

26 APR 2021

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

Form No. S16-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; and**  
位於鄉郊地區土地上及/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**  
位於鄉郊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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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	A1 HSK/308
	Date Received 收到日期	26 APR 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
WU Siu Sing 胡肇陸

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited

<b>3. Application Site 申請地點</b>	
(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 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B, 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Lau Fau San, 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 ..... 3,037 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 163 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone ("V")
(f) Current use(s) 現時用途	Vacant  (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  
15/03/2021 (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 08/04/2021 (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**

- 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	<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**

<p>(a) Operation involved 涉及工程</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>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="491 1384 1476 1899"> <thead> <tr> <th data-bbox="491 1384 790 1512">Name/type of installation 裝置名稱/種類</th> <th data-bbox="790 1384 965 1512">Number of provision 數量</th> <th data-bbox="965 1384 1476 1512">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 data-bbox="491 1512 790 1639"></td> <td data-bbox="790 1512 965 1639"></td> <td data-bbox="965 1512 1476 1639"></td> </tr> <tr> <td data-bbox="491 1639 790 1767"></td> <td data-bbox="790 1639 965 1767"></td> <td data-bbox="965 1639 1476 1767"></td> </tr> <tr> <td data-bbox="491 1767 790 1899"></td> <td data-bbox="790 1767 965 1899"></td> <td data-bbox="965 1767 1476 1899"></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

**(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

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) 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)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 163 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.05 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 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 - 2 ..... 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
	..... 3.5 - 6.5 ..... 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 (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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACE	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	

- 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	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACE	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	

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

Circulation spaces .....

.....

.....

.....

.....

### 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)

Late 2021  
.....  
.....  
.....  
.....  
.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<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          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>Accessible from Ping Ha Road via Fung Kong Tsuen Road and a local access</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          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 style="text-align: right;">40</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">12</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">/</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	40	Motorcycle Parking Spaces 電單車車位	/	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	12	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/	Others (Please Specify) 其他 (請列明)	/	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	40																	
Motorcycle Parking Spaces 電單車車位	/																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	12																	
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Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/																	
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          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 的士車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">/</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	/	Coach Spaces 旅遊巴車位	/	Light Goods Vehicle Spaces 輕型貨車車位	/	Medium Goods Vehicle Spaces 中型貨車車位	/	Heavy Goods Vehicle Spaces 重型貨車車位	/	Others (Please Specify) 其他 (請列明)	/	_____	_____	_____	_____
Taxi Spaces 的士車位	/																	
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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)	/																	
_____	_____																	
_____	_____																	



**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。

The applicant seek to use various lots in D.D. 128 and D.D. 129, Lau Fau San, Yuen Long, New Territories (the Site) for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years' (proposed development) (**Plan 01**). The applicant would like to use the Site to operate a public vehicle park to serve nearby residents.

The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2 (**Plan 02**). According to the Notes of the OZP, 'Public Vehicle Park (Excluding Container Vehicle)' is a column 2 use within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of "V" zone.

The Site occupied an area of 3,037 sq.m (about) of private land(**Plan 03**). Three structures are proposed at the Site for caretaker office, site office and covered parking space (canopy) with total GFA of 163 sq.m (about) and building height of 3.5 to 6.5m (about)(**Plan 04**).

The operation hours of the proposed development are 24 hours daily including public holiday. Private car and light goods vehicle parking spaces are rented to nearby locals on a monthly basis only. No visitor parking is provided. The estimated number of staff working at the site is 4.

The Site is accessible from Ping Ha Road via Kai Pak Ling Road and a local access (**Plan 01**). 40 private car and 12 light goods vehicle parking spaces are provided at the site (**Plan 04**). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the site. Medium or heavy goods vehicles exceeding 5.5 tones, including container tractor/trailer are prohibited to parked/stored at the site.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sties' issued by Environmental protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. No dangerous goods will be stored at the Site any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

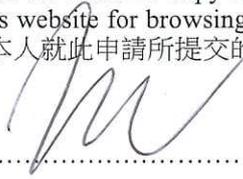
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'.

