

This document is received on 24 FEB 2026.  
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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2600310

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By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L 4Fs/603
	Date Received 收到日期	24 FEB 2026

- 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 )

WONG Yiu Wing 黃耀榮

### 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 Planning Limited 盈卓規劃有限公司

### 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)	Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part) 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part) and 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 973.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 973.5 ..... 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)	..... 58.3 ..... 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	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Public Vehicle Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- has notified ..... “current land owner(s)”#  
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  
17/12/2025 - 31/12/2025 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 14/01/2025 \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	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所用途, 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	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計 .....	sq.m 平方米	<input type="checkbox"/> 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
(a) Operation involved 涉及工程	<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		
(a) Operation involved 涉及工程	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	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years  (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)
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(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....973.5..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....1.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....100..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....4.....	
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
	.....2.8 - 8.6..... m 米	<input checked="" 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 ..... sq. m 平方米  About 約

Government, institution or community facilities  
政府、機構或社區設施

(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)

.....

.....

.....

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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED PUBLIC VEHICLE PARK	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	CARETAKER OFFICE	1.5 m <sup>2</sup> (ABOUT)*	1.5 m <sup>2</sup> (ABOUT)*	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF TRAFFIC CONES AND BARRIERS	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)*	3 m <sup>2</sup> (ABOUT)*	3 m (ABOUT)(1-STOREY)
TOTAL		973.5 m <sup>2</sup> (ABOUT)	973.5 m <sup>2</sup> (ABOUT)	

\*STRUCTURE B1 IS A SHED STRUCTURE (4 SIDE OPENED)  
\*STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1

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]
.....		
.....		
.....		
.....		
.....		
.....		

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED PUBLIC VEHICLE PARK	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	CARETAKER OFFICE	1.5 m <sup>2</sup> (ABOUT)*	1.5 m <sup>2</sup> (ABOUT)*	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF TRAFFIC CONES AND BARRIERS	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)*	3 m <sup>2</sup> (ABOUT)*	3 m (ABOUT)(1-STOREY)
TOTAL		973.5 m <sup>2</sup> (ABOUT)	973.5 m <sup>2</sup> (ABOUT)	

\*STRUCTURE B1 IS A SHED STRUCTURE (4 SIDE OPENED)  
\*STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1

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

N/A

.....

.....

.....

.....

.....

<b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b>
<p>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)</p> <p>Existing .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行车通道安排</b>																										
<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><u>Accessible from Tin Wah Road via Man Tak Road and a local access.</u></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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Private Car Parking Spaces 私家車車位</td> <td style="width: 5%; text-align: center;">25</td> <td style="width: 25%;"></td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: center;">5</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	25		Motorcycle Parking Spaces 電單車車位	N/A		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	5		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A		Others (Please Specify) 其他 (請列明)			_____			_____		
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Others (Please Specify) 其他 (請列明)																										
_____																										
_____																										
<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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Taxi Spaces 的士車位</td> <td style="width: 5%; text-align: center;">N/A</td> <td style="width: 25%;"></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A		Coach Spaces 旅遊巴車位	N/A		Light Goods Vehicle Spaces 輕型貨車車位	N/A		Medium Goods Vehicle Spaces 中型貨車車位	N/A		Heavy Goods Vehicle Spaces 重型貨車車位	N/A		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          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></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          No 否</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><input checked="" type="checkbox"/></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>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></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>

**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。

Please refer to the supplementary statement.



**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

Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

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

R-riches Planning Limited 盈卓規劃有限公司

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



Date 日期

14/01/2026

(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<sup>@</sup>

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

<sup>@</sup> 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part) 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part) and 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories		
Site area 地盤面積	973.5	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	58.3	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years		
(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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	973.5	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		N/A	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	2.8 - 8.6 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		N/A	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		100	%	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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	30
	Private Car Parking Spaces 私家車車位	25
	Motorcycle Parking Spaces 電單車車位	N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	5
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
	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	N/A
	Taxi Spaces 的士車位	N/A
	Coach Spaces 旅遊巴車位	N/A
	Light Goods Vehicle Spaces 輕型貨車車位	N/A
	Medium Goods Vehicle Spaces 中型貨車車位	N/A
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖 / 布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Zoning plan, Land status plan, Swept path analysis, Fire service installations proposal, and Approved condition record of the existing drainage facilities under the previous application No. A/YL-LFS/483</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part) 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part) and 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (the development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential developments (i.e. Ngau Hom Tsuen, Flowery Villas, Grandview Park, San Hing Tsuen, etc.), which demand for public parking spaces has always been high. Although public minibuses and MTR bus services are provided at Lau Fau Shan Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed at Man Tak Road (which is a single lane road whilst occupies traffic of both ways), causes adverse traffic impact to nearby road network.
- 1.3 In view of the above, the applicant would like to continue to operate the applied use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the surrounding locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by residential development formed by groups of village houses, formed and vacant land, the development with a few low-rise temporary structures is considered not incompatible with the surroundings. Furthermore, the development is intended to serve the needs of nearby residents and in support of village developments, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 Furthermore, various similar S.16 planning applications for ‘public vehicle park (excluding container vehicle)’ use were also approved by the Board within the same “V” zone, which the latest application (No. A/YL-LFS/562) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “V” zone.
- 2.4 The Site is the subject of four previous S.16 planning applications, of which the latest application (No. A/YL-LFS/483) is for ‘public vehicle park’ use (submitted by a different applicant with the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-LFS/483), most development parameters (including but not limited to site area, plot ratio (PR), gross floor area (GFA), building height, etc.) remain the same; whilst the layout and no. of parking spaces for different vehicle types are slightly amended to meet the applicant’s operational need. The previous applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-LFS/483		Date of Compliance
(d)	The submission of a condition record of the existing drainage facilities	21.12.2023
(e)	The submission of a revised fire service installations (FSIs) proposal	27.09.2024
(f)	The implementation of the revised FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the previous applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All conditions related to drainage aspects are successfully complied with.
- 2.6 The applicant submitted a FSIs proposal to comply with condition (e) on 09.09.2024 and the submission was considered acceptable by Director of Fire Services on 27.09.2024. The applicant has been approaching different FS contractors for implementation of the FSIs proposal. However, the applicant did not manage to select a suitable FS contractor for the

implementation work within the planning approval period, which led to the revocation of the pervious application on 23.06.2025.

