

Previous s.16 Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/524	Proposed Temporary Open Storage of Construction Materials for a period of 3 years	R(E) & GB [#]	19.7.2024	(1) & (2)

Rejection Reasons

1. Not in line with the planning intention of the “R(E)” zone[#]
2. Not in line with TPB PG-13G

[#]“GB” portion constitute only 0.1% of the Site area and is considered as minor boundary adjustment in zoning boundary permitted under the covering notes of the OZP.

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

2. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider the application be acceptable from planning point of view, an approval condition should be stipulated requiring the applicant to submit and implement a drainage proposal with a revised drainage plan and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicant should note his advisory comments at **Appendix IV**.

3. 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 and water supplies for firefighting being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix IV**.

4. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no adverse comments to the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

5. 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 the locals.

6. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation", which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments at **Appendix IV**.

7. Other Departments' Comments

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (e) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE/AM, AMO);
- (f) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (g) Director of Electrical and Mechanical Services;
- (h) Director of Food and Environmental Hygiene;
- (i) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (j) Commissioner of Police (C of P); and
- (k) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the application site comprising Old Schedule Agricultural Lot is held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the lot owner(s) shall apply to this office for STW(s) to permit the structure(s) erected or to be erected within the subject lots, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) it is noted that an “employee resting area” is proposed in the application site. The applicant should be reminded that no STW application to permit structure for domestic purpose will be considered according to their prevailing policy. Lands Department reserves the right to take enforcement action against such domestic purpose structure in the Site, if any;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the subject site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the subject 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement should be commented by TD. HyD should not be responsible for maintaining the existing access connecting the Site and Deep Bay Road. HyD should also not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (d) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance. In addition, the applicant is advised to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person. Furthermore, the applicant is advised to meet the statutory requirements under relevant pollution control ordinances;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
 - (ii) the submitted drainage plan should indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system;
 - (iii) the applicant should clearly 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);
 - (iv) sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the public drainage facilities;
 - (v) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpits/sand traps;
 - (vi) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps and existing drainage facilities should be shown on the drainage plan;
 - (vii) the gradients of the proposed U-channels should be shown on the drainage plan;
 - (viii) catchpit should be provided at where a proposed surface channel changes direction;
 - (ix) the applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands; and
 - (x) the applicant shall be liable for any adverse drainage impact due to the proposed development;
- (f) to note the comments of the Director of Fire Services (D of FS) that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site. Moreover, in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans;
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near

the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable or overhead line within or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
 - (ii) the submitted drainage plan should indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system; and
 - (iii) the applicant should clearly 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);
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that two structures are proposed in the Site. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (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 application Site under the BO;
 - (v) 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

- (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/permit issued by his Department is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (ii) proper licence issued by his Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (iii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (k) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (l) to note the comments of Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-12-18 星期三 03:16:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/541 DD 129 Lau Fau Shan

A/YL-LFS/541
Lots 2282 in D.D. 129, Lau Fau Shan
Site area: About 1,077sq.m
Zoning: "Res (Group E)"
Applied use: Shop and Services / 2 Vehicle Parking

Dear TPB Members,

524 was rejected so back with plan B, reduced footprint and a more 'benign' activity.

However, the plan shows a dozen containers, so storage of some kind.

The application should be rejected as the planning intention is to phase out brownfield operations.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 25 June 2024 12:35 AM HKT
Subject: A/YL-LFS/524 DD 129 Lau Fau Shan

A/YL-LFS/524

Lots 2282 and 2284 (Part) in D.D. 129, Lau Fau Shan

Site area: About 1,586sq.m

Zoning: "Res (Group E)"

Applied use: Open Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

Strong Objections. No history of approvals. The site is close to burial grounds and GB and not appropriate for this brownfield use.