**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 an application to the Board 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)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited



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

Date 日期

15/03/2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B, 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Lau Fau San, Yuen Long, New Territories  新界元朗流浮山丈量約第 128 約地段第 73 號 A 分段、第 73 號 B 分段、第 73 號 C 分段、第 73 號 D 分段、第 73 號 E 分段、第 73 號 F 分段、第 73 號 G 分段、第 73 號 H 分段、第 73 號 I 分段、第 73 號 J 分段、第 74 號 A 分段、第 74 號 B 分段、第 74 號 C 分段、第 74 號 D 分段、第 75 號 B 分段、第 75 號 C 分段；第 129 約地段第 3217 號 A 分段、第 3217 號 B 分段、第 3217 號 C 分段、第 3217 號 D 分段、第 3217 號 E 分段、第 3217 號 F 分段、第 3217 號 G 分段、第 3217 號 H 分段、第 3217 號 I 分段、第 3217 號 J 分段、第 3217 號 K 分段、第 3217 號 L 分段、第 3217 號 M 分段、第 3217 號 N 分段、第 3217 號 O 分段及第 3217 號餘段		
Site area 地盤面積	3,037	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2  洪水橋及廈村分區計劃大綱核准圖編號：S/HSK/2		
Zoning 地帶	"Village Type Development" Zone ("V")  「鄉村式發展」用途地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years  擬議臨時公眾停車場（貨櫃車除外）為期5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	163 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.05 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	/	m 米 <input 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)
		/	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	3.5 - 6.5 (about)	m 米 <input 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 - 2	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	/	m 米 <input 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)
		/	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	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	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	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	52
	Private Car Parking Spaces 私家車車位	40
	Motorcycle Parking Spaces 電單車車位	/
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	12
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/
	Others (Please Specify) 其他 (請列明)	/
	_____	
	_____	
	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	/
	Coach Spaces 旅遊巴車位	/
	Light Goods Vehicle Spaces 輕型貨車車位	/
	Medium Goods Vehicle Spaces 中型貨車位	/
	Heavy Goods Vehicle Spaces 重型貨車車位	/
	Others (Please Specify) 其他 (請列明)	/
	_____	
	_____	

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

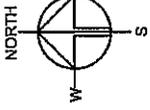
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<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, Plan showing the zoning of the application site, Plan showing the land status of the application site</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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