- 2.7 The current applicant wishes to take up the implementation works of the FSIs proposal during the planning approval period of the current application. In support of the application, the applicant has submitted an updated FSIs proposal, and the previously approved condition record of the existing drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 973.5 m<sup>2</sup> (about), including 58.3 m<sup>2</sup> (about) of Government Land (GL) (**Plan 1**). 4 structures are provided at the Site for covered public vehicle park, caretaker office, storage of traffic cones and barriers, and meter room with total gross floor area (GFA) of 973.5 m<sup>2</sup> (about) (**Plan 4**). Ancillary facilities, including caretaker office, storage of traffic cones and barriers, and meter room, are intended for the caretaker to support the daily operation of the Site. It is estimated that the site would accommodate 2 nos. of staff. Details of development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	973.5 m <sup>2</sup> (about), including 58.3 m <sup>2</sup> of GL
<b>Covered Area</b>	973.5 m <sup>2</sup> (about)
<b>Uncovered Area</b>	-
<b>Plot Ratio</b>	1 (about)
<b>Site Coverage</b>	100 % (about)
<b>Number of Structure(s)</b>	4
<b>Total GFA</b>	973.5 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	973.5 m <sup>2</sup> (about)
<b>Building Height</b>	2.8 m - 8.6 m (about)
<b>No. of Storey</b>	1

3.2 The Site is accessible from Tin Wah Road via Man Tak Road and a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 30 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

**Table 3 - Parking Provisions**

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	25
Light Goods Vehicles (LGV) Parking Space - 3.5 m (W) x 7 m (L)	5

3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Tin Wah Road via Man Tak Road and the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tin Wah Road via Man Tak Road and the local access.

3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 4** below. adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 - Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	3	5	1	3	12
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	5	3	3	1	12
Traffic trip per hour (average)	4	4	1	1	10

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department

and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. 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.

#### **4) Conclusion**

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of previously approved condition record of the existing drainage facilities within the Site and an updated FSIs proposal, to mitigate any adverse impact arising from the development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**'.

**R-riches Planning Limited**

**January 2026**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

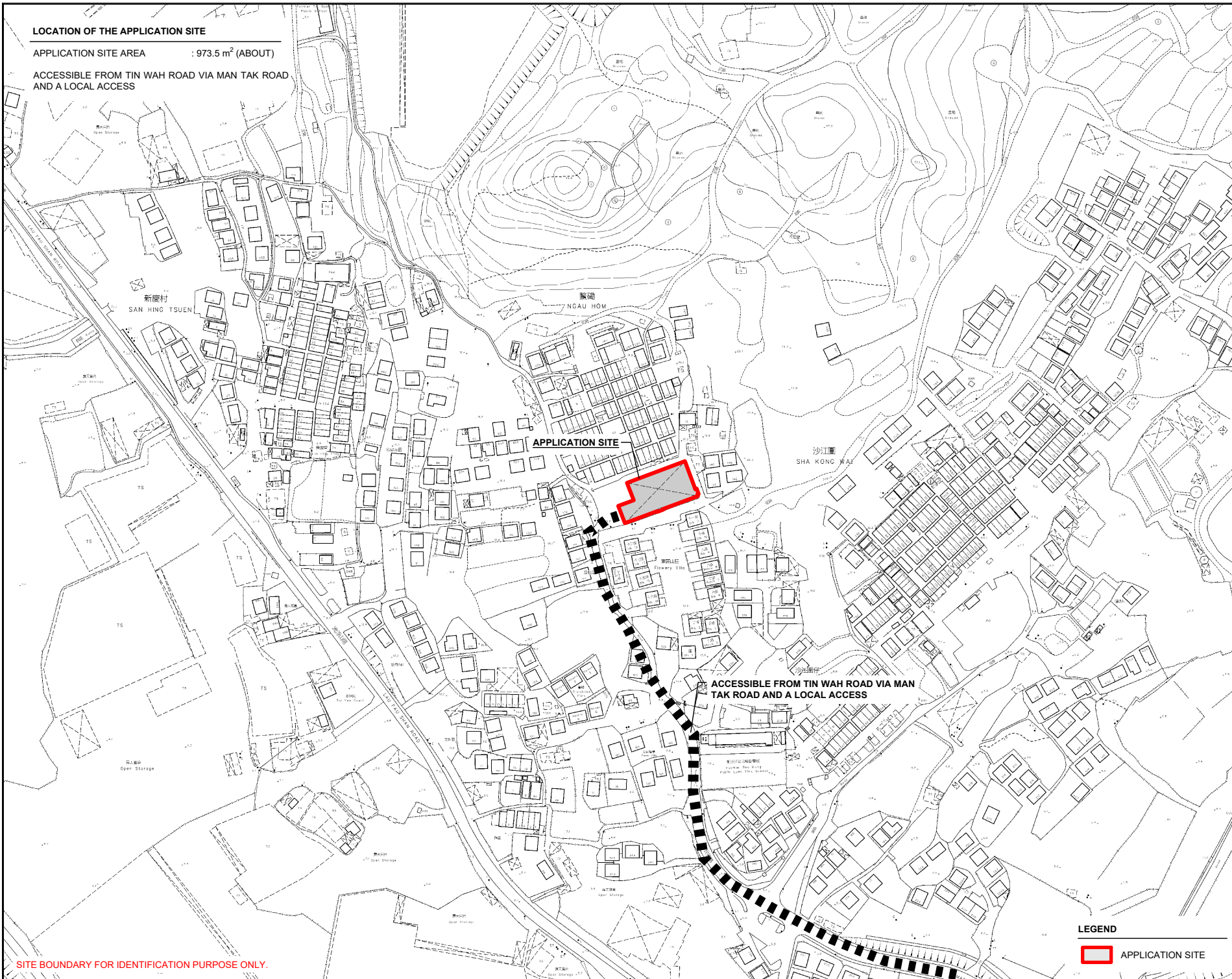
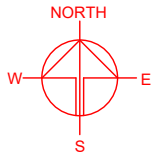
## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Approved Condition Record of the Existing Drainage Facilities under the Previous Application No. A/YL-LFS/483

