

2024年 6月 1 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-NSW/331B

This document is received on 2024 -06- 1 9  
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](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](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

2401387

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-NSW/331
	Date Received 收到日期	2024-06-19

- 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 )

陳月平

### 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)	新界元朗青山公路元朗段丈量約份第115約地段第772號(部分)及第787號(部分) Lots 772(Part) and 787(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
(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 435 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 638 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	未決定用途 Undetermined
(f) Current use(s) 現時用途	臨時商店及服務行業  (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”<sup>#</sup> & (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> & (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”<sup>#</sup> & (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> & (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 10/05/2024 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 04/06/2024 (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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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（五金零件銷售）  
Proposed Temporary Shop and Services (Sales of Hardware Accessories)

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	86	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	349	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	638	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	638	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)

Please refer to list of Structures

**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	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	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			
星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) 從元朗東成里路轉入	
	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)  <input type="checkbox"/>	
(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>



**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

03/06/2024

(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	新界元朗青山公路元朗段丈量約份第115約地段第772號(部分) 及第787號(部分) Lots 772(Part) and 787(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
Site area 地盤面積	435 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
Zoning 地帶	未決定用途 Undetermined
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（五金零件銷售） Proposed Temporary Shop and Services (Sales of Hardware Accessories)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	638 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.47 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 <input type="checkbox"/> (Not more than 不多於) m 米	
		0 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	80 % <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		0
	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) <hr/> <hr/>		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		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) <hr/> <hr/>		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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan 平面圖, Location plan 位置圖		
<hr/>		
<b>Reports 報告書</b>		
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"/>
<hr/>		
<hr/>		
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。

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界元朗青山公路元朗段丈量約份第 115 約地段第 772 號(部分)

及第 787 號(部分)

擬議臨時商店及服務行業(五金零件銷售) ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-5

## 擬議發展細節

1. 申請人現根據《城市規劃條例》( 第 131 章 ) 第 16 條，提交有關新界元朗青山公路元朗段丈量約份第 115 約地段第 772 號(部分)及第 787 號(部分)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業(五金零件銷售)。
2. 申請地點位於元朗東成里路，在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》上劃為「未決定用途」。
3. 申請地盤面積為約 435 平方米，總樓面面積不多於 638 平方米。
4. 申請地點涉及 6 個上蓋，詳情可見 List Of Structure。
5. 擬議發展的臨時商店及服務行業主要用作五金零件銷售。
6. 申請地點不涉及任何訪客或職員停車位。
7. 申請地點可經元朗東成里路前往，擬議發展的營運時間為星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。

# 申請原因

1. 申請地點位於元朗東成里路，並在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》上劃為「未決定用途」。
2. 申請人誠意向城市規劃委員會申請為期三年的規劃許可作臨時商店及服務行業（五金零件銷售）用途。
3. 申請地點涉及一個早前的規劃申請：A/YL-NSW/296，因城無法完成部份附帶條件因而被撤銷，申請人承諾這次一定會履行所有相關的附帶條件。
4. 擬議發展的營業時間為星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。
5. 擬議發展的性質、形式及佈局與申請地點周邊的環境協調。
6. 擬議發展只是臨時三年的性質，不會影響城規會對該未決定用途的地帶作長遠規劃意向。
7. 城市規劃委員會曾批准申請地點附近的土地（同樣也是南生圍分區計劃大綱核准圖編號 S/YL-NSW/8 的未決定用途地帶）作臨時商店及服務行業的規劃申請，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。
8. 申請人不會破壞天然環境，不會砍伐樹木，不會為周圍帶來負面影響。

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青山公路元朗段丈量約份第 115 約地段第 772 號(部分)及第 787 號(部分)作為期不超過三年的臨時商店及服務行業(五金零件銷售)。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申點地點涉及 2 個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，申請人已向地政處申請短期豁免書，並已成功批出，每季正在繳交費用。

## 2. 擬議發展的商店入口

申請地點可由青山公路元朗段經元朗東成里路前往，該道路的闊度約 3.5-4 米，足夠讓私家車行駛，沿路亦設有避車處，附件 1 為該鄉村地區道路的照片。

## 3. 商店內的交通安排

申請用途是銷售五金零件的商店，不涉及任何停泊車位，職員亦是使用交通工具上班。

## 4. 公共交通工具

申請地點交通便利，距離青山公路元朗段約 80 米的距離，而青山公路元朗段設有小巴及巴士站。

九巴路線：54、64K、68、68E、68F、76K、77K、N269 及 N368；

專線小巴路線：36、37、38、71、72、75、76、601、602、603、608 及 609B。訪客及職員可乘坐以上的交通工具到達青山公路元朗段，然後步行約 2-3 分鐘即能到達商店，交通方便。

## 5. 卸貨安排

商店內的貨品，會由司機送到青山公路元朗段附近的可停車位置，然後用手推車把貨品運送到申請地點內，搬運路徑只需 2-3 分鐘，十分方便。



臨時上落貨位置

長期開放，沒有鎖上，任何人都能駛進

停泊30分鐘內，免費

超過30分鐘，付費即能停泊。

6. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

7. 空氣方面

申請地點是一個臨時服務性行業的商店，不會導致任何空氣污染。

8. 噪音方面

申請地點是一個臨時服務性行業的商店，主要都是職員和客人說話的聲音，不會導致噪音污染。

9. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

10. 消防方面

申請人會將按照消防處的指引和要求安裝消防裝置。

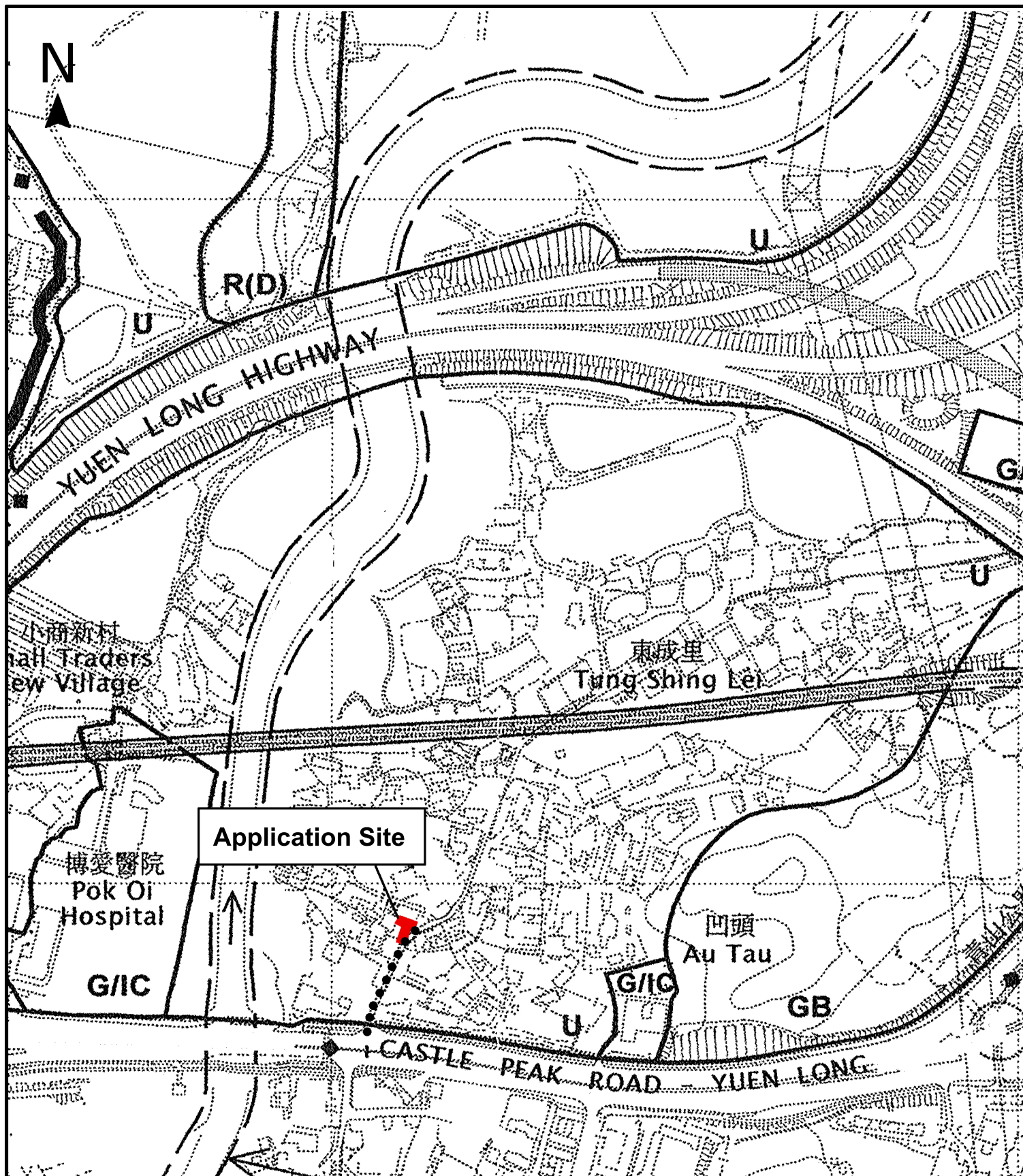
11. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

**申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，懇請城市規劃委員會寬大批准新界元朗青山公路元朗段丈量約份第 115 約地段第 772 號(部分)及第 787 號(部分)作為期不超過三年的臨時商店及服務行業(五金零件銷售)。**

### List of Structures

Structure No.	Usage	Coverage	GFA ( m² )	Proposed Height
1	Office and Reception	85	170	Not Exceeding 7.5 m ; 2 Storey
2	Storage	114	228	Not Exceeding 7.5 m ; 2 Storey
3	Metal Heat Shelter	90	90	Not Exceeding 7.5 m ; 1 Storey
4	Shop and Service	overlap with structure 3	50	Not Exceeding 7.5 m ; 2 Storey
5	Storage	30 ; partly overlap with structure 3	70	Not Exceeding 7.5 m ; 2 Storey
6	Storage	30	30	Not Exceeding 7.5 m ; 1 Storey (Elevated)
Total		349	638	



Project 項目名稱:

Proposed Temporary Shop and Services  
(Sales of Hardware Accessories) for a  
period of 3 Years at Lots 772(Part)  
and 787(Part) in D.D. 115, Castle Peak  
Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan



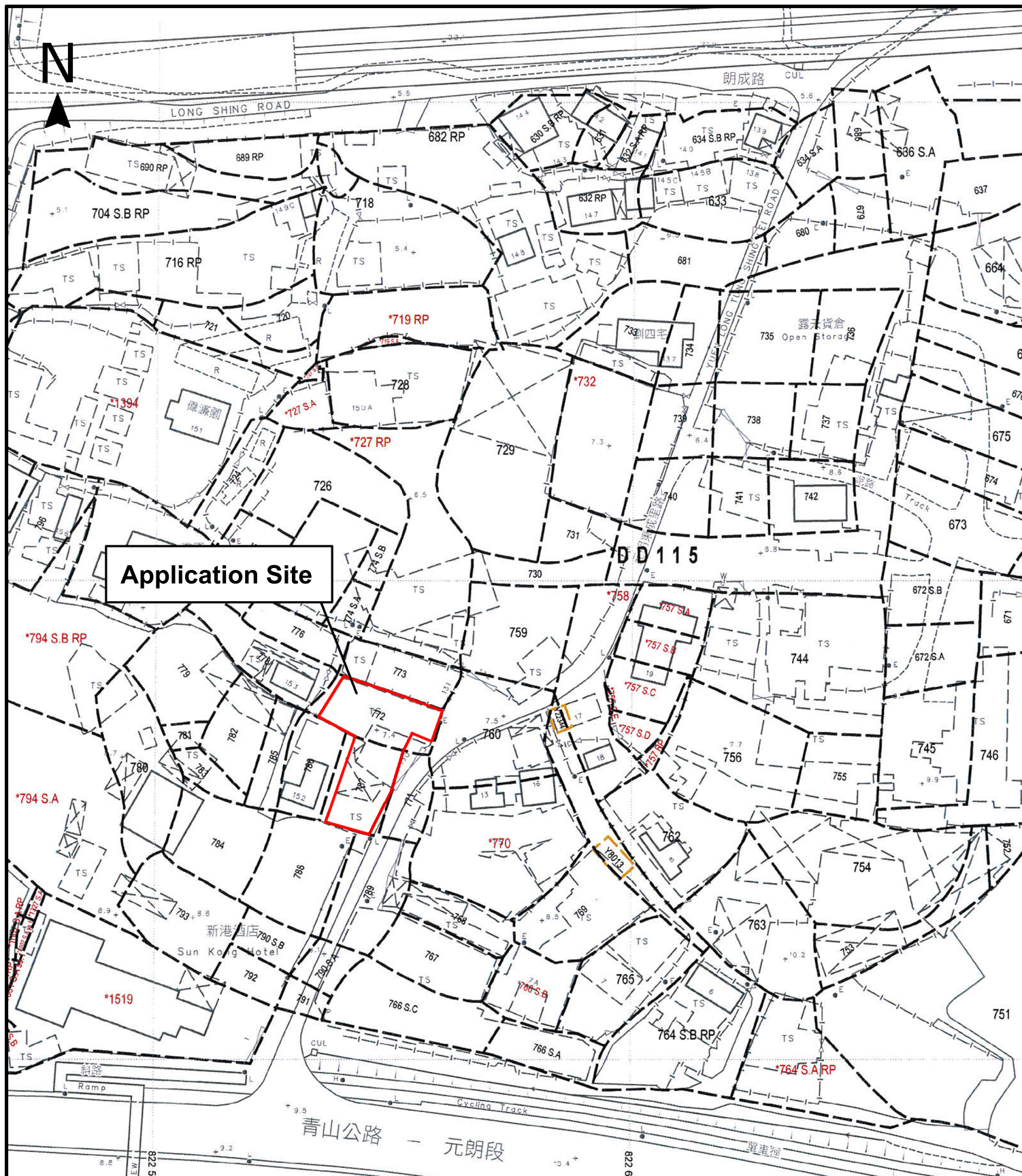
Drawing No. 圖號:

20240523

Remarks 備註:

●●● Vehicular access leading  
from Tung Shing Lei  
Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services  
(Sales of Hardware Accessories) for a  
period of 3 Years at Lots 772(Part)  
and 787(Part) in D.D. 115, Castle Peak  
Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

20240523

Remarks 備註:

Scale 比例:



**Structure 2 (Existing)**

Storage  
GFA: Not exceeding 228m<sup>2</sup>  
No. of Storey: 2  
Height: Not exceeding 7.5m

**Structure 1 (Existing)**

Office and Reception  
GFA: Not exceeding 170m<sup>2</sup>  
No. of Storey: 2  
Height: Not exceeding 7.5m

**Structure 3 (Existing)**

Metal Heat Shelter  
GFA: Not exceeding 90m<sup>2</sup>  
No. of Storey: 1  
Height: Not exceeding 7.5m

**Structure 4 (Existing)**

Shop and Service  
GFA: Not exceeding 100m<sup>2</sup>  
No. of Storey: 2  
Height: Not exceeding 7.5m

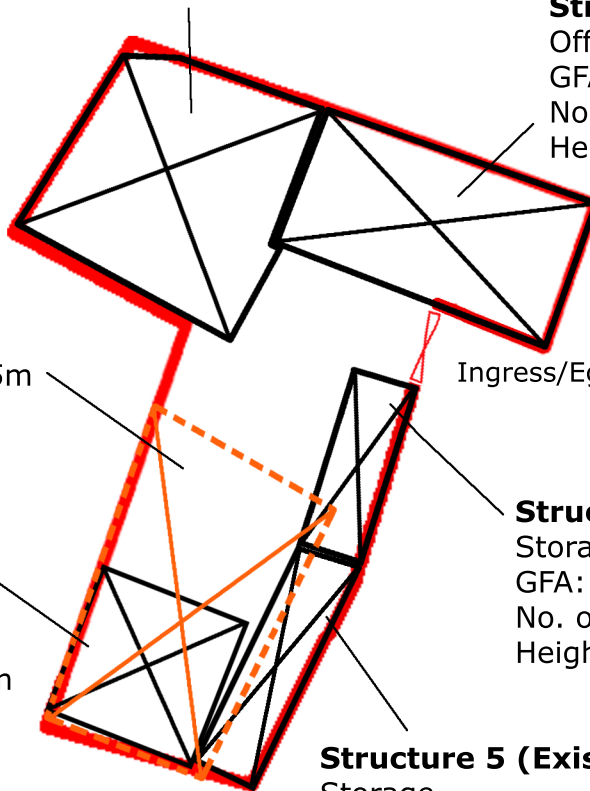
Ingress/Egress

**Structure 6 (Existing)**

Storage  
GFA: Not exceeding 30m<sup>2</sup>  
No. of Storey: 1 (Elevated)  
Height: Not exceeding 7.5m

**Structure 5 (Existing)**

Storage  
GFA: Not exceeding 70m<sup>2</sup>  
No. of Storey: 2  
Height: Not exceeding 7.5m



Project 項目名稱:

Proposed Temporary Shop and Services  
(Sales of Hardware Accessories) for a  
period of 3 Years at Lots 772(Part)  
and 787(Part) in D.D. 115, Castle Peak  
Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20240523

Remarks 備註:



Metal Heat Shelter



Structure

Scale 比例:

**From:** Chong Hermose <[REDACTED]>

**Sent:** Thursday, October 10, 2024 11:25 AM

**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Cc:** Gary Tat Leung LAM/PLAND <[gtllam@pland.gov.hk](mailto:gtllam@pland.gov.hk)>; Ryan Long Yin CHAN/PLAND <[rlychan@pland.gov.hk](mailto:rlychan@pland.gov.hk)>

**Subject:** Planning Application No. A/YL-NSW/331 -回應部門意見

城規會/規劃處：

有關規劃申請： A/YL-NSW/331，現附上申請人回應部門的意見，請查收。

謝謝。

莊小姐

[REDACTED]

## Planning Application No. A/YL-NSW/331

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	<b>Director of Electrical and Mechanical Services</b>	
(1)	Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop and services (sales of hardware accessories). In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	擬議申請為臨時商店，主要銷售五金零件。 商店主要為周邊居民提供方便，預計商店的工作人員約 3-4人，訪客約20人。 請看附件1：預計訪客進出流量報告。
(2)	The applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of temporary shop and services with Ancillary Facilities.	申請人知悉。

附件 1

預計訪客進出流量報告  
( 星期一至星期日，包括公眾假期 )

時間	進入(名)	離開(名)
9：00 - 10：00	1	0
10：00 - 11：00	1	1
11：00 - 12：00	3	2
12：00 - 13：00	2	2
13：00 - 14：00	3	2
14：00 - 15：00	2	2
15：00 - 16：00	2	2
16：00 - 17：00	2	2
17：00 - 18：00	2	3
18：00 - 19：00	2	4
合計 (名)	20	20

	Departmental Comments	Responses
	<b>Transport Department</b>	
(1)	The applicant should justify the proposed no. of parking and loading / unloading considering the commute of staff / visitors and logistics;	申請地點內沒有上落貨車位，申請人會在附近的停車場進行上落貨（時租停車場），並用手推車把貨物推到申請地點，距離約50米，步行2分鐘左右，請看圖片1：卸貨路徑圖。
(2)	The applicant should note the local access between Castle Peak Road - Yuen Long and the site is not managed by this Department.	申請人知悉。





SUMMARY OF STRUCTURE CONTENT:

NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M²)	STOREY (NO)	VOLUME: (M3)
1	OFFICE AND RECEPTION	7.5	170	2	1275
2	STORAGE	7.5	228	2	1710
3	METAL HEAT SHELTER	7.5	90	1	675
4	SHOP AND SERVICE	7.5	100	2	750
5	STORAGE	7.5	70	2	525
6	STORAGE	7.5	30	1	225

0	04/24	SUBMISSION TO PLAN. DEPT.	TONY.L
REV.	DATE	DESCRIPTION	DRAWN

PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES (SALES OF HARDWARE ACCESSORIES) FOR A PERIOD OF 3 YEARS AT LOTS 772(PART) AND 787(PART) IN D.D. 115, CASTLE PEAK ROAD-YUEN LONG SECTION, YUEN LONG, N.T.

TITLE  
FIRE SERVICES PROVISION PLAN FOR SHOP AND SERVICES

DRAWING NO.  
FS-DD115-772 & 787-FSP-02

SCALE  
1:100 @ A0

DATE MAY 2024	REVISION REV. 0
------------------	--------------------

R.F.S.I.C.