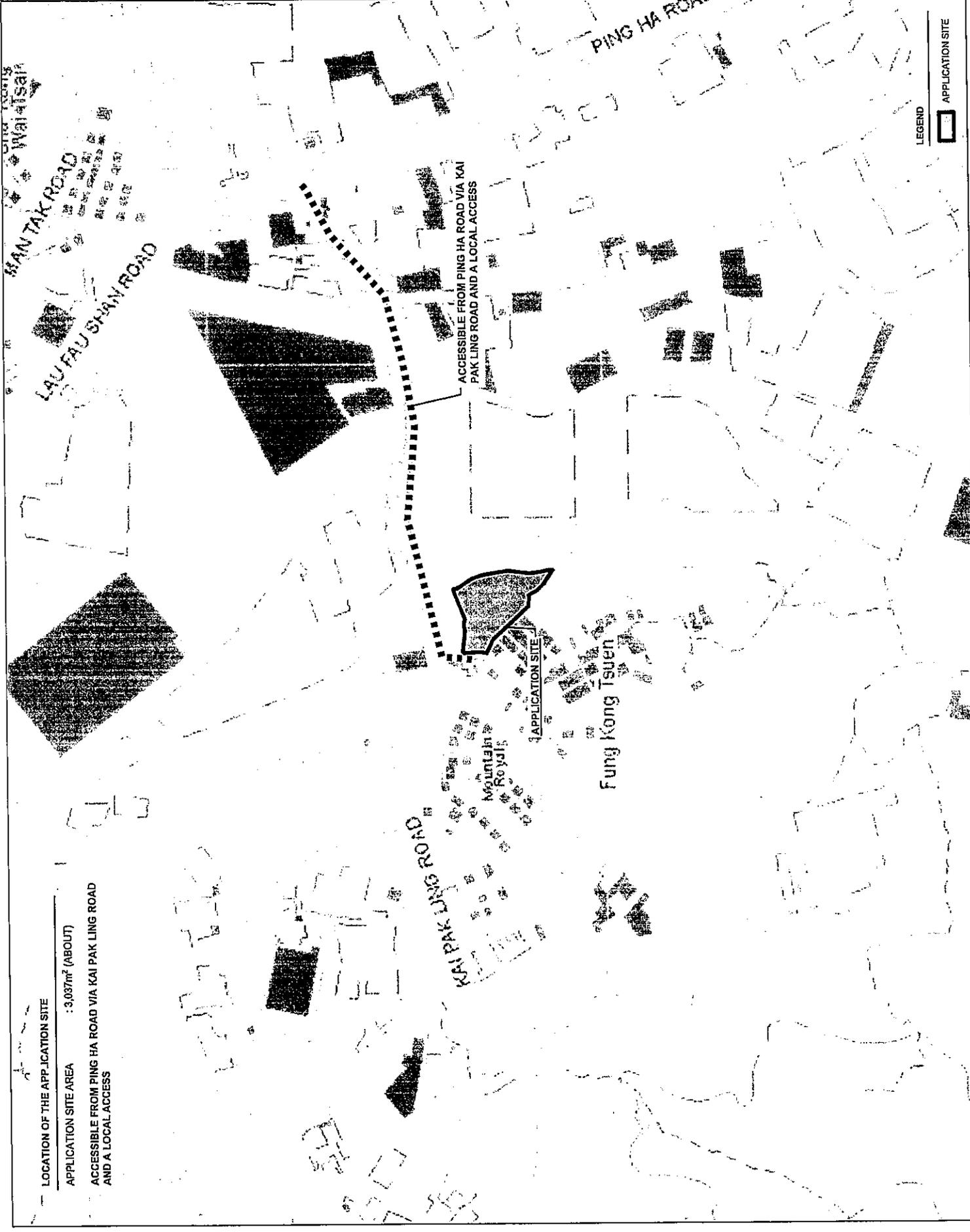
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。





Drawing No.	Ver.
PD1	01
Project	
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
VARIOUS LOTS IN D.D. 128 AND D.D. 129	
Drawing Title	
LOCATION PLAN	
Scale of A1	
1 : 4000	
Date	
9.3.2021	
Revised	
Date	



LOCATION OF THE APPLICATION SITE

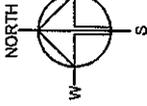
APPLICATION SITE AREA : 3,037m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM PING HA ROAD VIA KAI PAK LING ROAD AND A LOCAL ACCESS