Mary Mulvihill

2

敬啟者:

反對 A/YL-LFS/541 的申請

- 1) 火災發生機會率極高，以往這一帶地域曾發生火災。又無適當的水源，而存放的物料更易生火災，加上消防裝置不足一旦發生火災，會波及數哩內的多個倉庫，造成傷亡。
- 2) 附件一帶很多樹木，一方面這會破壞周圍環境，與周邊格格不入，另一方面更增加火災風險。
- 3) 另外這地方原先有很多樹木都被非法砍伐，偷步進行這申請。非法進行申請。
- 4) 在道路方面，這地域通向深灣路的小徑原設計並不適用於貨車或商業用車，這加重了深灣小徑的負擔。
- 5) 嚴重影響村民拜祭，妨礙了平日村民途經小徑，到達該土地附近的墳墓拜祭。

煩請拒絕該申請

多謝

村民黃先生
十二月十七日

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From:
Sent: 2024-12-19 星期四 14:42:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對 A/YL-LFS/541 申請
Attachment: LIP 2282.pdf

委員們，您好！

我們對於 A/YL-LFS/541 反對的理由及關顧如下：

1. 該地段的地段界線不符，入侵了部份政府土地，使原有的政府土地縮小，最明顯是其東面的界線。原本的政府道路是有 14 呎闊的（附圖）。
2. 該申請進行非法挖掘工程，改造斜坡（附圖），一方面阻礙了其他地段的進出口（地段 1702, 1703 及 1704），將原先超過 50 年進入上述地段路徑阻礙。另一方面該改斜坡對週邊一帶構成重大危險。村民途經都危機重重。
3. 該地段鄰近有很高的斜坡，會構成重大的危險，斜坡倒塌。
4. 該申請地段本身亦有暗斜，當下大雨會出現嚴重水浸，好似瀑布咁，影響附近的土地。
5. 沒有完善的排水系統及詳細的計劃，再加上本身的地勢，水量及水患必然很大。
6. 該申請地段所進入的小徑，有一大部份被斜坡包圍，一旦發生天災，都有機會出現山泥傾瀉，造成危險。因此該地段不適合做商店及服務行業
7. 該地段沒有消防設計，沒有電力設施。

8. 該申請聲稱做服務商店行業，根本無可能，講大話，一帶墳地及樹本就最多。

9. 該區域包含地段 1699, 1700, 1703 及 2282，已多次違規及犯法，最嚴重的一次是整條政府路徑（黃色部份）都被霸佔，阻礙村民掃墓(相信有記錄)，如批准只會歷史重現，並開很懷的先例。

希望各委員抽空到現場，實地視察真實，就能完全明白。請委員們拒絕申請。

附圖

謝謝

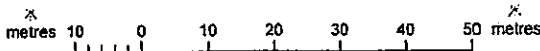
村民們

地段索引圖 LOT INDEX PLAN



Survey and Mapping Office, Lands Department

比例尺: SCALE 1:1 000



Locality :

Lot Index Plan No. : ags S00000101639_0001

District Survey Office : Land Information Centre

Date : 11-Oct-2022

Reference No. : 2-SW-22C

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SMO-P01 20221011152512 10

摘要說明：本地地產引圖在其首頁的地形圖上標示了各種永久和暫時性的土地的圖樣和界線。這些土地包括私人地產、政府用地、地產租約地，以及其他佔據有用土地的用途。請注意：(1)本系列圖上的資料係根據不時更新而不作修改；(2)派司圖的資料與該區域上的所有資料的實際變更；以及(3)本系列圖中顯示的界線僅供識別之用。資料係屬區區可靠，應做調查某土地來源最後的意見。免費說明：如係使用本地地產系圖，我國所依據的本系列圖沒有出錯。這並不代表有必然而導致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

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From:
Sent: 2024-12-19 星期四 20:07:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 關於 A/YL-LFS/541 規劃申請的意見

貴署檔案編號: A/YL-LFS/541

地點: Lot2282 (Part) in DD129 Lau Fau Shan, Yuen Long, NT

城市規劃委員會:

