

This document is received on **13 NOV 2023**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

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

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL / 314
	Date Received 收到日期	13 NOV 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CHAN KA KIT 陳嘉傑

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 213 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 158.5 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)	..... 129 sq.m 平方米 <input checked="" 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	元朗分區計劃大綱草圖編號 S/YL/26
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府、機構或社區」及 住宅(乙類)
(f) Current use(s) 現時用途	<p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 20-10-2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 20-10-2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道	
	<input type="checkbox"/> Filling of pond 填塘	
	Area of filling 填塘面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土	
	Area of filling 填土面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土	
	Area of excavation 挖土面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米 <input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))		
(b) Intended use/development 有意進行的用途/發展		

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

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....158.5..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.74.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....74.4..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....3-4..... m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☒ shop and services 商店及服務行業 40 sq. m 平方米 ☒ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
政府、機構或社區設施☒ other(s) 其他

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

列於布局設計圖

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
A	1	上蓋簷篷
B	1	地產代理及項目服務
C	1	員工休息室、客人會議室及洗手間

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

客人等待及出入位置

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

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

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

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

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

2024年3月

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>由申請地點直達豐裕路</p> <p><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)</p> <p><input type="checkbox"/></p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>1</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>NIL</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>NIL</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>NIL</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>NIL</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	1	Motorcycle Parking Spaces 電單車車位	NIL	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL	Others (Please Specify) 其他 (請列明)	NA
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的上車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的上車位		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)	
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Others (Please Specify) 其他 (請列明)														

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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10. Justifications 理由

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

1. 申請人要求批給規劃許可，准許申請地點用作擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)事項。
2. 地盤面積約 213平方米，申請地點內設有3個構築物：第1個構築物A面積約153平方米，座地不高於4米，用作上蓋簷篷用途。第2個構築物B(1層)面積約40平方米，座地不高於3米，用作地產代理及項目服務用途。第3個構築物C(1層)面積約25平方米座地不高於3米，用作員工休息室、客人會議室及洗手間用途。總樓面面積約158.5平方米(扣除與A簷篷重疊部份)
3. 申請地點毗鄰翹翠峰，主要服務附近居民。
4. 申請地點發展的性質及佈局與周邊的環境協調，因此不會影響附近環境的景觀。
5. 項目服務包括(項目策劃、設計及顧問服務)。
6. 城市規劃委員會認為合適的，申請人將遵守規劃條件。

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
CHAN YU HIM
.....
Name in Block Letters
姓名（請以正楷填寫）

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

Project Manager

Position (if applicable)
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 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他



on behalf of
代表

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

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

Date 日期

19/10/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <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	新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地		
Site area 地盤面積	213 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 129 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	元朗分區計劃大綱草圖編號 S/YL/26		
Zoning 地帶	「政府、機構或社區」及住宅(乙類)		
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	158.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.74 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
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		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		74.4	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

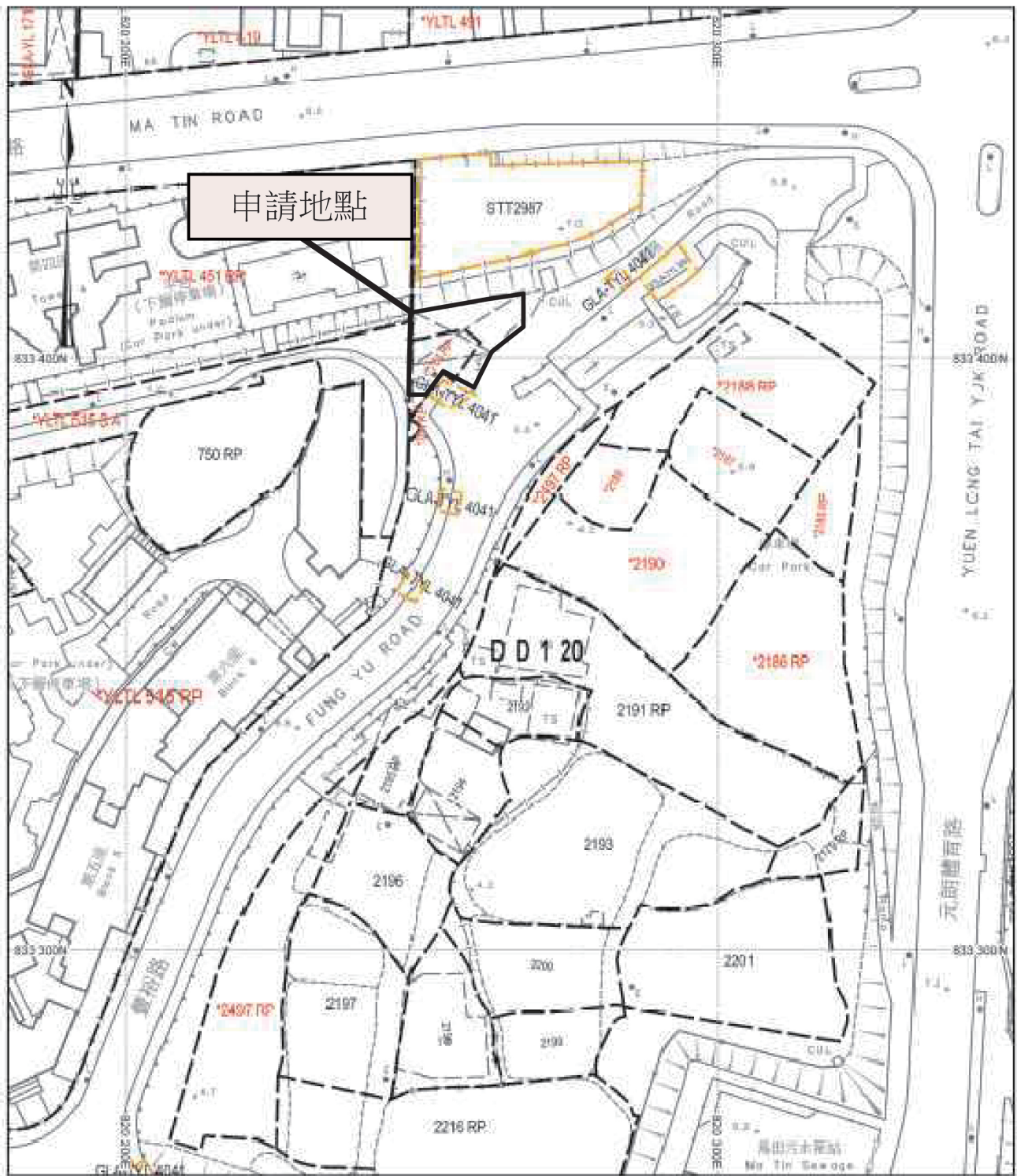
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	Private Car Parking Spaces 私家車車位	1
	Motorcycle Parking Spaces 電單車車位	0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
	Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位	0
	Coach Spaces 旅遊巴車位	0
	Light Goods Vehicle Spaces 輕型貨車車位	0
	Medium Goods Vehicle Spaces 中型貨車車位	0
	Heavy Goods Vehicle Spaces 重型貨車車位	0
	Others (Please Specify) 其他 (請列明)	

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

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

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

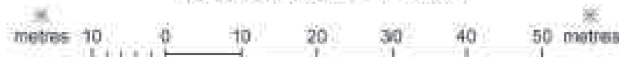
地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

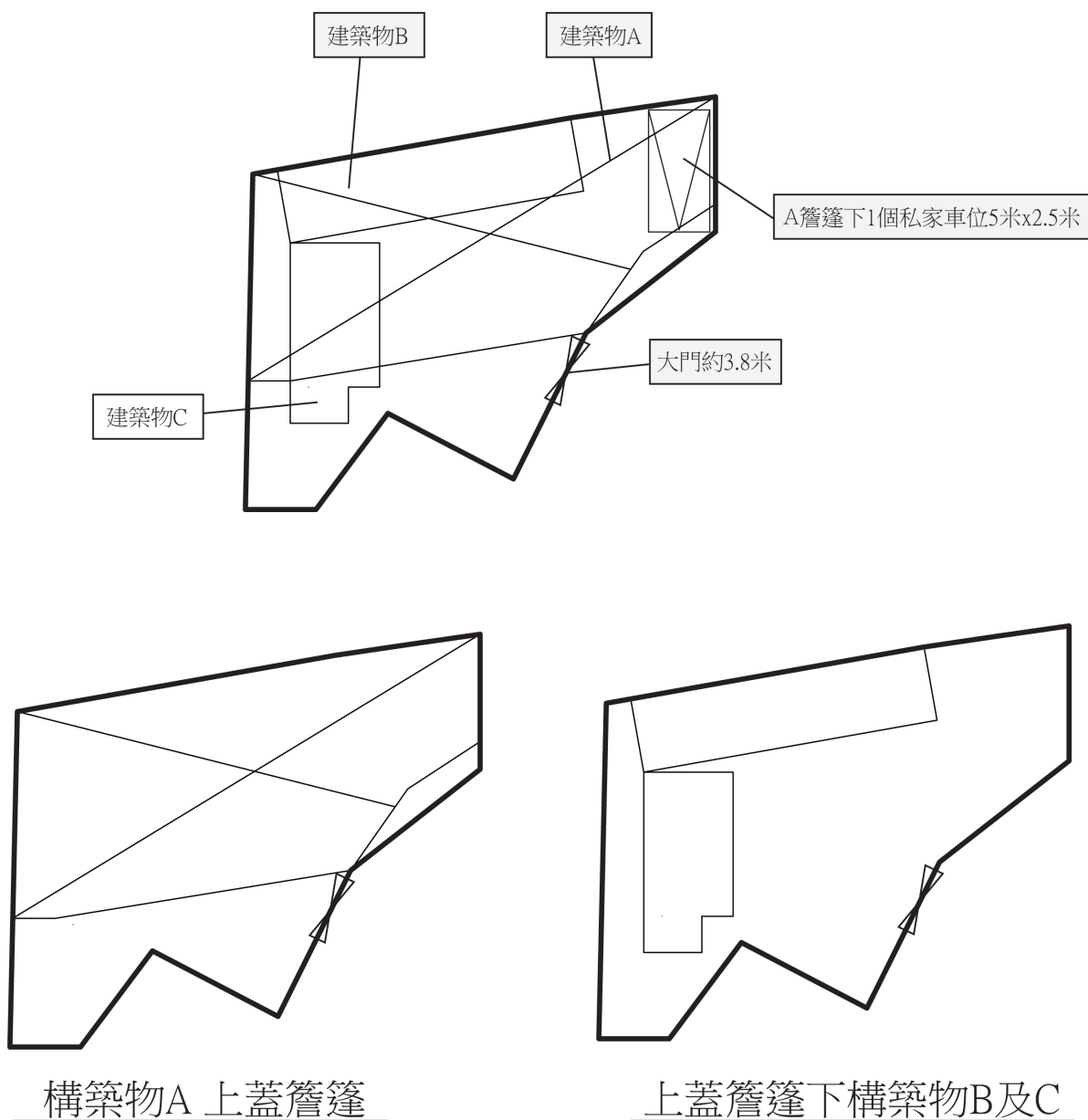
比例尺 SCALE 1:1 000



Project 項目名稱： 擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地	Remarks 備註：		Scale 比例： <u>1 : 1000</u>
	Drawing Title 圖紙標題： 位置圖	Drawing No 圖紙號： 圖 1	 FiBi International Project Consultancy Co. Limited