MAN LICK ENGINEERING AND TRADING CO. LTD.



FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1

HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE (CONTAINER FREIGHT STATION) IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT
- 1.2
- HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3

SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4

AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5
- TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6
- NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7

AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1

AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2
- THE HAZARD GROUP OF THE SPRINKLER SYSTEM IS OH3.
- 2.3

A 95000L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE-END WATER SUPPLY WILL BE FEED FROM TOWN MAIN
- 2.4

SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN
- 2.5

TWO SPRINKLER PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6
- ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY
- 2.7

ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 °C UNLESS OTHERWISE SPECIFIED.
- 2.8

ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE AFA PANEL LOCATED AT THE FS PUMP ROOM AS INDICATED ON PLANS. THE SPRINKLER ALARM SIGNAL SHALL BE TRANSMITTED TO THE F.S. COMMUNICATION CENTRE BY DIRECT TELEPHONE LINE.
3. FIRE ALARM SYSTEM
- 3.1

FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2
- AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM
4. EMERGENCY LIGHTING
- 4.1

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
5. EXIT SIGN
- 5.1

SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
6. MISCELLANEOUS F.S. INSTALLATION
- 6.1

PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2

NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH
- 6.3
























WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT
- 6.4

NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

COLOUR CODE

PIPE SIZES	COLOUR	PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN	ø65mm	BLUE
ø32mm	RED	ø80mm	GREEN
ø40mm	PURPLE	ø100mm	LIGHT BROWN
ø50mm	YELLOW	ø150mm	DEEP BROWN

LEGEND (FOR LAYOUT PLAN)


	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER CONTROL VALVE SET
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHTING COMPLETE WITH 2 HOURS BATTERY BACK UP
	EXIST SIGN COMPLETE WITH 2 HOURS BATTERY BACK UP
	VISUAL FIRE ALARM

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO <sub>2</sub>	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
FS-DD115-772 & 787-FSP-01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
FS-DD115-772 & 787-FSP-02	FIRE SERVICES PROVISION PLAN FOR SHOP AND SERVICES

0	05/24	SUBMISSION TO PLAN. DEPT.	TONY.L
REV.	DATE	DESCRIPTION	DRAWN
PROJECT			
PROPOSED TEMPORARY SHOP AND SERVICES (SALES OF HARDWARE ACCESSORIES) FOR A PERIOD OF 3 YEARS AT LOTS 772(PART) AND 787(PART) IN D.D. 115, CASTLE PEAK ROAD-YUEN LONG SECTION, YUEN LONG, N.T.			
TITLE			
FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST			
DRAWING NO.			
FS-DD115-772 & 787-FSP-01			
SCALE			
1: 100 @ A1			
DATE		REVISION	
MAY 2024		REV. 0	
R.F.S.I.C.			
<div><div></div><div>MAN LICK ENGINEERING AND TRADING CO. LTD.</div></div> <div></div>			
<div></div>			
DO NOT SCALE DRAWING [COPYRIGHT RESERVED			

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寄件者: Chong Hermose [REDACTED]  
寄件日期: 2025年02月02日星期日 13:41  
收件者: tpbpd/PLAND  
副本: Gary Tat Leung LAM/PLAND  
主旨: A/YL-NSW/331：回應部門意見（排水建議書）  
附件: Temporary Drainage Proposal for A\_YL-NSW\_331 (Issue 2)..pdf  
類別: Internet Email

城規會/規劃處：

有關規劃申請： A/YL-NSW/331，現附上申請人回應部門的意見（排水建議書），請查收。

謝謝。

莊小姐  
[REDACTED]

ISSUE 2

## **TEMPORARY DRAINAGE PROPOSAL**

APPLICATION SITE OF THE PROPOSED  
TEMPORARY SHOP AND SERVICES (SALES OF  
HARDWARE ACCESSORIES) FOR A PERIOD OF 3  
YEARS AT LOTS 772 (PART) AND 787 (PART) IN  
D.D. 115, CASTLE PEAK ROAD-YUEN LONG  
SECTION, YUEN LONG

**PROJECT NO. AGLA/TDM/023**

**PREPARED FOR**

**APPLICATION NO. A/YL-NSW/331**

**28 JANUARY 2025**

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- C. Proposed Drainage Plan
- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings of U-Channel and Catchpit
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# 1 Introduction

## 1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Shop and Services (Sales of Hardware Accessories) for a Period of 3 Year at Lots 772 (Part) and 787 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long
- 1.1.2 For the site location plan, please refer to the **Appendix A**.

## 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 Castle Peak Road-Yuen Long Section, Yuen Long with an area of around 435m<sup>2</sup> and ground level varying between + 8.0mPD and + 7.6mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

### 3 Assessment Criteria

#### 3.1 Design Return Periods

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

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

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

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

#### 3.2 Calculation Methodology for Runoff

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

$$Q_p = 0.278 C i A$$

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

- 3.2.2 The paved area of the site will account for 435 m<sup>2</sup>. For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.
- 3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

### 3.3 Calculation Methodology for Pipe Capacity Checking

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

## 4 Potential Drainage Impact

### 4.1 Existing Site Condition

- 4.1.1 The adjacent ground surface from southern direction are generally higher than the ground level of application site. Therefore, there is no external catchment are considered as part of the catchment.
- 4.1.2 the application site with a projected area of 435 m<sup>2</sup>

### 4.2 Changes in Drainage Characteristics

- 4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.
- 4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

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

	BEFORE	AFTER
Grassland (m <sup>2</sup> )	0	0
Paved Area (m <sup>2</sup> )	435	435
External Catchment Area (m <sup>2</sup> )	0	0
Total Catchment Area (m <sup>2</sup> )	435	435

### 4.3 Potential Drainage Impact

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

**Table 4-2 Design calculation of the proposed drainage work**

DRAINAGE SYSTEM	ESTIMATED FLOW (M <sup>3</sup> /S)	CAPACITY (M <sup>3</sup> /S)	RESERVE CAPACITY
300mm UC	0.037	0.079	65%

Note:

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

[2] The reserve capacity is calculated by assuming that the 300mm U-channel reach its full capacity for conservative.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 300mm UC with the runoff anticipated to be 0.037m<sup>3</sup>/s, which is within the drainage capacity of the proposed 300mm u-channel of 0.079m<sup>3</sup>/s with gradient 1:100.
- 4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

## 5 Construction Stage

### 5.1 Temporary Drainage Arrangements

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

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m<sup>3</sup> 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.

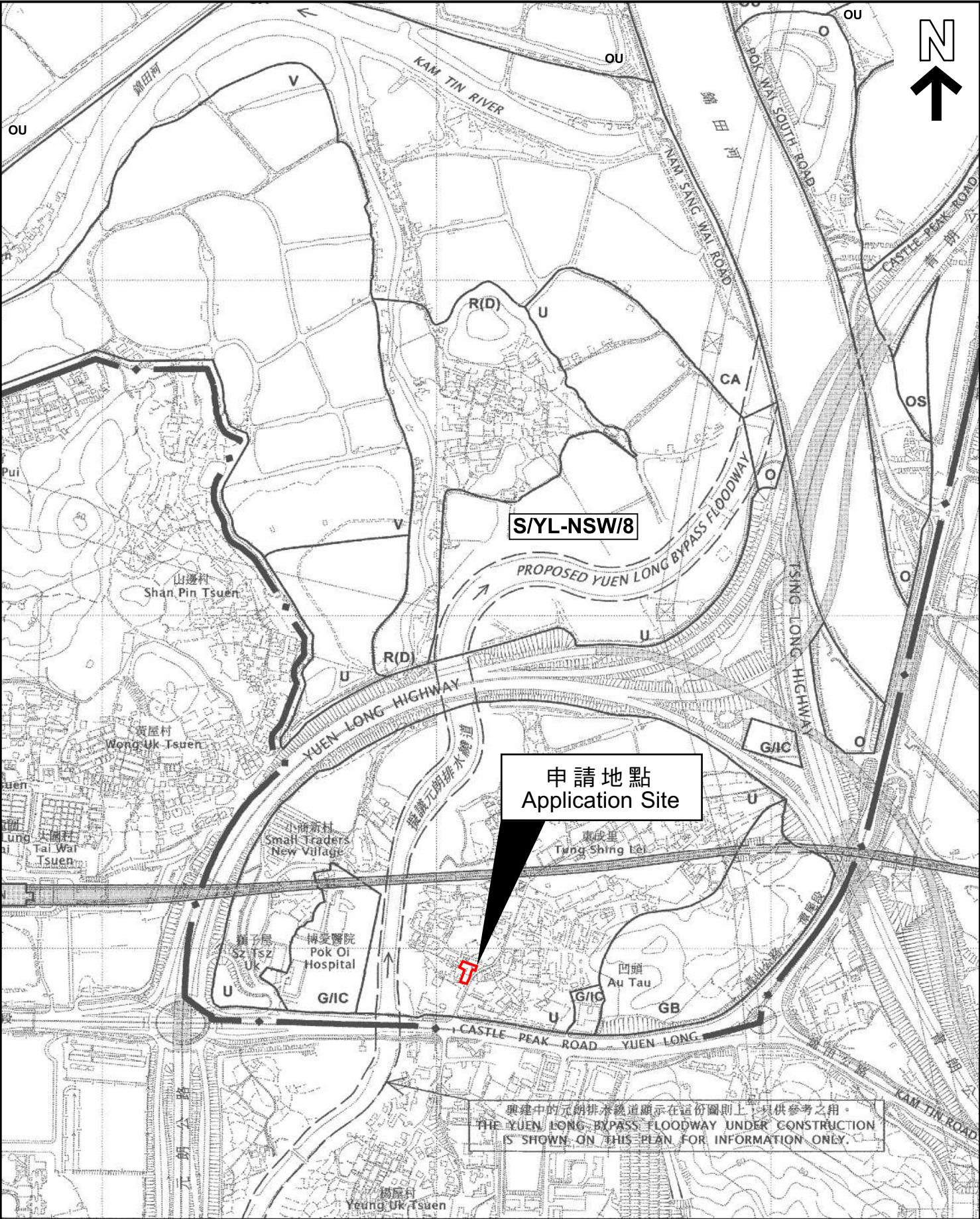
## **6 Conclusions**

### **6.1 Conclusion**

- 6.1.1 The analysed catchment area of 435 m<sup>2</sup> consists of the site area of the proposed Application Site.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

