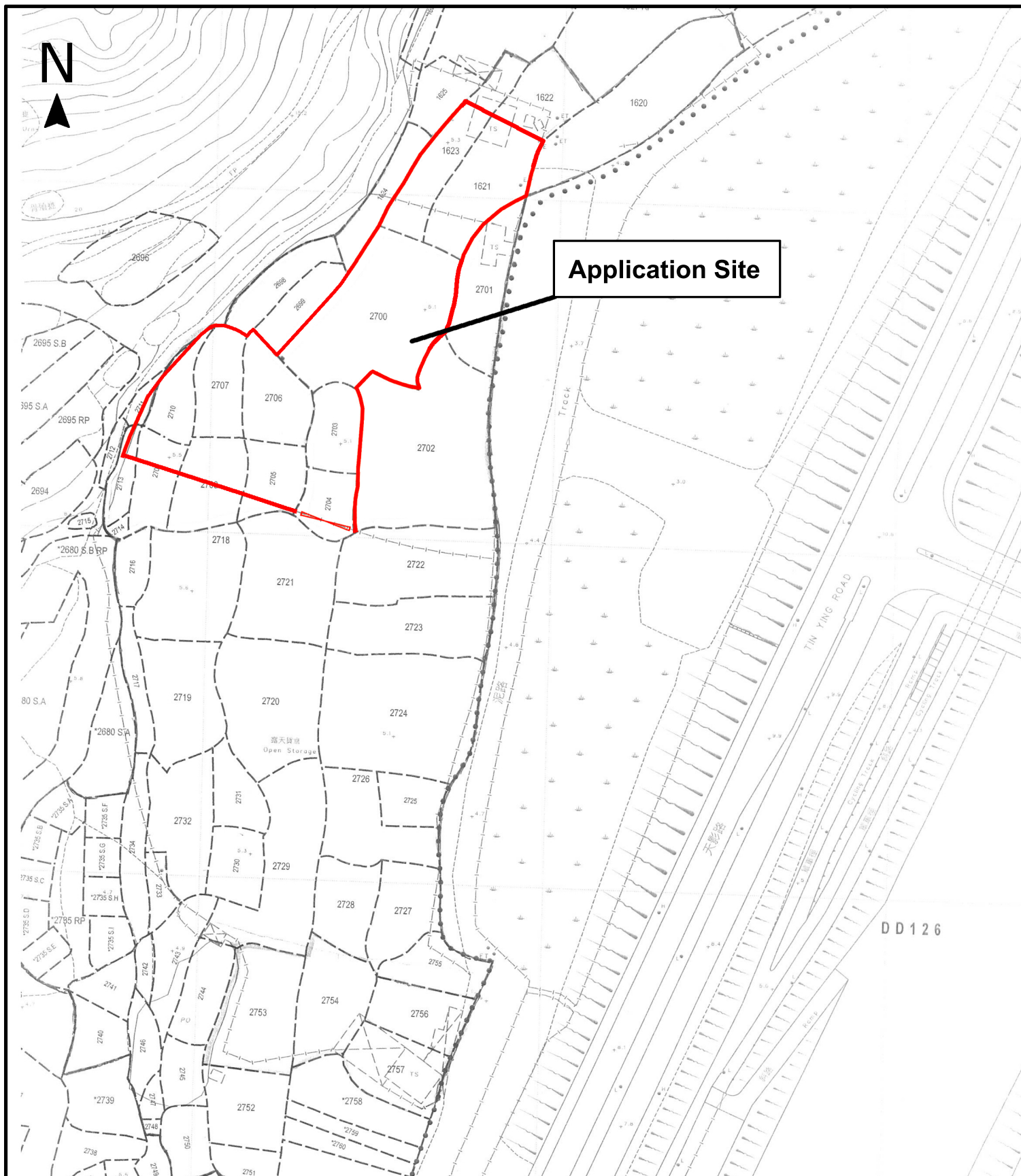
Drawing No. 圖號:

20240130

Remarks 備註:

●●● Vehicular access leading from Tin Wah Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Medium Goods Vehicles for a Period of
3 Years at Lots 1621, 1623 (Part), 2700,
2703, 2704 (Part), 2705 (Part), 2706, 2707,
2708 (Part), 2709 (Part), 2710 (Part),
2711 (Part) and 2713 (Part) in D.D. 129,
Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan

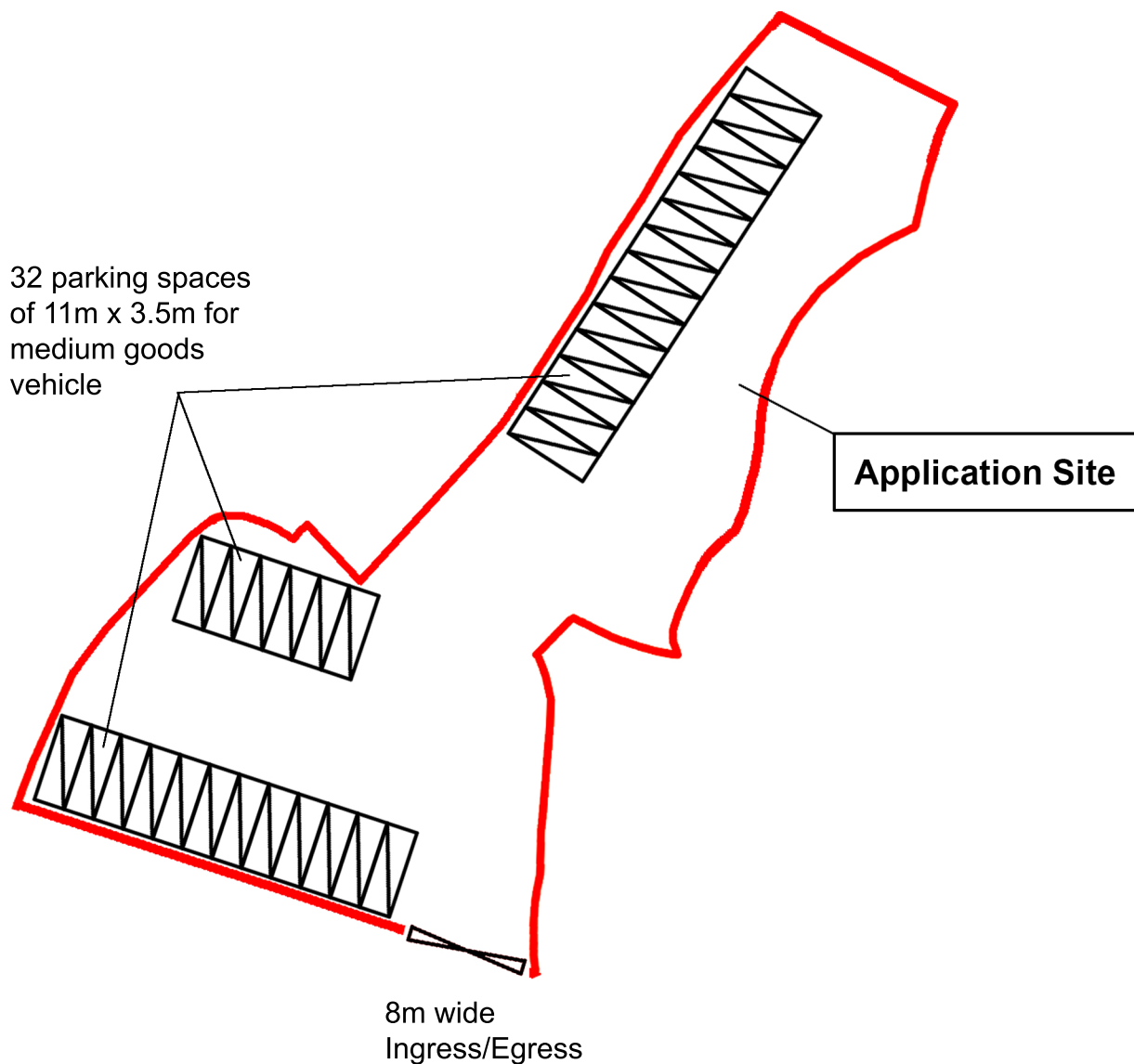


Drawing No. 圖號:

