

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-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.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	A/YL-LFS/388
	Date Received 收到日期	25 FEB 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 )	
劉澤鴻 Lau Chak Hung	
<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 )	
全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) 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)	新界元朗流浮山丈量約份第129約地段第2530號 (部分)、第2531號 (部分)、第2918號 (部分)  Lots 2530(Part), 2531(Part) and 2918(Part) in D.D. 129, Lau Fau Shan, Yuen Long
(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 ..... 1,926 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 44 ..... 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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	現時是空置的  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 22/02/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 22/02/2021 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾私家車停車場 Proposed Temporary Public Vehicle Park for Private Cars  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... <b>1,882</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <b>44</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <b>2</b> .....
Proposed domestic floor area 擬議住用樓面面積	..... <b>N/A</b> .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>44</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <b>44</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 共有2幢構築物，總面積不超過44平方米。 構築物1：貨櫃辦公室；不超過40平方米，一層高，高度不超過3米。 構築物2：電錶房；不超過4平方米，一層高，高度不超過3米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... <b>32</b> .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	..... <b>N/A</b> .....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
營業時間為星期一至日早上7時至下午11時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 申請地點從天華路轉入民德路前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>在申請地點做好排水工程</p> <p>.....</p> <p>不會砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

請參考附件的申請摘要



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

Ms Hermose Chong

Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 .....

on behalf of  
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

28/01/2021

(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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	新界元朗流浮山丈量約份第129約地段第2530號（部分）、第2531號（部分）、第2918號（部分） Lots 2530(Part), 2531(Part) and 2918(Part) in D.D. 129, Lau Fau Shan, Yuen Long
Site area 地盤面積	1,926 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
Zoning 地帶	鄉村式發展 Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時公眾私家車停車場 Proposed Temporary Public Vehicle Park for Private Cars

(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	44 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.0228 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	2.28 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		32
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
地盤平面圖 Site Plan, 行車路線圖 Vehicular Access Plan		
擬議消防裝置圖 Proposed Fire service plan, 擬議排水平面圖 Proposed Drainage Plan		
<b>Reports 報告書</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。

# 申請摘要

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗流浮山丈量約份第 129 約地段第 2530 號 ( 部分 )、  
第 2531 號 ( 部分 )、第 2918 號 ( 部分 )  
作為期三年的臨時公眾私家車停車場

1. 申請地點的面積約為 1,926 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9，申請地點現時被規劃為「鄉村式發展」。
2. 申請用途屬於「鄉村式發展」中的「第二欄用途」，申請用途配合沙江圍村村民及天水圍區內居民的泊車需要，並符合「鄉村式發展」的規劃意向，與周遭環境協調。
3. 申請人已把擬議申請地點用鐵板圍起，不會影響到附近的民居。
4. 擬議停車場的營業時間為星期一至星期日上午七時至晚上十一時，包括公眾假期。
5. 擬議發展只會作臨時公眾停車場停泊私家車以滿足區內居民泊車的殷切需求，為保持環境質素，申請地點內不會停泊上述種類以外的車輛。
6. 城市規劃委員會曾批准申請地點及毗鄰的土地( 同樣也是流浮山及尖鼻咀分區計劃大綱核准圖的鄉村式發展地帶 ) 作公眾停車場用途以滿足附近地區內的泊車需求，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
7. 申請人已向城規會提交擬議排水圖供有關部門參考，希望能盡量減少對天然環境的負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 2530 號 ( 部分 )、第 2531 號 ( 部分 )、第 2918 號 ( 部分 ) 作為期三年的臨時公眾私家車停車場用途。

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗流浮山丈量約份第 129 約  
地段第 2530 號 ( 部分 )、第 2531 號 ( 部分 )、第 2918 號 ( 部分 )  
作為期三年的臨時公眾私家車停車場用途

預計停車場私家車進出流量報告  
( 星期一至星期六 )