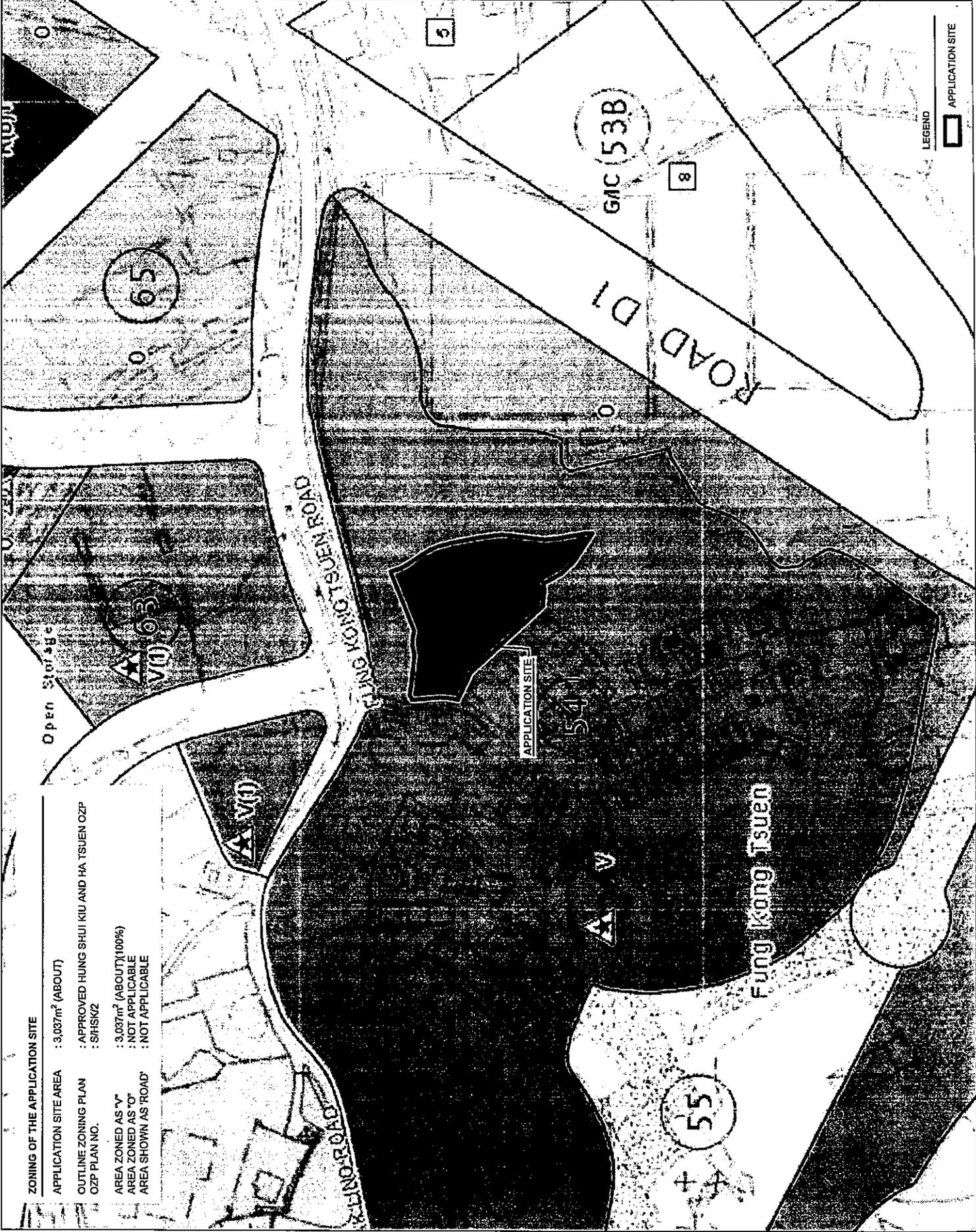
ACCESSIBLE FROM PING HA ROAD VIA KAI PAK LING ROAD AND A LOCAL ACCESS

APPLICATION SITE

LEGEND  
[Hatched Box] APPLICATION SITE



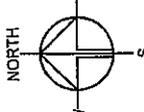
Drawing No.	Ver.	01
P02		
Project		
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS		
DRAWING TITLE		
VARIOUS LOTS IN D.D. 128 AND D.D. 129		
ZONING OF THE SITE		
Scale of Plan		
1 : 2000		
Drawn	Date	9.3.2021
Revised	Drawn	