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 973.5 m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM TIN WAH ROAD VIA MAN TAK ROAD AND A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM TIN WAH ROAD VIA MAN TAK ROAD AND A LOCAL ACCESS

**LEGEND**

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN 12.1.2026

CHECKED BY  
DATE

APPROVED BY  
DATE

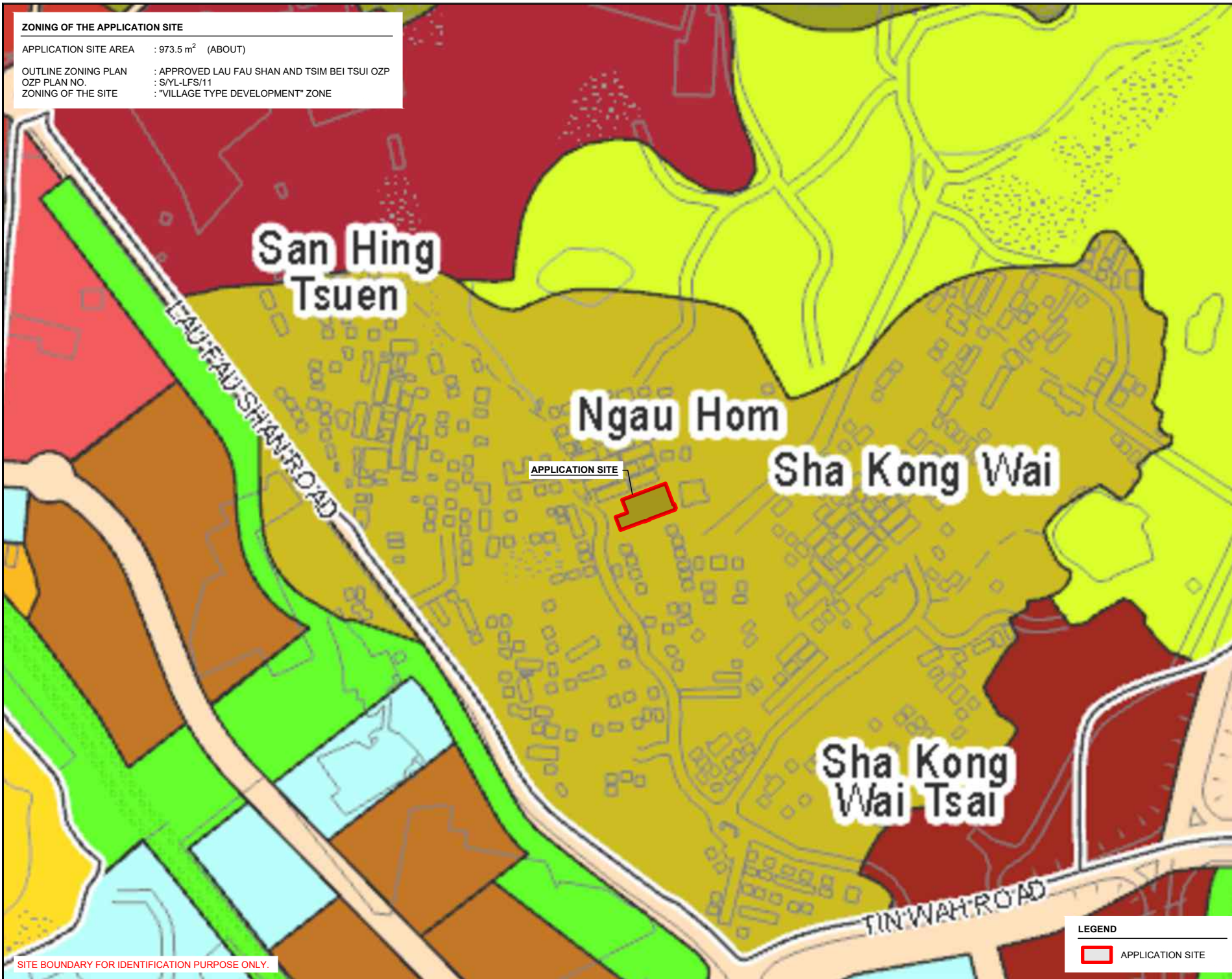
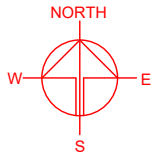
DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 973.5 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP  
 OZP PLAN NO. : SYL-LFS/11  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ZONE