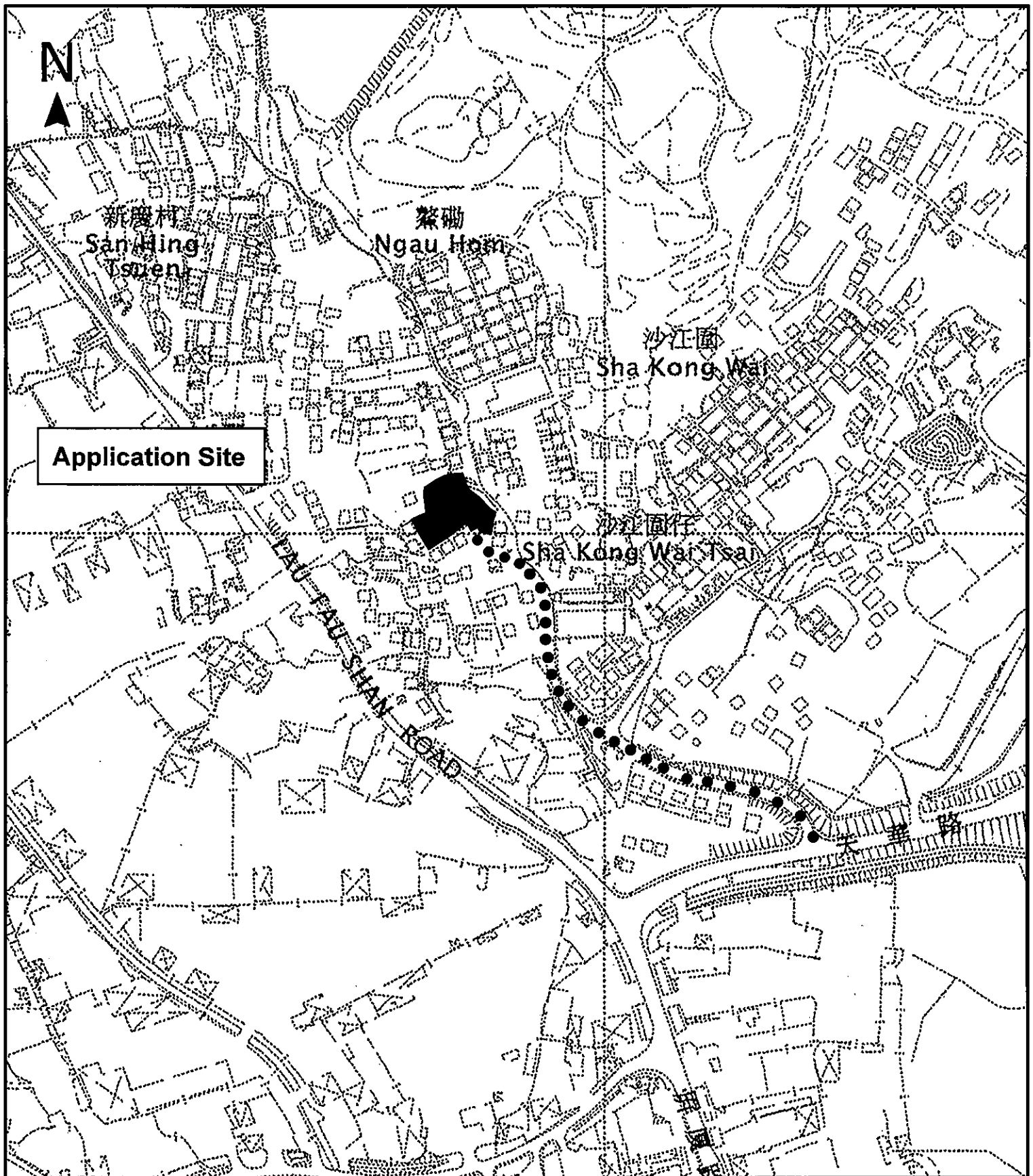
時間	進入 ( 輛 )	離開 ( 輛 )
7 : 00 - 8 : 00	1	3
8 : 00 - 9 : 00	2	6
9 : 00 - 10 : 00	1	1
10 : 00 - 11 : 00	1	2
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	3	3
13 : 00 - 14 : 00	3	2
14 : 00 - 15 : 00	2	3
15 : 00 - 16 : 00	1	2
16 : 00 - 17 : 00	1	1
17 : 00 - 18 : 00	2	1
18 : 00 - 19 : 00	3	1
19 : 00 - 20 : 00	2	2
20 : 00 - 21 : 00	6	1
21 : 00 - 22 : 00	2	1
22 : 00 - 23 : 00	1	2
合計(輛)	32	32



根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗流浮山丈量約份第 129 約  
地段第 2530 號 ( 部分 )、第 2531 號 ( 部分 )、第 2918 號 ( 部分 )  
作為期三年的臨時公眾私家車停車場用途

預計停車場私家車進出流量報告  
( 星期日及公眾假期 )

時間	進入 ( 輛 )	離開 ( 輛 )
7 : 00 - 8 : 00	0	0
8 : 00 - 9 : 00	0	2
9 : 00 - 10 : 00	1	1
10 : 00 - 11 : 00	2	2
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	3	3
13 : 00 - 14 : 00	3	2
14 : 00 - 15 : 00	2	3
15 : 00 - 16 : 00	1	2
16 : 00 - 17 : 00	1	1
17 : 00 - 18 : 00	2	1
18 : 00 - 19 : 00	3	1
19 : 00 - 20 : 00	2	2
20 : 00 - 21 : 00	2	1
21 : 00 - 22 : 00	0	1
22 : 00 - 23 : 00	0	0
合計(輛)	23	23



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years at Lots 2530(Part), 2531(Part), 2918(Part) in D.D. 129, Lau Fau Shan, Yuen Long

Drawing Title 圖紙標題:

Vehicular Access Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

●●●Vehicular access leading from Man Tak Road

Scale 比例:





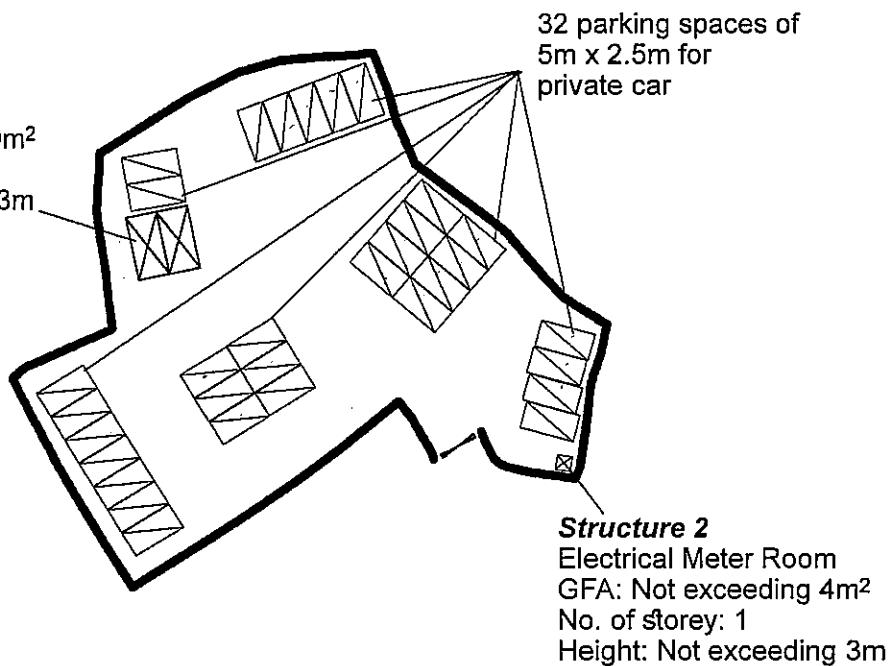
**Structure 1**

Converted container  
for site office use

GFA: Not exceeding 40m<sup>2</sup>

No. of storey: 1

Height: Not exceeding 3m



Project 項目名稱:

Proposed Temporary Public Vehicle Park  
for Private Cars for a Period of 3 Years  
at Lots 2530(Part), 2531(Part),  
2918(Part) in D.D. 129, Lau Fau Shan,  
Yuen Long

Drawing Title 圖紙標題:

layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

 Private car

Scale 比例:





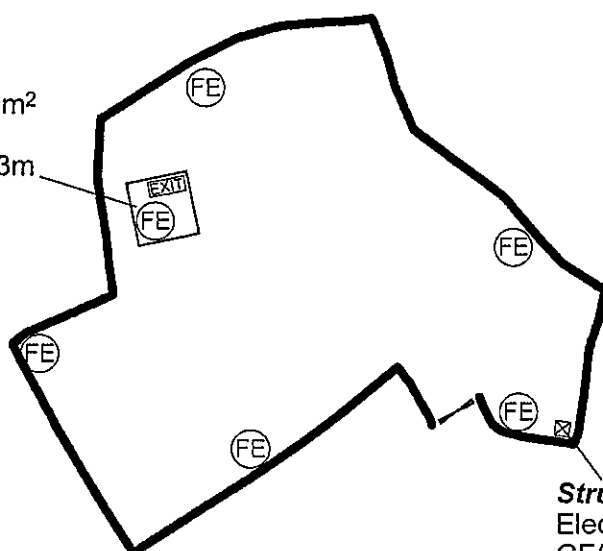
**Structure 1**

Converted container  
for site office use

GFA: Not exceeding 40m<sup>2</sup>

No. of storey: 1

Height: Not exceeding 3m



**Structure 2**

Electrical Meter Room

GFA: Not exceeding 4m<sup>2</sup>

No. of storey: 1

Height: Not exceeding 3m

Project 項目名稱:

Proposed Temporary Public Vehicle Park  
for Private Cars for a Period of 3 Years  
at Lots 2530(Part), 2531(Part),  
2918(Part) in D.D. 129, Lau Fau Shan,  
Yuen Long

Drawing Title 圖紙標題:

Proposed Fire Service  
Installations Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

 5kg Dry Powder  
Type Extinguisher

 Exit Sign

Scale 比例:



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



**A/YL-LFS/388 補充資料**

26/03/2021 16:04

From:

To:

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

Cc:

File Ref:

致 城規會:

規劃許可: A/YL-LFS/388

申請人確認以上規劃許可的申請地點以前就已鋪上瀝青地面。

如成功獲得規劃許可後，申請人不會作任何變動，會保留原有的瀝青地面。

Ms Chong

**Similar s.16 Applications for Vehicle Park Use**  
**Within the “V” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-LFS/281	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	22.1.2016	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15
2	A/YL-LFS/309	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	6.4.2018 (Revoked on 6.9.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
3	A/YL-LFS/310	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	6.4.2018 (Revoked on 6.9.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19
4	A/YL-LFS/319	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	V	6.7.2018 (Revoked on 6.12.2020)	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19
5	A/YL-LFS/327	Temporary Private Vehicle Park for Private Cars for a Period of 3 Years	V	5.10.2018	1, 2, 4, 7, 8, 9, 10, 13, 14, 15, 18, 19
6	A/YL-LFS/345	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	V	16.8.2019	1, 2, 3, 4, 6, 7, 10, 13, 14, 18, 19, 20, 21
7	A/YL-LFS/367	Temporary Private Vehicle Park (Private Car) for a Period of 3 Years and Filling of Land	V	26.2.2021	2,3,4,7,8,9,10, 18,19,14,22

**Approval Conditions**

1. No night time operation.
2. Only private cars and light goods vehicle under 5.5 tonnes/ 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.
3. A notice shall be posted at a prominent location of the site to indicate that only private cars and light goods vehicle under 5.5 tonnes/ 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.
4. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored.
5. A notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the site.

6. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity.
7. No vehicle is allowed to queue back to or reverse onto/from public road.
8. The submission of drainage proposal.
9. The implementation of drainage proposal.
10. The implemented/ existing drainage facilities shall be maintained at all times.
11. The submission of (tree preservation and) landscape proposal.
12. The implementation of (tree preservation and) landscape proposal.
13. Provision of fencing/ the existing fencing of the site shall be maintained at all times.
14. Revocation clause.
15. Reinstatement clause.
16. The submission of run-in/out proposal.
17. The implementation of run-in/out proposal.
18. The submission of fire service installations proposal.
19. The implementation of fire service installations proposal.
20. The existing trees and landscape planting within the site shall be maintained in good condition at all times.
21. The submission of a condition record of the existing drainage facilities.
22. No additional filling of land is allowed to be carried out at the Site.

5-1

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

參考編號

Reference Number:

提交限期

Deadline for submission:

26/03/2021

提交日期及時間

Date and time of submission:

06/03/2021 11:23:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/388

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jackson Wong

意見詳情

Details of the Comment :

本人居住在此申請地點一帶,住村屋的大部分都是用車出入,村內嚴重欠缺停車位,有錢都未必可以租到車位,希望能批出申請,增加停車地方,惠及一眾居民。

5-2

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

參考編號

Reference Number:

210305-151037-71326

提交限期

Deadline for submission:

26/03/2021

提交日期及時間

Date and time of submission:

05/03/2021 15:10:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/388

「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，鄉郊設停車場將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。

5-3

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

參考編號

Reference Number:

210309-231906-65457

提交限期

Deadline for submission:

26/03/2021

提交日期及時間

Date and time of submission:

09/03/2021 23:19:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/388

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳華德

意見詳情

Details of the Comment :

由於民德路已是兩村共同使用，加上又是單線雙程出入，如果再加上此停車場的話一定加上民德路出天華路口負擔，此停車場出入口又非常隱蔽，可能會增加交通意外風險，所以我反對興建臨時停車場！



5-4

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

參考編號

Reference Number:

210310-215402-39266

提交限期

Deadline for submission:

26/03/2021

提交日期及時間

Date and time of submission:

10/03/2021 21:54:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/388

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jimmy

意見詳情

Details of the Comment :

民德路是單程路，左右兩邊是民屋，平常鰲磡村已有重型車出入，以對路面造成負荷，現在若多個停車場更加造成路面擠迫，路面更加負荷，對兩邊步行出村屋民造成安全威脅。所以反對增加停車場。

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年03月15日星期一 5:55  
收件者: tpbpd  
主旨: Fw:

---

Sender: [REDACTED]  
Sent At: 2021 Mar. 14 (Sun.) 21:53  
Recipient: [REDACTED]  
Subject: Re:

---

Sender: [REDACTED]  
Sent At: 2021 Mar. 14 (Sun.) 21:51  
Recipient: tpbpd <tpbpd@pland.gov.hk>  
Subject: [No Subject]

致城市規劃委員會:

Your Ref; No: A/YL-LFS/388

在地段 DD 129, Lots 2530, Lots 2531 Lots 2518 地段,申請改變用途作為臨時停車場,本人住宅剛在其旁邊,在 DD 129 , Lots No 2529,

四周一向來都是安靜的住宅環境,原來他們未經合法手續批准,已經預先非法潛用作為停車場,已經潛用二,三年了,屬於非法行為,為何政府部門准許其繼續非法作停車場,是否存在官商勾結懷疑,所以本人強烈反對,將寧靜的住宅地區改作嘈雜商業停車場是不可接受的,理由如下:

- 1.汽車 24 小時造出嘈雜喧囂嘈音,破壞周邊住宅寧靜環境,特別在深夜時候遭到嘈雜喧囂嘈音驚醒,難以再入睡,影響睡眠質量,而引發家人健康受損.
- 2.本人的住宅原屬高度私穩住宅區.這二,三年來,因停車場吸引更多閒雜人等進入,本人住宅的私穩環境,已經遭到極其嚴重破壞,在住宅區辟作為商業營業停車場,這樣政策實屬不顧市民民生死活,而偏袒商家謀利,有失公平.
- 3.汽車進出停車場,噴出大量廢氣,污染新鮮空氣,影響我家病人身體健康!令他們經常嘔吐,不能開窗,不能到花園活動,絕對影響家人健康!
- 5.汽車行駛的震動,特別是較大型的汽車行駛時壓力極重,引起土地震動,影響本人住宅地基建築結構,破壞本人住宅安全,,遭受到心理的不安,而形成神經衰弱,情緒不安.
- 6.既然已經劃定為住宅區,政府機構不能隨意改變土地用途,要保障市民應有權利.
- 7.這停車場已經非法使用二,三年時間了,是非法改變土地用途,為什麼政府執法機構不加阻止和檢控,到現在才公開諮詢市民意見,但是沒有直接諮詢受影響最大的本人意見,有欠公正,請提供合理理由?以釋質疑.
- 8.本人三,四年前曾經去信貴處,投訴另一停車場在地段度 DD 129, Lots No. 2528, Lots No 2528A, and Lots No 2522, 未經合法申請批准,已經潛用作為商業停車場,他們將其 2528,2528A 地段非法填土填高了五呎,本人花園原來磚牆有六呎多高的花園圍牆,因為他們填高該地段五呎,而形成本人花園圍牆,現在只有一呎之高,常人非常輕易易舉已跳進入本人住宅花園範圍,已經有一次賊人入屋偷竊財物,損失慘重(有報案),這多年來經常多次有賊人入本人住宅企圖偷竊和企圖破壞,你們政府部門完全忽視我的反對和投訴,到現在還沒有任何回應,懷疑貴處有偏袒嫌疑,是否有不正當的官商勾結嫌疑?現在地段 2530, 2531, 及 2518 在本人住宅東面和南面隔壁,而地段 2588, 2588A 入分別在本人住宅北面隔壁,形成了三面圍困了本人住宅,每天 24 小時不停有車輛進入,制造嘈音破壞寧靜,汽油污染空氣,叨影響家人健康,太多不明身份人士,影響此區治安安全,直接遭成嚴重影響,但是貴處之前不妥善處理,致令后果不堪,本人強烈反對二個停車場留在本區.

9.由於地段 2588, 2588A,非法填土 5 呎高,壓迫本人住宅原有花園圍牆,圍牆已經呈現了多條裂縫,圍牆會有倒塌危機,有欠人身安全?

10.上次本人去信貴處反對隔壁地段 2588,改作為停車場,本人住宅遭到無故的破壞,和有人宣稱會報復,所以今次反對投訴,恐怕本人及家人會有人身安全問題出現,你們政府機構如何保障我升斗小民的人身安全,敬市請保密不要透露本人個人任何資料,逸遭不良份子藉機報復加害為盼.

敬請早日回復.

敬請將來任何信息 敬請傳到本人電郵箱: [REDACTED]

謝謝!\_\_

TO Town Planning Board,

Your Ref; A/YL-LFS/388

Dear Sir/ Madam,

My relatives just sent this informations to me, In DD 129 Lots No 2530, Lots No 2531 and Lots No 2518 had been applied for chanfge of use s as a temporary car park, my residence just next to the site, my housei is at DD 129, lots No 2529, surrounded by a quiet residential environment, it turned out that they had already illegally used it as a parking lot without legal approval.It has been used for two or three yearnow.It is an illegal act. Why do government department allow it to continue illegal parking?Is there a suspicion of collusion betwe government officer and Businessmen ? So I strongly oppose it. The quiet residential zone into noisy commercial parking lot, the reasons are as follows:

1.The cars 24 hours, a noisy noisy sound, destroy the surrounding residential quiet environment. Especially late at night by noisy noisy sound wake up, difficult to fall asleep again, affect the quality of sleep and cause health damage!