申請地點內設有3個構築物：

構築物	總佔地面積	面積	佈置	用途
A單層	153平方米	153平方米	座地不高於4米	上蓋簷篷
B單層	0平方米 (與A簷篷重疊)	40平方米	A簷篷下座地不高於3米	地產代理及項目服務
C單層	5.5平方米 (扣除與A簷篷重疊部份)	25平方米	A簷篷下座地不高於3米	員工休息室、客人會議室 及洗手間
總樓面面積 158.5平方米 (扣除重疊A簷篷面積)				



Project 項目名稱：

擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地

Remarks 備註：  Ingress/Egress

Scale 比例：

1 : 200

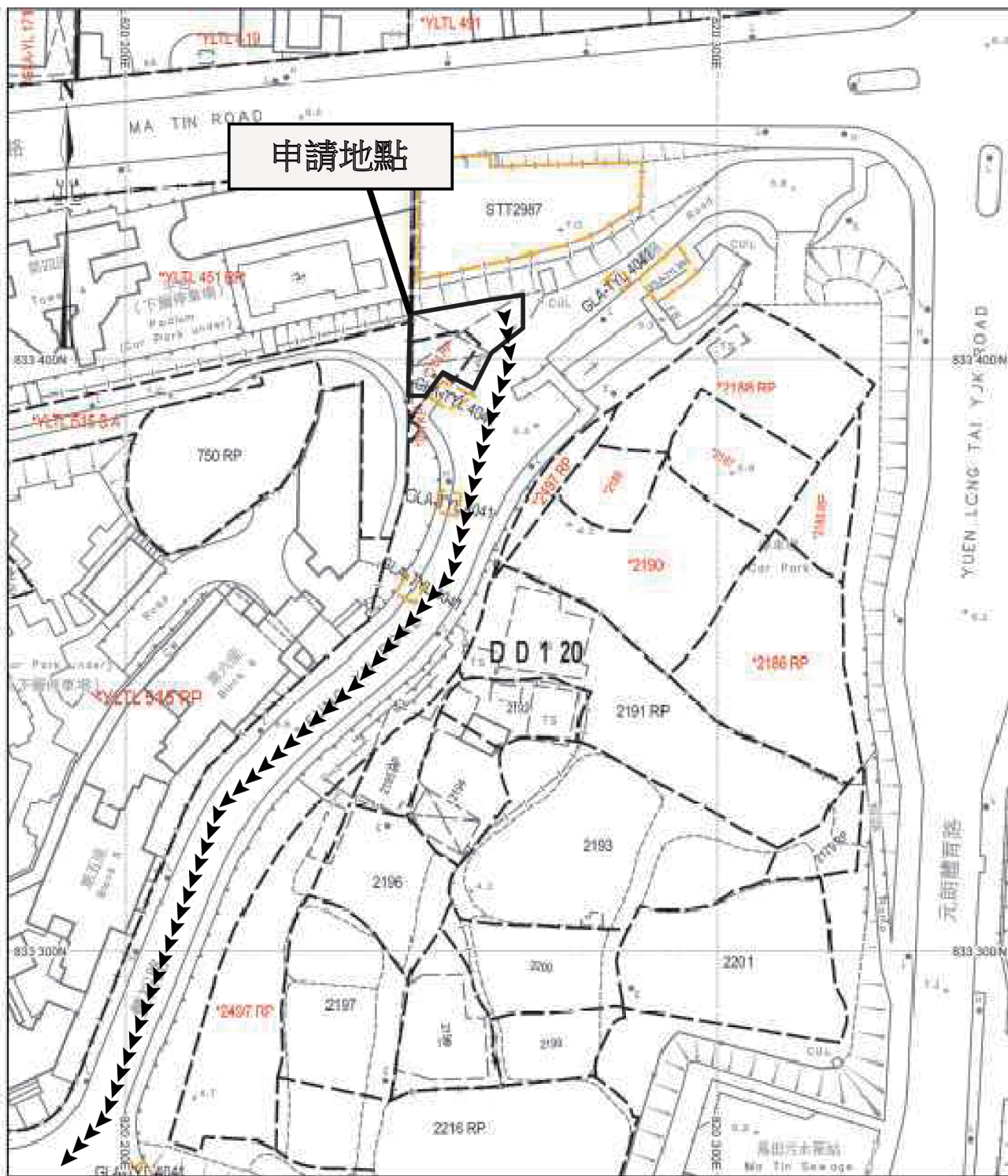
Drawing Title 圖紙標題：
布局設計圖

Drawing No 圖紙號：
圖 2



FiBi International Project Consultancy Co. Limited

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



<p>Project 項目名稱 :</p> <p>擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地</p>	<p>Remarks 備註 :   由申請地點直達豐裕路</p>	<p>Scale 比例 :</p> <p>1:1000</p>
	<p>Drawing Title 圖紙標題 :</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號 :</p> <p>圖3</p>
		 <p>FiBi International Project Consultancy Co. Limited</p>



日期：15-10-2023

編號：FBI-FYR-REC2023-0928-01

致：規劃署/運輸署

尊敬的先生/女士,

內容：有關新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)和毗鄰政府土地

1. 申請地點的員工總數4人。
 2. 申請地點的車位用作員工及客戶之用。
 3. 申請地點外有一條車路，預算每日出入車輛數量約20次。
 4. 申請地點預算每日最多80人分4個時段,每時段最多10-20人。
 5. 客人可乘坐604號專線小巴路線到公園南路，下車步行約5分鐘前往申請地點。
 6. 申請地點不會有貨車停泊。
 - 7.申請地點周邊有2個停車位置可供客戶停泊：
 - 7.1 杭口停車場,步行到申請地點約1分鐘(車位十分充足(見附圖7)
 - 7.2 欖口圍村停車場,步行到申請地點約2分鐘(車位十分充足(見附圖7)
 - 7.3 綽德停車場,步行到申請地點約1分鐘(車位十分充足(見附圖7)
- 證明附近停車場有足夠的容量來滿足申請地點的停車需求。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

日期：15-10-2023

編號：FBI-FYR-REC2023-0928-01

致：規劃署/運輸署

圖 7





日期：15-10-2023

編號：FBI-FYR-REC2023-0928-01

致：規劃署/地政署

尊敬的先生/女士,

內容：有關新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)和毗鄰政府土地

1. 有關申請地點內建有構築物現時是違例建設，如城市規劃委員會批給有關申請許可，申請人將遵守規劃處條件及要求，亦會按照申請的佈局和配置建設，申請人承諾將會根據申請圖則向地政署申請短期豁免書及遵守地政署有關條款，以符合規劃處及地政署要求，申請位置已完成有關工程，並不會再有進一步建設工程，申請人希望可保留現有構築物及不會因清拆而造成更多廢料。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

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

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

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

(v) *For Type (v) application* 供第(v)類申請

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

擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....158.5..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.76.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....76.9..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....3-4..... m 米	<input type="checkbox"/> About 約

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

- 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)

CHAN KA KIT 陳嘉傑

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 206 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 158.5 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)	123 sq.m 平方米 <input checked="" type="checkbox"/> About 約

