Appendix I of RNTPC Paper No. A/YL-PH/1015A

> <u>Form No. S16-III</u> <u>表格第 S16-III 號</u>

This occurrent is received on \_\_\_\_\_\_. The hear of Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

收到・城市規劃委員會

<del>文件後才正式確認收到</del> 7 JUN 2024

2024年 6月 7 日

此文件在

3

# 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

<u>Applicable to Proposal Only Involving Temporary Use/Development of Land</u> <u>and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,</u> <u>or Renewal of Permission for such Temporary Use or Development\*</u>

<u>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</u> 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 <u>notice of application</u> 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: <u>https://www.tpb.gov.hk/en/plan\_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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

<u>General Note and Annotation for the Form</u> <u>填寫表格的一般指引及註解</u>

- <sup>#</sup> "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

2401376 3/6 By hand

Form No. S16-III 表格第 S16-III 號,

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AITEPHILOIS	
	Date Received 收到日期	7 JUN 2024	

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.tpb.gov.hk/</u>. 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: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )

TANG Shing Chun 鄧丞峻

### 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 )

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

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 2,650 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 216 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	NAsq.m 平方米 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號						
(e)		use zone(s) involv D土地用途地帶	ed	''Residentia	l (Group D)'' Zo	ne	2 1
(f)	Current use(s)       現時用途         (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.	"Cur	rent Land Ow	vner" of A	pplication Site	申請地點的	「現行土堆	也擁有人」
The	applican	t 申請人 -					
				ease proceed to Part f繼續填寫第6部分			of ownership).
	is one c 是其中	of the "current lan 一名「現行土地	d owners" <sup># &amp;</sup> 擁有人」 <sup>#&amp;</sup>	(please attach docu (請夾附業權證明文	mentary proof of 7件)。	ownership).	
$\checkmark$		"current land own 「現行土地擁有					
	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.				nt/Notification 日土地擁有人	的陳述		алан алан алан алан алан алан алан алан
(a)	involve 根據土	es a total of	"c	urrent land owner(s 年	) "".		M/YYYY), this applicatior 日的記錄,這宗申請共牽
(b)	The ap	plicant 申請人 -	2				
	🗌 ha	s obtained conser	nt(s) of	"current lan	d owner(s)"#.		
	E	.取得	名「	現行土地擁有人」	节问意。		
	Ī	Details of consent	of "current l	and owner(s)" # obt	ained 取得「現	行土地擁有人	」"同意的詳情
	I	No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	Registry wh	address of premises a ere consent(s) has/ha 冊處記錄已獲得同	ve been obtained		Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
					6		
	(P	lease use separate s	heets if the spa	ace of any box above	s insufficient. 如上	列任何方格的空	 2間不足,請另頁說明)

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			"current land owner(s 名「現行土地擁有	- N.		ж ,
		Details of the "cur	rent land owner(s)" <sup>#</sup> notifi	ed 已獲通知「	現行土地擁有人」#	的詳細資料
		No. of 'Current Land Owner(s)' 「現行土地擁 有人」數目	Lot number/address of pr Land Registry where notic 根據土地註冊處記錄已書	fication(s) has/hav	ve been given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
			: <sup>9</sup>	ж. Э		
					8	
		(Please use separate s	heets if the space of any box a	bove is insufficient.	如上列任何方格的名	5間不足,請另頁說明)
	✓		e steps to obtain consent of 取得土地擁有人的同意或			
		Reasonable Steps to	Obtain Consent of Owner	(s) 取得土地擁	有人的同意所採取的	的合理步驟
			r consent to the "current la (日/月/年)向每-			
		Reasonable Steps to	Give Notification to Own	er(s) 向土地擁有	有人發出通知所採明	口的合理步驟
			ces in local newspapers on (日/月/年)在指知			YY) <sup>&amp;</sup>
		CONTRACT OF CONTRACT OF CONTRACT OF	in a prominent position on /04/2024 (DD/MM/YYYY		n site/premises on	.81
		於	(日/月/年)在申詞	清地點/申請處所	所或附近的顯明位置	點出關於該申請的通知&
	() 	office(s) or ru 於	ral committee on 16/0	)5/2024 (D)	D/MM/YYYY)&	committee(s)/management §員會/互助委員會或管理
		Others 其他			1° - 247 - 81	*
		□ others (please 其他(請指明	. S. 1993			9 
94			•		а	
			*	۲.		ч I т. т. р
					······	
				а ж		
Note:	May	y insert more than one	$\mathbf{\mathcal{V}}_{J}$ .	and every lot (if	applicable) and premi	ses (if any) in respect of the
註:	app	lication.	上「✔」號 每一地段(倘適用)及處F	2 2 2 3		the (it any) in respect or me
	1.1	AT STATUL UNITY IXED		4	n see	t E (Contid) 笛 E 如公(编)

<u>Part 5 (Cont'd) 第5部分(續)</u>

6.	Type(s) of Application	n 申請類別	
(A)	Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permissi proceed to Part (B))	地區土地上及/或建築物 ion for Temporary Use or	Building Not Exceeding 3 Years in Rural Areas or 內進行為期不超過三年的臨時用途/發展 Development in Rural Areas or Regulated Areas, please 劃許可續期,請填寫(B)部分)
u	Proposed ise(s)/development 疑議用途/發展	Ancillary Facilities for a	ge of Construction Materials and Machineries with Period of 3 Years and Associated Filling of Land
		10 - 1929	f the proposal on a layout plan) (請用平面圖說明擬議詳情)
p	Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 □ month(s) 個月	3
(c) [	Development Schedule 發展約		
000 D 1953	Proposed uncovered land area		
	roposed covered land area 携		108
Р	Proposed number of buildings	s/structures 擬議建築物/構	築物數目1
	roposed domestic floor area		sq.m □About 約
	Proposed non-domestic floor		216sq.m ☑About 約
	0		
P	roposed gross floor area 擬詞	義總樓面面積	
		_	actures (if applicable) 建築物/構築物的擬議高度及不同樓層 below is insufficient) (如以下空間不足,請另頁說明)
STR	UCTURE USE	COVERED AREA GFA	BUILDING HEIGHT
B1	WASHROOM	108m <sup>2</sup> (ABOUT) 216m <sup>2</sup> (ABOUT)	r) 7m (ABOUT)(2-STOREY)
	METER ROOM	108m <sup>2</sup> (ABOUT) 216m <sup>2</sup> (ABOU	
Prop	osed number of car parking s	spaces by types 不同種類停	車位的擬議數目
Priva	ate Car Parking Spaces 私家	車車位	1
Moto	orcycle Parking Spaces 電單	且車車位	
Ligh	t Goods Vehicle Parking Spa	aces 輕型貨車泊車位	
Med	ium Goods Vehicle Parking	Spaces 中型貨車泊車位	
Heav	y Goods Vehicle Parking Sp	baces 重型貨車泊車位	
Othe	rs (Please Specify) 其他 (訪	青列明)	
	osed number of loading/unlo	pading spaces 上落客貨車位	的擬議數目
Taxi	Spaces 的土車位		
Coac	ch Spaces 旅遊巴車位		
Ligh	t Goods Vehicle Spaces 輕型	型貨車車位	
Med	ium Goods Vehicle Spaces	中型貨車車位	
Heav	/y Goods Vehicle Spaces 重	型貨車車位	
Othe	rs (Please Specify) 其他(詞	青列明)	1(Container Vehicle)

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	oosed operating hours		8:00 no operation on Sunday and public boliday		
.iviòi	Mondays to Saturdays from 09:00 to 18:00, no operation on Sunday and public holiday				
(d)	Any vehicular acce the site/subject buildi 是否有車路通往地 有關建築物?	ng? 盤/	<ul> <li>✓ 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))</li> <li>Accessible from Fan Kam Road via a local access</li> <li>□ 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)</li> </ul>		
(e)	(If necessary, please u	ise separate she for not providi	展議發展計劃的影響 ets to indicate the proposed measures to minimise possible adverse impacts or give ng 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		
(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 □ No 否 ✓ Yes 是 ✓	Please provide details 請提供詳情 		
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉 及右列的工程?		<ul> <li>(indext indicate on site plan the boundary of concented halopoid(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)</li> <li>(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)</li> <li>Diversion of stream 河道改道</li> <li>Filling of pond 填塘 Area of filling 填塘面積</li></ul>		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	Landscape Im Tree Felling Visual Impact	交通     Yes 會     No 不會     ✓       ly 對供水     Yes 會     No 不會     ✓       射排水     Yes 會     No 不會     ✓       料坡     Yes 會     No 不會     ✓       oppes 受斜坡影響     Yes 會     No 不會     ✓       pact 構成景觀影響     Yes 會     No 不會     ✓		

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

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

8. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature       □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人         簽署       □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
Michael WONG
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)
Professional Qualification(s)       □       Member 會員 / □       Fellow of 資深會員         專業資格       □       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 香港國境師學會 / □       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
<ul> <li>✓ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)</li> <li>Date 日期 24/05/2024 (DD/MM/YYYY 日/月/年)</li> </ul>
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
<ol> <li>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:</li> <li>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:         <ul> <li>(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</li> <li>(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。</li> </ul> </li> </ol>
<ol> <li>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.</li> <li>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。</li> </ol>
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。

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### 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<u>盡量</u>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。)

劃資料查詢處供一般參閱。)
(For Official Use Only) (請勿填寫此欄)
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories
2,650 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 □ About 約)
(mendes Government land of 包括政府工地 Sq. m 平方木 日 About %)
Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
"Residential (Group D)" Zone
<ul> <li>✓ 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</li> <li>☑ Year(s) 年 □ Month(s) 月</li> </ul>
<ul> <li>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</li> </ul>
□ Year(s) 年 □ Month(s) 月 Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i)	Gross floor area		sq.m 平方米	Plot R	atio 地積比率	
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於	
		Non-domestic 非住用	☑ About 約 □ Not more than 不多於	0.08	☑About 約 □Not more than 不多於	
(ii)	No. of blocks 幢數	Domestic 住用				
		Non-domestic 非住用	1	T.	-	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		🗆 (Not	m 米 more than 不多於)	
		a.		🗌 (Not	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用	7	🗹 (Not	m 米 more than 不多於)	
			2	□ (Not	Storeys(s) 層 more than 不多於)	
(iv)	Site coverage 上蓋面積		4	%	I 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1Private 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 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)1				
		上落客貨車位/ Taxi Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods V Heavy Goods Vel	paces 旅遊巴車位 pods Vehicle Spaces 輕型貨車車位 Goods Vehicle Spaces 中型貨車位 oods Vehicle Spaces 重型貨車車位 Please Specify) 其他 (請列明) 1 (C			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	L 1	0
	<u>Chinese</u>	English
Plans and Drawings 圖則及繪圖	中文	英文
Master layout plan(s)/Layout plan(s)總綱發展藍圖/布局設計圖		$\checkmark$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖	· ·	
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	` 🗆	· 🔲
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)		$\checkmark$
Location Plan, Plan showing the zoning of the application site, Plan showing the land statu	10 - 21	
Drainage Proposal, FSIs Proposal, Swept path analysis, Plan showing the filling of land of	the applicati	on site
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		$\checkmark$
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查	· 🗆	
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
	ă.	
Note: May insert more than one「ノ」. 註:可在多於一個方格内加上「ノ」號	2	0

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
 註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員

會概不負責。若有任何疑問,應查閱申請人提交的文件。

### **Supplementary Statement**

### 1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' (proposed development) (Plan 1). The applicant would like to use the Site for storage of construction materials (i.e. tiles, pipes, bricks etc.) and machineries (i.e. excavator) to support the construction industry.

### 2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "R(D)" zone, which requires planning permission from the Board (Plan 2).
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(D)" zone, the Site falls within <u>Category 2</u> area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "R(D)" zone.
- 2.3 The Site is also subject to two previous S.16 planning applications Nos. A/YL-PH/869 and 953 for the same 'open storage' use submitted by the same applicant, which was approved by the Board in 2021 and 2023 respectively. In addition, several S.16 planning applications (Nos. A/YL-PH/602, 664, 731 and 801) for similar 'open storage' uses were approved by the Board within the same "R(D)" zone, which the latest application was approved by the Board on a temporary basis in 2019. Approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "R(D)" zone.
- 2.4 The previous application No. A/YL-PH/953 was approved by the Town Planning Board (the Board) on a temporary basis of 3 years on 23/6/2023. However, the applicant only received the approval letter from the Board on 14/7/2023. The applicant's contractor did not have



sufficient time (i.e. 2 weeks only) for the provision of the proposed fire extinguishers at the Site and a valid Certificate of Fire Service Installation and Equipment (FS 251) by the designated time period, which led to revocation of the application on 4/8/2023. The applicant will strictly follow the proposed scheme and make effort to comply with all relevant approval conditions after planning approval has been granted by the Board, in order to minimize potential adverse impact arisen from the proposed development.

2.5 In support of the current application, a fire service installations (FSIs) proposal and a drainage proposal are provided by the applicant to mitigate any adverse impacts generated from the proposal development (**Appendices I** and **II**).

### 3) Development Proposal

3.1 The Site occupies an area of 2,650 m<sup>2</sup> (about). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One 2-storey structure is proposed at the Site for site office, meter room and washroom with total GFA of 216 m<sup>2</sup> (about) (Plan 4). The ancillary facilities, i.e. site office and meter room are to provide indoor workspace for administrative staff to support the daily operation of the Site respectively. It is estimated that the Site would be able to accommodate 5 staff. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1 below:

Application Site Area	2,650 m² (about)					
Covered Area	108 m <sup>2</sup> (about)					
Uncovered Area	2,542 m <sup>2</sup> (about)					
Plot Ratio	0.08 (about)					
Site Coverage	4% (about)					
Number of Structure	1					
Total GFA	216 m² (about)					
- Domestic GFA	Not applicable					
- Non-Domestic GFA	216 m <sup>2</sup> (about)					
Building Height	7m (about)					
No. of Storey	2					

 Table 1 – Major Development Parameters



Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

- 3.2 The Site has been filled with concrete with site level varies from +34.4mPD to +35mPD for site formation of structures, open storage, circulation space, parking and loading / unloading (L/UL) spaces (**Plan 5**). No filling of land will be carried at the portion that encroached upon a natural stream (**Plan 5**). Fencing will be erected to separate the Site and the natural stream during the planning approval period. All proposed works would be offset at least 3m from the existing natural stream. Therefore, direct / adverse impact to the stream should not be anticipated. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out after planning approval has been granted from the Board.
- 3.3 The Site is accessible from Fan Kam Road via a local access (Plan 1). A total of 2 parking and L/UL spaces are provided at the Site, details are shown at Table 2 below:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	1

Table 2 – Parking and L/UL Provisions

3.4 Container vehicle (CV) will be deployed for transportation of construction materials and machineries. Sufficient space is provided for CV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'Stop and give way' and 'Beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site. No extra vehicular trips will be generated outside of operation hours during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

|--|

	Trip Generation and Attraction							
Time Period	Р	С	C۱	2-Way				
	In	Out	In	Out	Total			
Trips at <u>AM peak</u> per hour	1	0	1	0	Э			
(09:00 – 10:00)	1	0	T	0	2			
Trips at <u>PM peak</u> per hour	0	1	0	1	2			
(17:00 – 18:00)	0		0	1	2			



Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

Traffic trip per hour	0	0	1	1	2
(average)	0	0	T	Ţ	2

- 3.5 As the proposed development only involves open storage of construction materials and machineries, no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The construction machineries (i.e. excavator) would only be stored at the designated storage area and no operation would take place at any time during the planning approval period. 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and FSIs proposals to mitigate any adverse impact arising from the proposed development (Appendices I and II).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'.