APPLICATION SITE

**LEGEND**

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 4000 @ A4

DRAWN BY	DATE
MN	12.1.2026

CHECKED BY	DATE

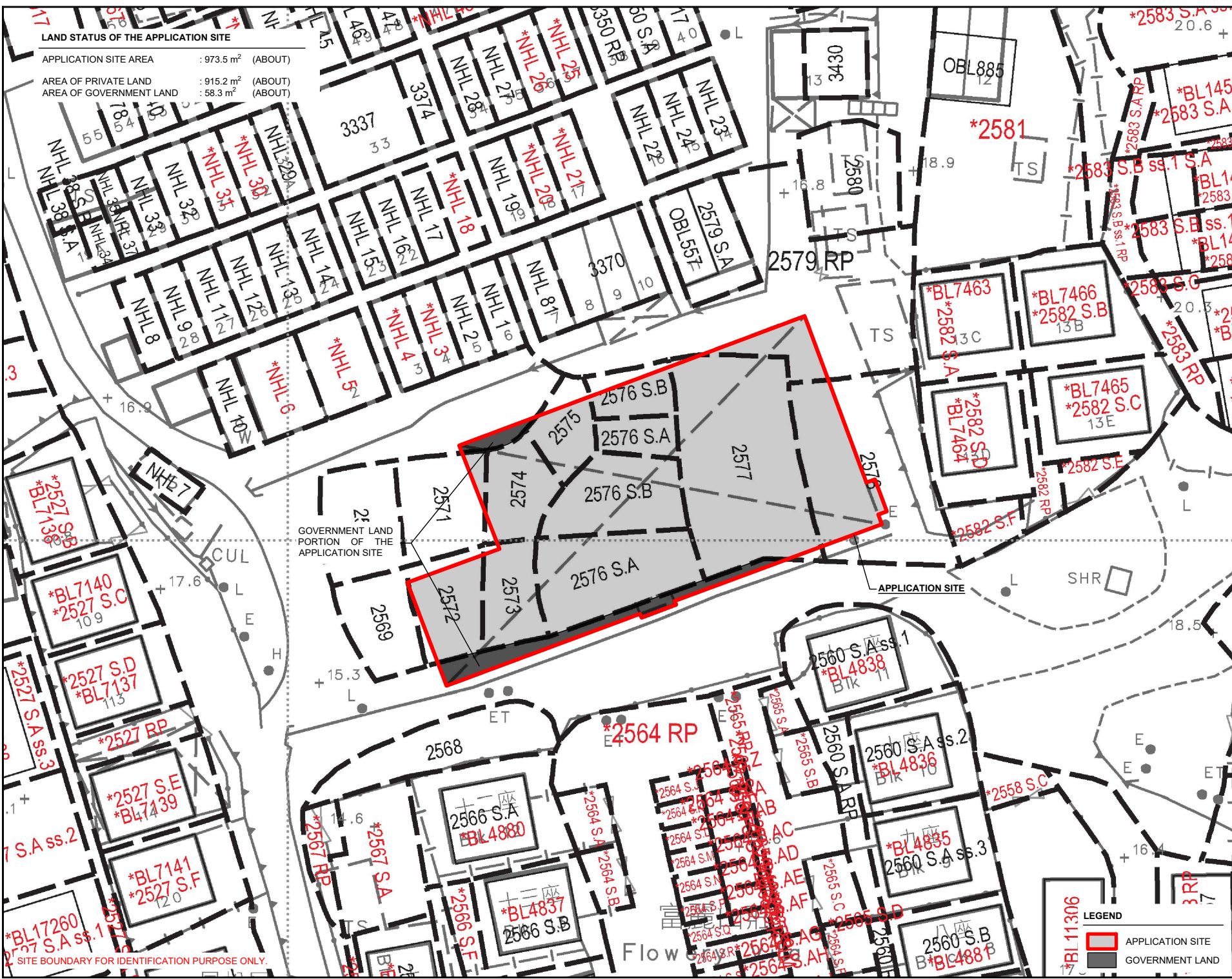
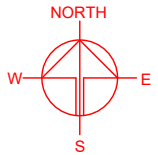
APPROVED BY	DATE

DWG. TITLE  
ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 973.5 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 915.2 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 58.3 m<sup>2</sup> (ABOUT)