10. Justifications 理由

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

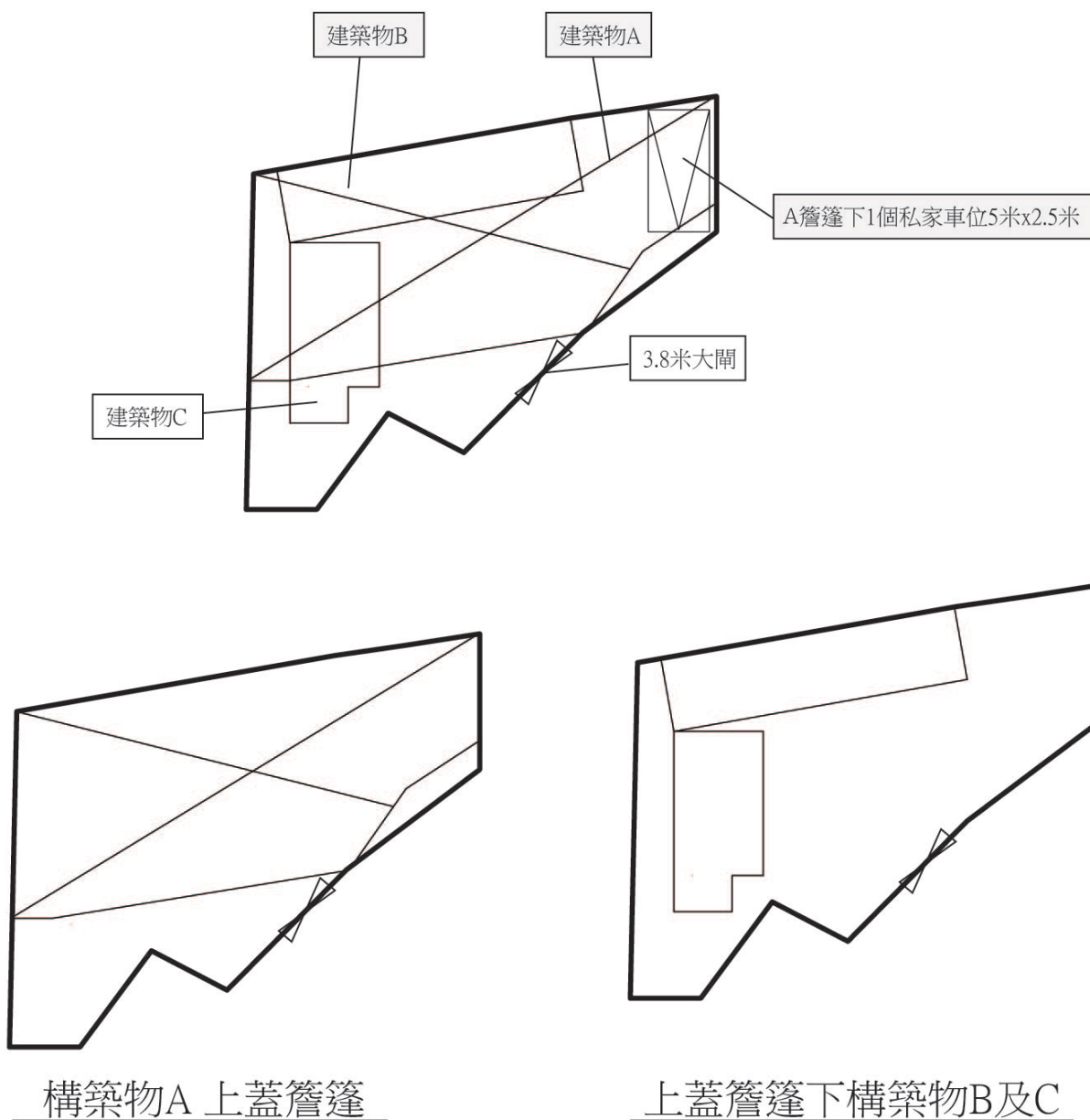
1. 申請人要求批給規劃許可，准許申請地點用作擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)事項。
2. 地盤面積約 206平方米，申請地點內設有3個構築物：第1個構築物A面積約153平方米，座地不高於4米，用作上蓋簷篷用途。第2個構築物B(1層)面積約40平方米，座地不高於3米，用作地產代理及項目服務用途。第3個構築物C(1層)面積約25平方米座地不高於3米，用作員工休息室、客人會議室及洗手間用途。總樓面面積約158.5平方米(扣除與A簷篷重疊部份)
3. 申請地點毗鄰翹翠峰，主要服務附近居民。
4. 申請地點發展的性質及佈局與周邊的環境協調，因此不會影響附近環境的景觀。
5. 項目服務包括(項目策劃、設計及顧問服務)。
6. 城市規劃委員會認為合適的，申請人將遵守規劃條件。

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	新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地		
Site area 地盤面積	206 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	元朗分區計劃大綱草圖編號 S/YL/26		
Zoning 地帶	「政府、機構或社區」及住宅(乙類)		
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	158.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.76 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	76.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

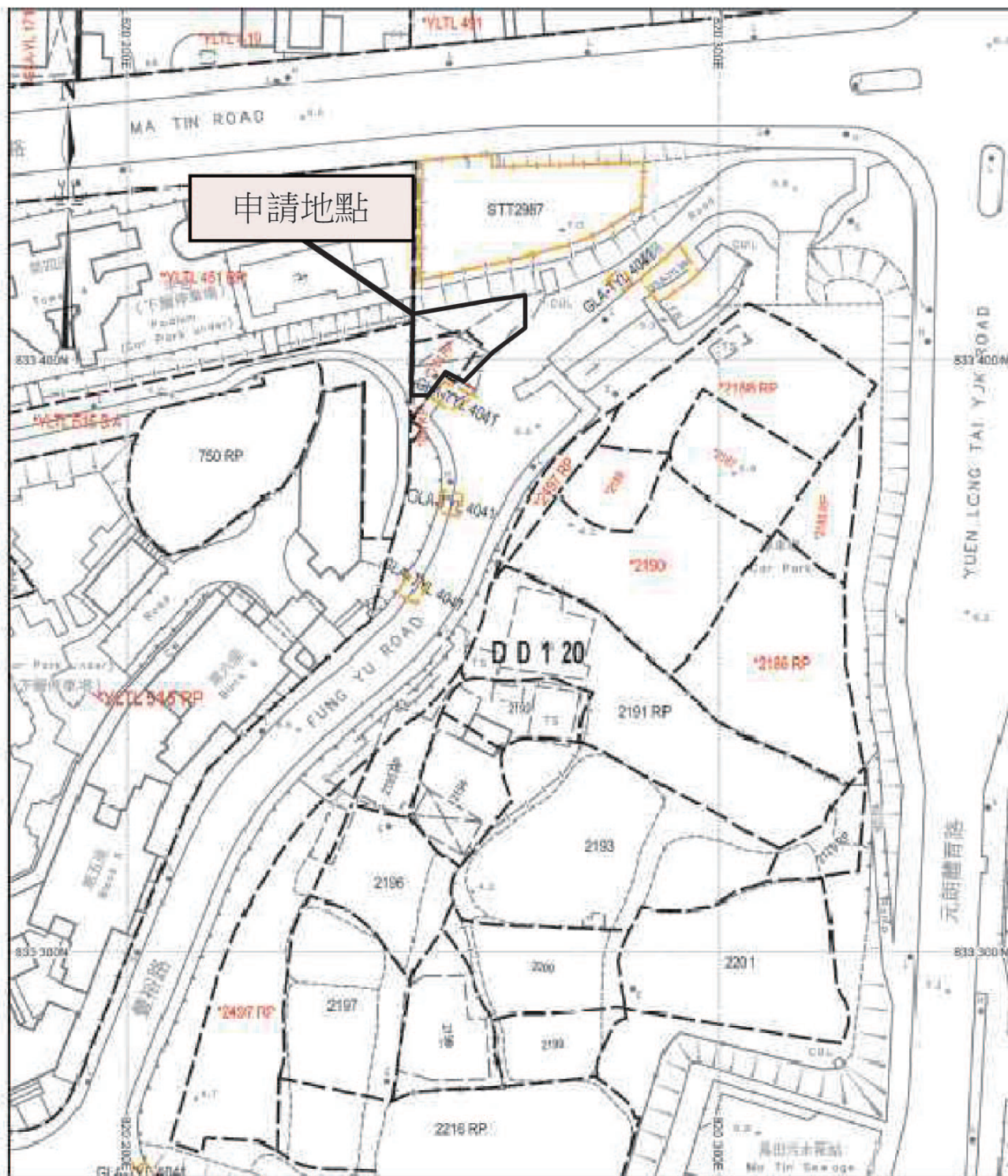
申請地點內設有3個構築物：

構築物	總佔地面積	面積	佈置	用途
A單層	153平方米	153平方米	座地不高於4米	上蓋簷篷
B單層	0平方米 (與A簷篷重疊)	40平方米	A簷篷下座地不高於3米	地產代理及項目服務
C單層	5.5平方米 (扣除與A簷篷重疊部份)	25平方米	A簷篷下座地不高於3米	員工休息室、客人會議室 及洗手間
總樓面面積 158.5平方米 (扣除重疊A簷篷面積)				



Project 項目名稱： 擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地	Remarks 備註：  Ingress/Egress		Scale 比例： 1:200
	Drawing Title 圖紙標題： 布局設計圖	Drawing No 圖紙號： 圖 2	 FiBi International Project Consultancy Co. Limited