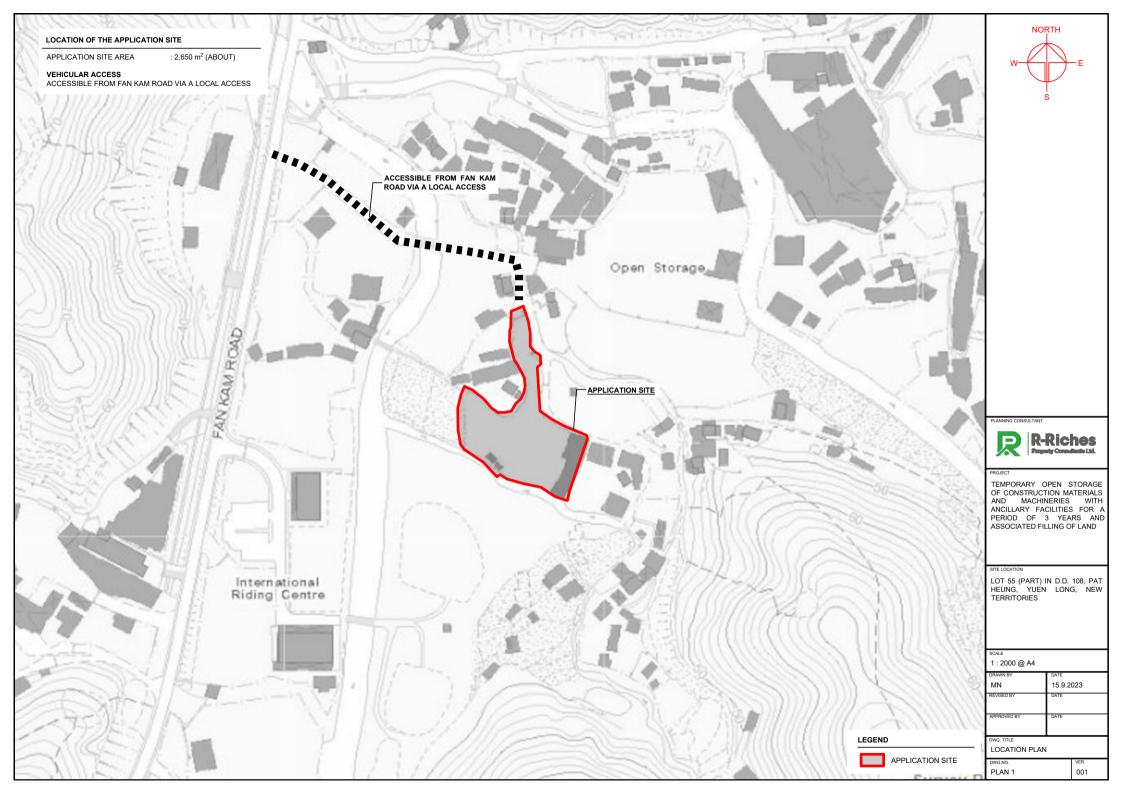
### LIST OF PLANS

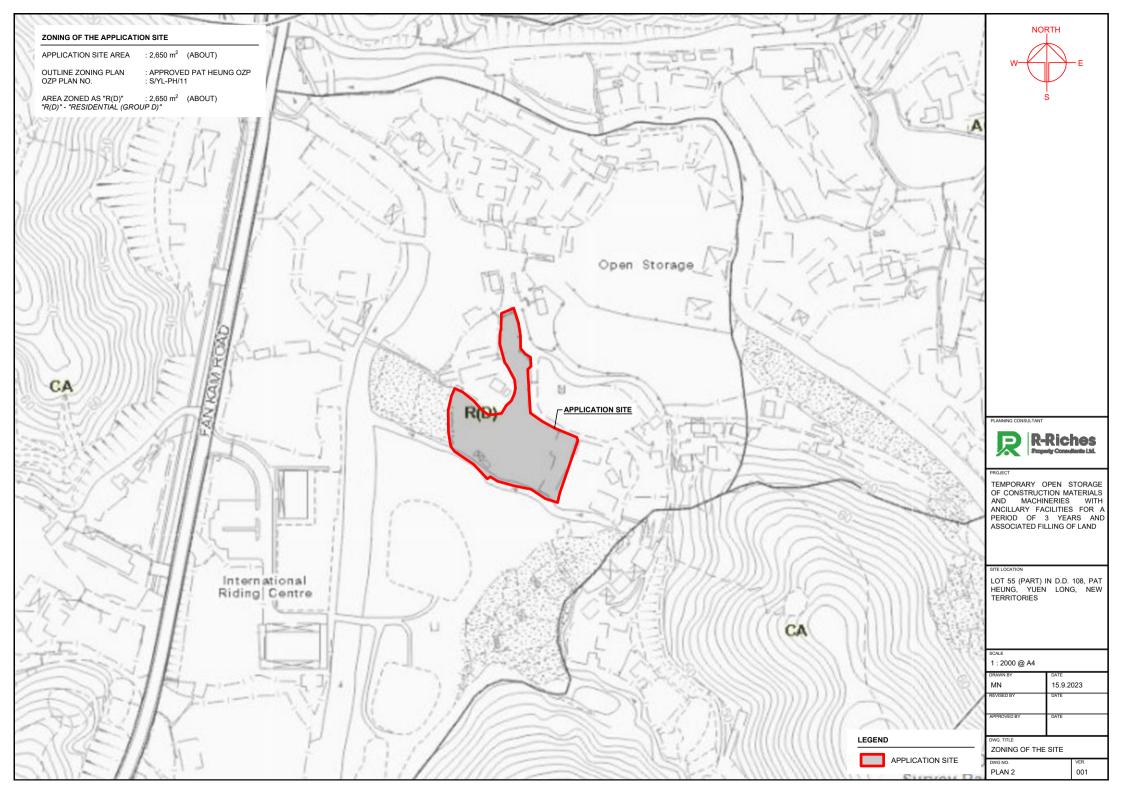
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Filling of Land
Plan 6	Swept Path Analysis

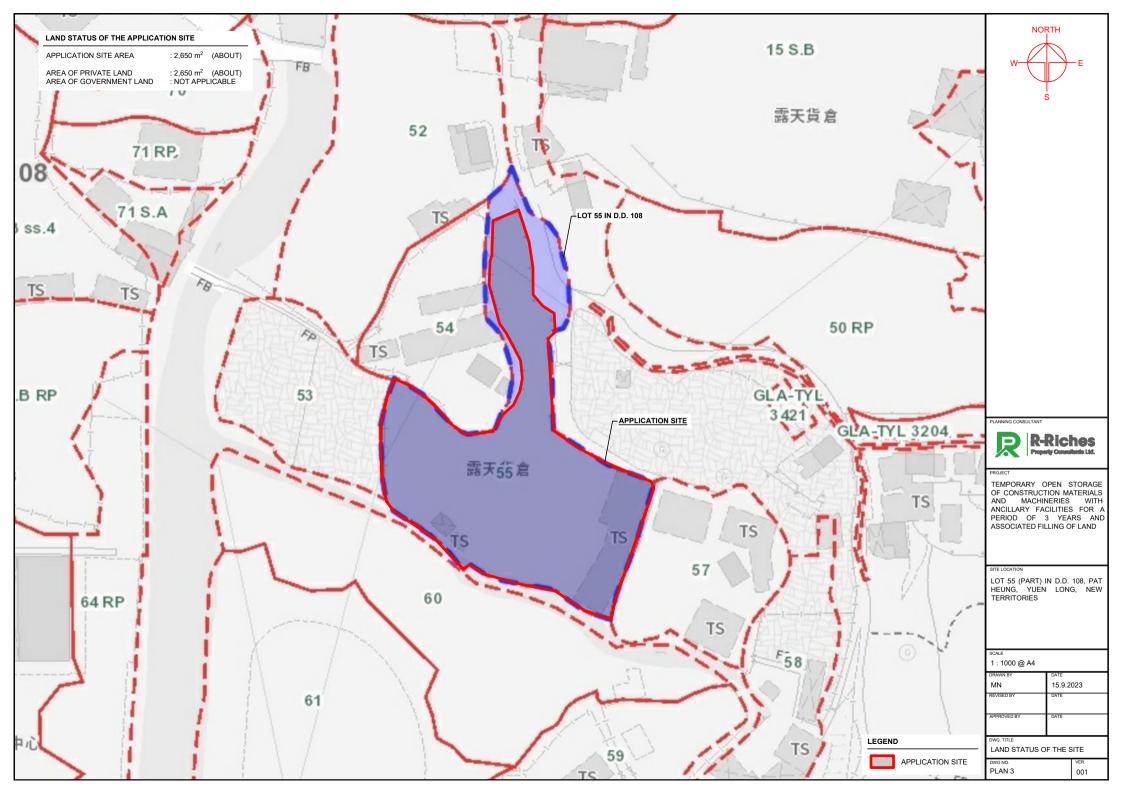
### **APPENDICES**

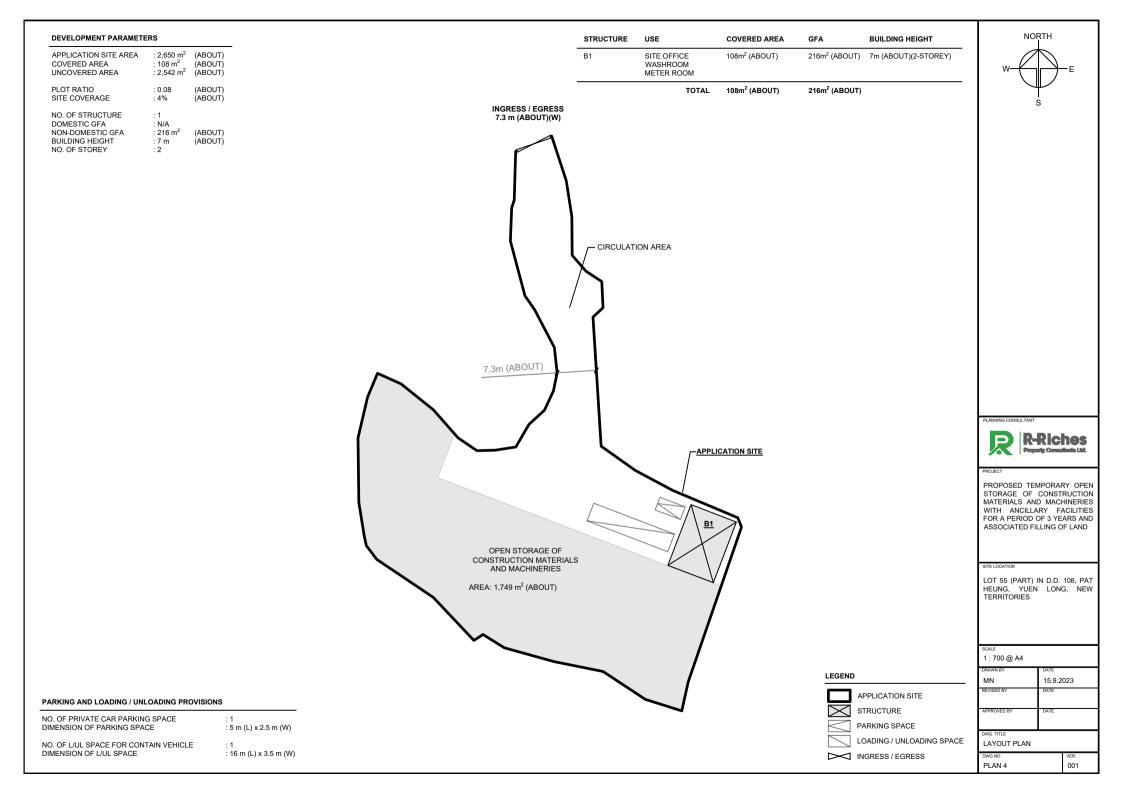
Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal

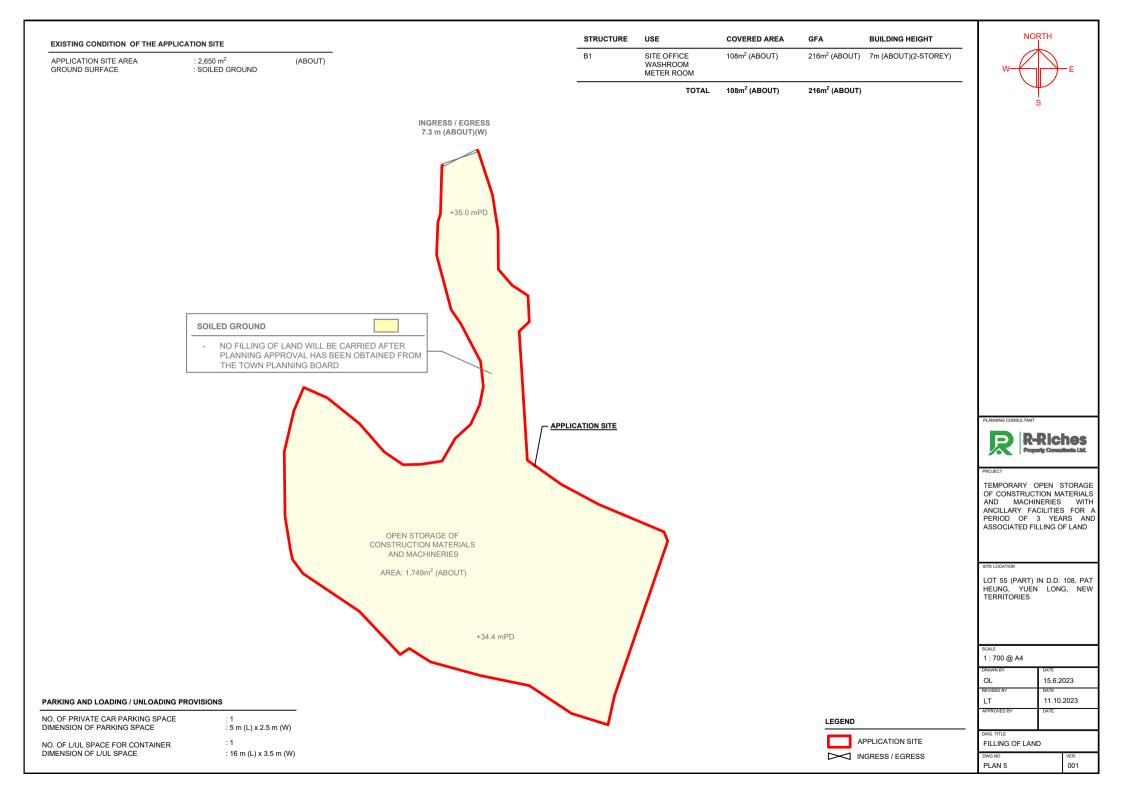


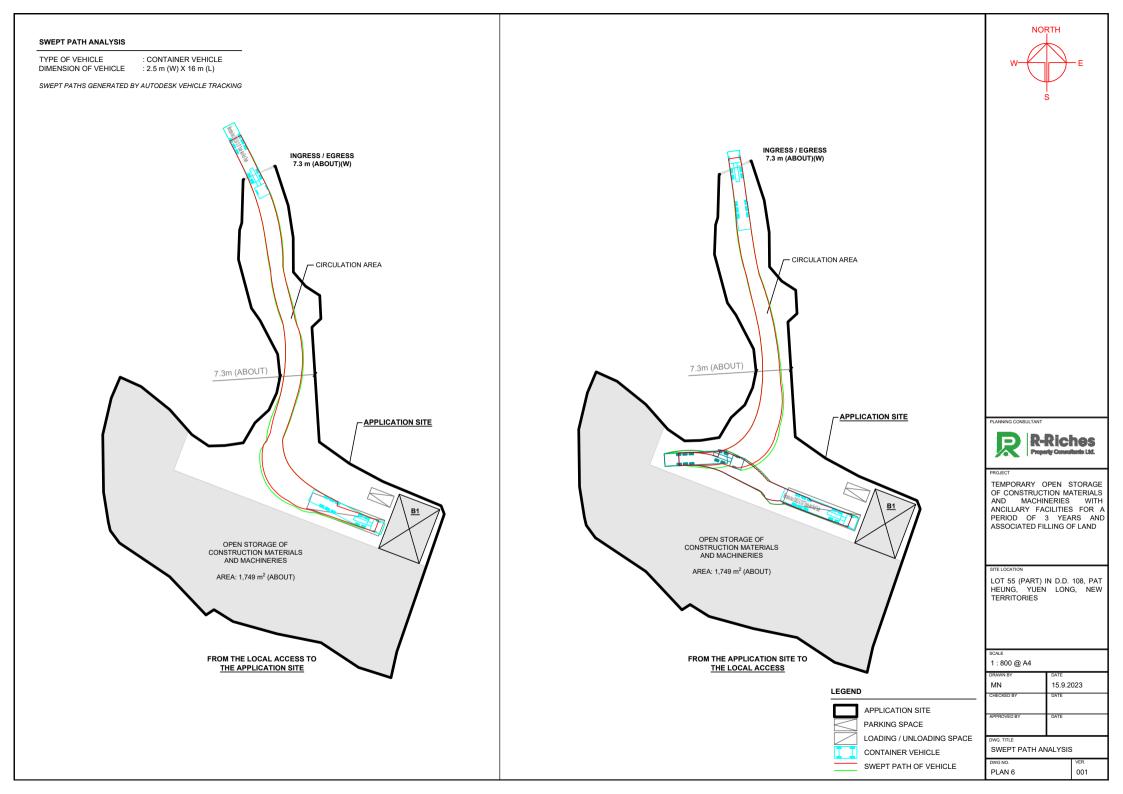


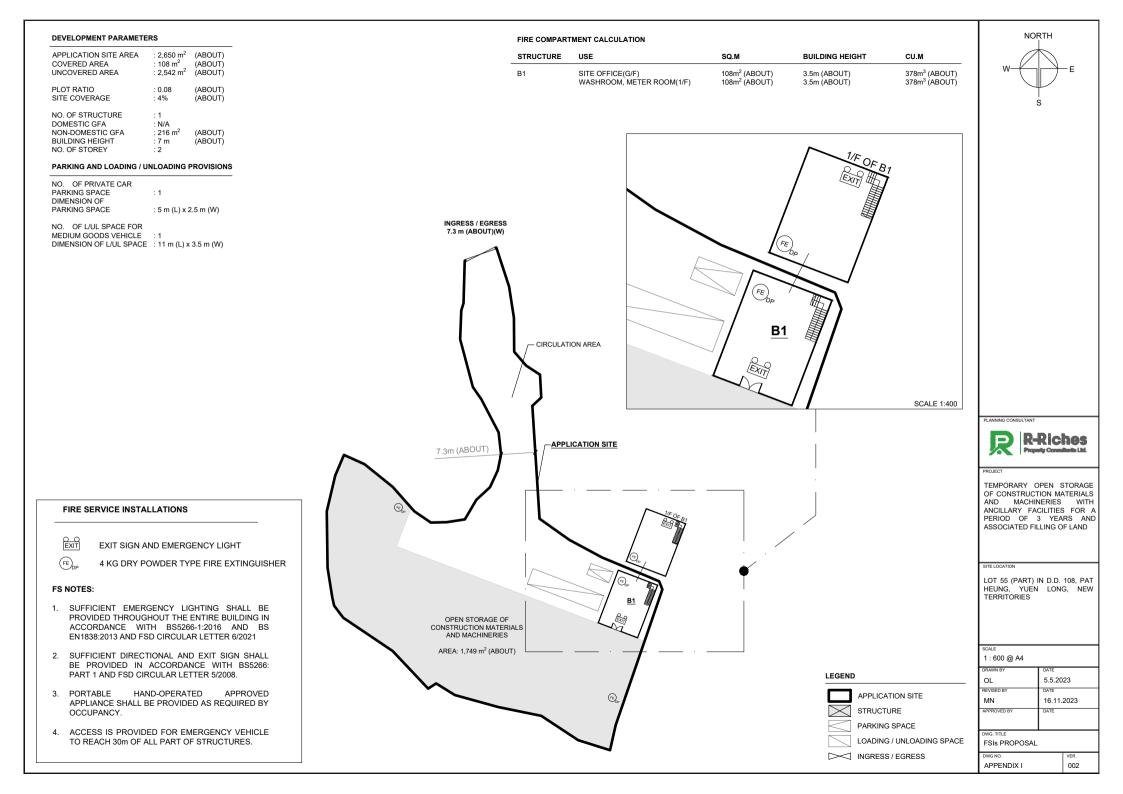


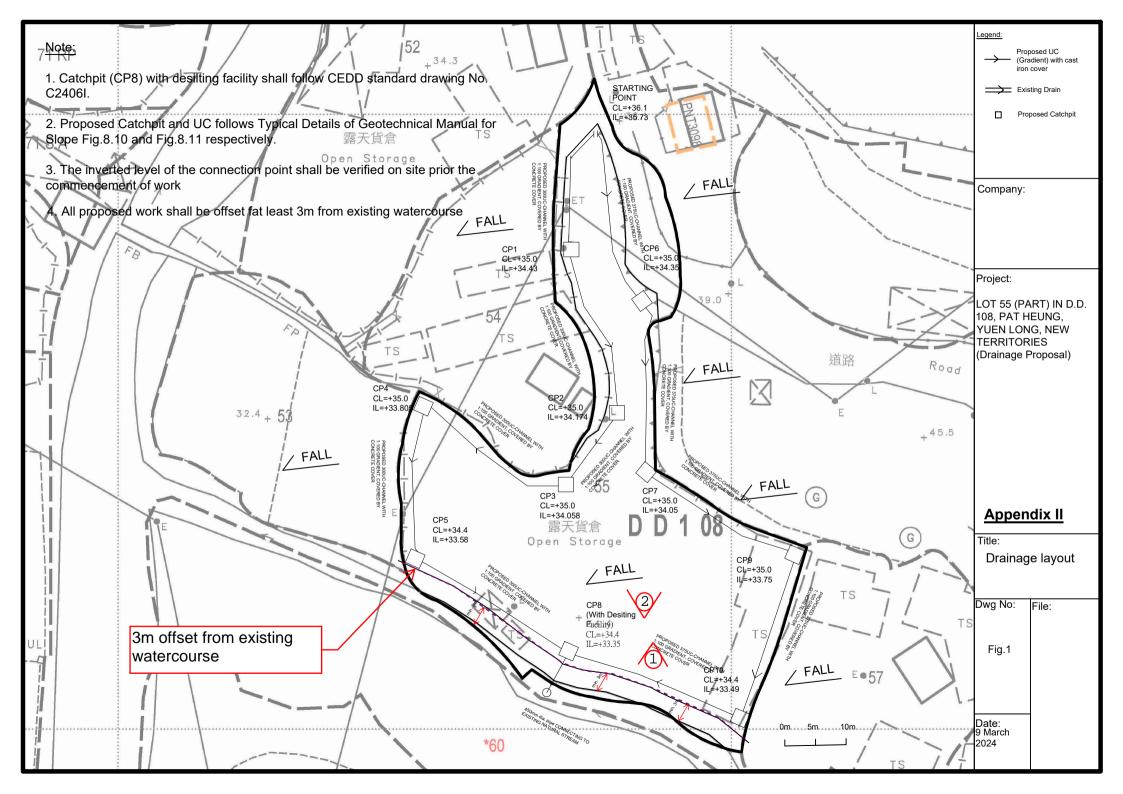














## PHOTO1: EXISTING WATERCOURSE CONDITION



PHOTO 2: SITE CONDITION

# Existing Stream



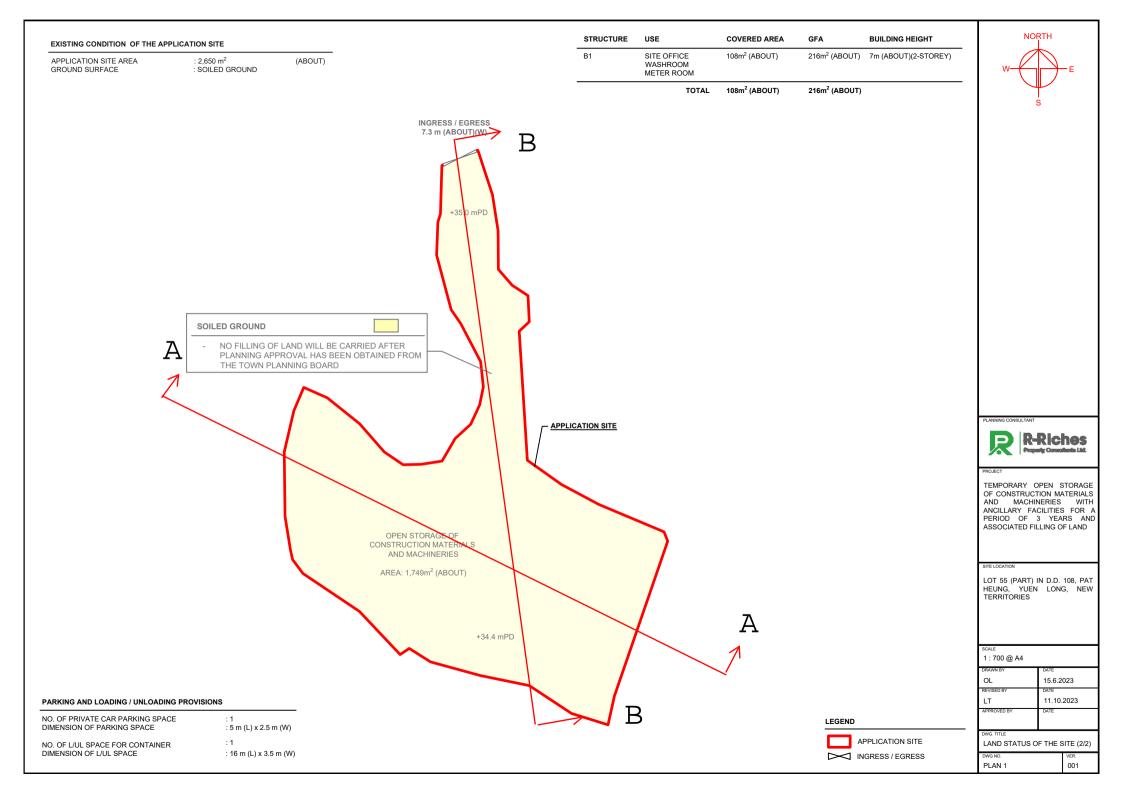
PHOTO3: AERIAL PHOTO of EXISTING WATERCOURSE CONDITION

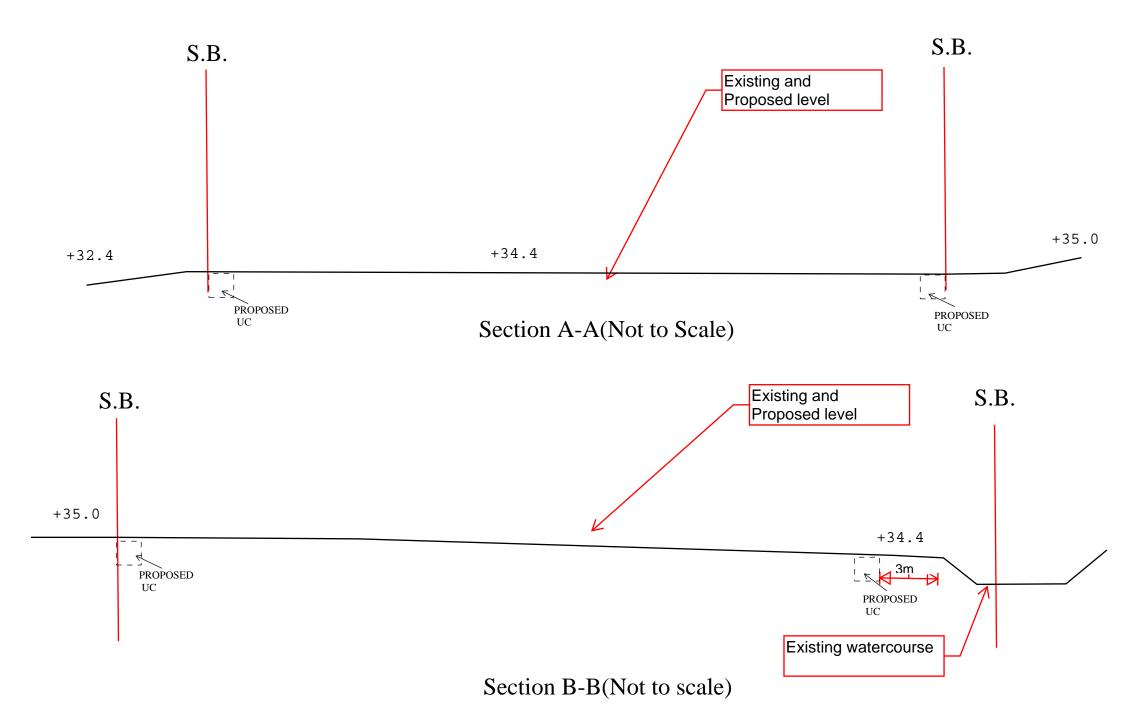


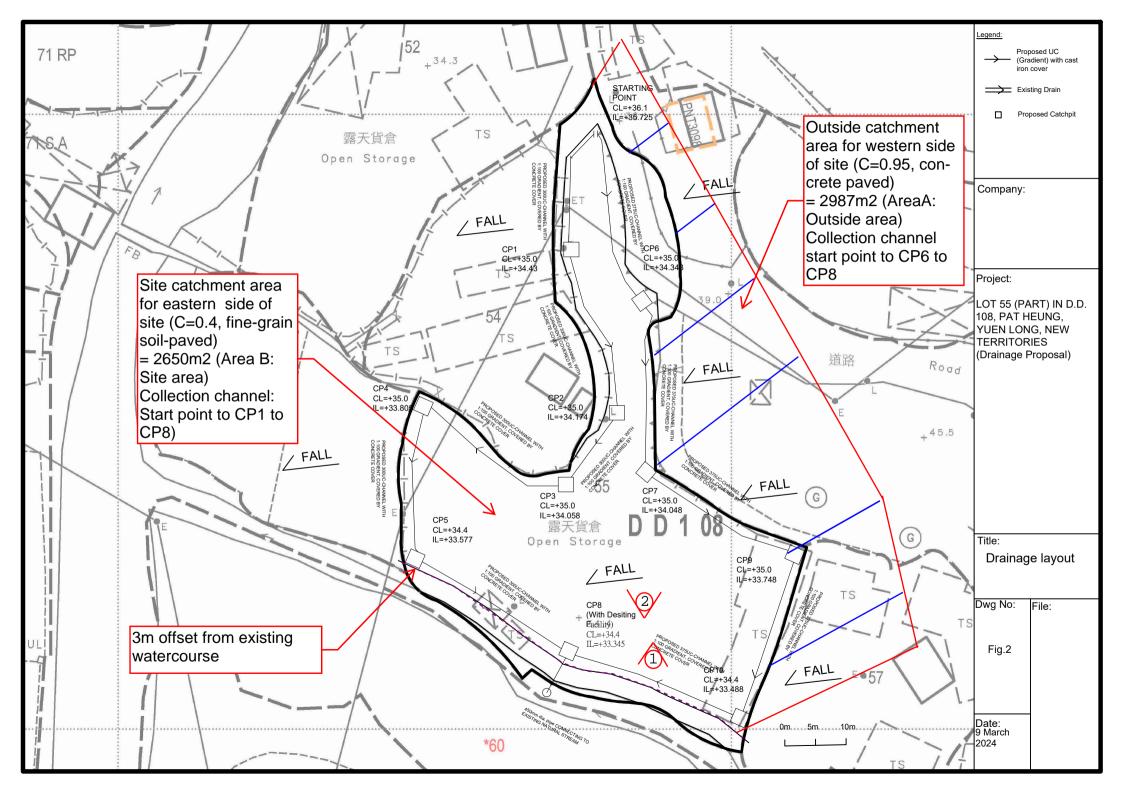
PHOTO4: Proposed site beside existing stream (offset 3m frm existing stream is clear)



PHOTO5: Proposed site beside existing stream (offset 3m frm existing stream is clear)







### Company: Project :

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### Date:

### Calculation for channels:

Catchment Area of site

Area A	=	2987 0.002987	m^2 km^2							
Peak runoff in m^3/s	= = =	0.278 0.197217 11833	x m^3/s liter/min	0.95 1	Х	250	mm/hr	Х	0.002987	km^2
Area B	= =	2650 0.00265	m^2 km^2							
Peak runoff in m^3/s	= = =		x m^3/s liter/min	0.40	Х	250	mm/hr	х	0.00265	km^2

According to (Figure 8.7 - Chart for the Rapid Design of Channels), For gradient 1:100, 375UC will be suitable for the site at the western site. For gradient 1:100, 300UC will be suitable for the site at eastern side.