2.My house used to be a highly private residential area. In the past two or three years, the private security of my house has been seriously damaged because the parking lot has attracted more casual visitors. It is not fair to set up commercial carparks in residential areas without regard to the livelihood of the people.

3.Too many car in and out of the parking lot, spewing out a lot of exhaust gas, pollution fresh air, affect my patient's member health. She Often vomitting, dare not open the window, do not dare in the garden activities, absolutely serious impact on family members's health!

4.Different kinds of car owners,24 hours access to the parking lot, it is feared that there will be some undesirable elements mixed in,which will affect the public security problems in residential areas. In the past two years, bad elements have been trying to steal from my house and vandalize my garden's properties.This has frightened woman and children.

5.Vibration of a car, especially when larger cars are under heavy pressure, cause land vibration, affect my house foundation structure, destory my house security, and family members suffer from psychological anxiety and form of depression.

6. Since land has been designated for residential use. government agencies are not free to change the use of land. They have to protect public opinion.

7.This parking lot has been in use for two or three years, it is an illegal change of land use. Why is it that law enforcement agencies of your government have not stopped it and prosecuted it, and only now have they consulted the public for their view? But did not directly consult my opinion, is unfair, please provide resaonable resaons? In order to dispel doubtls.

8.I wrote to your department fours years ago, complaining at DD129, lots NO 2528, Lots No 2528A and Lots No 2522 without lawfu approval. Has been used as a commercial car park. Lots No 2528 and Lots No 2528A have also filled up the ground up with solid soil to 5 feet high.The original brick wall of my residential garden, the wall which used to be more than 6 feet high, due to have filled been filled in to 5 feet high, now the walls of my garden are only one foot high,it is easy for ordinary people to jump into the confines of my home.There has already been one incident in which thieves have stolen property and suffered heavy losses.Overthe past few years thieves have freauntly entered the premises in an attempt to steal and vandalize.Your government department has completely ignored my complaint and has yet to respond to it. It is suspected that your department is biased and suspicious. Ie there any improper collusion between official and businessmaen?Now Lots 2530, 2531 and 2518 are next to my house to the esay and south side, and lots No 2588 and 2588A which are next door ot the north of my house, from this three sides surrounding my house.There are vehicles entering the area 24 hours a day. The noise will disturb the peace and quiet. Petrol pollution will affect the health of families. Too many unidentified people will affect

public security and safety in the residential area. But before you do not properly deal with the consequences. I strongly oppose the establishment of two carparks in this residential district.

9. As a result of Lots 2528 and 2528A, illegal filling of soil up to 5 feet high, pressure the original walls of my garden wall, wall have shown a number of cracks, wall will collapse crisis, there is unsafe?

10. Last time I wrote to you department, I objected to the change of Lot No 2528 next door as a parking lot, and my house was damaged without cause, and there were claims of reprisals. Therefore, I am afraid I and my family members will have personal safety problems, your government agencies how to protect my people's personal safety, please do not intentionally disclose my personal data. I suffered from bad elements of revenge for the hope!

I am waiting for your reply soon? please do not ignore my objects and complaint this case this time.

In future please send all corresponding letter to my email as follows; [REDACTED]

Thank you for your help!

Finally, I repeat again that I strongly oppose the establishment of two commercial carparks in this residential district.

Please do not ignore my appeal. Thanks !

Yours faithfully,

[REDACTED]  
13/03/2021

寄件者:  
寄件日期:  
收件者:

2021年03月15日星期一 5:51  
tpbpd

致城市規劃委員會:

Your Ref; No: A/YL-LFS/388

在地段 DD 129, Lots 2530, Lots 2531, Lots 2518 地段, 申請改變用途作為臨時停車場, 本人住宅剛在其旁邊, 在 DD 129, Lots No 2529,

四周一向來都是安靜的住宅環境, 原來他們未經合法手續批准, 已經預先非法潛用作為停車場, 已經潛用二, 三年了, 屬於非法行為, 為何政府部門准許其繼續非法作停車場, 是否存在官商勾結懷疑, 所以本人強烈反對, 將寧靜的住宅地區改作嘈雜商業停車場是不可接受的, 理由如下:

1. 汽車 24 小時造出嘈雜喧囂嘈音, 破壞周邊住宅寧靜環境, 特別在深夜時候遭到嘈雜喧囂嘈音驚醒, 難以再入睡, 影響睡眠質量, 而引發家人健康受損.
  2. 本人的住宅原屬高度私穩住宅區. 這二, 三年來, 因停車場吸引更多閒雜人等進入, 本人住宅的私穩環境, 已經遭到極其嚴重破壞, 在住宅區辟作為商業營業停車場, 這樣政策實屬不顧市民民生活, 而偏袒商家謀利, 有失公平.
  3. 汽車進出停車場, 噴出大量廢氣, 污染新鮮空氣, 影響我家病人身體健康! 令他們經常嘔吐, 不能開窗, 不能到花園活動, 絕對影響家人健康!
  5. 汽車行駛的震動, 特別是較大型的汽車行駛時壓力極重, 引起土地震動, 影響本人住宅地基建築結構, 破壞本人住宅安全, 遭受到心理的不安, 而形成神經衰弱, 情緒不安.
  6. 既然已經劃定為住宅區, 政府機構不能隨意改變土地用途, 要保障市民應有權利.
  7. 這停車場已經非法使用二, 三年時間了, 是非法改變土地用途, 為什麼政府執法機構不加阻止和檢控, 到現在才公開諮詢市民意見, 但是沒有直接諮詢受影響最大的本人意見, 有欠公正, 請提供合理理由? 以釋質疑.
  8. 本人三, 四年前曾經去信貴處, 投訴另一停車場在地段度 DD 129, Lots No. 2528, Lots No 2528A, and Lots No 2522, 未經合法申請批准, 已經潛用作為商業停車場, 他們將其 2528, 2528A 地段非法填土填高了五呎, 本人花園原來磚牆有六呎多高的花園圍牆, 因為他們填高該地段五呎, 而形成本人花園圍牆, 現在只有一呎之高, 常人非常輕易舉已跳進入本人住宅花園範圍, 已經有一次賊人入屋偷竊財物, 損失慘重(有報案), 這多年來經常多次有賊人入本人住宅企圖偷竊和企圖破壞, 你們政府部門完全忽視我的反對和投訴, 到現在還沒有任何回應, 懷疑貴處有偏袒嫌疑, 是否有不正當的官商勾結嫌疑? 現在地段 2530, 2531, 及 2518 在本人住宅東面和南面隔壁, 而地段 2588, 2588A 人分別在本人住宅北面隔壁, 形成了三面圍困了本人住宅, 每天 24 小時不停有車輛進入, 制造嘈音破壞寧靜, 汽油污染空氣, 叨影響家人健康, 太多不明身份人士, 影響此區治安安全, 直接遭成嚴重影響, 但是貴處之前不妥善處理, 致令后果不堪, 本人強烈反對二個停車場留在本區.
  9. 由於 地段 2588, 2588A, 非法填土 5 呎高, 壓迫本人住宅原有花園圍牆, 圍牆已經呈現了多條裂縫, 圍牆會有倒塌危機, 有欠人身安全?
  10. 上次本人去信貴處反對隔壁地段 2588, 改作為停車場, 本人住宅遭到無故的破壞, 和有人宣稱會報復, 所以今次反對投訴, 恐怕本人及家人會有人身安全問題出現, 你們政府機構如何保障我升斗小民的人身安全, 敬市請保密不要透露本人個人任何資料, 逸遭不良份子藉機報復加害為盼.
- 敬請早日回復.
- 敬請將來任何信息 敬請傳到本人電郵箱: [REDACTED]
- 謝謝! \_\_