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Project 項目名稱：

擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地

Remarks 備註：

Drawing Title 圖紙標題：

位置圖

Drawing No 圖紙號：

圖 1

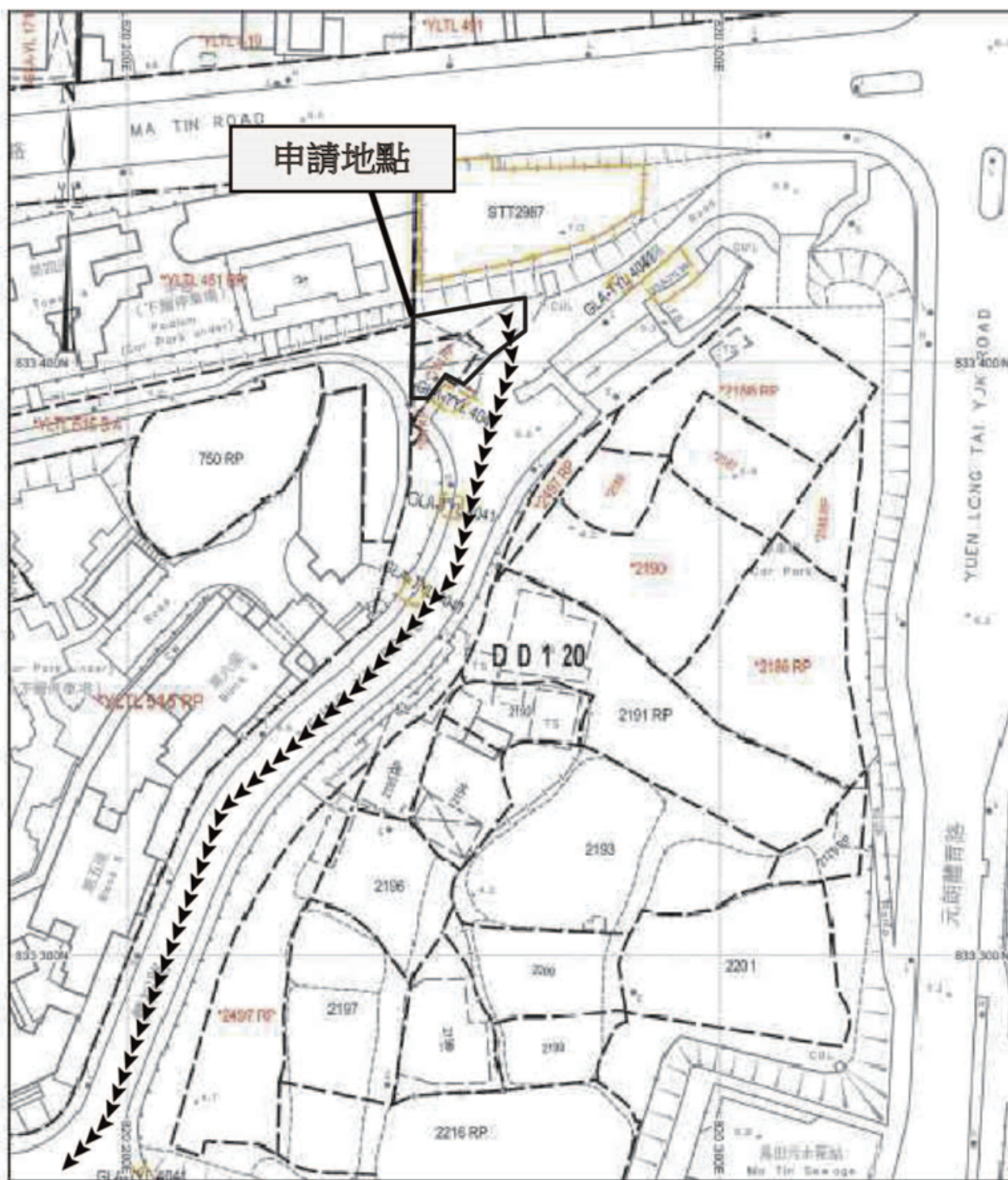
Scale 比例：

1: 1000



FiBi International Project Consultancy Co. Limited

地段索引圖 LOT INDEX PLAN



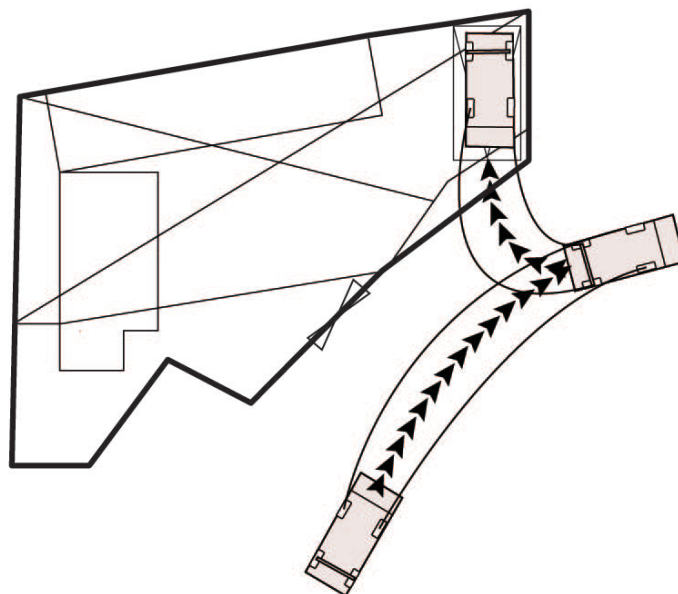
地政總署測繪處

Survey and Mapping Office, Lands Department

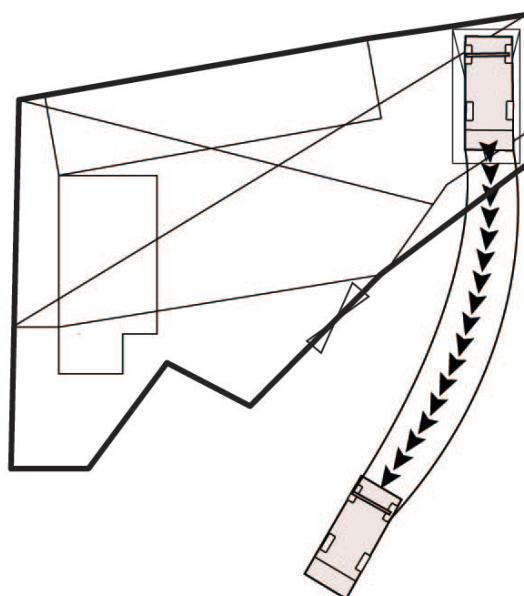
比例尺 SCALE 1:1000








<p>Project 項目名稱:</p> <p>擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地</p>	<p>Remarks 備註: 由申請地點直達豐裕路</p>	<p>Scale 比例:</p> <p>1:1000</p>
	<p>Drawing Title 圖紙標題:</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號:</p> <p>圖3</p>
		<p>FiBi International Project Consultancy Co. Limited</p>



私家車行駛進入路線



私家車行駛駛出路線

<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地</p>	<p>Remarks 備註：</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  申請地點 </div> <div style="text-align: center;">  私家車 </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  車位 </div> <div style="text-align: center;">  車輛路徑線 </div> </div>		<p>Scale 比例：</p> <p>1 : 200</p>
	<p>Drawing Title 圖紙標題：</p> <p>私家車行駛路線圖</p>	<p>Drawing No 圖紙號：</p> <p>圖a</p>	 <p>FiBi International Project Consultancy Co. Limited</p>

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

擬議臨時商店及服務行業連附屬設施(為期6年)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....158.5..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.76.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....76.9..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....3-4..... m 米	<input type="checkbox"/> About 約

10. Justifications 理由

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

1. 申請人要求批給規劃許可，准許申請地點用作擬議臨時商店及服務行業連附屬設施(為期6年)事項。
2. 地盤面積約 206平方米，申請地點內設有3個構築物：第1個構築物A面積約153平方米，座地不高於4米，用作上蓋簷篷用途。第2個構築物B(1層)面積約40平方米，座地不高於3米，用作地產代理及項目服務用途。第3個構築物C(1層)面積約25平方米座地不高於3米，用作員工休息室、客人會議室及洗手間用途。總樓面面積約158.5平方米(扣除與A簷篷重疊部份)
3. 申請地點毗鄰翹翠峰，主要服務附近居民。
4. 申請地點發展的性質及佈局與周邊的環境協調，因此不會影響附近環境的景觀。
5. 項目顧問(主要服務周邊客人,並提供資訊、跟進及尋找合適公司建設物業工程)。
6. 城市規劃委員會認為合適的，申請人將遵守規劃條件。

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	新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地		
Site area 地盤面積	206 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	元朗分區計劃大綱草圖編號 S/YL/26		
Zoning 地帶	「政府、機構或社區」及住宅(乙類)		
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業連附屬設施(為期6年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	158.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.76 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
	Composite 綜合用途	NA	



日期：03-03-2024

編號：FBI-FYR-REC2023-0928-01

致：屯門及元朗西地區規劃署

電郵

尊敬的先生/女士,

有關A/YL/314規劃申請回覆意見：

(a) 申請人主要服務:

1. 地產代理(銷售住宅物業及非住宅物業)。
2. 項目顧問(主要服務周邊客人,並提供資訊、跟進及尋找合適公司建設物業工程)。

(b) 申請地點不會產生粉塵，運作中亦不會造成滋擾，因主要業務是客戶洽談為主。

更改s16替換頁p.7，p.11及p.14

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

Billy Chan

Project Manager



日期：03-03-2024

編號：FBI-FYR-REC2023-0928-01

致：規劃署及運輸署

電郵

尊敬的先生/女士，

有關A/YL/314規劃申請回覆意見：

(a) 3.8m 入口/出口主要用途是行人出入口，不會有車輛進入。

(附圖一)

(b) 申請人已取得業主同意。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

Billy Chan

Project Manager

電話：+852 [REDACTED] 網頁：<https://www.fibiinternational.com> Email：[REDACTED]

公司地址：Unit A,7/F.,Max Share Centre No.373 King's Road North Point



日期：03-03-2024

編號：FBI-FYR-REC2023-0928-01

致：規劃署及渠務署

電郵

尊敬的先生/女士，

有關A/YL/314規劃申請回覆意見：

回覆渠務署要求

(a)至(h)：見圖一及圖二

(i) 申請地點邊界是有鋪設圍圍板。會提供足夠的開口來攔截現有的地表徑流。

(j) 明白，開發不會阻礙地面水流，也不會對現有的自然環境產生不利影響。

(k) 申請人已徵得相關業主的同意。

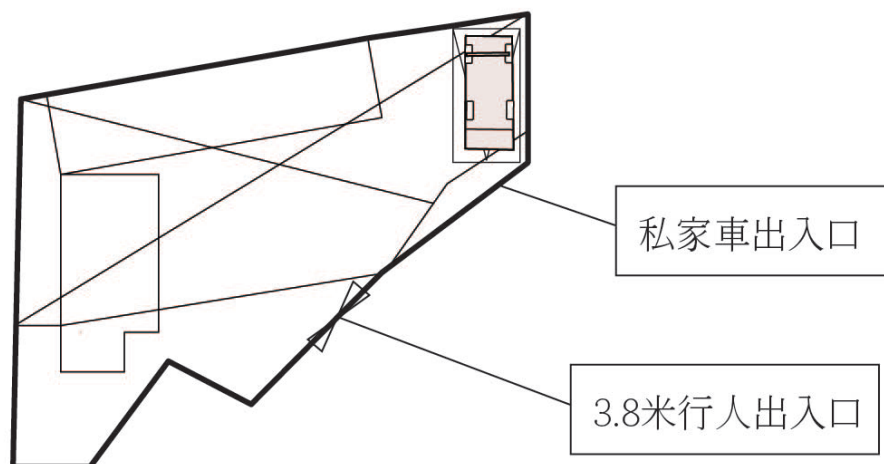
為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。