Total Peak Runoff of site area	=	0.271	m^3/s
	=	16255	liter/min

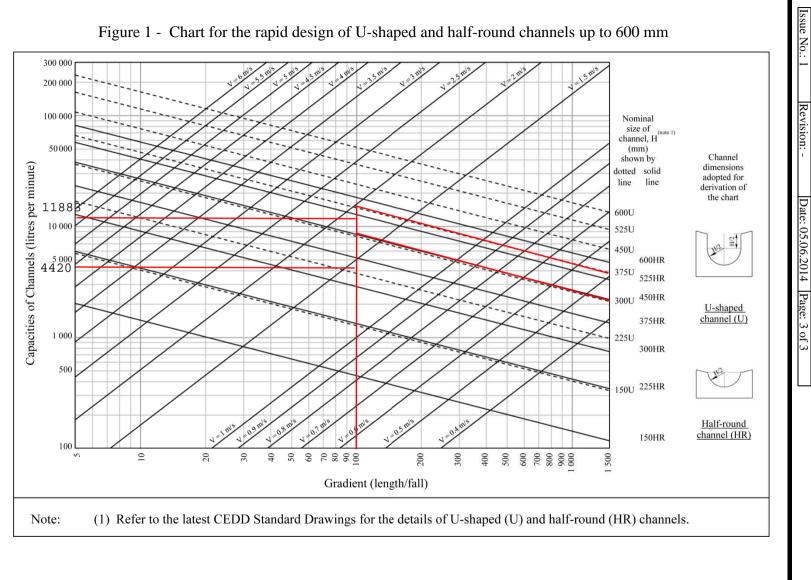
Check 450mm dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)}\log(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}})$$

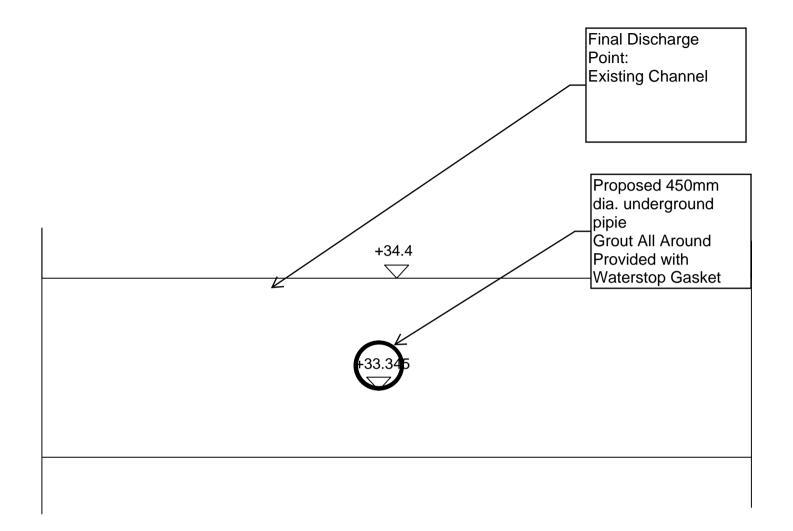
where :									
V	=			mean vel	ocity (m/s)				
g	=	9.81	m/s2	gravitatic	onal acceleration (m/s2)				
D	=	0.45	m	internal p	oipe diameter (m)				
ks	=	0.000003	m	hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manu					from DSD Sewerage Manual, uPVC)
V	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)					
S	=	0.01		hydraulic	gradient				
Therefore, design V of pipe capacity	=	2.7541	m/s	>	Design velocity from catchment area		.271 m3 .703 m/		0.45^2 * pi/4 <b>⇒&gt;0.K.</b>

The Government of the Hong Kong Special Administrative Region Geotechnical Engineering Office, Civil Engineering and Development Department

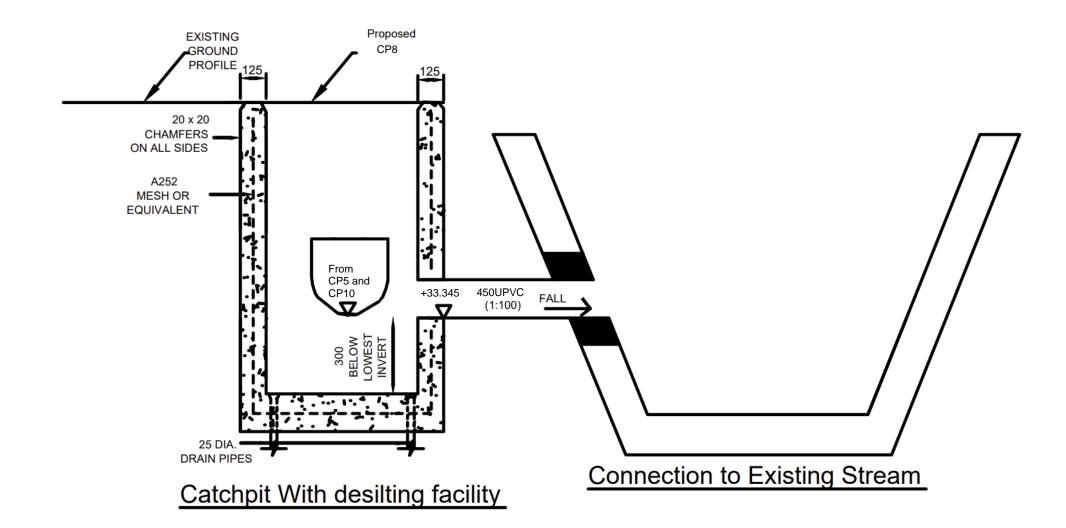
# Slopes Guidelines on Hydraulic Design of U-shaped and Half-round Channels on GEO Technical Guidance Note No. 43 (TGN 43)

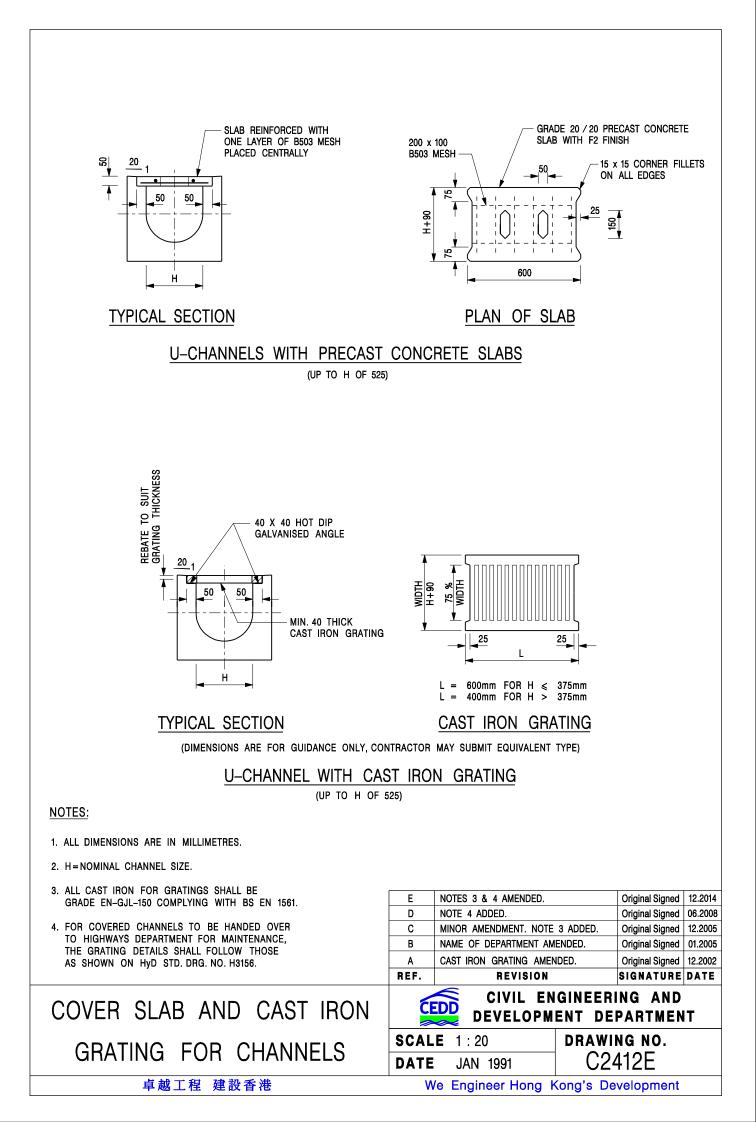


ANNEX TGN 43 A1



# Connection Detail of Existing channel





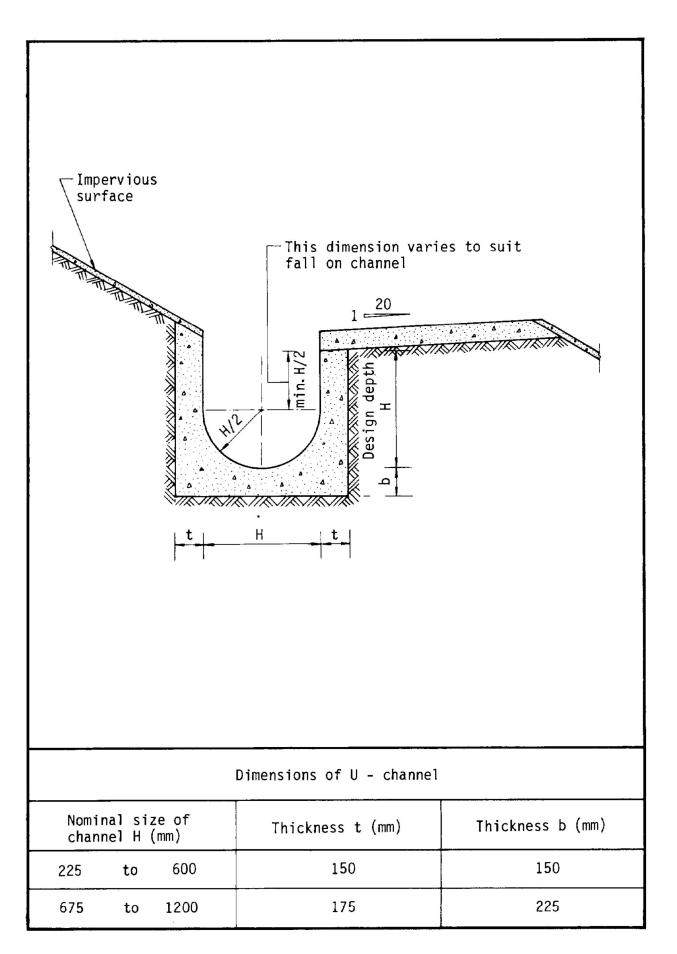


Figure 8.11 - Typical U-channel Details

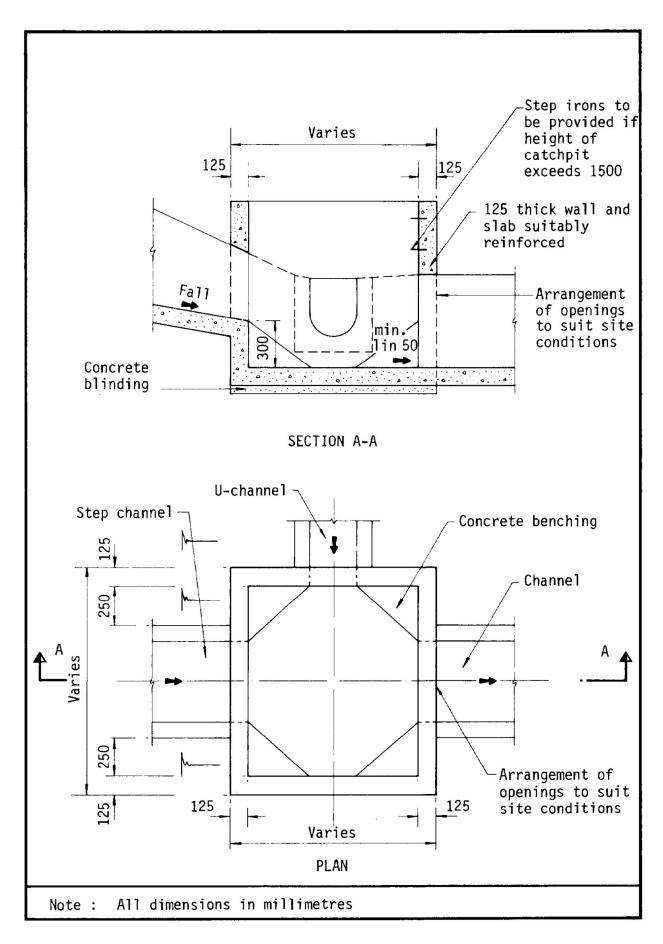
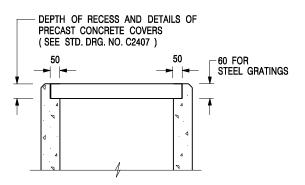