**ZONING OF THE APPLICATION SITE**

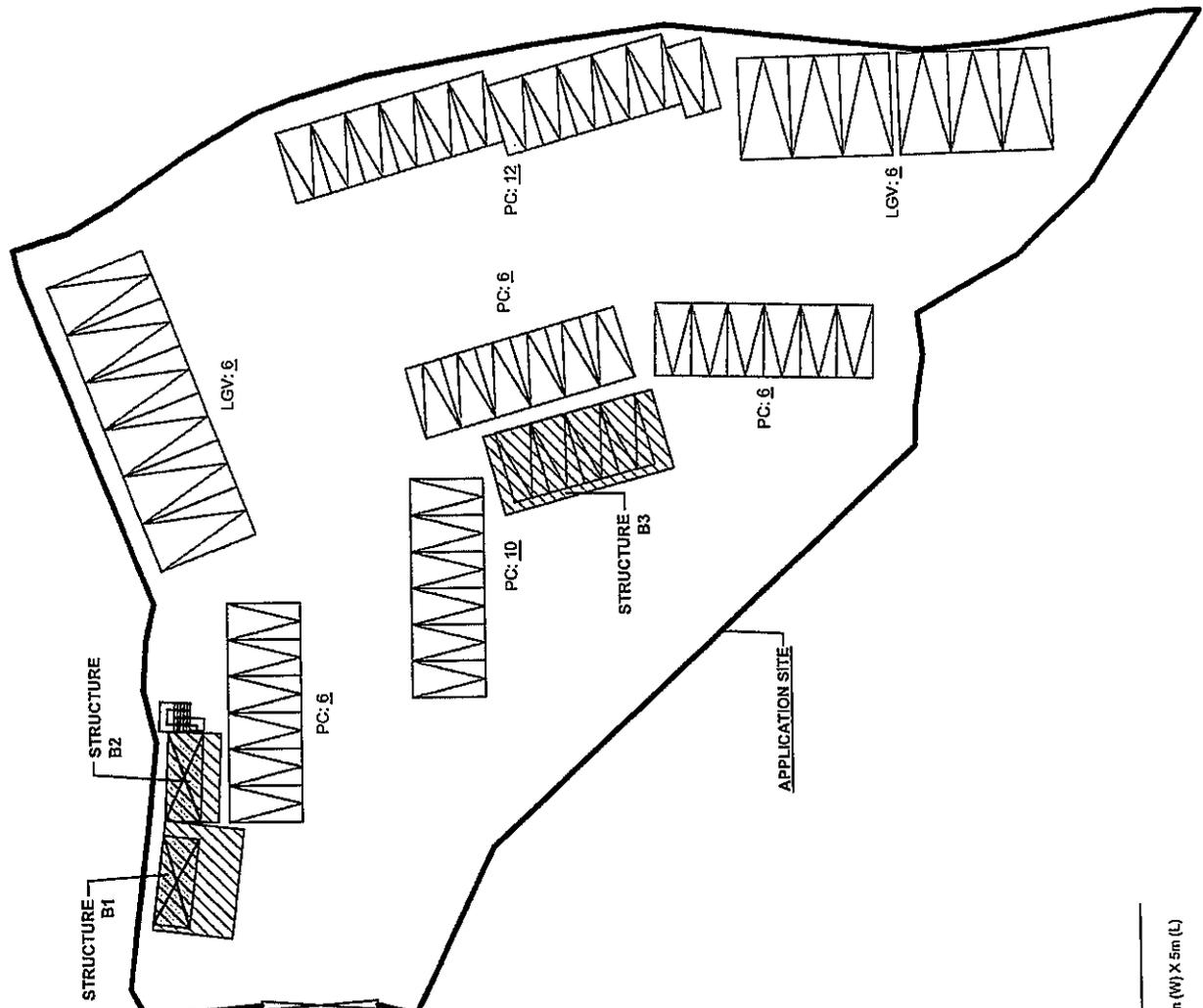
- APPLICATION SITE AREA : 3.037m<sup>2</sup> (ABOUT)
- OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
- OZP PLAN NO. : SHSKV2
- AREA ZONED AS "V" : 3.037m<sup>2</sup> (ABOUT) (100%)
- AREA ZONED AS "O" : NOT APPLICABLE
- AREA SHOWN AS 'ROAD' : NOT APPLICABLE