就上述地段 2024 年 11 月 29 日提出的規劃申請的意見

我們是該地段的村民，看到上述申請，十分疑慮，有以下意見:

- 1) 用途不明: 申請上寫是建陳列室，零售商店，又說員工休息室，究竟要建什麼，不清不楚
- 2) 交通影響: 上述地點地處山谷中，只有一條狹窄單行山道連接，其中大部分是泥路，根據申請為陳列室和零售商店，參觀人員和顧客通達，一小時人流也令附近交通沒法承受
- 3) 環境影響: 上述地點是附近多條村落的先祖墓地所在，上述申請影響噪音，地方景況，污水排放也沒有在申請中說明，該地亦種有多株風水樹，都是百年之久，用作保護附近墓地不受風吹雨打，早前有部分已被人非法砍掉，如果批准申請肯定會有更多樹木被砍伐
- 4) 行人交通: 上述地點已被人圍封起來，而圍封地方比申請地方大，有部份更佔用政府土地，造成村民出入堵塞，尤其在春秋二祭時更為嚴重
- 5) 風險問題: 該地點本身是在多條陡峭山岐中，申請會為附近斜坡安全做成影響，而該申請為“商店”，商店的未來顧客也會受到危險，雙重危機疊加風險

謝謝關注

一群附近鄉民上
2024 年 12 月 19 日

2024年11月19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。

2024-11-19

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AYL-2FS/541
	Date Received 收到日期	2024 -11- 19

- 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)

ART GAIN LIMITED(潤雅有限公司)

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)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗流浮山丈量約份第129 約地段第2282號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 .....1077.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 .....400.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(c) Land use zone(s) involved 涉及的土地用途地帶	「住宅(戊類)」
(f) Current use(s) 現時用途	<p>空置</p> <p>(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)</p>

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

The applicant 申請人 –

- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於..... (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	擬議臨時商店及服務行業（智能家居陳列室連附屬設施及配件零售商店） （為期 3 年） (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 877 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 200 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 400 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 400 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 列於布局設計圖	
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	..... 2(2.5米x5米)
Motorcycle Parking Spaces 電單車車位	..... Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil
Others (Please Specify) 其他 (請列明)	..... NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... Nil
Coach Spaces 旅遊巴車位	..... Nil
Light Goods Vehicle Spaces 輕型貨車車位	..... Nil
Medium Goods Vehicle Spaces 中型貨車車位	..... Nil
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil
Others (Please Specify) 其他 (請列明)	..... NA

Proposed operating hours 擬議營運時間 星期一至星期六上午 7 時至晚上 9 時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由深灣路經小徑直達申請地點	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

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

7. Justifications 理由

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

1. 申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業（智能家居陳列室連附屬設施及配件零售商店）（為期3年）。
2. 由深灣路經小徑直達申請地點。地盤面積約1,077平方米。申請地點提供2個5米乘2.5米的私家車停車位。申請地點內設有2個構築物：第1個構築物A(2層)面積約200平方米，座地不高於7.5米，用作智能家居陳列室連附屬設施用途。第2個構築物B(2層)面積約200平方米，座地不高於7.5米，用作配件零售商店及員工休息室用途。申請地點的營運時間為星期一至星期六上午7時至晚上9時，星期日及公眾假期休息。預算每日車流量早午晚各3次。
3. 擬建項目為臨時用途，為期3年，不會損害當前分區的長遠規劃意圖。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
6. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。

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

CHAU YU HIM

Project 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

FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)

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

Date 日期

09/09/2024

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗流浮山丈量約份第129 約地段第2282號(部份)
Site area 地盤面積	1077 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input 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	「住宅(戊類)」
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(智能家居陳列室連附屬設施及配件零售商店)(為期3年)