Figure 8.10 - Typical Details of Catchpits

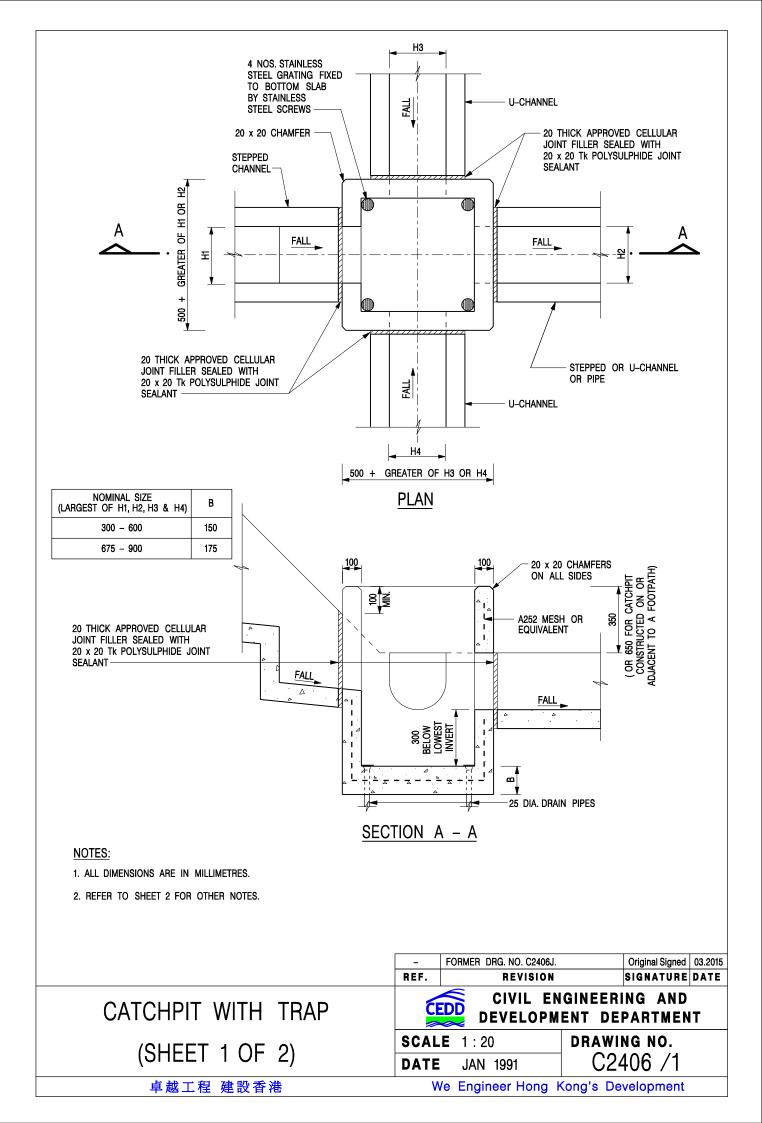


## ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

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

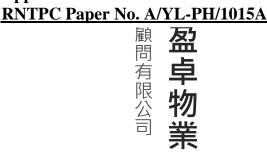
	– FORMER DRG.	NO. C2406J. Original Signed 03.2015
	REF. R	EVISION SIGNATURE DATE
CATCHPIT WITH TRAP	CI CEDD DEV	VIL ENGINEERING AND Elopment department
(SHEET 2 OF 2)	<b>SCALE</b> 1:20	DRAWING NO.
(0=)	DATE JAN 199	91 C2406 /2
卓越工程 建設香港	We Engineer	r Hong Kong's Development





Our Ref.: DD108 Lot 55 Your Ref.: TPB/A/YL-PH/1015

The Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong



Appendix Ia of

By Email

2 October 2024

Dear Sir,

#### 1<sup>st</sup> Further Information

Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

#### (S.16 Planning Application No. A/YL-PH/1015)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) **Control** of the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of R-riches Property Consultants Limited

Louis TSE Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Winsome LEE (Attn.: Ms. Tiffany HUI email: email:





#### Responses-to-Comments

## Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

#### (Application No. A/YL-PH/1015)

- (i) The layout of the proposed development is revised to meet the operational needs (Plan 1 and Annex I). 3 single storey structures are proposed at the application site (the Site) for storage of construction materials / tools, site office and washroom with total GFA of 183m<sup>2</sup> (about).
- (ii) A RtoC Table:

	Departmental Comments	Applicant's Responses							
	DSD)								
	(Contact Person: Mr. Kenneth CHAN; Tel: 3	-							
(a)	Discrepancies are found between the IL, CL and gradients for catchpits / channels in figure 2.	A revised drainage proposed is provided (Annex II). All discrepancies are revised and kept consistent as shown in Figure 1.							
(b)	Catchpit should be provided at the turning points of the u-channel.	Some catchpits are provided at turning points.							
(c)	Please review the catchment areas in accordance with the existing topographical levels.	Catchment area is enlarged, and hydraulic calculation is revised.							
(d)	The IL of the proposed 450mm diameter underground shown in the sketch for "Connection details of existing channel" is incorrect.	IL is revised accordingly.							
(e)	The details including the level shown in the "Catchpit with desilting facility" and "Connection to existing stream" sections are incorrect. Please refer to DSD standard drawings for details.	Details including IL is revised, following the DSD standard drawings as possible.							
(f)	Please clarify whether the last catchpit should be CP8 or CP9.	CP8 is the last catchpit.							

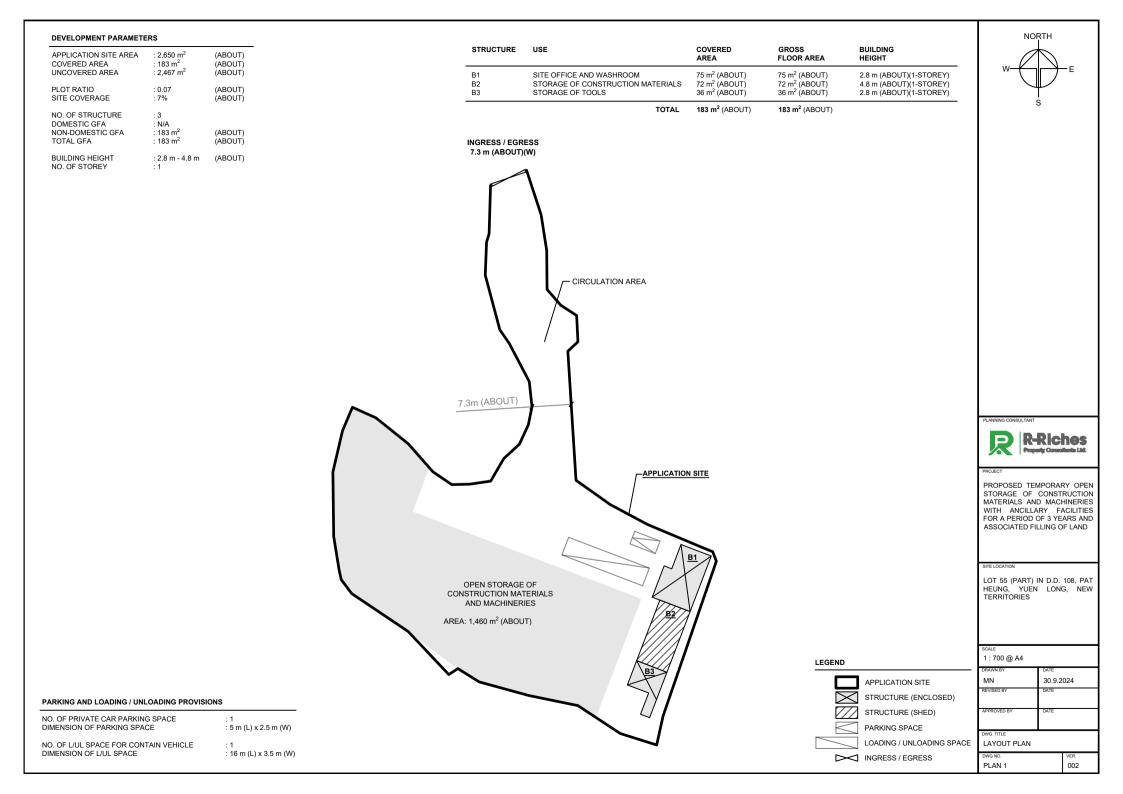


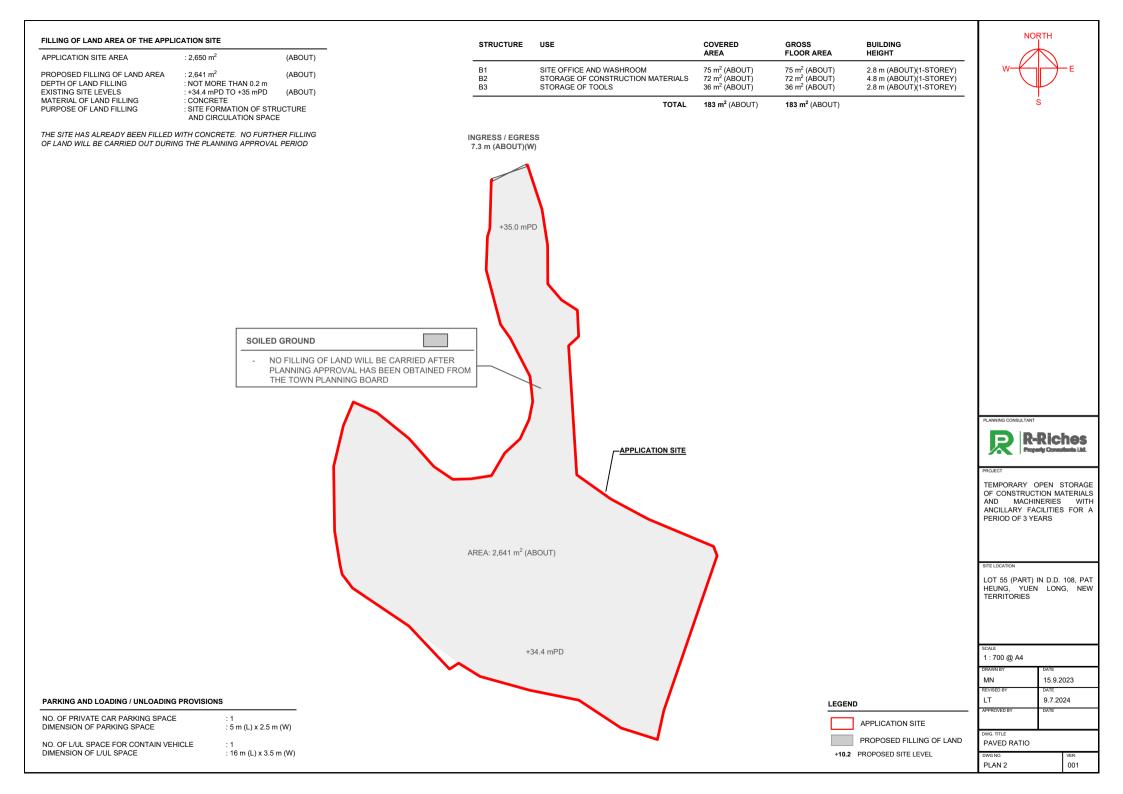
(g)	Please refer to the above comments to revise the design calculations.	It is revised accordingly.
(h)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made.	Noted.
(i)	The application site is at location in the vicinity of an existing watercourse. The applicant shall be required to place all the proposed works 3m away from the watercourse, which are non-building areas.	Noted.
		ien Long, Lands Department (DLO/YL, LandsD)
-	Contact Person: Ms. Sze Lai CHENG; Tel: 2	-
(a)	I must point out the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the</u> <u>said private lot(s) covered by the</u> <u>planning application</u> LandsD has reservation on the planning application since there are	The applicant will submit Short Term Waiver (STW) application to rectify the applied use after planning approval has been obtained from the Town Planning Board. No structure is for domestic use.
	unauthorised structures and uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	
3. C	Comments of the Director of Agriculture, I	Fisheries and Conservation (DAFC)
(	Contact Person: Ms. Cheuk Ling WONG; T	
(a)	Although the subject site is partly paved, a minor portion (in the south) of the application site encroaches upon a natural stream. The applicant should	Please be confirmed that no filling of land will be carried out at the concerned portion that encroached upon the natural stream ( <b>Plans 1</b> and <b>2</b> ). Fencing will be erected by the



	clarify if the proposed use would have any adverse impact on the stream.	applicant to separate the application site (the Site) and natural stream during the planning approval period. Adverse impact on the natural stream is therefore not anticipated.					
	comments of the Director of Fire Services						
(	Contact Person: Mr. YUEN Tsz-fung; Tel: 2	2733 7737)					
(a)	In consideration of the nature of open	Sufficient fire extinguishers have been					
	storage, the applicant should provide	provided within the Site. A fire service					
	fire extinguisher to the satisfaction of D	installations proposal and a valid certificate of					
	of FS. In addition, the applicant should	fire service installation and equipment (F.S.					
	submit a valid fire certificate (F.S. 251)	251) are provided for your consideration					
	to this Department for approval.	Annexes III to IV).					







For Official Use Only	Application No. 申請編號	
請 勿 填 寫 此 欄	Date Received 收到日期	

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.tpb.gov.hk/</u>. 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: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )

TANG Shing Chun 鄧丞峻

#### 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 )

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

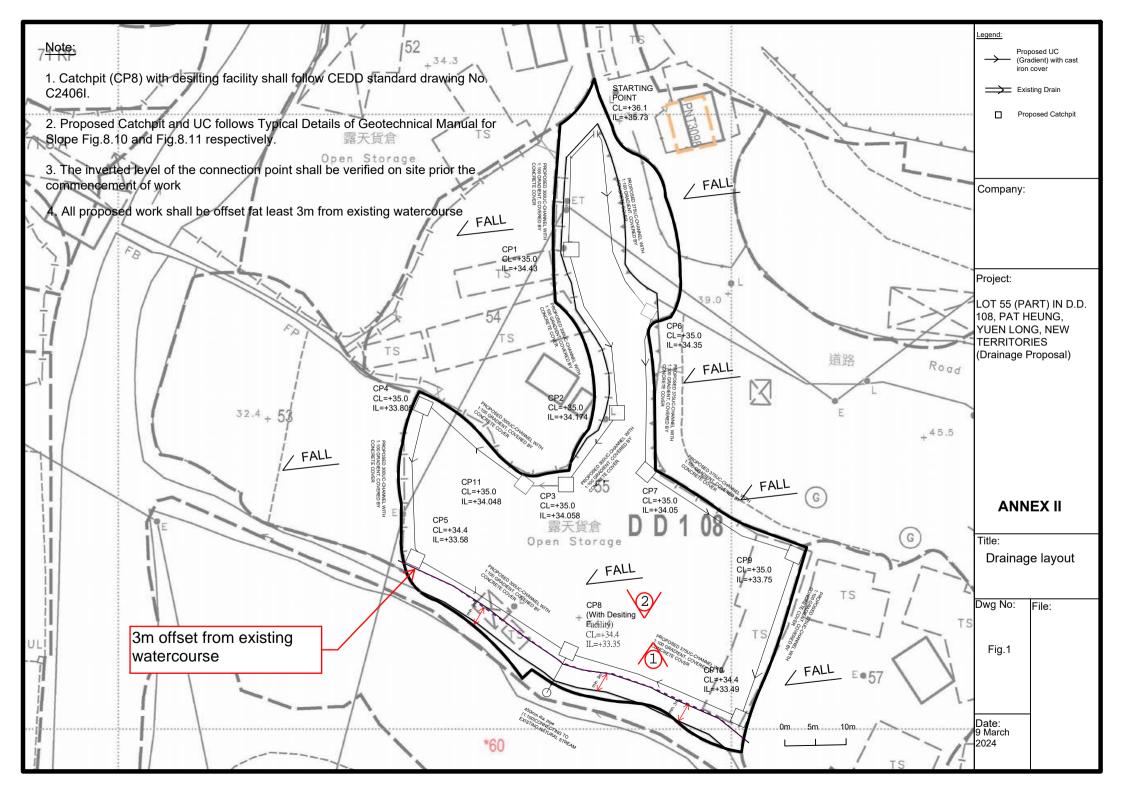
3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	NAsq.m 平方米 □About 約