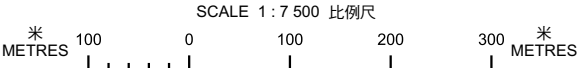
**END OF TEXT**

**APPENDIX A**  
**SITE LAYOUT PLAN**



本摘要圖於2024年6月21日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號 S/YL-NSW/8  
EXTRACT PLAN PREPARED ON 21.6.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

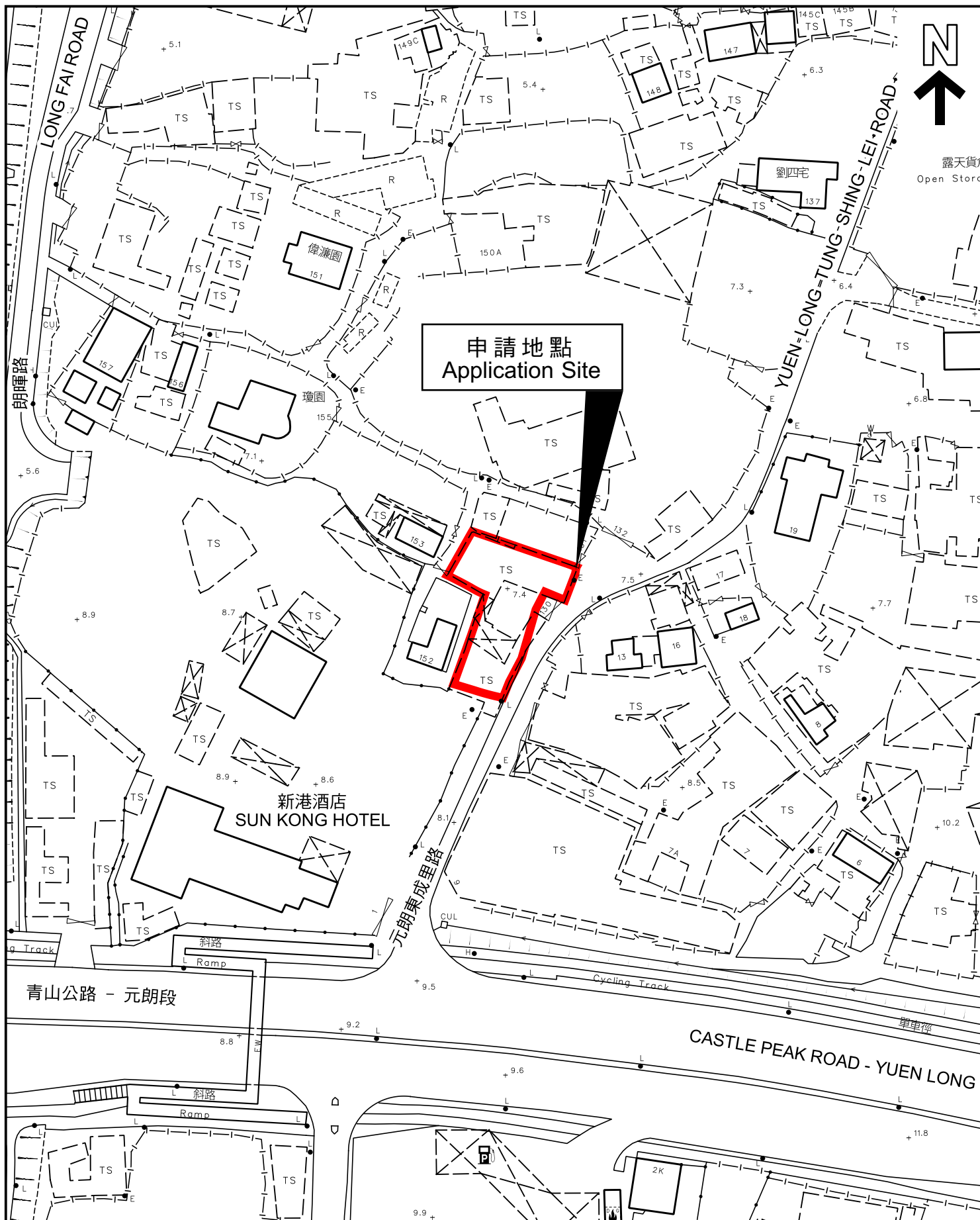
位置圖 LOCATION PLAN



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

參考編號  
REFERENCE No.  
A/YL-NSW/331

**APPENDIX B**  
**LAYOUT PLAN**



本摘要圖於2024年6月21日擬備，  
所根據的資料為測量圖編號  
6-NE-6C 和 6-NW-10D  
EXTRACT PLAN PREPARED ON 21.6.2024  
BASED ON SURVEY SHEETS No.  
6-NE-6C & 6-NW-10D

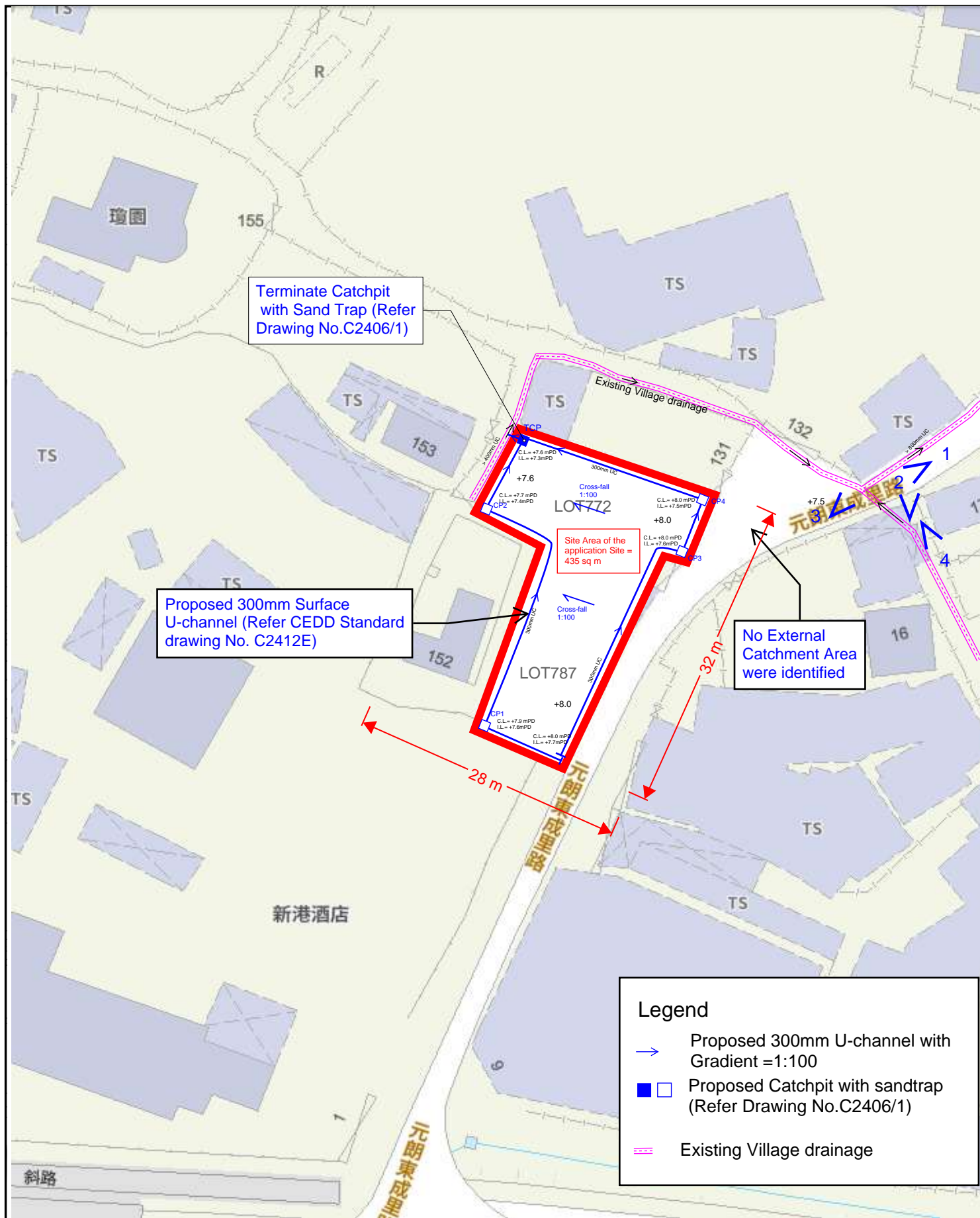
## 平面圖 SITE PLAN

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

參考編號  
REFERENCE No.

A/YL-NSW/331

**APPENDIX C**  
**PROPOSED DRAINAGE PLAN**



本摘要圖於2024年6月21日擬備，  
所根據的資料為測量圖編號  
6-NE-6C 和 6-NW-10D  
EXTRACT PLAN PREPARED ON 21.6.2024  
BASED ON SURVEY SHEETS No.  
6-NE-6C & 6-NW-10D

## Appendix C - Drainage Plan

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

參考編號  
REFERENCE No.

A/YL-NSW/331



本摘要圖於2024年6月21日擬備，  
所根據的資料為測量圖編號  
6-NE-6C 和 6-NW-10D  
EXTRACT PLAN PREPARED ON 21.6.2024  
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## Appendix C - Drainage Plan

申請地點界線只作識別用  
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REFERENCE No.