GOVERNMENT LAND  
 PORTION OF THE  
 APPLICATION SITE

APPLICATION SITE

SHR



PROJECT  
 TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY MN	DATE 12.1.2026
CHECKED BY	DATE
APPROVED BY	DATE

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND

DWG. TITLE  
 LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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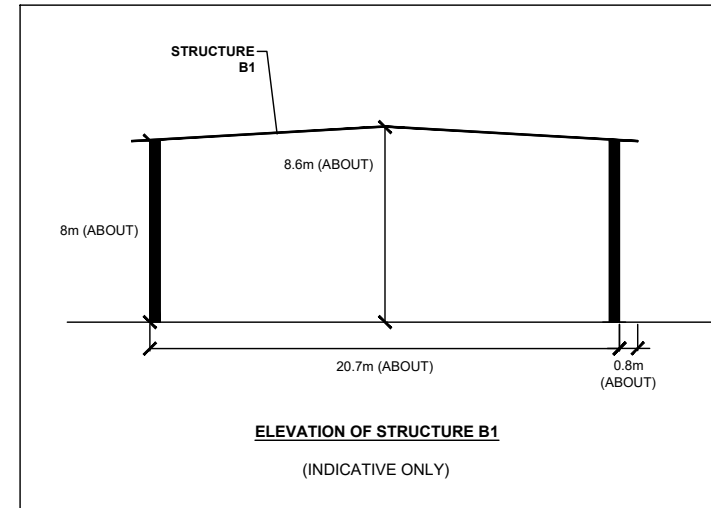
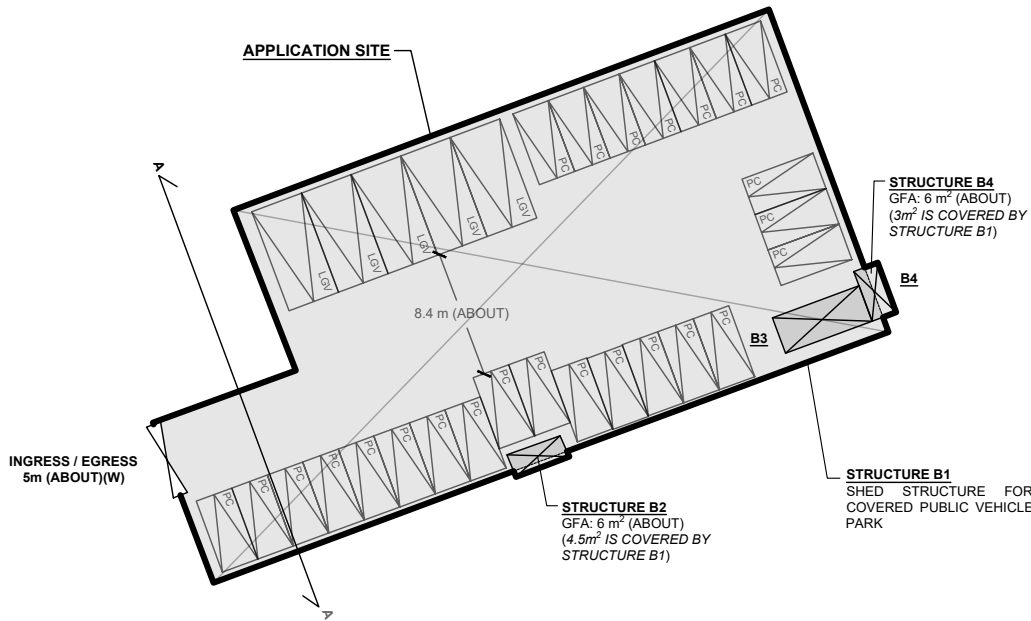
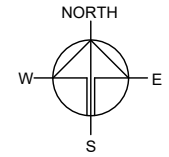
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 973.5 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 973.5 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 100 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 973.5 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 973.5 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 8.6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED PUBLIC VEHICLE PARK	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	CARETAKER OFFICE	1.5 m <sup>2</sup> (ABOUT)#	1.5 m <sup>2</sup> (ABOUT)#	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF TRAFFIC CONES AND BARRIERS	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)#	3 m <sup>2</sup> (ABOUT)#	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>973.5 m<sup>2</sup> (ABOUT)</b>	<b>973.5 m<sup>2</sup> (ABOUT)</b>	

\*STRUCTURE B1 IS A SHED STRUCTURE (NOT ENCLOSED)  
 #STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 12.1.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

LAYOUT PLAN

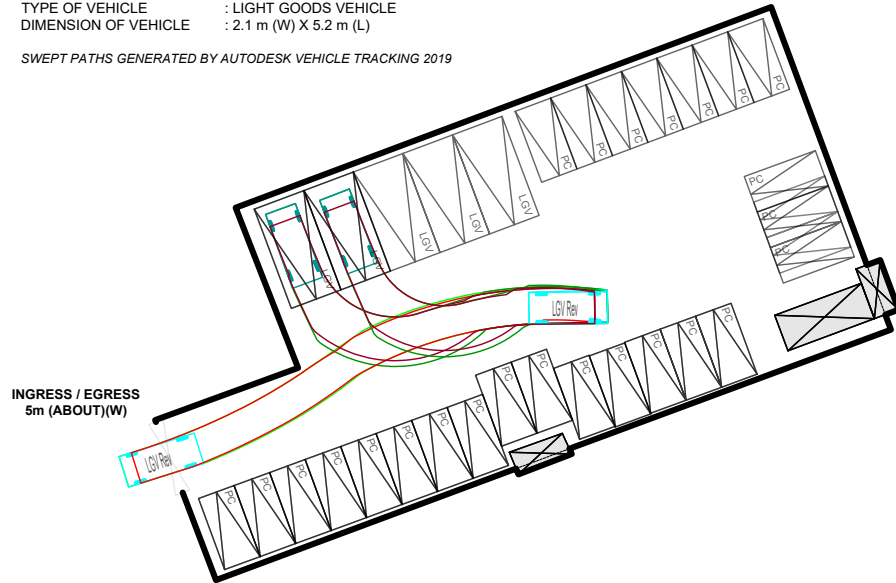
DWG. NO. VER.

PLAN 4 001

**SWEPT PATH ANALYSIS**

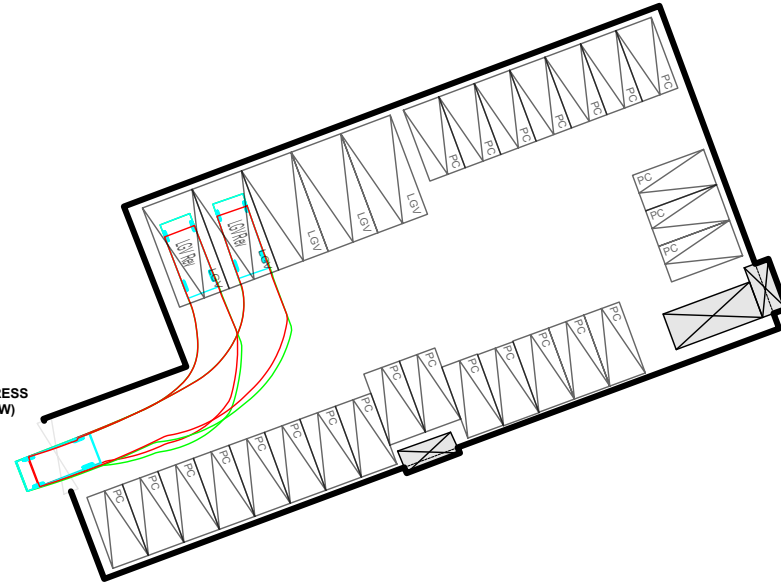
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

INGRESS / EGRESS  
 5m (ABOUT)(W)