Billy Chan

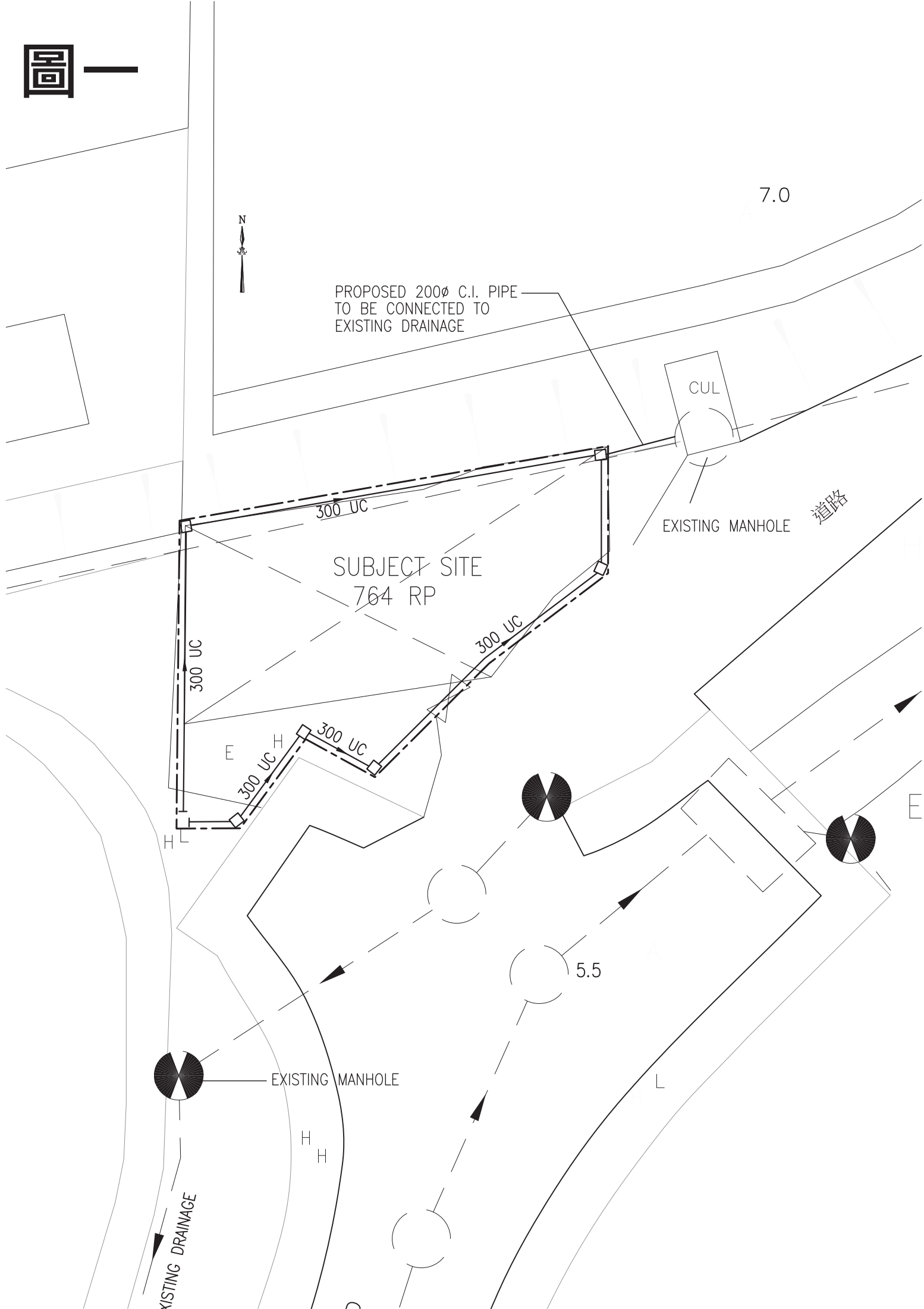
Project Manager

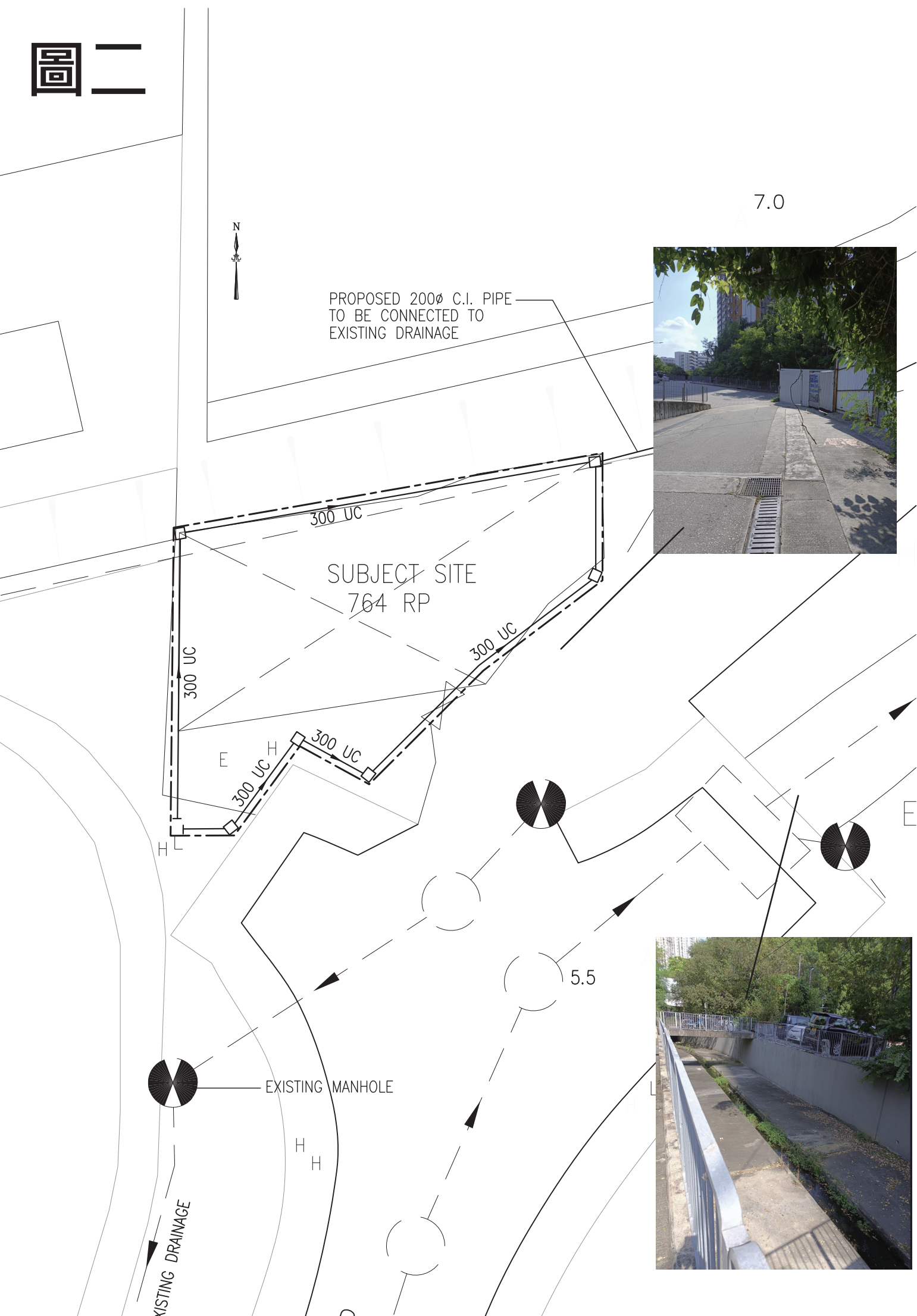
電話：+852 [REDACTED] 網頁：<https://www.fibiinternational.com> Email：[REDACTED]

公司地址：Unit A,7/F.,Max Share Centre No.373 King's Road North Point



<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業(地產代理及項目服務)連附屬設施(為期6年)新界元朗十八鄉丈量約份第120 約地段第764 號餘段(部分)及毗鄰政府土地</p>	<p>Remarks 備註：</p> <div><div></div><div>申請地點</div></div> <div><div></div><div>車位</div></div> <div><div></div><div>私家車</div></div>		<p>Scale 比例：</p> <p>1 : 200</p>
	<p>Drawing Title 圖紙標題：</p>	<p>Drawing No 圖紙號：</p> <p>圖一</p>	 <p>FiBi International Project Consultancy Co. Limited</p>







Stormwater Drainage Design

For

Temporary Shop and Services with Ancillary Office

at Lot No. 764 RP in D.D. 120

in DD120 in Ma Tin Road in Yuen Long, N.T.

Report No.: **LD/L764 RP/DS01**
Date: **23/4/2024**

Project :	Temporary Shop and Services with Ancillary Office at Lot no.764RP	Date	File No: DS01
	in DD120 in Ma Tin Road in Yuen Long, N.T.	23/4/2024	Sheet No.
Title:	Stormwater Drainage Proposal		1 of 2

Background

Due to the proposed development in Lot 764RP DD 120, surface runoff will be connected to the drainage system at the site by U-channels and catchpits. The runoff will be finally discharged to an existing drainage system. This report is to briefly assess the impact to the existing drainage system arising from the development.

Objective

Determine the existing drainage condition & impact arising from the development and verify the adequacy of the downstream drainage to cater for the additional runoff in the proposed condition.

Methodogy

1. Determine the catchment area of the existing drainage channel adjacent to Lot 764RP DD 120 to be affected.
2. Determine the runoff directions and land uses to assign suitable runoff coefficients to the catchments.
3. Determine the rainfall intensity for the catchments.
4. Determine the runoff by Rational Method as advised in the Stormwater Drainage Manual (SDM).
5. Determine the capacity of the affected channel.

1. Determine the Catchment for the Downstream Drainage

Refer to Appendix-A for the proposed catchment plan.

As shown, the catchment area of the development to be affected is 206 meter square.

2. Determine the Rainfall Intensity for the Catchment

2.1. Determine the Rainfall Intensity for the Catchment of the affected channel.

SDM

Table 1- storm constants for Different Return Periods of HKO Headquarters:

Return period T (years)	2	5	10	20	50	100	200	500	1000
a =	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b =	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c =	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

time of concentration (t_d) = natural flow time (t_0) + channel flow time (t_f)

SDM

Cl.7.5.2

$$t_0 = 0.14465 \frac{L}{H^{0.2} A^{0.1}}$$

For the affected channel section:

distance (L) = 20 m

average slope (H) = (change in height)/L

H = (5.85 - 5.65) / 20

H = 1.00%

area of catchment(A)= 206 m² = 0.000206 km²

t_0 = 6.85 min

t_f =time of flow (which is assumed to be zero for conservative checking

t_f = 0 min

t_d = 6.85 min

SDM

Cl. 4.3.2

$$i = \frac{a}{(t_d + b)^c}$$

where i is the rainfall intensity

Return period T
(years)

	2	5	10	20	50	100	200	500	1000
i =	152	177	190	201	213	219	225	232	236

mm/hr

3. Determine Existing Flow to the affected channel

SDM

Cl. 7.5.2

$$Q = 0.278i \sum_{j=1}^m C_j A_j$$

where m is the number of subcatchments

refer to LD/L1038A/D01 for the existing catchment plan

Project :	Temporary Shop and Services with Ancillary Office at Lot no.764RP	Date	File No: DS01
	in DD120 in Ma Tin Road in Yuen Long, N.T.	23/4/2024	Sheet No.
Title:	Stormwater Drainage Proposal		2 of 2

Assumptions

- SDM The whole catchment can be described by three types of catchment characteristics:
1. Grassland & paved.
 - Cl. 7.5.2 2. Grassland catchment shall take a runoff coefficient of 0.35 as taken from the higher end of 0.35 "Steep Grassland". C=0.25.
 3. Paved catchment shall take a runoff coefficient of 0.95 as taken from the higher end of "Concrete".