A/YL-NSW/331



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

**APPENDIX D**  
**DESIGN CALCULATION OF THE PROPOSED DRAINAGE**

**Design Data**

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

**Check for Hydraulic Capacity:**

Catchment	K	Area (A)
Application Site Area	1.00	435.0
External Catchment Area	1.00	0.0 m <sup>2</sup>
Total Catchment Area	1.00	435.0 m <sup>2</sup>

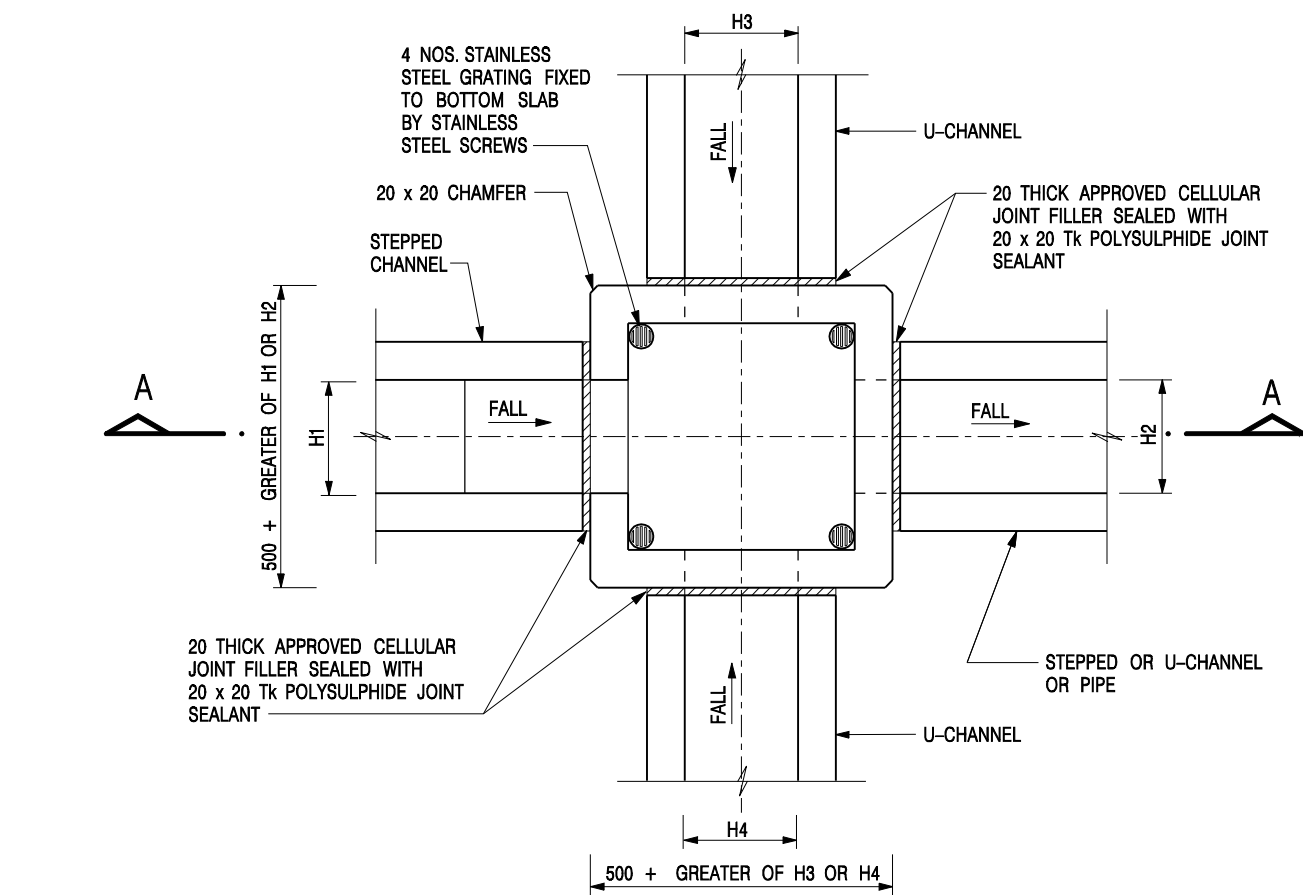


	<u>Runoff estimation</u>	
	Average slope, H	= 1 / 100m
	Catchment area, A	= 435 m <sup>2</sup>
	Distance between summit and point under consideration, L	= 31 m
SDM 7.5.2	Time of concentration of natural catchment, t <sub>o</sub>	= 0.14465 x L / (H <sup>0.2</sup> x A <sup>0.1</sup> )
		= 2.44 min.
	Length of drain, L <sub>j</sub>	= 100 m
	Velocity, V <sub>j</sub>	= 0.978 m/s
SDM 7.5.2	Flow time, t <sub>f</sub>	= Σ (L <sub>j</sub> / V <sub>j</sub> )
		= 1.70337897 min.
	Time of concentration, t <sub>c</sub>	= t <sub>o</sub> + t <sub>f</sub>
		= 4.15 min.
SDM Table 3	Storm constants for 50-year return period:	a = 474.6
		b = 2.9
		c = 0.371
SDM 4.3.2	Extreme mean intensity, i <sub>50<sub>yr</sub></sub>	= a / (t <sub>d</sub> + b) <sup>c</sup>
		= 205.96 mm/hr
SDM Table 28	Extreme mean intensity at the end of 21st century	10.4%
		= 227.38 mm/hr
GMS Fig 8.2		< 405.000 mm/hr
SDM 7.5.2	Design flow, Q	= 0.278 i Σ K A
		= 0.027 m <sup>3</sup> /s
	<u>300mm u-channel capacity</u>	
	Diameter	= 300 mm
	Cross-sectional area of 300mm U-channel	= 0.0803 m <sup>2</sup>
	Gradient	= 0.01
Manning's Eq.	flow velocity	= 0.978 m/s
	Design Capacity	= 0.079 m <sup>3</sup> /s
		> 0.027 m <sup>3</sup> /s
	Reserve capacity	= 65%      OK

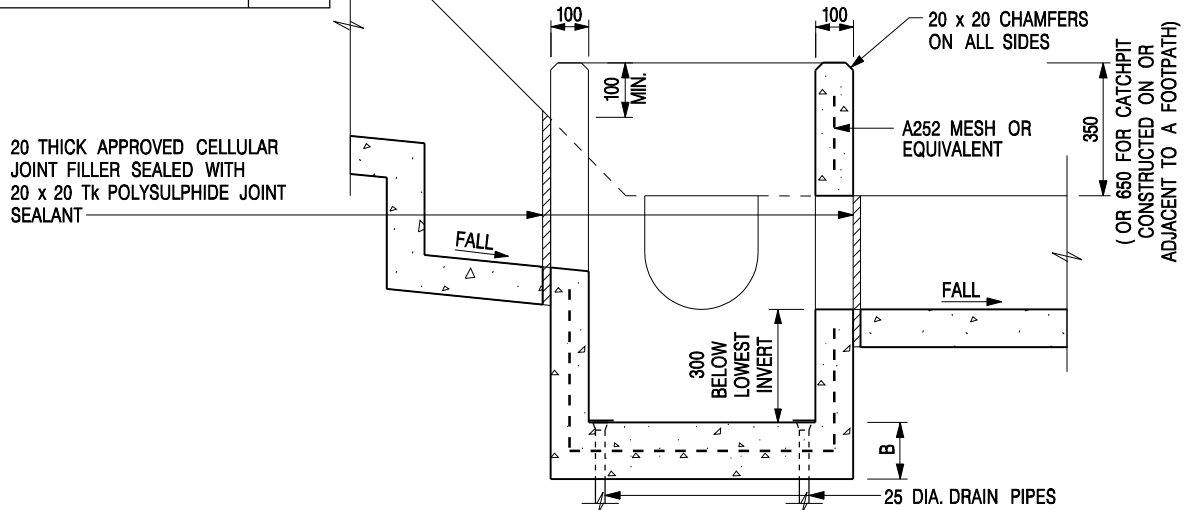
For conservative, all the U-channel along the site boundary shall be 300mm.

**APPENDIX E**

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




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

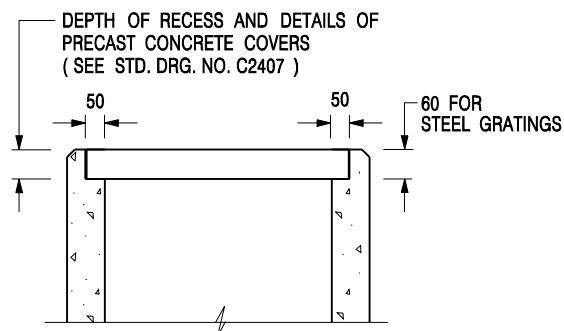


#### NOTES:

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

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



### 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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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