20240130

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years at Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

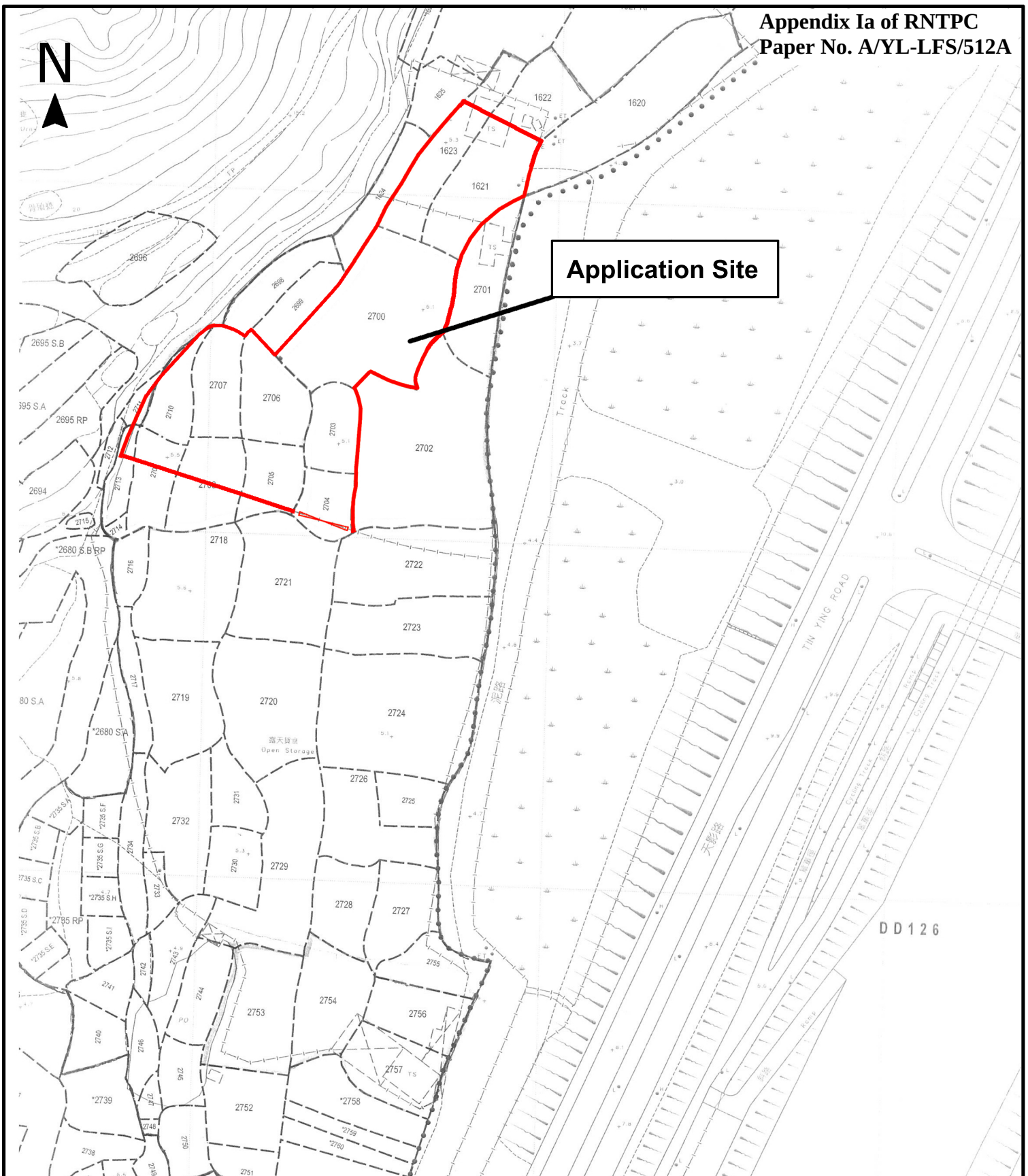
20240130

Remarks 備註:



Medium goods vehicle

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Medium Goods Vehicles for a Period of
3 Years at Lots 1621, 1623 (Part), 2700,
2703, 2704 (Part), 2705 (Part), 2706, 2707,
2708 (Part), 2709 (Part), 2710 (Part),
2711 (Part) and 2713 (Part) in D.D. 129,
Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Fencing
Plan



Drawing No. 圖號:

Remarks 備註:

Scale 比例:

Planning Application No. A/YL-LFS/512

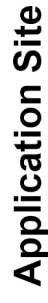
Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Director of Fire Services	
(a)	Regarding the submitted fire service installations proposal, the proposed emergency lighting and directional and exit sign as mentioned in the FS Notes shall be clearly marked on plan.	申請用途是停車場，按照消防指引，申請地點不用擺放緊急照明燈及逃生指示牌，申請人之前遞交的消防圖則有誤，現已重新遞交更改過的消防圖則，請看附件 1。

附件 2：Temporary Drainage Proposal for LFS_512

Proposed Fire Services Installation

-



5kg Dry Powder
Type Extinguisher

S.B

Sand Bucket

ISSUE 3

TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF PROPOSED TEMPORARY PUBLIC VEHICLE PARK FOR MEDIUM GOODS VEHICLES FOR A PERIOD OF 3 YEARS AT LOTS 1621, 1623 (PART), 2700, 2703, 2704 (PART), 2705 (PART), 2706, 2707, 2708 (PART), 2709 (PART), 2710 (PART), 2711 (PART) AND 2713 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES.

PROJECT NO. TDM/011_TOP

PREPARED FOR A_YL-LFS_512

2 June 2024

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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the application site of Proposed Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years at Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories.

1.2 Objectives of the Report

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

1.3 Report Structure

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

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Lau Fau Shan, Yuen Long, with an area of around 5,100m² and ground level varying between + 7.6mPD and + 6.4mPD. The layout plan is provided in **Appendix B**.

3 Assessment Criteria

3.1 Design Return Periods

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

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

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

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

3.2 Calculation Methodology for Runoff

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

$$Q_p = 0.278 C i A$$

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

- 3.2.2 For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.
- 3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

- 3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.
- 3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.
- 3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Changes in Drainage Characteristics

- 4.1.1 The analysed catchment area of 12,060 m² consists of the site area of the proposed Application Site and the external catchment area EC1, EC2 and EC3 at eastern, western and western direction respectively.
- 4.1.2 The characteristics of the sub-catchment areas are remained unchanged due to the proposed application, which are paved area. The sub-catchment is summarized in Table 4-2.