3.1. Summary of existing flow in the affected section of the channel in different return period

For the section of the channel to be affected

Return Period	Existing Flow (m ³ /s)
2	0.003
10	0.004
50	0.004
200	0.005

4. Proposed Diversion for the affected section of channel

$$Q = A \frac{R^{1/6}}{n} \sqrt{RS} f$$

Use the Manning Equation to Determine the Drainage Capacity

Refer to Drawing No. LD/L764RP/D01, the alignment of proposed channel is indicated to suit for the proposed development. The proposed diversion comprise of 300mm concrete U-channel. The channel size and the capacity check are as follows.

Assumptions:

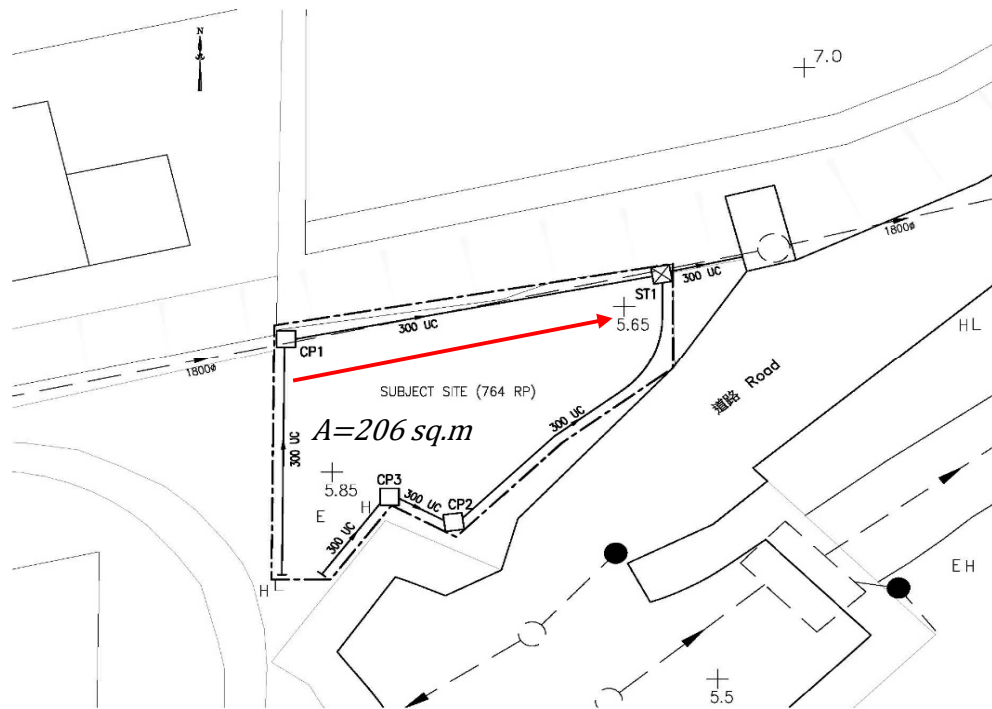
1. Roughness coefficient of proposed channel, n is **0.03**
2. End of the proposed channel will connect with existing channel gradient would be a little bit flatter, say 1 in 150

Full-bore capacity of the proposed channel section

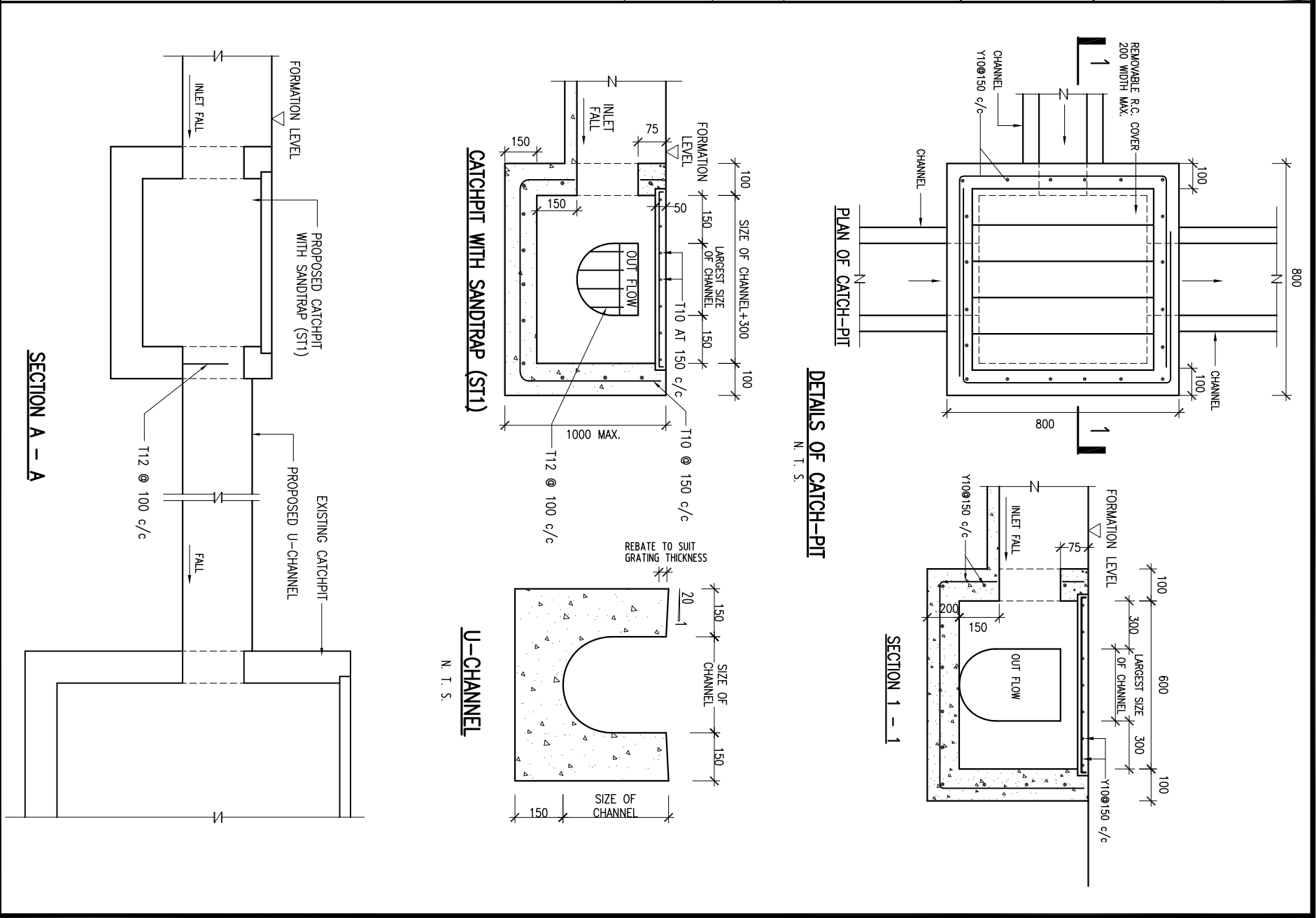
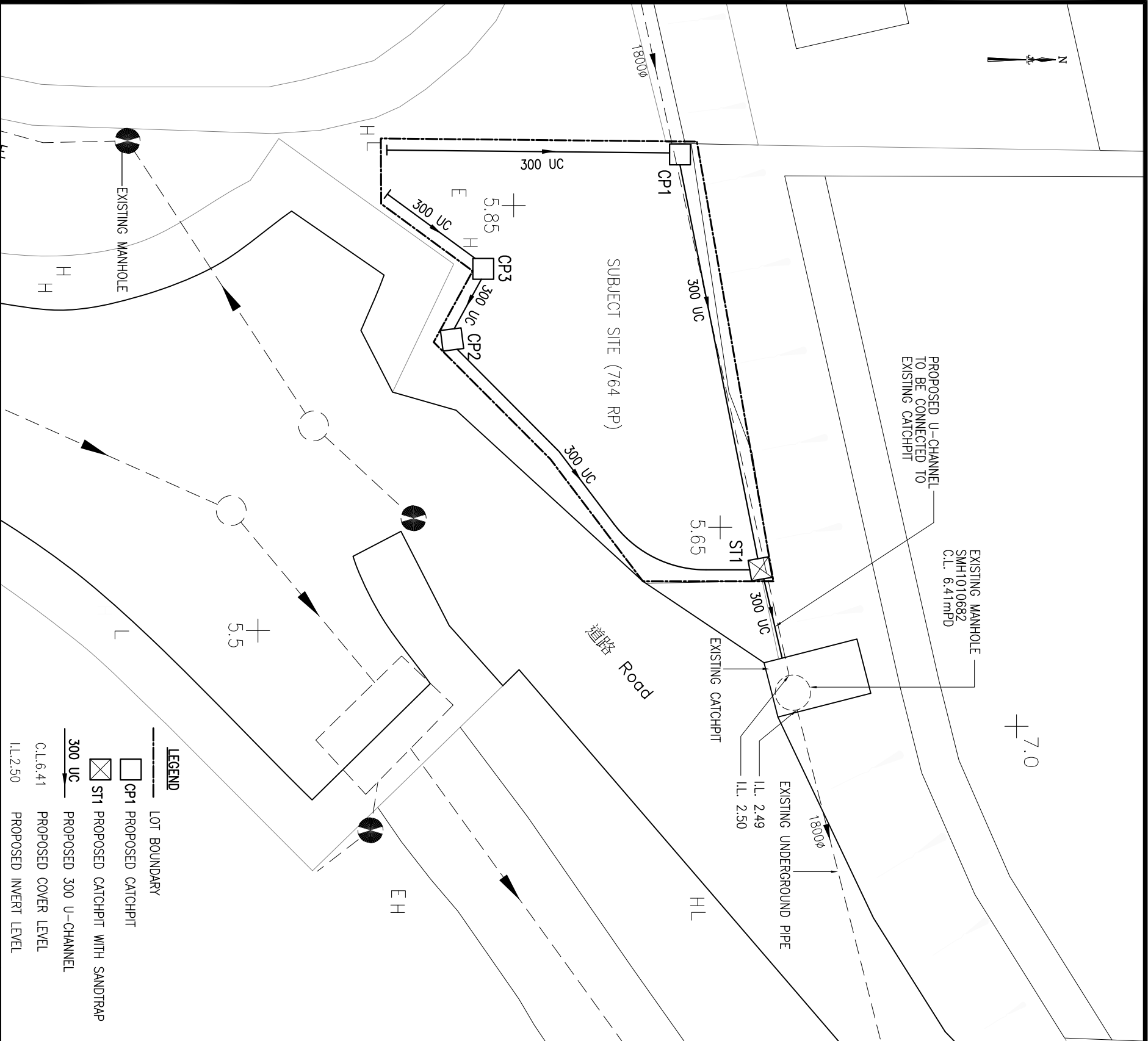
Channel Width	=	300	mm	=	0.3	m
Channel Depth	=	300	mm	=	0.3	m
Hydraulic Gradient, S _f	=	0.0067				
Gradient 1 in	=	150				
A	=	0.09	m ²			
P	=	0.9	m			
R	=	0.1	m			
Full bore capacity	=	0.0528	m ³ /s			


The capacity of the proposed channel is larger than the highest capacity of Return Period 1 in 200 (0.005 m³/s).