LEGEND  
 APPLICATION SITE



Drawing No.	Ver	Date
P04	01	
Project		
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER (VEHICLE) FOR A PERIOD OF 5 YEARS)		
VARIOUS LOTS IN D.D. 128 AND D.D. 129		
Drawing Title	LAYOUT PLAN	
Scale of A4	1 : 500	
Scale of A3	1 : 500	
Scale of A2	1 : 500	
Scale of A1	1 : 500	
Date	9.3.2021	
Revised		

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACE	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	



**LEGEND**

[Symbol]	APPLICATION SITE
[Symbol]	STRUCTURE (ENCLOSED)
[Symbol]	STRUCTURE (CANOPY)
[Symbol]	PARKING SPACE
[Symbol]	INGRESS / EGRESS

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3.037m <sup>2</sup> (ABOUT)
COVERED AREA	: 136m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2.901m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.05 (ABOUT)
SITE COVERAGE	: 4% (ABOUT)
NO. OF STRUCTURE DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 163m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5m - 6.5m (ABOUT)
NO. OF STOREY	: 1 - 2

INGRESS / EGRESS  
8m (ABOUT)(W)

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 40
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 12
DIMENSION OF LULV SPACE	: 3.5m (W) X 7m (L)



盈卓物業  
顧問有限公司

Our Ref.: DD129 Lot 73 S.A & VL  
Your ref.: TPB/A/HSK/308

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

By Email

28 April 2021

Dear Sir,

**Supplementary Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years in "Village Type Development" Zone,  
Various Lots in D.D. 129, Lau Fau San, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/308)**

We are writing to submit supplementary information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

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

Matthew NG

cc DPO/TMYLW, PlanD

(Attn.: Mr. Otto KAN

email: ocykan@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



### Estimated Traffic Generation and Attraction

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years in "Village Type Development" Zone,  
Various Lots in D.D. 129, Lau Fau San, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/308)**

- (i) The Site is accessible from Ping Ha Road via Fung Kong Tsuen Road and a local access. A total of 52 parking spaces are provided at the application site (the Site), details are as follows:

Type of Parking Space	No. of Space
Private Car	40
Light Goods Vehicle	12

- (ii) The operation hours of the proposed development are 24 hours daily including public holiday. The targeted users of the proposed temporary public vehicle park are mainly for residents in vicinity on a monthly basis. No hourly public parking services will be provided.

- (iii) Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Traffic trip at <u>AM peak</u> per hour (07:00 – 09:00)	0	15	0	5	20
Traffic trip at <u>PM peak</u> per hour (17:00 – 19:00)	10	5	5	0	20
Traffic trip per hour (average)	2	2	1	1	6

**Previous Applications Covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/HSK/12	“V” on the draft Hung Shui Kiu & Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) (3 years)	22.9.2017 (3 years)  (revoked on 22.6.2018)	1 - 12

**Approval Conditions:**

1. No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/be parked on the site.
2. A notice should be posted at a prominent location of the Site to indicate that no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/be parked on the site.
3. No vehicle without valid licences issued under the Road Traffic Ordinance is allowed to be parked/stored on the site.
4. No vehicle dismantling, vehicle repairing, car washing, motor beauty services or other workshop activity, is allowed on the site.
5. No vehicle queuing was allowed back to public road or vehicle reversing onto/from the public road.
6. The submission and implementation of drainage proposal.
7. The maintenance of the implemented drainage facilities.
8. The submission and implementation of tree preservation and landscape proposal.
9. The submission and implementation of fire service installations proposal.
10. The provision of fencing.
11. Revocation clause.
12. Reinstatement clause.