Table 4-1 Sub-catchment within the site

CATCHMENT	K	AREA (A)	
Application Site Area	1.00	5100.0	m ²
External Catchment Area EC1	1.00	2500.0	m ²
External Catchment Area EC2	1.00	1500.0	m ²
External Catchment Area EC3	0.40	4600.0	m ²
Total Catchment Area	1.00	10940.0	m ²

4.2 Potential Drainage Impact

- 4.2.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.2.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP).
- 4.2.3 The runoff from the Application site is collected by 900mm U-channels along the boundary and convey to the terminate catchpit with sand trap (TCP), before discharge to the village drainage discharge point at the northern side of the application site, and eventually discharge to the further downstream as indicated in the Appendix C.
- 4.2.4 For Conservative, the critical scenario is considered for collecting all the flow leading to the 900mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
900mm UC	0.613	2.081	71%

Note:

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

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

- 4.2.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.613m³/s, which is within the drainage capacity of the proposed 900mm u-channel of 2.081 m³/s with gradient 1:100, the reserve capacity is 71%.
- 4.2.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.2.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

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

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

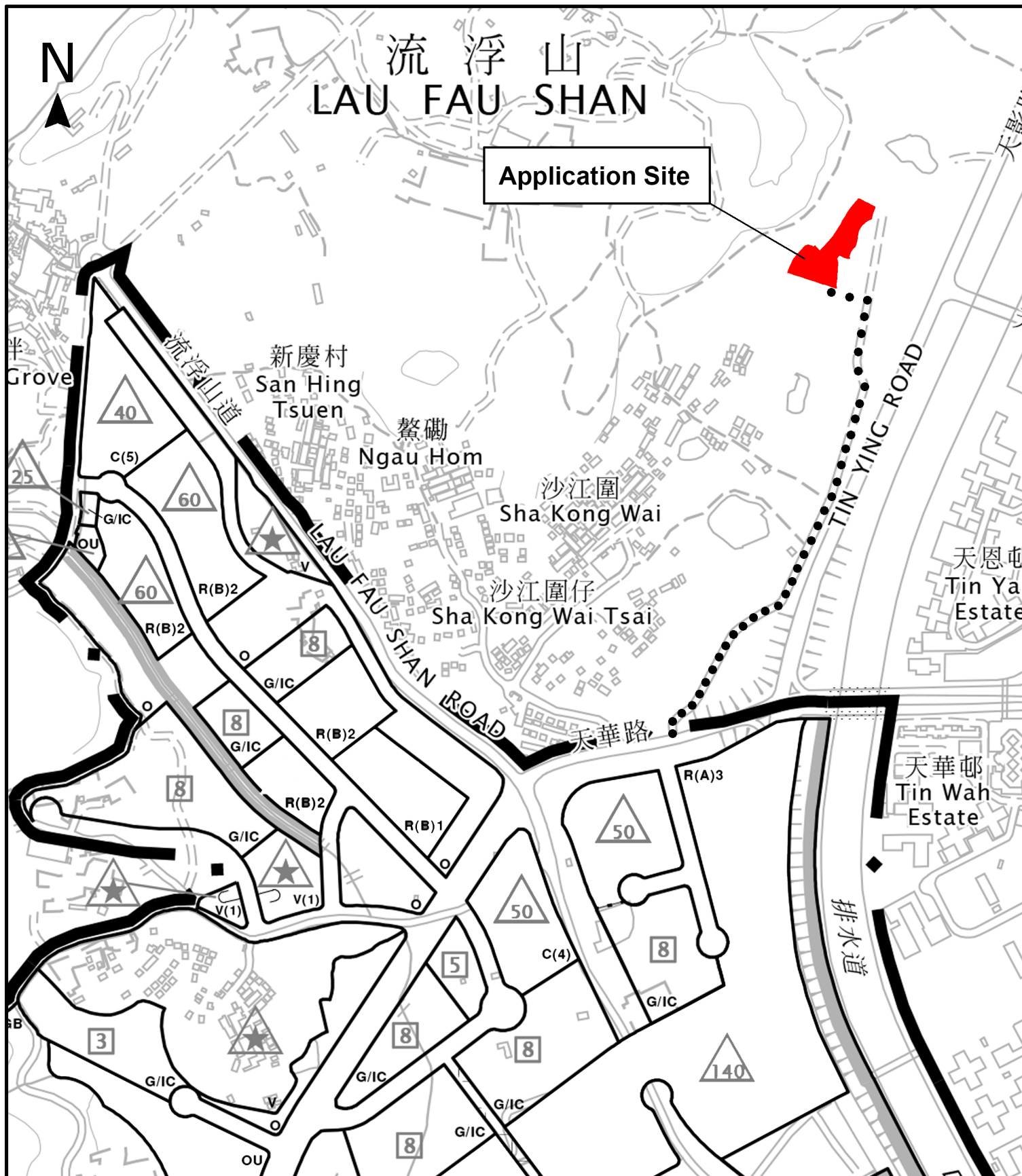
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 12,060 m² consists of the site area of the proposed Application Site and the external catchment area EC1, EC2 and EC3 at eastern, western and western direction respectively.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along left side of the catchment plant which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years at Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



Drawing No. 圖號:

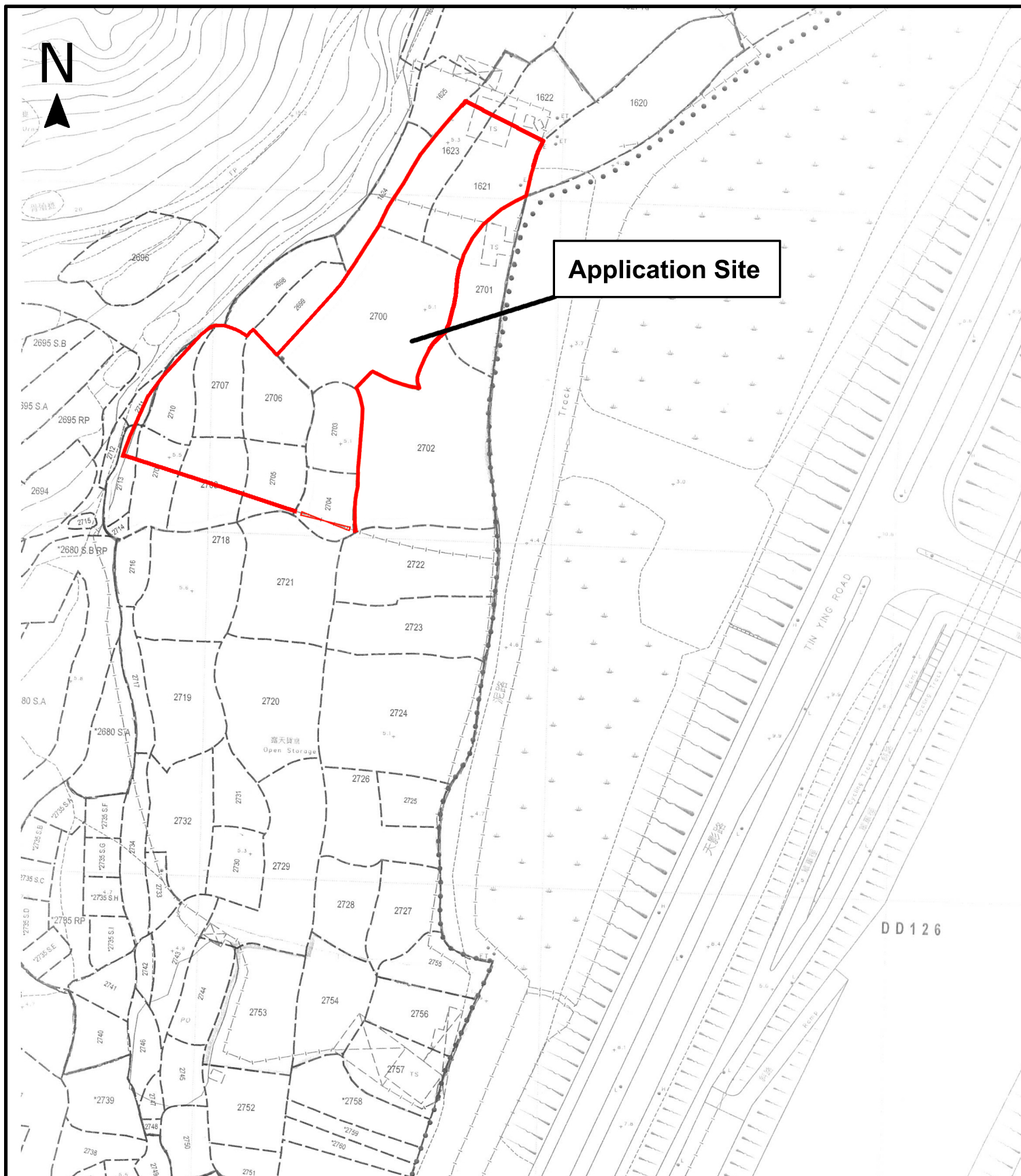
20240130

Remarks 備註:

●●● Vehicular access leading from Tin Wah Road

Scale 比例:

APPENDIX B
LAYOUT PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park
for Medium Goods Vehicles for a Period of
3 Years at Lots 1621, 1623 (Part), 2700,
2703, 2704 (Part), 2705 (Part), 2706, 2707,
2708 (Part), 2709 (Part), 2710 (Part),
2711 (Part) and 2713 (Part) in D.D. 129,
Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan



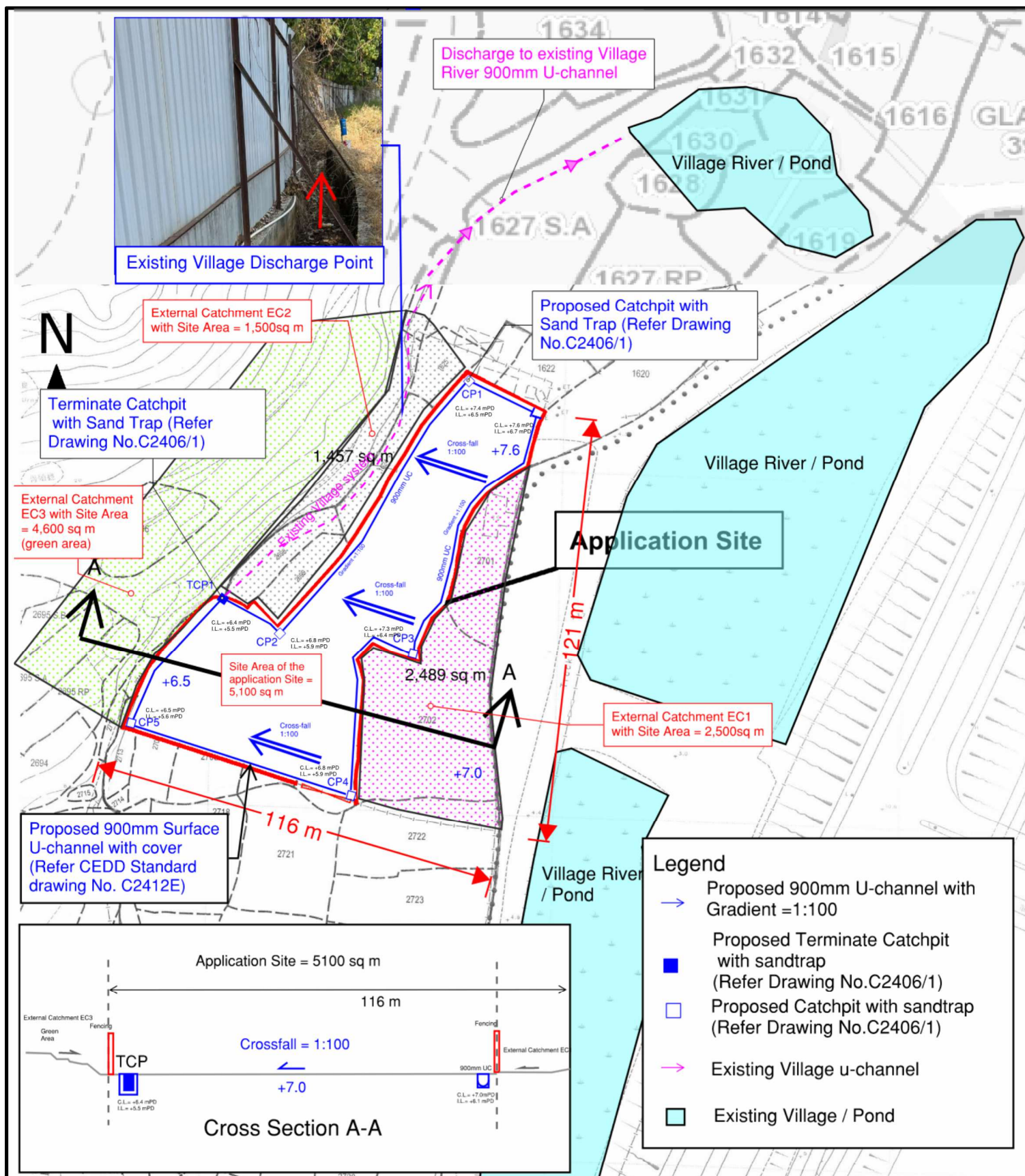
Drawing No. 圖號:

20240130

Remarks 備註:

Scale 比例:

APPENDIX C
PROPOSED DRAINAGE PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years at Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20240130



Remarks 備註:

Appendix C - Proposed Drainage Plan

Scale 比例:



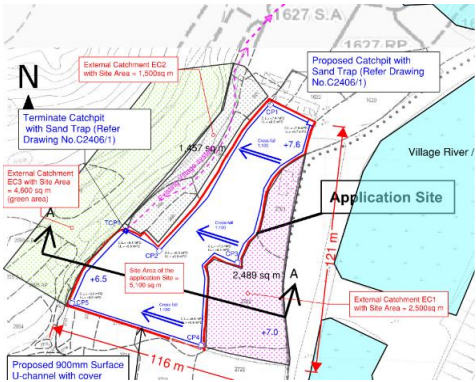
APPENDIX D
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

- 1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
- 2. For conservative, Runoff coefficient for paved / unpaved land is 1.
- 3. Design return period is 50 years.
- 4. For manning's equation coefficient n is 0.016.
- 5. Runoff coefficient for Green area land is 0.4.

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	5100.0 m ²
External Catchment Area EC1	1.00	2500.0 m ²
External Catchment Area EC2	1.00	1500.0 m ²
External Catchment Area EC3	0.40	4600.0 m ²
Total Catchment Area	1.00	10940.0 m ²



Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L

Time of concentration of natural catchment, t_o

Length of drain, L_j

Velocity, V_j

Flow time, t_f

Time of concentration, t_c

Storm constants for 50-year return period:

Extreme mean intensity, i_{50yr}

Design flow, Q

900mm u-channel capacity

Diameter

Cross-sectional area of 900mm U-channel

Gradient

flow velocity

Design Capacity

Reserve capacity

For conservative, the U-channel shall be 900mm.