#### Parts 1, 2 and 3 第1、第2及第3部分

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									
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please									
proceed to Part (B))		∧ , Ժ֍ ⊨= Კ튼 III ====13-6		(m) where p1 \					
(如屬位於鄉郊地區或受救	(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	use(s)/development Ancillary Facilities for a Period of 3 Years and Associated Filling of Land								
	(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	🗹 ye	ar(s) 年		3					
permission applied for 申請的許可有效期	m m	onth(s) 個月							
(c) <u>Development Schedule 發展</u>	細節表								
Proposed uncovered land area	a擬議露天土地i	面積		<b>2,467</b> sq.					
Proposed covered land area #	疑議有上蓋土地社	面積		<b>183</b> sq.	m 🗹 About 約				
Proposed number of building	s/structures 擬議	建築物/構築物	勿數目	3					
Proposed domestic floor area	擬議住用樓面面	面積		sq.	m □About 約				
Proposed non-domestic floor	area 擬議非住戶	目樓面面積		183 sq.	m 🗹 About 約				
Proposed gross floor area 擬語	義總樓面面積			183sq.	m 🗹 About 約				
Proposed height and use(s) of dif	ferent floors of b	uildings/structur	es (if applicable)	建築物/構築物的擬議高	高度及不同樓層				
的擬議用涂 (如適用) (Please us		-							
STRUCTURE USE		COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT					
B1SITE OFFICE AND WASB2STORAGE OF CONSTRB3STORAGE OF TOOLS		75 m <sup>2</sup> (ABOUT) 72 m <sup>2</sup> (ABOUT) 36 m <sup>2</sup> (ABOUT)	75 m <sup>2</sup> (ABOUT) 72 m <sup>2</sup> (ABOUT) 36 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY) 4.8 m (ABOUT)(1-STOREY) 2.8 m (ABOUT)(1-STOREY)					
·····	TOTAL	183 m <sup>2</sup> (ABOUT)	183 m <sup>2</sup> (ABOUT)						
Proposed number of car parking	spaces by types	不同種類停車位	工的擬議數目						
Private Car Parking Spaces 私家	医車車位			1					
Motorcycle Parking Spaces 電單	『車車位								
Light Goods Vehicle Parking Spa	aces 輕型貨車泊	H車位							
Medium Goods Vehicle Parking	Spaces 中型貨車	車泊車位							
Heavy Goods Vehicle Parking Sp		泊車位							
Others (Please Specify) 其他 (請列明)									
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目									
Taxi Spaces 的士車位									
Coach Spaces 旅遊巴車位									
Light Goods Vehicle Spaces 輕	型貨車車位								
Medium Goods Vehicle Spaces									
Heavy Goods Vehicle Spaces 重	型貨車車位								
Others (Please Specify) 其他 (語	青列明)			1(Container	/ehicle)				

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 18:00, no operation on Sunday and public holiday							
(d)	Any vehicular acce the site/subject buildi 是否有車路通往地 有關建築物?	ng?	<ul> <li>✔ 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))</li> <li>Accessible from Fan Kam Road via a local access</li> <li>□ 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)</li> </ul>				
(e)	(If necessary, please u	nent Proposal use separate s for not prov	擬議發展計劃的影響 heets to indicate the proposed measures to minimise possible adverse impacts or give iding 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				
(i) (ii)	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? Does the development proposal involve the operation on the right? 擬議發展是否涉 及右列的工程?		<ul> <li>Please provide details 請提供詳情</li> <li></li></ul>				
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On traffic de On water su On drainage On slopes de Affected by Landscape D Tree Felling Visual Impa	upply 對供水Yes 會 □No 不會 ☑e 對排水Yes 會 □No 不會 ☑				

(i)	Gross floor area		sq.m 平方	5米	Plot Ra	tio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用		About 約 Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	183 🔲 🛛	About 約 Not more than 不多於	0.07	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用				
		Non-domestic 非住用		3		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用			🗆 (Not n	m 米 nore than 不多於)
					🗌 (Not n	Storeys(s) 層 nore than 不多於)
		Non-domestic 非住用		2.8 to 4.8	🗹 (Not n	m 米 nore than 不多於)
				1	🗆 (Not n	Storeys(s) 層 nore than 不多於)
(iv)	Site coverage 上蓋面積			7	%	🗹 About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking spaces 停回	<b> </b>		1
	unloading spaces 停車位及上落客貨 車位數目	Motorcycle Parki Light Goods Veh Medium Goods V Heavy Goods Veh	ng Spaces 私家車車 ng Spaces 電單車車 icle Parking Spaces Pehicle Parking Spaces nicle Parking Spaces ecify) 其他 (請列明	位 輕型貨車泊車 s 中型貨車泊 重型貨車泊車	車位	1(PC)
		Total no. of vehicl 上落客貨車位/ Taxi Spaces 的士 Coach Spaces 旅	1			
		Light Goods Veh Medium Goods Veh Heavy Goods Veh Others (Please Sp Container Vehicle	1 (CV)			





## PHOTO1: EXISTING WATERCOURSE CONDITION



PHOTO 2: SITE CONDITION

# Existing Stream



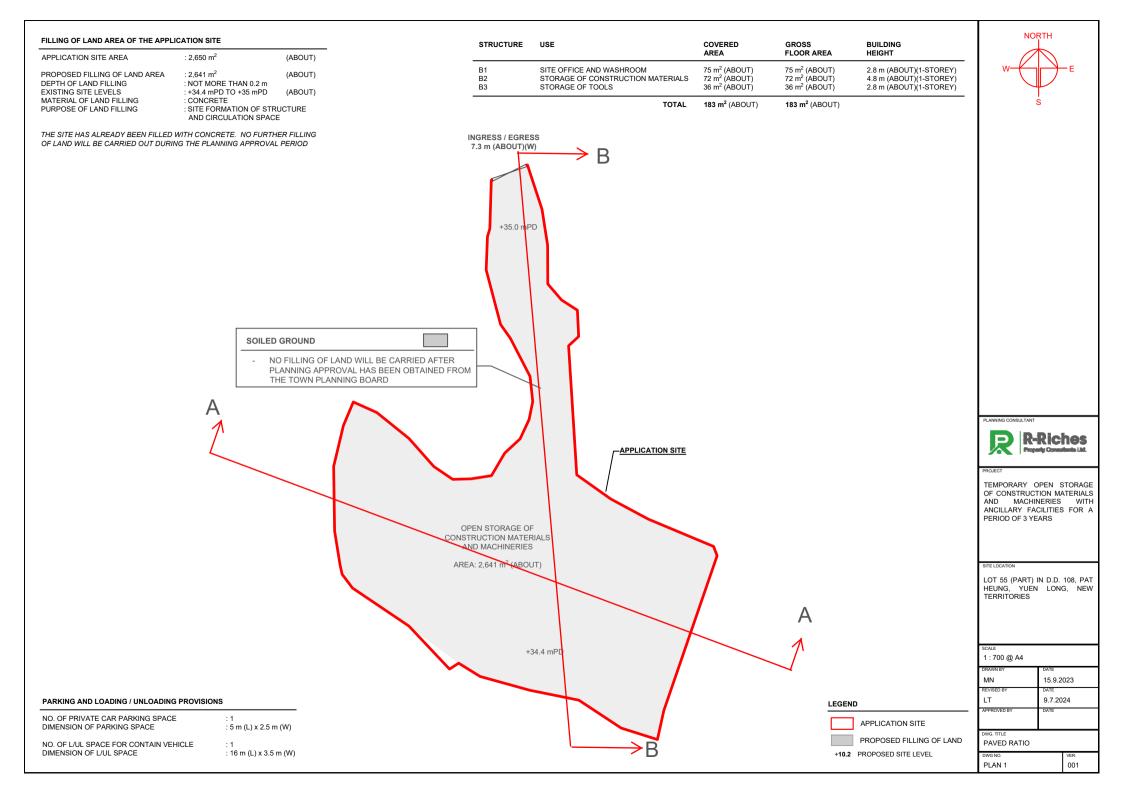
PHOTO3: AERIAL PHOTO of EXISTING WATERCOURSE CONDITION

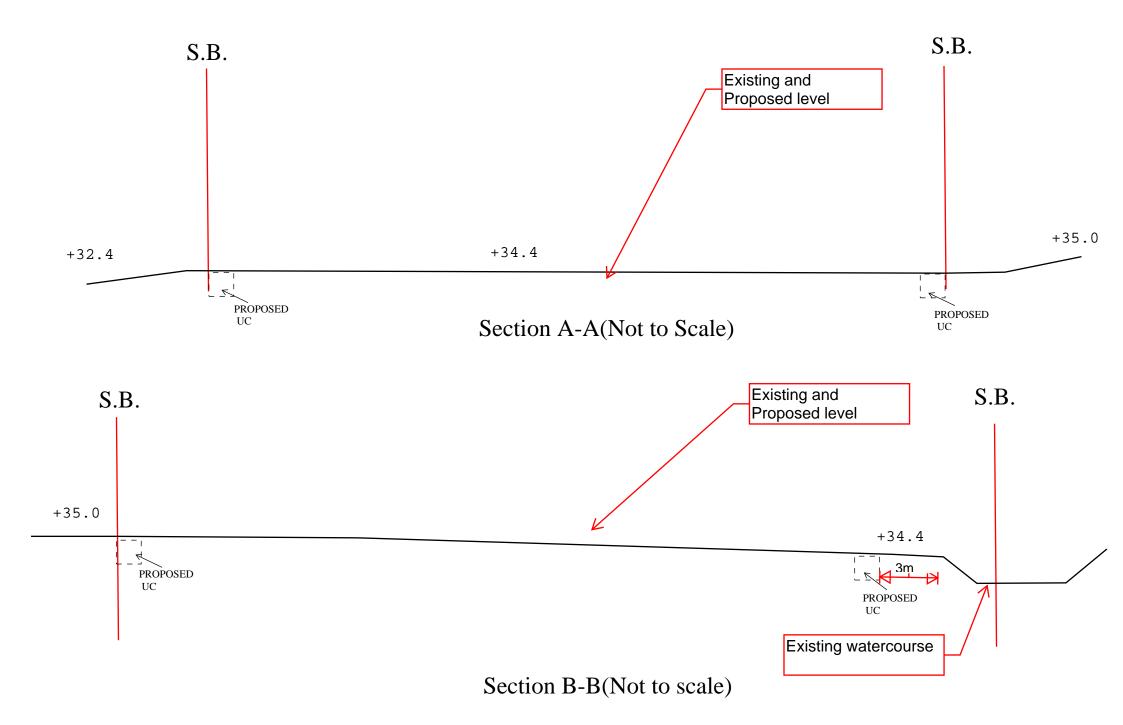


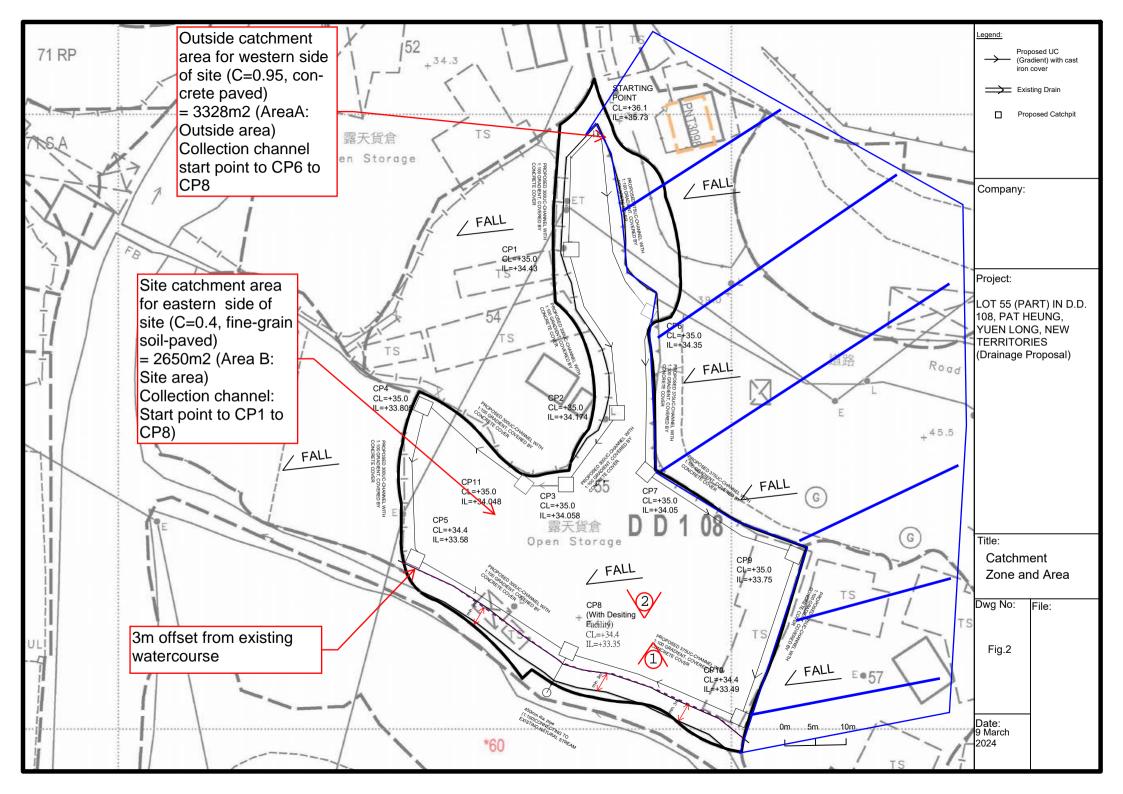
PHOTO4: Proposed site beside existing stream (offset 3m frm existing stream is clear)



PHOTO5: Proposed site beside existing stream (offset 3m frm existing stream is clear)







#### Company: Project :

----

#### Date:

#### Calculation for channels:

Catchment Area of site

Area A	=	3328 m <sup>2</sup> 0.003328 km <sup>2</sup>
Peak runoff in m^3/s	= = =	0.278 x 0.95 x 250 mm/hr x 0.003328 km^2 0.2197 m^3/s 13184 liter/min
Area B	= =	2650 m^2 0.00265 km^2
Peak runoff in m^3/s	= = =	0.278 x 0.40 x 250 mm/hr x 0.00265 km^2 0.0737 m^3/s 4420.2 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels), For gradient 1:100, 375UC will be suitable for the site at the western site. For gradient 1:100, 300UC will be suitable for the site at eastern side.

Total Peak Runoff of site area	=	0.293	m^3/s
	=	17604	liter/min

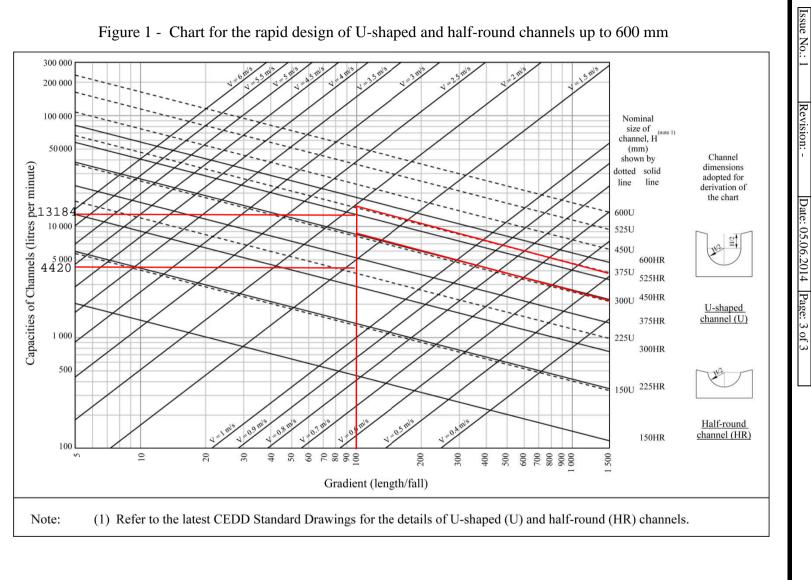
Check 450mm dia. Pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)}\log(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}})$$