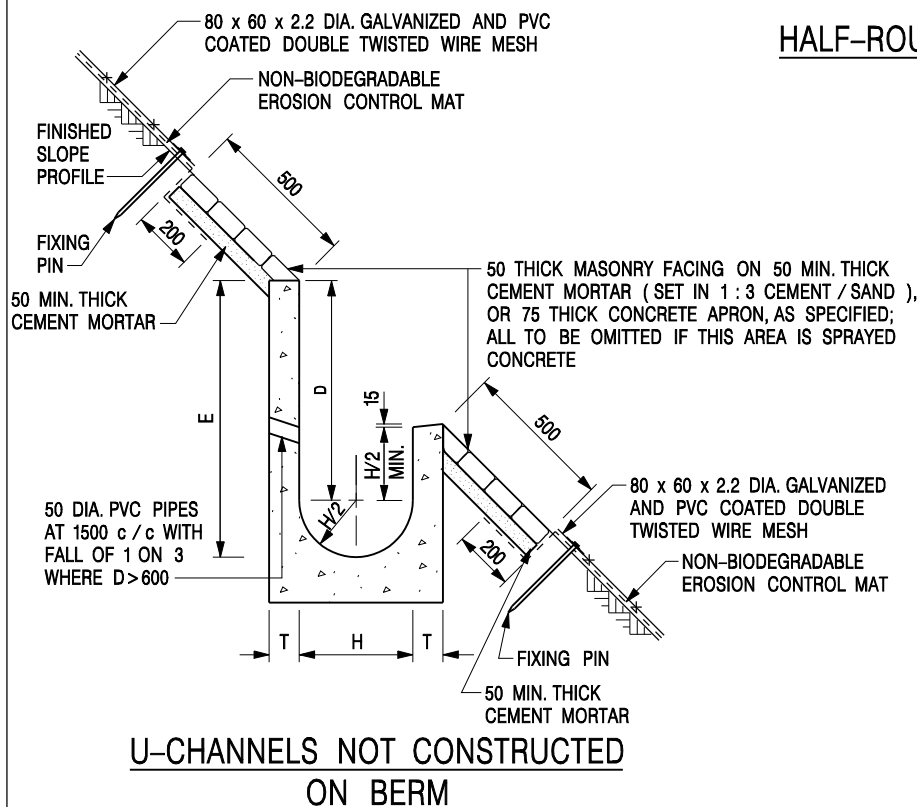
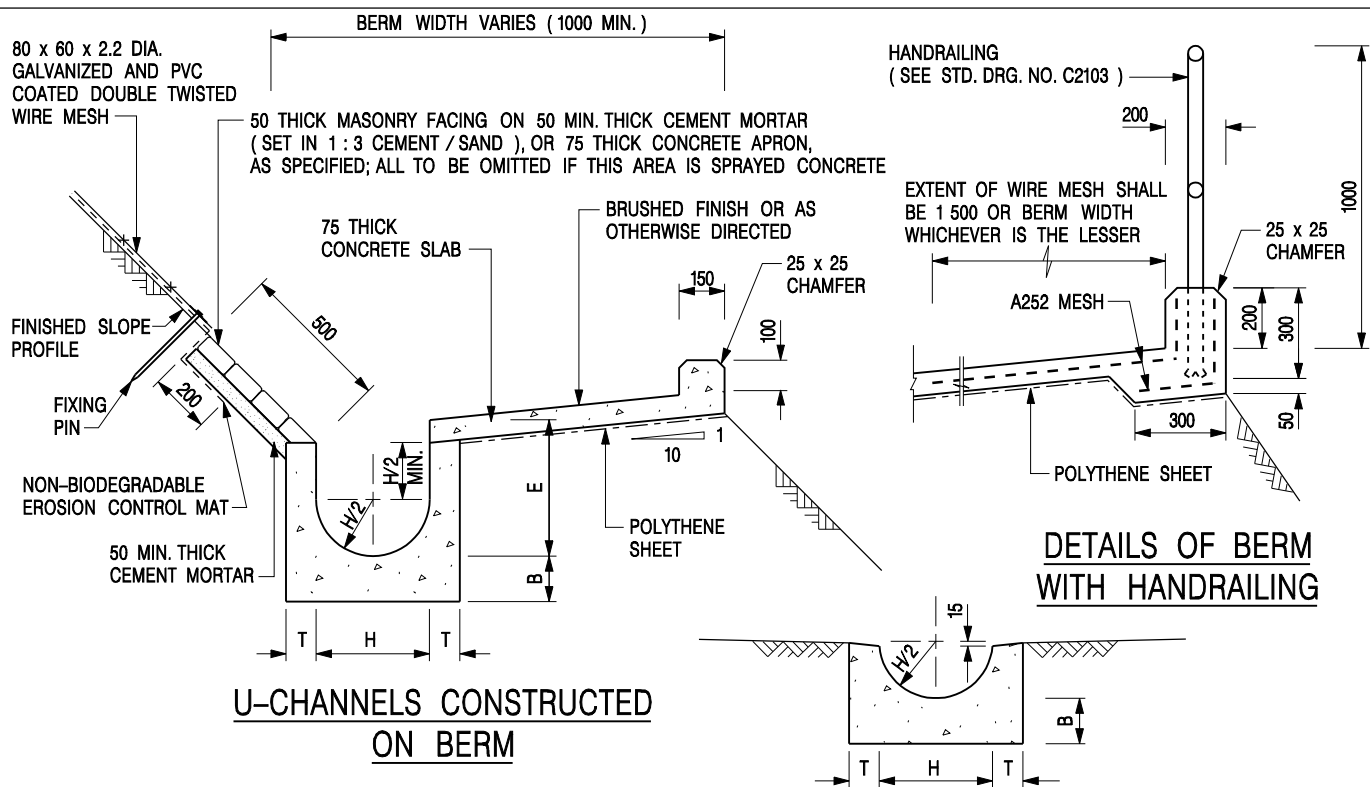
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**



#### NOTES:

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

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

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

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

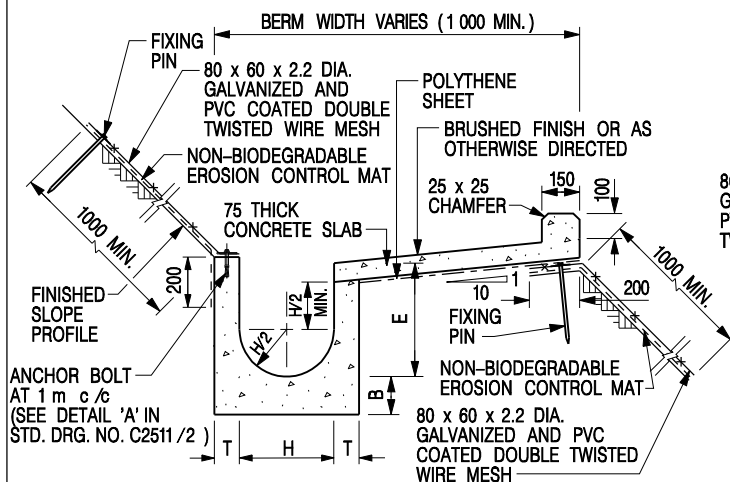


**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

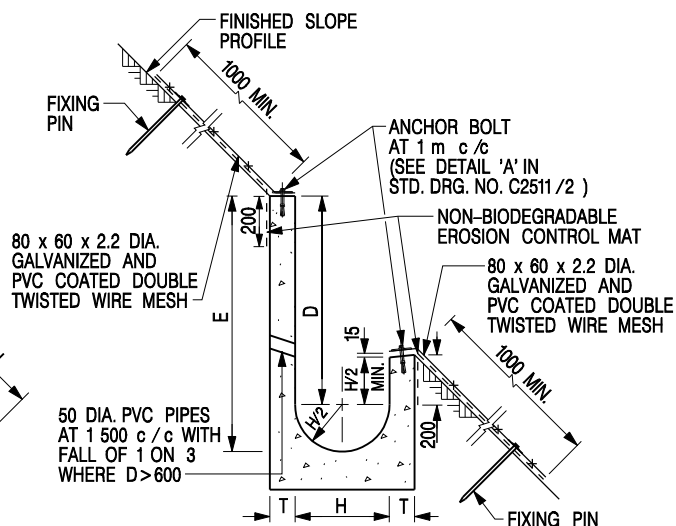
**SCALE** 1 : 25

**DATE** JAN 1991

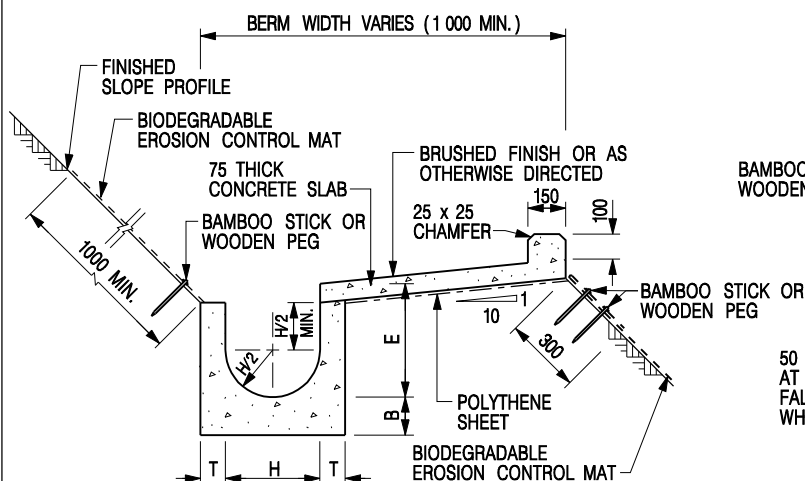
**DRAWING NO.**  
**C2409I**



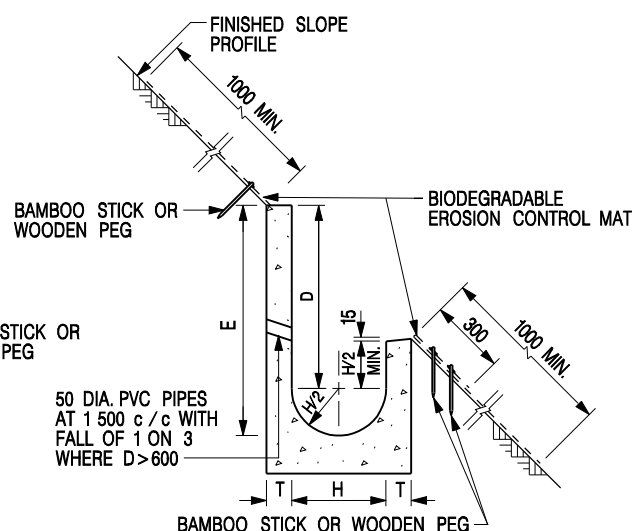
**U-CHANNELS CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



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



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



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

**NOTES:**

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

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

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

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



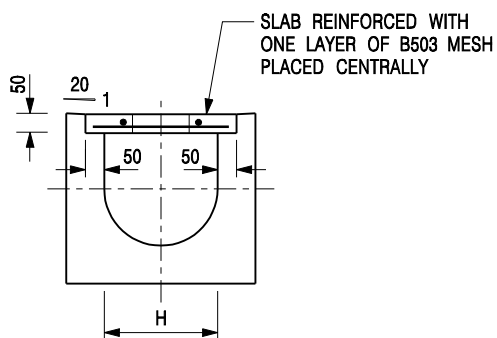
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

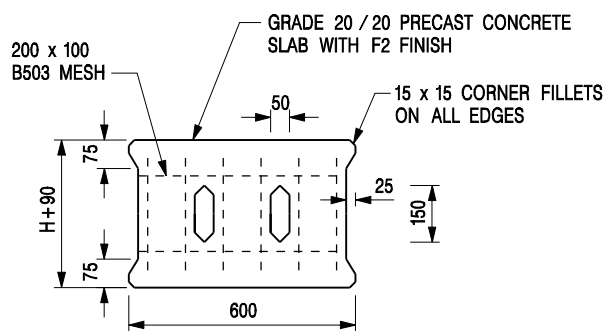
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



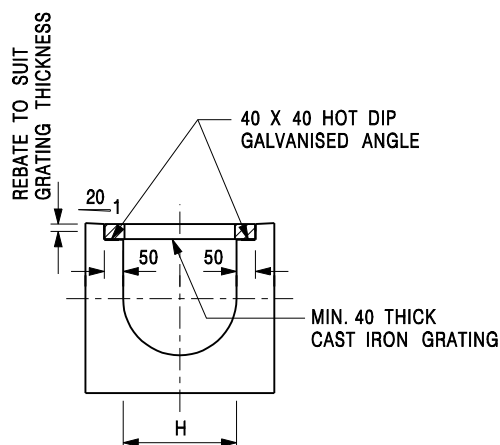
TYPICAL SECTION



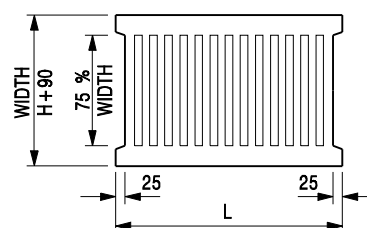
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

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

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

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**  
**C2412E**

**APPENDIX F**  
**RESPONSE TO COMMENTS**

**Response to Comments on draft Temporary Drainage Proposal**

**1. Comments from DSD/MN**

<b>No.</b>	<b>Comments</b>	<b>Response</b>
1.	The submitted drainage proposal does not include most of the essential information such as u- channels gradient, relevant hydraulic calculations, provision/ cover and invert levels of catchpits, cross sections of the site and adjacent areas, u-channel/catchpit standard details, etc.	Noted. Please refer to the captioned Drainage report. The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
2.	The applicant is required to submit a revised drainage proposal for vetting. In general, peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	Noted with thanks. The revised drainage proposal are therewith submitted for your approval.