= 1 /100m

= 13700 m²

= 50 m

= 0.14465 x L / (H^{0.2} x A^{0.1})

= 2.79 min.

= 100 m

= 2.878 m/s

= Σ (L_j / V_j)

= 0.57904918 min.

= t_o + t_f

= 3.37 min.

a = 1167.7

b = 16.76

c = 0.561

= a / (t_d + b)^c

= 201.492704 mm/hr

< 405.000 mm/hr

= 0.278 i Σ K A

= 0.613 m³/s

= 900 mm

= 0.7231 m²

= 0.01

= 2.878 m/s

= 2.081 m³/s

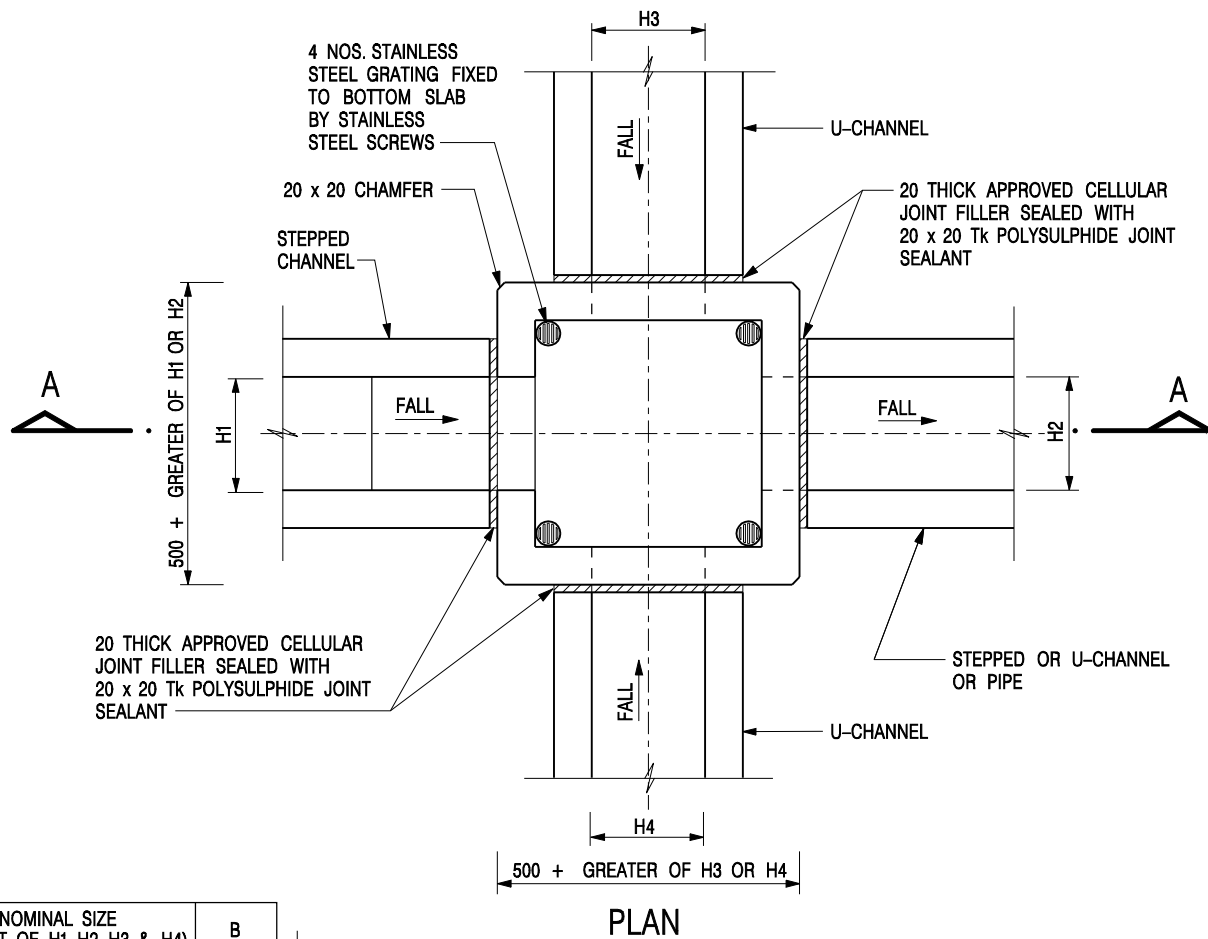
> 0.613 m³/s

= 71%

OK

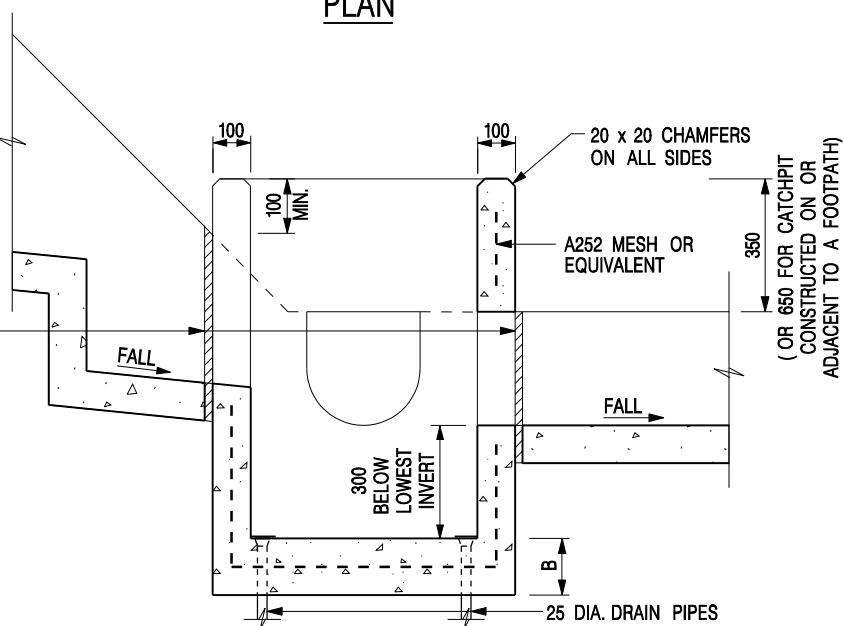
APPENDIX E

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



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



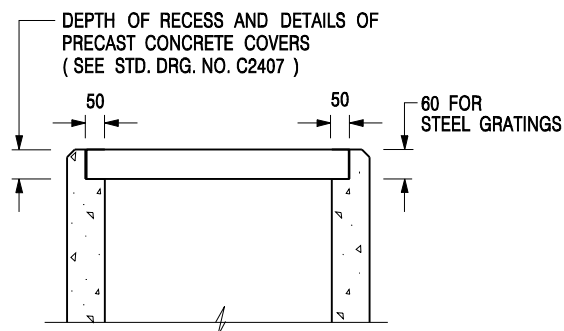
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