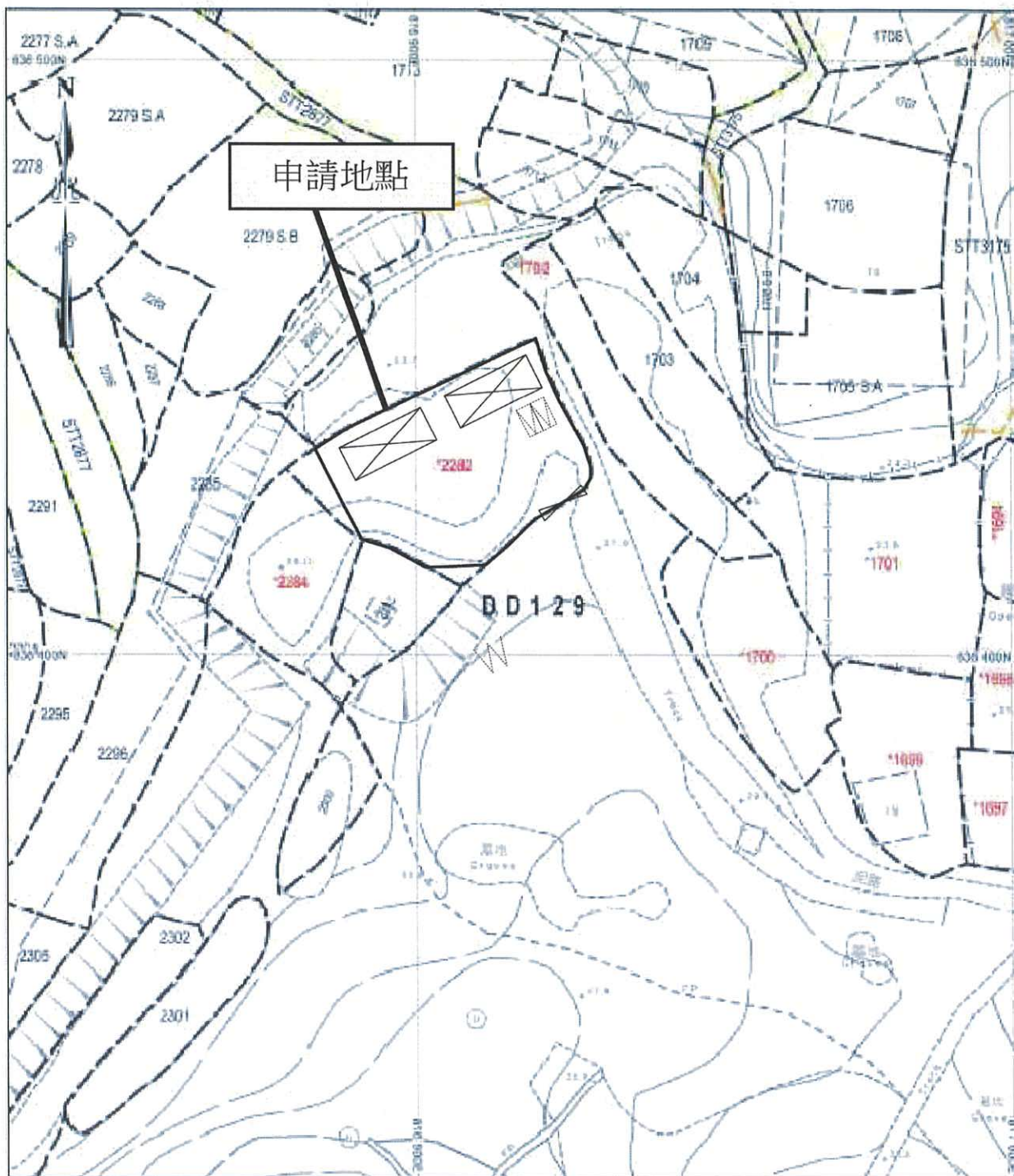
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	400	0.37
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
	Domestic 住用	NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.5米	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	18.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		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)		

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"/>
位置圖、車輛通道圖、排水建議圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input 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。