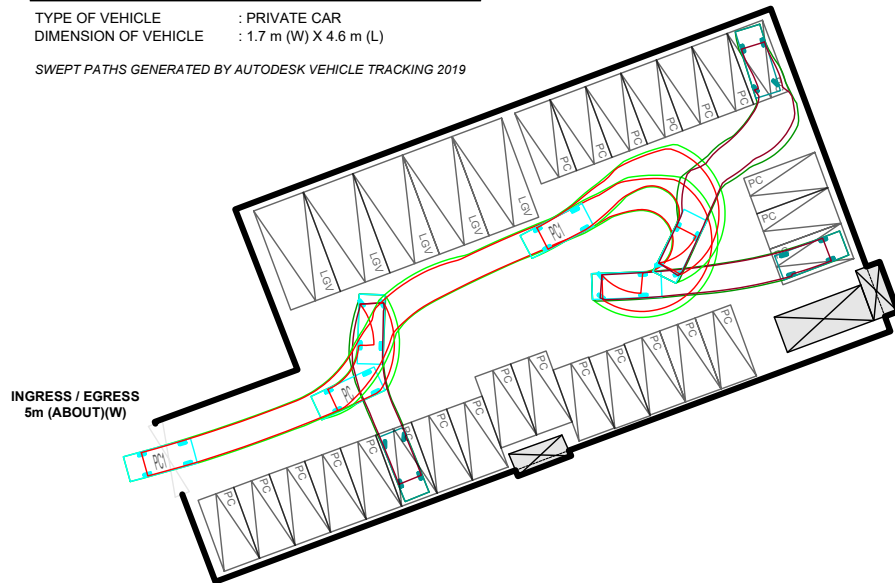


FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

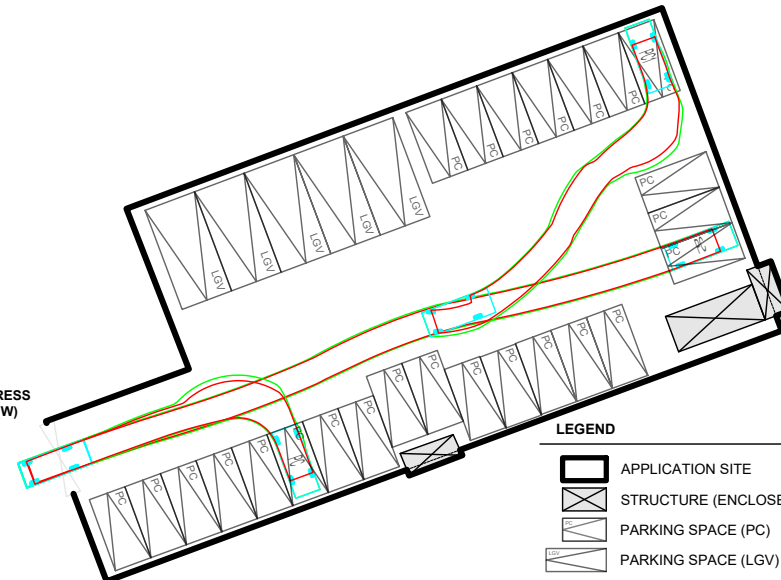
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

INGRESS / EGRESS  
 5m (ABOUT)(W)

INGRESS / EGRESS  
 5m (ABOUT)(W)

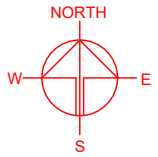


FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- PC / LGV
- SWEPT PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 12.1.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 SWEPT PATH ANALYSIS

DWG NO. PLAN 5 VER. 001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 973.5 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 973.5 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : NOT APPLICABLE

PLOT RATIO : 1 (ABOUT)  
 SITE COVERAGE : 100% (ABOUT)

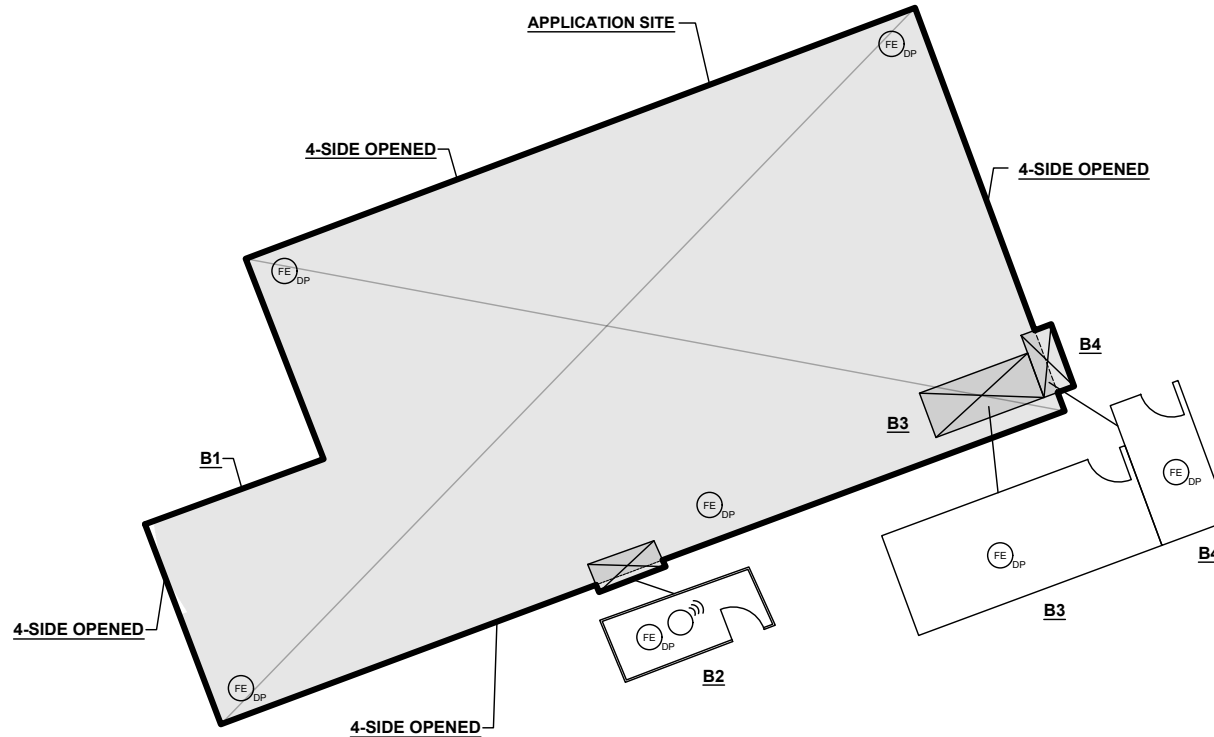
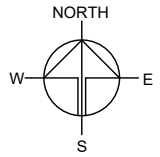
NO. OF STRUCTURE : 4  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 973.5 m<sup>2</sup> (ABOUT)  
 TOTAL GFA : 973.5 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 2.8 m - 8.6 m (ABOUT)  
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED PUBLIC VEHICLE PARK	969 m <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	CARETAKER OFFICE	1.5 m <sup>2</sup> (ABOUT)#	1.5 m <sup>2</sup> (ABOUT)#	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF TRAFFIC CONES AND BARRIERS	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m <sup>2</sup> (ABOUT)#	3 m <sup>2</sup> (ABOUT)#	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>973.5 m<sup>2</sup> (ABOUT)</b>	<b>973.5 m<sup>2</sup> (ABOUT)</b>	