**Previous s.16 Application covering the Application Site**

**Approved Application**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-NSW/296*	Temporary Shop and Services (Sales of Hardware Accessories) for a period of 3 Years	20.5.2022 <i>[Revoked on 20.11.2023]</i>

\*denotes permission revoked

**Similar s.16 Applications within the Same “Undetermined” Zone in the vicinity of the Application Site in the Past Five Years**

**Approved Applications**

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-NSW/278	Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	26.6.2020
2.	A/YL-NSW/283*	Proposed Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels for a Period of 3 Years	5.2.2021 <i>[Revoked on 5.7.2023]</i>
3.	A/YL-NSW/285*	Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	26.2.2021 <i>[Revoked on 26.8.2022]</i>
4.	A/YL-NSW/286*	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	30.4.2021 <i>[Revoked on 30.10.2022]</i>
5.	A/YL-NSW/304*	Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Car) for a Period of 3 Years	25.11.2022 <i>[Revoked on 25.11.2023]</i>
6.	A/YL-NSW/306	Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	23.6.2023
7.	A/YL-NSW/315*	Proposed Temporary Eating Place and Shop and Services (Sales of Private Cars) for a Period of 3 Years	23.6.2023 <i>[Revoked on 23.12.2024]</i>
8.	A/YL-NSW/320	Proposed Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels for a Period of 3 Years	22.9.2023
9.	A/YL-NSW/325	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	5.7.2024
10.	A/YL-NSW/339	Proposed Temporary Eating Place and Shop and Services (Sales of Private Cars) for a Period of Three Years	14.3.2025

\*denotes permission revoked

**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 772 and 787 both in D.D. 115 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;
- Lot Nos. 772 and 787 in D.D. 115 are covered by Short Term Waivers (STW) No. 5409 for the purpose of “Temporary Shop and Services (Sales of Hardware Accessories)”;
- if the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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
- advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle from public drainage point of view; and
- should the application be considered acceptable from planning point of view, approval conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a revised drainage proposal; and (ii) the implementation and maintenance of the revised drainage proposal for the applied use to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

#### **4. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- two non-substantiated environmental complaints concerning the change of land usage against a workshop and malodour emitted from the Site were received by the Environmental Protection Department in the past three years. As no operation was spotted nor malodour was scented, no further action has been taken after the inspections; and
- advisory comments are at **Appendix IV**.

#### **5. Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted is considered acceptable to his department; and
- advisory comments are at **Appendix IV**.

#### **6. Building Matter**

Comments of the Chief Building Surveyor/New Territories West, Building Department:

- no objection to the application;
- no record of approval granted by the Building Authority for the existing structures at the Site and it is noted that six structures are proposed in the application; and
- advisory comments are at **Appendix IV**.

#### **7. Electricity and Town Gas Safety**

Comments of the Director of Electrical and Mechanical Services:

- no particular comment from electricity supply aspect;
- there is a high pressure underground town gas transmission pipeline in the vicinity of the applied use. Having considered the working population estimation from the applicant, he has no adverse comment on this application from town gas safety perspective as far as the applied use will not result in a significant increase in the number of personnel; and
- advisory comments are at **Appendix IV**.

## 8. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**.

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Director of Housing;
- (c) Head of Civil Engineering Office, Civil Engineering and Development Department (CEDD);
- (d) Project Manager (West), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (f) Chief Engineer/Railway Development 1-1, HyD;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (i) District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - if the planning application is approved, the Short Term Waivers (STW) holder(s) will need to apply to this office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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.
- (e) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - sufficient manoeuvring space shall be provided within the Site; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed vehicular access road connecting the application site (i.e. Yuen Long Tung Shing Lei Road); and
  - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads or exclusive road drains.
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:

- the applicant shall take into account the following points in preparing the revised drainage proposal:
  - i. cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;
  - ii. the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented. Relevant connection details should be provided; and
  - iii. whether any walls or hoarding would be erected along the site boundary should be clarified. Where walls or hoarding are erected/laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site.
- (h) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.
- (i) to note the comments of the Director of Electrical and Mechanical Services that:

Electricity safety

- 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 document 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 and/or overhead line within and/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;

Town Gas safety

- the number of personnel in the applied use shall be minimised as far as practicable;
- the applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of the existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of applied use; and

- the applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference:

Publications	Web-link
Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	<a href="https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf">https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf</a>
Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	<a href="https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</a>

- (j) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/maintenance/modification/repair work of the FSIs shall be undertaken by a 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 D of FS.
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (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;
  - 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;
  - the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
  - if the existing structures are erected on leased land without approval of the BA, they are UBW under the BO and should not be designated for any use applied under the application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.

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**From:** [REDACTED]  
**Sent:** 2024-07-18 星期四 04:35:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-NSW/331 DD 115 Castle Peak Road

Dear TPB Members,

328 withdrawn. Small adjustment to site area to 435sq.m. Objections still relevant and upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 16 May 2024 10:59 PM HKT  
**Subject:** A/YL-NSW/328 DD 115 Castle Peak Road

A/YL-NSW/328

Lots 771 (Part), 772 (Part) and 787 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section

Site area: About 460sq.m

Zoning: "Undetermined"

Applied use: Sales of Hardware / Parking??

Dear TPB Members,

Application 296 approved May 2022. To date conditions have not been fulfilled.

In view of the damage caused by frequent fires and flooding, tax payers have expectations that regulations are put in place to protect the community.

Failure to fulfil conditions should not be rewarded. Application should be rejected.

Mary Mulvihill

**From:** [REDACTED]  
**Sent:** 2024-07-18 星期四 09:56:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>; fsyledpo\_pd/PLAND <fsyledpo@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Re: Application No: A/YL-NSW/331 – DD115 Lot 772 (part), 787 (part), Castle Peak Road-Yuen Long Section, Yuen Long  
**Attachment:** 2024.07.09-TPB A.YL-NSW.331 objection letter DD115 772, 787 part, chan yuet ping.pdf

Town Planning Board secretariat – Fanling, Sheung Shui, and Yuen Long East District Planning Office

Unit 2202, 22/F

CDW Building

388 Castle Peak Road, Tsuen Wan, New Territories

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk); [fsyledpo@pland.gov.hk](mailto:fsyledpo@pland.gov.hk)

July 18, 2024

Dear Sir/Madam

**Re: Application No: A/YL-NSW/331 – DD115 Lot 772 (part), 787 (part), Castle Peak Road-Yuen Long Section, Yuen Long**

I am writing in requesting TPB to reject the above-mentioned application of Proposed Temporary Shop and Services (Sales of Hardware Accessories) for a period of 3 Years.

I am a resident of Tung Shing Lei (TSL) and beneficiary & owner [REDACTED]

**Background:**

The Tung Shing Lei (TSL) road is a single lane two-way village road where it serves the TSL residents & businesses including old/young children, motor bikers and cyclists, pedestrians, private vehicles, trucks, where the occupying businesses access their storage location. The Tung Shing Lei road was created by the Lau's family and my father Lau Leung Sheung was the pioneer who built the TSL road by using our own private land converting into a road to provide access for the villagers & residents, cyclists/bikers, pedestrians, leased occupiers of all ages including older generation residents and young children living in Tung Shing Lei village. There are still a lot of residents living in TSL village relying on this road as a crucial passage way to access their residence.

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Previously TSL village development applications were all approved even though we have shared our major concerns with the TPB on why we object on the development. Again, I am writing to raise TPB alert and to help reject the above application.

1. The above application is close to the TSL road entrance, the more the development at the entrance, the more the danger and nuisance would create inconvenience and endangering local residence/current occupiers. Increasing the traffic burden on the one-way road system with lack of "give-way" space for vehicles and pedestrian/cyclists, endangering to human and vehicle traffic further, basically it's a causation effect if further approvals are granted by TPB.

In addition, many vehicles are parked/stationed at the entrance clogging up the road daily (which is part of the Crown land), traffic wardens visit does not exist which it implies there is no penalty infrastructure to reduce the illegal parking issues and the TSL residence/occupiers were tormented and frustrated with this issue for a prolonged period already. Whatever TPB approves will add additional pressure with the TSL locals concerns and frustrations. Eg. There are instances where many non-TLS villagers' cars are parked between the trees next to the cycling path for free parking, and the car would station between the trees for a few days, as the owner would take the bus from the bus stop next to the cycling path to Shenzhen for several days holiday. The pathway at the front of TSL road is very narrow, with cars parked station between the trees is causing extreme nuisance and endangering drive through vehicles and is alarming. This also applies to Long Shing Road and Long Fai Road as well. Please refer to map 0 for details.

In the event where TPB grants approval to the above application, this will create more nuisance not only to the TSL road entrance, but it may also affect the Castle Peak Road where there is a bus stop adjacent to the TSL road entrance. If TSL road is blocked creating a bottleneck will endanger the left lane and if the bus is carrying passenger and could not stop in time to avoid the TSL road congestion, may result in serious fatal traffic accident affecting the wider public that might cause congestion from Yuen Long to San Tin or Yuen Long to Kam Sheung Road.

The TSL road was built long ago, it was not meant to be providing for commercialized development activities, I would urge the TPB to take serious consideration of the historical build out of this road and reject the above application. [see Appendix 1 – few incidents provide you with the current view of TSL road without the above development.]

2. When TPB approves more application, the increasing number of vehicles using the TSL road will cause tear and wear and will erode the paved concrete and currently the road is very broken and we have no money to repair the road.