地段索引圖 LOT INDEX PLAN




地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

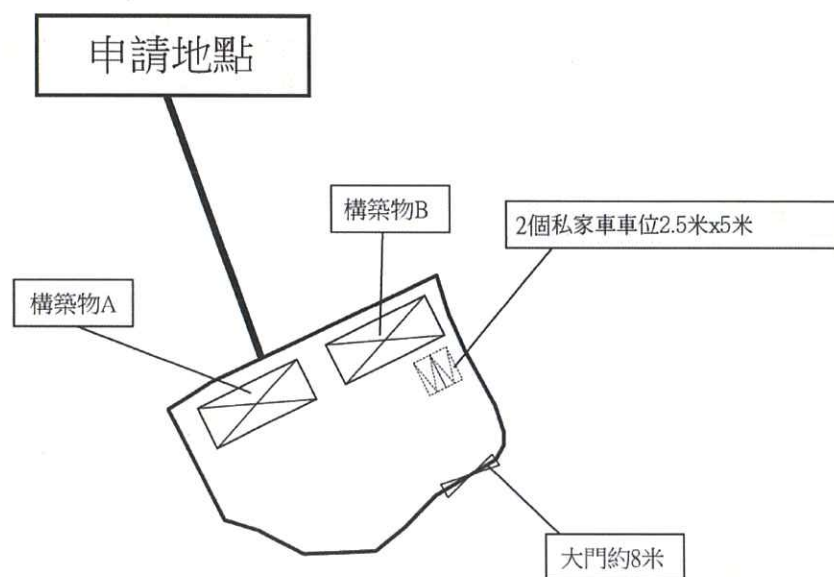
metres 10 0 10 20 30 40 50 metres





Project 項目名稱: 新界元朗流浮山丈量約份第129 約地段 第2282號部份	Remarks 備註: 	Scale 比例: 1 : 1000
	Drawing Title 圖紙標題: 位置圖	Drawing No 圖紙號: 圖 1
 FiBi International Project Consultancy Co. Limited		

申請地點內設有2個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(2層)	100平方米	200平方米	座地不高於7.5米	智能家居陳列室連附屬設施
B(2層)	100平方米	200平方米	座地不高於7.5米	配件零售商店及員工休息室
200平方米		400平方米		

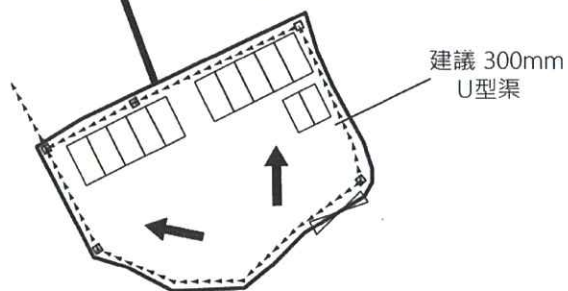


Project 項目名稱： 新界元朗流浮山丈量約份第129 約地段 第2282號部份	Remarks 備註：  大門  車位		Scale 比例： 1 : 1000
	Drawing Title 圖紙標題： 布局設計圖	Drawing No 圖紙號： 圖 2	 FiBi International Project Consultancy Co. Limited



Project 項目名稱： 新界元朗流浮山丈量約份第129 約地段 第2282號部份	Remarks 備註： <div> 由深灣路經小徑直達申請地點</div> <div> 申請地點</div>		
	Drawing Title 圖紙標題： 車輛通道圖	Drawing No 圖紙號： 圖3	 FiBi International Project Consultancy Co. Limited

申請地點



建議 300mm
U型渠

Project 項目名稱：

新界元朗流浮山丈量約份第129 約地段
第2282號部份

Remarks 備註： ☐ 擬議的集水坑  地面流動方向

Scale 比例：

Drawing Title 圖紙標題：

擬議排水建議圖

Drawing No 圖紙號：

圖4



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