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



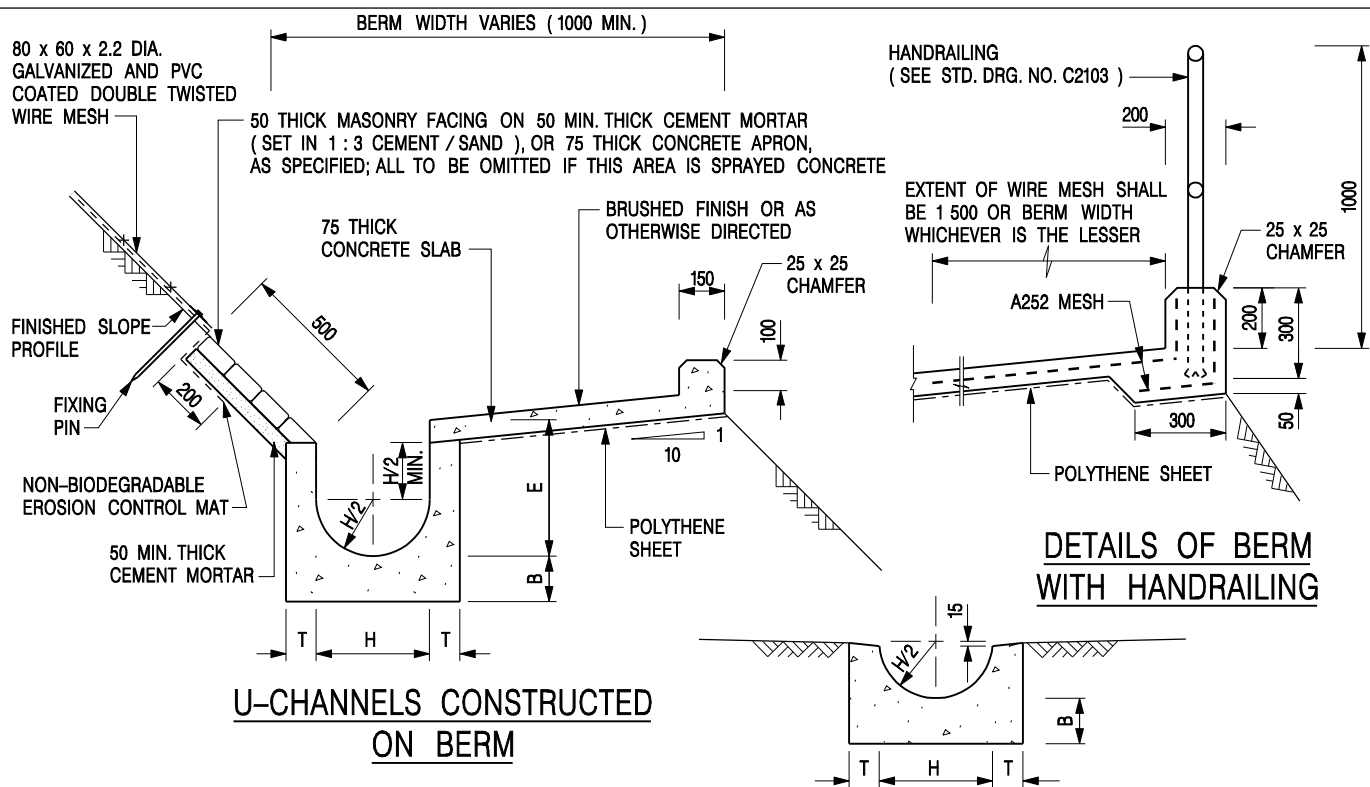
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

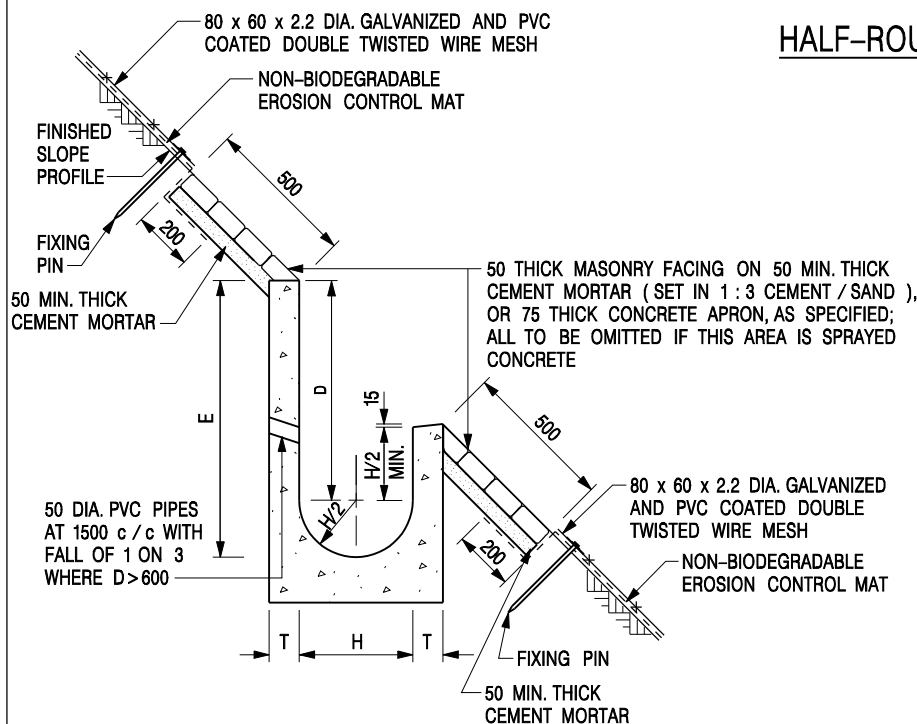
DRAWING NO.

C2406 /2A



U-CHANNELS CONSTRUCTED ON BERM

HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

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

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

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

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



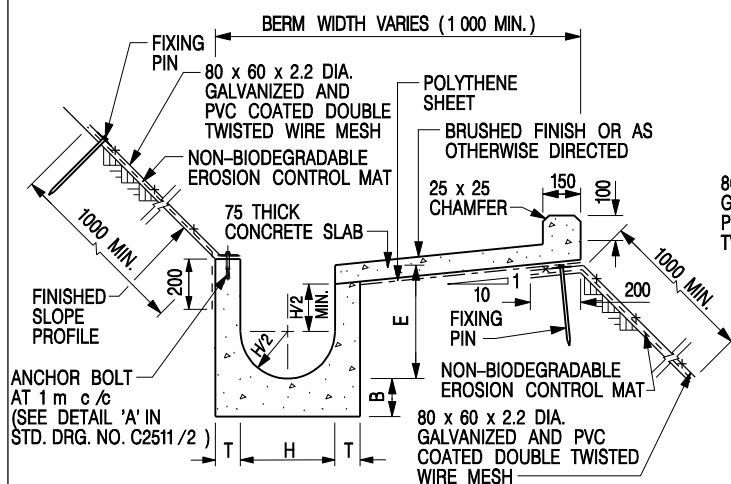
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

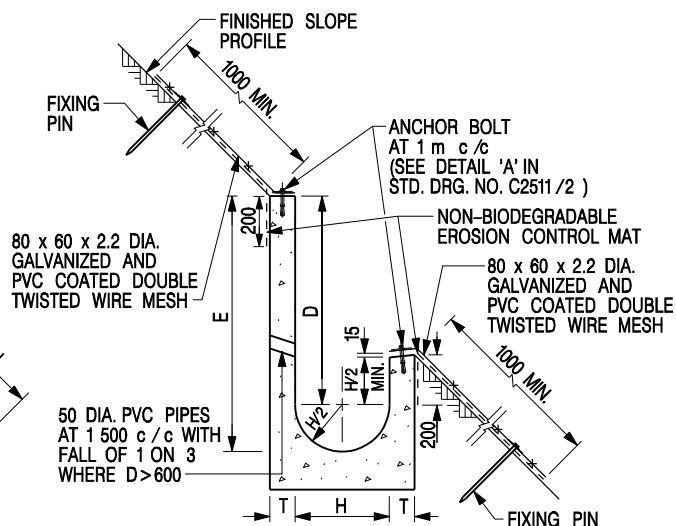
DATE JAN 1991

DRAWING NO.