TO Town Planning Board,  
Your Ref; A/YL-LFS/388  
Dear Sir/ Madam,

My relatives just sent this informations to me, In DD 129 Lots No 2530, Lots No 2531 and Lots No 2518 had been applied for chanfge of use s as a temporary car park, my residence just next to the site, my housei is at DD 129, lots No 2529, surrounded by a quiet residential environment, it turned out that they had already illegally used it as a parking lot without legal approval.It has been used for two or three yearnow.It is an illegal act. Why do government department allow it to continue illegal parking?Is there a suspicion of collusion betwe government officer and Businessmen ? So I strongly oppose it. The quiet residential zone into noisy commercial parking lot, the reasons are as follows:

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3.Too many car in and out of the parking lot, spewing out a lot of exhaust gas, pollution fresh air, affect my patient's member health. She Often vomitting, dare not open the window, do not dare in the garden activities, absolutely serious impact on family members's health!

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I am waiting for your reply soon? please do not ignored my objects and complaint this case this time.

In future please send all corresponding letter to my email as follows;

Thank you for your help!



Finally, I repeat again that I strongly oppose the establishment of two commercial car parks in this residential district.

Please do not ignore my appeal. Thanks !

Yours faithfully,



13/03/2021

5-6

致：城市規劃委員會秘書

香港北角渣華道 333 號

北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

反對：元朗流浮山丈量約份第 129 約地段第 2530 號  
(部分)、第 2531 號(部分)及第 2918 號(部分)  
申請編號 TPB/A/YL-LFS/388 的擬議臨時公眾私家車停車場

我們為屏山鄉鰲磡村村民，現致函 貴會反對該上述申請。  
懇請 貴會正視附近居民的生活憂慮，拒絕該申請，如有需要請  
聯絡黃村長，電話號碼：[REDACTED]。隨函附上本村居民聯署反對  
表格。

反對理由如下：

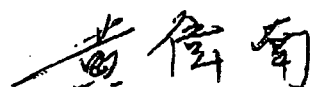
1. 該申請路段甚為狹窄，車輛出入已非常繁忙，擔心 24 小時服務公眾停車場只會帶來交通擠塞，亦會導致外來車輛出入，增加流浮山交通負荷，影響居民。
2. 這條小路已經飽和，已不勝負荷，路面亦因為車輛頻繁，導致損毀，經常需要維修，浪費政府不必要的公帑。
3. 車輛出入頻繁，亦會擾亂周遭私人住宅安寧。
4. 最擔心該停車場開放給公眾人士，會帶來治安、環境衛生等民生問題。

請 貴會在審批期間，到訪該處實地視察才批出申請，不要紙上談兵，罔顧當區居民的平靜生活。

通訊地址：[REDACTED]

請將資料保密

日期：2021/3/5



鰲磡村村代表 黃偉南

反對 A/YL-LFS/388 新界元朗流浮山丈量約份第 129 約地段

第 2530 號(部分)、第 2531 號(部分)及第 2918 號(部分)

擬議臨時公眾私家車停車場

# 村民簽名反對

簽名	簽名	簽名	簽名
	Deima	黃傑豪	關楚珍
	Judy	黃子超	尹慧珊
K.A	Caru	彭少芳	楊小意
		黃作榮	陳國妹
		黃德康	黃栢林
		黃伏權	朱春紅
	Andrew	黃利南	黃炳坤
Dee	Wing	黃志強	黃卓軒
Victor	黃偉南	鄧美芳	黃玉娟
Tim	李綺年	黃潤洋	黃利波
	黃傑文		

5-6 附加

致：城市規劃委員會秘書

香港北角渣華道 333 號

北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

反對：元朗流浮山丈量約份第 129 約地段第 2530 號  
(部分)、第 2531 號(部分)及第 2918 號(部分)  
申請編號 TPB/A/YL-LFS/388 的擬議臨時公眾私家車停車場

我們為屏山鄉鰲磡村村民，現致函 貴會反對該上述申請。  
懇請 貴會正視附近居民的生活憂慮，拒絕該申請，如有需要請  
聯絡黃村長，電話號碼：[REDACTED]。隨函附上本村居民聯署反對  
表格。