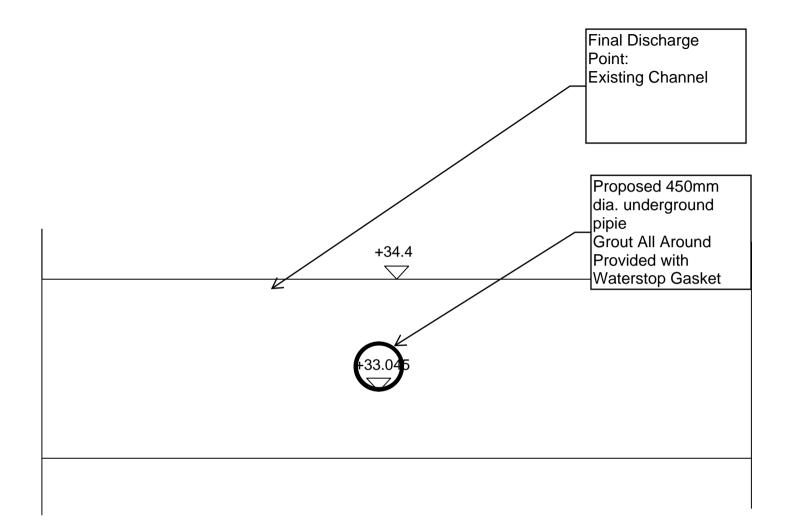
where :									
V	=			mean vel	ocity (m/s)				
g	=	9.81	m/s2	gravitatic	onal acceleration (m/s2)				
D	=	0.45	m	internal p	oipe diameter (m)				
ks	=	0.000003	m	hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Manu			from DSD Sewerage Manual, uPVC)		
V	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)					
S	=	0.01		hydraulic	gradient				
Therefore, design V of pipe capacity	=	2.7541	m/s	>	Design velocity from catchment area		0.293 1.840	/	0.45^2 * pi/4 ━━> <b>0.K.</b>

The Government of the Hong Kong Special Administrative Region Geotechnical Engineering Office, Civil Engineering and Development Department

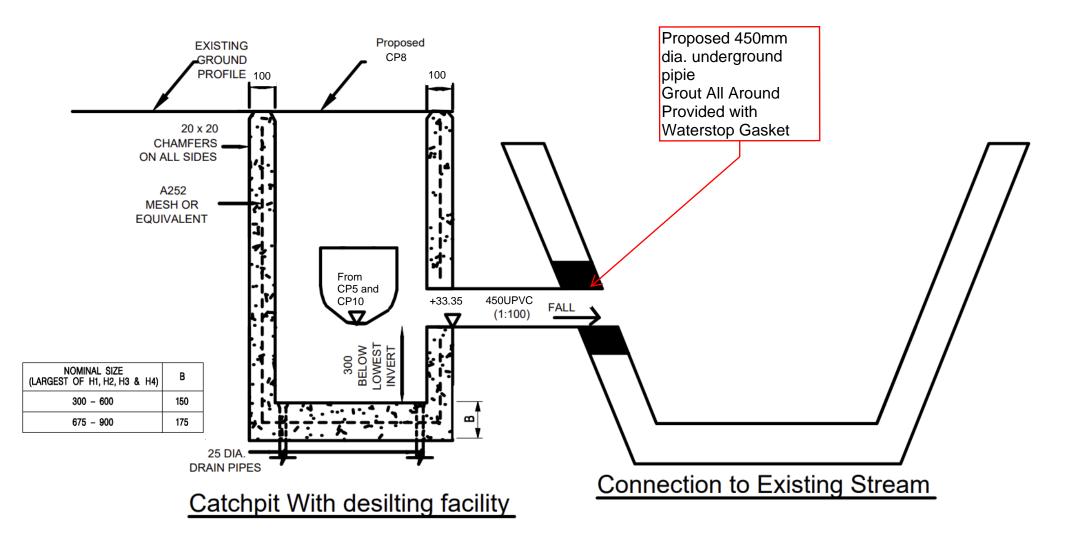
# Slopes Guidelines on Hydraulic Design of U-shaped and Half-round Channels on GEO Technical Guidance Note No. 43 (TGN 43)

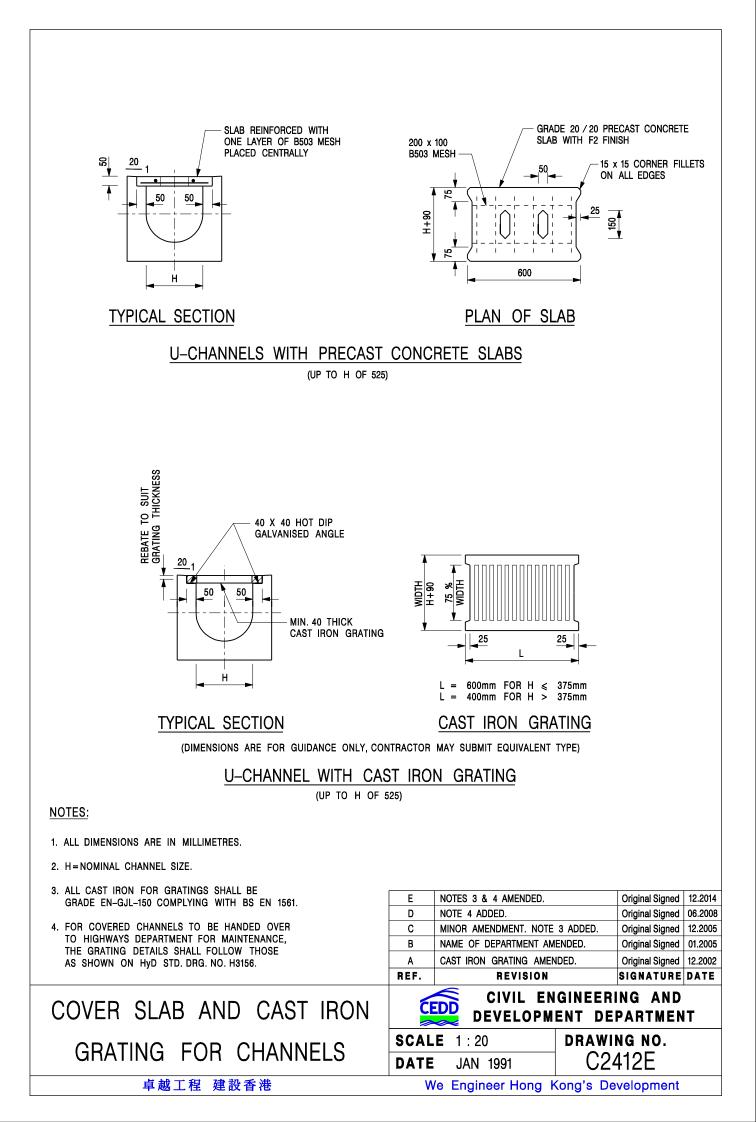


ANNEX TGN 43 A1



# Connection Detail of Existing channel





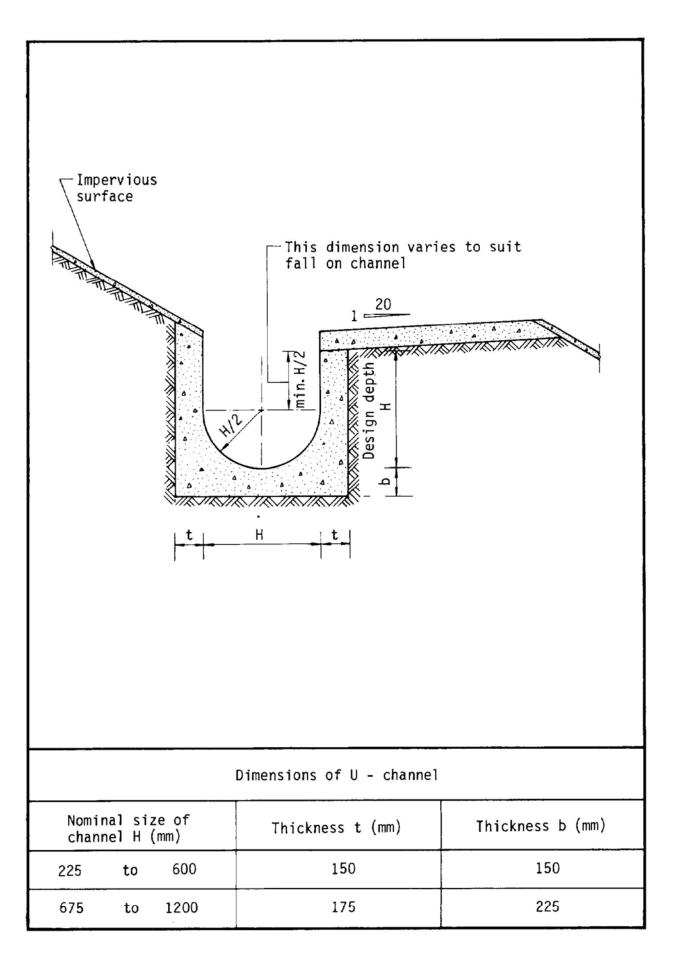


Figure 8.11 - Typical U-channel Details

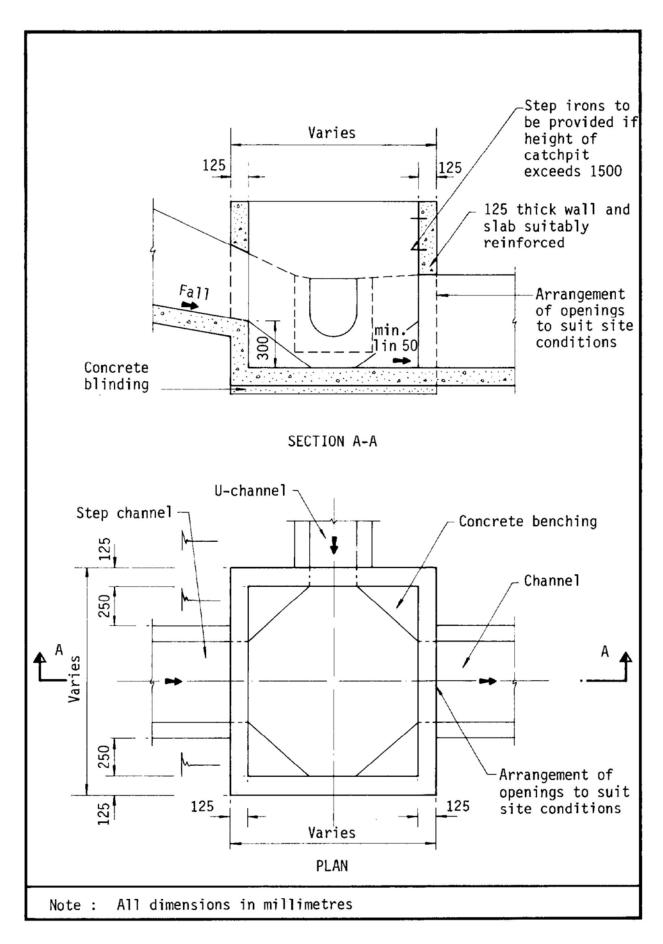
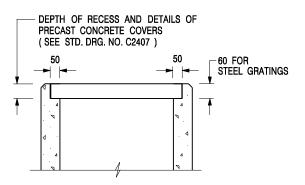


Figure 8.10 - Typical Details of Catchpits

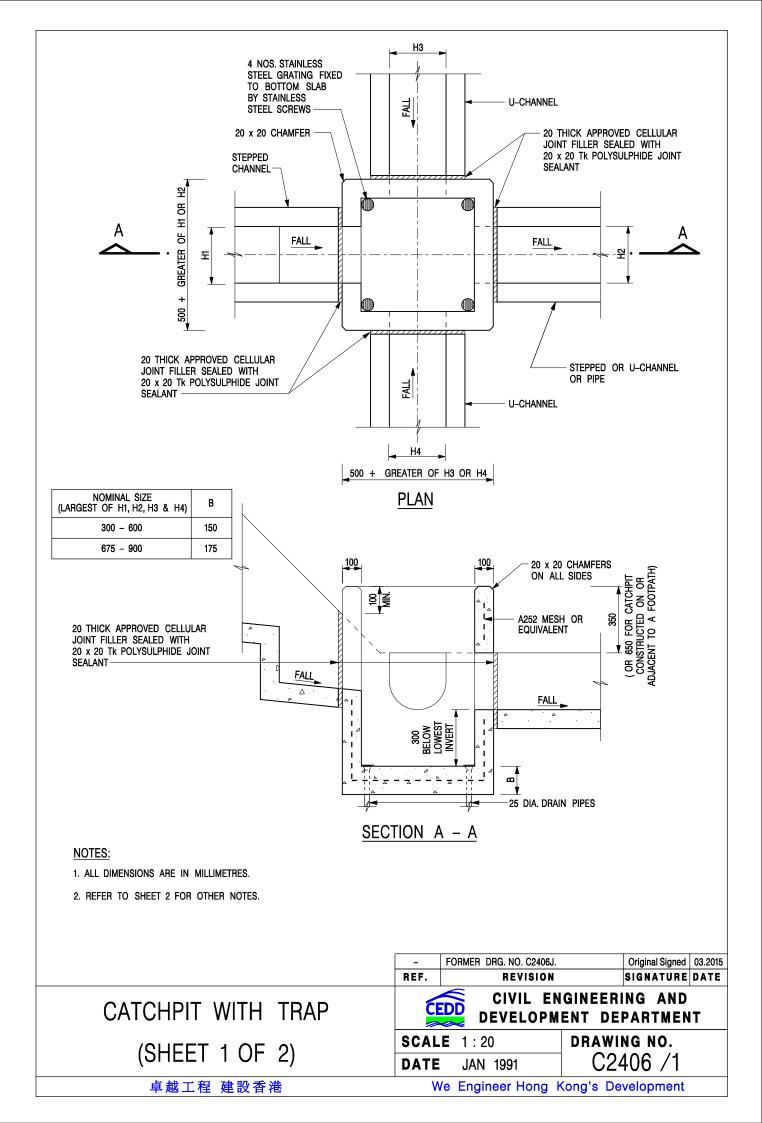


## ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

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

	– FORMER DRG. NO	O. C2406J. Original Signed 03.2015		
	REF. RE	VISION SIGNATURE DATE		
CATCHPIT WITH TRAP	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
(SHEET 2 OF 2)	SCALE 1:20	DRAWING NO. C2406 /2		
	DATE JAN 1991	0240072		
卓越工程 建設香港	We Engineer	Hong Kong's Development		

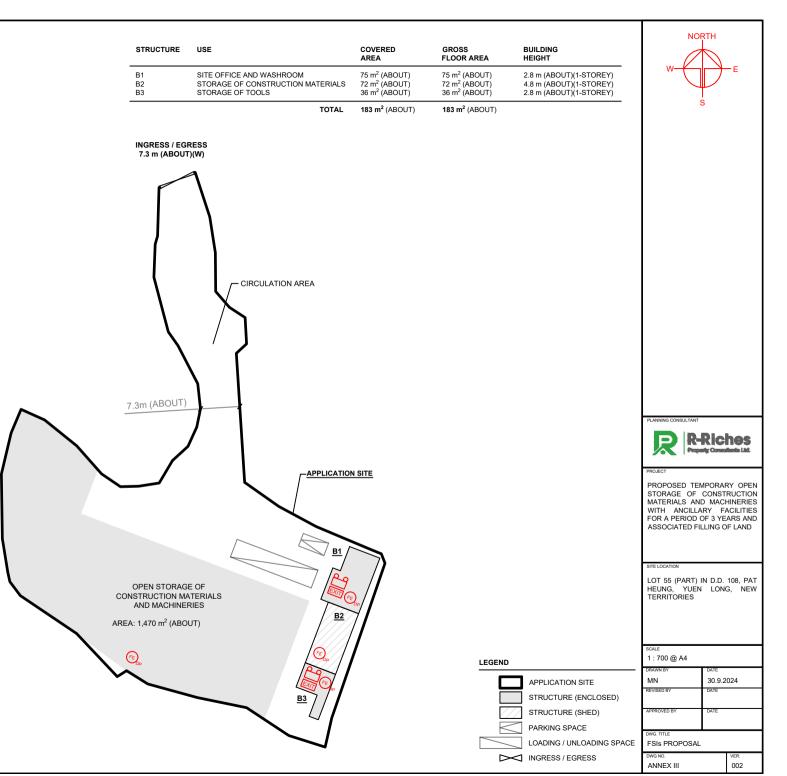


#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,650 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 183 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,467 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.07	(ABOUT)
SITE COVERAGE	: 7%	(ABOUT)
NO. OF STRUCTURE DOMESTIC GFA NON-DOMESTIC GFA TOTAL GFA	: 3 : N/A : 183 m <sup>2</sup> : 183 m <sup>2</sup>	(ABOUT) (ABOUT)
BUILDING HEIGHT NO. OF STOREY	: 2.8 m - 4.8 m : 1	(ABOUT)

#### PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAIN VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)



#### FIRE SERVICE INSTALLATIONS

- EMERGENCY LIGHT
- EXIT EXIT SIGN

(FE) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

- 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- 3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

						ANNEX
SD Ref.: 防處檔號			¥ الأكل 4 46	ALLATIONS AND EQUIPME 肖防(裝置及設備)規係 (Regulation 9(1)) (第九條(1)款) RE SERVICE INSTALLATIO 消防裝置及設備證書	列 NAND EQUIPMENT	
Name of 顧客姓名		擁有人	不含水的减少	ation other than Water	omatic Fixed Install	Auto
Name of 樓宇名種	Building : 稱	動固定非	作减火劑的自	ation using Water 用水1	omatic Fixed Install	Auto
	o./Town Lot: 數/市地段	LOT 55(PA	ART) IN D.D.108	Street/Road/Estate Name : 街道/屋苑名稱	PAT HEUNG	Delu
	A/ 11- 101A					
Block: 座 Type of E	Building 樓宇教		In acco	: YUEN LONG ercial商業 Domestic住宅 Com		□ 九龍   ✔ 新界 hises持牌處所   Institutional社 wner of any fire service installation or
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Code編碼 (1-35)	二部 Installation / Mod Type of FSI 裝置類型	Location(s) 位置 Nature of Work Carried out 完成之工作內容 Comment on Condition 狀況評述		Completion Date 完成日期(DD/MM/YY	
	2x 應急照明燈	AS ABOVE	全新安裝緊急照明燈 ("a & b" Model: TS-EL 2052)	Conforms with FSD requirements	23-9-2024
12	2 x 出口指示燈箱	ice 認可的自	全新安裝方向出路燈箱 ("APOLLO")	Fixed Automatically	a ganaki telangan ang
			固定泡沫系统	Fixed Foam System	0
			11 氟體偵測系統	Gas Detection Syste	
			的新排放良好	Gas Extraction Syste	a seller

Part 3 第	三部 Defects 損壞事項	Į			Hose Reel 消防喉痛	20
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding	Defects 未修缺點	Comment on Defects 缺點評	述
(1-33)			(e)	uisher 于 板 波 火	Tottable File Exting	P-
	乍手提器具	可的人手操			Portable Hand-opera	
					Pressurization of Sta	
	水管系统	主水泵的環狀		vith Fixed Pump(	Ring Main System v	
					Sprinkler System #	
		44	素戰損法	tion System 静意	Static Smoke Extrac	00
orking order quipment and time by the I 太人藉此言 合消防處易	rrify that the above installations/equi in accordance with the Codes of Pr Inspection, Testing and Maintenance Director of Fire Services. Defects are li 登明以上之消防裝置及設 處長不時公佈的最低限度	actice for Minimum Fire of Installations and Equips sted in Part 3. 備經試驗,證明性 之消防裝置及設備	Service Installations ment published from t . 能良好,符 守則與裝置	and Signature :	LI SAU PING RC 2/163 RC 1/60	For FS use on
	金查測試及保養守則的規制 登書涉及年檢事]			Company Name :	Intercept Fire & Security	

FSD Ref.: 肖防處檔號	FIR	E SERVICE (INST ž	「ALLATIONS AND EQUIPME 肖防(裝置及設備)規例 (Regulation 9(1))	J	A 927175
	CEF	RTIFICATE OF F	(第九條(1)款) RE SERVICE INSTALLATION 消防裝置及設備證書	AND EOUIPMENT	
Name of 顧客姓名		不含水的滅人	lation other than Water		
Name of 婁宇名和	Building :	作减火劑的自1	lation using Water 用水イ	Automatic Fixed Instal	
門牌號婁	o./Town Lot: 收/市地段 LOT 55(P/	ART) IN D.D.108	Street/Road/Estate Name: 街道/屋苑名稱	并未常 PAT HEUNG	
Block: 座 vpe of B	Building 樓宇類型:□Inc	District 分區	YUEN LONG	Area: HK K 地區 雷港 九	and the second
Part	t 1 Annual Inspection ( 一部 只適用於年檢	DNLY In acco equipm 事百百 once in	rdance with Regulation 8(b) of Fire Service (Installatio ent which is installed in any premises shall have such fire every 12 months. 根據消防(裝置及設備)規例等 2個月由一名註冊承辦商檢查該等消防裝置或設	e service installation or equipment inspected by a	ny fire service installation or
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date	Next Due Date 次到期日(DD/MM/YY)
			意急照明系统	Emergency Lighting	
			-	Exit Sign 出口指示牌	Par St. T
			FA) 火警警報系統	Fire Alarm System (M	1000
			防控制中心	Fire Control Centre 涛	16.00
			火警偵測系統	Fire Detection System	
rt 2 第二 de編碼			Inspection work 裝置/改裝/	CALCULATION DAVID AND A	Completion Date
1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作内	容 Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	4x4 KG DRY POWDER TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements 280 S	20-8-2024
	動操作固定器具	unce 認可的自	perated Approved Applia	Fixed Automatically C	
			定泡沫系統	Fixed Foam System	20
			氟體偵測系統	Gas Detection System	21
			1 魚體排放系統	Gas Extraction System	Cit Cit
	三部 Defects 損壞事項	[ [ ]		Hose Reel 消防索棘	
de編碼 1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects	缺點評述
	作手提器具	四可的人手操(	d Approved Appliance	Portable Hand-operate	The second
				Pressurization of Stair	1.26
	水管系统	定水泵的環胀	th Fixed Pump(s) 装有固	Ring Main System wi	Sec. 1
				Sprinklyr System #E	1.25
		林	on System 静熊式排煙為	Statio mole Extracti	00
cing order in pment and In ne by the Dir 人藉此證 肖防處處	ify that the above installations/equip accordance with the Codes of Pra- nspection, Testing and Maintenance ector of Fire Services. Defects are liss 明以上之消防裝置及設行 長不時公佈的最低限度= 查測試及保養守則的規格	tetice for Minimum Fire Se of Installations and Equipmo ted in Part 3. 着經試驗,證明性育 之消防裝置及設備等	rvice Installations and nt published from time 受權人簽署 進良好,符 上良好,符 上見好,符 「別與業置 三部。」 Signature 受權人簽署 Namé 姓名 FSD/RC No. 消防處註冊號码	RC 3/185	For FSD use only:
或原	書涉及年檢事 處所當眼處以供 ertificate should be displayed at promin	消防處人員 ent location of the building or p	查核 Telephone:	Water Supply 供来 btLtd	8 SEC RIKeyin
251 (Rev. 1/20	for FSD's inspection if any annual n		·····································	21-8-2024	消防财业工程。 有限 Verified
L			日期	Contraction of the second seco	JINI Iste

#### Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G)

- 1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G) were promulgated, which set out the following criteria for the various categories of the area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/ proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

- 2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

## **Previous Applications involving the Site**

#### **Approved Applications**

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/869	Proposed Temporary Open Storage of Construction Machinery for a Period of 3 Years	22.1.2021 (Revoked on 22.4.2023)
A/YL-PH/953	Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years	23.6.2023 (Revoked on 4.8.2023)

#### **Rejected Applications**

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)	Rejection Reasons
A/YL-PH/529	Proposed Temporary Vehicle Park for Heavy Vehicles (including Container Vehicles) for a Period of 3 Years	3.11.2006	(1) to (3)
A/YL-PH/542	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	27.7.2007	(1) to (3)
A/YL-PH/623	Temporary Open Storage of Sand and Bricks for a Period of 3 Years	23.12.2011 (upon review)	(1) to (4)
A/YL-PH/662	Temporary Open Storage of Construction Machinery and Second-Hand Private Vehicles and Lorries for a Period of 3 Years	15.3.2013	(1) to (5)
A/YL-PH/691	Proposed Temporary Open Storage of Second Hand Private Cars and Trucks (30 tonnes) for a Period of 3 Years	27.6.2014	(1) to (5)

#### Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone on the Outline Zoning Plan, which was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It was also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. No strong justification had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed development was not compatible with the residential dwellings in the immediate vicinity/surrounding land uses comprising residential structures/dwellings,

agricultural land and orchards;

- (3) The proposed development did not comply with the Town Planning Board Guidelines (13D/13E) for 'Application for Open Storage and Port Back-up Uses' in that no previous approval had been granted at the site, no technical assessments had been included in the submission to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas, and/or there were adverse departmental comments and local objection against the application.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "R(D)" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- (5) The applicant fails to demonstrate that the proposed development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.

## Similar Applications within "Residential (Group D)" Zone in the Vicinity of the Site in the Past Five Years

## **Approved Applications**

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)			
1.	A/YL-PH/801	-PH/801 Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years				
2.	A/YL-PH/890	Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years	24.9.2021 (Revoked on 24.3.2023)			
3.	A/YL-PH/909	Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	6.5.2022			
4.	A/YL-PH/933	Proposed Temporary Vehicle Park (Medium and Heavy Goods Vehicle) and Open Storage (Operation Tools and Materials) for a Period of 3 Years and Filling of Land	14.7.2023			
5.	A/YL-PH/957	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023			
6.	A/YL-PH/962	Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023			

#### **Rejected Application**

Application No.	<b>Proposed Uses/Developments</b>	Date of Consideration	Rejection Reasons
A/YL-PH/760	Proposed Temporary Vehicle Park for Heavy Vehicles (including Container Vehicles) for a Period of 3 Years	13.3.2019 (dismissed by Town Planning Appeal Board)	(1) to (4)

#### Rejection Reasons

- (1) The development is not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The application does not comply with the Town Planning Board Guidelines No. 13E for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that no previous approval has been granted at the Site and there is adverse departmental comment on the application. The development is also not compatible with the surrounding land uses which are rural and natural in character with residential structures/dwellings.
- (3) The applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.
- (4) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within this part of the "R(D)" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

#### **Government Departments' General Comments**

#### 1. Traffic

- (i) Comments of the Commissioner for Transport:
  - no adverse comment on the application from traffic engineering perspective; and
  - advisory comments are at Appendix VI.
- (ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):
  - no adverse comment on the application from highways maintenance perspective; and
  - advisory comments are at Appendix VI.

#### 2. Drainage

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

- no objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, approval conditions requiring the implementation of the accepted drainage proposal and maintenance of all proposed drainage facilities for the development should be included in the planning permission; and
- advisory comments are at Appendix VI.

#### 3. Fire Safety

Comments of the Director of Fire Services:

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

#### 4. Landscape Aspect

Comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department:

• the Site is within the "Residential (Group D)" zone which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

#### 5. <u>Building Matters</u>

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

- no objection to the application; and
- advisory comments are at Appendix VI.

#### 6. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

• no comment on the application given that the natural stream would not be encroached by the applied use and fencing would be erected to separate the Site and the stream.

#### 7. District Office's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

• no particular comment on the application and no comment received from the locals upon close of consultation.

#### 8. <u>Other Departments</u>

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

#### **Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) should you 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 applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) there are unauthorised structures and uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
  - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application 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 (TD). 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. 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:
  - (i) the access arrangement to the Site from Fan Kam Road should be commented by TD;
  - (ii) HyD is not responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
  - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;

- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - the installation/maintenance/modification/repair work of fire service installations shall be undertaken by 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;
  - (ii) the applicant is reminded that if the proposed structures that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan; and

		Internal	Lot	Distance	Cluster	Storage
		Access for	Boundaries	between	Size	Height
		Fire	(Clear	Storage		
		Appliances	Width)	Cluster and		
				Temporary		
				Structure		
1.	Open Storage	-	2m	4.5m	-	-
	of Containers					
2.	Open Storage of Non- combustibles or Limited Combustibles	4.5m	2m	4.5m		-
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

(iii) the applicant should adhere to the Good Practice Guidelines for Open Storage Sites as follows:

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant is required to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is also required to rectify the drainage system at their own expenses to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that one structure is proposed in the application. 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 BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at the building plan submission stage.

## Appendix VII of <u>RNTPC Paper No. A/YL-PH/1015A</u>

From: Sent: To: Subject:

2024-07-05 星期五 03:38:11 tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-PH/1015 DD 108 Pat Heung

Dear TPB Members,

And back again, increase in parking to 5.

Are these constant applications a ruse to sideline what should be compulsory imposition of conditions?

Previous objections relevant.

Mary Mulvihill

From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Date: Wednesday, 1 November 2023 2:35 AM HKT Subject: A/YL-PH/974 DD 108 Pat Heung

Dear TPB Members,

You ignored the dismal record, failure to fulfill a number of conditions, and approved 953. So why is applicant back again?

Perhaps this time around you could take time to look into matters as decreed by judges in a number of JRs???????

Mary Mulvihill

From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Date: Thursday, 8 June 2023 3:13 AM HKT Subject: A/YL-PH/953 DD 108 Pat Heung

Dear TPB Members,

Despite the unapproved use of the site PlanD supported and members raised no questions and SURPRISE, but NO SURPRISE TO THOSE FAMILIAR WITH THESE DODGY OPERATIONS, conditions were not fulfilled.

So will members again fail to do their duty in inquiring into the issues?

Mary Mulvihill

From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Date: Tuesday, 22 December 2020 3:47 AM CST Subject: A/YL-PH/869 DD 108 Pat Heung

Dear TPB Members,

Despite the 2014 rejection, the site has continued to operate as Open Storage.

PlanD did not support the application based on the assessments made in paragraph 12 of the Paper. The proposed development was not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone which was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments. The proposed development was not compatible with the surrounding land uses comprising residential structures/dwellings and agricultural land, and with the woodlands zoned "Conservation Area" located to its north, west and south. The application did not comply with the Town Planning Board Guidelines No. (TPB PG-No.) 13E in that there was no previous approval granted at the site and that existing and approved open storage use should be contained within the Category 3 areas and further proliferation of such use was not acceptable.

So how come no action has been taken in all these years with regard to the unapproved use? Enforcement not approval is called for.

Mary Mulvihill

From:

**To:** "tpppa" <<u>tpppa@piana.gov.nk</u>> **Sent:** Thursday, May 14, 2020 4:21:31 AM **Subject:** A/YL-PH/840 DD 108 Pat Heung

A/YL-PH/840 Lot 55 (Part) in D.D. 108, Pat Heung Site area : About 約 2,650sq.m Zoning : "Res (Group D)" Applied use : Recyclable Collection / Filling of Land / 5 Vehicle Parking

Dear TPB Members,

Please ask PlanD to provide a current image of the site. It is quite clear that despite the many rejections that the site is paved over and has been used for some time for brownfield operations.

Why has no enforcement action been taken?

A/YL-PH/691 Rejected 27 June 2014

The Chief Town Planner/Urban Design & Landscape, Planning Department (PlanD) did not support the application from the landscape planning perspective. Should the application be approved, it would **encourage similar open storage applications in** 

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# the area which would lead to further degradation of the existing landscape quality of the area.

The proposed development was not compatible with the surrounding land uses comprising residential structures/dwellings and agricultural land, and with the **woodlands zoned "Conservation Area" located to its north, west and south.** The application did not comply with the Town Planning Board Guidelines No. (TPB PG-No.) 13E in that there was no previous approval granted at the site and that existing and approved open storage use should be contained within the Category 3 areas and further proliferation of such use was not acceptable. Besides, there were adverse departmental comments and public objection against the application. All four previous applications for parking of heavy vehicles or similar open storage uses submitted by the same applicant were rejected by the Committee.

It is quite clear that application must be rejected again.

Mary Mulvihill