\*STRUCTURE B1 IS A SHED STRUCTURE (4 SIDE OPENED)

#STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1



**FIRE SERVICE INSTALLATIONS**

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

**FS NOTES:**

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 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.

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK ( EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY: MN DATE: 12.1.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 FSIs PROPOSAL

DWG NO. APPENDIX I VER. 001

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓



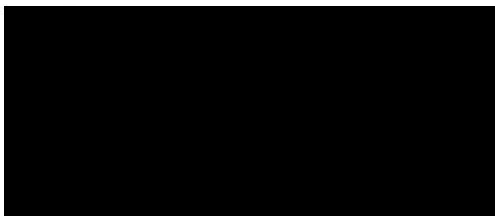
**By Post & Fax (2323 3662)**

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-LFS/483  
電話號碼 Tel. No. : 2158 6290  
傳真機號碼 Fax No. : 2489 9711

21 December 2023



Dear Sir/Madam,

**Planning Application No. A/YL-LFS/483**  
**Compliance with Approval Condition (d)**

I refer to your submission dated 19.12.2023 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilitates on the Site. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **Appendix I**.

Should you have any queries, please contact Mr. Victus KWAN (Tel: 2300 1235) of the Drainage Services Department.

Yours faithfully,

(Keith WONG)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Victus KWAN)

Internal

CTP/TPB

██████████  
Your Ref.: TPB/A/YL-LFS/483

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

**By Email**

19 December 2023

Dear Sir,

**Compliance with Approval Conditions (d)**

**Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/483)**

We are writing to submit an existing record of implemented drainage facilities (**Appendix I**) for compliance with approval conditions (d) of the subject application, i.e. the submission of the existing drainage facilities. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our ██████████  
██████████ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

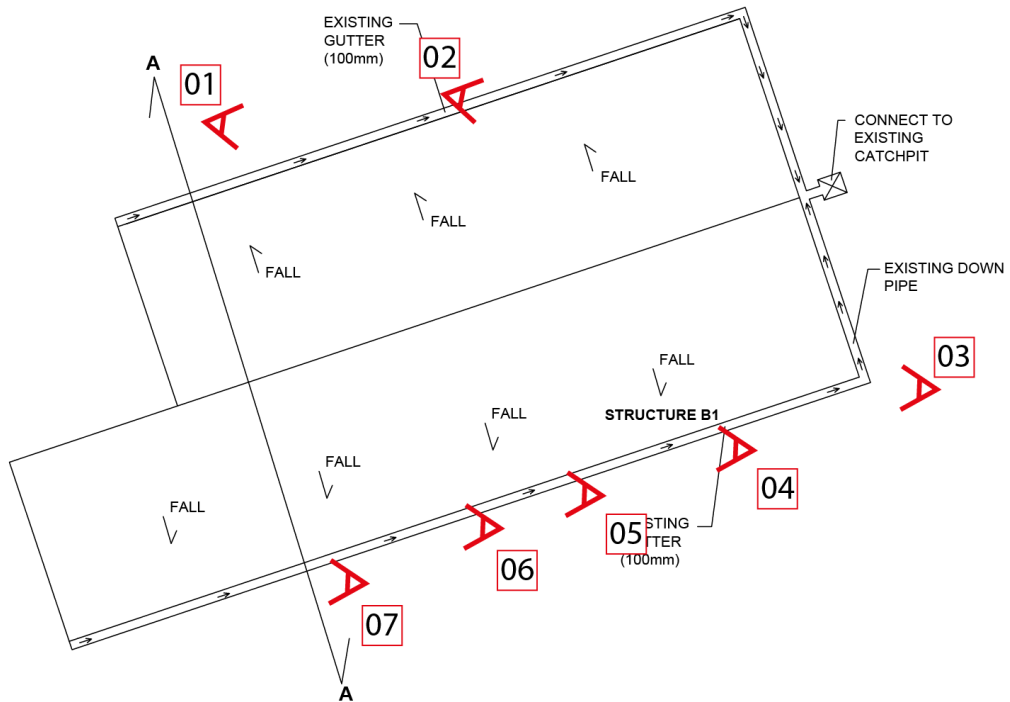
Orpheus LEE  
**Planning and Development Consultant**



Compliance with Approval Conditions (e)