3. Another concern is the privacy rights of the TSL residence. The residents have lived in the quiet TSL for a very long time and recently I have received several complaints of theft and lost items within their residential/business operating vicinity. In addition, there are machine noise pollution from the engineering shop where previously they used to turn on machine at night and disturbing the silence of the neighbourhood creating nuisance to village who sleep early at night. The TSL locals have the rights to enjoy their private space in their residential area. Plus, the Lau family have a few heritage houses at the end of the TSL road which are over 100 years old or close to 100 years old. The increase in traffic could bring in people/vehicle traffic could potentially cause damages nuisance to our heritage properties and if there are damages who can we claim for compensation damages and not to mention fixing the heritage houses will be extremely costly as the like for like green brick is no longer produced.

4. I believe Mr Chan has either a sub-tenant or individual family is residing at his rented premises, as I see lights on till very late each night, plus an antenna has been erected for TV signals reception. The private cars are parked and stationed there daily therefore there is a high chance that Mr Chan has sublet his premises to sub-tenant to reside at the site. Also if you look closely, he has a gate closing off his engineering business but it does not close off the area that looks very much residential.

5. Also Mr Chan is not just applying to the 2 mentioned lots of DD115 Lot787, 772 but he is also using Lot771, 788, 789, as likely he will not remove those structures on those lands once TPB approves this application. He will be using other lands if he does not take down the required structures on Lot 771,788,789.

Conclusion:

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

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I would urge the Town Planning Board to fully reject the application and disallow further development in Tung Shing Lei village. As a TSL resident, we are living in fear, or our privacy being eroded by commercialized activities.

- traffic nuisance endangering roads, villagers' bikers, and pedestrians.
- and last but not the least, illegally parking and trespassing onto the Lau's family land and blocking the one lane 2 way traffic road.
- Noise pollution in the evening.
- Plus perhaps addressing the application is not only for a temp sales workshop, but in reality it is also a residential unit.

Please kindly confirm receipt of this objection letter and look forward to your rejection reply to the above application.

If you have further questions, please do not hesitate to contact my daughter Joyce Lau [REDACTED]

Yours faithfully

Lau Yu Fun

Town Planning Board secretariat – Fanling, Sheung Shui, and Yuen Long East District Planning Office  
Unit 2202, 22/F  
CDW Building  
388 Castle Peak Road, Tsuen Wan, New Territories  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk); [fsyledpo@pland.gov.hk](mailto:fsyledpo@pland.gov.hk)

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- Noise pollution in the evening.
- Plus perhaps addressing the application is not only for a temp sales workshop, but in reality it is also a residential unit.

Please kindly confirm receipt of this objection letter and look forward to your rejection reply to the above application.

If you have further questions, please do not hesitate to contact my daughter Joyce Lau [REDACTED]

Yours faithfully



Lau Yu Fun

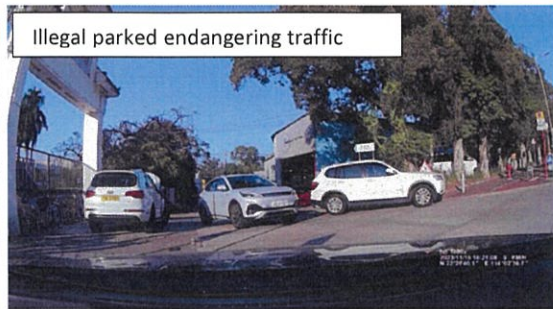
R – residence

3 | Page

## Appendix 1

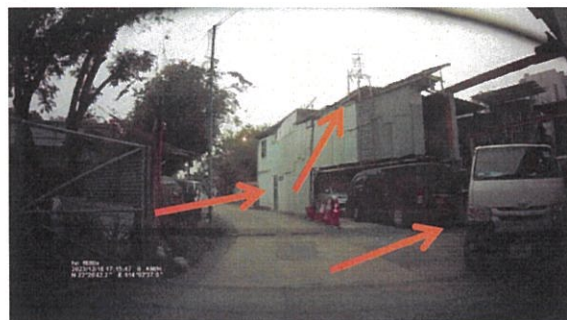
TSL road will illegal parking at the entrance, endangering traffic, pedestrians, cyclists and people.





TPB application site, where cars are parked on the road, endangering incoming and outgoing traffic.

TPB application site, lights are on at 2300 hours, suspected sub-tenant residing at the site and the site is not fully for commercial purpose as said in the application. Also the construction has TV antenna present. The resident exit door is on the side.





3

劉 汝 琛 律 師 行  
Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Please reply to our: ☒ Main Office / ☐ Branch

Our Ref.: YSL/2024/MIS(3)

Your Ref.: A/YL-NSW/331

Date: 17 July 2024

**By Post & By Fax: 2877 0245**

Town Planning Board,  
15/F North Point Government Office,  
333 Java Road, North Point,  
Hong Kong

Dear Sirs,

**Re: Application No. A/YL-NSW/331 (the "Application")**

***Introduction***

1. We act for the Lau Family (the "**Lau Family**"), being the descendants of the late Lau Wai Chau, the founder of the Tung Shing Lane Village (the "**Village**").
2. We refer to the subject Application, which we understand to concern a plot of land (the "**Subject Land**") located in the vicinity of the Village. We are instructed that, by the Application, the Applicant proposes to redevelop the subject plot of land into a temporary shop providing sales of hardware accessories.

***Locus Standi***

3. Since the early 1930s, the Lau Family has been, and to date remains to be, one of the major landowners in the Village. They have built up strong roots in the area. To this date, various members of the Lau Family still reside in the Village. For the others who no longer reside there, they would spend time in the Village from time to time. For these reasons the Lau Family has *locus* to make

**PRINCIPALS**

Lau Yue Sum LL.B (Hons)  
Lung Man On LL.B (Hons)  
Li Chun Tak CIAB, CIMA

劉汝琛律師\*  
龍文安律師\*  
李駿棧律師\*

**CONSULTANTS**

Yau Man Fai LL.B (Hons)  
Lee Kwong Yiu Philip BBA, ACIAB  
Chan Suk Kam Ida CPA, HKACG

游文輝律師  
李廣耀律師\*  
陳淑琴律師

**ASSISTANT SOLICITORS**

Lay Lee Wai LL.B (Hons), CIAB  
Wong Wai Ching LL.B (Hons)

賴莉慧律師  
王煒澄律師

\* China-Appointed Attesting Officer 中國委託公証人  
\* CMI Celebrants of Marriages 婚姻監禮人

劉 汝 琛 律 師 行  
Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/2024/MIS(3)

Your Ref.: A/YL-NSW/331

Date: 17 July 2024

Continuation Sheet 2

representations and we submit that their *bona fide* concerns should be given full weight.

4. For reasons given below, the Lau Family invites the Town Planning Board to reject the Application.

***Ground 1: Incompatibility of the Development with the Locality***

5. Ever since the foundation of the Village, it was all along used as a low-density residential area consisting of village houses. This has remained to be the case to date. Throughout the last 80 years, there has been no major business activities in the Village.
6. In contrast, the purport of the Application is to use the subject lot as a hardware accessory store. Plainly, the proposed use is incompatible with the locality.

***Ground 2: Lack of Overall Town Planning***

7. It is also clear from the Application that it only concerns one discrete plot of land in an entire area which remains undeveloped.
8. It would not be conducive for the Town Planning Board to approve the Application on a piece-meal basis, singling out a relatively small piece of land (not more than 435 square meters) without regard to the entire locality. Instead, should the Town Planning Board consider it fit, it should conduct a wholesale review of the locality before granting specific planning permissions.

***Ground 3: Traffic & Safety Concerns***

9. We are instructed that the main access to the site is through the Village entrance into Castle Peak Road. In other words, users would be relying on the very same access road which the current villagers are using. This would cause undue burden to the villagers because there is currently only a double-sided

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Y. S. LAU & PARTNERS  
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/2024/MIS(3)

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Date: 17 July 2024

*Continuation Sheet* 3

one-lane access.

10. The traffic concern is buttressed by the fact that there exists a bicycle trail running in parallel of Castle Peak Road. Particularly during weekends, many tourists travel to Nam Sang Wai through the bicycle route. The presence of tourists is also apparent from the fact that a hotel, known as Sun Kong Hotel, is situated very close to the application site. Tourists, who may not be familiar with the area, could be endangered by the increased traffic in the area.
11. In addition, the increased traffic would also pose a significant risk to pedestrians. We are further instructed to add that a lot of the people living in the Village would walk into and out of the Village on a day in, day out basis.
12. We also note that the Applicant has neither submitted any traffic impact assessment on vehicles or on pedestrians in support of the Application. The absence of these report indicated that the Applicant has not provided sufficient justifications to ease the Lau Family's concerns.

***Ground 4: Noise & Pollution Concerns***

13. Furthermore, we are instructed to state the Lau Family's concerns over noise and pollution. As stated above, the Village is more or less a residential area with limited industrial activities. The relatively slow-paced and relaxed life of the villages would be adversely disrupted if the Application is allowed whereupon heavy commercial activities would be introduced to the area.
14. Once again, we note that the Applicant has not submitted any report on noise, air and/or water pollution.

***Ground 5: Infrastructure Concerns***

15. Last but not least, the Lau Family also has huge doubts as to whether the current infrastructure can support the new developments as contemplated under the

劉 汝 琛 律 師 行  
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SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

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*Continuation Sheet* 4*Application.*

16. To be specific, some matters that have caused serious concerns on the Lau Family's part include:

- (a) Whether water / electricity and other utility supplies would be sufficient. If no, what measure would be introduced to improve such.
- (b) Whether the existing sewage treatment / drainage system would be adequate. If no, what measures would be introduced to improve such.
- (c) Whether there are sufficient telephone and/or internet connection, given that internet connection in the area had consistently been poor.
- (d) Whether there would be any impediments to the existing (limited) access to emergency services such as Fire Services and Ambulances.

17. Notably, no corresponding drainage, sewerage, or risk assessment has been submitted for the Application.

*Conclusion*

19. We respectfully ask the Town Planning Board to take into account the Lau Family's submissions as stated above when considering the Application.

20. On these bases, we further invite the Town Planning Tribunal not to allow the Application.

21. We look forward to hearing favourably from you soon. Please let us know if

劉 汝 琛 律 師 行  
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*Continuation Sheet* 5

we could provide any further responses to assist the Town Planning Board.

Yours faithfully,

  
Y.S. Lau & Partners  
YSL/sy  
c.c. client