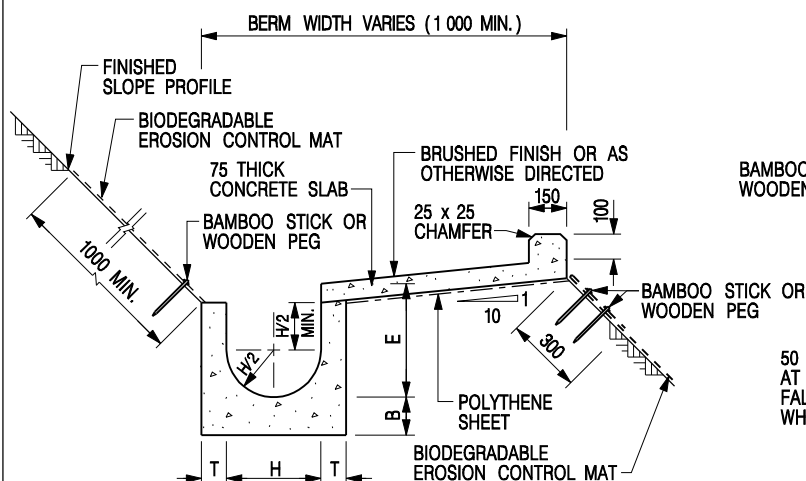
C2409I



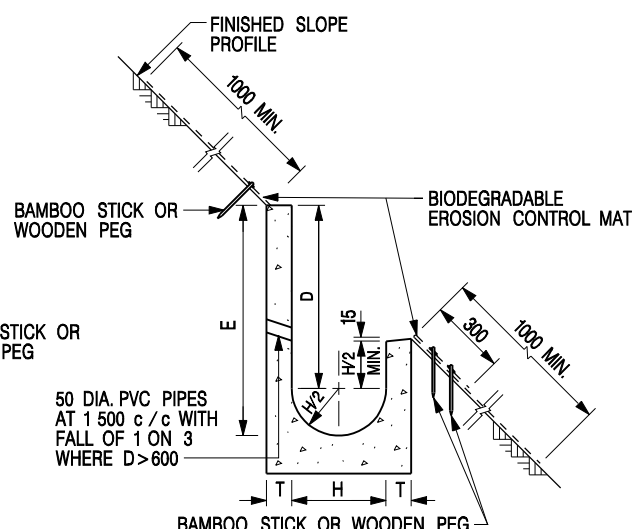
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



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



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



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

NOTES:

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

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

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

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



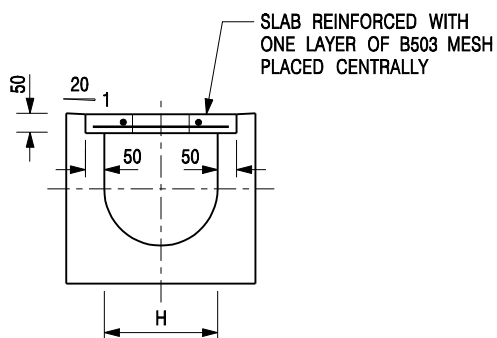
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

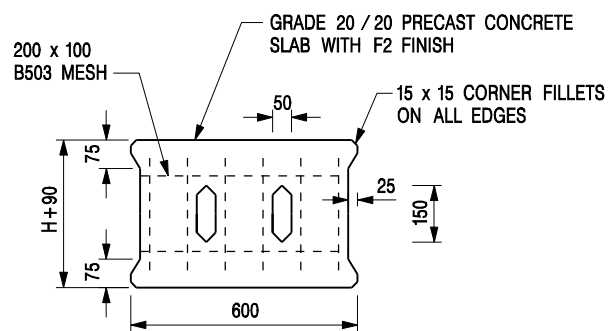
DRAWING NO.

DATE JAN 1991

C24101



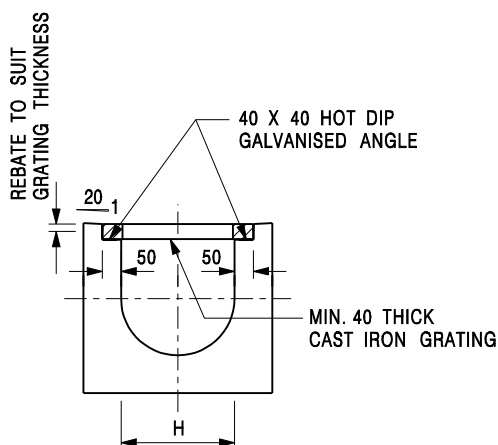
TYPICAL SECTION



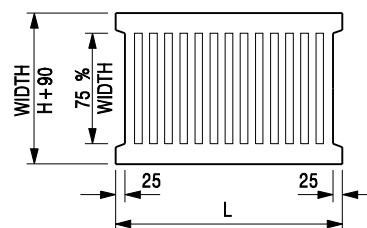
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

APPENDIX F
RTC

Response to Comments on Temporary Drainage Proposal (Issue 1)

1. Comments from DSD/MN2

2. Comments from DSD/MN3

1. Comments from DSD/MN

No.	Comments	Response
1.	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent land.	Noted. Please refer to the revised Appendix C – Drainage Plan.
2.	The existing 900mm village channel, to which the applicant proposed to discharge the stormwater from the subject site and ultimately to the existing village pond, was not maintained by this office. Drainage impact may arise from the proposed development site to the downstream area comprising private lots. The applicant shall demonstrate that the drainage mitigation measure to address the drainage impact can be practicably implemented. In the case that it is a local village drains, DO/YL should be consult.	Noted.
3.	Further to item (ii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition.	Noted. Please refer to the Appendix C - Drainage Plan.
4.	The up-hill ground to the west of the application site is generally higher. Since the overland flow from the adjacent lands shall be properly intercepted, external catchment to the west of the site (other than EC1 and EC2) shall be considered in the calculation	Noted. The up-hill ground to the west of the application site was included as external catchment EC3 in the calculation. Please refer to the revised Appendix D - Drainage Calculation.
5.	Sand trap or provision alike should be provided at the immediate discharge point outside the application site boundary before the before conveying to any drainage system fall outside the application site.	Terminate Catchpit with Sand Trap is provided at the discharge point of the application site. Noted. Please refer to the revised Appendix C – Drainage Plan.
6.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted and provided. Please refer to the revised Appendix C – Drainage Plan.
7.	Where walls or hoarding are erected along die site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted and provided.
8.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas,	Noted.
9.	The applicant shall demonstrate that the proposed drainage construction works and the operation of the drainage can be practicably implemented. In the case that the drainage works to be constructed outside site boundary	Noted.

No.	Comments	Response
	but within government land, DLO/YL should be consult.	
10.	Despite the above, I have no objection in principle to the proposed application from a drainage point of view. Should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of this Division.	Noted with thanks. The revised drainage proposal is prepared for your consideration.