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-LFS/483)



1





3



4



5





7



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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/305	Temporary Place of Recreation, Sports and Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	26.1.2018
2	A/YL-LFS/379	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	8.1.2021
3	A/YL-LFS/464	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	19.5.2023 (Revoked on 19.2.2024)
4	A/YL-LFS/483	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	V	22.9.2023 (Revoked on 22.6.2025)

**Similar s.16 Applications within the same “Village Type Development” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/388	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	16.4.2021 (Revoked on 16.3.2023)
2	A/YL-LFS/390	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	30.4.2021
3	A/YL-LFS/394	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Filling of Land	V, R(A), GB	14.5.2021 (Revoked on 14.10.2023)
4	A/YL-LFS/427	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	29.7.2022
5	A/YL-LFS/429	Temporary Public Vehicle Park for Private Cars for a Period of 5 Years, Filling of Land and Filling of Pond	V	12.8.2022 (Revoked on 12.11.2023)
6	A/YL-LFS/431	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 5 Years and Filling of Land	V	26.8.2022
7	A/YL-LFS/467	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling of Land	V	9.6.2023
8	A/YL-LFS/480	Proposed Temporary Public Vehicle Park (Private Cars) and Shop and Services for a Period of 5 Years	V	25.8.2023 (Revoked on 25.8.2024)
9	A/YL-LFS/485	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years and Associated Filling of Land and Excavation of Land	V	13.10.2023 (Revoked on 13.7.2025)
10	A/YL-LFS/528	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V, GB	4.10.2024
11	A/YL-LFS/535	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Associated Filling of Land	V	28.2.2025
12	A/YL-LFS/536	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Associated Filling of Land	V, GB, R(A)	6.12.2024
13	A/YL-LFS/548	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Associated Filling of Land	V	14.3.2025

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
14	A/YL-LFS/562	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	15.8.2025
15	A/YL-LFS/584	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years	V	23.1.2026

**Government Departments' General Comments**

**1. Traffic**

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

- (a) He has no objection to the application from highway maintenance perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**2. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) According to the applicant's submission, the existing drainage facilities which were implemented under the approved application No. A/YL-LFS/483 will be maintained for the applied use.
- (c) Should the Town Planning Board consider that the application is acceptable from the planning point of view, approval conditions should be stipulated requiring the applicant to maintain the drainage facilities implemented under Application No. A/YL-LFS/483 and to submit records of the existing drainage facilities on site to his satisfaction.
- (d) The applicant should note his detailed comments on the submitted condition record of the existing drainage facilities at **Appendix IV**.

**3. Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his detailed comments on the submitted FSIs proposal at **Appendix IV**.

**4. District Officer's Comments**

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

His office has not received any locals' comment on the application.

**5. Other Departments' Comments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (d) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (f) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) 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 Schedule Agricultural Lot(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STW(s)) and Short Term Tenancy(s) (STT(s)) to permit the structure(s) erected or to be erected within the private lots, if any and the occupation of the GL. The application(s) for STW(s) and STT(s) (subject to the demolition of structures and cease the occupation of GL) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(s), 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
  - (i) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs);
  - (ii) to follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” for its design and construction including completion of percolation test and certification by Authorized Person if septic tank and soakaway system will be used in case of unavailability of public sewer;
  - (iii) to meet the statutory requirements under relevant environmental legislation such as the Water Pollution Control Ordinance (Cap. 358);
  - (iv) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
  - (v) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - (ii) the local track leading to the Site is not under the Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road from Man Tak Road to the Site is not maintained by HyD. HyD should not be responsible for maintaining the access;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted condition record of the existing drainage facilities that:
  - (i) the applicant shall inform Planning Department if the drainage arrangement has been changed; and
  - (ii) the applicant shall provide the condition record of the existing drainage facilities taken within the last 3 months to show its recent condition;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) based on the submitted fire service installations proposal, for enclosed structure with gross floor area not exceeding 230m<sup>2</sup>, i.e. Structure B3 and B4, portable fire extinguisher and stand-alone fire detector shall be provided; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, 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 unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied/proposed use under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and 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; and
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains will be affected as shown on **Appendix VI**. The cost of any necessary diversion shall be borne by the applied use;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on **Appendix VI**; and
  - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年03月12日星期四 3:33  
收件者: tpbpd/PLAND  
主旨: A/YL-LFS/603 DD 129 Ngau Hom, Lau Fau Shan  
類別: Internet Email

Dear TPB Members,

483 approved 22 Sept 2023 and revoked 22 June 2025 for failure to fulfil fire condtions.

Applicant claims to be a new operator.....

In order to focus minds and uphold the interests of the community, any approval shoud be for NO MORE THAN ONE YEAR.

Members should also question why there is no mention of EV charing facilities.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 22 August 2023 2:21 AM HKT  
**Subject:** A/YL-LFS/483 DD 129 Ngau Hom, Lau Fau Shan

A/YL-LFS/483

Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part), 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part), 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Ngau Hom, Lau Fau Shan

Site area : About 973.5sq.m Includes Government Land of about 58.3sq.m

Zoning: "VTD"

Applied use: 30 Vehicle Parking

Dear TPB Members,

Urgent Return receipt Expand Group Restricted Prevent Copy

This is an existing shed structure. Members should question what it has been used for. It is most unusual for these village parking lots to be roofed over so the actual use may be different to that stated on the application.

Mary Mulvihill



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
  2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
  3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
  4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
  5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
  6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
  7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
  8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
  9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
  10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
  11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT  
BOUNDARY  
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

**W67880/2-SW-22C & 6-NW-2A**

FILE REF: (5) IN WSD/M/SP 3051/563/7S/17 PT.2

REF. CODE: 10W26M

SHEET 1 OF 1

SCALE 1:1000



水務署  
Water Supplies Department