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Reason(s) for Rejection</u></b>
1.	A/YL-HT/852	“V” & “CDA” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) (3 years)	7.6.2013	1 - 3

**Rejected Reasons:**

1. The development was not in line with the planning intention of the "Village Type Development" zone on the Outline Zoning Plan, which was to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within the zone was primarily intended for development of Small Houses by indigenous villagers. It was also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. The development involving the parking of medium goods vehicles was incompatible with the

surrounding areas which were predominantly rural and residential in character. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis.

2. The applicant failed to demonstrate in the submission that the development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.
3. The approval of the application would set an undesirable precedent for similar applications within the "Village Type Development" zone of Fung Kong Tsuen. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210507-150408-64704

提交限期

Deadline for submission:

25/05/2021

提交日期及時間

Date and time of submission:

07/05/2021 15:04:08

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/308

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

210524-161722-75215

## 提交限期

Deadline for submission:

25/05/2021

## 提交日期及時間

Date and time of submission:

24/05/2021 16:17:22

## 有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/308

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

## 意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand personal&public groups



**A/HSK/308 DD 129 Fung Kong Tsuen**  
24/05/2021 03:31

From:

To: tpbpd <tpbpd@pland.gov.hk>

FileRef:

1 attachment



Fung Kong Tsuen - Google Maps.pdf

A/HSK/308

Lots in D.D.128 and 129, Fung Kong Tsuen, Ha Tsuen, Yuen Long

Site area : About 3,037m<sup>2</sup>

Zoning : "VTD"

Applied Use : Parking 40 Cars / 12 Light Goods / **5 Years**

Dear TPB Members,

Although approval was revoked in 2018, it is business as usual but on a larger and more compact site closer to homes.

Members should ask for images of current operation as Google Maps indicates it is actually a depot for container trucks. This is not an acceptable land use so close to residences.

Mary Mulvihill

**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Sunday, August 20, 2017 2:59:46 AM

**Subject:** A/HSK/12 DD 129 Fung Kong Tsuen

A/HSK/12

Lots 3217 S.B, 3217 RP and 3218 (Part) in D.D.129, Fung Kong Tsuen, Ha Tsuen, Yuen Long

Site area : About 2,568m<sup>2</sup>

Zoning : "VTD"

Applied Use : Parking 28 Cars / 25 Light Goods

Dear TPB Members,

On 7 June 2013 there were a number of objections to a similar application A/YL-HT/852.

The application was rejected on the following grounds:

(a) the development was not in line with the planning intention of the "Village Type Development" zone on the Outline Zoning Plan, which was to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within the zone was primarily intended for development of Small Houses by indigenous villagers. It was also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. The development involving the parking of medium goods vehicles was incompatible with the surrounding areas which were predominantly rural and residential in character. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis;