2. Comments from DSD/MN

No.	Comments	Response
1.	The cover levels and inverted levels of the proposed u -channels, catchpits/sand traps should be shown on the drainage plan.	Noted and provided. Please refer to the revised Appendix C – Drainage layout.
2.	Standard details should be provide to indicate the sectional details of the proposed u-channel and the catchpits/sand traps.	The standard details are provide in Appendix E - Typical Standard Drawings of U-Channel and Catchpit.

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/40	Temporary Golf Driving Range with Ancillary Pro-Shop, Storage Area, Washroom & Parking Area for 3 Years	GB	28.5.1999 (3 years)
2	A/YL-LFS/74	Proposed Extension to the Greenfield Garden (including Flea Market for Green/Environmentally Friendly Products) for a Period of 3 Years	GB	8.3.2002 (3 years) (on Review)
3	A/YL-LFS/155	Proposed Public Utility Installation (Telecommunications Radio Base Station)	GB	6.7.2007 (on Review) (Revoked on 6.1.2008)
4	A/YL-LFS/173	Proposed Public Utility Installation (Telecommunications Radio Base Station)	GB	18.4.2008
5	A/YL-LFS/372	Proposed Temporary Public Vehicle Park (Medium Goods Vehicle) for a Period of 3 Years	GB	6.11.2020 (Revoked on 6.10.2022)
6	A/YL-LFS/376	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
7	A/YL-LFS/433	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	GB	26.8.2022 (Revoked on)

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/8	Proposed Electricity Overhead Poles Transmission Line and Underground Cable Reserves	CA, GB & CPA	31.1.1997 (on Review)	(1) to (4)
2	A/YL-LFS/31	Pond Filling and Development of Golf Driving Range with Ancillary Private Club, Conservation and Recreational Facilities	GB	18.12.1998 (on Review)	(5), (6), (9) to (11)
3	A/YL-LFS/357	Temporary Public Vehicle Park (Private Car, Medium Goods Vehicle, Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years	GB & O(1)	6.3.2020	(5), (7), (8) & (11)

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
4	A/YL-LFS/358	Temporary Open Storage of Construction Materials for a Period of 3 Years	GB & O(1)	6.3.2020	(5), (7), (8) & (11)

Rejection Reason(s):

1. Insufficient information to justify the proposed routing and the use of overhead lines for transmission.
2. Insufficient information to demonstrate underground cable are not feasible.
3. Approval of individual section in a piecemeal manner would impose constraints on the routing for the remaining part of the system.
4. Insufficient information to demonstrate no significant visual and environmental impact, and on the reinstatement proposal.
5. Not in line with the planning intention.
6. Insufficient information to demonstrate no significant adverse environmental, drainage or flooding impacts on the surrounding areas.
7. Not in line with TPB PG-No. 10.
8. Not in line with TPB PG-No. 13E.
9. The proposed vehicular access arrangement for the development is not acceptable.
10. Insufficient information to explain why land in “Recreation” zone cannot be made available for the proposed development.
11. Setting undesirable precedent.

**Similar s.16 Applications
within/straddling the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/364	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	GB	26.6.2020 (Revoked on 26.11.2022)
2	A/YL-LFS/375	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
3	A/YL-LFS/394	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Filling of Land	V, R(A) & GB	14.5.2021 (Revoked on 14.10.2023)

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
4	A/YL-LFS/501	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	GB & O(1)	26.1.2024
5	A/YL-LFS/520	Temporary Public Vehicle Park (Private Cars) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	GB	7.6.2024

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/417	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land	GB & V	14.1.2022	(1) & (2)
2	A/YL-LFS/444	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years and Filling of Land	GB & V	28.10.2022	(1) & (2)

Rejection Reasons:

1. Not in line with planning intention of the “GB” zone.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 13E.
4. Setting undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) It is noted that no structure is proposed on the application site (the Site) by the applicant.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as there is no sensitive use within 100m from the Site.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his detailed comments at **Appendix V**.

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 residential blocks, public vehicle park, vacant land, graveyard and scattered tree groups. The Site is a hard paved vehicle park in operation.
- (c) Similar application for public vehicle park within the same "GB" zone was approved. The applied use is considered not incompatible to the landscape character of the surrounding area.

4. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) The submitted drainage proposal is considered acceptable.
- (c) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to implement the accepted drainage proposal 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 (FSIs) being provided to his satisfaction.
- (b) The submitted FSIs proposal is considered acceptable.
- (c) The applicant should be reminded of the advisory comments at **Appendix V**.

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 structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) Based on the information provided, no proposed building works on the application are noted. He has no comment under the Building Ordinance on the application.
- (c) The applicant should note his advisory comments at **Appendix V**.

7. 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.

8. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner of Police (C of P); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further application unless under very special circumstances;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads and 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;
- (f) 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 Tin Wah Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tin Wah Road;
- (g) 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the

B(P)R at the building plan submission stage;

- (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
- (iv) 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 the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (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/512 DD 129 Lau Fau Shan
15/03/2024 02:09

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/YL-LFS/512

Lots 1621, 1623 (Part), 2700, 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708

(Part), 2709 (Part), 2710 (Part), 2711 (Part) and 2713 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area : About 5,220sq.m

Zoning: "Green Belt"

Applied use: 32 Medium Goods Vehicle Parking

Dear TPB Members,

470 withdrawn, back with a reduced footprint and reduction in vehicle number.

160sq.mts per vehicle????????????

Previous objection relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 June 2023 3:04 AM HKT
Subject: A/YL-LFS/470 DD 129 Lau Fau Shan

A/YL-LFS/470

Lots 1621 (Part), 1623 (Part), 2680 S.B RP (Part), 2700, 2703, 2704, 2705, 2706,
2707, 2708, 2709, 2710, 2711 (Part), 2713 (Part), 2714, 2716, 2718 (Part), 2721
(Part) and 2722 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area : About 7,700sq.m

Zoning: "Green Belt"

Applied use: 47 Medium Goods Vehicle Parking

Dear TPB Members,

Application 433 was approved without any questions from members. But perhaps they could do their duty and ask why the footprint is being enlarged by 1,000sq.mts but the number of vehicles to be parked is reduced. An indication that the true intention is to use the site for open storage.

Members should also question progress on fulfillment of conditions of 433.

No reference to the further eliminate of trees and vegetation.

The objective is clearly 'Destroy to Build' to speed up the rezoning of GB sites.

Mary Mulvihill

From:

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

Date: Monday, 1 August 2022 3:33 AM CST

Subject: A/YL-LFS/433 DD 129 Lau Fau Shan

A/YL-LFS/433

Lots 1621, 1623 (Part), 2698, 2699, 2700, 2701 (Part), 2702 (Part), 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part), 2713 (Part) and 2722 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area : About 6,700sq.m

Zoning: "Green Belt"

Applied use: 50 Medium Goods Vehicle Parking

Dear TPB Members,

Strong objections, this is part of:

Application 358 for open storage 643rd RNTPC MEETING ON 06.03.2020

After deliberation, the Committee decided to reject the applications. The reasons for each of the applications were :

“(a) the applied use is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the applied use is not in line with the Town Planning Board (TPB) Guidelines No. 10 for Application for Developments within the “GB” Zone in that the applied use is incompatible with the surrounding areas and would have adverse landscape impact;

(c) the applied use is not in line with the TPB Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that there are adverse departmental comments on landscape aspect and there is local objection on the application; and

(d) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications in the “GB” zone, the cumulative effect of which would result in a general degradation of the environment of the area.”

There are already approvals for parking facilities. The objective is clearly ‘Destroy to Build’ to speed up the rezoning of GB sites.

Mary Mulvihill