Therefore, used 300mm UC is adequate for catchment Area of A.



Plan of Catchment Areas
NTS





利安設計工程有限公司
LEON Design Engineering Limited

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Tel: 2320 7181 Fax: 2320 7000 E-mail: leon@leon-engineering.com.hk

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PROJECT
LOT 764RP IN D.D. 120
MA TIN ROAD, YUEN LONG, N.T.

TITLE
PROPOSED DRAINAGE LAYOUT PLAN

DRAWN BY

PT

CHECKED BY

PT

DATE

April 2024

SCALE

1 : 200(A3)

JOB NO.

LD / -

CAD / FILE

LD-L/764RP-D01

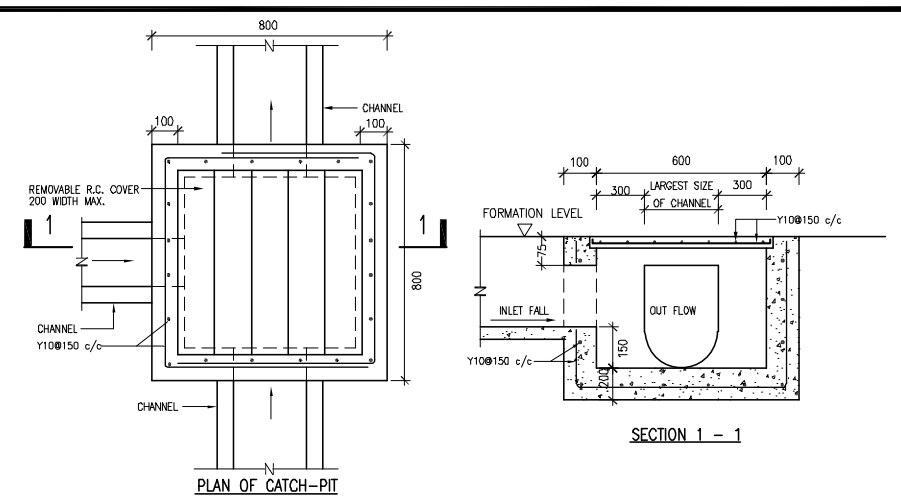
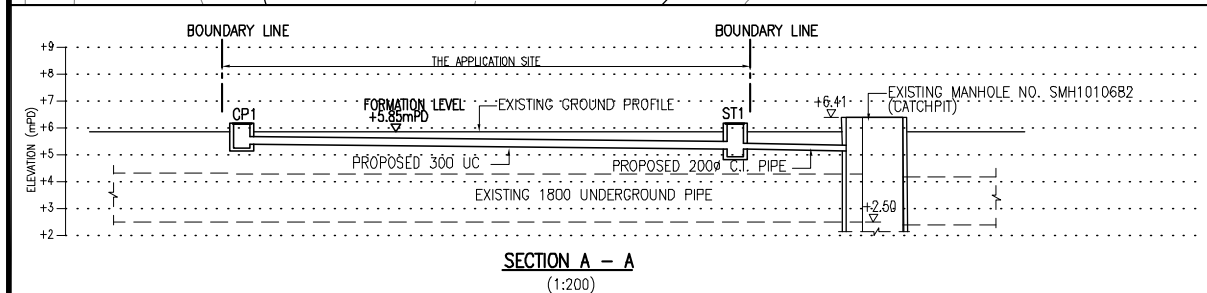
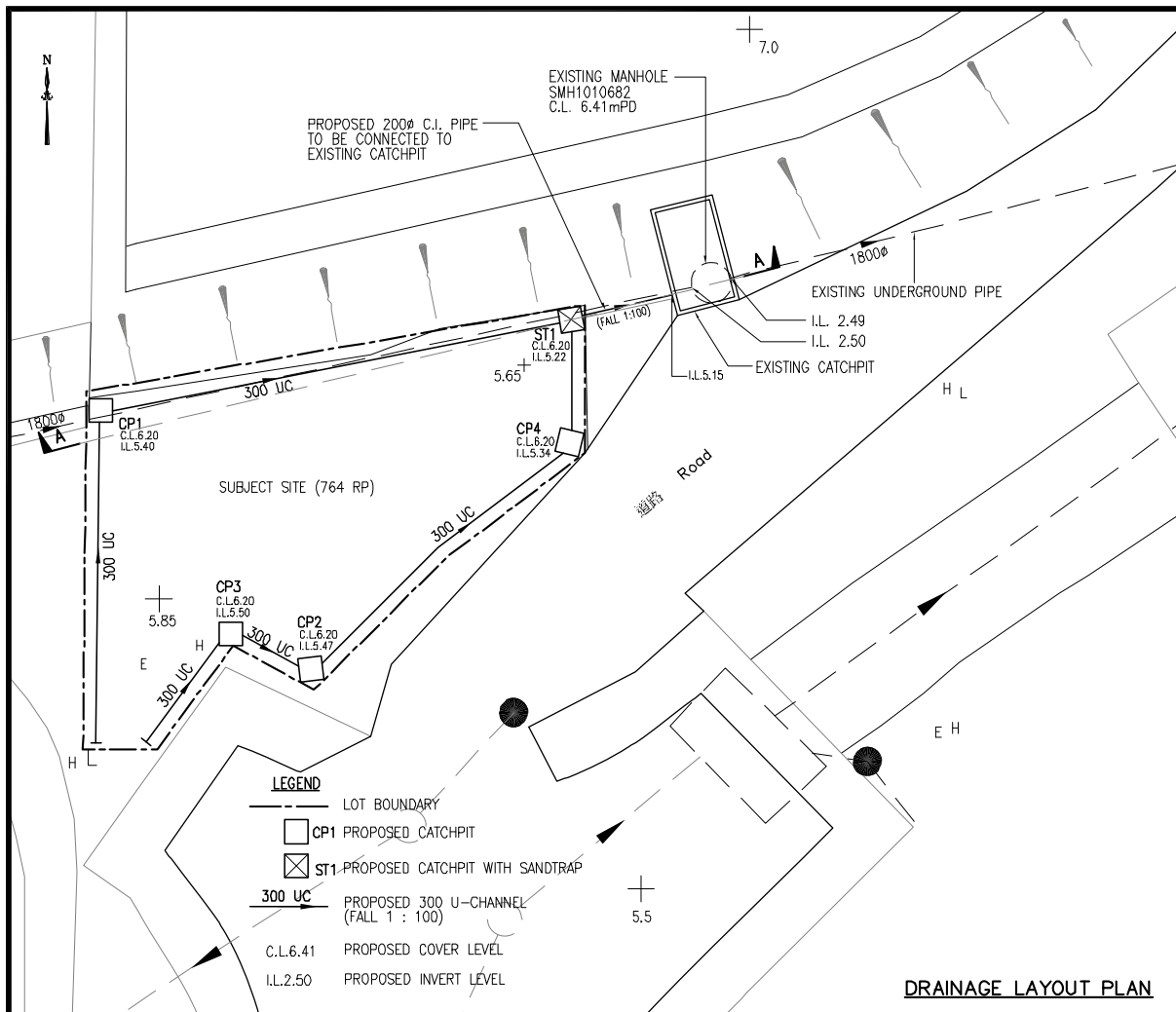
DWG NO.

LD/L764RP/D01

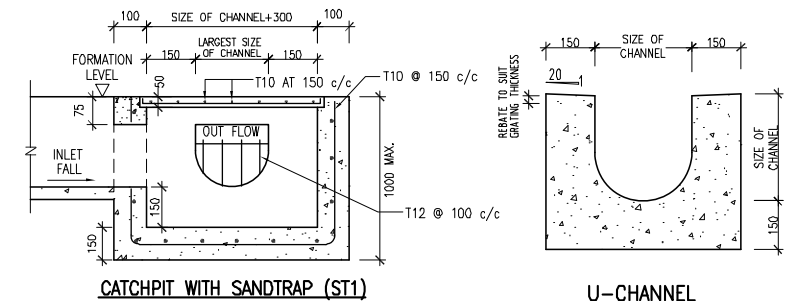
Comments and Responses for Drainage Department (Lot 764RP DD 120)