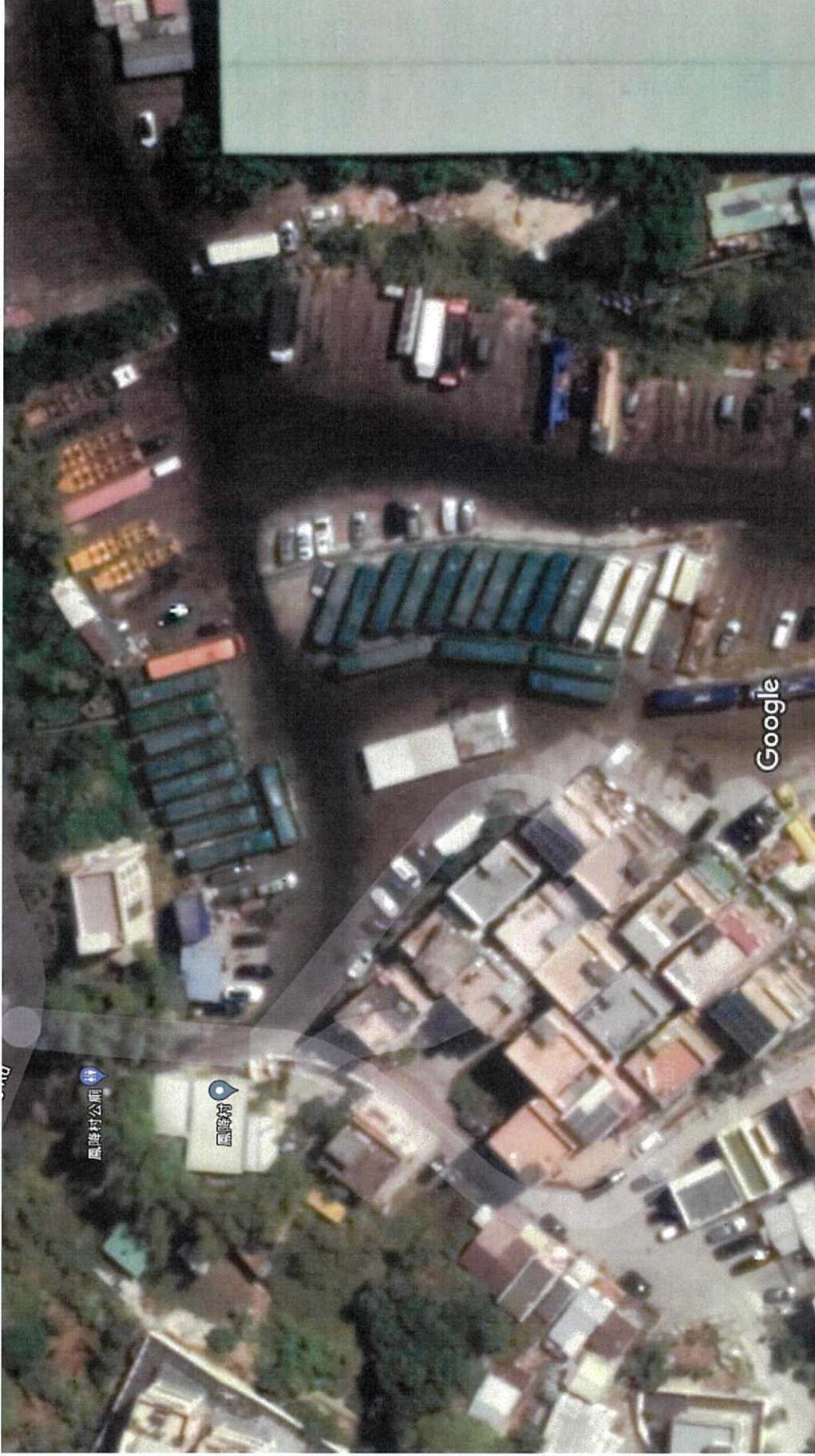
(b) the applicant failed to demonstrate in the submission that the development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas; and

(c) the approval of the application would set an undesirable precedent for similar applications within the "Village Type Development" zone of Fung Kong Tsuen. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

This time the applicant is proposing a 24 hour operation which is totally unacceptable in a village setting and would pose additional safety issues on local roads without proper street lighting.

TPB should again reject this application and ask departments if there is an ongoing illegal operation.

Mary Mulvihill



Imagery ©2021 Maxar Technologies, Map data ©2021 10 m

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that upon request by the Government, the applicant will be required to remove or demolish structures and reinstate the Site prior to the approval and execution of Building Licences of Small House applications under processing within the Site.
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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. The lots owners should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring spaces shall be provided within the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Fung Kong Tsuen Road;
- (f) 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 Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') to minimize the possible environmental impacts on the nearby sensitive receivers;
- (g) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The applicant is reminded that 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;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains at the western boundary of the Site will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the centreline of the water mains shall be provided to WSD. No structures 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 contactor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains and in close vicinity of the Site; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the Buildings Department 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. 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. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. 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 B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.