**反對理由如下：**

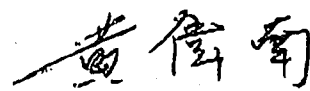
1. 該申請路段甚為狹窄，車輛出入已非常繁忙，擔心 24 小時服務公眾停車場只會帶來交通擠塞，亦會導致外來車輛出入，增加流浮山交通負荷，影響居民。
2. 這條小路已經飽和，已不勝負荷，路面亦因為車輛頻繁，導致損毀，經常需要維修，浪費政府不必要的公帑。
3. 車輛出入頻繁，亦會擾亂周遭私人住宅安寧。
4. 最擔心該停車場開放給公眾人士，會帶來治安、環境衛生等民生問題。

請 貴會在審批期間，到訪該處實地視察才批出申請，不要紙上談兵，罔顧當區居民的平靜生活。

通訊地址：[REDACTED]

請將資料保密

日期：2021/3/5

  
鰲磡村村代表 黃偉南

反對 A/YL-LFS/388 新界元朗流浮山丈量約份第 129 約地段

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	黃傑文	黃潤洋	潘利成

5-7

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會:



敬啟者:

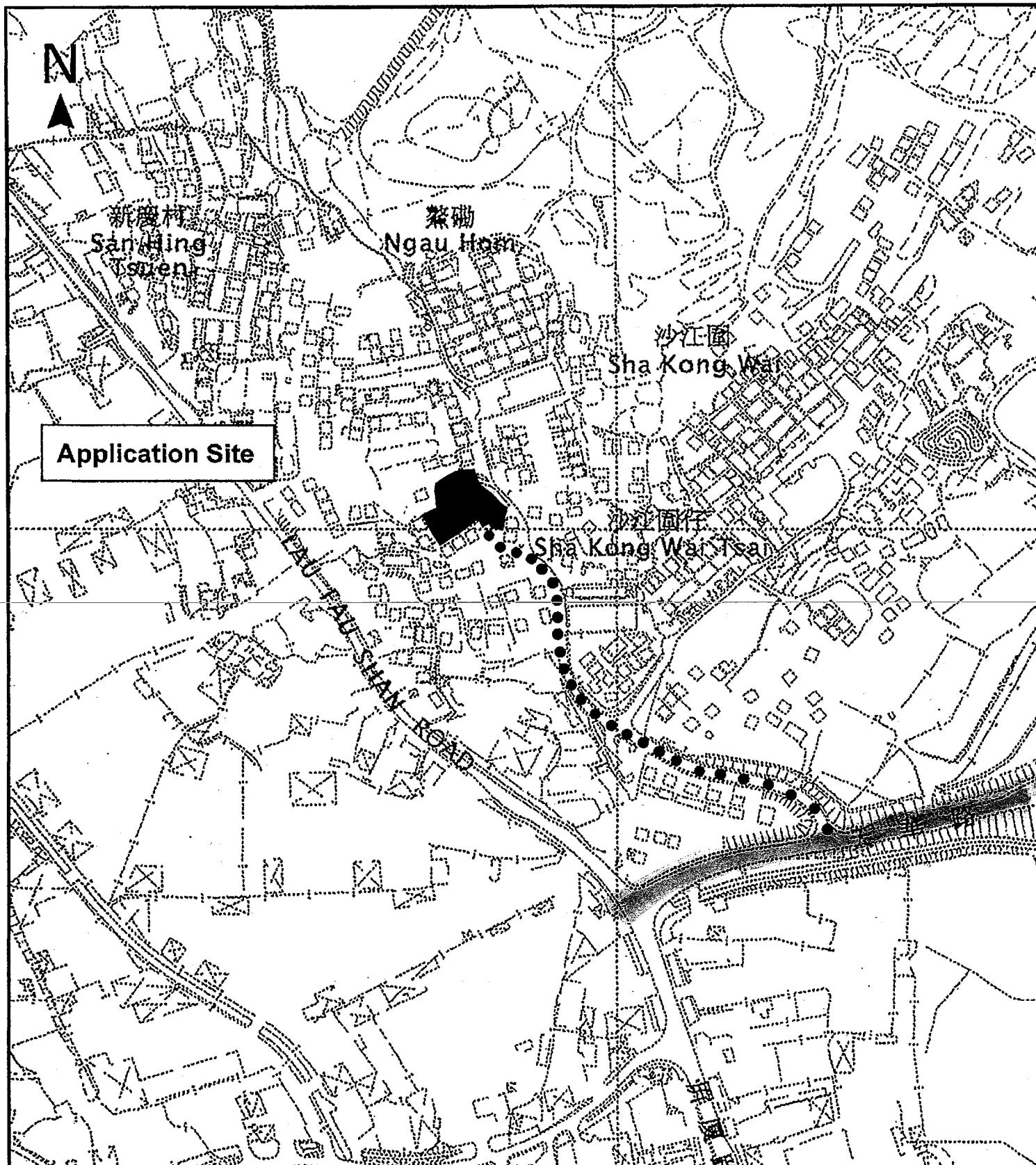
(檔案號碼 A/YL-LFS/388)

因為貨櫃場林立，引致天華路經常性大塞車。如果有這車場，這會加重天華路的交通負荷，對區內交通造成不理想的效果。因為牛礮村和沙江圍有多個類似的停車場，無需要更多停車場。

強烈反對這個申請。

香港市民啟

二零三二一年三月十七日



Project 項目名稱:

Proposed Temporary Public Vehicle Park  
for Private Cars for a Period of 3 Years  
at Lots 2530(Part), 2531(Part),  
2918(Part) in D.D. 129, Lau Fau Shan,  
Yuen Long

Drawing Title 圖紙標題:

Vehicular Access Plan

Remarks 備註:

●●● Vehicular access leading  
from Man Tak Road

Drawing No. 圖號:

Figure 1

Scale 比例:

申請編號 Application No. : A/YL - LFS/388

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

5-8

城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

主席及各委員

申請編號 A/YL-LFS/388

申請地區 流浮山及尖鼻咀



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- (1) 此車場做生意已有幾個月(見附相片)，到現在才去申請，簡直當香港法律無到，當各位是橡皮圖章。試問一個已犯法的申請，如果申請成功就是一大笑話。
- (2) 這車場在民居附近，這幾個月已對居民造成噪音，空氣污染，交通等方面影響嚴重。
- (3) 我們居住這條村很多年，無必要要多一個停車場，村內車位足夠。

陳先生

十幾戶居民一同上

二〇二一年三月 16 日





城市規劃委員會

5-9

城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

主席及各委員

申請編號 A/YL-LFS/388

申請地區 流浮山及尖鼻咀



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十幾戶居民一同上

二〇二一年三月 16 日





5-10

城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

主席及各委員

申請編號 A/YL-LFS/388

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十幾戶居民一同上

二〇二一年三月 16 日



tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年03月25日星期四 3:19  
收件者: tpbpd  
主旨: A/YL-LFS/388 DD 129 Sha Kong Wai Tsai  
附件: Sha Kong Wai - Google Maps.pdf

A/YL-LFS/388

Lots 2530 (Part), 2531 (Part) and 2918 (Part) in D.D.129, Sha Kong Wai Tsai, Lau Fau Shan

Site area : About 1,926sq.m

Zoning : "VTD"

Applied use : 32 Vehicle Parking

Dear TPB Members,

Although no history of approvals, this is obviously a long existing NT parking scam.

No doubt TPB will trot out the usual line of parking needs of community, no outstanding applications for NET houses, etc.

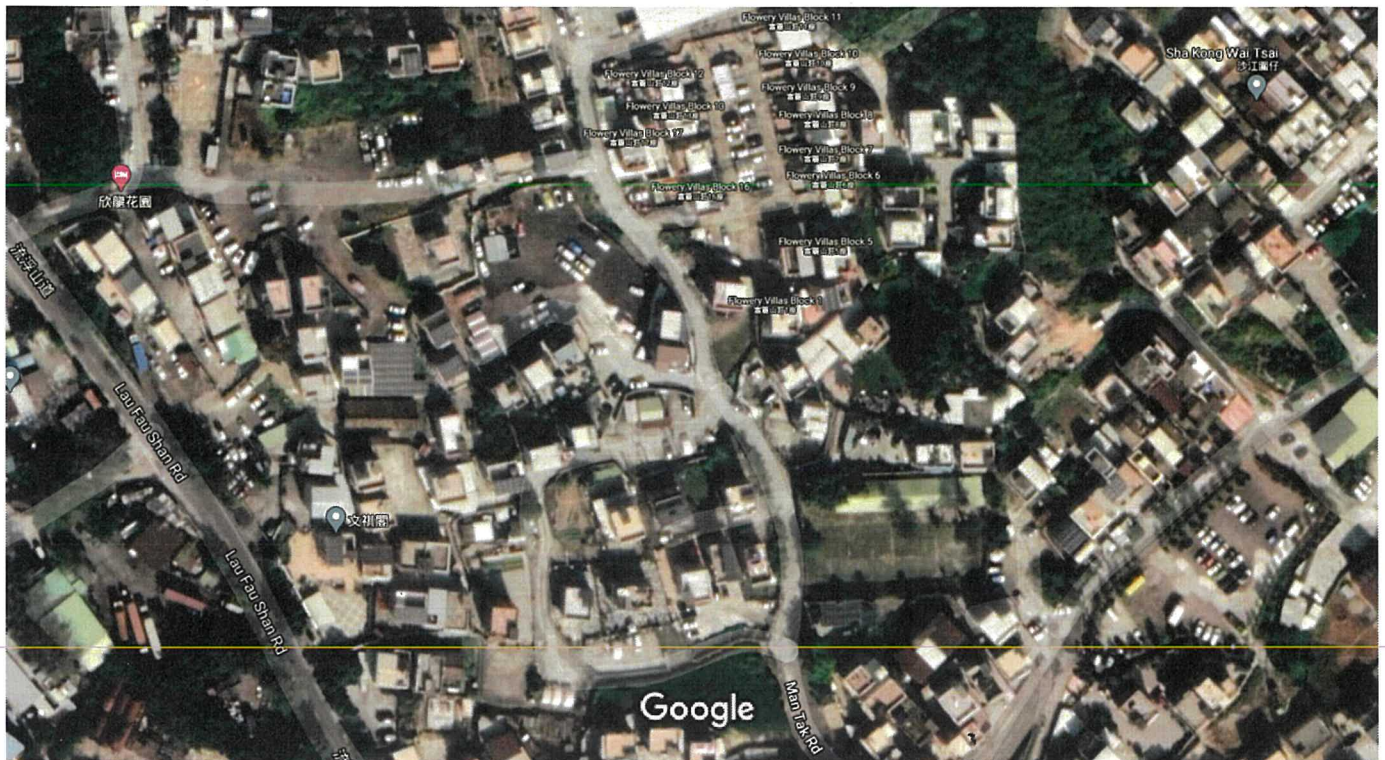
And members will ask no questions.

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Mary Mulvihill



Google Maps Sha Kong Wai



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m



**Advisory clauses**

- (a) prior planning permission should have been obtained before commencing the development on 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 the Site comprises Old Schedule Agricultural Lots (OSALs). The OSALs are 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 lot owner(s) of the lot(s) will need to immediately apply to his office for permitting the structures to be erected or to regularize any irregularity 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 Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (COP);
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. 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 should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) 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). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Building Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in

accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide 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 the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;

- (h) to note the comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) that peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. The applicant is advised to demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. The applicant should indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system). The existing channel, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted. Since there is no record of the said discharge path, the applicant should provide site photos to demonstrate its presence and existing condition. The gradients and the sizes of the proposed U-channels should be shown on the drainage plan. The proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel. The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
- (i) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS. 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.