**I refer to DSD referenced memo dated 19 June 2024
regarding the captioned submission and reply
comments:**

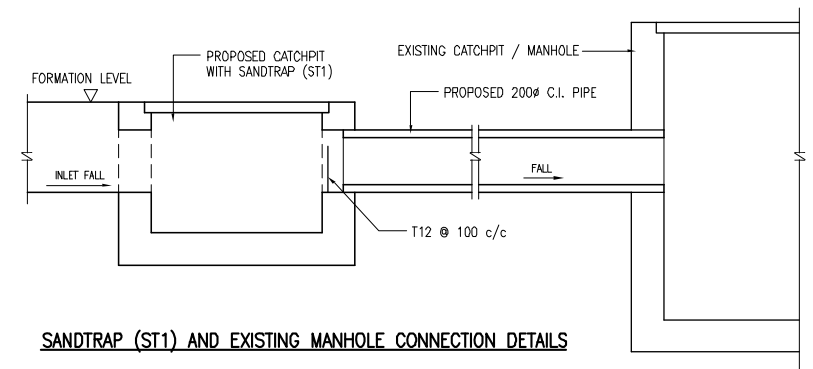
- | | |
|--|--|
| a) Catchpit(s) should be provided at all changes in direction and at intersections (e.g. the section between CP2 and ST1). | Please refer to the attachment (LD/L764RP/D01(A)) |
| b) The cover levels and invert levels of the proposed u-channels, catchpits / sand traps should be shown on the drainage plan. | Please refer to the attachment (LD/L764RP/D01(A)) |
| c) Please provide cross section along CP1 to the existing Drainage Services Department's (DSD's) manhole No. SMH1010682 to demonstrate whether the proposed drainage system will not have any conflict with the existing drainage system (i.e. 1800 diameter pipe, etc.) with sufficient clearance provided. Please indicate the level of the proposed and existing drainage system on the said cross section for review. | Please refer to the attachment (LD/L764RP/D01(A)) |
| d) Please advise if any site formation / land filling works to be carried out under this planning application. Please note that the overland flow from the adjacent lands should not be affected. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | Noted and no any site formation / land filling |
| e) The gradients of the proposed u-channels / pipes should be shown on the drainage plan. | Please refer to the attachment (LD/L764RP/D01(A)) |
| f) Please consider providing an underground pipe instead of u-channel connecting from the proposed terminal manhole (ST1) to the existing DSD's manhole No. SMH1010682. | Please refer to the attachment (LD/L764RP/D01(A)) |
| g) Please confirm if any walls or hoarding are / to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments. | Noted and no any walls or hoarding are to be erected or laid along the site boundary |
| h) The development should neither obstruct overland flow nor adversely affected existing natural streams, village drains, ditches and the adjacent areas, etc. | Noted |
| i) The applicant should consult the District Lands Officer / Yuen Long of the Lands Department (DLO/YL, Lands D) and resolve any conflict / disagreement arisen for discharging the runoff from the application site (s) to the proposed discharge point (s) outside the applicant's lot boundary before commencement of the drainage works. Regular maintenance should be carried out by the applicant to avoid blockage of the system. | Noted |
| j) The applicant should submit form HBP1 to the Mainland North Division of DSD for application of technical audit for any proposed connection to DSD's drainage facilities. | Noted |




DETAILS OF CATCH-PIT
N. T. S.



U-CHANNEL
N. T. S.



<div><div>利安設計工程有限公司 LEON Design Engineering Limited</div></div> <div>新界元朗區馬田路205號 No. 205 Tin Tin Road, Yuen Long, N.T. Tel: 3388 7988 Fax: 3388 7988 E-mail: leon@leon.com.hk</div>	<p>This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions, measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.</p>	<p>PROJECT</p> <p>LOT 764RP IN D.D. 120 MA TIN ROAD,YUEN LONG, N.T.</p>	<p>TITLE</p> <p>PROPOSED DRAINAGE LAYOUT PLAN</p>	<div>DRAWN BY</div> <div>PT</div>	<div>CHECKED BY</div> <div>PT</div>	<div>DATE</div> <div>June 2024</div>	
				<div>SCALE</div> <div>1 : 200(A3)</div>		<div>JOB NO.</div> <div>LD/ -</div>	
				<div>CAD / FILE</div> <div>LD-L764RP-D01(A)</div>	<div>DWG NO.</div> <div>LD/L764RP/D01(A)</div>		

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment from traffic engineering perspective.

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

The proposed access arrangement of the Site should be commented by the Transport Department.

2. Environment

Comments of the Director of Environmental Protection (DEP):

No environmental complaint pertaining to the Site was received in the past three years.

3. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view; and
- conditions requiring submission, implementation and maintenance of the drainage proposal for the development to his satisfaction should be stipulated.

4. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

No objection to the application.

6. Food Licensing and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- no facilities of Food and Environmental Hygiene Department will be affected.

7. Long-Term Development

Comments of the Chief Engineer/Housing Project 3, Civil Engineering and Development Department (CE/HP3, CEDD):

The Site falls within the preliminary project boundary of the proposed Yuen Long Tai Yuk Road Public Housing Development (TYR Development). As the TYR Development is under study, the applicant should be aware of the possible implication on land clearance in relation to the implementation of the TYR Development which might take place at any time before the expiry of the temporary planning permission.

8. District Officer's Comments

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

His office has not received any comments from the village representatives in the vicinity regarding the application.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- Project Manager (West), CEDD;
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use which currently exists on the Site (i.e. car beauty parlour) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note that the Site might be resumed at any time during the planning approval for implementation of government project(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Scheduled Agricultural Lot 764 RP in D.D.120 held under Block Government Lease which contains restriction that no structures are allowed to be erected without prior approval of the Government.;
 - (ii) the GL within the Site (about 123m² as mentioned in the revised application form) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. He reserves the rights to take necessary land control action against unlawful occupation of GL without further notice; and
 - (iii) if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions, including the payment of waiver fee, rent 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 (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (i) the applicant shall obtain consent of the owners/managing departments of the local track and footpath for using it as the access to the Site;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (ii) if the proposed access at Fung Yu Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;

(g) to note the comments of the Director of Environmental Protection (DEP) that:

the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses” issued by DEP to minimise potential environmental impacts on the surrounding environment;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) on response-to-comment (R-to-C) Item (d): the requested cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be provided;
- (ii) on R-to-C Item (e): the gradients of the proposed u-channels (UC) should be shown on the drainage plan; and
- (iii) on R-to-C Item (f): the applicant should justify the size of the underground pipe 200mm while it conveys the flow of two 300mm UC upstream;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site abuts on a specified street (i.e. Fung Yu Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;

- (iii) if the existing structure is erected on leased land without the approval of the Buildings Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 building plan submission stage;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Engineer/Housing Project 3, Civil Engineering and Development Department (CE/HP3, CEDD) that:

the Site falls within the preliminary project boundary of the proposed Yuen Long Tai Yuk Road Public Housing Development (TYR Development). As the TYR Development is under study, the applicant should be aware of the possible implication on land clearance in relation to the implementation of the TYR Development which might take place at any time before the expiry of the temporary planning permission;

- (l) to note the comments of the Head of Geotechnical Office (H(GEO)), CEDD that:
- (i) the applicant should submit the proposed building works to BD for approval as required under the provisions of the BO; and
 - (ii) The Site is located within Schedule Area No. 2 and maybe underlain by cavernous marble. Depending on the nature of the foundation, if necessary, of the proposed development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both design and supervision of the geotechnical works required at the Site;
- (m) to note the comments of the Director of the Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/ catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the BD, FSD and the Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
 - (ii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (n) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned 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 Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the 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.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL/314 DD 120 beside Greenery Place, Yuen Long GIC

12/12/2023 02:07

From:

To:

Sent by:

File Ref:

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

tpbpd@pland.gov.hk

A/YL/314

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land beside Greenery Place, Yuen Long

Site area: About 213sq.m Includes Government Land of about 129sq.m

Zoning: 'GIC' and 'Res (Group B)'

Applied use: RE Agency / 1 Vehicle Parking / 6 Years

Dear TPB Members,

This appears to be a lot currently occupied by a car wash – no planning approval recorded but government land is involved. How many trees were removed from the government land?

What is the planning intention for the 'GIC'? Six years approval could hinder development of much needed community services for a growing community.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL/314 DD 120 beside Emerald Green, Yuen Long
08/04/2024 02:41

From:

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

File Ref:

A/YL/314

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land, beside Emerald Green, Yuen Long

Site area: About 213sq.m Includes Government Land of about 129sq.m

Zoning: "GIC" and "Res (Group B)"

Applied use: Real Estate Agency / 1 Vehicle Parking

Dear TPB Members,

While 60% of the site is Government Land and zoned GIC and there is no history of approvals, the lot appears to be used for a car washing facility and trees on the site have been felled and the land filled in. Was any enforcement action taken?

Members should question what is the intended community use for the GIC, mostly used for, again cannot remember seeing an application, a public car park.

Is that also government land? It would appear that there has been lax supervision of the use of public land in this area.

Mary Mulvihill

From:
Sent: 2024-06-13 星期四 02:48:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL/314 DD 120 beside Emerald Green, Yuen Long

Dear TPB Members,

Note no mention of tree felling.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 8 April 2024 2:41 AM HKT
Subject: A/YL/314 DD 120 beside Emerald Green, Yuen Long

A/YL/314

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land, beside Emerald Green, Yuen Long

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Zoning: "GIC" and "Res (Group B)"

Applied use: Real Estate Agency / 1 Vehicle Parking / **6 Years**

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While 60% of the site is Government Land and zoned GIC and there is no history of approvals, the lot appears to be used for a car washing facility and trees on the site have been felled and the land filled in. Was any enforcement action taken?

Members should question what is the intended community use for the GIC, mostly used for, again cannot remember seeing an application, a public car park.

Is that also government land? It would appear that there has been lax supervision of the use of public land in this area.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 12 December 2023 2:07 AM HKT
Subject: A/YL/314 DD 120 beside Greenery Place, Yuen Long GIC

A/YL/314

Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land beside Greenery Place, Yuen Long

Site area: About 213sq.m Includes Government Land of about 129sq.m

Zoning: 'GIC' and 'Res (Group B)'

Applied use: RE Agency / 1 Vehicle Parking / **6 Years**

Dear TPB Members,

This appears to be a lot currently occupied by a car wash – no planning approval recorded but government land is involved. How many trees were removed from the government land?

What is the planning intention for the 'GIC'? Six years approval could hinder development of much needed community services for a growing community.

Mary Mulvihill

反對書

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關地點：新界元朗十八鄉路丈量約第 120 約地段第 764 號餘段(部份)和毗連政府土地。

申請編號：A/YL/314

本人乃翹翠峰的居民及部分居民化表，現反對該地段上申請臨時商店及服務行業連附屬設施。

反對內容：因臨時商店及服務行業連附屬設施會有影響噪音問題，附近亦沒有公眾停車位可應付來訪客車，會令到來訪車亂泊這樣會做成道路交通阻塞及交通流量會加大，亦會令到附近治安會變差。

反對人代表姓名：鄧生

反對人郵箱：

日期：2024 年 6 月 10 日